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ADOPTED FEBRUARY 2, 2026



TOWNSHIP OF RANDOLPH

MASTER PLAN HOUSING ELEMENT AND FAIR SHARE PLAN



TABLE OF CONTENTS



01

INTRODUCTION

p. 1

02

FOURTH ROUND HOUSING ELEMENT

p. 3

03

FOURTH ROUND FAIR SHARE PLAN

p. 27

04

CONSISTENCY WITH THE STATE PLAN

p. 58

05

APPENDICES

p. 60

APPENDICES

APPENDIX A. 4th Round Vacant Land Adjustment Report

APPENDIX B. Amended Spending Plan (*To be Appended Once Adopted*)

APPENDIX C. Ordinance No. 25-25 adopting the Re-zoning for Block 44, Lot 12 (Adopted)

APPENDIX D. Crediting Documentation

APPENDIX E. Mediation Agreement with Fair Share Housing Center, dated January 2, 2026

APPENDIX G. Map of Affordable Housing Sites

ACKNOWLEDGEMENTS

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

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01 INTRODUCTION

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

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

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

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

02 FOURTH ROUND HOUSING ELEMENT

A. OVERVIEW

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

1. STATEWIDE AFFORDABLE HOUSING HISTORY

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

B. DEVELOPMENT CONSTRAINTS IN RANDOLPH

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

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

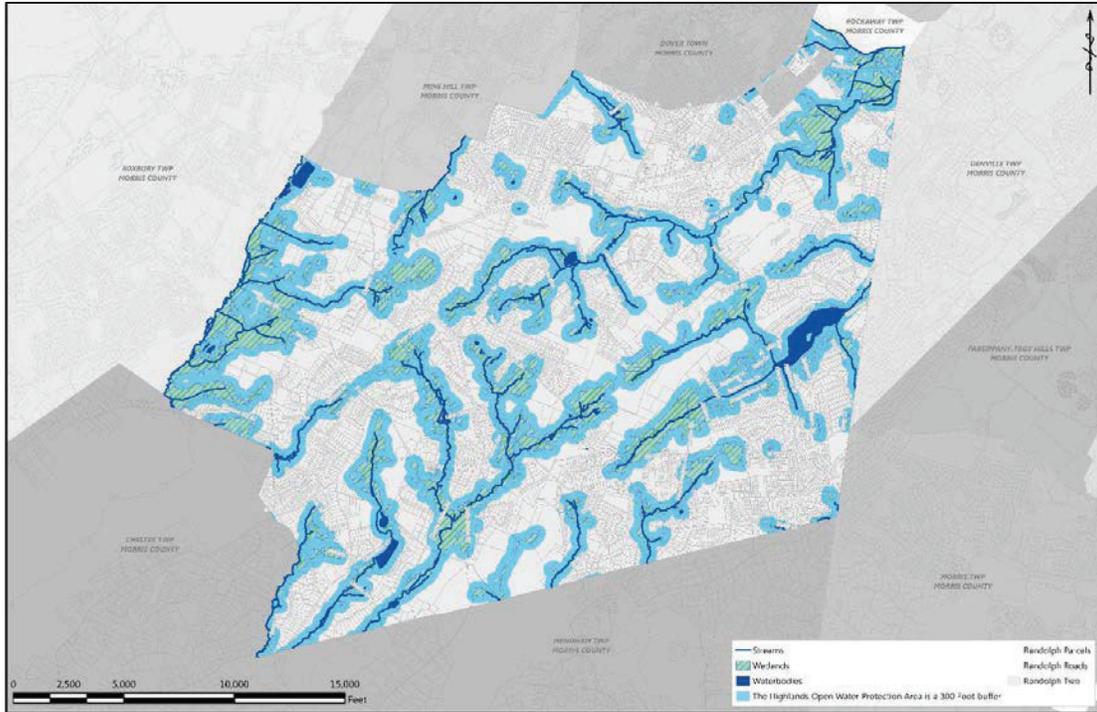
Preservation Area are reviewed and permitted by the New Jersey Department of Environmental Protection (NJDEP), Division of Land Use Regulation. Land within the Highlands Planning Area are exempt from the regulations promulgated by the New Jersey Department of Environmental Protection (NJDEP) set forth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



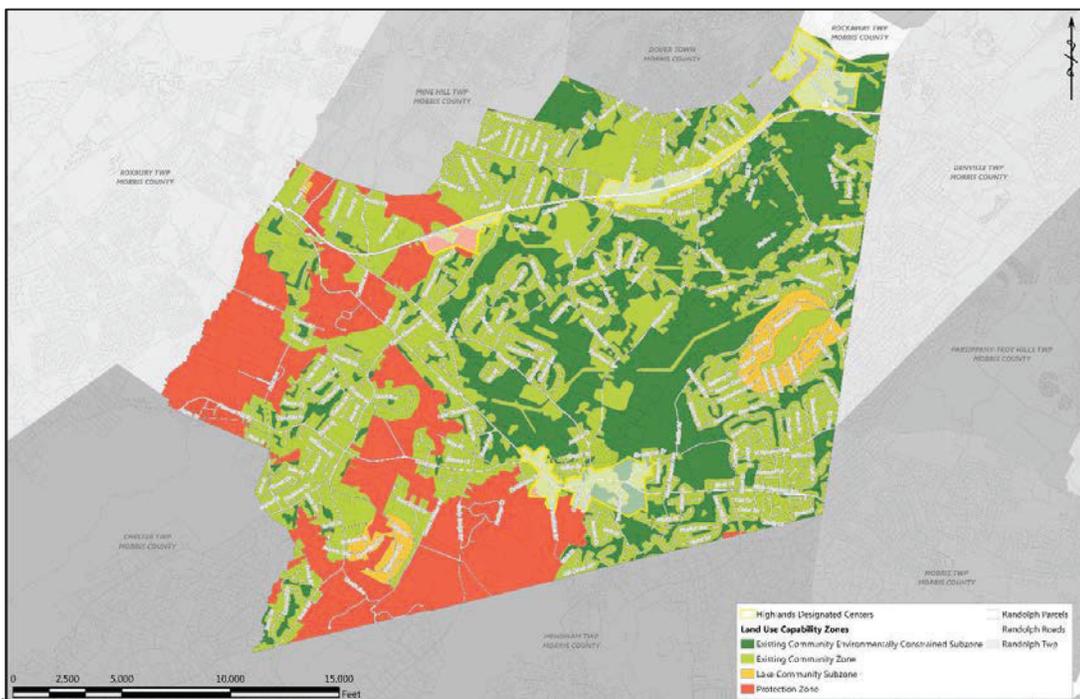
The Highlands Regional Master Plan addresses components necessary to protect the natural, scenic and other Highlands resources, including but not limited to, forests, wetlands, stream corridors, steep slopes, and critical habitat for flora and fauna. More specifically, the Highlands Open Water Protection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

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

Likewise, Land Use Capability Zones were developed pursuant to N.J.A.C. 7:38-1.1(a), whereby the Highlands Council has included a land use capability map and a comprehensive statement of policies for planning and managing the development and use of land in its Regional Master Plan. Randolph in particular includes areas in the Protection Zone, Existing Community Zone, and the Existing Community Environmentally Constrained and Lake Community Sub-Zones.



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



2. History of the Highlands Region and COAH

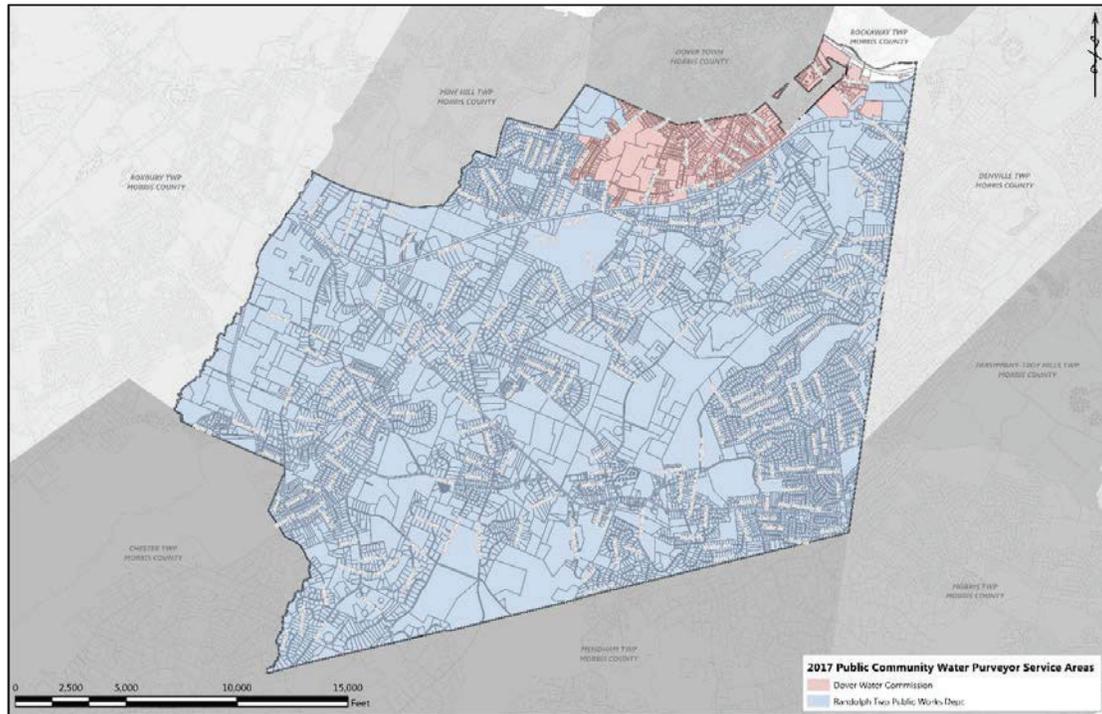
On September 5, 2008 the Governor signed Executive Order #114, which among other directives ordered the Highlands Council to work with COAH to review the Third Round growth projections for consistency with the Highlands Regional Master Plan and assist COAH with developing adjusted growth projections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

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

3. Randolph's Water Resources

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

a separate franchise agreement. The remaining properties throughout the Township are served by private wells.



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

Randolph has a documented history related to water scarcity, which includes local policy changes to address water conservation. In an effort to conserve water, the Township council adopted new lawn watering regulations in May of 2007 for properties which receive water provided by the Township of Randolph and the Town of Dover. These regulations impose restrictions on residential lawn watering during the summer months and supplement Chapter 50, Water and Sewers, of the

Revised Ordinances of the Township of Randolph. This local policy is in line with the Highlands Council's encouragement and support for the development of municipal-wide water conservation ordinances. Additionally, the review of the Township's Highlands Master Plan Element in 2013 requested that the "Township work with the Highlands Council to develop a comprehensive Water Use and Conservation Management Plan to be funded in the later stages of Plan Conformance." Overall, water is a resource that the Township has focused on managing in order to continue developing sustainably, and the Township is utilizing much of its water supply capacity to provide for the development of affordable housing.

C. HOUSING, DEMOGRAPHIC AND EMPLOYMENT INFORMATION

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

1. Analysis of Population and Demographics

i. Population

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

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

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

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

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

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

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

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

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

ii. *Age Characteristics*

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

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

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

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

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

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

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

iii. Race

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

	#	%
One Race	23,917	90.2
White	18,436	69.5
Black or African American	793	2.9
American Indian/Alaska Native	31	0.12
Asian	3,217	12.1
Native Hawaiian/Other Pacific Islander	7	0.03
Some Other Race	1,433	5.4
Two or More Races	2,587	9.8
Total population	26,504	100.0

Source: 2020 U.S. Decennial Census.

iv. *Household Size and Characteristics*

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

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

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

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

Household Size	Number of Households	Percent
1-person household	1,752	19.4
2-person household	2,613	29.0
3-person household	1,762	19.5
4-or-more-person household	2,895	32.1
Total Households	9,130	100

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

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

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

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

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

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

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

Source: Affordable Housing Professionals of New Jersey
 * These are for calculating the pricing for one and three-bedroom sale and rental units per N.J.A.C. 5:80-26.4(a)

2. Analysis of Housing Characteristics

i. Age of Housing

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

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

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

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

Table 11 shows that the number of residential building permits from 2010 onward has increased steadily. This depiction is likely skewed due to the economic recession period through most of 2012. As an example of the impact of this, from 2010 to 2012, 45 building permits were issued, and comparatively, 190 were issued from 2014 to 2016. Data from 2017 showed a large incline in residential development, with 93 building permits issued that year alone; however, data through

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

Year	Residential Building Permits
2010	2
2011	5
2012	20
2013	18
2014	71
2015	61
2016	40
2017	93
2018	36
2019	15
2020	1
2021	31
Total	393

Source: New Jersey Department of Labor and Workforce Development

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

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

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

The vast majority of housing in Randolph is owner-occupied, with 76% of all occupied housing as owner-occupied. Just under 25% of all occupied housing in Randolph is renter occupied. The total vacancy rate in the Township is 3.6%, based on the 2020 ACS, which estimated that 334 units were vacant out of 9,356 total units. The vacancy rate for owner occupied is 0.9m while the renter vacancy rate is 2.7.

	Total
Total Housing Units	9,356
Occupied Units	9,022
Vacant Units	334
Homeowner Vacancy Rate	0.9
Rental Vacancy Rate	2.7

Source: 2020 American Community Survey 5-Year Estimates

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

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

Note: Figures may not add due to rounding.
Source: Value of Owner-occupied housing units, 2020 American Community Survey 5-Year Estimates

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

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

Source: 2020 American Community Survey 5-Year Estimates

3. Analysis of Employment Characteristics

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

Sector	March	June	September	December	Annual Average	
					Number	Percent
Federal	5	5	4	4	5	0.0
State	15	16	16	16	16	0.19
Local	1,916	1,773	1,929	2,096	1,807	21.0
Private	6,099	6,587	6,220	6,237	6,766	78.7
Total	8,544	8,668	8,593	8,846	8,593	100

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

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

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

The Township of Randolph is highly educated, with over 60% of residents attaining a Bachelor's degree or higher, including 26.2% having a graduate or professional degree, as indicated by Table 18 below.

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

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

Table 19: Annual Municipal Data by Sector, 2019 Quarterly Census of Employment and Wages Township of Randolph, Morris County, New Jersey		
Description	Count	Share
Agriculture, Forestry, Fishing and Hunting	5	0.1%
Mining, Quarrying, and Oil and Gas Extraction	0	0.0%
Utilities	0	0.0%
Construction	688	11.2%
Manufacturing	577	9.4%
Wholesale Trade	636	10.4%
Retail Trade	692	11.3%
Transportation and Warehousing	84	1.4%
Information	69	1.1%
Finance and Insurance	101	1.6%
Real Estate and Rental and Leasing	91	1.5%
Professional, Scientific, and Technical Services	456	7.4%
Management of Companies and Enterprises	4	0.1%
Administration & Support, Waste Management and Remediation	511	8.3%
Educational Services	233	3.8%
Health Care and Social Assistance	820	13.4%
Arts, Entertainment, and Recreation	259	4.2%
Accommodation and Food Services	504	8.2%
PRIVATE SECTOR TOTALS		6,141

Source: New Jersey Department of Labor and Workforce Development

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

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

45 to 59 minutes	13.4
60 or more minutes	14.2
Mean travel time to work	34.4
Means of Travel	
Car, truck, or van -- drove alone	86.3
Car, truck, or van -- carpoled	5.8
Public transportation (excluding taxicab)	3.1
Walked	0.9
Bicycle	0.0
Other Means	0.6
Worked from Home	9.1
<i>Source: Commuting to Work, 2020 American Community Survey-5 Year Estimates</i>	

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

Table 21: Population Projection Township of Randolph			
Year	Population	Change (#)	Percent Change
2015	25,868	-	-
2050	27,396	1,528	0.2%
<i>Source: NJTPA Employment Forecast by County and Municipality 2015-2050</i>			

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

Table 22: Employment Projection Township of Randolph			
Year	Population	Change (#)	Percent Change
2015	8,681	-	-
2050	9,981	1,300	0.4%
<i>Source: NJTPA Employment Forecast by County and Municipality 2015-2050</i>			

4. Projection of Township Housing Stock

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

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

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

Type	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	Total
CO	11	1	29	65	47	12	12	5	4	16	202
Demo	7	6	10	6	1	9	1	4	2	1	47
Net	4	-5	19	59	46	3	11	1	2	15	155

Source: NJDCA Housing Units Certified and Demolition Permits Issued

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

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

Type	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	Total
1. Approved Development Applications	--	35	--	--	--	--	--	--	--	--	--	35
2. Approved Development Permits Issued	--	125	--	--	--	--	--	--	--	--	--	125
3. Projected Historic Trends	13	13	13	13	13	13	13	13	13	13	--	130
4. Other Projected Development	--	25	166	365	--	395	--	--	--	--	--	1,029
Total Projected Development	13	198	204	378	13	408	13	13	13	13	13	1,319

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

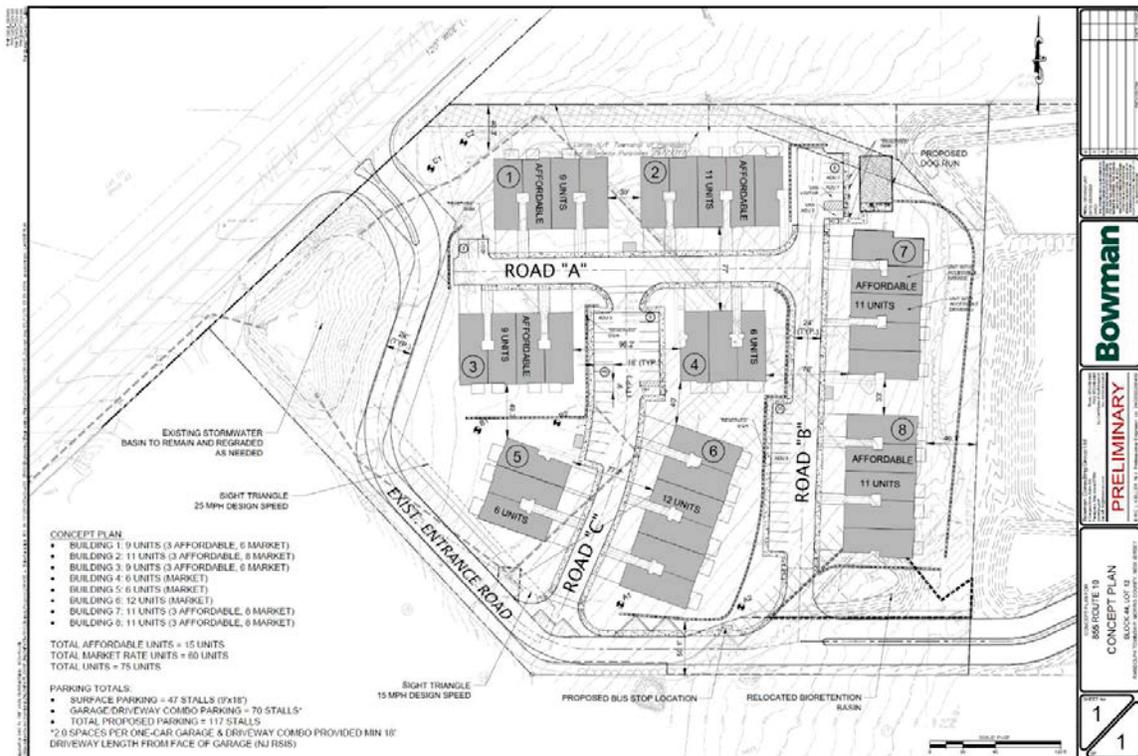
Table 25: 10-Year Projection of Residential Development Set-Aside as Affordable, Township of Randolph												
Type	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	Total
1. Approved Development Applications	--	35	--	--	--	--	--	--	--	--	--	35
2. Approved Development Permits Issued	--	25	--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

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

Pursuant to the Fair Housing Act (N.J.S.A.52:27D-310 (f)) and the Municipal Land Use Law C.40:55D-28b(3), a Housing Element must include “a consideration of lands of developers who have expressed a commitment to provide low and moderate-income housing.” Thus, it is the Township’s responsibility to consider sites offered for affordable housing. However, the Township does not have an obligation to include every parcel a developer has proposed. In this case, one developer had expressed interest in the construction of affordable housing prior to the filing and notice of the HEFSP on June 3, 2025 and their site has been included in this plan. Thereafter, the Township received a letter dated June 10, 2025 via email on June 13, 2025 from D.R. Horton, requesting that Block 199, Lots 6 and 9 be included in the Township’s Fourth Round HEFSP, and acknowledges that the current zoning “specifically contemplates use of Lot 9 for such a multi-family project with up to 48 affordable units consistent with litigation and orders referenced in the ordinance”. No concept plan or additional details beyond the existing zoning were included in the request. The site was previously included under the Third Round HEFSP, but as a result of the Township’s participation in the Affordable Housing Dispute Resolution Program (AHDRP), the site has been removed from the HEFSP, but the Court-ordered zoning remains in place.

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

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



03 FOURTH ROUND FAIR SHARE PLAN

A. FAIR SHARE OBLIGATIONS

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

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

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

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

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

B. SATISFACTION OF REHABILITATION OBLIGATION

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

C. PRIOR ROUND COMPLIANCE

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

1. Prior Round Rental Obligation

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

2. Prior Round Age-Restricted Cap

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

3. Prior Round Rental Bonus Credits

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

4. Satisfaction of Prior Round Obligation

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

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

a. Detailed Summary of Prior Round Satisfaction

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

b. Prior Round Family Units Income and Bedroom Distribution

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

Table C. Prior Round Bedroom and Income Distribution for Family Units				
Income Distribution	Bedroom Distribution			Totals
	1 BR	2 BR	3 BR	
Low Income	27	22	9	58 (50.4%)
Moderate-income	25	22	10	57 (49.5%)
Totals	52 (45.2%)	44 (37.9%)	19 (16.5%)	115

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

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

E. SATISFACTION OF THIRD ROUND OBLIGATION

1. Third Round Rental Obligation

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

2. Third-Round Age-Restricted Housing

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

3. Third Round Very Low-Income Housing Obligation

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

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

Project Name	Status	Type	Affordable Units	13% Required VLI Units	VLI Units To Be Provided
KAB Mt. Freedom Site	Approved	Family/Special Needs	25	3	7
Canoe Brook Site	Approved	Family	40	5	5
LYS Sporn/Toll	Approved	Family	28	4	4
Avalon Bay-Berger Tract	Proposed	Family	48	7	7
E.A. Porter Site	Approved	Family	25	3	3
Ludiro Site	Approved	Family	7	1	1
R-9 Zone	Proposed	Family	36	5	5
R-8 Zone	Proposed	Family	10	2	2
R-10 Zone	Proposed	Family	18	2	2
R-11 Zone	Proposed	Family	34	5	5
VCR-7 Zone	Proposed	Family	7	1	1
Subtotal Family			278	45	49
Heller Site	Approved	Age-Restricted	25	3	3
Subtotal Non-family			25	3	3
Totals			303	48	52
Percentage VLI					16.1%

Additionally, 50% of the very low income units shall be available to families. Currently, the proposed projects contribute twenty-two (22) additional VLI family units. Family VLI units represent 92% of all VLI units in the Township.

4. Third Round Rental Bonus Credits

In accordance with N.J.A.C. 5:93-5.15(d), the Township will be entitled to rental bonus credits according to the maximum cap permitted. The COAH regulations do not provide a basis for the

maximum cap for municipalities seeking an adjustment based on lack of water or sewer, only those seeking an adjustment based on lack of vacant land. However, to the extent that Randolph is entitled to any “bonus credits” to be applied to its Third Round obligation, such bonuses may be applied in accordance with N.J.A.C. 5:93-5.15(d). It is assumed based on the Third Round obligation of 643, the Township is permitted up to one-hundred and sixty-one (161) bonus credits. The Township seeks credit for bonus credits on the following forty-four (44) existing rental unit projects: thirty-two (32) rental bonuses from the Bennett Avenue Family Housing project (Block 191, Lots 7, 8, 11, 12 & 13 and Block 195, Lots 3 & 4) and twelve (12) from the cumulative 12 total special needs bedrooms – from the High Avenue House (Block 53, Lot 44), Our House (Block 35, Lot 28), Skylands Group Home (Block 50, Lot 6). Additionally, the Township anticipates at least one-hundred and twenty-eight (128) rental bonus credits from the following proposed rental projects: twenty-five (25) rental bonuses from the approved 100% Affordable KAB Mount Freedom Site (Block 224, Lot 5); forty (40) rental bonuses from the approved and constructed Canoe Brook project (Block 44, Lot 25); fifteen (15) rental bonuses from the approved and constructed Gateway Apartments project (Block 77, Lots 30-31); seven (7) age-restricted 1/3 bonuses on the approved Liberty Village/Heller site (Portion of Block 119, Lot 130); seven (7) rental bonuses from the family rental units from the approved Ludiro site (Block 101, Lots 9-11); and eighteen (18) rental bonuses from the Randolph Development Partners/R-10 Zone (Block 44, Lots 8 and 9). In total, this represents one-hundred and fifty-eight (158) total bonus credits that may be applied to the Third Round obligation.

5. Third Round Family Units

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

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

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

6. Third Round Credits to Address Obligation

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

Table B. Mechanisms Addressing the Third Round Obligation Township of Randolph, Morris County, NJ						
Township Obligation	643					
	Set-Aside	VL	L	M	Bonus	Total
<i>Inclusionary Projects (Constructed)</i>	143	11	62	70	58	201
Woodmont (Extension of Controls) <i>(Block 119, Lot 109.11)</i>	40 (FS)	-	20	20	-	40
Boulder Ridge <i>(Block 184, Lots 1 and 1.20)</i>	17 (FS)	-	9	8	-	17
Gateway Apartments <i>Block 77, Lots 30 and 31)</i>	15 (FR)	2	6	7	15	30
Wood Brook at Randolph <i>(Block 44, Lot 25)</i>	40 (FR)	5	15	20	40	80
Elbaum Site <i>(Block 97, Lots 26, 27.01, 27.02)</i>	3 (FR)	-	2	1	3	6
Oaks at Randolph/Toll Bros. <i>(Block 44, Lot 4)</i>	28 (FS)	4	10	14	-	28
<i>Inclusionary Projects (Approved)</i>	33	4	16	18	14	47
Rose of Sharon, 236 Dover-Chester Rd. <i>(Block 21, Lot 29)</i>	1 (FR)	-	1	-	-	1
Liberty Village/Heller Site <i>(Portion of Block 119, Lot 130)</i>	25 (ARR)	3	10	12	7	32
Rezoning of Mt. Freedom Site (Ludiro Site) <i>(Block 101, Lots 9-11)</i>	7 (FR)	1	3	3	7	14
<i>Inclusionary Projects (Zoned)</i>	153	22	55	76	18	171
VCR-1 Zone Site <i>(Block 224, Lots 1-4, 83-86)</i>	48 (Mix)	7	17	24	-	48
Franklin Road Rezoning (R-9 Zone) <i>(Block 196, Lots 2, 3, and 4)</i>	36 (FR)	5	13	18	-	36
Rezoning of Route 10 Sites (R-8 Zone) <i>(Block 44, Lot 10)</i>	10 (FR)	2	3	5	-	10
Rezoning of Route 10 Sites (R-10 Zone) <i>(Block 44, Lots 8, 9)</i>	18 (FR)	2	7	9	18	36
Rezoning of Route 10 Site (R-11 Zone) <i>(Block 44, Lot 13)</i>	34 (FR)	5	12	17	-	34

	Set-Aside	VL	L	M	Bonus	Total
VCR-7 Zone (Mt. Freedom Sites) (Block 100, Lots 1, 2, 4, and 5.01 Block 101, Lots 6 and 7)	7 (FR)	1	3	3	-	7
100% Affordable Projects	128	9	62	57	57	185
Bennett Avenue Family Housing (Block 191, Lots 7, 8, 11-13 & Block 195, Lots 3-4)	32 (FR)	-	16	16	32	64
Morris County Affordable Housing Corporation (Block 191, Lots 14 & 15)	6 (FS)	-	6	-	-	6
Habitat for Humanity I (Block 59, Lot 15, Block 134, Lot 3.02, Block 134, Lot 9)	3 (FS)	-	3	-	-	3
India Brook Senior Housing – 100% Affordable, Age-Restricted (Block 93, Lot 56.01)	35 (ARR)	-	17	18	-	35
E.A. Porter Site - Habitat for Humanity (Block 195, Lot 10)	25 (FS)	3	10	12	-	25
Morris County Housing Authority 172 Franklin Blvd (Block 191, Lot 11)	2 (FS)	-	1	1	-	2
100% Affordable KAB Mount Freedom (Block 224, Lot 5)	25 (FR)	6	9	10	25	50
Group Homes / Supportive Needs Housing	29	-	29	-	11	40
High Avenue House (Block 53, Lot 44)	4 (GH)	-	4	-	4	8
Our House (Block 35, Lot 28)	4 (GH)	-	4	-	3	7
Skylands Group Home (Block 50, Lot 6)	4 (GH)	-	4	-	4	8
Sunrise Assisted Living, 648 Route 10 (Block 73, Lot 16)	10 (M)	-	10	-	-	10
Brightview Assisted Living, 175 Quaker Church Rd. (Block 111, Lot 20.01)	7 (M)	-	7	-	-	7
TOTAL	486	46	224	221	158	644
SURPLUS FROM THIRD ROUND						+1
(FR) = Family Rental (GH) = Group Home (BC) = Bonus Credit (FS) = Family For-Sale (SNR) = Special Needs Rental (M) = Medicaid Certificate (ARS) = Age-Restricted Sale (ARR) = Age-Restricted Rental						

b. Detailed Summary of Third Round Credits

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

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

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

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

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

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

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

The site is comprised of three (3) parcels that have a total area of 1.51 acres. The project, known as Elbaum Homes at Pleasant Ridge, includes 16 townhouse units, with a set-aside of 3 affordable rental units. The project was approved via Resolution dated March 2, 2021. As of Fall 2025, construction is underway and thus, this mechanism still presents a realistic opportunity. The income and bedroom distribution shall follow UHAC and should be deed restricted as follows:

Elbaum Homes at Pleasant Ridge Affordable Unit Distribution, Family Rentals			
Income Distribution	Bedroom Distribution		
	1 BR	2 BR	3 BR
Very-Low Income	-	-	-
Low Income	-	1	1
Moderate-income	-	1	-

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

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

Wood Brook at Randolph (Formerly Canoe Brook) Affordable Unit Distribution, Family Rentals			
Income Distribution	Bedroom Distribution		
	1 BR	2 BR	3 BR
Very-Low Income	1	3	1
Low Income	3	9	3
Moderate-income	4	12	4

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

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

Oaks at Randolph (Formerly Toll Brothers) Affordable Unit Distribution, Family For-Sale			
Income Distribution	Bedroom Distribution		
	1 BR	2 BR	3 BR
Very-Low Income	1	2	1
Low Income	2	6	2
Moderate-income	2	9	3

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

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

total units with 15% set-aside of 15 affordable, family rental units. The development is seeking amended site plan approval. Thus, this mechanism still presents a realistic opportunity. While not yet constructed, the income and bedroom distribution shall follow UHAC and should be deed restricted as follows:

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

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

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

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

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

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

The Third Round HEFSP contemplated the re-zoning of 3 distinct sites within the Mount Freedom area of the Township west of Brookside Road. The site was rezoned with other sites in Mt. Freedom by Ordinance No. 25-22, adopted on September 22, 2022, creating the VCR-7 Zone. The site received preliminary and final site plan approval for 35 total units with a set-aside of 7 affordable units, which was approved by way of Planning Board Application No. MSP 23-05 by Resolution dated January 22, 2024. The site provided one (1) additional

affordable unit than the Third Round HEFSP forecasted. As of Fall 2025, there is a contract purchaser for the property that is in the process of resolution compliance. This mechanism still presents a realistic opportunity. While not yet constructed, the income and bedroom distribution shall follow UHAC and should be deed restricted as follows:

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

- (c) **1 affordable rental unit** from the Rose of Sharon project (Block 21, Lot 29). The development includes 1 affordable, family rental units and was approved by the Board of Adjustment in October 2009, but has not been constructed to date. This property is under construction and was part of a Zoning Board of Adjustment approval to convert the use. The approvals have not expired as the construction has commenced, and the mechanism still presents a realistic opportunity.

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

(3) 153 units from the following re-zoned sites for affordable housing projects:

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

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

- b) **62 units** from the rezoning of R-8, R-10, R-11 Zones (Route 10 Sites), as follows:
 - i. The Third Round HEFSP contemplated the re-zoning of 3 distinct sites along Route 10.

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

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

The site was offered by a developer in the Third Round, and was mediated to an agreed upon gross density of 240 units, with a 20% set-aside of 48 affordable rental units – which may be satisfied by no fewer than 30 family rental units and up to 18 special needs units. The site was rezoned by Ordinance No. 23-22, adopted on September 22, 2022 creating the VCR-1 Zone. This zoning is relatively new as each are less than 3 years old. Thus, these mechanisms still present a realistic opportunity. While not yet approved or constructed, the income and bedroom distribution for the family units shall follow UHAC and should be deed restricted as follows:

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

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

The Third Round HEFSP contemplated the re-zoning of three (3) contiguous vacant sites geographically within the Dover Water Service Area along Route 10. Block 196, Lots 2, 3, and 4 were re-zoned by Ordinance No. 24-22 on September 22, 2022 creating the R-9 Zone. The re-zoning permits a density of up to 180 units total, with a set-aside of 36 affordable units. This zoning is relatively new as each are less than 3 years old. Thus, these mechanisms still present a realistic opportunity.

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

- a) **32 affordable for-sale units** from the Bennett Avenue Family Housing 100% Affordable project (Block 191, Lots 7, 8,1,12 &13 and Block 195, Lots 3 & 4). The development includes 16 low-income and 16 moderate-income affordable family, rental units. The effective date of the controls for the project began in

January 1987 and have perpetual controls that do not expire pursuant to the HUD funding agreement set forth in 1991.

Bennett Avenue Family Housing 100% Affordable Affordable Unit Distribution, Family Rentals			
Income Distribution	Bedroom Distribution		
	1 BR	2 BR	3 BR
Low Income	2	10	4
Moderate-income	2	10	4

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

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

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

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

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

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

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

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

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

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

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

The property owner has indicated that a bulk variance for setback will be required, and that an application will be made soon. The Township also recently entered into an MOU to provide funding from the AHTF to deed restrict both units as very-low income. Thus, this mechanism still presents a realistic opportunity.

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

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

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

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

- (5) **29 units** from the following existing, group home and supportive needs projects:
 - a) **4 low-income units** from the 4-bedroom High Avenue House group home (Block 53, Lot 44). The initial date of controls began September 16, 1998, and the group home has 40 year controls that expire in 2038.
 - b) **4 units** from the 4-bedroom Our House (Block 35, Lot 28). 3 of the units are low-income and 1-unit is moderate-income. The Deed restriction was recorded in 2013. A survey is being requested to verify the control period.
 - c) **4 low-income units** from the 4-bedroom Skylands Group Home (Block 50, Lot 6). The initial date of controls began July 17, 1997, and the group home has 30 year controls that expire in 2027.
 - d) **10 beds** from the assisted living facility at Sunrise (Block 73, Lot 16). The assisted living facility has 100 beds and was built in 2006.
 - e) **7 beds** from the assisted living facility at Brightview (Block 111, Lot 20.01). The assisted living facility has 75 beds and was built in 2015.

e. Third Round Family Units Income and Bedroom Distribution

The following Table C demonstrates Third Round compliance with the required bedroom and income distributions for family units. With a total of 337 family units attributed towards the Third Round (not including extension of controls units) – 99 existing and 231 proposed or units underway, the income distribution of the units is required to be split 50% for low-income – inclusive of 13% very

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

Table C. Third Round Bedroom and Income Distribution for Family Units				
Income Distribution	Bedroom Distribution			Totals
	1 BR	2 BR	3 BR	
<i>Existing (from Table B)</i>				
Very Low Income **	6	9	5	20 (7.6%)
Low Income	24	60	32	116 (44.3%)
Moderate-income	28	72	26	126 (48.1%)
Total	58 (22.1%)	141 (53.8%)	63 (24.0%)	262 *
* Does not include the units produced from the Re-Zoned mechanisms.				
** Does not include the VLI units from the VCR-1 Zone Site non-family units				

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

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

In response to P.L. 2024, c.2, the Fair Housing Act Amendments (FHA), the Township of Randolph adopted binding Resolution No. 39-25, on January 23, 2025, which established a Fourth Round prospective fair share obligation of 313. The Township filed a Declaratory Judgement action, MRS-L-209-25, on January 24, 2025. Through a Settlement reached via the Affordable Housing Dispute Resolution Program, the Township's Fourth Round obligation was established at 320, as set forth in the Order by the Hon. Janine M. Allen, JSC filed May 2, 2025. Thereafter, the Township of Randolph Planning Board adopted a Fourth Round Housing Element and Fair Share Plan ("HEFSP") dated June 3, 2025 at a public hearing on June 16, 2025. The Township Council endorsed the HEFSP via Resolution 148-25 adopted at a public hearing held on June 26, 2025.

This legislation created a new process for municipalities to come into constitutional compliance with their affordable housing obligations under the Fair Housing Act (FHA). It also established the Affordable Housing Dispute Resolution Program ("Program") within the Judiciary for the purpose of resolving disputes associated with the FHA. The Township of Randolph received two (2) such challenges by the August 31, 2025 deadline - from the following parties: 1) Fair Share Housing Center (FSHC) via letter dated August 29, 2025; 2) Answer filed on behalf of Randolph Mountain Partnership ("RMP"), August 28, 2025. This report focuses specifically on the Challenge filed by FSHC, as it more directly covers the basis in which the Amended FHA allows challenges to be filed.

The Township participated in a Settlement hearing before the Affordable Housing Dispute Resolution Program ("the Program") on November 10, 2025. Thereafter, the Township participated in a Session hearing before the Program on December 12, 2025. As a result of that Session hearing, the presiding Program judge over the case, the Hon. Stephan C. Hansbury, dismissed the RMP challenge, subject to the existing zoning remaining in place. The Township worked in good faith and resolved the challenged issues via a negotiated Mediation Agreement with FSHC, which was fully executed by both parties on January 2, 2026. The following represents the final amendments to the Fourth Round HEFSP as a result of the negotiated Mediation Agreement.

1. Fourth Round Vacant Land Adjustment

The Township prepared a Vacant Land Adjustment (VLA), which is attached hereto as Appendix A. The Realistic Development Potential ("RDP") establishes the number of affordable units a municipality could theoretically and realistically generate through traditional inclusionary zoning, if it were to rezone every vacant and underutilized parcel at a minimum density with a 20 percent set-aside and in a manner that would comport with sound planning. Under the amended FHA, a municipality that receives an adjustment of its prospective need obligation for the fourth or any subsequent rounds based on a lack of vacant land, as part of its adopting and implementing its Housing Element and Fair Share Plan must "identify sufficient parcels likely to redevelop during the current round of obligations to address at least 25% of the prospective need obligation that has been adjusted, and adopt realistic zoning that allows for such adjusted obligation, or demonstrate why the municipality is unable to do so."

The RDP established by the VLA is 24. Based upon existing mechanisms to address the RDP that

exceed it, the resulting RDP is 28, as provided below. Pursuant to the AFHA, a municipality seeking a vacant land adjustment must “identify sufficient parcels likely to redevelop during the current round of obligations to address at least 25% of the prospective need obligation that has been adjusted”. This provides an additional 73 units, based upon 25% of the remaining unmet need of 292.

2. Fourth Round Rental Obligation

Pursuant to NJ Rev Stat § 52:27D-311 (2024), at least 25 percent of the prospective need must be satisfied with rental units. Therefore, based on the Township’s obligation of 320, its rental obligation is 25 percent, or eighty (80) units. In consideration of the adjusted obligation of 101, the rental obligation is 25. The Township anticipates to contribute rental units via the unmet need mechanisms as outlined below. At least half of that number is required to be made available to families with children.

3. Fourth Round Age-Restricted Housing

Applying NJ Rev Stat § 52:27D-302 (2024), municipalities are permitted to age-restrict up to 30 percent of the Fourth Round obligation less the allowed bonus credits. In consideration of the RDP of 28, the age-restricted cap is 6. The Township is not proposing any age-restricted units as part of this Plan, and thus, is well under the cap. Because there is room under the cap, the Mandatory Set-Aside Ordinance may create additional age-restricted units.

4. Fourth Round Very-low-Income Housing Obligation

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

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

5. Fourth Round Rental Bonus Credits

In accordance with NJ Rev Stat § 52:27D-311 (2024), the Township will be entitled to rental bonus credits according to the maximum 25% cap permitted. Based upon the Fourth Round obligation of 320, the Township is permitted up to eighty-eight (88) bonus credits. In consideration of the RDP of 28, the bonus cap is 7 credits. As additional units are constructed towards the overall obligation, eligible units may contribute additional bonuses up to the cap as it shifts.

The Township seeks credit for seven (7) bonus credits from the fifteen (15) family rental units from Tolls Brothers project (Block 44, Lot 12) as this is a former office building that is being proposed to

to the existing complex. The property has been rezoned via Ordinance 28-25 on November 4, 2025. The property is seeking amended site plan approval for a change to the buildings proposed. As a result of the rezoning and amended site plan approval, the site has generated 2 additional affordable units from 20% requirement of the Mandatory Set-Aside Ordinance, which are now being credited towards the Fourth Round.

- iii. **Catholic Charities Group Home (18 Mostyn Road - Block 53, Lot 57)** – four (4) special needs beds from the Catholic Charities group home.

c. Addressing the Fourth Round Sites Likely to Redevelop

The Township has identified sites likely redevelop during Round 4 for 25% of the prospective need obligation that has been adjusted. The Township’s identification of sites likely to redevelop for up to 73 units are set forth in *Table E* below.

Table E. Fourth Round Adjusted Obligation, 25% Requirement Township of Randolph, Morris County, NJ						
	Set-Aside	VL	L	M	Bonus	Total
Sites Likely to Redevelop						
Amended Mt. Freedom Zoning	73	10	27	36	-	73
SS/VO Zone Properties @ 15 du/ac <i>(Block 100, Lot 3 and Block 101, Lots 1-3, 3.01, 3.02, 4-5, & 12)</i>	12	2	4	6	*	12
VCR Overlay-3 Properties @ 15 du/ac <i>(Block 97, Lots Block 97, Lots 20-25, 25.01, 28, 29.01)</i>	29	4	11	14	*	29
Amended South Salem Zone Overlay to 12 units/acre <i>(Block 184, Lot 7; Block 185, Lot 2; Block 186, Lots 1 and 2; Block 187, Lot 1; Block 188, Lot 2; Block 191, Lots 2, 5, 7, 8, 24, 26, 29; and portion of Block 196, Lot 5 (former Kmart and parking area))</i>	32	4	12	16	*	32
TOTAL CREDITS	73	10	15	20	*	73
(FR) = Family Rental (GH/SN) = Group Home/Special Needs (BC) = Bonus Credit (FS) = Family For-Sale (ARR) = Age-Restricted Rental (M) = Medicaid Certificate						
* There are potential bonus credits for redevelopment of former commercial buildings, no specific crediting has been added here. The Township reserves the right to additional bonus credits as units are constructed.						

d. Description of Sites Likely to Redevelop

For the 25% of Sites Likely to Redevelop, the following provides additional detail related to the amended zoning proposed.

(1) Increased Densities in the Existing Zones in Mt. Freedom

For over 30 years, the Township has focused planning efforts on the Mt. Freedom section of Randolph Township, which is located in the southeast corner of Randolph. The history of Mount Freedom dates back to the middle of the 18th century. In the early part of the twentieth century, Mount Freedom began developing as a summer resort area with dozens

of hotels and numerous bungalow colonies. Many of these facilities were established by recent Jewish immigrants and catered to Jewish families primarily from New York City. Some of the structures in Mount Freedom are remnants of the resort and bungalow days of the community. There are some bungalows that remain, that have been converted to year-round occupancy and in some instances expanded. Since 1992, the Township has partnered with a variety of groups to design and plan for the future of this section of Town, which has resulted in both a number of reports, as well as development as envisioned by those plans.

It should be noted that while these zones have been identified as two distinct areas, their geographic proximity and similarity in zoning requirements provides the ability for the zoning of neighboring properties to work together comprehensively in this section of the Township.

a) 12 Units from the Amended Specialty Shop/Village Office (SS/VO) Zone District

The existing Specialty Shop/Village Office (SS/VO) zone district is located in the Mt. Freedom portion of Randolph. This zone was amended as recently as February 2019, and is designed to encourage the development of retail and office uses in combination with residential uses where appropriate at a requirement of a maximum gross density of 10 units per acre, and is limited to 8 units per structure. Properties from the Township's Third Round Plan were previously in the SS/VO Zone and were rezoned to the VCR-7 Zone. The existing SS/VO Ordinance includes a provision for the set-aside of affordable units for developments of six (6) or more dwelling units at presumptive minimums of 15% or 20% for rental or for-sale projects, respectively. There are 9 properties in the SS/VO zone that could be included that comprise approximately 4.2 acres.

To create future opportunities for affordable housing, the Township will enact an amendment to the zoning code to increase the permitted density in the SS/VO zone to a gross density of 15 units per acre with a required 20% set-aside, which could provide a yield of approximately 12 affordable units.

b) 29 Units from the Amended Village Center Residential 3 (VCR-3) Overlay District

The existing Village Center Residential (VCR-3) Overlay District 3 is located in the Mt. Freedom section of Randolph. The Overlay Zone provides flexibility from the regulations of the underlying Village Center Residential (VCR) Zone district by permitting higher density housing and restricted non-residential uses, if specific design criteria are met. The overlay has previously been utilized for the Third Round site known as "the Elbaum site", which is under construction. The overlay zone was amended and expanded as recently as February 2019, and allows for a maximum gross density of 10 units per acre. Additionally, the Ordinance includes a provision for the set-aside of affordable units for developments of six (6) or more dwelling units at presumptive minimums of 15% or 20% for rental or for-sale projects, respectively. Overall, there are 9 properties in the VCR Overlay-3 that could be included from this zone that comprise approximately 9.67 acres.

f. Additional Details on the Extension of Controls

- i. **Morris County Affordable Housing Corporation 100% affordable for-sale project, Extension of Affordability Controls** - There are six (6) for-sale affordable units from the Morris County Affordable Housing Corporation 100% affordable for-sale project (Block 191, Lots 14 & 15). The development includes 6 low-income affordable family, for-sale units. The effective date of the controls for the project began in August 2000, and expires in 2030.
- ii. **Habitat for Humanity I, Extension of Affordability Controls** – There are three (3) affordable for-sale units from the Habitat for Humanity I project (Block 59, Lot 15, Block 134, Lot 3.02, and Block 134, Lot 9). The development includes 3 low-income affordable family, for-sale units – including one (1) 2-bedroom unit, and two (2) 3-bedroom units. The effective date of the controls for the project began October 2001, and expire in 2031.
- iii. **Boulder Ridge, Extension of Affordability Controls – Boulder Ridge, Extension of Affordability Controls** – seventeen (17) units from the extension of controls from the Boulder Ridge for-sale affordable units. There are 17 total affordable for-sale units from the Boulder Ridge project (Block 184, Lots 1 and 1.20). The development includes 9 low-income and 8 moderate-income affordable family, for-sale units. The effective date of the controls for the project began August 22, 2001, and expire in 2031.

g. Mandatory Set-Aside Ordinance (MSO)

The Township has an existing Mandatory Set-Aside Ordinance (“MSO”) as a section of the Affordable Housing Ordinance to capture additional units. The MSO requires that any site that benefits from a rezoning, variance or redevelopment plan approved by the Township, which results in multi-family residential development of five (5) dwelling units or more, will produce affordable housing at a set-aside rate of 20% regardless of unit tenure.

h. Fourth Round Family Units Income and Bedroom Distribution

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

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

G. AVAILABILITY OF INFRASTRUCTURE

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

H. SITE SUITABILITY

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

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

- 1) There are no known title encumbrances that would prohibit or otherwise impact the development of the property in general.
- 2) The site has access to appropriate streets. This Lot has direct access to Route 10.
- 3) The site is located in the Randolph Water Service Area, and there is adequate water capacity based upon an analysis of the firm capacity.
- 4) The site is located in a sewer service area, and there is adequate sewer infrastructure and sewer capacity to serve the site.
- 5) Per NJDEP mapping, there are no C-1 streams on-site.

- 6) There are no slopes that have been identified that are greater than 15 percent on the site. The disturbance should be limited if slopes are identified.
- 7) The site location is consistent with the State Development and Redevelopment Plan. The site is located in the Highlands Planning Area, and is located in Planning Area 3, known as the Fringe Planning Area, in which limited growth is encouraged. The SDRP notes that “development within the Fringe Planning Area should be concentrated in or adjacent to existing Centers or in planned new Centers. The character, location and magnitude of new development should be based on the capacities of the natural and built systems within the Center and its Environs”.
- 8) Per NJDEP, the site is not on the Known Contaminated Sites List.
- 9) The site does not appear to be of exceptional cultural or historic value.
- 10) There are no wetlands or flood plains on the site that were mapped by publicly available GIS data.



I. AFFORDABLE HOUSING ORDINANCE AND AFFIRMATIVE MARKETING PLAN

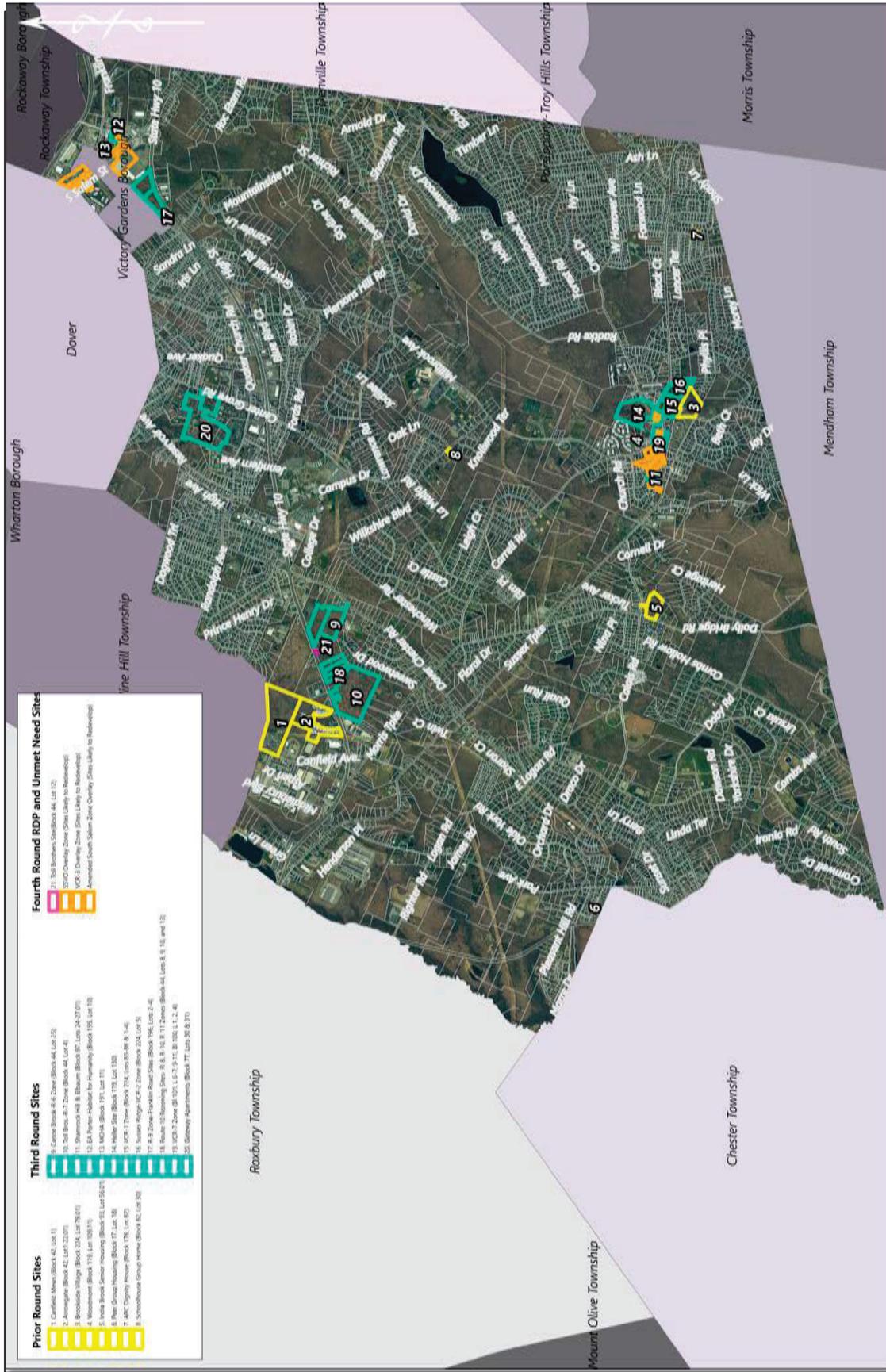
The Township adopted an Affordable Housing Ordinance and Affirmative Marketing Plan that is applicable to all new and existing affordable housing units created within Randolph as part of its Third Round HEFSP, which is still valid. Once the Uniform Housing Affordability Controls (UHAC) regulations are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

J. DEVELOPMENT FEE ORDINANCE AND SPENDING PLAN

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

K. MAP OF AFFORDABLE HOUSING SITES

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



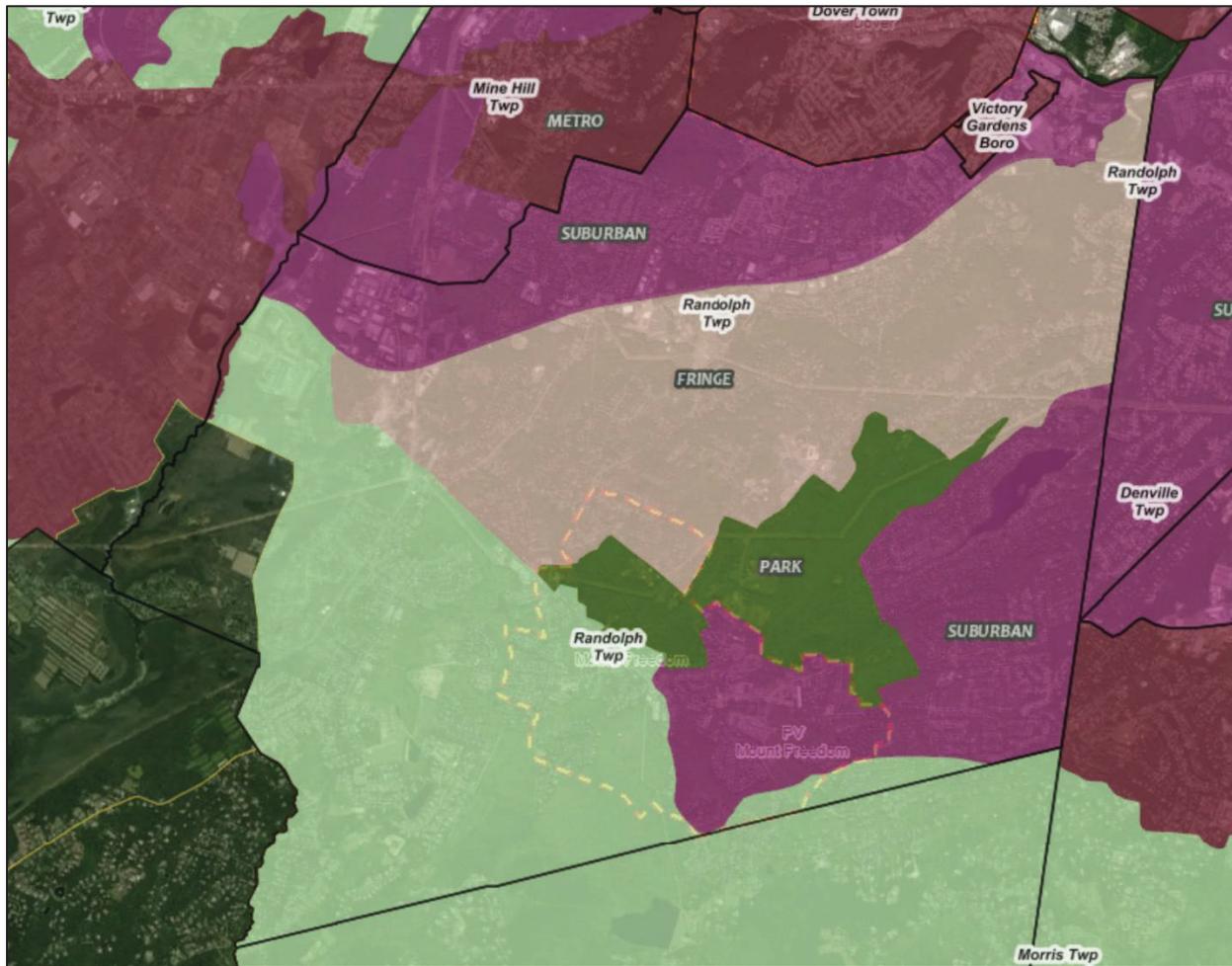
04 CONSISTENCY WITH THE STATE PLAN

The New Jersey State Development and Redevelopment Plan (“SDRP” or “State Plan”) was last updated in 2001. The New Jersey State Planning Commission adopted 2025 New Jersey State Development and Redevelopment Plan on December 17, 2025. This State Plan represents the first fully adopted update since 2001, and outlined a comprehensive framework for managing the State’s resources through integrated land use planning at all levels of government. The 2025 State Plan has identified ten (10) aspirational goals to achieve the 2050 vision.

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

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

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



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



05. APPENDICES



APPENDIX A.
VACANT LAND ADJUSTMENT REPORT

VACANT LAND ADJUSTMENT REPORT
FOR THE
TOWNSHIP OF RANDOLPH



TOWNSHIP OF RANDOLPH
MORRIS COUNTY, NEW JERSEY

DRAFT: May 3, 2025

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

KATHERINE SARMAD, PP, AICP
#33LI006343

INDEX

I.	INTRODUCTION.....	1
II.	LAND INVENTORY BY OWNERSHIP CLASS.....	1
	<i>a.</i> <i>Figure 1 – Parcel Inventory</i>	3
III.	LIMITATIONS TO “DEVELOPABLE” LAND AND OTHER CRITERIA.....	4
IV.	REFINED METHODOLOGY	4
V.	FINAL PARCEL ANALYSIS	9
VII.	CONCLUSION	16
VIII.	REFERENCE LIST	17
	<i>i.</i> Mapping References	17
IX.	EXHIBITS	i
	A. Exhibit A. Figure 1: Class 1 Vacant, 15C Public Exempt, and Class 3 Farm Assessed Parcel Inventory.....	a
	B. Exhibit. Figure 2: “Developable” Parcels Contributing to RDP.....	b
	C. Exhibit C. Vacant Land Adjustment Analysis Spreadsheet	c
X.	APPENDICES	ii
	A. Inventory of Individual Site Maps.....	a

TOWNSHIP OF RANDOLPH, MORRIS COUNTY, NEW JERSEY

Fourth Round Vacant Land Analysis

I. INTRODUCTION

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

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

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

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

TOWNSHIP OF RANDOLPH, MORRIS COUNTY, NEW JERSEY

Fourth Round Vacant Land Analysis

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

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

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

II. LAND INVENTORY BY OWNERSHIP CLASS

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

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

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