

**RESOLUTION NO. 39-25****RESOLUTION OF THE TOWNSHIP OF RANDOLPH, COUNTY OF MORRIS, STATE OF NEW JERSEY COMMITTING TO ROUND 4 PRESENT AND PROSPECTIVE NEED AFFORDABLE HOUSING OBLIGATIONS**

**WHEREAS**, the Township of Randolph, County of Morris, State of New Jersey, (hereinafter, “Randolph”) demonstrated history of voluntary compliance with its constitutional affordable housing obligations; and

**WHEREAS**, on March 20, 2024, Governor Phil Murphy signed into law P.L. 2024, c.2, an Amendment to the 1985 Fair Housing Act (hereinafter “Amended FHA” or “Act”); and

**WHEREAS**, the Amended FHA requires the Department of Community Affairs (“DCA”) to provide an estimate of the fair share affordable housing obligations of all municipalities on or before October 20, 2024 based upon the criteria on the Amended FHA; and

**WHEREAS**, the DCA issued a report on October 18, 2024 (“DCA Report”) wherein it reported its estimate of the fair share affordable housing obligation for all municipalities based upon its interpretation of the standards in the Act; and

**WHEREAS**, the DCA Report calculates Randolph’s Round 4 (2025-2035) fair share affordable housing obligations as follows: a Present Need (Rehabilitation) Obligation of 84 and a Prospective Need (New Construction) Obligation of 355; and

**WHEREAS**, the Amended FHA provides that the DCA Report is non-binding, thereby inviting municipalities to demonstrate that the Amended FHA would support revised calculations of Round 4 fair share affordable housing obligations; and

**WHEREAS**, the Amended FHA gives municipalities the opportunity to propose a different fair share affordable housing obligation from those reported by the DCA on October 18, 2024 based upon the standards in Sections 6 and 7 of the Act; and

**WHEREAS**, the Amended FHA further provides that “[a]ll parties shall be entitled to rely upon regulations on municipal credits, adjustments, and compliance mechanisms adopted by the Council on Affordable Housing (“COAH”) unless those regulations are contradicted by statute, including the Act, or binding court decisions” (N.J.S.A 52:27D-311 (m)); and

**WHEREAS**, COAH regulations authorize municipalities to secure an adjustment to their rehabilitation obligation through a Structural Conditions Survey (hereinafter, “windshield survey”) and also empower municipalities to secure vacant land adjustments, durational adjustments and other adjustments; and

**WHEREAS**, Randolph has exercised its right to take advantage of that opportunity to propose a different rehabilitation obligation than that reported by the DCA by conducting a windshield survey; and

**WHEREAS**, based upon the windshield survey (attached as Appendix D to Exhibit A which is attached hereto), Randolph has established that its rehabilitation obligation is ten (10); and

**WHEREAS**, Randolph has exercised its right to demonstrate that the data, when correctly applied, supports a lower Round 4 Prospective Need obligation than that reported by the DCA on October 18, 2024; and

**WHEREAS**, more specifically, Randolph maintains that its Round 4 prospective need number is 313 based upon its examination of the data used to calculate each of the three (3) allocation factors; and

**WHEREAS**, as to the **Equalized Nonresidential Allocation Factor**, Randolph has examined the data the DCA used to establish this factor and concluded that DCA has accurately calculated this Factor; and

**WHEREAS**, as to the **Income Capacity Allocation Factor**, Randolph has examined the data the DCA used to establish this factor and concluded that DCA has accurately calculated this Factor; and

**WHEREAS**, as to the **Land Capacity Allocation Factor**, Randolph notes that the DCA belatedly provided the data it used to establish this factor, i.e., on or about November 27, 2024 instead of by October 20, 2024; and

**WHEREAS**, Randolph further notes that the link to the DCA GIS data that the DCA belatedly made available to municipalities includes the following language:

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

**WHEREAS**, Randolph maintains that the areas the DCA identified as developable are indeed overinclusive and, consequently, its Professional Planner has prepared a report, attached hereto as Exhibit A, showing the lands that Randolph contends should be removed from the inventory of sites used to fashion the **Land Capacity Allocation Factor**; and

**WHEREAS**, it is therefore important that Randolph not commit to an incorrect obligation; and

**WHEREAS**, correcting the allocation factors results in Randolph’s Round 4 Prospective Need Obligation being 313\_ rather than the obligation established by DCA; and

**WHEREAS**, the Amended FHA provides that: “the municipality’s determination of its fair share obligation shall have a presumption of validity, if established in accordance with sections 6 and 7” of the Act; and

**WHEREAS**, Randolph’s calculation of need is entitled to a “presumption of validity” because it complies with Sections 6 and 7 of the Act; and

**WHEREAS**, in addition to setting forth its Round 4 fair share affordable housing obligations for the reasons summarized above, substantial activity has occurred and is ongoing that warrants the reservation of certain rights to avoid any claim that it has waived them; and

**WHEREAS**, for example, the New Jersey Institute of Local Government Attorneys (NJILGA) has expressed its support for proposed legislation (hereinafter “NJILGA Legislation”) would reduce Randolph’s Round 4 Prospective Need to 61 and would give Randolph “90 days from receipt of revised fair share obligations from the [DCA] to provide amended Housing Element and Fair Share Plans addressing the new number); and

**WHEREAS**, Randolph supports the NJILGA Legislation and would have the right to reduce its Round 4 obligation in the event that the Legislature enacts the NJILGA Legislation; and

**WHEREAS**, similarly, a number of municipalities, led by the Borough of Montvale, have filed suit (MER-L-1778-24) (hereinafter “Montvale Litigation”)”) challenging the validity of the Act and other aspects deriving from the Act, including, without limitation, Directive #14-24 issued by the Acting Director of the Administrative Office of the Courts (hereinafter, respectively, “Director” and “AOC”) as further referenced below; ; and

**WHEREAS**, the process established by the Amended FHA creates an opportunity to object by interested parties opposing the obligations to which a municipality commits, thereby creating the potential for litigation over the obligations of the municipality; and

**WHEREAS**, Randolph is entitled to a vacant land adjustment in Round 4 that will be included in the HEFSP it submits by the June 30, 2025 deadline; and

**WHEREAS**, the Amended FHA requires municipalities to adopt a binding resolution no later than January 31, 2025 as to its obligations; and

**WHEREAS**, in light of the above, Randolph finds that it is in its best interest to declare its obligations in accordance with this binding resolution in accordance with the Act; and

**WHEREAS**, in addition to the above, the Director issued Directive #14-24, dated December 13, 2024, and made the Directive available later in the week that followed; and

**WHEREAS**, pursuant to Directive #14-24, a municipality seeking compliance certification with the Act shall file an action in the form of a declaratory judgment complaint within 48 hours after adoption of the municipal resolution of fair share obligations, or by February 3, 2025, whichever is sooner; and

**WHEREAS**, Randolph seeks a compliance certification with the Act and, therefore, directs the Township Attorney to file a declaratory relief action within 48 hours of the adoption of this resolution.

**NOW, THEREFORE, BE IT RESOLVED** on this 23rd day of January, 2025 by the Governing Body of the Township of Randolph, County of Morris, State of New Jersey, as follows:

1. The preamble of this resolution is incorporated into the operative clauses of this resolution as if set forth in full.

2. For the reasons set forth in this resolution and its attachments, Randolph commits to a Round 4 Present Need (Rehabilitation) Obligation of ten (10) and a Round 4 Prospective Need (New Construction) obligation of 313, as set forth in the Exhibit to this Resolution, subject to all reservations of all rights, which specifically include, without limitation, the following:

a) The right to a vacant land adjustment, durational adjustments, and all other applicable adjustments permitted in accordance with the Act and COAH regulations;

b) The right to comply with the NJILGA Legislation if enacted, including the right to adjust its fair share obligations;

c) The right to adjust its fair share obligation in the event of any future legislation that adjusts the fair share obligations that the DCA reported on October 18, 2024;

d) The right to adjust its fair share obligations based upon any ruling in the Montvale Litigation or other litigation; and

e) The right to adjust its fair share obligations in the event of a third-party challenge to the fair share obligations and Randolph's response thereto.

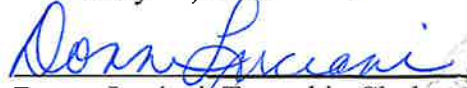
3. Randolph hereby directs the Township Attorney to file a declaratory judgment complaint in the appropriate venue within 48 hours after adoption of this resolution attaching this resolution.

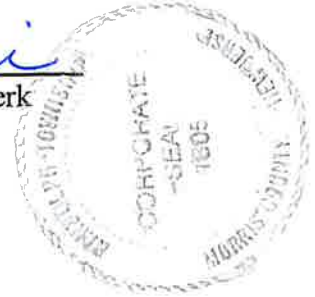
4. Randolph hereby authorizes the Township Attorney to file this resolution with the Program or any other such entity as may be determined to be appropriate.

5. This resolution shall take effect immediately, according to law.

**CERTIFICATION**

I, Donna Luciani, Township Clerk of the Township of Randolph, Morris County, New Jersey, hereby certify the above to be a true copy of the resolution adopted by the Randolph Township Council at a regular meeting held on January 23, 2025.

  
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Donna Luciani, Township Clerk



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**ASSESSMENT  
OF 4TH  
ROUND  
NUMBER**




**TOWNSHIP OF  
RANDOLPH**

*MORRIS COUNTY, NJ*



**SARMAD  
PLANNING  
GROUP**

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On March 20, 2024, Governor Murphy signed P.L.2024, c.2. into law, establishing a new framework for determining and enforcing municipalities' affordable housing obligations under the New Jersey Supreme Court's Mount Laurel doctrine and the State's Fair Housing Act. The law required that the Department of Community Affairs (DCA) perform a calculation of regional need and municipal present and prospective obligations in accordance with the formulas established in the law. These non-binding calculations were published by the DCA on October 18, 2024, with supplemental data releases provided through November 23, 2024, with the publication of the Land Capacity Analysis GIS Composite Layer.

The Township of Randolph is located in Morris County, which is categorized as Region 2, along with Essex, Union, and Warren counties. The Regional Prospective Need for Housing Region 2 was calculated at 20,506. The calculation for regional need on a municipal-basis included 3 factors that were averaged - (1) the Equalized Nonresidential Valuation Factor; (2) the Income Capacity Factor; and (3) the Land Capacity Factor.

The purpose of this memorandum is to provide an assessment of these factors and the overall non-binding calculations for Prospective Need Obligation for the Fourth Round of Affordable Housing, published by the NJ Department of Community Affairs for the Township of Randolph.

Under the prepared calculations, the DCA has presented a non-binding prospective need obligation for the Township of Randolph of 355. The following assessment reviews the component data of the DCA calculation methodology with localized data to either confirm or revise the figures presented by DCA.

# INTRODUCTION



# INCOME CAPACITY FACTOR

The Income Capacity Factor is calculated pursuant to N.J.S.A. 52:27D-304.3.C.3 and is determined by averaging the municipal share of the regional sum of differences between median household income and the same calculation but weighted by number of households within the municipality.

To calculate this value, the DCA used the 2018-2022 5-year Estimates (in 2022 inflation-adjusted dollars) as published by the Census Bureau's American Community Survey program. For the Township of Randolph, this Income Capacity Factor was calculated as 2.21%. Based upon an analysis of the published Census data, the correct numbers were used by the DCA, and there is no impact on the Township of Randolph's Income Capacity Factor number.

Separately from the Township, but more general to the formula, there are issues with the median income calculated for municipalities identified in at least Morris County. These municipalities have a median income that is greater than \$250,000, but has been capped in the DCA formula workbook because Census data does not track these numbers above this threshold. In the Census data it simply appears as \$250,000+. Therefore, these municipalities should have a greater income capacity factor against the region, which should marginally decrease all other municipalities' factor. This should be considered by the DCA in any future amendments to the formula, and should be assessed on its impact on the regional totals.

The Equalized Nonresidential Valuation Factor is calculated pursuant N.J.S.A. 52:270-304.3.C.2 and is determined by calculated the changes in nonresidential property valuations in the municipality, since the beginning of the gap period in 1999. The change in the municipality's nonresidential valuations is divided by the regional total change in nonresidential valuations to determine the municipality's share of the regional total change, which is the resulting factor.

The data utilized is from the Division of Local Government Services in the DCA, which aggregates local assessment information from all municipalities.

Under the DCA calculation, the Township of Randolph had an equalized nonresidential valuation growth of \$435,313,052 between 1999 and 2023. This represents 1.69% of all the growth experienced during this period across Region 2.

The numbers utilized by the DCA have been verified by the Township Tax Assessor, and thus, there is no impact on the Township of Randolph's Equalized Non-Residential Valuation Factor number.

**EQUALIZED NON-RESIDENTIAL  
VALUATION FACTOR**

The Land Capacity Factor is calculated pursuant to N.J.S.A. 52:27D-304.3.C.4, and is determined by estimating the area of developable land within the municipality's boundaries, and regional boundaries, which may accommodate development. The DCA conducted the analysis using Land Use/Land Cover data from the NJ DEP, MOD-IV Property Tax Data from the Dept. of Treasury, and construction permit data from the DCA. The DCA calculations of land that may accommodate development exclude lands subject to development limitation, including open space, preserved farmland, category one waterways and wetland buffers, steep slopes, and open waters. DCA preserved all areas that remained that were greater than 2,500 SF in size, presuming a 25 by 100-foot area could be a developable property.

Under the analysis, the DCA estimates that the Township of Randolph presently has 69.731 acres of land that may accommodate development. This represents 1.30% of the amount of developable land across the entire Region 2. The total regional developable land was calculated as 5,358.483.

The DCA published the "Land Capacity Analysis GIS Composite Layer" (the "DCA dataset") on November 22, 2024. The description of this dataset notes that:

*"The land areas identified in this dataset are based on an the best available data using publicly available data enumerated in N.J.S.A. 52:27D-304.3c.(4) to estimate the area of developable land, within municipal and regional boundaries, that may accommodate development. **It is important to note that the identified areas could be over or under inclusive depending on various conditions and that municipalities are permitted to provide more detailed mappings as part of their participation in the Affordable Housing Dispute Resolution Program.** The data are not intended to identify specific development sites or sites that may be available for the production of affordable housing. Rather, the identified land areas are intended to identify potential unconstrained developable land capacity, weighted by planning area types set forth in the legislation, for each municipality and as a corresponding percentage of the same for the housing region within which each municipality lies for the purpose of establishing one of three factors used to allocate municipal affordable housing production targets for the period 2025 through 2035."*

Based upon an evaluation of the DCA dataset, as downloaded on November 22, 2024, there is local data that should be considered in the calculation of the Township's Land Capacity Factor. To assess the Land Capacity Factor, the DCA dataset was clipped to the municipal extents of Randolph, and then overlaid in the software with the following layers: (1) Township of Randolph parcels; (2) 2020 NJDEP Wetlands. The FEMA National Flood Hazard Layer (NFHL) digital FIRM panel data is not available for Randolph Township, and was therefore not added to the map. Due to this, there is a possibility some of the properties are in Flood Hazard Areas or associated buffers that could limit their developability. Additionally, local information related to the status of the parcels were accounted for, such as the presence of encumbrances including: easements for County and State DOT projects, ROSI or Open Space, Farmland Assessment, National or State Historic Register, municipal utility, or 3rd Round Affordable Housing sites.

The DCA dataset included 109 unique objects to derive the total developable acreage. Based upon this parcel-by-parcel review, it is estimated that the entirety of 63 of the 109 unique objects, should not be included in the land capacity factor; for a sum of 33.45 acres of the of the 69.731 acres calculated by DCA. A summary of the analysis of Land Capacity Analysis GIS Composite Layer in the form of a table is provided under Appendix A, and in the form of a map is provided under Appendix B.

Thus, the estimated amount of developable land within the Township of Randolph should be revised to 36.28 Acres. This would represent a reduction in the Land Capacity Factor from 1.30% to 0.681% within Region 2. This derived number from the updated acreage likewise accounts for a reduction in the same amount to the Region 2 to 5,325.03 acres, and thus the calculation does not include the land that was removed as part of this analysis. These calculations are provided under Appendix B of this report.

Based upon this evaluation and the recommended changes to the Land Capacity Factor, the Township's Average Allocation Factor was calculated by the DCA as 1.73%, which drops to 1.53% as a result of the change to the Land Capacity Factor. The Township's Prospective Need is therefore calculated to be 313.

Based upon this analysis, the Township has calculated a fourth round obligation in accordance with the required formula as adopted by law. This number is based solely upon the required parameters of the formula, and is not any indication that the Township agrees that this number is appropriate or represents development that can be accommodated. The Township reserves its right to any durational adjustment or vacant land adjustment - where land, sewer, or water may be a scarce resource - as part of its Housing Element and Fair Share Plan.

**CONCLUSION**

<b>PARAMETER</b>	<b>DCA CALCULATION</b>	<b>PROPOSED</b>
Equalized Non-Residential Assessment Factor	1.69%	1.69%
Income Capacity Factor	2.21%	2.21%
Land Capacity Factor	1.30%	0.68%
Average Allocation Factor	1.73%	1.53%
Prospective Need	355	313

**PRESENT NEED**

As part of the Fourth Round numbers, the DCA calculated the Present Need - defined in the Affordable Housing Law as “the number of substandard existing deficient housing units currently occupied by low and moderate-income (LMI) households”. The Affordable Housing Law requires that with respect to this calculation a methodology should be used that is “similar to the methodology used to determine third round municipal present need, through the use of most recent datasets made available through the federal decennial census and the American Community Survey, including the Comprehensive Housing Affordability Strategy dataset thereof.”

Third round municipal present need calculations used three factors to calculate present need: the number of housing units lacking complete kitchen facilities, the number of units lacking complete plumbing facilities, and the number of overcrowded units. Moreover, the Affordable Housing Law explicitly defines “deficient housing units” as housing that is over 50 years and overcrowded, that lacks complete plumbing, or that lacks complete kitchen facilities. The analysis utilized data from HUD’s Comprehensive Housing Affordability Strategy (CHAS) dataset, which has municipality-level data on the number and percentage of LMI households from a special tabulation of Census Bureau American Community Survey (ACS) data. The latest CHAS data release at the time of calculation corresponds to the 2017-2021 5 Year Estimates. To ensure data year and source consistency, the LMI deficient housing calculation relies on 2017-2021 data.

The Present Need for Region 2 was calculated as 18.547. Under the prepared calculations, the DCA has presented a non-binding present need obligation for the Township of Randolph of 84.

Pursuant to The New Jersey Department of Community Affairs Local Planning Services “Fair Share Plan Preparation and Model Documents”, an exterior housing survey is an alternative mechanism to present data to the Department to estimate the rehabilitation need in a municipality.

Utilizing NearMap aerial photography and Google Street View images, 39 properties were identified for field inspection. Regional environmental health specialists from the Health Department - who are individuals that are experienced in conducting building and/or housing

inspections - conducted the exterior housing survey on January 3, 2025, and January 7, 2025. The survey concluded that 17 of the identified properties met the criteria of a structure in need of repair. Appendix D provides copies of the survey.

As noted by the DCA workbook, the 2017-21 Low and Moderate-Income % of Overcrowded Housing Units (CHAS Table 3) was calculated as 56.8%, which translates to a Present Need of 10.

PARAMETER	DCA CALCULATION	PROPOSED
Present Need	84	10

**PRESENT NEED**

Appendix A: Assessment of Parcels in DCA Land Capacity

Appendix B: Prospective Need Calculations

Appendix C: Reference Maps

C.1 Map of DCA Dataset Overlaid with Wetlands, 50 Foot Wetlands Buffer, FEMA NFHL

C.2 Map of DCA Dataset with Reference Numbering

C.3 Map of Parcels Determined to be Excluded from DCA Dataset

C.4 Map of Parcels Determined to be Excluded from DCA Dataset with Reference Numbering

C.5 Map of Parcels Determined to be Excluded from DCA Dataset without Aerial Imagery

Appendix D: DCA Exterior Housing Survey, dated January 3, 2025 and January 7, 2025

# APPENDIX



<b>APPENDIX A. Assessment of Parcels in DCA Land Capacity</b>			
<b>Reference Number</b>	<b>Weighted Acres</b>	<b>Proposed</b>	<b>Commentary</b>
0	0.742975975	0.0	Survey Gore Owner Unknown
1	0.643300008	0.0	Excluded. Open Space
2	0.765654534	0.0	Excluded. Detention Basin
3	0.147295035	0.0	Excluded. Open Space
4	0.657304865	0.657	Included.
5	0.431607278	0.431	Included.
6	0.161783313	0.161	Included.
7	0.150600674	0.0	Excluded. Open Space
8	0.559686492	0.0	Excluded. Open Space
9	0.088987071	0.0	Excluded. Open Space
10	0.159389254	0.0	Excluded. Site is in Township's Third Round Affordable Housing Plan. Having it contribute to the developable land here would effectively be "double counting" it towards affordable housing purposes.
11	0.373881477	0.37	Included.
12	0.152684394	0.0	Excluded. Site is in Township's Third Round Affordable Housing Plan.
13	0.147161869	0.0	Excluded. Conservation Easement
14	0.05740352	0.0	Excluded. Detention Basin

**APPENDIX A**

**APPENDIX A**

<b>Reference Number</b>	<b>Weighted Acres</b>	<b>Proposed</b>	<b>Commentary</b>
15	0.234070328	0.0	Excluded. Detention Basin
16	0.286252487	0.0	Excluded. Site is in Township's Third Round Affordable Housing Plan.
17	0.210937083	0.0	Excluded. Detention Basin
18	0.78692806	0.786	Included.
19	0.378781063	0.0	Excluded. Site is a Round 1 Affordable Housing Plan site.
20	0.165323686	0.0	Excluded. Detention Basin
21	0.617472747	0.617	Included.
22	0.219876303	0.219	Included.
23	0.090859873	0.0	Excluded. HOA Common Open Space.
24	0.707639997	0.0	Excluded. Right-of-way dedication.
25	1.453227702	0.0	Excluded. Church/Cemetary
26	0.42729606	0.0	Excluded. Power line
27	0.43773614	0.0	Excluded. County Facility.
28	0.241556049	0.0	Excluded. County Facility.
29	0.12075935	0.0	Excluded. County Facility.
30	0.279466344	0.0	Excluded. Church.

Reference Number	Weighted Acres	Proposed	Commentary
31	0.07193301	0.77	Included.
32	0.145369525	0.14	Included.
33	1.083261714	0.0	Excluded. DPW Yard
34	0.760639861	0.76	Included.
35	0.534254773	0.0	Excluded. Open Space.
36	1.015623326	0.0	Excluded. County Park
37	0.153281219	0.0	Excluded. County Park
38	0.058391918	0.0	Excluded. Police firing range.
39	0.06529461	0.0	Excluded. Police firing range.
40	0.703359917	0.703	Included.
41	0.272253151	0.0	Excluded. Township Municipal Building.
42	0.907959196	0.907	Included.
43	1.15729789	1.15	Included.
44	0.65783395	0.65	Included.
45	2.971167919	2.97	Included.
46	0.205606476	0.205	Included.

# APPENDIX A

Reference Number	Weighted Acres	Proposed	Commentary
47	0.288285466	0.0	Excluded. Open Space
48	0.928171331	0.0	Excluded. Open Space
49	0.15711061	0.0	Excluded. Open Space
50	0.063131511	0.06	Included.
51	0.191072065	0.0	Excluded. Open Space
52	0.062138746	0.0	Excluded. Detention Basin
53	1.631912366	1.63	Included.
54	0.315431292	0.0	Excluded. Detention Basin
55	0.138831578	0.0	Excluded. Site is in Township's Third Round Affordable Housing Plan.
56	2.072069175	2.07	Included.
57	2.440823955	2.44	Included.
58	0.794000135	0.78	Included.
59	0.153498885	0.0	Excluded. Open Space
60	2.738746192	2.73	Included.
61	0.297729005	0.0	Excluded. County Property dedicated to public use.
62	0.073395749	0.0	Excluded. Open Space

# APPENDIX A

Reference Number	Weighted Acres	Proposed	Commentary
63	0.076400876	0.07	Included.
64	2.666931501	0.0	Excluded. Site is in Township's Third Round Affordable Housing Plan.
65	1.363803923	0.0	Excluded. Site is in Township's Third Round Affordable Housing Plan and is a conservation easement on the site.
66	0.161415946	0.0	Excluded. Detention Basin
67	6.100681861	0.0	Excluded. Site is in Township's Third Round Affordable Housing Plan.
68	0.210373708	0.0	Excluded. Site is in Township's Third Round Affordable Housing Plan.
69	0.123502198	0.0	Excluded. DMV Property.
70	0.11464932	0.11	Included.
71	0.142728555	0.0	Excluded. Detention Basin
72	0.09742765	0.0	Excluded. Water utility
73	1.835274795	0.0	Excluded. DMV Property.
74	0.37576649	0.0	Excluded. DMV Property.
75	0.097591578	0.09	Included.
76	0.087085982	0.0	Excluded. DMV Property.
77	6.786344215	6.786	Included
78	0.249929412	0.0	Excluded. Church.

# APPENDIX A

Reference Number	Weighted Acres	Proposed	Commentary
79	0.112935628	0.0	Excluded. Church.
80	1.267535233	0.0	Excluded. Church.
81	0.489739318	0.0	Excluded. Open Space
82	1.102267538	1.10	Included.
83	0.117295018	0.0	Excluded. Detention Basin
84	0.698752316	0.0	Excluded. Church.
85	0.185931993	0.0	Excluded. Open Space
86	1.922042498	1.92	Included.
87	0.22478977	0.22	Included.
88	0.077438617	0.077	Included.
89	0.154123788	0.154	Included.
90	0.132759228	0.132	Included.
91	0.315655757	0.315	Included.
92	0.205963289	0.205	Included.
93	0.119903993	0.119	Included.
94	0.188917292	0.188	Included.

# APPENDIX A

Reference Number	Weighted Acres	Proposed	Commentary
95	1.010875402	1.01	Included.
96	0.477570254	0.477	Included.
97	0.097321374	0.097	Included.
98	1.26858871	1.26	Included.
99	0.068505594	0.0	Excluded. Site is in Township's Third Round Affordable Housing Plan.
100	0.065264482	0.06	Included.
101	0.069674164	0.0	Excluded. Site is in Township's Third Round Affordable Housing Plan.
102	0.537130302	0.53	Included.
103	0.254542193	0.0	Excluded. Site is in Township's Third Round Affordable Housing Plan.
104	0.217488307	0.217	Included.
105	0.320527667	0.0	Excluded. Site is in Township's Third Round Affordable Housing Plan.
106	2.369940511	0.0	Excluded. Site is in Township's Third Round Affordable Housing Plan.
107	0.079831328	0.0	Excluded. Site is in Township's Third Round Affordable Housing Plan.
108	0.080105589	0.080	Included.

# APPENDIX A

The following provides a breakdown of the calculations utilized to derive the updated Land Capacity Factor, updated Average Allocation Factor, and updated Prospective Need number for Randolph Township.

**APPENDIX B**

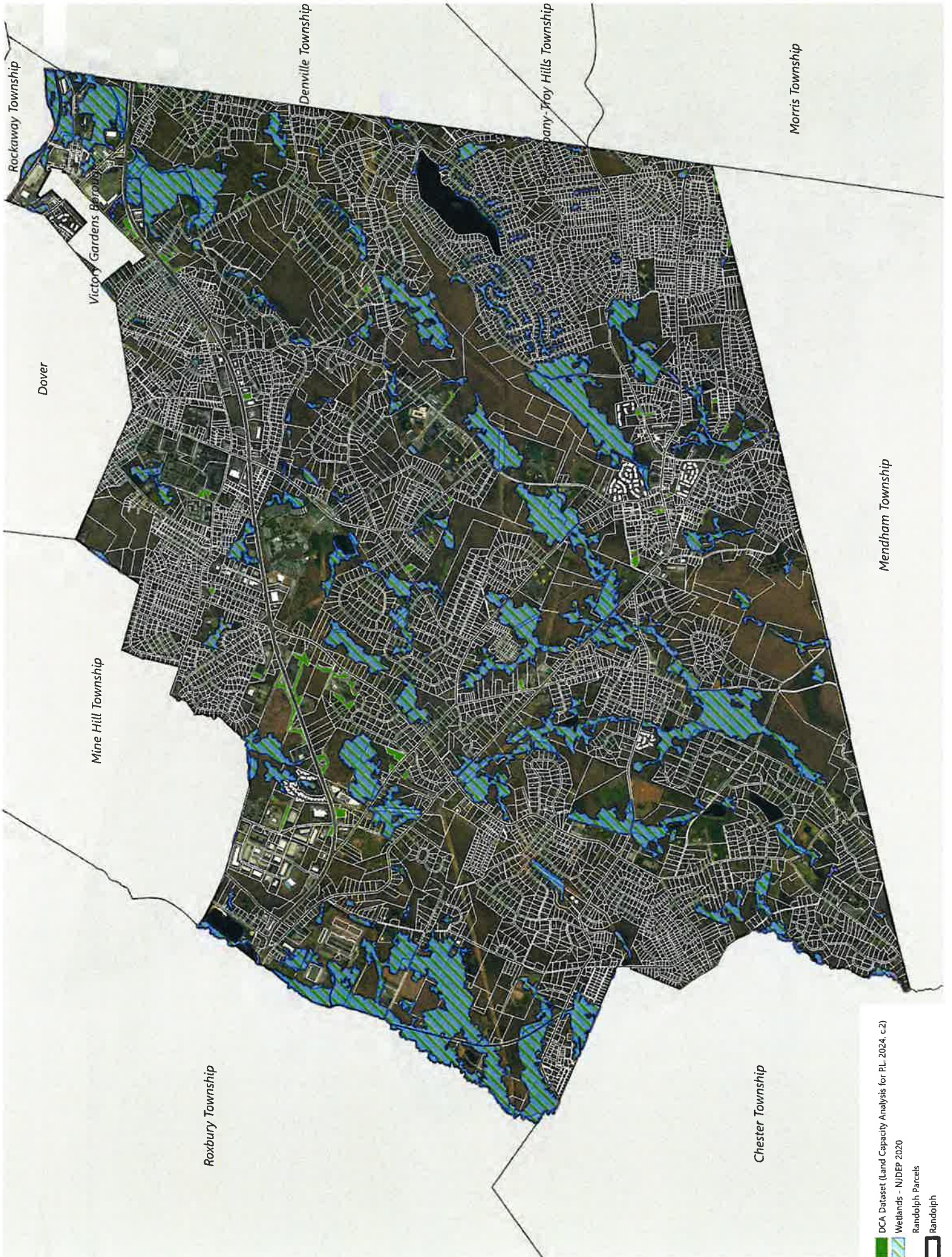
Step 1: Region 2 Total Vacant Land Output Per DCA Fourth Round Workbook	
County	Vacant Land
Morris	2,728.872
Essex	566.502
Union	346.801
Warren	1,716.308
Total Region 2 Vacant Land	5,358.483

Step 2: Randolph Township Vacant Land Analysis Results		
DCA "Vacant Land Output"	Excluded Land from Municipal-Based Analysis	Updated Vacant Land
69.73	33.45	33.28

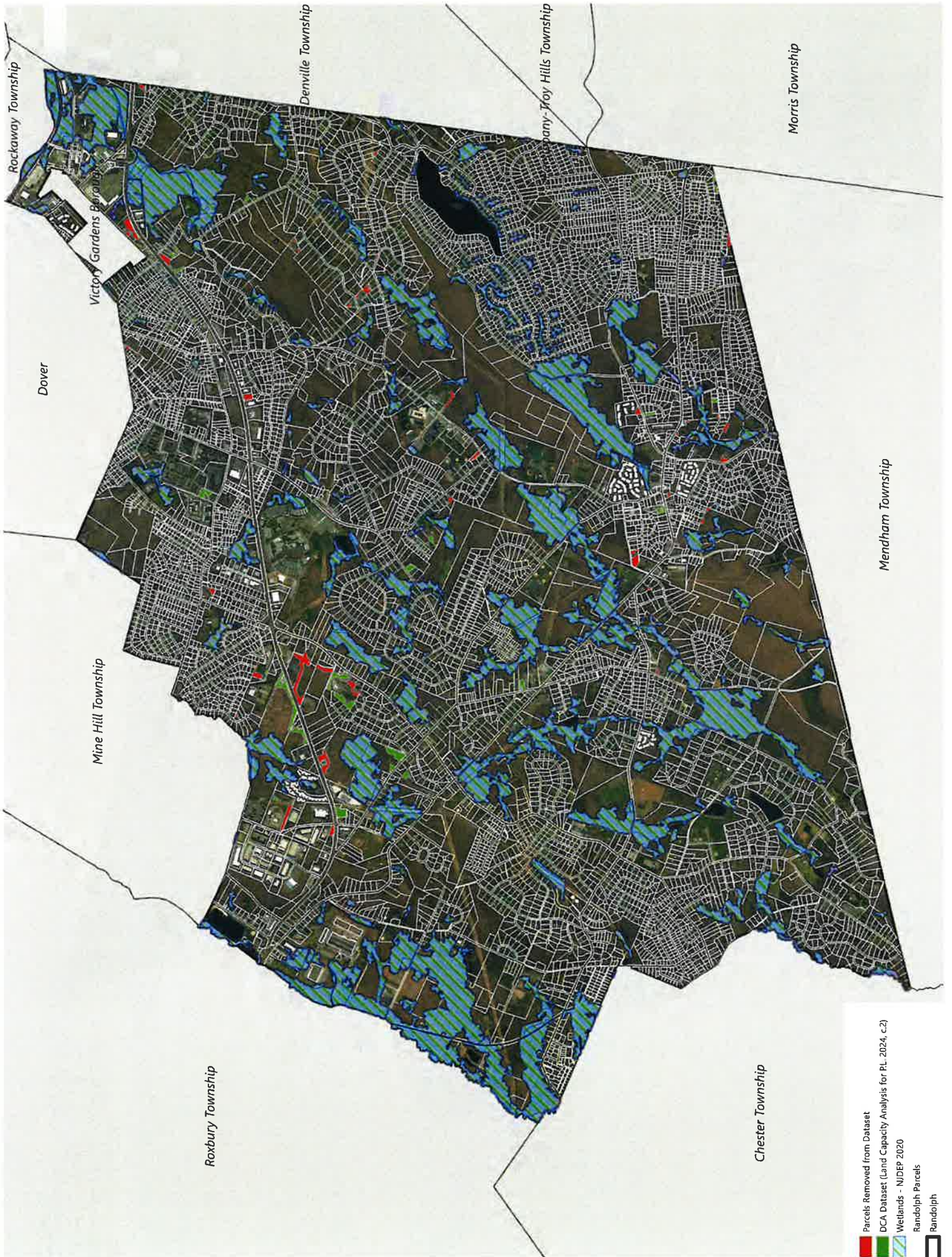
Step 3: Randolph Township - Updated Inputs for Fourth Round Calculation			
Updated Region 1 Vacant Land	Updated Land Capacity Factor Calculation	Updated Average Allocation Factor	Updated Prospective Need
5,358.48 - 33.45 = 5,325.03	36.28 / 5325.03 = .0068	(1.69+0.68+2.21) / 3 = 1.53	0.0153 x 20,506 = 313
5,325.03	0.68%	1.53%	3103



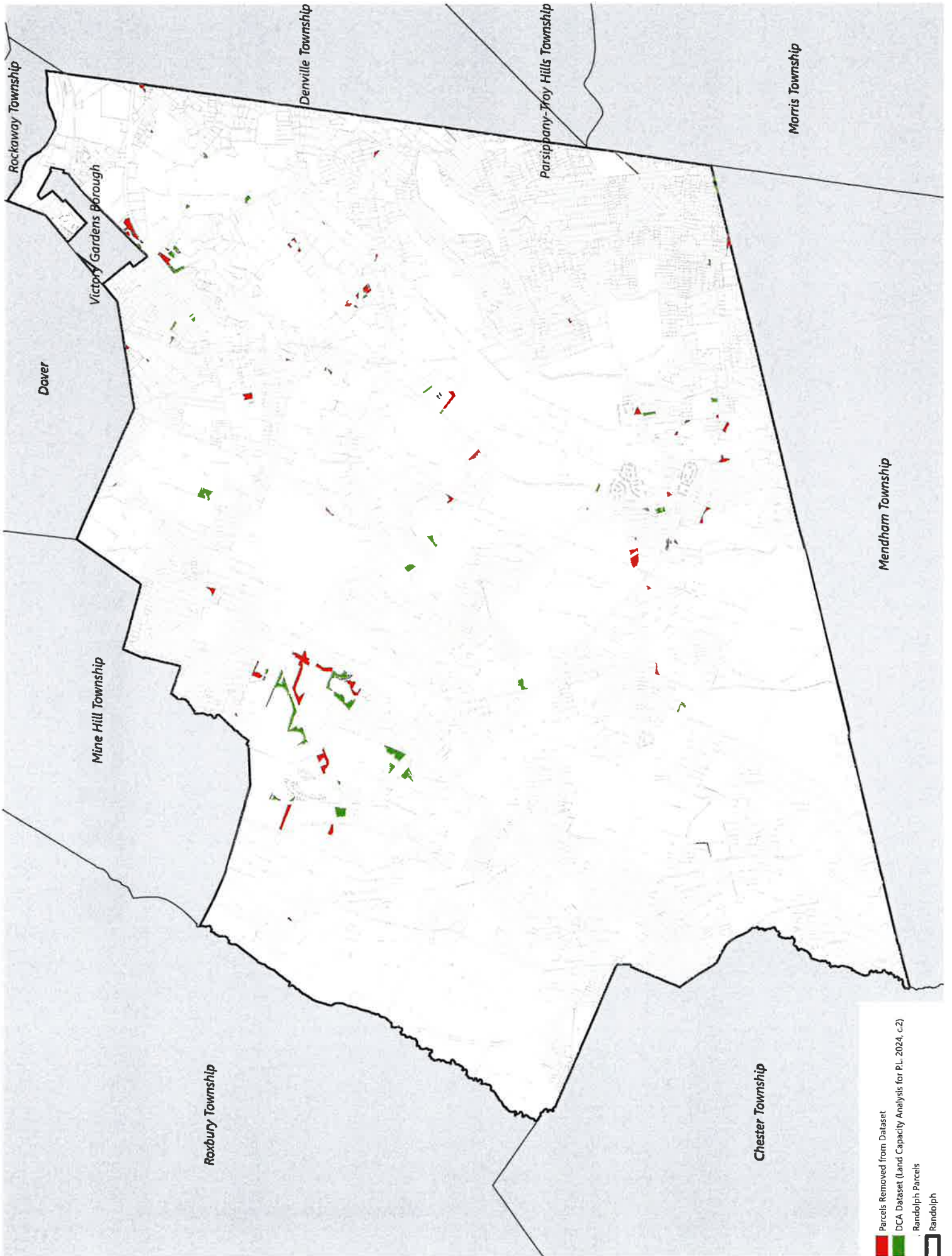
# **APPENDIX C**











Parcels Removed from Dataset  
DCA Dataset (Land Capacity Analysis for PL 2024, c.2)  
Randolph Parcels  
Randolph

# APPENDIX D



# *Township of Randolph*

Municipal Building

*Millbrook Avenue, Randolph, NJ, 07869-3709*

## **MEMORANDUM**

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**DATE:** January 9, 2025

**TO:** Katherine Sarmad, Consulting Planning

**FROM:** Darren Carney, Planning and Zoning Administrator

**SUBJECT:** Exterior Housing Survey

The New Jersey Department of Community Affairs (DCA) identified Randolph's Round 4 present need (rehab obligation) as 84 units. The DCA however has devised an exterior housing survey as an alternative mechanism to present data to the Department to estimate the rehabilitation need in a municipality. The survey requires an exterior inspection to determine if a housing unit is substandard. The Department then uses Census data to estimate the number of substandard units occupied by low- or moderate-income households.

In developing the exterior survey, the Department has divided the exterior structure of a building into six components: (1) foundation; (2) weatherization; (3) roof and chimney; (4) eaves, soffits, gutters, leaders; (5) rails, steps, stairs, porch; and (6) fire escape. Weatherization, foundation and roof and chimney are considered major systems. Weatherization means building insulation (for attic, exterior walls and crawl space), siding to improve energy efficiency, replacement storm windows, replacement storm doors, replacement windows and replacement doors.

Utilizing NearMap aerial photography and Google Street View images, 39 properties were identified for field inspection. Regional environmental health specialists from the Health Department, individuals who are experienced in conducting building and/or housing inspections, conducted the exterior housing survey on January 3, 2025, and January 7, 2025. The survey concluded that 17 of the identified properties met the criteria of a structure in need of repair. Attached are copies of the survey.



EXTERIOR HOUSING SURVEY

Municipality: Randolph Township  
County: Morris  
Date of Survey: 1/3/25  
Performed By: Zachary Tavis  
Title: REHS

Areas of municipality surveyed:

Listed on exterior housing survey report  
\_\_\_\_\_  
\_\_\_\_\_

Areas of municipality not surveyed:

4 Guerin Ln  
\_\_\_\_\_  
\_\_\_\_\_

Reason(s) for not surveying these areas:

Unable to view home from the road  
\_\_\_\_\_  
\_\_\_\_\_

EXTERIOR HOUSING SURVEY

CITY Randolph

COUNTY Morris

DATE

1/3/25

to view home from the

Street Address	Block/Lot	Number of Dwelling Units	Tenure of Units i.e. owner occupied/ rental/ mixed occupancy	Year Built	MAJOR SYSTEMS			MINOR SYSTEMS			Structure in Need of Repair (Mark "Yes" or "No")	If Yes, Provide Details
					One major system is required to indicate that the structure is in need of repair			Two minor systems are required to indicate that the structure is in need of repair				
					Foundation	Siding and Walls and Doors	Windows and Doors	Roof and Chimney	Eaves/Soffits/ Gutters/Leader	Rails/Stairs/St eps/Porch		
Sussex Tpk	86/71	unknown	unknown	1900							No	
Morris Tpk	89/2	2	rental	1920	X		X				Yes	Rotting/cracked wood
Dover Chester Rd	21/36	unknown	unknown	1952				X			No	
Dover Chester Rd	21-09/14	unknown	unknown	1880			X				Yes	Side over-framing
Jerim Ln	47/35	1	owner occupied	1953							No	
Greenhut Ln	12/2.05	unknown	unknown	1940				X			No	
Sprman Terr.	7/9	unknown	unknown	1953	X	X		X			Yes	Chipped/cracked brick + weed
Wester Ave	14/12	unknown	unknown	1960		X		X			Yes	Chipped Siding
Park Ave	6/33	unknown	unknown	1964							No	
Park Ave	21/128	unknown	unknown	1928			X				Yes	Chipped paint + siding
Park Ave	21/130.01	1	owner occupied	1947							No	
Park Ave	21/132	unknown	unknown	1938							No	
Park Ave	6/47	unknown	unknown	1950							No	

I have conducted this exterior housing survey according to the NJ Department of Community Affairs' criteria.



Print Name and Title: Zachary Taus, REHS

EXTERIOR HOUSING SURVEY

CITY Randolph COUNTY Morris DATE 1/3/25

Street Address	Block/Lot	Number of Dwelling Units	Tenure of Units i.e. owner/occupied/rental/mixed occupancy	Year Built	MAJOR SYSTEMS				MINOR SYSTEMS				Structure in Need of Repair (Mark "Yes" or "No")	If Yes, Provide Details
					One major system is required to indicate that the structure is in need of repair				Two minor systems are required to indicate that the structure is in need of repair					
					Foundation	Siding and Walls	Windows and Doors	Roof and Chimney	Eaves/Soffits/Gutters/Leader	Rails/Stairs/Steps/Porch	Fire Escape			
Sussex Tpk	4/3	unknown	unknown	1920				X					No	
Sussex Tpk	3/2	unknown	unknown	1875				X					Yes	Roof over side porch collapsed
Sussex Tpk (New Construction)	45/27	unknown	Vacant	1865	N/A								No	
Morris Tpk	20/6	unknown	Rental	1940	X	X							Yes	Front door, small cracks in
Morris Tpk	44/54	unknown	unknown	1780	X								Yes	Wood siding partially missing -
antfield Ave	44/56	1	Rental	1949									No	
High St. (New Construction)	145/7	unknown	Vacant	1954	N/A								No	

I have conducted this exterior housing survey according to the NJ Department of Community Affairs' criteria.

[Signature]  
Print Name and Title: Zachary Taus, REHS

**EXTERIOR HOUSING SURVEY**

**Municipality:** Randolph Township  
**County:** Morris

**Date of Survey:** 1-7-2025

**Performed By:** Zerling MacDonald  
**Title:** Senior REHS

Areas of municipality surveyed:

See attached -  
\_\_\_\_\_  
\_\_\_\_\_

Areas of municipality not surveyed:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Reason(s) for not surveying these areas:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Atlantic County is .715. Multiplying 100 by .715 would result in 72 low- or moderate-income households living in substandard housing units.

## DEFINITIONS FOR EXTERIOR HOUSING

The following relates to structural components of a residential building. Refer to the attached diagram for component identification.

**In need of repair** – The condition of the component requires immediate maintenance, repair or replacement. Further deterioration may adversely affect other exterior and/or interior components.

### **Examples:**

**Foundation (major system)** – The component needs re-pointing, replacement of some stones, brick or blocks or some rebuilding due to: loose, broken or missing bricks or block; missing mortar; excessive cracks in the masonry; deterioration of the masonry surface; parget pulling away; sinking; or being out-of-plumb.

### **Siding and Walls (major system)**

**Brick** – The component needs repainting, spot replacement, reconstruction, etc. due to: sagging; bowing; being out-of-plumb; excessive cracks in the masonry; missing bricks or missing mortar.

**Stucco** – The component needs patching, spot replacement, or reconstruction and painting due to deteriorated surface, cracks, holes, water damage, or bowing.

**Wood** – The component needs patching, spot replacement, or reconstruction and painting due to sagging, bowing, being out-of-plumb, rot, water damage, loose boards, cracked or broken boards.

**Siding** – The component needs spot, area or total replacement due to broken or missing siding.

**Weatherization - Windows and Doors and Related Trim (major system)** – The component needs putty or new glass. Other indicators of a system in need of repair include: missing or broken trim; missing or broken sill; a frame or sash out of square; rotted wood; and/or inoperable windows.

**Doors** – Indicators of a system in need of repair include: broken glass; a frame out of square; missing or broken trims; interior grade doors being used as exterior doors; rotted wood.

### **Roof and Chimney (major system)**

**Roof** – The component needs moderate scattered shingle replacement, area replacement or total replacement due to: sagging; exposed paper or sheathing; hole(s); curling of shingles; blistering of rolled roofing; cracked shingles; missing shingles; rusted metal roof; and/or leakage.

**Chimney** – The component needs partial or total reconstruction due to: sinking; being out-of-plumb; excessive cracks; loose, broken or missing bricks; missing mortar; deteriorated surface and/or lack of a flue.



