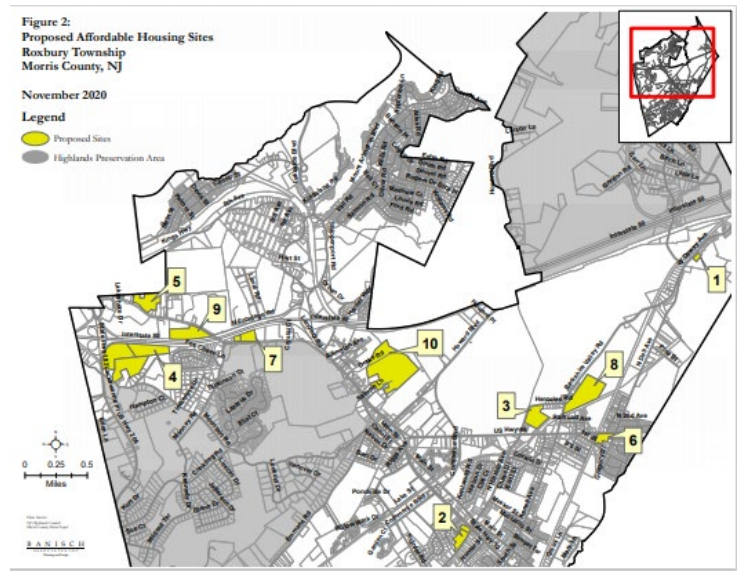
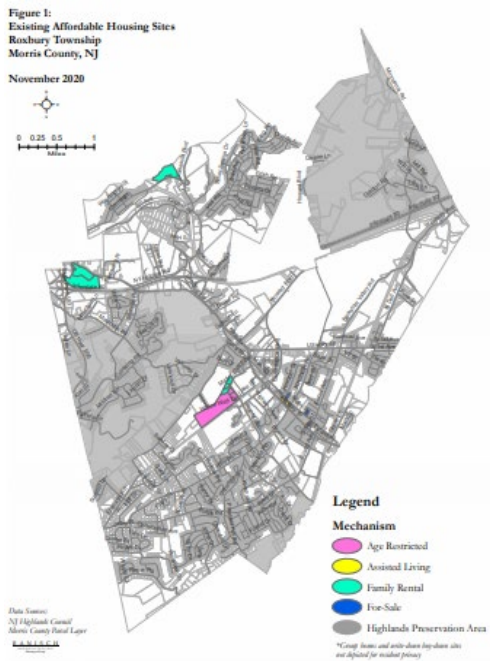


Plans, Master Plans and Amendments Report to the Board January 17, 2021 through March 10, 2021

Municipality	Roxbury Township
Documents	Housing Plan Element and Fair Share Plan
Public Hearing	2/17/2021
Summary	Round Three Housing Element and Fair Share Plan prepared in accordance with a settlement agreement with the Fair Share Housing Center

- The Township entered into an agreement with the Fair Share Housing Center (FSHC) in March 2020. The affordable obligations agreed to by Roxbury Township and the FSHC are:
 - Present Need Obligation (Rehabilitation): 26 units
 - Prior Round Obligation (1987-1999): 255 units
 - Gap (1999-2015) + Prospective Need (2015-2025): 841 units
- The Township will address its Present Need (Rehabilitation) obligation through a continued partnership with the Morris County Community Development Program. A waiver is requested from the rental component of this obligation.
- The Township’s Prior Round Obligation of 255 units will be met through a variety of existing projects, including inclusionary family rental projects, 100% affordable projects, an age-restricted rental project, group home units, buy-down units and rental bonus credits. Prior round credits include a surplus of 11 units that will be applied to the Third Round obligation.
- The Township intends to meet its Third Round obligation of 841 units through a variety of mechanisms such as group homes, existing and proposed inclusionary zoning, age-restricted housing, partnerships with non-profit organizations such as Habitat for Humanity, supportive and special needs housing and associated bonus credits.



Plans, Master Plans and Amendments

Report to the Board January 17, 2021 through March 10, 2021

Municipality	Hanover Township
Documents	Housing Plan Element and Fair Share Plan and Land Use Element
Public Hearing	2/9/2021
Summary	Round Three Housing Element and Fair Share Plan prepared in accordance with a settlement agreement with the Fair Share Housing Center and associated Land Use Element amendment.

- The Township entered into an agreement with the Fair Share Housing Center (FSHC) in February 2019, which was amended in June 2020. Under the terms of the amended agreement, Hanover Township agreed to accept, for settlement purposes only, the following obligations:
 - Present Need Obligation (Rehabilitation): 26 units
 - Prior Round Obligation (1987-1999): 356 units
 - Gap (1999-2015) + Prospective Need (2015-2025): 975 units
- The Township prepared a Structural Conditions Survey, the results of which reduced Hanover’s Rehabilitation Obligation from 26 to 6 units. The Township will address this obligation through the establishment of a municipal Rehabilitation Program consistent with COAH’s Second Round Rules, utilizing funds from the Township’s Affordable Housing Trust Fund. The Township will also continue to participate in the Morris County Housing Rehabilitation Program.
- To address its Prior Round Obligation, the Township seeks credits from a completed Regional Contribution Agreement, credits from existing affordable housing units and rental bonus credits.
- The Township conducted a vacant land assessment, thereby obtaining a Realistic Development Potential (RDP), of 550 units. The Township proposes to satisfy the entirety of this obligation with a combination of credits from existing affordable units, proposed inclusionary housing units, alternative living arrangements, and rental bonus credits permitted in accordance with COAH’s Second Round Rules.
- The Township will address its Unmet Need of 425 units through credits derived from proposed inclusionary developments, proposed special needs (group home) housing, an approved assisted living development and extensions of affordability controls. The Township also provides a realistic opportunity for the development of affordable housing through the creation of an Accessory Apartment Program, the adoption of a Township-wide mandatory set-aside ordinance and the extension of affordability controls at several existing inclusionary development sites.
- The Township also submitted a separate Land Use Element amended to incorporate affordable housing proposals identified in the Housing Element and Fair Plan. This amended Land Use Element includes an updated “Land Use and Zoning Map.”

Plans, Master Plans and Amendments

Report to the Board January 17, 2021 through March 10, 2021

Municipality	Township of Harding
Documents	Open Space and Recreation Plan Element
Public Hearing	1/25/2021
Summary	Comprehensive update of open space and recreation conditions in the Township last addressed in the 2008 Open Space Element of the Harding Township Master Plan.

- The Open Space and Recreation Plan Element includes five overall goals:
 - Preserve open space areas that contribute to the preservation of water resources, scenic vistas, streetscapes/landscapes and/or contain historic features/qualities that protect traditional rural character
 - Preserve open space that protects high quality natural resources, the Great Swamp National Wildlife Refuge and Morristown National Historic Park, also focusing on areas not otherwise protected by State regulations, e.g. forests and meadows.
 - Preserve open space to provide for active and passive recreational needs, including linkages between open space, greenways and bridle trails.
 - Promote the preservation of farms and farming.
 - Provide for stewardship of publicly owned land and promote maintenance of privately preserved areas.
- The Element includes an inventory of open space and recreation facilities, discusses stream corridor and tree protection, the State Green Acres Program, the Morris County Preservation Trust and farmland preservation. An analysis of preservation needs and resource assessment is included, as are open space preservation priorities, e.g. protection of water resources/groundwater recharge areas, greenways and wildlife habitat, rural streetscapes, viewsheds and gateways, historic areas and bridle paths. The Harding Open Space Trust Committee, funding, maintenance and stewardship are also discussed.
- The Element ends includes an Open Space Action Plan. Recommended actions include, but are not limited to:
 - Continued open space acquisition, use of conservation easements to preserve private environmentally sensitive land and maintaining rural roads and bridges to reduce traffic impacts.
 - Preservation of forested areas, utilization of NJDEP Landscape Project data to preserve critical habitat and development of a comprehensive Flora study.
 - Acquire properties and easements to link open space, including exploration of pedestrian linkages, review of active recreation facility needs and prioritizing areas for preservation that serve as connections between existing parks.
 - Continued participation in the Morris County and SADC preservation programs, encouragement of hobby farming and general farming that does not negatively affect rural character and creation of a community garden.
 - Development of management plans for Township majority-owned and controlled properties, continued education of landowners on maintenance and best management practices for privately preserved areas.

Plans, Master Plans and Amendments

Report to the Board January 17, 2021 through March 10, 2021

Municipality	Denville Township
Documents	Housing Plan Element and Fair Share Plan and Land Use Element
Public Hearing	3/1/2021
Summary	Round Three Housing Element and Fair Share Plan prepared in accordance with a settlement agreement with the Fair Share Housing Center.

- The Township entered into an agreement with the Fair Share Housing Center (FSHC) in July 31, 2020, which established the Township’s fair share obligations as follows:
 - Present Need Obligation (Rehabilitation): 46 units
 - Prior Round Obligation (1987-1999): 325 units
 - Gap (1999-2015) + Prospective Need (2015-2025): 848 units
- Through participation with the Morris County Rehabilitation Program, the Township reports that 50 homes were rehabilitated between the years 1999 and 2020, of which 21 homes received over \$10,000, meeting the COAH rehabilitation minimum threshold for rehabilitation credit. This credit reduces the remaining rehabilitation obligation to 25 units. This remaining obligation will be addressed through continued participation with the Morris County Rehabilitation Program and/or, through additional means if deemed necessary by the Special Master.
- The Township has fully addressed its Prior Round Obligation through existing affordable housing developments and application of credits received via an RCA agreement with the City of Newark.
- The Township conducted a vacant land adjustment to obtain a Realistic Development Potential (RDP) of 189 units. The Township proposes to satisfy this obligation with a combination of credits from existing and proposed affordable projects, which include, but are not limited to units from inclusionary developments, Morris County Housing Authority, Habitat for Humanity, rental and for-sale, age-restricted and family units, group homes, accessory apartments and associated bonus credits.
- The Township will address its remaining Unmet Need through credits derived from proposed inclusionary overlay zones to be applied to various sites now zoned for business and/or industrial uses.