

Plans, Master Plans and Amendments

Report to the Board January 7, 2026 through February 11, 2026

Municipality	Borough of Florham Park
Document	Master Plan Re-examination Report - 2026
Public Hearing	2/9/26
Summary	Re-examination Report in accordance with MLUL 40:55D-89

- Florham Park’s last Reexamination Report was prepared in November 2022 with the 2022 Borough Master Plan and Land Use Element and was preceded by the 2015 Florham Park Master Plan Reexamination Report. The current Reexamination Report is directly related to the most recent Fourth-Round Housing Element and Fair Share Plan.
- The Report notes the following in relation to the extent to which there have been significant changes: The adoption of the new State Development and Redevelopment Plan, legalization of adult use recreational cannabis, changes exempting certain housing for the homeless from local zoning restrictions, amendments to the Fair Housing Act and amendments to the Municipal Land Use Law concerning the content of land use plans and EV charging space requirements.
- As a result of the Borough’s participation in the Affordable Housing Dispute Resolution Program, the Borough entered into a settlement agreement with the Fair Share Housing Center to resolve their challenges. The settlement amendments include the adoption of an overlay zone to the Fairleigh Dickinson University Campus to permit the development of up to 756 units with a 20% affordable housing set-aside and the adoption of the ASCO/50 Hanover Road Redevelopment Pan that would permit up to 305 units with an affordable housing set-aside of 49 age restricted and 13 non-age-restricted units. The agreement also includes amended zoning for the Sun Valley IV site to allow up to 12 units with a set-aside of 3 affordable units.
- The Reexamination Report also includes recommendations concerning redevelopment areas. The Borough has designated two redevelopment areas. These include the 50-60 Hanover Road Redevelopment Area and the Park Avenue Redevelopment Area.
- Finally, the Reexamination Report includes recommendations concerning locations appropriate for the development of public electric vehicle infrastructure including providing such spaces in municipally-owned parking lots and seeking funding for the installation of public EV chargers.

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Municipality	Randolph Township
Document	Fourth-Round Housing Element and Fair Share Plan
Public Hearing	2/2/26
Summary	Amended Fourth-Round Housing Element

- This amendment is to the June 3, 2025 adopted Randolph Township Housing Element and Fair Share Plan. Randolph is located within the Highland Region and is conforming to the Highlands Regional Master Plan for both the Preservation and Planning Area. The Fourth-Round Fair Share Plan addresses the municipality’s cumulative obligation for the period 1987 to 2035 which is identified as follows:
 - Rehabilitation/Present Need: 84 units
 - Prior-Round Obligation (1987 to 1999): 261 units
 - Third-Round Obligation (1999-2025): 643 units
 - Fourth-Round Prospective Need (2025 to 2035): 320 units.
- The Township intends to address its rehabilitation need by continuing to contribute to its affordable housing trust fund and continue its participation with the Morris County HOME program for housing rehabilitation.
- In 2016, the Court entered an Order confirming that Randolph satisfied its Prior-Round compliance of 261 units.
- The Township reached a Third-Round settlement agreement with the Fair Share Housing Center in 2021, which was approved by the Court in 2022. The Settlement Agreement established a 643-unit Third-Round Obligation for the 1999 to 2025 Period. This was addressed through use of a number of inclusionary and 100% affordable housing projects, supportive housing and bonus credits.
- The Township has a Fourth-Round obligation of 320 units pursuant to a settlement agreement reached with the Fair Share Housing Center in January 2026. The Township prepared a Vacant Land Adjustment to determine its Realistic Development Potential related to the number of new affordable units that could be achieved through development of vacant land, which was established as 24, plus another 73 units that must be addressed through redevelopment. The Township will meet these obligations with a mix of inclusionary developments, supportive needs housing and the creation of overlay zones to allow redevelopment with affordable housing.

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Municipality	Borough of Florham Park
Document	Fourth-Round Housing Element and Fair Share Plan
Public Hearing	2/9/26
Summary	Amended Fourth-Round Housing Element

- This amendment is to the June 23, 2025 adopted Florham Park Fourth-Round Housing Element and Fair Share Plan. The Fourth-Round Fair Share Plan addresses the municipality’s cumulative obligation for the period 1987 to 2035 which is identified as follows:
 - Rehabilitation/Present Need: 66 units
 - Prior-Round Obligation (1987 to 1999): 326 units
 - Third-Round Obligation (1999-2025): 624: units
 - Fourth-Round Prospective Need (2025 to 2035): 305 units.

- The Borough intends to address its rehabilitation need by continuing to contribute to its affordable housing trust fund and continue its participation with the Morris County HOME program for housing rehabilitation and will dedicate funding for the rehabilitation of up to 52 owner occupied and at least 14 rental units.

- Florham Park’s Prior-Round 2000 Housing Element and Fair Share Plan received substantive certification from COAH and has satisfied this obligation through mix of inclusionary rental housing, group homes and bonus credits.

- The Borough reached a Third-Round settlement agreement with the Fair Share Housing Center in 2017, which was approved by the Court in 2019. The Settlement Agreement established a 624-unit Third-Round Obligation for the 1990 to 2025 Period. This was addressed through use of a number of inclusionary projects, age-restricted projects, supportive housing/group homes, an accessory apartment ordinance and bonus credits.

- The Borough reached a settlement agreement with the Fair Share Housing Center, executed in December 2025 to amend their Fourth-Round Plan, setting their Fourth-Round obligation at 305 units. The Borough will meet this obligation through a mix of overlay inclusionary zoning, including redevelopment sites, age restricted inclusionary zoning, supportive needs housing, bonus credits, the extension of affordability controls on existing affordable housing sites and the adoption of a mandatory set-aside ordinance.

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Municipality	Jefferson Township
Document	Fourth-Round Housing Element and Fair Share Plan
Public Hearing	2/23/26
Summary	Amended Fourth-Round Housing Element

- This Housing Element and Fair Share Plan amendment addresses a settlement agreement with the Fair Share Housing Center which includes the following cumulative obligation for the period 1987 to 2035 which is identified as follows:
 - Rehabilitation/Present Need: 52 units
 - Prior-Round (Round 1 and 2) Obligation (1987 to 1999): 69 units
 - Third-Round Obligation (1999-2025): 291 units
 - Fourth-Round Prospective Need (2025 to 2035): 207 units.

- The Township intends to address its rehabilitation requirement by continuing to seek Community Development Block Grant Funding through the NJDCA Small Cities Program and other funding sources, including the Morris County Rehabilitation Program.

- The Township reports that it has addressed its cumulative Prior and Third-Round Prospective Need obligation pursuant to its Third-Round Plan which was subject to prior settlement agreement with the Fair Share Housing Center. Compliance mechanisms include several group homes, a redevelopment plan, a market-to affordable home program and senior citizen housing. The Prospective Need was adjusted through Realistic Development Potential analysis, and the unmet need was addressed through the adoption of an overlay zone and a town-wide set-aside ordinance. A durational adjustment was also provided due to the inadequacy of public water and sewer.

- The Township is located within the Highlands Preservation and Planning Area and is conforming in both areas and is therefore subject to a Highlands Municipal Buildout Report. Based on the Highlands Buildout analysis, there is no vacant developable land that could be developed at a scale and density for the development of inclusionary housing. With a Realistic Development Potential of 0, there is a Fourth-Round unmet need of 207 units.

- The requirement to address durationally adjusted Third-Round units and Fourth-Round unmet need is deferred until adequate water and sewer are available. While there are no additional tracts where zoning for inclusionary housing is appropriate, the Township will continue programs to provide affordable housing through a rehabilitation program, group home/supportive housing program, and a municipally sponsored/100% affordable /market to affordable program. Additionally, the Township will consider Highlands Redevelopment areas and potential Highland Centers mix of overlay inclusionary zoning, including redevelopment sites, age restricted inclusionary zoning, supportive needs housing, bonus credits, the extension of affordability controls on existing affordable housing sites and the adoption of a mandatory set-aside ordinance.

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Municipality	Mount Olive Township
Document	Amendment to Mount Olive Township Housing Element and Fair Share Plan
Public Hearing	2/12/26
Summary	Amended Fourth-Round Housing Element

- This Housing Element and Fair Share Plan addressed the municipality’s Fourth-Round affordable housing obligation, amended pursuant to a settlement agreement involving builder Camelot At Woodfield LLC and the Fair Share Housing Center, which filed challenges to the Township’s previous Fourth-Round Housing Element and Fair Share Plan, adopted in June 2025. An agreement was reached to settle the challenges, subject to certain reservations of rights with respect to the Township’s ability to extend the affordability controls on 72 age restricted rental units within the Camelot development.
- The current affordability controls for affordable units at Camelot at Woodfield will expire between 2032 and 2034. The previous plan included a proposed extension of these controls. In this amendment, the Township agrees to exclude this planned extension, but reserves the future right to seek extension of these controls and the builder Camelot reserves the right to object to these extensions. Should the affordability controls on the affordable units within the Camelot development be extended, by negotiated agreement, acquisition or other official action as otherwise approved by the Court, the Township may apply any credits or bonuses to its unfulfilled Fourth-Round Obligation and/or any surplus credits to its Fifth Round obligation, if any.
 - Rehabilitation/Present Need: 99 units
 - Fourth-Round Prospective Need (2025 to 2035): 317 units.
- The Township intends to address its rehabilitation requirement by continuing its partnership with Habitat for Humanity.
- Compliance mechanisms to meet the Township’s Fourth-Round Prospective Need include three inclusionary developments, overlay zoning that would permit two 100% affordable housing projects and an accessory apartment program. The Township has removed its intent to extend the affordability controls on at least 72 rental units constructed at the Woodfield/Camelot Prior-Round inclusionary project at this time, however it reserves it right to pursue this compliance mechanism in the future.

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Municipality	Rockaway Township
Document	Amended 2026 Housing Element and Fair Share Plan of the Township of Rockaway Master Plan.
Public Hearing	2/9/26
Summary	Amended Fourth-Round Housing Element

- This Housing Element and Fair Share Plan amendment addresses the Township’s cumulative affordable housing obligations, as derived from a variety of different sources, including COAH, prior settlement agreements with the Fair Share Housing Center, calculations provided by the DCA and through a settlement agreement with the Fair Share Housing Center dated December 30, 2025 resulting in the current amended plan. The following cumulative obligation for the period 1987 to 2035 is identified as follows:
 - Rehabilitation/Present Need: 20 units
 - Prior-Round (Round 1 and 2) Obligation (1987 to 1999): 370 units
 - Third-Round Obligation (1999-2025) 567: units
 - Fourth-Round Prospective Need (2025 to 2035): 301 units.

- To address its rehabilitation obligation, the Township will continue its participation in the Morris County Rehabilitation Program. If it becomes necessary to supplement the program, the Township will establish a program to make funds available for the rehabilitation of rental units.

- The Township reports that it has addressed its cumulative Prior and Third-Round Prospective Need obligations through a combination of inclusionary housing, group homes, bonus credits and inclusionary overlay zones.

- Pursuant to a judgement offered through the Dispute Resolution Program, the Township was assigned a Fourth-Round obligation of 301 units. The Township, which is conforming with the Highlands Regional Master Plan in both the Planning and Preservation Area, utilized the Highlands Build-Out tool to conduct a vacant land analysis in which its realistic development potential for inclusionary housing on vacant land was found to be 12 units, leaving an unmet need of 289 units. As per its settlement agreement, the Township will address 25% of this unmet need (73) units through the use of overlay zoning districts, including increasing the permitted residential density at an existing overlay district on the site of the Rockaway Mall. Fourth-Round compliance will also include the use of bonus credits and a mandatory set-aside ordinance. All components addressing Prior, Third and Fourth-Round obligation are located in the Highlands Planning Area.

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Municipality	Borough of Mount Arlington
Document	Housing Element and Fair Share Plan
Public Hearing	2/25/26
Summary	Amended Fourth-Round Housing Element

- In October 2024, the DCA prepared its nonbinding report on Fourth-Round affordable housing obligations and determined that Mt. Arlington’s Fourth-Round obligation included a Present Need (Rehabilitation) obligation of 38 units and a Prospective Need obligation of 60 units. Given there were no challenges to these figures, they were established by default on March 1, 2025.
- Mt. Arlington is located in both the Preservation and Planning Areas of the Highlands Region, but is conforming only in the Preservation Area.
- The Fourth-Round Fair Share Plan addresses the municipalities cumulative obligation for the period 1987 to 2035 which is identified as follows:
 - Rehabilitation/Present Need: 38 units
 - Prior-Round (Round 1 and 2) Obligation (1987 to 1999): 18 units
 - Third-Round Obligation (1999-2025) 147: units
 - Fourth-Round Prospective Need (2025 to 2035): 60 units
- The Borough received substantive certification on its Prior-Round obligation in 1998 through a combination of inclusionary development and age-restricted rental units. The Borough’s Third-Round obligation was determined in accordance with a settlement agreement with the Fair Share Housing Center in June of 2018 and was addressed through a combination of inclusionary development, the extension of expiring affordability controls and bonus credits.
- The Borough conducted a vacant land analysis associated with its Fourth-Round obligation which resulted in a Realistic Development Potential of 20 units. The Borough proposes inclusionary zoning to address its RDP of 20 units and redevelopment via an overlay zone plus continuation of a mandatory set-aside ordinance to address its remaining need.
- The Borough proposes to address its rehabilitation obligation of 38 units through participation in the Morris County Rehabilitation Program.

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Municipality	Borough of Lincoln Park
Document	Housing Element and Fair Share Plan
Public Hearing	2/19/26
Summary	Revised Fourth-Round Housing Element

- This document serves as an amendment to the Housing Element and Fair Share Plan for the Borough of Lincoln Park adopted in June of 2025 and provides an update resulting from a mediation Agreement reached between the Fair Share Housing Center and the Borough in January 2026.
- The Borough’s total Fair Share obligation is broken down as follows:
 - Rehabilitation/Present Need: 15 units
 - Prior-Round (Round 1 and 2) Obligation (1987 to 1999): 74 units
 - Third-Round Obligation (1999-2025): 251 units
 - Fourth-Round Prospective Need (2025 to 2035): 175 units
- The Borough addressed its Prior-Round obligation with inclusionary development consistent with a settlement agreement reached with the Fair Share Housing Center in 2017. Its Third-Round Obligation was met with a combination of mechanisms including inclusionary development, group home units, bonus credits and the extension of expiring affordability controls.
- The Borough conducted a vacant land analysis in connection with its Fourth-Round obligation which resulted in a Realistic Development Potential of 11 units and an unmet need of 164 units. During the mediation process with the Fair Share Housing Center, and after the adoption of the June 2025 Housing Element and Fair Share Plan, the Borough identified and included an additional affordable housing site, which raised the Borough’s RDP from 11 to 18 units and lowered its unmet need obligation from 164 to 157 units. The amendments included in this February revision identify various changes in mechanisms designed to address the adjusted RDP and unmet need identified as the Fourth-Round obligation. These include the application of surplus credits from previous projects, inclusionary development, the creation of inclusionary overlay zones and credits derived from a proposed group home.
- The Borough proposes to address its rehabilitation obligation of 15 units by continuing operation of its municipally sponsored rehabilitation program using funds from its Affordable Housing Trust Fund. Alternately, or additionally, the Borough may participate in the Morris County Housing Rehabilitation Program which is managed by the Morris County Office of Community Affairs.

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Municipality	Denville Township
Document	Reexamination Report for the Township of Denville
Public Hearing	2/11/26
Summary	Re-examination Report in accordance with MLUL 40:55D-89

- Denville’s last master plan was prepared in November 2023 and its last Reexamination Report (Report) was adopted in December of 2025.
- The Report notes that the Township remains susceptible to extreme weather events. The Township is committed to updating its municipal Environmental Resource Inventory and adopting it as part of the master plan to aide in the creation of more environmentally sensitive ordinances. A contract for production of this document has been signed and the ERI is currently being developed.
- Significant changes noted since adoption of the last master plan include the adoption of the State Development and Redevelopment Plan, the passage of Senate Bill 50 which reformed municipal responsibilities related to affordable housing, updates to the FEMA flood maps and new regulations concerning cooperative sober living residences and boarding houses. The Report also notes changes in public notice laws permitting a shift from print to digital public notices.
- The report notes specific recommendations which include the adoption of ordinances addressing standards for sober living facilities and ordinances to help the Township meet its affordable housing obligations, which include modifications to existing zoning and the creation of new affordable housing zones. The Report also recommends the adoption of a new ordinance addressing various uses which shall be identified as prohibited in the Township. A copy of the ordinance is included in the Report.
- The Report does not recommend any additional redevelopment areas.
- With regard to recommendations concerning locations for development of public EV infrastructure, the Report notes that the zoning ordinance has been updated in targeted areas to address this issue and that a comprehensive review of the zoning ordinance is being undertaken to identify further opportunities for modernization and alignment with evolving land use priorities.