

2019 Housing Element and Fair Share Plan

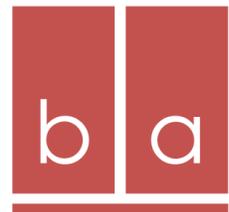
Township of Parsippany-Troy Hills
Morris County, New Jersey

PREPARED FOR:

Township of Parsippany-Troy Hills Planning Board

BA: 3475.01

AMENDED: JANUARY 27, 2020



B U R G I S
A S S O C I A T E S , I N C .

Housing Element and
Fair Share Plan

Township of Parsippany-Troy Hills
Morris County, New Jersey

BA#: 3475.01

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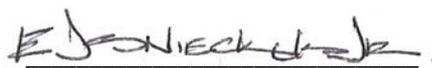
Prepared for Township of Parsippany-Troy Hills Planning Board

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Executive Summary

The following 2019 Housing Plan and Fair Share Element of the Master Plan outlines the manner in which the Township of Parsippany-Troy Hills, New Jersey will address its affordable housing obligation. Ultimately, the analysis contained herein establishes that the Township has an affordable housing obligation consisting of an Prior Round Obligation of six hundred and sixty four (664) units, a Present Rehabilitation Need of one hundred and ninety (190) units (seeking reduction to thirty five (35) units modified by rehabilitation of units since 2010) and a Gap (1999-2015) plus a Prospective Need (2015-2025) Obligation of one thousand three hundred and fourteen (1,314). The prior round obligation is fully met by Prior Round credits.

Since the Township lacks sufficient vacant land for the total Prospective Need, it decided to pursue an adjustment to the Gap and Prospective Need in accordance with rules at N.J.A.C. 5:93-4.2 to reflect a lack of developable land. Under the supervision of the Court Master, the Township and FSHC entered into a Settlement Agreement on April 11, 2019 (hereinafter "Settlement Agreement"). On June 21, 2019, Superior Court Judge Honorable Michael C. Gaus J.S.C. entered an Order on July 24, 2019, approving the FSHC Settlement Agreement. The Settlement Agreement identified an adjustment to the Township's Third round Prospective Need to a Realistic Development Potential (RDP) of 857 units, later revised to 845 units. Leaving a balance of 469 units as what is termed "Unmet Need".

The RDP of 845 units is being addressed by some completed and approved credits and several proposed mechanisms as outlined in this plan. In addition to address Unmet Need, is being addressed by excess prior cycle credits, establishing several overlay zones and a Mandatory Set-Aside Ordinance (MSO).

Specific details as to how this obligation was calculated, as well as a background of the affordable housing process and an overview of the community, are contained within the body of this report.

Introduction

The following section provides a brief introduction for the 2019 Housing Plan and Fair Share Element for the Township of Parsippany-Troy Hills and includes: a historic overview of the courts and COAH; the Township's historic response to its affordable housing obligations, and; the Third-Round affordable housing obligation and the Township's response to it.

HISTORIC OVERVIEW OF THE COURTS AND COAH

In 1975, the New Jersey Supreme Court decided So. Burl. Cty. N.A.A.C.P. v. Tp. Of Mt. Laurel, 67 N.J. 151 (1975) ("Mount Laurel I"), in which it held that every developing municipality in the state had an affirmative constitutional obligation to provide for its fair share of affordable housing. After there was little movement by municipalities to produce affordable housing, the Supreme Court issued a second decision known as So. Burlington Ct. N.A.A.C.P. v. Mount Laurel Tp., 92 N.J. 158 (1983) ("Mount Laurel II"), in which it created the builder's remedy lawsuit in an effort to get municipalities to comply with their constitutional affordable housing obligations. The Supreme Court also refined the constitutional obligation to focus primarily on those municipalities with portions of their boundaries within the growth area as shown on the State Development and Redevelopment Plan, and called for the state legislature to enact legislation that would save municipalities from the burden of having the courts determine their affordable housing needs. As a result, the state legislature adopted the Fair Housing Act in 1985, and this was followed by the establishment of the New Jersey Council on Affordable Housing (COAH), the State agency responsible for overseeing the manner in which the State's municipalities address their low and moderate income housing needs.

COAH adopted regulations establishing housing need numbers for the First Round obligation covering the years 1987 to 1993, and established Second Round housing-need numbers that cumulatively covered the years 1987 through 1999. Under both the First and Second housing rounds COAH utilized what is commonly referred to as the "fair share" methodology.

COAH utilized a different methodology, called "growth share," to prepare Third Round housing-need numbers. COAH first adopted Third Round substantive and procedural rules in 2004. These regulations were challenged, and in January of 2007, the Appellate Division invalidated various aspects of the regulations and remanded considerable portions of the rules to COAH with the directive to adopt revised rules.

In May 2008, COAH proposed revised Third Round regulations, which became effective on June 2, 2008. On the same day, COAH proposed amendments to the rules it just adopted, and said amendments went into effect in October 2008.

The rules and regulations adopted in 2008 were also challenged, and in October 2010, the Appellate Division concluded that COAH's revised 2008 regulations suffered from many of the same deficiencies as the first iteration of COAH's Third Round rules, and it therefore invalidated substantial portions of the 2008 Third Round regulations, including all regulations that dealt with the growth share methodology. See In re Adoption of N.J.A.C. 5:96 & 5:97, 416 N.J. Super. 462 (App. Div. 2010). The

Supreme Court affirmed this decision in September 2013, and on March 14, 2014, issued an order which required COAH to adopt new Round 3 regulations by October 22, 2014.

Unfortunately, COAH failed to adopt their newly revised Third Round regulations, deadlocking with a 3-3 vote in October of 2014. Fair Share Housing Center (“FSHC”), who was a party in both the 2010 and 2013 cases, responded by filing a motion in aid of litigants rights with the New Jersey Supreme Court. The Supreme Court heard the motion in January 2015, and on March 10, 2015 issued In the Matter of the adoption of N.J.A.C. 5:96 and 5:97 by the New Jersey Council on Affordable Housing, 221 N.J. 1 (2015)(“Mount Laurel IV”). In this decision, the Supreme Court held that COAH was effectively dysfunctional, and consequently, returned jurisdiction of affordable housing issues back to the trial courts, where it had been prior to the creation of COAH in 1986.

The Mount Laurel IV decision also created a process for municipalities, like Parsippany-Troy Hills, that have endeavored to address their fair share obligations in the past, but could not obtain Third Round substantive certification of their Housing Element and Fair Share Plan (HE&FSP) because of COAH’s inaction, to instead work towards getting its plan approved via a Third Round Judgment of Compliance and Repose. These municipalities were entitled to file declaratory judgment actions seeking to declare their affordable housing plans constitutionally compliant and were also entitled to apply for temporary immunity from all Mount Laurel lawsuits, including builder’s remedy lawsuits, while they prepared a new or revised affordable housing plan.

In response to the Mount Laurel IV decision, the Township of Parsippany-Troy Hills filed a Declaratory Judgment Complaint, along with a simultaneous motion for temporary immunity, on or about June 5, 2015. The Court granted temporary immunity to the Township, which has been subsequently extended via the entry of a series of court orders until the most recent Superior Court Settlement Order.

THE TOWNSHIP’S HISTORIC REPOSES TO ITS AFFORDABLE HOUSING OBLIGATION

The Township’s initial effort to address its Mount Laurel obligation was set forth in the 1991 Housing Plan, whereby Parsippany-Troy Hills addressed its low and moderate income housing obligation of 1,028 dwelling units through a mix of inclusionary development, credits for previously constructed lower-income housing, rehabilitation, and participation in a Regional Contribution Agreement (RCA) with the City of Newark.

Following the 1991 Plan, the Council on Affordable Housing (COAH) adopted adjusted first and second round housing need numbers requiring the Township to provide for 727 affordable housing

units, including 664 new construction units and 63 rehabilitation units. The Township prepared and submitted for certification a Housing Element and Fair Share Housing Plan dated March 7, 1995. By COAH resolution dated August 7, 1996, the Township received second round substantive certification of its Housing Element and Fair Share Plan. The approval is summarized in the table below. As shown, each of these plan components have been implemented.

**Table 1: Prior Round Plan Components
Township of Parsippany-Troy Hills, New Jersey**

Plan Component	# of Units	Status
<i>Prior Cycle Credits:</i>		
Baldwin Oaks- Block 712, Lot 39	250	Completed 1980
Brookside- Block 412, Lot 15	191	Completed 1981
<i>RCA to City of Newark:</i>	294 committed, 269 creditable	Completed 2003
<i>Special Needs Housing:</i>		
Cheshire – Block 484 Lot 8.01	6	Completed prior to 12/15/86
ARC- Block 601, Lot 1	4	Completed prior to 12/15/86
<i>Rental Bonus Credits:</i>	0	
Total	720	

To address the Township’s Third Round obligation, COAH adopted new substantive (N.J.A.C. 5:94) and procedural rules (N.J.A.C. 5:95) for the period beginning December 20, 2004, changing its methodology from a “fair share” formula to a “growth share” formula. At the same time, COAH readjusted all municipal first and second round housing-need new-construction numbers. Parsippany-Troy Hills’ previous 664 unit first and second round new construction obligation was reduced to 439 units. A 48-unit rehabilitation share was also assigned to the Township at that time.

As detailed in the Third Round Housing Plan adopted on November 29, 2005, the Township’s third round “growth share” affordable housing obligation was projected to be 315 units, consisting of a 267-unit growth share obligation for the period between 2004 and 2014 and 48 rehabilitation units. At that time, Parsippany-Troy Hills had addressed 41 of its 48-unit rehabilitation obligation and identified that they would continue to participate in the rehabilitation of units to meet its obligation.

Parsippany-Troy Hills received extended substantive certification for their second-round plan from COAH on July 27, 2005. On December 16, 2005, the Township petitioned COAH for Third Round

substantive certification with its plan dated November 29, 2005. This plan was never certified by COAH as in 2007 the Appellate Division issued an opinion on challenges to COAH's Third Round rules, and affirmed in part, reversed in part, and remanded the matter to COAH for adoption of revised rules in conformance with its decision. In re N.J.A.C. 5:94 & 5:95, 390 N.J. Super. 1 (App. Div.), certif. denied, 192 N.J. 71-72 (2007).

In 2008, COAH adopted revised Third Round rules to address the 2007 court decision. On June 7, 2010, the Township filed a petition for substantive certification with COAH in accordance with its revised Third Round obligations. Later in 2010, the Appellate Division again invalidated COAH's revised Third Round rules, including the "growth share" methodology that COAH had promulgated in 2007 to determine municipalities' fair share affordable housing obligations. In re N.J.A.C. 5:96 & 5:97, 416 N.J. Super. 462 (App. Div. 2010), aff'd as modified, 215 N.J. 578 (2013). On September 26, 2013, the Court affirmed the Appellate Division's decision striking down COAH's Third Round rules and ordered COAH to promulgate new regulations in accordance with its first and second round regulations. In re N.J.A.C. 5:96 & 5:97, 416 N.J. Super. 462 (App. Div. 2010), aff'd as modified, 215 N.J. 578 (2013).

It is evident by the efforts noted above that the Township of Parsippany-Troy Hills has continuously strived to address their affordable housing requirements as determined by COAH. Irrespective of ongoing changes in these requirements that have been totally out of the control of the Township, Parsippany-Troy Hills has actively sought to generate affordable housing using other mechanisms. The Township has actively managed spending to realize a considerable number of affordable housing using their Affordable Housing Trust Fund (see the attached Spending Plans) and sought to incorporate affordable units through municipal board review of new applications for development.

THE CURRENT THIRD ROUND AFFORDABLE HOUSING OBLIGATION AND THE TOWNSHIP'S RESPONSE

The state of the Third-Round affordable housing obligations for municipalities throughout New Jersey at present remains a fluid one, given the fact that neither the Courts, COAH, nor the legislature has come up with a definitive set of housing-need numbers that has been universally accepted. Two sets of numbers have been promulgated. These include numbers prepared by Econsult Solutions on behalf of a consortium of municipalities known as the Municipal Joint Defense Group, of which Parsippany-Troy Hills is a part, and numbers prepared by Dr. David Kinsey on behalf of FSHC. The statewide affordable housing-need numbers vary dramatically.

On March 8, 2018, an opinion was entered by the Honorable Mary C. Jacobson, A.J.S.C., in the consolidated declaratory judgment proceedings: In the Matter of the Municipality of Princeton,

Docket No. MER-L-1550-15 and In the Matter of West Windsor Township, Docket No. MER-L-1561-15, Superior Court of New Jersey, Law Division, Mercer County (collectively, the “Mercer Proceeding”). The opinion rendered in the Mercer Proceeding is titled: Opinion on Fair Share Methodology to Implement the Mount Laurel Affordable Housing Doctrine for the Third Round (the “Jacobson Opinion”). The Jacobson Opinion considered, analyzed and, ultimately, determined the appropriateness of the competing methodologies advocated by Econsult Solutions and Dr. Kinsey to determine New Jersey state-wide, regional and municipal present need rehabilitation and present need Gap + Prospective Need (1999-2015) affordable housing obligations. On March 28, 2018, state-wide and municipal obligations using the methodology found to be most appropriate by Judge Jacobson in the Jacobson Opinion (the “Jacobson Methodology”) were released.

The following table compares the latest Econsult report’s fair share obligation numbers for Parsippany-Troy Hills (dated November 2017) against those assigned to Parsippany-Troy Hills in FSHC’s May 2016 report and the affordable housing obligations for Parsippany-Troy Hills as calculated in the March 2018 report using the Jacobson Methodology:

**Table 1: Fair Share Obligation Comparisons
Township of Parsippany-Troy Hills, New Jersey**

<u>Requirement</u>	<u>Econsult</u>	<u>FSHC</u>	<u>Jacobson</u>
Rehabilitation Obligation:	189	196	190
Prior Round Obligation (1987-1999):	663	664	664
Gap + Prospective Need Obligation (1999-2025):	504	2,412	1,314

Since the Town lacks vacant land, it decided to attempt to globally settle with FSHC, rather than engage in a trial with FSHC to determine fair share numbers. Under the supervision of the Court, the Township and FSHC entered into a Settlement Agreement, which was executed by the Mayor of Parsippany-Troy Hills on April 11, 2018. Under the terms of the Settlement Agreement, FSHC and the Township agreed that Parsippany-Troy Hills would accept, for settlement purposes only, the following affordable housing obligations:

Table 2: Fair Share Obligation per Settlement Agreement
Township of Parsippany-Troy Hills, New Jersey

<u>Requirement</u>	<u>Need</u>
Rehabilitation Obligation:	190
Prior Round Obligation (1987-1999):	664
Gap(1999-2015)+ Prospective Need Obligation (1999-2025):	1,314

The Settlement Agreement and resulting Court order also affirms, irrespective of the above, that the Township’s combined Prior and Third Round realistic development potential (RDP) is 845, which is based upon the Third Round Vacant Land Adjustment (“VLA”) analyses, and that its remaining Unmet Need is 469. In addition, the Settlement Agreement details the manner in which the Township will address its affordable housing obligations, which can be summarized as follows.

The Township will address its affordable housing need through existing affordable housing units and credits, inclusionary housing zones and overlay zones, and the creation of a Township-wide mandatory set-aside ordinance. To address the Prior Round Obligation of 664 units will be via credits from past affordable housing completions. In addition, the Township has a number of excess credits/plan components that can be applied to future rounds or address unmet need as determined to be appropriate. To address its Prior Round obligation, the Township seeks 395 credits and rental bonus credits (where applicable), from existing affordable housing units and 269 credits from a prior regional contribution agreement with the City of Newark (which has been reduced from the committed 294 units after further review, the remainder of the RCA funding was not requested by the City of Newark). To address its Third Round RDP, the Township seeks 271 credits and rental bonus credits (where applicable), from existing affordable units created under the Prior Round and approved inclusionary developments, 484 credits from proposed inclusionary developments, 58 credits for alternative living arrangement bedrooms, 35 credits from a proposed market to affordable program and 10 credits from an accessory apartment program, inclusive of rental bonus credits (where applicable).

To address its Unmet Need, the Plan provides a realistic opportunity for the development of affordable housing through the adoption of zoning or overlay zoning for inclusionary development. The Township will apply remaining Prior Round credits of 96 units and implement a number of

overlay zones providing up to approximately 303 credits or a total of 399 credits. The Township also provides a realistic opportunity for the development of affordable housing through the adoption of a Township-wide mandatory set-aside ordinance. This is discussed in more detail herein.

In addition, the Township intends to address its rehabilitation obligation, proposed to be reduced to 155 units (seeking credit for renovations since 2010), by administering an ongoing rehabilitation program to income qualified households for the rehabilitation of health and safety improvements Parsippany-Troy Hill's residents funded by a Community Development Block Grant Program (CDBG). This is discussed in more detail herein.

This plan is organized into three sections. The first part of this plan, the Housing Element, contains background data on the Township's physical, demographic, and housing characteristics. The second section describes the Township's obligation for the provision of affordable housing. The Township's plan for meeting its affordable housing obligation is contained in the final section, Fair Share Plan.

Section I: Housing Element

A. COMMUNITY OVERVIEW

The Township of Parsippany – Troy Hills is located centrally in Morris County, bordered by eight municipalities including Mountain Lakes and Boonton to the north, Montville and East Hanover to the east, Hanover, Morris Plains and Morris Township to the South and Denville to the west. Routes 287, 80, 46 and 10 provide regional highway access for the community.

The Township occupies an area of approximately 25 square miles consisting of a diverse range of land uses distributed throughout. Residential development in the municipality is varied, though 55 percent of which consists of single family detached dwellings and another 30 percent accounts for multifamily housing with 10 units or more. Commercial development is mostly confined to office parks along Route 10 and other locations, retail development along Route 46 and Route 10, and neighborhood centers.

B. INVENTORY OF MUNICIPAL HOUSING STOCK

The following section of the Housing Element provides an inventory of the Township's housing stock, as required by the Municipal Land Use Law (MLUL). This inventory details a number of housing characteristics including age, condition, purchase/rental value, and occupancy. It also details the number of affordable housing units available to low-and-moderate income households, as well as the number of substandard housing units capable of being rehabilitated.

1. Number of Dwelling Units. As demonstrated in the table below, the Township's housing stock experienced its greatest level of recent growth between 1960 and 1970. The number of dwelling units in the Township increased, from 20,066 in 2000 to 21,274 in 2010, a net gain of six percent. This gain is similar to the 1990s, which experienced a 5.8 percent increase in dwelling units.

Table 3: Dwelling Units Built (1939 or earlier to 2005 or later)
Township of Parsippany–Troy Hills, New Jersey

Year	# of Structures	Percentage of Structures
2005 or later	181	0.8%
2000 to 2004	1,071	5.0%
1990 to 1999	1,536	7.2%
1980 to 1989	1,911	8.9%
1970 to 1979	3,993	18.7%
1960 to 1969	6,394	29.9%
1950 to 1959	3,887	18.2%
1940 to 1949	1,468	6.9%
1939 or earlier	947	4.4%
	21,388	100.0%

Source: U.S. Census Bureau

Ever since the building boom of the 1960s, dwelling unit growth per decade ranged from 5 percent to 10 percent. Since 2010, housing unit construction has leveled off as shown in Table 4 below, which details trends in housing permits. Reduced growth in recent years may largely be attributed to the Township’s relatively developed nature, as well as regional market forces.

Table 4: Number of Housing Units
Township of Parsippany–Troy Hills, New Jersey

Year	Units	Percent Change
1960	6,172	
1970	16,541	168.0%
1980	17,715	7.1%
1990	18,960	7.0%
2000	20,066	5.8%
2010	21,274	6.0%

Source: U.S. Census Bureau

2. Housing Types. While Parsippany remains a community primarily developed with single-family detached housing, its housing type composition is becoming more diversified. As shown in table 5, from 2010 to 2016, the share of single-family detached homes remained unchanged, while the share of single-family attached homes rose by 1.1 percent. Although there was growth in the share of units in 2-4 family homes, the share of large multifamily structures (5+ units) declined.

Table 5: Housing Types (2010 to 2016)
Township of Parsippany–Troy Hills, New Jersey

Units in Structure	Share of Total Housing Units		Percentage Point Change
	2010	2016	2010-2016
Single Family, Detached	56.0%	56.0%	0.0
Single Family, Attached	5.8%	6.9%	1.1
2 to 4	4.4%	5.3%	0.9
5 to 9	4.2%	2.9%	-1.3
10+	29.2%	28.6%	-0.6
Other	0.4%	0.3%	-0.1

Source: U.S. Census Bureau

As shown in Table 6, Parsippany–Troy Hills has a relatively even distribution of one, two, three, and four-bedroom homes. There are significantly fewer studios and five-plus bedroom homes. The table also shows a trend that homes are getting larger; the only category that increased in share by more than one percentage point since 2010 was four-bedroom homes. The biggest difference between Parsippany and Morris County are in the studio and five-plus category. Both of these housing types decreased in share within the Township but increased in the County.

Table 6: Housing Unit Mix, (2010 to 2016)
Township of Parsippany–Troy Hills and Morris County, New Jersey

Bedrooms	Share of Total Housing Units				Percentage Point Change, 2010-2016	
	Parsippany		Morris County		Parsippany	Morris County
	2010	2016	2010	2016		
Studio	0.8%	0.5%	1.0%	1.1%	-0.3	0.2
1 Bedroom	26.9%	26.0%	13.9%	13.5%	-0.9	-0.4
2 Bedroom	19.0%	19.3%	19.5%	19.3%	0.3	-0.2
3 Bedroom	23.9%	24.2%	29.1%	29.7%	0.2	0.6
4 Bedroom	23.9%	25.9%	28.6%	28.2%	2.0	-0.5
5+ Bedroom	5.5%	4.1%	8.0%	8.3%	-1.3	0.3

Source: U.S. Census Bureau

Information on construction activity sheds further light on the Township’s housing trends. A total of 2,571 housing units have been authorized since 2000. From 2000 to 2006, 2,090 residential building permits were issued. However, since 2006, only 481 units were authorized. There was a significant uptick in 2017, showing that the housing market has recovered from the Great Recession and its effects on construction trends on the county, state, and national levels.

3. Housing Occupancy and Tenure. While the number of households in Parsippany has remained stable, the household composition has changed. As seen in Table 7, below, the share of family households has increased, while the share of nonfamily households (either roommates or individuals living alone) has decreased. This data correlates with Parsippany’s increase in average household size and, while the trend is similar to Morris County, Parsippany’s rate of growth family households was higher from 2010 to 2016.

Table 7: Household by Type, (2010 to 2016)
Township of Parsippany–Troy Hills and Morris County, New Jersey

Household Type	Share of Total Households				Percentage Point Change, 2010-2016	
	Parsippany		Morris County		Parsippany	Morris County
	2010	2016	2010	2016		
Families	69.5%	71.2%	71.6%	72.1%	1.7	0.5
Non-Families (roommates or living alone)	30.5%	28.9%	28.4%	27.9%	-1.6	-0.5

Source: U.S. Census Bureau

The following table provides additional details regarding the tenure and occupancy of the Township’s housing stock. As shown below, over 58 percent of the Township’s 2017 housing stock was estimated to be owner-occupied, a figure which has gradually increased 5 percent since 1990. Vacancy rates have also increased from 2.2 percent in 2000 to 5.5 percent in 2017.

Table 8: Housing Units by Tenure and Occupancy Status (1990-2017)
Township of Parsippany – Troy Hills, New Jersey

Category	1990		2000		2017	
	No. Units	Percent	No. Units	Percent	No. Units	Percent
Owner-Occupied Units	10,665	56.3%	11,867	59.1%	12,168	58.7%
Renter-Occupied Units	7,704	40.6%	7,757	38.7%	7,426	35.8%
Vacant Units	591	3.1%	442	2.2%	1,138	5.5%
Total Units	18,960	100.0%	20,066	100.0%	20,732	100.0%

Source: U.S. Census 1990, 2000; American Community Survey 5-Year Estimates: 2013-2017.

4. Housing Characteristics. The following table provides additional information on the Township’s housing stock, including data on the number of units in structures and the number of bedrooms. As shown below, Parsippany–Troy Hill’s housing stock is predominantly characterized by single-family detached units, which represent 56 percent of all dwelling units from 1990 to 2016. Multifamily housing developments consisting of 10 or more categorize the next largest housing groups at 28.6 percent of the housing stock in 2016. This trend indicates the Township’s housing stock is becoming more diversified.

Table 9: Housing by Type, (2010 to 2016)
Township of Parsippany–Troy Hills and Morris County, New Jersey

Units in Structure	Share of Total Housing Units		Percentage Point Change
	2010	2016	2010-2016
Single Family, Detached	56.0%	56.0%	0.0
Single Family, Attached	5.8%	6.9%	1.1
2 to 4	4.4%	5.3%	0.9
5 to 9	4.2%	2.9%	-1.3
10+	29.2%	28.6%	-0.6
Other	0.4%	0.3%	-0.1

Source: U.S. Census Bureau

5. Housing Age. The following table details the age of the Township’s housing stock. As shown, approximately 78 percent of the community’s dwelling units were constructed prior to 1980, with 66 percent being constructed from 1950 to 1980. This data is consistent with the information provided in Table 3, indicating that new construction has generally resulted in an increase in the number of total housing units. Very few structures built before 1940 remain,

and there has been relatively little new construction since 2005. The age of the housing stock means that many homes are ripe for redevelopment, either through upgrades or replacement (i.e. teardowns).

Table 10: Year Residential Structure Built, (2010 to 2016)
Township of Parsippany–Troy Hills, New Jersey

Year	# of Structures	Percentage of Structures
2005 or later	181	0.8%
2000 to 2004	1,071	5.0%
1990 to 1999	1,536	7.2%
1980 to 1989	1,911	8.9%
1970 to 1979	3,993	18.7%
1960 to 1969	6,394	29.9%
1950 to 1959	3,887	18.2%
1940 to 1949	1,468	6.9%
1939 or earlier	947	4.4%
	21,388	100.0%

Source: U.S. Census Bureau

The number of dwelling units in the Township increased from 20,066 to 21,274 between 2000 and 2010, or 6 percent. Ever since the building boom of the 1960s, dwelling unit growth per decade ranged from 5 percent to 10 percent. Since 2010, housing unit construction has leveled off indicating reduced growth in recent years, largely attributed to the Township’s relatively developed nature and regional market forces.

6. Housing Conditions. An inventory of the Township’s housing conditions is presented in Tables 12 and 13 below. The first table identifies the extent of over-crowding in the Township, defined as housing units with more than one occupant per room. The data indicates the number of occupied housing units considered to be overcrowded has been negligible since 1990 and has decreased significantly since 2000.

Table 11: Occupants Per Room (1990–2017)
Township of Parsippany – Troy Hills, New Jersey

Occupants Per Room	1990		2000		2017	
	Number	Percent	Number	Percent	Number	Percent
1.00 or less	17,927	97.6%	18,619	94.9%	19,176	97.9%
1.01 to 1.50	265	1.4%	572	2.9%	356	1.5%
1.51 or more	177	1.0%	433	2.2%	62	0.5%
Total	18,369	100%	19,624	100.0%	19,594	100%

Source: U.S. Census Bureau

Table 13 below presents additional details regarding housing conditions, including the presence of complete plumbing and kitchen facilities as well as the type heating equipment used. As shown, the percentage of units with complete plumbing facilities has increased slightly from 1990 to 2017 to nearly 100 percent, while the percentage of units containing complete kitchen and plumbing facilities has remained fairly consistent since 1990. This suggests that the vast majority of housing units in the Township contains standard facilities as the likely result of its young housing stock.

Table 12: Equipment and Plumbing Facilities (1990–2017)
Township of Parsippany – Troy Hills, New Jersey

Facilities	1990		2000		2017	
	Number	Percent	Number	Percent	Number	Percent
Kitchen:						
With Complete Facilities	18,815	99.2%	19,988	99.6%	20,511	98.9%
Lacking Complete Facilities	145	0.8%	78	0.4%	221	1.1%
Plumbing:						
With Complete Facilities	18,788	99.1%	19,983	99.6%	20,648	99.6%
Lacking Complete Facilities	172	0.9%	83	0.4%	84	0.4%
Heating Equipment:						
Standard Heating Facilities	18,071	98.4%	19,405	98.9%	19,508	99.6%
Other Means, No Fuel Used	298	1.6%	219	1.1%	86	0.4%

Source: U.S. Census 1990, 2000; American Community Survey 2017

7. Purchase and Rental Values. As shown in the Tables 14 and 15, the Township has historically experienced rental values lower than the County median. Between 2000 and 2017, the Township’s median gross rent increased approximately 55 percent, compared to a 61 percent increase in the County’s median gross rent. By 2017, the median gross rent in the Township was reported at \$1,276. Roughly 66 percent of rental units have rents between \$1,000 to \$1,499, with approximately 24 percent charging \$1,500 or more.

Table 13: Gross Rent of Specified Renter-Occupied Housing Units (1990-2017)
Township of Parsippany – Troy Hills, New Jersey

Rent	1990		2000		2017	
	Number	Percent	Number	Percent	Number	Percent
Less than \$200	295	3.8%	185	2.4%	155	2.1%
\$200 to \$299	231	3.0%	174	2.2%	130	1.8%
\$300 to \$499	113	1.5%	186	2.4%	121	1.6%
\$500 to \$749	4,503	58.5%	1,092	14.1%	35	0.5%
\$750 to \$999	1,865	24.2%	4,681	60.4%	97	1.3%
\$1,000 to \$1,499	*568	7.4%	732	9.5%	4,925	66.3%
\$1,500 or More	-	-	590	7.6%	1,778	23.9%
No Cash Rent	121	1.6%	106	1.4%	185	2.5%
Total	7,696	100.0%	7,746	100.0%	6,930	100%
Median Gross Rent	\$698		\$823		\$1,276	
Morris County Median Gross Rent	\$724		\$883		\$1,420	

Source: U.S. Census 1990, 2000; American Community Survey

* represents value of \$1,000 or more per previous Census data categorization.

Similarly, the values of owner-occupied units have remained lower than, and increased parallel to, the County median. From 2000 to 2017, the Township's median home value increased 80 percent. The number of homes with values greater than \$500,000 increased from 47 units in 1990 to over 3,300 in 2017.

Table 14: Value of Specified Owner-Occupied Housing Units (1990-2017)
Township of Parsippany – Troy Hills, New Jersey

Value Range	1990		2000		2017	
	Number	Percent	Number	Percent	Number	Percent
Less than \$50,000	86	0.9%	91	0.8%	251	2.1%
\$50,000 to \$99,999	437	4.5%	132	1.2%	70	0.6%
\$100,000 to \$149,999	1,233	12.8%	872	7.9%	228	1.9%
\$150,000 to \$199,999	2,965	30.7%	2,693	24.5%	436	3.6%
\$200,000 to \$299,999	3,765	38.9%	4,685	42.6%	1,403	11.5%
\$300,000 to \$499,999	1,136	11.7%	2,303	21.0%	6,378	52.4%
\$500,000 to \$999,999	*47	0.5%	*212	1.9%	3,381	27.8%
\$1,000,000 or More	-	-	-	-	21	0.2%
Total	9,669	100.0%	10,988	100.0%	12,168	100.0%
Median Value	\$202,700		\$234,100		\$421,800	
Morris County Median Value	Not Available		\$257,400		\$438,100	

Source: U.S. Census 1990, 2000; American Community Survey.

* denotes values \$500,000 or more per previous Census data categorization.

8. Number of Units Affordable to Low- and Moderate-Income Households. Based on Affordable Housing Professionals of New Jersey 2019 regional income limits (attached hereto as Appendix A-5), the median household income for a three-person household in COAH Region 2, Parsippany – Troy Hills housing region comprised of Essex, Morris, Union and Warren Counties, is \$90,961. A three-person moderate-income household, established at no more than 80 percent of the median income, would have an income not exceeding \$72,553. A three-person low-income household, established at no more than 50 percent of the median income, would have an income not exceeding \$45,345.

An affordable sales price for a three-person moderate-income household earning 80 percent of the median income is estimated at approximately \$280,000. An affordable sales price for a three-person low-income household earning 50 percent of the median income is estimated at approximately \$150,000. These estimates are based on the UHAC affordability controls outlined in N.J.A.C. 5:80-26.1 et seq. Approximately 19 percent of the Township’s housing units are valued at less than \$300,000, and approximately 4 percent are valued at less than \$150,000, according to the 2017 American Community Survey.

For renter-occupied housing, an affordable monthly rent for a three-person moderate-income household is estimated at approximately \$1,800. An affordable monthly rent for a three-person low-income household is estimated at approximately \$1,100. According to the 2017 American Community Survey, approximately 74 percent of the Township’s rental units had a gross rent less than \$1,500, and approximately 7 percent of the rental units had a gross rent less than \$1,000.

9. Substandard Housing Capable of Being Rehabilitated. The number of units in a community that are in need of rehabilitation and are not likely to experience “spontaneous rehabilitation” has been provided, as detailed in other sections of this report. For Parsippany–Troy Hills, this figure is one hundred and ninety (190) units. This item is further explained in the Fair Share Plan section of this document.

C. PROJECTION OF MUNICIPAL HOUSING STOCK

The COAH regulations require a projection of the community’s housing stock, including the probable future construction of low- and moderate-income housing, for the ten years subsequent to the adoption of the Housing Element. This projection shall be based upon an assessment of data which minimally must include the number of residential construction permits issued, approvals of applications for residential development, and probable residential development of lands. Each of these items are identified and outlined below.

1. Housing Units Constructed During the Last Ten Years. The table below provides data concerning residential building permits issued for new construction during the past ten years. During this period, a total of 456 residential building permits were issued for new construction, including 246 for one- and two-family residences and 213 for housing units within multi-family developments. Over one-half of these building permits were issued in just two years, 2017 and 2018. Since 2009, the Township has issued, on average, approximately 46 permits per year.

Table 15: Number of Residential Building Permits Issued for New Construction (2009 to 2018)
Parsippany-Troy Hills, New Jersey

Year Issued	One & Two Family	Multi-Family	Mixed-Use	Total
2009	12	0	0	12
2010	16	0	0	16
2011	7	0	0	7
2012	19	0	0	19
2013	34	0	0	34
2014	24	0	0	24
2015	64	0	0	64
2016	21	0	0	21
2017	26	212	0	238
2018	23	1	0	24
Total	246	213	0	459

Source: New Jersey Construction Reporter.

2. Probable Residential Development of Lands. Considering the rate of residential growth experienced in Parsippany-Troy Hills over the past decade, the continuing economic stagnation following the Great Recession, and the fact that there are a limited amount of developable parcels remaining in the Township, it is anticipated that Parsippany-Troy Hills will continue to see only modest growth in one and two-family residential development over the next decade. The Township does, however, anticipate more multi-family residential development than Parsippany-Troy Hills has experienced over the past decade due to recent approvals for inclusionary residential development that have not yet been constructed, as well as modified zoning which will allow for additional inclusionary residential development, as discussed in more detail in the Fair Share Plan section of this document.

D. POPULATION ANALYSIS

The MLUL requires that a Housing Element provide data on the municipality's population, including population size, age and income characteristics.

1. Population Size. As seen in Table 17, the Township's population has remained relatively stable since its peak in 1970, fluctuating slightly thereafter. The community experienced its largest population increase between 1960 and 1970, increasing 116 percent, and experienced a decline from then until 2000. Since, 2000 the Township's population has increased 5.5 percent.

Table 16: Population Growth
Township of Parsippany – Troy Hills, New Jersey

Year	Population	Population Change	Percent Change
1930	6,631	-	-
1940	10,976	4,345	65.5%
1950	15,290	4,314	39.3%
1960	25,557	10,267	67.1%
1970	55,112	29,555	115.6%
1980	49,868	(5,244)	(9.5%)
1990	48,478	(1,390)	(2.8%)
2000	50,649	2,171	4.5%
2010	53,238	2,589	5.1%
2017	53,444	206	0.4%

Source: U.S. Decennial Census; American Community Survey 5-Year Estimates: 2013-2017.

2. Age Characteristics. The Township's age characteristics are outlined in Table 18 below. As shown, the Township's population is growing slightly older, which is consistent with suburban national trends. Parsippany–Troy Hills median age has increased from 34.5 in 2000 to 41.2 in 2017. As of 2017, 21 percent of the Township's population was under 19 years of age, while 15.5 percent of the population was 65 years or older.

Table 17: Age Characteristics (1990-2017)
Township of Parsippany – Troy Hills, New Jersey

Age	1990		2000		2017	
	Number	Percent	Number	Percent	Number	Percent
Under 5 years	2,740	6.8%	3,065	6.1%	2,661	5.0%
5 to 19 years	7,999	19.8%	8,449	16.7%	8,591	16.1%
20 to 24 years	3,808	9.4%	2,511	5.0%	3,363	6.3%
25 to 34 years	10,221	21.1%	8,662	17.1%	7,695	14.4%
35 to 44 years	8,184	16.9%	9,161	18.1%	7,292	13.6%
45 to 54 years	6,326	13.0%	7,681	15.2%	7,900	14.8%
55 to 64 years	4,832	10.0%	5,429	10.7%	7,642	14.3%
65 to 74 years	2,595	5.4%	3,362	6.6%	4,644	8.7%
75 to 84 years	1,427	2.9%	1,757	3.5%	2,674	5.0%
85 years and over	346	0.7%	572	1.1%	982	1.8%
Total	40,478		50,649		53,444	
Median Age	34.5		37.6		41.2	

Source: U.S. Census 1990, 2000; American Community Survey 5-Year Estimates: 2013-2017.

3. Average Household Size. From 1980 to 2000, the average household size for the Township declined slightly each decade. Since 2000, the average household size has increased to near its 1980 figure at approximately 2.67 people per household.

Table 18: Average Household Size (1980-2017)
Township of Parsippany – Troy Hills, New Jersey

Year	Total Population	Number of Households	Average Household Size
1980	49,868	17,374	2.78
1990	48,478	18,960	2.56
2000	50,649	20,066	2.53
2017	53,444	19,594	2.67

Source: U.S. Census 1990, 2000; American Community Survey 5-Year Estimates: 2013-2017

4. Household Income. Detailed household income figures are shown in Table 20 below. As it can be seen, the median income for the Township’s households increased by 35 percent from 1989 to 1999 and 38 percent from 1999 to 2017. The Township’s median household income was slightly higher than that of Morris County in both 1989 and 2000 but reduced to 14 percent less than the County median income in 2017.

Table 19: Household Income Distribution (1989-2017)
Township of Parsippany – Troy Hills, New Jersey

Income Category	1989		1999		2017	
	Number	Percent	Number	Percent	Number	Percent
Less than \$10,000	855	4.7%	811	4.1%	620	3.2%
\$10,000 to \$14,999	596	3.3%	522	2.7%	359	1.8%
\$15,000 to \$24,999	1,425	7.8%	1,018	5.2%	964	4.9%
\$25,000 to \$34,999	2,774	15.2%	1,397	7.1%	867	4.4%
\$35,000 to \$49,999	3,345	18.3%	2,830	14.4%	1,668	8.5%
\$50,000 to \$74,999	4,677	25.7%	4,228	21.5%	3,156	16.1%
\$75,000 to \$99,999	2,360	12.9%	3,250	16.6%	2,854	14.6%
\$100,000 to \$149,999	1,587	8.7%	3,467	17.7%	4,327	22.1%
\$150,000 to \$199,999	*614	3.4%	*2,105	10.7%	2,181	11.1%
\$200,000 or more	-	-	-	-	2,598	13.3%
Total	18,233	100.0%	19,628	100.0%	19,594	100.0%
Median Household Income	\$50,475		\$68,133		\$93,915	
Morris County Median	\$49,249		\$65,241		\$107,034	

Source: U.S. Census 1990, 2000; American Community Survey 5-Year Estimates: 2013-2017

* denotes values \$150,000 or more per previous Census data categorization.

5. Housing cost-burden. Households that pay more than 30 percent of their income for housing are considered cost burdened and may have difficulty affording basic necessities such as food, clothing, transportation, and medical care. The 2017 American Community Survey reveals that 33 percent of home owners and 29 percent of renters allocate 30 percent or more of their income toward housing.

Table 20: Housing Cost as Percentage of Income (2017)
Township of Parsippany – Troy Hills, New Jersey

Percentage of Income	Owner-occupied		Renter-occupied	
	Number	Percent	Number	Percent
Less than 20 percent	5039	41.5%	3,600	45.6%
20 to 29.9 percent	3069	25.3%	2,000	25.3%
30 percent or more	4022	33.2%	2,292	29.1%
Occupied Units	12,130	100.0%	7,892	100.0%

Sources: American Community Survey 5-Year Estimates, 2013 – 2017.

E. EMPLOYMENT ANALYSIS

The MLUL requires that a housing plan include data on employment levels with respect to its community. As such, the following tables present information on the Township’s employment characteristics.

1. Employment Status. Table 22 provides information on the employment status of Township residents age 16 and over. In 2017, 68 percent of the Township’s population of the age of 16 was included in its labor force. Of those in the labor force, 4.8 percent were unemployed in 2017 as compared to 2 percent in 2000. However, the unemployment rate of Parsippany–Troy Hills in 2017 was lower than both the County and State at 5.2 percent and 6.9 percent, respectively.

Table 21: Employment Status- Population 16 & Over (1990-2017)
Township of Parsippany – Troy Hills, New Jersey

Employment Status	1990		2000		2017	
	Number	Percent	Number	Percent	Number	Percent
In labor force	30,247	75.5%	29,230	70.9%	30,359	68.2%
Civilian labor force	30,237	75.5%	29,230	70.9%	30,338	68.2%
Employed	29,295	73.2%	28,389	68.9%	28,218	63.4%
Unemployed	942	2.4%	841	2.0%	2,120	4.8%
Armed Forces	10	0.02%	0	0.0%	21	0.0%
Not in labor force	9,790	24.5%	11,982	29.1%	14,134	31.8%
Total Population 16 and Over	40,037		41,212		44,493	

Source: U.S. Census 1990, 2000, American Community Survey 2006-2017

2. Employment Characteristics of Employed Residents. The following two tables detail information on the employment characters of employed Parsippany – Troy Hills residents. Table 23 details occupation characteristics, while Table 24 details industry characteristics.

Table 22: Employed Residents Age 16 and Over, By Occupation (1990-2013)
Township of Parsippany – Troy Hills, New Jersey

Occupation	1990		2000		2013	
	Number	Percent	Number	Percent	Number	Percent
Management, Professional and related occupations	10,107	34.5%	13,363	47.1%	14,183	51.2%
Service Occupations	2,406	8.2%	2,548	9.0%	3,092	11.2%
Sales and Office Occupations	11,392	38.9%	8,115	28.6%	6,976	25.2%
Farming, fishing and forestry occupations	193	0.7%	18	0.1%	23	0.08%
Construction, extraction and maintenance occupations	2,682	9.2%	1,722	6.1%	1,239	4.5%
Production, transportation and material moving occupations	2,515	8.6%	2,623	9.2%	2,215	8.0%
Total	29,295	100.0%	28,389	100.0%	27,728	100.0%

Source: U.S. Census 1990, 2000; American Community Survey 5-Year Estimates: 2009-2013.

Table 23: Employed Residents Age 16 and Over, By Industry (1990-2013)
Township of Parsippany – Troy Hills, New Jersey

Industry	1990		2000		2013	
	Number	Percent	Number	Percent	Number	Percent
Agriculture, forestry, fishing, hunting and mining	403	1.4%	23	0.1%	23	0.1%
Construction	1,359	4.6%	1,136	4.0%	1,156	4.2%
Manufacturing	5,849	20.0%	4,835	17.0%	3,608	13.0%
Wholesale trade	1,972	6.7%	1,489	5.2%	1,209	4.4%
Retail trade	4,359	14.9%	3,258	11.5%	2,962	10.7%
Transportation and warehousing, and utilities	2,987	10.2%	1,314	4.6%	1,190	4.3%
Information	-	-	1,591	5.6%	1,211	4.4%
Finance, insurance, real estate and rental and leasing	3,334	11.4%	2,827	10.0%	2,817	10.2%
Professional, scientific, management, administrative and waste management services	1,616	5.5%	4,282	15.1%	4,641	16.7%
Educational, health and social services	3,382	11.5%	4,319	15.2%	5,485	19.8%
Arts, entertainment, recreation, accommodation and food services	*238	0.8%	1,556	5.5%	1,822	6.6%
Other services	3,113	10.6%	983	3.5%	874	3.2%
Public administration	683	2.3%	776	2.7%	730	2.6%
Total	29,295	100.0%	28,389	100.0%	27,728	100.0%

Source: U.S. Census 1990, 2000; American Community Survey 5-Year Estimates: 2009-2013.

* Includes figures for entertainment and recreation. Other employment categories not specifically represented in Census data.

E. HOUSING AND EMPLOYMENT PROJECTIONS

The following section identifies the extent to which recent development has occurred in the community, which will assist in the determination of future residential and employment projections.

1. Probable Future Employment and Regional or Community Factors Impacting Upon Future Municipal Employment. Employment in the Township has fluctuated consistent with the economic downturn beginning in 2007. Climbing to its peak in 2006, the Township had 57,012 jobs, the number of which declined each year thereafter until 2011 and rose to 53,577 in 2014. Assuming the current economic climate continues and recognizing the limited availability of vacant land for new non-residential developments, only minor changes in employment characteristics are anticipated. Based upon the fully developed character of the community's non-residentially zoned areas which leaves few sites available for development, few additional jobs are anticipated to be created locally.

Table 24: Covered Employment Trends 2004-2014
Township of Parsippany – Troy Hills, New Jersey

Year	Number of Jobs	Change in Number of Jobs	Percent Change
2004	53,336	-	-
2005	55,492	2,156	4.0%
2006	57,012	1,520	2.7%
2007	55,248	(1,764)	(3.1%)
2008	54,934	(314)	(0.6%)
2009	50,144	(4,790)	(8.7%)
2010	49,234	(910)	(1.8%)
2011	49,143	(91)	(0.2%)
2012	50,135	992	2.0%
2013	52,044	1,909	3.8%
2014	53,577	1,533	2.9%

Source: Department of Labor and Workforce Development

2. Projection of the Municipality's Housing Stock. Since 2000, the Township has issued 1,627 residential Certificate of Occupancies (CO's) and 369 demolition permits, resulting in a net increase of 1,258 units. With limited acreage remaining in the municipality which may be developed for residential use, it is anticipated that the Township's residential growth shall remain modest, as reflected in the recent annual data shown below.

Table 25: Trend in Residential Development
 Analysis of Certificates of Occupancy and Demolition Permits, 2000 - 2018
 Township of Parsippany – Troy Hills, New Jersey

Year	COs Issued	Demo Permits Issued	Net Growth
2000	136	17	119
2001	241	12	229
2002	200	19	181
2003	167	22	145
2004	264	28	236
2005	104	42	62
2006	117	30	87
2007	95	22	73
2008	28	24	4
2009	88	10	78
2010	12	16	(4)
2011	14	5	9
2012	6	21	(15)
2013	20	31	(11)
2014	17	21	(4)
2015	10	23	(13)
2016	23	0	23
2017	47	1	46
2018	38	25	13
18 YR Total	1627	369	1258
18 YR Avg.	86	19	66

Source: New Jersey Department of Community Affairs

3. Historical Trends in Non-Residential Development. From 2000 to 2013, office space categorized the largest segment of non-residential development in the Township consisting of a total developed 1,489,488 square feet with its peak in 2002 when 758,424 square feet were built. Storage and hotel/motel space were the second and third largest categories of non-residential development with 512,352 square feet and 342,463 square feet also built during that time period. Comparatively little assembly, industrial and institutional space were developed from 2000 to 2013.

Table 26: Trend in Non-Residential Development
 Analysis of Certificates of Occupancy by Square Footage, 2000 – 2018
 Township of Parsippany – Troy Hills, New Jersey

Year	Office	Retail	A-1 thru A-5	Hotel/ Motel	Education	Industrial	Institutional	Storage	Signs, Fences, Utility & Misc.
2000	149,880	65,000	8,024	0	2,472	38,000	0	104,582	0
2001	145,917	12,516	0	83,178	0	0	0	72,800	0
2002	758,424	0	492	0	10,774	0	33,400	247,032	32,000
2003	14,844	0	0	0	0	0	0	0	2,200
2004	17,754	0	5,459	97,538	0	0	38,121	0	9,664
2005	30,986	0	0	0	0	0	0	0	2,460
2006	15,656	6,500	859	104,452	0	0	0	0	1,060
2007	209,796	6,325	0	0	0	2,598	312	83,600	1,719
2008	51,178	23,228	0	0	51,923	0	0	0	0
2009	3*	3,417	0	57,294	27,506	0	0	0	0
2010	66,818	1,052	12,000	0	14,325	0	0	0	0
2011	0	922	0	0	0	0	0	0	0
2012	0	0	0	0	0	0	0	0	0
2013	28,232	0	0	0	0	0	0	4,338	2,880
2014	8,595	0	0	0	7,500	0	0	0	1,110
2015	57,252	0	0	0	0	0	0	0	0
2016	16,700	13,085	13,119	0	0	0	0	0	0
2017	2,556	0	0	0	0	0	0	0	576
2018	51,221	514	1,350	0	0	0	0	0	500
Total	1,625,809	132,559	41,303	342,462	114,500	40,598	71,833	512,352	54,169

While office space was the largest segment of non-residential development from 2000 to 2018, it also overwhelmingly represented the use associated the most demolition permits during that period. This is likely the result of office market fluctuations and the rehabilitation of this use in Morris County and the State where some regions have seen office space shift from suburban office parks to more urbanized areas and the trend to improve building marketability.

Table 27: Trend in Non-Residential Development
 Analysis of Demolition Permits, 2000 – 2018
 Township of Parsippany – Troy Hills, New Jersey

Year	Office	Retail	A-1 thru A-5	Hotel/ Motel	Education	Industrial	Institutional	Storage	Signs, Fences, Utility & Misc.
2000	2	0	1	0	0	0	0	0	147
2001	1	0	0	0	0	0	0	0	65
2002	1	1	0	0	0	0	0	0	108
2003	1	2	1	0	0	0	0	0	140
2004	2	1	0	0	0	0	0	0	165
2005	4	0	0	0	0	0	0	0	74
2006	9	0	0	0	0	0	0	0	29
2007	3	0	0	0	0	0	0	0	35
2008	4	0	1	0	0	0	1	0	8
2009	3	0	0	0	0	0	0	0	14
2010	2	0	1	0	1	0	0	0	17
2011	5	0	1	0	0	0	0	0	56
2012	2	0	0	0	0	0	0	0	190
2013	3	1	1	0	0	0	0	0	185
2014	-	-	-	-	-	-	-	-	-
2015	5	0	1	0	0	0	0	0	144
2016	1	0	0	0	0	0	0	0	120
2017	0	0	2	0	0	0	0	0	154
2018	2	0	0	0	0	0	0	1	192
Total	50	5	9	0	1	0	1	1	1843

Section II: Fair Share Obligation

A. SUMMARY OF FAIR SHARE OBLIGATION

The state of the Third-Round affordable housing obligations for municipalities throughout New Jersey continues to be in flux, given the fact that neither the Courts, COAH, nor the legislature has come up with a definitive set of housing-need numbers that has been universally accepted. Thus far, two sets of numbers have been promulgated and widely discussed. These include numbers prepared by Econsult Solutions on behalf of a consortium of municipalities known as the Municipal Joint Defense Group, of which Parsippany-Troy Hills is a part, and numbers prepared by Dr. David Kinsey on behalf of the Fair Share Housing Center (FSHC). In addition, state-wide and municipal obligations for the present need rehabilitation obligation, as well as the Gap + Prospective Need obligation (1999-2015) have been calculated using the Jacobson Methodology. These housing-need numbers for the Township of Parsippany-Troy Hills are as follows:

**Table 28: Fair Share Obligation Comparisons
Township of Parsippany-Troy Hills, New Jersey**

<u>Requirement</u>	<u>Econsult</u>	<u>FSHC</u>	<u>Jacobson</u>
	<u>11/2017</u>	<u>7/2016</u>	<u>3/2018</u>
Rehabilitation Obligation:	189	196	190
Prior Round Obligation (1987-1999):	663	664	664
Gap + Prospective Need Obligation (1999-2025):	504	2,412	1,314

Ultimately, a Settlement Agreement, which was executed by the Township and FSHC on April 11, 2019, sets forth the extent of Parsippany-Troy Hills Rehabilitation, Prior Round, and Gap + Prospective Need Obligations. Under the terms and conditions of the Settlement Agreement, and the Order approving same entered by the Court on June 21, 2019, the Township has the following obligations for the period from 1987 through July 2, 2025:

<u>Requirement</u>	<u>Obligation per Settlement</u>
1. Rehabilitation Obligation:	190
2. Prior Round Obligation (1987-1999):	664
3. Gap + Prospective Need Obligation (1999-2025):	1,314

B. ADJUSTMENT TO REHABILITATION OBLIGATION

The rehabilitation component of the affordable housing obligation is based on a municipality's existing housing deficiencies. It is defined as the number of deficient housing units occupied by low- and moderate-income households within a municipality. A deficient housing unit is a unit with health and safety code violations that require the repair or replacement of a major system. A major system includes any of the following: weatherization, roofing, plumbing, heating, electricity, sanitary plumbing, lead paint abatement and/or load bearing structural systems.

Whereas the FSHC Settlement Agreement establishes the Township's Rehabilitation obligation at 190 units, Parsippany-Troy Hills has participated in an ongoing rehabilitation program to income qualified households for the rehabilitation of health and safety improvements. The program is for Parsippany-Troy Hill's residents funded since 1977 by a Community Development Block Grant Program (CDBG). The Township intends to address its rehabilitation obligation of 190 units although it is seeking credit for 39 units which have been rehabilitated since 2010. A copy of the rehabilitation credits are attached hereto as Appendix A-1. The Township proposes to continue to participate in the CDBG program to address the remaining need of 151 units.

B. VACANT LAND ADJUSTMENT

Since Parsippany-Troy Hills lacks developable vacant land, it is entitled to adjust its Gap + Prospective Need (1999-2025) obligation in accordance with the Vacant Land Adjustment (VLA) procedures set forth in COAH's Round 2 rules. As provided therein, a Realistic Development Potential ("RDP") Analysis is intended to determine which sites in a municipality are the most likely sites to develop for low- and moderate-income housing. Accordingly, the FSHC Settlement Agreement establishes the Township's Third Round RDP at 845 and its remaining Unmet Need at 469 units. The calculation of the Township's Third Round RDP is discussed in more detail below.

The vacant land analysis presented herein first identified all privately-owned and publicly-owned vacant sites in the Township, which encompass a total of 5,200 acres. In an effort to be as inclusive as possible, during negotiations of the settlement agreement, the analysis of additional sites that are in the Township either having the potential to redevelop or included for development were identified during the negotiations of the settlement agreement. These properties are as follows:

1. Block 408, Lot 4.01: This is a 2.91-acre parcel located at 440 Littleton Road and owned by 440Littleton Road, LLC. The site is not vacant since it is an operating Cerbo's plant and landscape nursery which in accordance with 5:93-4.2(d) is required to be included in the vacant land assessment although may not represent an acceptable site for affordable housing.
2. Block 166, Lot 96: This is a 22.30-acre parcel located at 1050 Littleton Road and owned by St.

Christopher's Church. The site is not vacant but there is a portion of the property in the rear encompassing 11.50 acres which is being actively marketed and is vacant. It is included in the vacant land assessment as it is available and of a size that meets the requirements. While it does not represent an appropriate site for affordable housing at this time, it is required to be included in the RDP calculations.

3. Block 15, Lots 5 and 6: This is a 6.33-acre parcel located at 2889 Route 10 and owned by 2889 Route 10, LLC. The site is not vacant but is included in the vacant land assessment as it is to be developed for inclusionary development during the third round and is required to be included as part of the negotiated settlement agreement.
4. Block 734, Lot 51.29: This is a 6.56-acre parcel located at Schindler Court and owned by Sterling Mist, LLC. The site is not vacant but is included in the vacant land assessment as it is developed during the third round and is required to be included as part of the negotiated settlement agreement.
5. Block 421, Lot 29.03: This is a 16.10-acre parcel located at 30 Waterview Boulevard and owned by Waterview Marketplace, LLC. The site is not vacant but is included in the vacant land assessment as it is being developed during the third round and is required to be included as part of the negotiated settlement agreement.
6. Block 14, Lots 9, 9.1 and 10: These parcels, at 660 and 648 Old Dover Road, encompass 14.0 acres and are owned by 700 Mountain Way, LLC. These parcels are not vacant but are approved for inclusionary development during the third round and is therefore required to be included as part of the negotiated settlement agreement.
7. Block 245, Lot 18.1: This is a 0.87-acre parcel located at 181 Kingston Road and owned by Hreeji Gaja Laxmi, LLC. The site is not vacant but is included in the vacant land assessment as it is to be developed for inclusionary development during the third round and is required to be included as part of the negotiated settlement agreement.
8. Block 136, Lot 44 and 76: This is a 27.47-acre parcel located at 100 and 120 Cherry Hill Road and owned by Morris Corporate Center VI Realty and Morris Corporate Center VI LLC. These parcels are vacant and are included as they are proposed for inclusionary development as part of the Fair Share Plan, therefore included in the RDP vacant land assessment.
9. Block 181, Lot 19: This is a 25.95-acre parcel located at 1500 Littleton Road and owned by Parsippany-Littleton, LLC. The parcel is not vacant although, it is included as it is proposed for inclusionary development as part of the Fair Share Plan, therefore included in the vacant land RDP assessment.

10. Block 200, Lot 1.2: This is a 11.13-acre parcel located at 1515 Route 10 and owned by 1515 Parsippany, LLC. The parcel is not vacant although, it is included as it is proposed for inclusionary development as part of the Fair Share Plan, therefore included in the vacant land RDP assessment.
11. Block 200, Lot 8: This is a 2.51-acre parcel located at 169 Johnson Road and owned by A Council Trustee, J&P Weichert. The parcel is not vacant although, it is included as it is proposed for inclusionary development as part of the Fair Share Plan, therefore included in the vacant land RDP assessment.
12. Block 202, Lots 3.1, 3.12 and 3.20: These parcels amount to 20.25-acres located at 1633 Littleton, 2 and 3 Campus Drive and owned by various entities c/o Mack Cali Realty. The parcels are not vacant although, they are included as proposed for inclusionary development and a parcel for future open space acquisition as part of the Fair Share Plan, therefore included in the vacant land RDP assessment.
13. Block 392, Lots 1 and 2: These parcels amount to 45.08-acres located at 800-900 and 100-700 Parsippany Road and owned by various entities. The parcels are not vacant although, they are included as proposed for inclusionary development as part of the unmet need mechanisms in the Fair Share Plan, therefore included in the vacant land RDP assessment.
14. Block 698, Lot 15.2, S01: These parcels amount to 22.08-acres located at 808 Route 46 and owned by Westmount-Arlington Plaza Joint Venture. The parcels are not vacant although, they are included as either proposed for inclusionary development as part of the unmet need mechanisms in the Fair Share Plan, therefore included in the vacant land RDP assessment.
15. Block 766, Lots 6, 7, 8 and 9: These parcels amount to 8.54-acres located at 750 Edwards Road and owned by 750 Edwards Road, LLC and Corvelli Associates c/o Corvelli Brothers. The parcels are not vacant although, they are included as proposed for inclusionary development as part of the Fair Share Plan, therefore included in the vacant land RDP assessment.
16. Block 767, Lots 36: This parcel amounts to 1.18-acres located at 887 Edwards Road and owned by Corvelli Associates, Inc. The parcels are not vacant although, they are included as proposed for inclusionary development as part of the Fair Share Plan, therefore included in the vacant land RDP assessment.

The analysis then evaluated each site for size (a minimum of five dwelling units were required to be accommodated based on the applicable densities) and subtracted out environmentally constrained land (wetlands, steep slopes, streams, and flood plains) pursuant to the applicable regulations at N.J.A.C. 5:93-4.2. In addition, preserved open space were also eliminated from RDP analysis. The

remaining 126 acres of developable vacant land and the above noted developable area were then evaluated to determine the Township's Third Round RDP.

Ultimately, the cumulative developable area which qualified for RDP Analysis resulted in a total Third Round RDP for the Township of 845. The Township's Vacant Land Assessment is presented in the accompanying map on the following page and the accompanying table attached hereto as Appendix A-3. The proposed method to address the Township's Third Round RDP of 845 will be discussed in the Fair Share Plan section of this report.

Figure 1: Vacant Land Map-Quadrant A

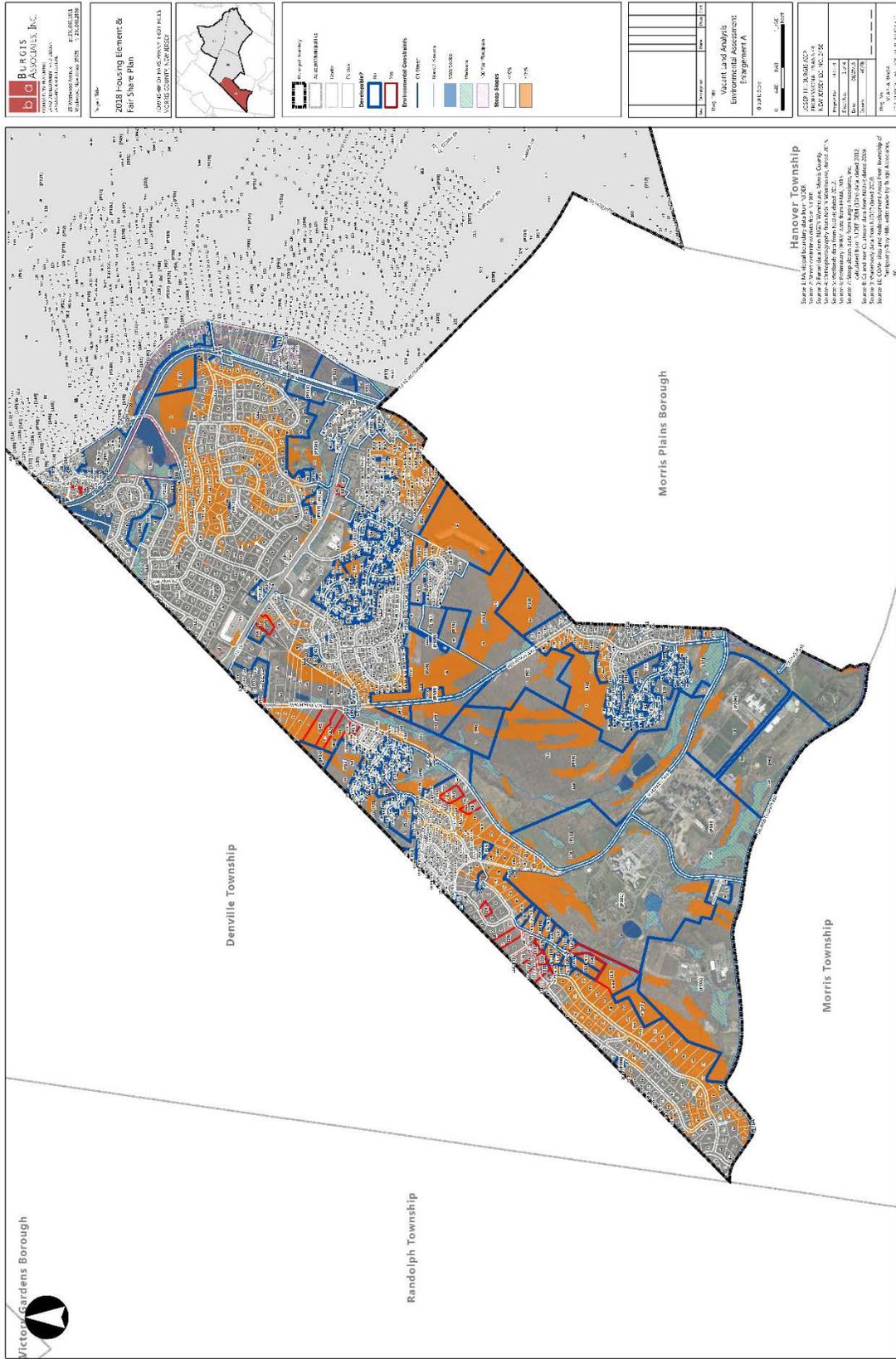
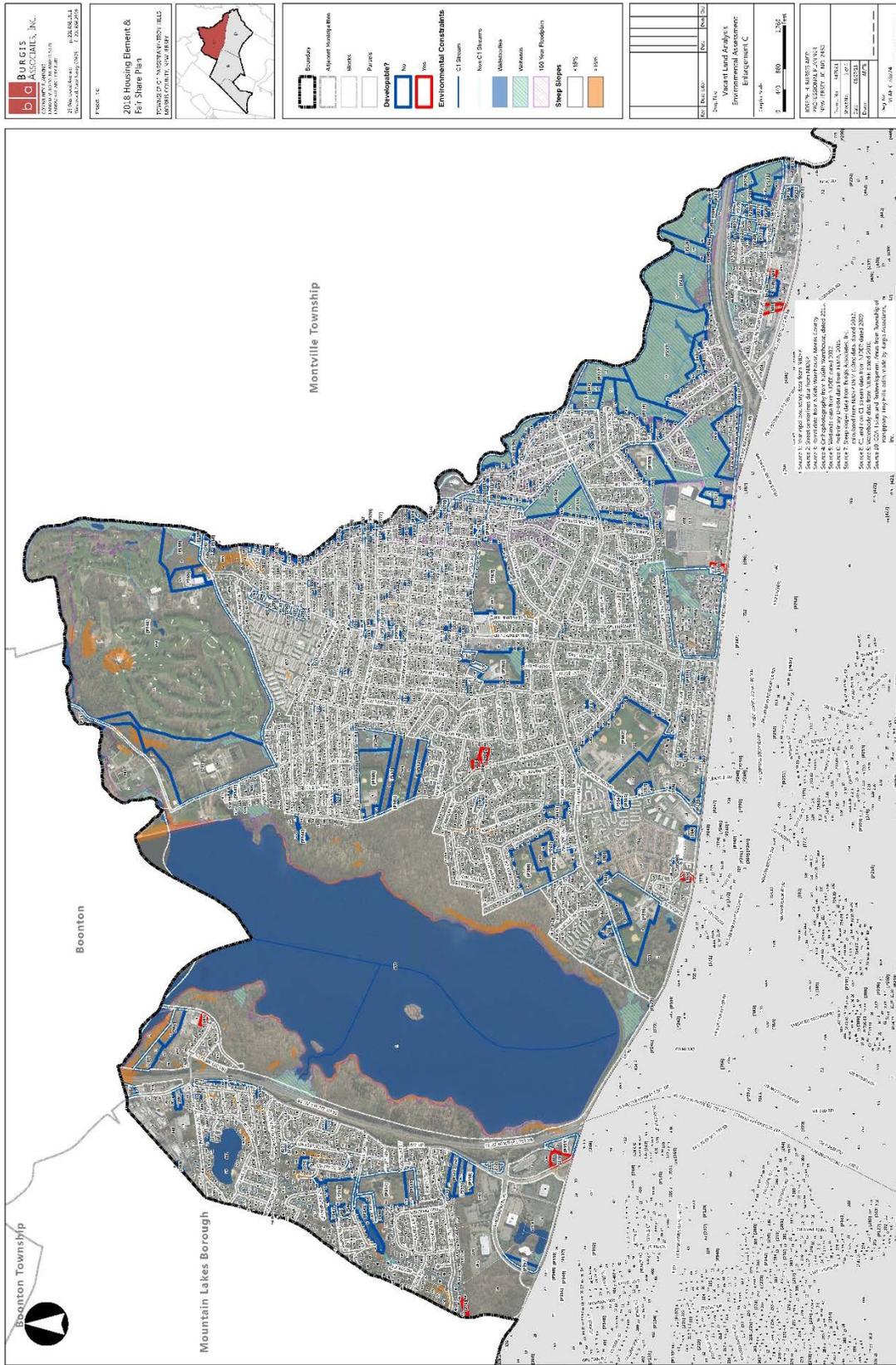


Figure 3: Vacant Land Map-Quadrant C



Section III: Fair Share Plan

A. PLAN SUMMARY

The Fair Share Plan identifies the manner in which the Township's fair share affordable housing obligations – inclusive of a Rehabilitation obligation of 190, a Prior Round obligation of 664, and a Gap + Prospective Need obligation of 1,314 – are to be addressed. This is summarized below.

1. Rehabilitation Obligation. The Township intends to satisfy its 190-unit Rehabilitation obligation through continued participation in an ongoing rehabilitation program funded by a Community Development Block Grant Program (CDBG). The Township intends to address its rehabilitation obligation of 190 units although it is seeking credit for 39 units which have been rehabilitated since 2010. This will be discussed in more detail later in this section.
2. Prior Round Obligation (1987-1999). Parsippany-Troy Hills prior affordable housing plan completions exceed the Township's Prior Round obligation of 664. As such, the Township has a remaining Prior Round obligation of zero and additional surplus units/credits that can be carried over to address its Gap + Prospective Need obligation. This is detailed later in this section.
3. Gap + Prospective Need Obligation (1999-2025). Pursuant to the Township's Settlement Agreement with FSHC, Parsippany-Troy Hills has a Gap + Prospective Need obligation of 1,314. This figure is comprised of an RDP of 845 and a remaining Unmet Need of 469. The Township proposes to address its RDP with existing affordable housing units created under the Prior Round, affordable units built and/or approved in the Third Round, proposed inclusionary housing units, alternative living arrangements, accessory apartments, a Market to Affordable program and rental bonus credits permitted in accordance with COAH's Round 2 rules. The Township proposes to address its Unmet Need with excess credits, future alternative living arrangements, overlay zones, and the creation of a Township-wide mandatory set-aside ordinance. These mechanisms are detailed later in this section.

As noted above, the Housing Element and Fair Share Plan can accommodate the entirety of the community's affordable housing obligation through 2025 in a manner that affirmatively addresses affordable housing need, within the framework that seeks to reduce impacts to the overall character of the community.

B. MINIMUMS/MAXIMUMS TO BE ADDRESSED

This plan seeks to address the Township's affordable housing obligation by application of COAH's Round 2 rules. The Supreme Court in its 2015 Mount Laurel IV decision endorsed the use of COAH's Round 2 rules. As such, the following minimum requirements and maximum limitations, as set forth in COAH's Round 2 rules, will be addressed within the plan:

1. Prior Round Obligation:

- a. Age-Restricted Units. Pursuant to N.J.A.C. 5:93-5.14.a.1, the Township is permitted to age-restrict up to 25 percent of its 664-unit Prior Round obligation. This equates to a maximum of 166 age-restricted units.
- b. Rental Units. Pursuant to N.J.A.C. 5:93-5.15.a, the Township is required to address at least 25 percent of its 664-unit Prior Round obligation with rental housing. This equates to a minimum of 166 rental units.
- c. Rental Bonus Credits. Pursuant to N.J.A.C. 5:93-5.15.d, the Township shall receive a 2:1 rental bonus credit for rental units made available to the general public, up to the 166-unit rental obligation. Age-restricted rental units may be eligible for rental bonus credits at a ratio of 1.33:1; however, no more than 50 percent of the rental obligation shall receive a bonus for age restricted rental units.

2. Third Round RDP Obligation:

- a. Age-Restricted Units. Pursuant to N.J.A.C. 5:93-5.14.a.2, the Township is permitted to age-restrict up to 25 percent of its 845-unit Third Round RDP. This equates to a maximum of 211 age-restricted units.
- b. Rental Units. Pursuant to N.J.A.C. 5:93-5.15.a, the Township is required to address at least 25 percent of its 845-unit Third Round RDP with rental housing. This equates to a minimum of 212 rental units. At least one-half (totaling 106) of these rental units shall be made available to families.
- c. Rental Bonus Credits. Pursuant to N.J.A.C. 5:93-5.15.d, the Township shall receive a 2:1 rental bonus credit for rental units made available to the general public, up to the 212-unit rental obligation. Age-restricted rental units may be eligible for rental bonus credits at a ratio of 1.33:1; however, no more than 50 percent of the rental obligation shall receive a bonus for age restricted rental units.
- d. Family Units. Pursuant to the FSHC Settlement Agreement, at least 50 percent of the units addressing the 845-unit Third Round RDP must be available to families. Given that 212 of the Township's 845-unit RDP will be met with rental bonus credits, the 633 units addressing the Third Round RDP must minimally include 317 units that are available to families.

The table below summarizes the above parameters for both the Prior Round and Prospective Need obligations

Table 29: Plan Minimums and Maximums
Parsippany-Troy Hills, New Jersey

Requirement	Prior Round Obligation	Third Round RDP
Max. Age-Restricted Units	166	211
Min. Rental Units	166	138
Min. Rental Units Available to Families	--	106
Max. Rental Bonus Credits (Total, incl. Age-Restricted)	166	212
Max. Rental Bonus Credits (Age-Restricted)	92	106
Min. Units Available to Families	--	317

C. PLAN COMPONENTS

This section of the plan details the projects, mechanisms and funding sources which will be used to meet the Township’s affordable housing obligations, as discussed above. The Plan Components Map included at the end of this document illustrates the location of all existing and proposed developments identified herein.

1. Rehabilitation Obligation. As established in Section II of this plan, Parsippany-Troy Hills Rehabilitation obligation is 190 units. The Township seeks credit for 39 units which have been rehabilitated since 2010 (see the Appendix for the reporting of these units). The Township intends to satisfy the remaining its 151-unit rehabilitation obligation through the ongoing rehabilitation program funded by a Community Development Block Grant Program (CDBG). In addition, the Township will establish a municipal Rehabilitation Program available to both owners and renters by contracting with a rehabilitation consultant to administer the program. The Township will utilize funds from the Township’s affordable housing trust fund to fund this program. The Township will commit an average of at least \$10,000 per unit, consistent with COAH’s Round 2 rules. This will require a total commitment of minimally \$1,510,000 towards this program.

Pursuant to COAH’s rules that allow municipalities to utilize money collected from development fees for this purpose, the Township shall set aside the required \$1,510,000 from its affordable housing trust fund account to be made available to income-qualified households to participate in the program. As of July 15, 2019, the Township of Parsippany-Troy Hills has a balance of \$6,651,666 however, it is projected that an additional \$1,506,493 (without interest), will be added to the affordable housing trust fund before the end of the Third Round. In the event that a shortfall of anticipated revenues occurs, the Township will handle the shortfall of

funds through an alternative funding source to be identified by the Township and/or bonding. A draft resolution of intent to bond is attached hereto as Appendix A-4.

1. Prior Round Obligation (1987-1999). Parsippany-Troy Hill’s Prior Round obligation is 664 units. The Township was granted prior round credit for 250 prior cycle credits for Baldwin Oaks senior housing apartments and for 6 prior cycle credits for 6 bedrooms in one group home, for a total of 256 prior cycle credits, as part of The Township of Parsippany-Troy Hills’s Prior Round HE&FSP, which received COAH substantive certification on August 7, 1996. A copy of the 1996 COAH Compliance Report is attached hereto as Appendix A-2.

As shown in the table below, in accordance with the settlement agreement due to limits imposed on prior cycle senior units, the Township is applying 166 of these prior cycle credits as senior units, toward the Prior Round obligation, leaving 84 surplus credits from Baldwin Oaks available to be applied to the Township’s third round obligation.

Table 30: Plan Components Addressing Prior Round Obligation
Parsippany-Troy Hills, New Jersey

Township of Parsippany-Troy Hills Prior Round Compliance Mechanisms	Credits Applicable	Rental Bonus	Total Applicable Credits
Prior Cycle Credits: 100% Affordable Developments - Completed	166	0	166
<u>Baldwin Oaks</u> (B 712, L 39) (Rental)-Age Restricted: 250 units	166	N/A*	166
Alternative Living Arrangements- Completed/Proposed	84	84	168
<u>ARC</u> (B 202, L 9.06) (Rental) Entin Rd.	6	6	12
<u>ARC</u> (B 202, L 9.07) (Rental) Entin Rd	6	6	12
<u>Dept. of Special Ed-Roman Catholic</u> -B 208, L 5 (Rental) Littleton Rd.	5	5	10
<u>CBH to Homeless Solutions</u> (B 10, L 1.03) (Rental) Ruth Davis Drive	32	32	64
<u>JSDD of Metrowest</u> (B 446, L 10) (Rental) Pleasant Terrace	5	5	10

Township of Parsippany-Troy Hills Prior Round Compliance Mechanisms	Credits Applicable	Rental Bonus	Total Applicable Credits
<u>Advancing Opportunities, Inc.</u> (B 518, L 25) (Rental) Hiawatha Blvd.	4	4	8
<u>Advancing Opportunities, Inc.</u> (B 709, L 27) (Rental) 66 N. Beverwyck Rd.	4	4	8
<u>Community Hope Inc.</u> (B 174, L 12) (Rental) 639 Tabor Road	6	6	12
<u>New Bridge & The Rose House</u> (B 168, L 119) (Rental) Moraine Road	4	4	8
<u>Special Homes NJ & Monarch Associates</u> (B 204, L 1) Littleton Rd.	4	4	8
<u>The Rose House Corp.</u> -B 497, L 10 (Rental) Knoll Rd.	4	4	8
<u>Carmela Lunt Corp. Community Hope</u> (B 756, L 5) (Rental) Deauville Dr.	4	4	8
Regional Contribution Agreement: Newark (294 committed, 269 creditable)	269	N/A	269
Inclusionary Developments- Completed or Proposed	31	30	61
Mill Run Apartment (B 15, L 5&6) (Rental)-Route 10	16	16	32
Palmar Assoc. LLC. (B 450, L 14, 15, 16 & 17) (For sale)-Interval Road (2 available, 1 applied)	1	0	1
Weichert- Johnston Road- B 200, L 8 (Rental) (19 total available, 14 applied)	14	14	28
Total	550	114	664
Prior Round Credit Summary and Surplus (Age Restricted) (250-166=84)			84 surplus

* COAH Second Round certification noted that rental bonuses for this alternative living facility is not eligible since it opened before December 15, 1986.

2. RDP Obligation. As established in Section II of this plan, Parsippany-Troy Hills has an RDP obligation of 845 for the period extending from 1999 to 2025. The Township proposes to satisfy the entirety of this obligation with a combination of existing affordable housing units and credits created under the Prior Round, affordable units built and/or approved in the Third Round, proposed inclusionary housing units, alternative living arrangements, a market to affordable program, an accessory apartment program and rental bonus credits permitted in accordance with COAH's Round 2 rules. These components are identified in the following table,

with more detail on each development to follow in Section D below.

Table 31: Plan Components Addressing Third Round
Parsippany-Troy Hills, New Jersey

Plan Component	Units	Bonus	Total	Status
Prior Cycle Surplus Credits from Prior Round	211	-	211	
Baldwin Oaks- B 712, L 39 (Rental)	84	N/A	84	Completed
Brookside- B 412, L 15 (Rental)	127	N/A	127	Completed
Prior Cycle Credits: Alternative Living Arrangements- Completed	10	-	10	
Cheshire (B 484, L 8.01) (Rental)- North Beverwyck Road	6	N/A*	6	Completed
<u>ARC</u> (B 601, L 1) (Rental)- Hiawatha Blvd.-Prior Cycle	4	N/A*	4	Completed
Applicable Units Built and/or Approved in Third Round	22	21	43	
700 Mountain Way- B 14, L 9, 9.1&10 (Rental)	15	15	30	Approved
Kingston Road -B 245, L 18.1 (Rental)	2	2	4	Approved
Palmar Assoc. LLC. (B 450, L 14, 15, 16 & 17) (For sale)-Interval Road (2 total, 1 available from Prior Round)	1	0	1	Approved
Special Homes of New Jersey- B 129, L 6 (Rental) Glenwood Place	4	4	8	Completed
Market to Affordable-Completed	1	0	1	
Habitat for Humanity. (B 528, L 1.1) (Ownership) (2002)	1	0	1	Completed
Proposed Inclusionary Developments	310	191	501	
Stanberry Parsippany LLC. - B 200, L 1.02 (Rental)	67	34	101	Settlement
Mack Cali- B 202, L 3.12 & 3.20 (Rental)	82	82	164	Settlement

Plan Component	Units	Bonus	Total	Status
Westmount Plaza- B 698, L 15.2 (Rental)	63	63	126	Settlement
750 Edwards Road LLC.- B 766, L 6, 7, 8, 9 (Rental)	23	12**	35	Settlement
887 Edwards Road-B 767, L 36 (Rental)	5	-	5	Settlement
Weichert- Johnston Road- B 200, L 8 (Rental) (19 total, 5 available from Prior Round)	5	-	5	Settlement
SJP MC VI- Cherry Hill Road- B 136, L 44 & 76 (Rental)	65	-	65	Settlement
Proposed-Alternative Living Arrangements	38	0	38	
Community Options: B 741, L 58 (Rental) @ Normandy Drive	4	-	4	Proposed
Community Options: 3 sites: (3) 4 bedrooms and (2) 3 bedrooms (Rental)	18	-	18	
Advancing Opportunities, Inc.: 2 sites @ 4 bedrooms (Rental)	8	-	8	Proposed
Avidd Community Services of NJ: B 598, L 12 (Rental) Minnehaha Blvd.	4	-	4	Proposed
Avidd Community Services of NJ: B 30, L 3.02 (Rental) Circle Drive.	4	-	4	Proposed
Proposed Programs	45	0	45	
Market to Affordable Program	35	-	35	Proposed
Accessory Apartment Program (Rental)	10	-	10	Proposed
Totals:	637	212	849	

* COAH Second Round certification noted that rental bonuses for this alternative living facility is not eligible since it opened before December 15, 1986. ** Maximum 212 bonuses credits reached.

As demonstrated in the table below, the plan components proposed to address the RDP obligation fully satisfy the minimum/maximum requirements identified in COAH’s Second Round rules.

**Table 32: RDP Obligation Minimums and Maximums
Parsippany-Troy Hills, New Jersey**

Requirement	Required	Proposed
Max. Age-Restricted Units	211	211
Min. Rental Units	138	412
Min. Rental Units Available to Families	106	351
Max. Rental Bonus Credits (Total, incl. Age-Restricted)	212	212
Max. Rental Bonus Credits (Age-Restricted)	106	0
Min. Units Available to Families	317	352

3. Unmet Need. The difference between the Township’s combined Prior Round and Third Round need number and its combined Prior Round and Third Round RDP obligations is what is known as Unmet Need. Whereas the RDP obligations must be affirmatively addressed by the Township (as outlined above), addressing Unmet Need involves a lower standard, as the entire Unmet Need obligation does not have to be fully satisfied by 2025. Pursuant to the Township’s Settlement Agreement with FSHC, Parsippany-Troy Hills has an Unmet Need of 469. The Township plans to address Unmet Need as follows:
 - a. Existing and Proposed Units. The Township proposes to address a portion of its Unmet Need, with 99 credits summarized as follows:
 - i. Brookside (B 412, L 15) - 64 of the 191 units in the age-restricted rental development are credited to the municipality's Third Round unmet need.
 - ii. Vail Manor Senior (B 455, L 2&3) - All 35 units of the age-restricted rental development are credited to the municipality's Third Round unmet need.
 - b. Overlay Zoning. The Township has agreed to create several new Overlay Zones, which, together, will create a realistic opportunity for an additional 303 affordable housing units in the Township, the credits for which units will be applied toward the Township’s Unmet Need. The proposed new Overlay Zones are as set forth below:
 - i. Overlay Zone-1. The Township will create a new overlay zone district over a 0.92-acre area along North Beverwyck Road to permit mixed-use

inclusionary residential development. The subject area is comprised of one tax parcel, identified as Block 607 Lot 1. The area is currently zoned for B-5 Local Business District and is primarily developed with commercial bank use, including a parking and drive-up window lane. Surrounding land uses include a municipal parking area on property on the opposite side of Minnehaha Boulevard to the north; a commercial bank to the east; a mix of commercial uses to the south; as well as single family residential to the west. The area is depicted in the aerial photograph on the following page.

The area is not constrained by environmental restrictions. The entirety of the area is in the PA1 – Metropolitan state plan area and is within the Township's Sewer Service Area.

The Township will retain the existing underlying B-5 Zone designation for the area but will adopt a new Overlay Zone for the area which will permit mixed use inclusionary residential development. The overlay zoning will permit the construction of dwelling units at a maximum density of 18 dwelling units per acre on the second and third floors above retail/commercial uses on the first floor and will require a minimum 20 percent set-aside for affordable housing. As such, it is anticipated that the proposed Overlay Zone will yield approximately 4 affordable units, all of which will be credited toward the Township's Unmet Need.

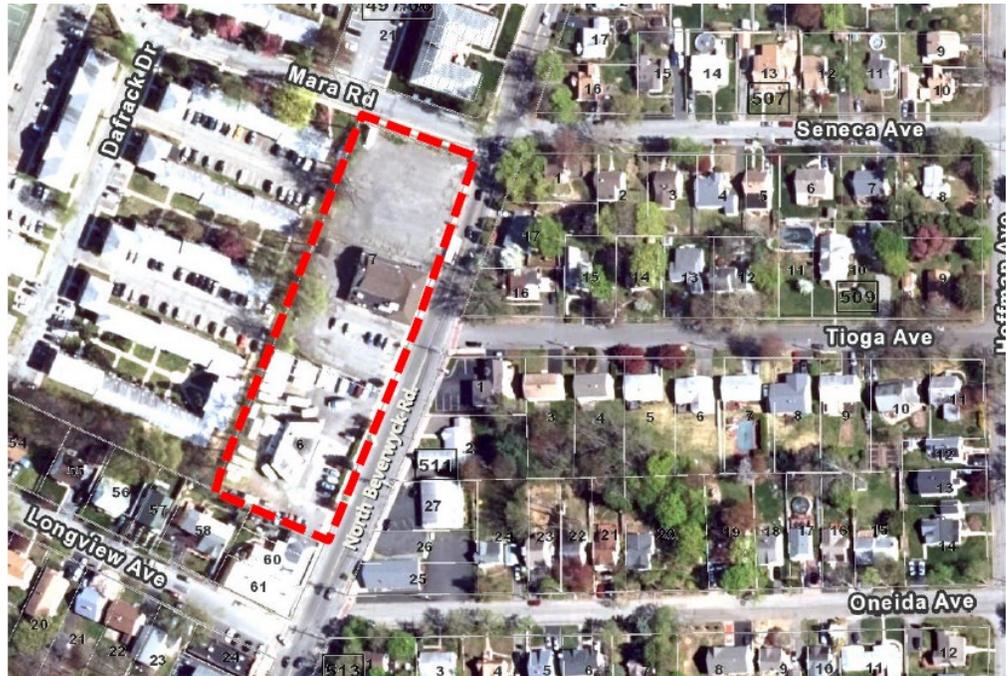
Aerial 1: Proposed Overlay Zone-1



Source: Morris County GIS 2019.

- ii. Overlay Zone-2. The Township will create a new overlay zone district over a 1.73-acre area along North Beverwyck Road to permit mixed-use inclusionary residential development. The subject area is comprised of two tax parcels, identified as Block 497 Lots 6 & 7. The area is currently zoned for B-5 Local Business District and is primarily developed with commercial automobile repair and rental facility and a bar, including a parking area. Surrounding land uses include multifamily residential to the north and west of the lots; a mix of single family and commercial to the east; a mix of commercial uses to the south. The area is depicted in the aerial photograph below.

Aerial 2: Proposed Overlay Zone-2



Source: Morris County GIS 2019.

The area is not constrained by environmental restrictions. The entirety of the area is in the PA1 – Metropolitan state plan area and is within the Township’s Sewer Service Area.

The Township will retain the existing underlying B-5 Zone designation for the area but will adopt a new Overlay Zone for the area which will permit mixed use inclusionary residential development. The overlay zoning will permit the construction of dwelling units at a maximum density of 18 dwelling units per acre on the second and third floors above retail/commercial uses on the first floor and will require a minimum 20 percent set-aside for affordable housing. As such, it is anticipated that the proposed Overlay Zone will yield approximately 7 affordable units, all of which will be credited toward the Township’s Unmet Need.

- iii. Overlay Zone-3. The Township will create a new overlay zone district over a 23.7-acre net area along Lanidex Plaza to permit inclusionary residential development. The subject area is comprised of two tax parcels, identified as Block 392 Lots 1 and 2. The area is zoned for ROL Research Office and Laboratory Zone and is primarily developed with office uses, parking and

plaza areas. Surrounding land uses include the R.O.W. of Route 287 to the north; a historic residence and properties, office buildings to the east; single-family residential uses to the south; and the R.O.W. of Route 80 to the west. The area is depicted in the aerial photograph below.

Aerial 3: Proposed Overlay Zone-3



Source: Morris County GIS 2019.

The site is minimally constrained by steep slopes although there are no known other environmental restrictions. The entirety of the area is in the PA1 – Metropolitan state plan area and is within the Township’s Sewer Service Area.

The Township will retain the existing underlying ROL designation for the area but will adopt a new Overlay Zone for the area which will permit an inclusionary residential development. The overlay zoning will permit the construction of dwelling units at a maximum density of 25.3 dwelling units per acre up to 600 total dwelling units on portions of the property and will require a minimum 20 percent set-aside for affordable housing. As such, it is anticipated that the proposed Overlay Zone will yield approximately 120 affordable units, all of which will be credited toward the Township’s Unmet Need

- iv. Overlay Zone-4. The Township will create a new overlay zone district over a 12.97-acre net area along Gibraltar Drive to permit a mixed-use inclusionary residential development. The subject area is comprised of one tax parcels, identified as Block 15.12 Lot 1. The area is zoned for O-T Office Transitional Zone and is developed with an office building, parking and open space areas. Surrounding land uses include the R.O.W. of Route 10 to the north; a mixed office and retail facility to the east; multi-family townhouses to the south; a mixed retail and office center to the west. The area is depicted in the aerial photograph below.

Aerial 4: Proposed Overlay Zone-4



Source: Morris County GIS 2019.

The site is minimally constrained by steep slopes although there are no known other environmental restrictions. The entirety of the area is in the PA1 – Metropolitan state plan area and is within the Township’s Sewer Service Area.

The Township will retain the existing underlying O-T Zone designation for the area but will adopt a new Overlay Zone for a portion of the lot area which will permit inclusionary residential development. The overlay zoning will permit the construction of up to 233 total dwelling units at a maximum density of 18 dwelling units per acre and will require a minimum 20 percent set-aside for affordable housing. As such, it is anticipated that the Overlay Zone will yield up to 47 affordable units, all of which will be credited toward the Township's Unmet Need.

- v. Overlay Zone-5. The Township will create a new overlay zone district over a 31.16-acre net area at the easterly portion of the Arlington retail center to permit a mixed-use inclusionary residential development. The subject area is comprised of one tax parcels, identified as Block 698 Lot 15.2. The area is zoned for B-1 Highway Commercial and is developed with a retail center, parking and open space areas. Surrounding land uses include the R.O.W. of Route 10 to the south; commercial and multifamily residential to the east; single-family residential to the north; multifamily residential to the west. The area is depicted in the aerial photograph below.

Aerial 5: Proposed Overlay Zone-5



Source: Morris County GIS 2019.

The site is constrained by environmental features along the eastern side of the property although there remains development potential in the area of the existing center if redeveloped. The entirety of the area is in the PA1 – Metropolitan state plan area and is within the Township’s Sewer Service Area.

The Township will retain the existing underlying B-1 Zone designation for the area but will adopt a new Overlay Zone for the lot which will permit inclusionary mixed-use residential development. The overlay zoning will permit the construction of up to 311 total dwelling units at a maximum density of 10 dwelling units per acre and will require a minimum 20 percent set-aside for affordable housing. As such, it is anticipated that the Overlay Zone will yield up to 63 affordable units, all of which will be credited toward the Township’s Unmet Need.

- vi. Overlay Zone-6. The Township will create a new overlay zone district over a 25.95-acre net area along Littleton Road to permit an age restricted and assisted living inclusionary residential development. The subject area is comprised of one tax parcels, identified as Block 181 Lot 19. The area is zoned for ROL Research Office and Laboratory Zone and is developed with an office and laboratory facility, parking and open space areas. Surrounding land uses include the R.O.W. of Littleton Road and other office development to the south; single-family residential to the east; single-family residential and a public park to the north; single-family residential to the west. The area is depicted in the aerial photograph below.

The site is constrained by environmental features along the center of the property although there remains development potential in the area of the existing development and other upland areas adjacent to Littleton Road if redeveloped. The entirety of the area is in the PA1 – Metropolitan state plan area and is within the Township’s Sewer Service Area.

Aerial 6: Proposed Overlay Zone-6



Source: Morris County GIS 2019.

The Township will retain the existing underlying ROL designation for the area but will adopt a new Overlay Zone for the lot which will permit inclusionary age restricted and assisted living residential development. The overlay zoning will permit the construction of up to 250 age restricted units and 120 assisted living units for a total of 370 units at a maximum density of 14.3 dwelling units per acre and will require a minimum 20 percent set-aside for affordable housing for the age restricted units and a 10 percent set-aside for the assisted living residential units. As such, it is anticipated that the Overlay Zone will yield up to 62 affordable units, all of which will be credited toward the Township's Unmet Need.

- c. Township-Wide Mandatory Set-Aside Ordinance. Finally, to address Unmet Need, the Township will also adopt an ordinance which requires that any site that benefits from a subdivision or site plan approval, rezoning, use variance, redevelopment plan or rehabilitation plan approved by the Township or a Township land use board which results in multi-family or single-family attached development containing five or

more new dwelling units shall provide an affordable housing set-aside at a rate of 20 percent, where affordable units will be for rent, or 20 percent, where affordable units will be for sale. This requirement will ensure that new multi-family or single-family attached development in Parsippany-Troy Hills will provide its fair share of affordable units and assist with the Township's continuous efforts to address its affordable housing obligation. The Township will not, however, be under any obligation to grant subdivision and site plan approvals, rezoning, use variances, and/or redevelopment or rehabilitation designations for any such construction and development applications will be required to otherwise conform to the Township's zoning requirements.

D. DEVELOPMENT SITES.

Each of the Township's existing and proposed affordable housing sites identified in Section C. above to address Parsippany-Troy Hills Prior Round and Gap + Prospective Need obligations are discussed in more detail below. The Plan Components Map included at the end of this plan illustrates the location of all existing and proposed developments identified for the Prior Round or Third Round RDP noted herein.

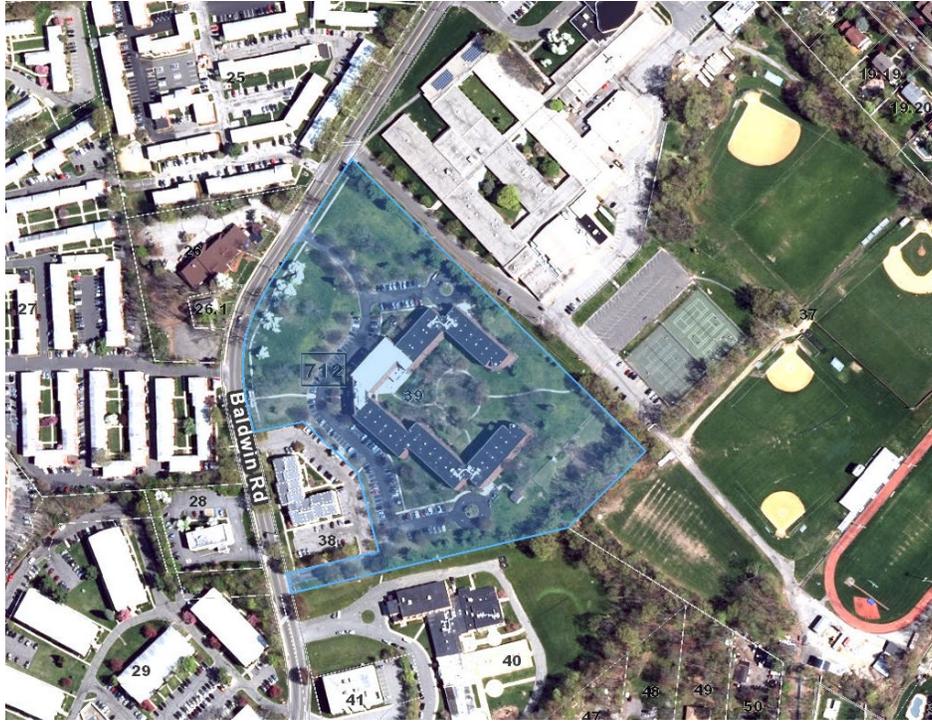
1. Baldwin Oaks. The Township is entitled to "prior cycle credits" from an existing Senior Citizen Housing Project, known as Baldwin Oaks Apartments completed in 1980, containing 250 units for income-qualified lower income seniors. Within the project all 250 units identified are restricted to affordable housing purposes and are subsidized under the HUD Section 8 program. The Township's August 7, 1996 COAH certification recognized and approved this development as prior cycle credits. Attached is a copy of the 1996 COAH certification wherein the prior cycle credits were approved.

It is located along Baldwin Road, adjacent to the Parsippany High School. The 10.46-acre property is identified by municipal tax records as Block 712, Lot 39. The development, which was completed between 1990, contains a total of 250 senior apartment units all affordable.

As detailed in Section C. above, the Township assigns 166 affordable senior unit credits from this development to Parsippany-Troy Hills Prior Round obligation and assigns credit for the remaining 84 affordable units to Parsippany-Troy Hills Third Round RDP obligation. The development has a current Section 8-Housing Assistance Payment Contract (HAP) for all units

which has an expiration date in 2035 for affordability controls. This property is depicted in the aerial photograph below.

Aerial 7: Baldwin Oaks



Source: Morris County GIS 2019.

2. Brookside. The Township is entitled to “prior cycle credits” from an existing Senior Citizen Housing Project, known as Brookside Apartments completed in 1981, containing 191 units for income-qualified lower income seniors. Within the project all 191 units identified are restricted to affordable housing purposes and are subsidized under the HUD Section 8 program. The Township’s August 7, 1996 COAH certification recognized and approved this development as prior cycle credits. Attached is a copy of the 1996 COAH certification wherein the prior cycle credits were approved.

The property is located along Parsippany Boulevard (NJ Route 202), adjacent to the Tivoli Gardens Garden Apartment complex. The 10.63-acre property is identified by municipal tax records as Block 412, Lot 15. The development, which was completed between 1991, contains a total of 191 senior apartment units all affordable.

As detailed in Section C. above, the Township assigns 127 affordable senior unit credits from this development to Parsippany-Troy Hills Third Round RDP obligation. This property is depicted in the aerial photograph below.

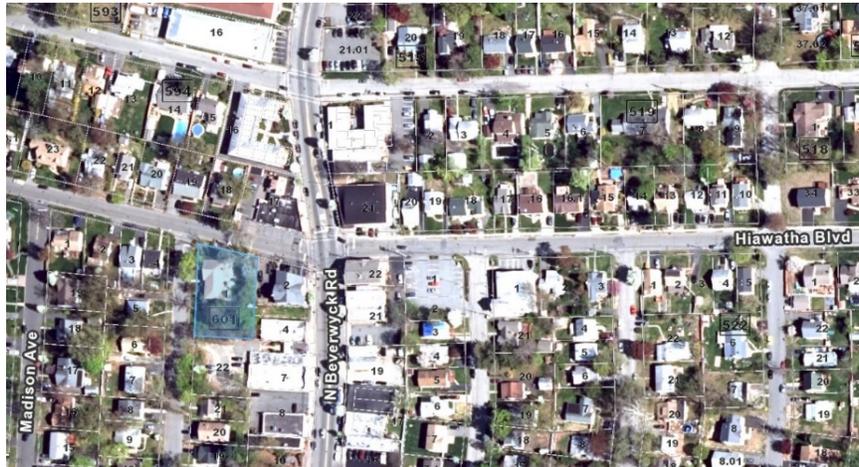
Aerial 8: Brookside



Source: Morris County GIS 2019.

3. Cheshire-Alternative Living Home. Cheshire Homes Inc. operates a group home at North Beverwyck Road in the R-3 Single Family Residential zone. The 0.47-acre site is identified as Block 484 Lot 8.01 according to Township tax records. The home was established in 1986 and contains 6 special needs bedrooms. All residents are very low-income adults with mental illness and the facility is licensed by the Division of Mental Health Services. The Township's August 7, 1996 COAH certification recognized and approved this property as prior cycle credits. Attached is a copy of the 1996 COAH certification wherein the prior cycle credits were approved. As detailed in Section C. above, the Township assigns these Prior Cycle Credits toward Parsippany-Troy Hills Prior Round obligations. This property is depicted in the aerial photograph below.

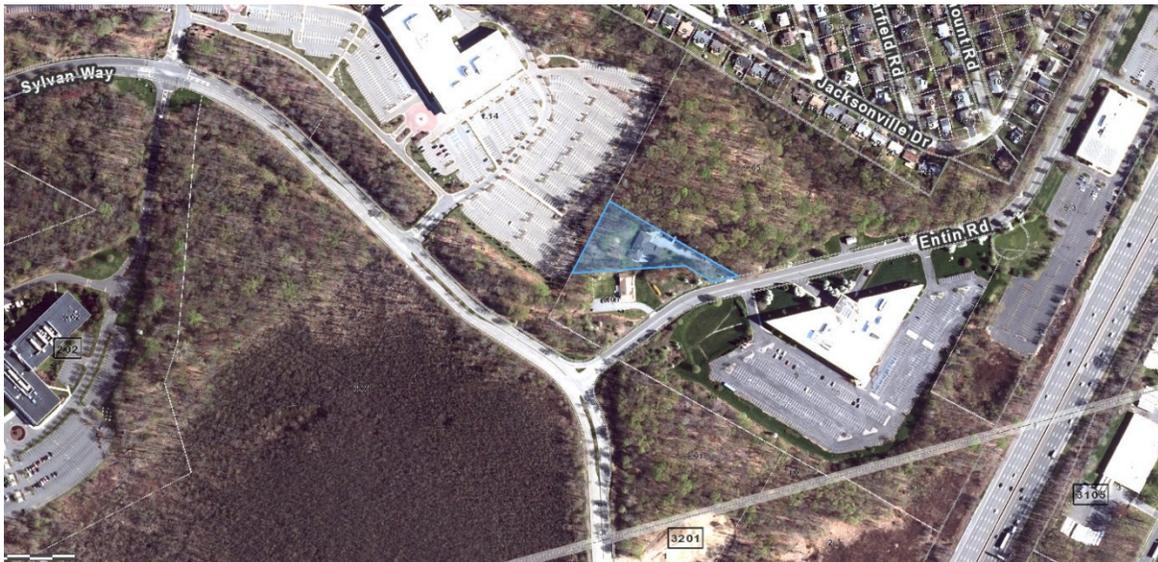
Aerial 9: ARC Home- Hiawatha Boulevard



Source: Morris County GIS 2019.

5. ARC- Alternative Living Home. New Jersey Association of Retarded Citizens, Inc. operates a group home at 10 Entin Road in the SED-5 Special Economic Development Zone. The 1.52-acre site is identified as Block 202 Lot 9.06 according to Township tax records. The home was established in 2002 and contains 6 special needs bedrooms. All residents are very low-income adults with mental illness and the facility is licensed by the Division of Mental Health Services. As detailed in Section C. above, the Township assigns these credits toward Parsippany-Troy Hills Prior Round obligations. This property is depicted in the aerial photograph below.

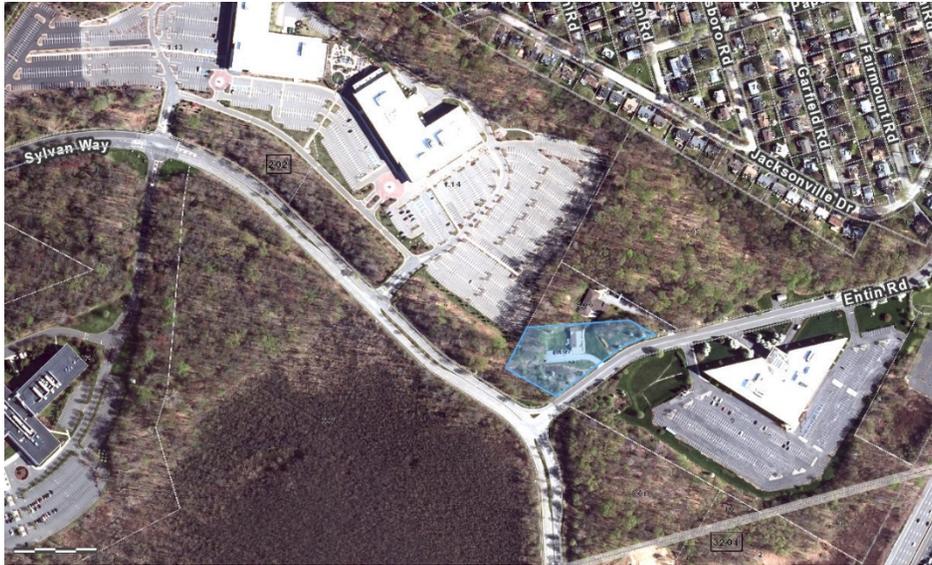
Aerial 10: ARC Home-10 Entin Road



Source: Morris County GIS 2019.

6. ARC- Alternative Living Home. New Jersey Association of Retarded Citizens, Inc. operates a group home at 14 Entin Road in the SED-5 Special Economic Development Zone. The 1.92-acre site is identified as Block 202 Lot 9.07 according to Township tax records. The home was established in 2005 and contains 6 special needs bedrooms. All residents are very low-income adults with mental illness and the facility is licensed by the Division of Mental Health Services. As detailed in Section C. above, the Township assigns these credits toward Parsippany-Troy Hills Prior Round obligations. This property is depicted in the aerial photograph below.

Aerial 11: ARC Home-14 Entin Road



Source: Morris County GIS 2019.

7. CBH to Homeless Solutions. Homeless Solutions Inc. is in the process of leasing 9 existing group homes on Ruth Davis Drive in the R-R Rural Residential Zone. The location of the homes is on the former Greystone Psychiatric Hospital grounds wherein the homes were former nursing residences that was acquired by Morris County. The overall tract is 63.2-acre tract is identified as Block 10 Lot 1.03 according to Township tax records. The homes were previously operated by Community Behavioral Health Care, Inc. as 9 group homes, each with 4 bedrooms for a total of 36 bedrooms and some of the homes received rehabilitation funding from the Township's Affordable Housing Trust Fund. The homes are being converted to group homes with Homeless Solutions Inc. who is looking to operate 8 of the 9 homes as group homes for a total of 32 bedrooms. All residents are anticipated to be very low-income adults who are homeless, and the facility is licensed by the Division of Mental Health Services. As detailed in Section C. above, the Township assigns these credits toward Parsippany-Troy Hills Prior Round obligations. This property is depicted in the aerial photograph below.

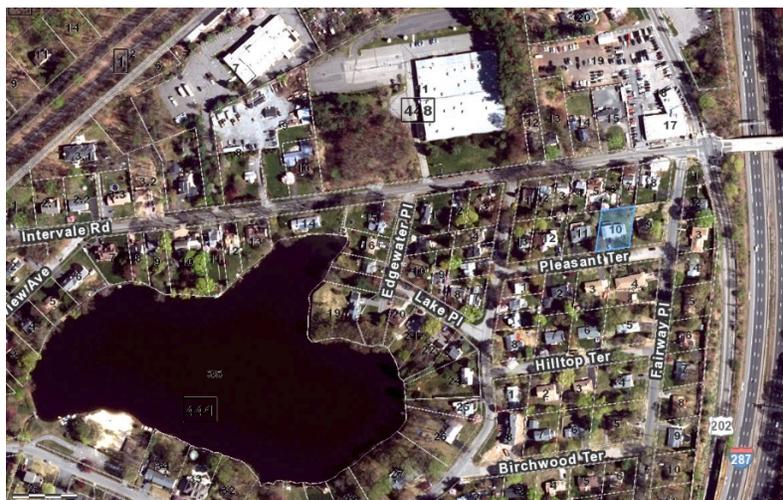
Aerial 12: CBH to Homeless Solutions-Ruth Davis Drive



Source: Morris County GIS 2019.

8. JSDD of Metrowest. The Jewish Association for Special Needs owns the property at 5 Pleasant Terrace in the R-3 Single Family Residential Zone. The 0.31-acre site is identified as Block 446 Lot 10 according to Township tax records. The home was established in 2008 and contains 5 special needs bedrooms. All residents are very low-income adults with mental illness and the facility is licensed by the Division of Mental Health Services. As detailed in Section C. above, the Township assigns these credits toward Parsippany-Troy Hills Prior Round obligations.

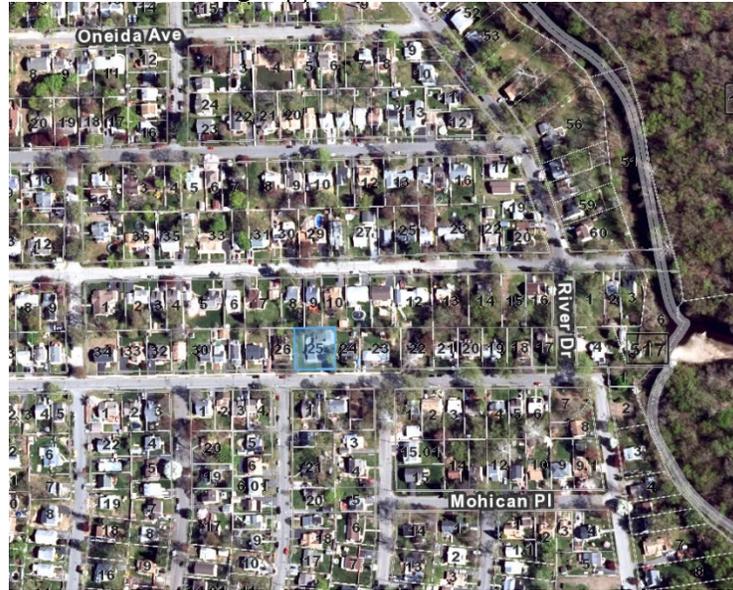
Aerial 13: JSDD of Metrowest -Pleasant Terrace



Source: Morris County GIS 2019.

9. Advancing Opportunities, Inc Advancing Opportunities, Inc. operates a group home at 112 Hiawatha Blvd. in the R-3 Single Family Residential Zone. The 0.31-acre site is identified as Block 446 Lot 10 according to Township tax records. The home was established in 2015 and contains 4 special needs bedrooms. All residents are very low-income adults with mental illness and the facility is licensed by the Division of Mental Health Services. As detailed in Section C. above, the Township assigns these credits toward Parsippany-Troy Hills Prior Round obligations.

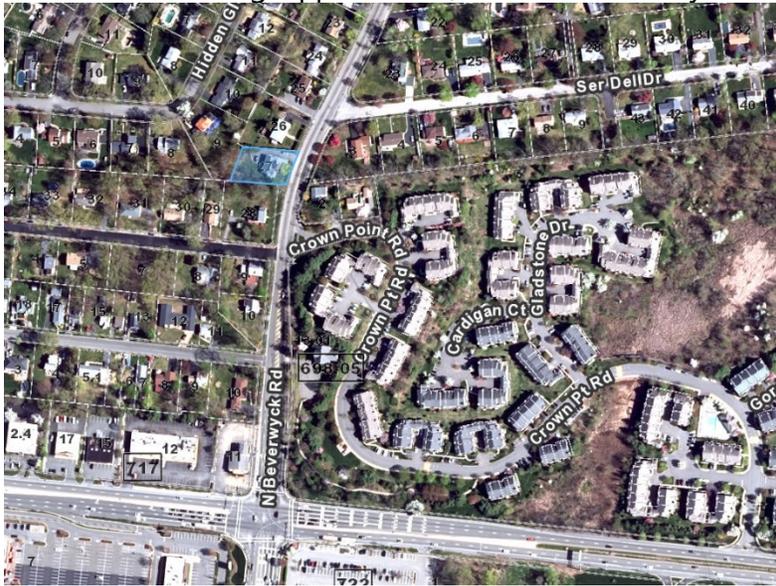
Aerial 14: Advancing Opportunities, Inc-Hiawatha Boulevard



Source: Morris County GIS 2019.

10. Advancing Opportunities, Inc Advancing Opportunities, Inc. operates a group home at 66 North Beverwyck Road. in the R-4 Single Family Residential Zone. The 0.23-acre site is identified as Block 709 Lot 27 according to Township tax records. The home was established in 2014 and contains 4 special needs bedrooms. All residents are very low-income adults with mental illness and the facility is licensed by the Division of Mental Health Services. As detailed in Section C. above, the Township assigns these credits toward Parsippany-Troy Hills Prior Round obligations.

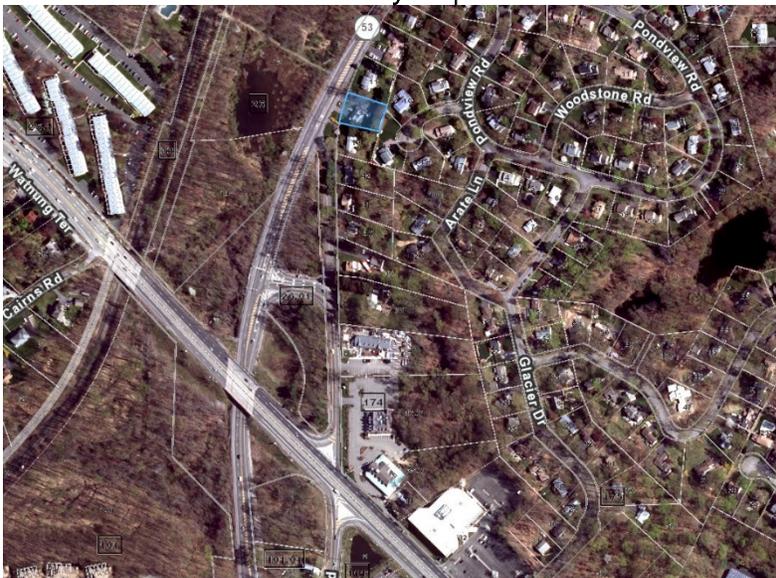
Aerial 15: Advancing Opportunities, Inc-North Beverwyck Rd.



Source: Morris County GIS 2019

11. Community Hope, Inc Community Hope, Inc. operates a group home at 639 Tabor Road in the R-3 Single Family Residential Zone. The 0.36-acre site is identified as Block 174 Lot 12 according to Township tax records. The home was established in 2014 and contains 6 special needs bedrooms. All residents are very low-income adults with mental illness and the facility is licensed by the Division of Mental Health Services. As detailed in Section C. above, the Township assigns these credits toward Parsippany-Troy Hills Prior Round obligations.

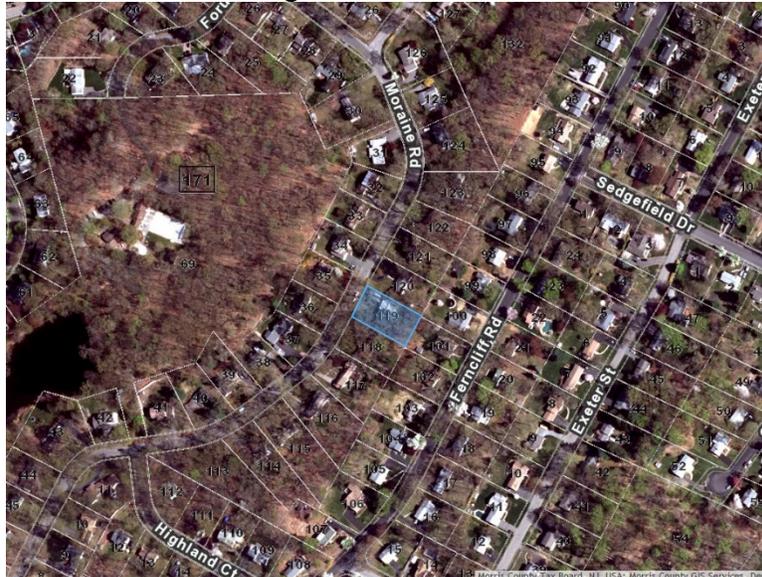
Aerial 16 Community Hope-Tabor Road



Source: Morris County GIS 2019

12. New Bridge and Rose House New Bridge and The Rose House operates a group home at 37 Moraine Road in the R-3 Single Family Residential Zone. The 0.41-acre site is identified as Block 168 Lot 119 according to Township tax records. The home was established in 2010 and contains 4 special needs bedrooms. All residents are very low-income adults with mental illness and the facility is licensed by the Division of Mental Health Services. As detailed in Section C. above, the Township assigns these credits toward Parsippany-Troy Hills Prior Round obligations.

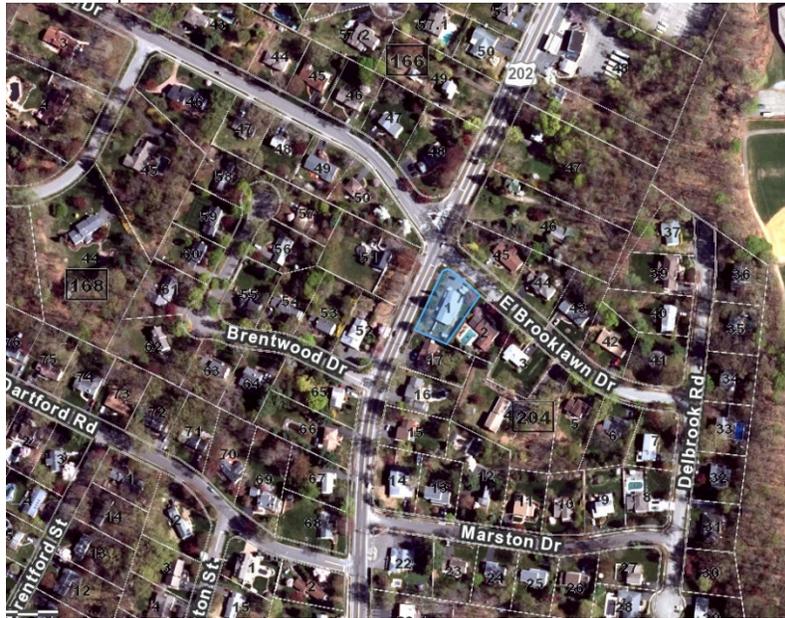
Aerial 17 New Bridge and Rose House-Moraine Road



Source: Morris County GIS 2019

13. Special Homes NJ & Monarch Associates Special Homes NJ & Monarch Associates operates a group home at 1259 Littleton Road in the R-3 Single Family Residential Zone. The 0.36-acre site is identified as Block 204 Lot 1 according to Township tax records. The home was established in 2014 and contains 4 special needs bedrooms. All residents are very low-income adults with mental illness and the facility is licensed by the Division of Mental Health Services. As detailed in Section C. above, the Township assigns these credits toward Parsippany-Troy Hills Prior Round obligations.

Aerial 18 Special Homes NJ & Monarch Associates -Littleton Road



Source: Morris County GIS 2019

14. The Rose House Corp The Rose House Corp operates a group home at 929 Knoll Road in the R-1 Single Family Residential Zone. The 0.34-acre site is identified as Block 497 Lot 10 according to Township tax records. The home was established in 2016 and contains 4 special needs bedrooms. All residents are very low-income adults with mental illness and the facility is licensed by the Division of Mental Health Services. As detailed in Section C. above, the Township assigns these credits toward Parsippany-Troy Hills Prior Round obligations.

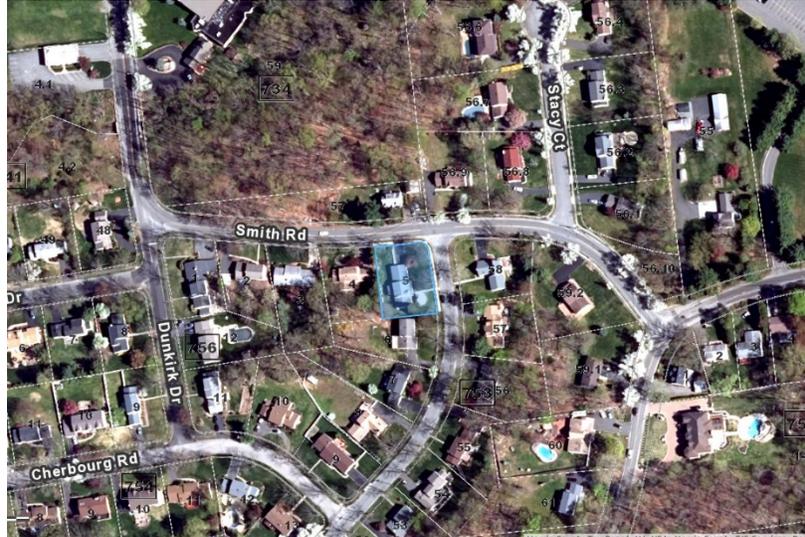
Aerial 19 The Rose House Corp- Knoll Road



Source: Morris County GIS 2019

15. Carmela Lunt Corp Community Hope Community Hope operates a group home at 2 Deauville Drive in the R-2 Single Family Residential Zone. The 0.34-acre site is identified as Block 756 Lot 5 according to Township tax records. The home was established in 2014 and contains 4 special needs bedrooms. All residents are very low-income adults with mental illness and the facility is licensed by the Division of Mental Health Services. As detailed in Section C. above, the Township assigns these credits toward Parsippany-Troy Hills Prior Round obligations.

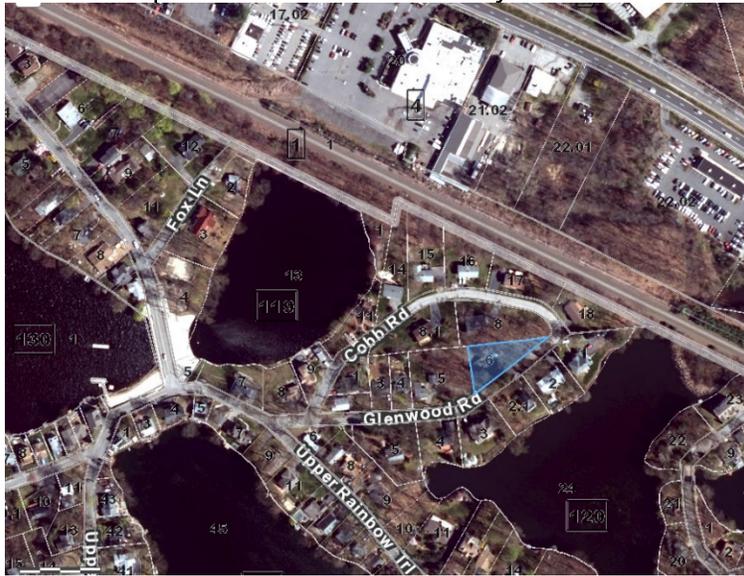
Aerial 20 Carmela Lunt Corp. Community Hope- Deauville Drive



Source: Morris County GIS 2019

16. Special Homes of New Jersey Special Homes of New Jersey operates a group home at 19 Glenwood Place in the R-3 Single Family Residential Zone. The 0.27-acre site is identified as Block 129 Lot 6 according to Township tax records. The home was established in 2017 and contains 4 special needs bedrooms. All residents are very low-income adults with mental illness and the facility is licensed by the Division of Mental Health Services. As detailed in Section C. above, the Township assigns these credits toward Parsippany-Troy Hills Third Round obligations.

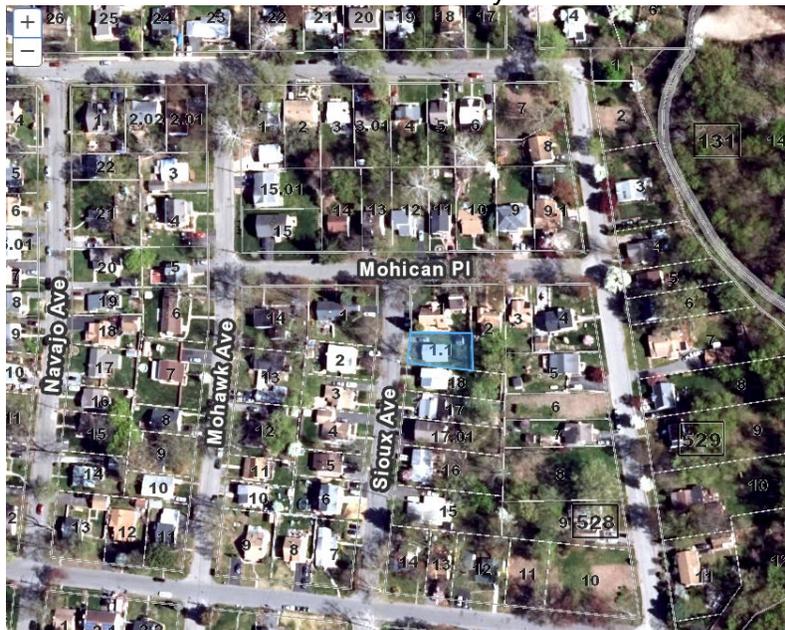
Aerial 21 Special Homes of New Jersey- Glenwood Place



Source: Morris County GIS 2019

17. Habitat for Humanity Morris Habitat for Humanity constructed a market to affordable single-family residence at 40 Sioux Avenue in the R-4 Single Family Residential Zone. The 0.11-acre site is identified as Block 528 Lot 1.1 according to Township tax records. The home was established in 2002 and contains a 30-year deed restriction until 2032. As detailed in Section C. above, the Township assigns these credits toward Parsippany-Troy Hills Third Round obligations.

Aerial 22: Habitat for Humanity-Sioux Avenue



Source: Morris County GIS 2019

18. Mill Run Apartments The Mill Run Apartments inclusionary development was approved by the Parsippany-Troy Hills Zoning Board of Adjustment on December 15, 2010 and was completed in the 2015 during the Third Round Gap Period. It is located along Route 10, near Woods End Road. The 6.2-acre property is identified by municipal tax records as Block 15, Lots 5 and 6. The development, contains a total of 80 apartment units, including 16 affordable units. The affordable units consist of 4 three-bedroom, 4 two bedroom and 8 one-bedroom units. As detailed in Section C. above, the Township assigns credit for all 16 affordable units to Parsippany-Troy Hills Third Round RDP obligation.

Aerial 23: Mill Run Apartments-Route 10



Source: Morris County GIS 2019

19. Palmar Associates LLC. The Palmar inclusionary development was approved by the Parsippany-Troy Hills Zoning Board of Adjustment in September 2, 2015 and is under construction during the Third Round Gap Period. It is located Intervale Road, near Route 287. The 6.2-acre property is identified by municipal tax records as Block 450, Lots 14, 15, 16 and 17. The development, contains a total of 32 townhouse units, including 2 affordable units. The affordable units consist entirely of two-bedroom units. As detailed in Section C. above, the Township assigns credit for all 2 affordable units to Parsippany-Troy Hills Third Round RDP obligation.

Aerial 24: Palmar Assoc LLC - Intervale Road



Source: Morris County GIS 2019

20. 700 Mountain Way The 700 Mountain Way development was approved by the Parsippany-Troy Hills Zoning Board of Adjustment in September 6, 2017 and is under construction during the Third Round Gap Period. It is located on Mountain Way, near the northern border of the Township with Denville. The 14-acre property is identified by municipal tax records as Block 14, Lots 9, 9.1 and 10. The inclusionary development, contains a total of 97 units consisting of 74 townhouses and 23 apartment units, including 15 affordable rental units. As detailed in Section C. above, the Township assigns credit for all 15 affordable units to Parsippany-Troy Hills Third Round RDP obligation.

Aerial 25: 700 Mountain Way – Mountain Way



Source: Morris County GIS 2019

21. Kingston Road The Kingston Road development was approved by the Parsippany-Troy Hills Zoning Board of Adjustment on September 6, 2017 and construction is pending during the Third Round Gap Period. It is located on Kingston Road, near the Lake Parsippany School. The 0.83-acre property is identified by municipal tax records as Block 245, Lot 18.1. The inclusionary development, contains a total of 8 units, including 2 affordable rental units. The affordable units consist entirely of two-bedroom units. As detailed in Section C. above, the Township assigns credit for all 2 affordable units to Parsippany-Troy Hills Third Round RDP obligation.

Aerial 26: 700 Mountain Way – Mountain Way



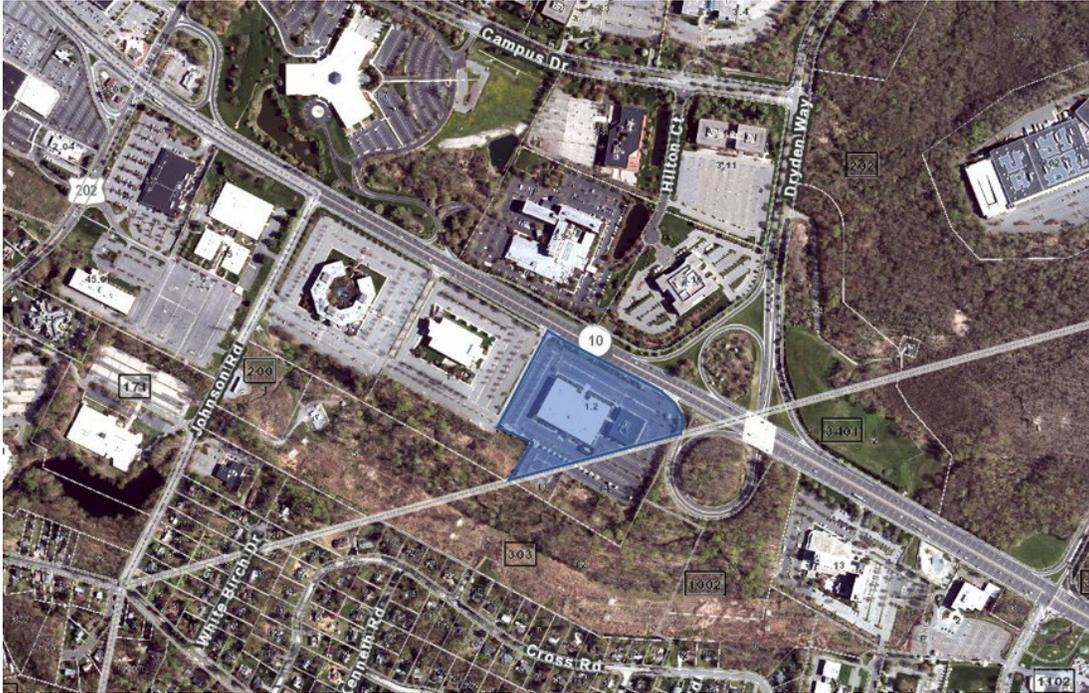
Source: Morris County GIS 2019

22. Stanberry Parsippany LLC -Redevelopment Area and Plan. The Stanberry Parsippany LLC (also known as the District at 1515) inclusionary development has an approved redevelopment area and plan designation and redevelopment agreement approved by the Parsippany-Troy Hills Council. The project is currently in design development and a site plan submission to the Planning Board is expected to occur in the next few months. The property is located at 1515 Route 10, and the Dryden Way interchange. The 11.15-acre property is identified by municipal tax records as Block 200, Lot 1.02. The development, once completed, will consist of several mixed-use buildings, containing up to 441 rental apartment units above ground floor retail and office uses. The apartment units will be market and affordable, there will be 67 affordable rental unit obligation for this development. The affordable units will comply with U.H.A.C. bedroom distribution requirements. The Redevelopment Plan permits up to 36 (50%), of the affordable units in the development to be satisfied by a payment in lieu of construction. If such an option

is sought, this contribution will be appropriately tracked and credited in the Township’s Market to Affordable Program.

As detailed in Section C. above, the Township assigns credit for all 67 of the affordable units to Parsippany-Troy Hills Third Round RDP obligation.

Aerial 27: Stanberry Parsippany LLC– 1515 Route 10



Source: Morris County GIS 2019

Site suitability requirements are addressed below:

- a. Available Site: The Township is unaware of any title or easement issues that would preclude the construction of an inclusionary development. The site is available, and the property information is as follows:

Property Owners	1515 Parsippany LLC
Acreage	11.15 acres
Block/ Lot	Block 200, Lot 1.02
Current Zoning	ROL and TC-1 Town Center Redevelopment Area Zone District (overlay)
SDRP Planning Area	PA- 1
Street Access	Route 10 and Dryden Way Interchange

- b. Suitable: The site is bound by complimentary uses to the north by Route 10 on the opposite

side with office and hotel development, to the east the Dryden Way interchange jug handle, south by the related lands in Hanover Township and by the Southeast Morris County utility Right of Way and to the east by a variety of office and business uses.

- c. **Developable:** The site boundary in Parsippany-Troy Hills is not encumbered by environmental restrictions thereby the site can accommodate the level of development contemplated herein. The developable portion of the site is entirely within the Sewer Service Area of the Southeast Morris MUA. The Township does not anticipate any problems with providing water and sewer to the development.
- d. **Approvability:** As noted above, the site has been declared a 'non-condemnation area in need of redevelopment' and a TC-1 Town Center Redevelopment Area Zone District (overlay) via Ordinance No. 2017-18 and amended by Ordinance 2019-35, wherein non-age restricted inclusionary mixed-use development at a density not to exceed 441 units is permitted. It is anticipated that an application for preliminary and final site plan approval for the proposed 441-unit inclusionary development will be filed imminently with the Parsippany-Troy Hills Planning Board.

23. **Mack Cali.** Mack Cali proposes to develop an inclusionary development consisting of a total of 410 units on two properties identified by municipal tax records as Block 202 Lots 3.12 and 3.20 which are presently developed with existing office buildings. In July of 2019, the Township entered into a Developers Agreement with Mack Cali (hereinafter "Developers Agreement") in order to resolve Mack Cali's intervention in the Township's Declaratory Judgment action. Mack Cali Realty is the owner of property located at 2 and 3 Campus Drive. Block 202, Lot 3.12 encompasses an area of 10.06 acres and Block 202, Lot 3.20 has an area of 5.04 acres. The current zoning designation for both parcels is SED 10.

Under the terms of the Developers Agreement, the Township has agreed to rezone the two sites to allow it to be developed with up to a total of 410-units in two inclusionary multifamily unit developments with a minimum 20 percent set-aside for affordable housing. As such it is anticipated that this development will yield 82 affordable family for-rent units. As detailed in Section C. above, the Township assigns credit for all 82 of the affordable units to be generated from this development toward Parsippany-Troy Hills Third Round RDP obligation.

Aerial 28: Mack-Cali-2 and 3 Campus Drive



Source: Morris County GIS 2019

Site suitability requirements are addressed below:

- a. Available Site: The Township is unaware of any title or easement issues that would preclude the construction of an inclusionary development. The site is available, and the property information is as follows:

Property Owners	Mack Cali Realty
Acreage	10.06 acres (Block 202 Lots 3.12) and 5.04 acres (Block 202, Lot 3.20)
Block/ Lot	Block 202 Lots 3.12 and Block 202, Lot 3.20
Current Zoning	SED-10
SDRP Planning Area	PA- 1
Street Access	Campus Drive and Route 10 via shared drive

- b. Suitable: The site is bound by complimentary uses. (Block 202, Lot 3.20) This site is bound to the north by with office development, to the east with office development, south by Campus Drive and office development and to the west by office uses. (Block 202, Lot 3.12) This site is bound to the north by Campus Drive with office development on the opposite

side, to the east with office development, south by office development and Route 10 and office development and to the west by office uses.

- c. Developable: (Block 202, Lot 3.20) This site is clear of any known environmental constraints. (Block 202, Lot 3.12) This site borders a joint stormwater basin and adjacent wetlands along the southern border of the property. These environmental features do not represent a limitation to future development of the property as contemplated. Both properties noted above are served by the Parsippany-Troy Hills Sewer Service Area. The Township does not anticipate any problems with providing water and sewer to the development.
- d. Approvability: As noted above, the sites will be rezoned to allow Block 202, Lot 3.12 (3 Campus Drive) to be developed with up to 238 unit inclusionary multifamily development and Block 202, Lot 3.20 (2 Campus Drive) to be developed with up to 172 unit inclusionary multifamily development, both with a minimum 20 percent set-aside for affordable housing, consistent with the Developers Agreements. It is anticipated that this ordinance will be introduced and adopted by the Parsippany-Troy Hills Township Council in the fall of 2019, with an application for preliminary and final site plan approval to be filed with the Parsippany-Troy Hills Planning Board shortly thereafter.

24. Westmount Plaza. Westmount Plaza proposes to develop an inclusionary residential development on part of their retail development consisting of a total of 313 units on a site identified by municipal tax records as Block 698 Lot 15.2-S01. The portion of the property to be developed with residential, is presently developed with an existing retail K-mart retail facility. In July of 2019, the Township entered into a Developers Agreement with Westmount Plaza (hereinafter "Developers Agreement") in order to resolve Westmount Plaza's intervention in the Township's Declaratory Judgment action. Westmount Plaza Arlington Plaza Joint Venture is the owner of property located at 792 Route 46. The total site encompasses an area of 22.08 acres. The current zoning designation is B-1 Business.

Under the terms of the Developers Agreement, the Township has agreed to rezone the site to allow it to be developed with up to a total of 313-units in an inclusionary multifamily unit rental development with a minimum 20 percent set-aside for affordable housing. As such it is anticipated that this development will yield 63 affordable family for-rent units. As detailed in

Section C. above, the Township assigns credit for all 63 of the affordable units to be generated from this development toward Parsippany-Troy Hills Third Round RDP obligation.

Aerial 29: Westmount Plaza-792 Route 46



Source: Morris County GIS 2019

Site suitability requirements are addressed below:

- a. Available Site: The Township is unaware of any title or easement issues that would preclude the construction of an inclusionary development. The site is available, and the property information is as follows:

Property Owners	Westmount Plaza Arlington Plaza Joint Venture
Acreage	22.08 acres
Block/ Lot	Block 698 Lots 15.2
Current Zoning	B-1
SDRP Planning Area	PA- 1
Street Access	Route 46

- b. Suitable: The site is bound by complimentary uses. The site is bound to the north by single-family residential development, to the east with existing retail development of Arlington Plaza, south by Route 46 and retail development on the opposite side of Route 46 and to

the west by multifamily development.

- c. **Developable:** This site borders a joint stormwater basin and adjacent wetlands along the northern border of the property. These environmental features do not represent a limitation to future development of the property as contemplated since the development will be in currently developed portion of the property. The property is served by the Parsippany-Troy Hills Sewer Service Area. The Township does not anticipate any problems with providing water and sewer to the development.
- d. **Approvability:** As noted above, the site will be rezoned to allow to be developed with up to 313-unit inclusionary multifamily development with a minimum 20 percent set-aside for affordable housing, consistent with the Developers Agreement. It is anticipated that this ordinance will be introduced and adopted by the Parsippany-Troy Hills Township Council in the fall of 2019, with an application for preliminary and final site plan approval to be filed with the Parsippany-Troy Hills Planning Board shortly thereafter.

25. 750 Edwards Road. 750 Edwards Road LLC proposes to develop an inclusionary residential development consisting of a total of 114 units on a site identified by municipal tax records as Block 766 Lots 6, 7, 8, and 9 that is presently developed with an existing commercial facility. In July of 2019, the Township entered into a Developers Agreement with 750 Edwards Road LLC (hereinafter "Developers Agreement") in order to resolve 750 Edwards Road LLC intervention in the Township's Declaratory Judgment action. Corvelli Associates Inc. is the owner of property located at 750 Edwards Road. The total site encompasses an area of 8.54 acres. The current zoning designation is LIW-2/R-3 Light Industrial Warehouse and Residential.

Under the terms of the Developers Agreement, the Township has agreed to rezone the site to allow it to be developed with up to a total of 114-units in an inclusionary multifamily rental unit development with a minimum 20 percent set-aside for affordable housing. As such it is anticipated that this development will yield 23 affordable family for-rent units. As detailed in Section C. above, the Township assigns credit for all 23 of the affordable units to be generated from this development toward Parsippany-Troy Hills Third Round RDP obligation.

Aerial 31: 750 Edwards Road LLC-Edwards Road



Source: Morris County GIS 2019

Site suitability requirements are addressed below:

- a. Available Site: The Township is unaware of any title or easement issues that would preclude the construction of an inclusionary development. The site is available, and the property information is as follows:

Property Owners	Corvelli Associates Inc.
Acreage	8.54 acres
Block/ Lot	Block 766 Lots 6, 7, 8 & 9
Current Zoning	LIW-2/R-3
SDRP Planning Area	PA- 1
Street Access	Edwards Road

- b. Suitable: The site is bound by complimentary uses. The site is bound to the north by commercial development, to the east with existing commercial development, south by Route 280 and and to the west by commercial development.
- c. Developable: There are no known environmental restrictions on the subject site therefore, the property can be developed as contemplated. The property is served by the

Parsippany-Troy Hills Sewer Service Area. The Township does not anticipate any problems with providing water and sewer to the development.

- d. **Approvability:** As noted above, the site will be rezoned to allow to be developed with up to 114-unit inclusionary multifamily development with a minimum 20 percent set-aside for affordable housing, consistent with the Developers Agreement. It is anticipated that this ordinance will be introduced and adopted by the Parsippany-Troy Hills Township Council in the fall of 2019, with an application for preliminary and final site plan approval to be filed with the Parsippany-Troy Hills Planning Board shortly thereafter.

26. 887 Edwards Road. 887 Edwards Road LLC proposes to develop an inclusionary residential development consisting of a total of 24 units on a site identified by municipal tax records as Block 767 Lot 36 that is presently developed with existing residential buildings. In July of 2019, the Township entered into a Developers Agreement with 887 Edwards Road LLC (hereinafter "Developers Agreement") in order to resolve 887 Edwards Road LLC intervention in the Township's Declaratory Judgment action. Corvelli Associates Inc. is the owner of property located at 887 Edwards Road. The total site encompasses an area of 1.18 acres. The current zoning designation is LIW-2/R-3 Light Industrial Warehouse and Residential.

Under the terms of the Developers Agreement, the Township has agreed to rezone the site to allow it to be developed with up to a total of 24-units in an inclusionary multifamily rental unit development with a minimum 20 percent set-aside for affordable housing. As such it is anticipated that this development will yield 5 affordable family for-rent units. As detailed in Section C. above, the Township assigns credit for all 5 of the affordable units to be generated from this development toward Parsippany-Troy Hills Third Round RDP obligation.

Aerial 32: 887 Edwards Road LLC-Edwards Road



Source: Morris County GIS 2019

Site suitability requirements are addressed below:

- a. Available Site: The Township is unaware of any title or easement issues that would preclude the construction of an inclusionary development. The site is available, and the property information is as follows:

Property Owners	Corvelli Associates Inc.
Acreage	1.18 acres
Block/ Lot	Block 767 Lot 36
Current Zoning	LIW-2/R-3
SDRP Planning Area	PA- 1
Street Access	Edwards Road

- b. Suitable: The site is bound by complimentary uses. The site is bound to the north by a vacant parcel, to the east with existing multifamily residential development, south by a vacant parcel and a daycare facility along Edwards Road, a vacant parcel and Route 280 to the west.

- c. Developable: There are no known environmental restrictions on the subject site therefore, the property can be developed as contemplated. The property is served by the Parsippany-Troy Hills Sewer Service Area. The Township does not anticipate any problems with providing water and sewer to the development.
- d. Approvability: As noted above, the site will be rezoned to allow to be developed with up to 24-unit inclusionary multifamily development with a minimum 20 percent set-aside for affordable housing, consistent with the Developers Agreement. It is anticipated that this ordinance will be introduced and adopted by the Parsippany-Troy Hills Township Council in the fall of 2019, with an application for preliminary and final site plan approval to be filed with the Parsippany-Troy Hills Planning Board shortly thereafter.

27. Weichert Realty. Weichert Realty proposes to develop an inclusionary residential development consisting of a total of 91 units on a site identified by municipal tax records as Block 200 Lot 8 that is presently developed with an existing office development. the Township entered into a Developers Agreement with Weichert Realty (hereinafter "Developers Agreement") in July of 2019, in order to resolve Weichert Realty intervention in the Township's Declaratory Judgment action. The property is located at 169 Johnson Road and is owned by 169 Johnson Road LLC. The total site encompasses an area of 2.51 acres. The current zoning designation is ROL-Research Office and Laboratory.

Under the terms of the Developers Agreement, the Township has agreed to rezone the site to allow it to be developed with up to a total of 91-units in an inclusionary multifamily rental unit development with a minimum 20 percent set-aside for affordable housing. As such it is anticipated that this development will yield 19 affordable family for-rent units. As detailed in Section C. above, the Township assigns credit for all 19 of the affordable units to be generated from this development toward Parsippany-Troy Hills Third Round RDP obligation.

Aerial 33: Weichert Realty-Johnson Road



Source: Morris County GIS 2019

Site suitability requirements are addressed below:

- a. Available Site: The Township is unaware of any title or easement issues that would preclude the construction of an inclusionary development. The site is available, and the property information is as follows:

Property Owners	169 Johnson Road LLC
Acreage	2.51 acres
Block/ Lot	Block 200 Lot 8
Current Zoning	ROL
SDRP Planning Area	PA- 1
Street Access	Johnson Road

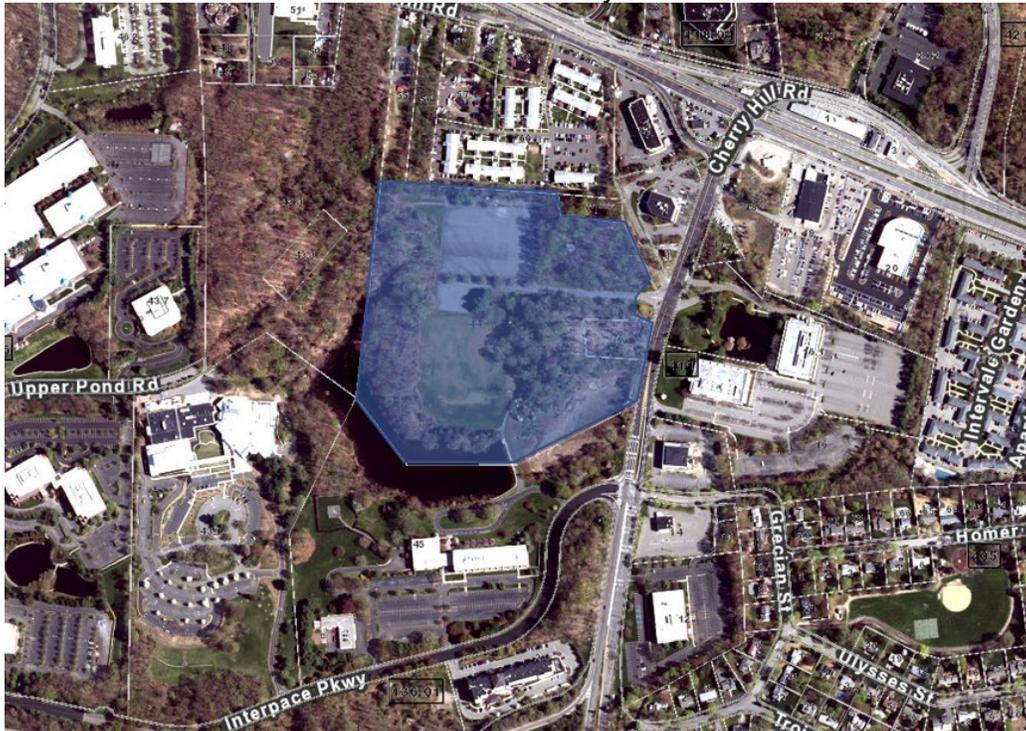
- b. Suitable: The site is bound by complimentary uses. The site is bound to the north by properties containing various underground and above ground utilities, to the east with existing single-family development, south by existing single-family development, to the west by Johnson Road and adjacent multifamily development.

- c. Developable: There are no known environmental restrictions on the subject site therefore, the property can be developed as contemplated. The property is served by the Southeast Morris MUA Sewer Service Area. The Township does not anticipate any problems with providing water and sewer to the development.
- d. Approvability: As noted above, the site will be rezoned to allow to be developed with up to 91-unit inclusionary multifamily development with a minimum 20 percent set-aside for affordable housing, consistent with the Developers Agreement. It is anticipated that this ordinance will be introduced and adopted by the Parsippany-Troy Hills Township Council in the fall of 2019, with an application for preliminary and final site plan approval to be filed with the Parsippany-Troy Hills Planning Board shortly thereafter.

28. SJP MCC VI. SJP proposes to develop an inclusionary residential development consisting of a total of 325 units on a site identified by municipal tax records as Block 136 Lot 44 & 76 that is presently undeveloped which contained a former office research development. In June 2019, the Township entered into a Developers Agreement with SJP's subsidiary Morris Corporate Center VI LLC (hereinafter "Developers Agreement") in order to resolve SJP's intervention in the Township's Declaratory Judgment action. The property is located at 100 Cherry Hill Road and is owned by Morris Corporate Center VI LLC c/o SJP Properties. The total site encompasses an area of 27.41 acres. The current zoning designation is ROL-Research Office and Laboratory.

Under the terms of the Developers Agreement, the Township has agreed to rezone the site to allow it to be developed with up to a total of 325-units in an inclusionary multifamily rental unit development with a minimum 20 percent set-aside for affordable housing. As such it is anticipated that this development will yield 65 affordable family for-rent units. As detailed in Section C. above, the Township assigns credit for all 65 of the affordable units to be generated from this development toward Parsippany-Troy Hills Third Round RDP obligation.

Aerial 34: SJP-100 Cherry Hill Road



Source: Morris County GIS 2019

Site suitability requirements are addressed below:

- a. Available Site: The Township is unaware of any title or easement issues that would preclude the construction of an inclusionary development. The site is available, and the property information is as follows:

Property Owners	Morris Corporate Center VI LLC c/o SJP Properties
Acreage	27.41 acres
Block/ Lot	Block 136 Lot 44 & 76
Current Zoning	ROL
SDRP Planning Area	PA- 1
Street Access	Cherry Hill and Upper Pond Road

- b. Suitable: The site is bound by complimentary uses. The site is bound to the north by office and multifamily and single-family residential development, existing office development to the east, south by existing office development, to the west by existing office development.
- c. Developable: There is a joint stormwater basin along the southerly portion of the property and adjacent wetland areas. These environmental conditions limit the buildable

area to the existing areas of disturbance. The existing areas of disturbance provides sufficient area for the proposed development; therefore, the property can be developed as contemplated. The property is served by the Parsippany-Troy Hills Sewer Service Area. The Township does not anticipate any problems with providing water and sewer to the development.

- d. **Approvability:** As noted above, the site will be rezoned to allow to be developed with up to 325-unit inclusionary multifamily development with a minimum 20 percent set-aside for affordable housing, consistent with the Developers Agreement. It is anticipated that this ordinance will be introduced and adopted by the Parsippany-Troy Hills Township Council in the fall of 2019, with an application for preliminary and final site plan approval to be filed with the Parsippany-Troy Hills Planning Board shortly thereafter.

E. ACCESSORY APARTMENT PROGRAM

The Township will provide funding for up to 10 accessory apartments through its Affordable Housing Trust Fund and create and adopt an Accessory Apartment Program, including adopting modifications to the Township's zoning regulations to permit accessory apartments in the R-1 zone district. The Township proposes to commit on average \$47,500 per accessory apartment deed restricted for income qualified families, including up to \$55,000 per accessory apartment restricted for low income families, and up to \$40,000 per accessory apartment restricted for moderate income families.

The R-1 zone wherein this accessory use is to be permitted, encompasses over 1,700 acres in the Township and is developed with single family homes with a minimum lot size of 40,000 square feet with many exceeding this minimum lot size. The minimum lot size provides for adequate area for the creation of an accessory apartment on a lot as either an attached or incorporated unit or as a unit in accessory structures. The prevalence of existing homes of a size including numerous split or bi-level or walkout basement structures can be retrofitted to accommodate an accessory apartment. Additionally, the vast majority of the R-1 zone in the Township is served by public water and sewer service providing appropriate infrastructure to serve this program. Therefore, the accessory apartment program of 10 units in total on lot sizes of minimally 40,000 square feet, with available public infrastructure, provides a realistic opportunity for the development of these units.

F. DEVELOPMENT FEES

The Township proposes to amend its development fee ordinance if necessary, which, as provided by COAH's Second Round rules, permits the Township to impose such fees on new development. The Township does not need to increase its existing residential development fee currently at 1.5 percent of the equalized assessed value for all residential development wherein new dwelling units will be created. In addition, the Township will not need to amend its ordinance since its current non-residential development fee is 2.5 percent of the equalized assessed value of all non-residential development, except for those types of developments specifically exempted, as required per the Statewide Non-Residential Development Fee Act. The funds generated by the collection of development fees will be applied directly toward implementation of Parsippany-Troy Hills Housing Element and Fair Share Plan.

G. COST GENERATION

This section of the plan details the review of the Township's Ordinances to see if there is a need to eliminate unnecessary cost generating standards. Related regulations should promote expedited review of development applications containing affordable housing. Development applications containing affordable housing shall be reviewed for consistency with the Zoning and Design Standards of the Township, Residential Site Improvement Standards, the Municipal Land Use Law, and the mandate of the FHA regarding unnecessary cost generating features. The Township of Parsippany Troy Hills shall comply with COAH's requirements for unnecessary cost generating requirements, N.J.A.C. 5:93-10.1(a), procedures for development applications containing affordable housing, N.J.A.C. 5:93-10.1(b), and requirements for special studies and escrow accounts where an application contains affordable housing, N.J.A.C. 5:93-10.3.

H. AFFORDABLE HOUSING REQUIREMENTS AND AFFIRMATIVE MARKETING

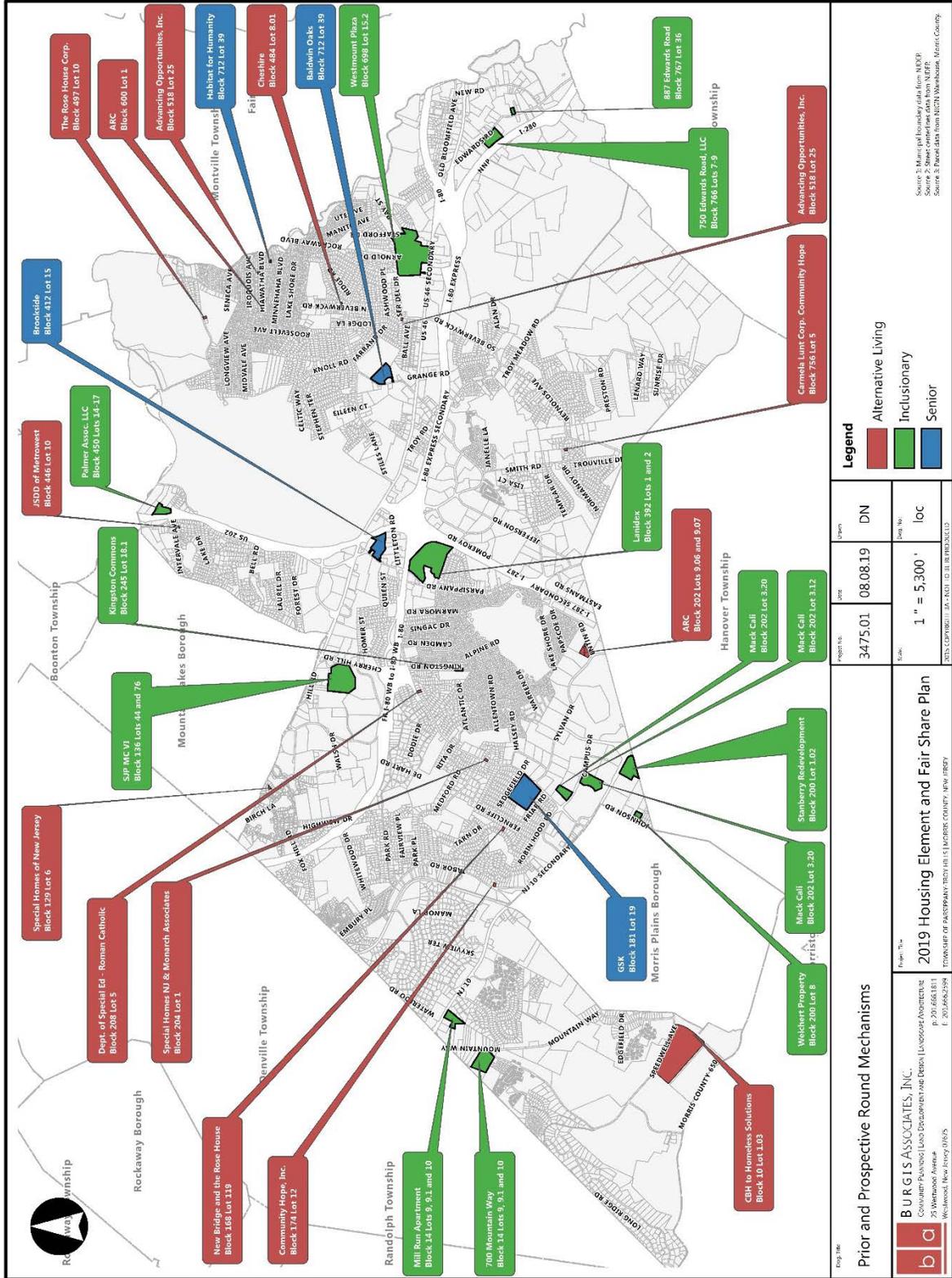
The Township of Parsippany-Troy Hills will adopt an Affordable Housing Ordinance in accordance with COAH's substantive rules, N.J.A.C. 5:93-11 and U.H.A.C. at N.J.A.C. 5:80-26.1. The Township's Affordable Housing Ordinance will regulate the establishment of affordable units in the Township and the occupancy of such units. Additionally, the ordinance will identify the requirements such as the low- and moderate-income requirements, bedroom distribution, occupancy standards, affordability controls, affirmative marketing, income qualification, the phasing of affordable units, among others.

The Township has contracted with Community Grants Planning and Housing (CGP&H), for the

administration of proposed affordable units in the Township, except for the alternative living arrangements administered by experienced group home providers and existing agents currently administering existing affordable units. The Township anticipates maintaining this or a similar contract with CGP&H to administer future affordable housing units or the future alternative living providers.

The Township's Affirmative Marketing Plan is designed to attract buyers and/or renters of all majority and minority groups, regardless of race, creed, color, national origin, ancestry, marital or familial status, gender, affectional or sexual orientation, disability, age, or number of children to the affordable units located in the Township. Additionally, the Affirmative Marketing Plan is intended to target those potentially eligible persons who are least likely to apply for affordable units and who reside in Housing Region 2, consisting of Essex, Morris, Union and Warren Counties. Additional housing advocacy groups will be added including Fair Share Housing Center, the State and local chapters of the NAACP, the Latino Action Network and the Supportive Housing Association. This Plan must be adhered to by all private, non-profit, or municipal developers of affordable housing units and must cover the period of deed restriction or affordability controls on each affordable unit. The costs of implementing the Affirmative Marketing Plan and the required components are the responsibilities of the developers of the affordable units. This requirement is included in the Township's Affordable Ordinance and shall be a condition of any municipal development approval.

Figure 5: Plan Components Map



Appendices

- A-1 Rehabilitation Reporting Documents
- A-2 COAH 1996 Second Round Compliance Report
- A-3 Vacant Land RDP Analysis
- A-4 Draft Resolution Intent to Bond
- A-5 Affordable Housing Professionals 2019 Regional Income Limits
- A-6 Draft Resolution of Planning Board Adopting the 2019 HEFSP
- A-7 Income Distributions- Existing and Proposed Affordable Units

A-1 Rehabilitation Reporting Documents

Number	Street Address	Case Number	Block	Lot	Unit Number	Owner	Renter	Very Low	Low	Mod	Final Inspection Date (mm/dd/yy)	Funds Expended on hard costs (\$)	Major System(s) Repaired (Use Code)	Was unit below code and raised to code? (Y/N)	Effective date of affordability controls (mm/dd/yy)	Length of affordability controls (years)	Affordability control removed (Y/N)	Construction Inspection Certification	Construction Inspection close date (mm/dd/yy)	Construction Inspection Certification Permit No.	Certified by owner	Other (Code)		
1	80 Hiawatha Blvd	678	517	4		✓	✓	✓			5/27/2010	\$ 21,642.00	1,4,8	Y	2/12/2010	6 N			20102131		✓	4,5,6		
2	36 Berlin Rd	938	283	11		✓		✓		✓	2/1/2011	\$ 19,515.00	2, 4, Safety	Y	10/4/2010	6 N		✓	1/19/2011			✓	3, 5, 10	
3	49 Edwards Rd	893	696	2		✓		✓			12/3/2010	\$ 13,362.00	2 + Safety	Y	10/5/2010	6 N						✓	3, 5, 10, 11	
4A	46 Longview Ave	927	574	42		✓		✓			2/11/2011	\$ 8,080.00	8 Y	8 Y	12/17/2010	6 N		✓	2/27/2017	20142980		✓	3, 4, 5, 7, 8	
4B	46 Longview Ave		574	42																				
5	50 Aldine Rd	981	340	8		✓		✓			5/20/2011	\$ 14,525.00	1,4,8	Y	3/9/2011	6 N		✓	1/8/2015	20142981				
6	25 Pitmeu Rd	982	323	5		✓		✓		✓	7/8/2011	\$ 36,797.27		5 Y	7/29/2011	6 N		✓	6/15/2011	20110612			3, 4, 5	
7	444 Allentown Rd	990	299	2		✓		✓			7/27/2011	\$ 18,740.00		8 Y	7/29/2011	6 N		✓	8/24/2011	20111258		✓	3, 5, 6, 7	
8	55 Upper Rainbow Tr	989	122	7		✓		✓			1/19/2012	\$ 9,420.00	1,8	Y	11/4/2011	6 N		✓	10/24/2016	20112761				
9A	166 Hiawatha Blvd	997	519	18		✓			✓		5/6/2012	\$ 14,565.00	1,3	Y	3/17/2012	6 N		✓		20120150				
9B	166 Hiawatha Blvd		519	18														✓			20120689			
9C	166 Hiawatha Blvd		519	18														✓			20120806			
10	94 Belleville Rd	843	217	16		✓		✓			2/7/2012	\$ 13,233.34		1 Y	12/5/2011	6 N		✓		20120192		✓	2, 3, 4, 6	
11A	62 Lake Shore Dr	993	554	8		✓			✓		5/1/2014	\$ 18,416.24	1,8	Y	3/7/2012	6 N		✓	5/23/2012	20120529				
11B	62 Lake Shore Dr		554	8		✓												✓			20122642			
11C	62 Lake Shore Dr		554	8						✓								✓			20120066			
12	32 Highview Rd	992	103	16						✓	6/11/2012	\$ 16,485.00	8+Safety	Y	3/26/2012	6 N		✓		20132905				
13	188 Elwood Dr	998	252	21						✓	11/19/2012	\$ 8,446.54	2,8+Safety	Y	3/2/2012	6 N		✓		20120329			1, 5, 10	
14	25 Norman Ave		557	26							2/5/2013	\$ 11,876.00		1									5	
15A	196 Camden Rd	999	218	18		✓			✓		3/19/2013	\$ 12,726.00	1,8	Y	2/15/2013	6 N		✓	4/22/2014	20130418		✓	5	
15B	196 Camden Rd		218	18		✓			✓		5/28/2014	\$ 15,195.00		2 Y	10/3/2013	6 N		✓	6/18/2014	20140499				
16	20 Hoffman Ave	917	512	2		✓		✓		✓	4/10/2013	\$ 11,000.00		8 Y	2/1/2013	6 N		✓	4/11/2013	20130875				
17	22 Mohawk Ave	991	527	10		✓		✓		✓	6/10/2013	\$ 15,723.89	2+Safety	Y	1/8/2013	6 N		✓	6/14/2013	20131288				
18	60 Longport Rd	835	298	11		✓		✓		✓	7/29/2013	\$ 17,126.54	2,5,4	Y	1/11/2013	6 N		✓				✓	3, 5, 6	
19	363 Lake Shore Dr	1001	573	4		✓					8/28/2013	\$ 13,148.00	1,2	Y	6/19/2013	6 N		✓	3/13/2013	20130286		✓	5, 8	
20	22 Glacier Dr	1004	174	26		✓					8/1/2013	\$ 8,200.00	2,8	Y	6/28/2013	6 N		✓	7/29/2013	20121211		✓	3, 5, 10	
21	24 Longport Rd	912	327	12		✓				✓	1/29/2014	\$ 12,947.25	4,5,6,2	Y	12/31/2013	6 N		✓				✓	1, 2, 4, 5	
22	11 Hartwick Ct	1002	220	12		✓		✓			5/19/2014	\$ 19,380.00		8 Y	10/2/2013	6 N							3, 5, 6, 10	
23	37 Wenoach Ave	1003	534	6		✓				✓	1/9/2014	\$ 10,789.00	1+Safety	Y	6/21/2013	6 N						✓	3, 5, 7, 8, 9	
24A	94 Rainbow Tr	1006	111	10		✓					5/22/2014	\$ 11,188.00		8 Y	10/3/2013	6 N		✓	5/21/2014	20140769				
24B	94 Rainbow Tr		111	10		✓												✓		5/20/2014	20140868			
26	21 Tarn Dr	1011	170	4		✓				✓	8/5/2014	\$ 11,700.00		2 Y	7/8/2014	6 N		✓					1, 5, 6, 10	
27	32 Highview Rd	992	103	16		✓				✓	10/3/2014	\$ 14,520.00	1,4,8	Y	6/17/2013	6 N				20132905				
28	35 Norman Ave	1000	557	22		✓		✓			10/22/2014	\$ 9,950.00	Safety	Y	6/10/2013	6 N		✓	9/10/2013	20131772		✓	3, 4, 5	
29	497 Allentown Rd	1009	258	10		✓		✓			11/10/2014	\$ 13,289.56	4,8	Y	8/8/2014	6 N		✓	10/31/2014	20142304				
30A	4 Keyport	1010	386	1		✓					11/21/2014	\$ 8,929.00	1,4	Y	9/10/2014	6 N		✓	1/11/2017	20142744				
30B	4 Keyport		386	1		✓												✓		11/6/2013	20132722			
31	94 Belleville Rd	843	217	16		✓			✓		2/18/2015	\$ 10,800.00		8 Y	12/29/2014	6 N								
32	19 W. Morris Ave	517	65	3		✓			✓			\$ 15,075.00	3+Safety	Y	10/14/2012	6 N						✓	1, 2, 4, 5	

A-2 COAH 1996 Second Round Compliance Report



State of New Jersey
COUNCIL ON AFFORDABLE HOUSING

CHRISTINE TODD WHITMAN
Governor

CN-813
TRENTON NJ 08625-0813
609-292-3000
FAX: 609-633-6056
TDD#: (609) 278-0175

JANE M. KENNY
Chairman
SHIRLEY M. BISHOP, P.F.
Executive Director

August 7, 1996

File
DTH -
HPL

396 0

Honorable Marceil Letts
Township of Parsippany-Troy Hills
Municipal Building
1001 Parsippany Blvd.
Parsippany, NJ 07054

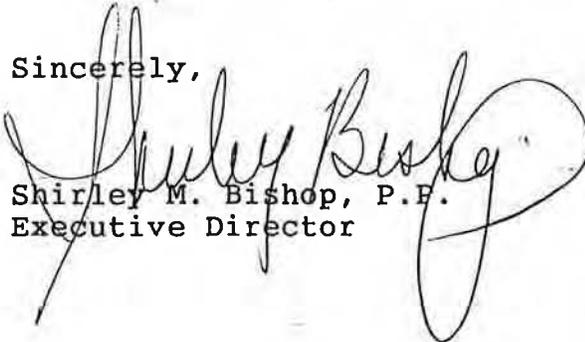
Dear Mayor Letts:

Congratulations!

Enclosed please find a copy of the resolution by the Council on Affordable Housing (COAH) at the August 7, 1996 meeting that granted your municipality substantive certification. Please take note that all implementing ordinances including applicable zoning must be adopted no later than 45-days from the grant of substantive certification.

If you have any questions or need further information please call Sean Thompson, COAH planner, at (609)292-1716.

Sincerely,



Shirley M. Bishop, P.F.
Executive Director

encl.

cc: attached service list
Sean Thompson, COAH planner

2889w/7



The Honorable Marceil Letts
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Lisa Philips, P.P., AICP
Stewart/Burgis
25 Westwood Avenue
Westwood, NJ 07675

Hartz Mountain
400 Plaza Drive, PO BOX 1411
Seacaucus, NJ 07904

Parkside Garden Associates
820 Morris Turnpike, Suite 301
Short Hills, NJ 07078

Crow Foody Central
Trammel Crow
PO BOX 622
Pine Brook, NJ 07058

Judith Silver, Municipal Clerk
Parsippany-Troy Hills Twp
1001 Parsippany Blvd.
Parsippany, NJ 07054

RESOLUTION GRANTING SUBSTANTIVE CERTIFICATION NO: 46-99

WHEREAS, the Township of Parsippany-Troy Hills, Morris County, petitioned the Council on Affordable Housing (COAH) on March 28, 1995 for substantive certification in accordance with N.J.S.A. 52:27D 313 and N.J.A.C. 5:93 et. seq.; and

WHEREAS, the Township of Parsippany-Troy Hills, Morris County, published notice of its petition in The Daily Record, which is a newspaper of general circulation within the county on April 20, 1995 pursuant to N.J.S.A. 52:27D-313 and N.J.A.C. 5:91-3.3; and

WHEREAS, the petition for substantive certification initiated a 45-day comment period as per N.J.A.C. 5:91-et. seq. and during that time COAH received no objections, but subsequently learned that an objection was forwarded to COAH but never received at the COAH office; and

WHEREAS, pursuant to N.J.A.C. 5:91-3.5, Lake Lenore Estates and Parkside Gardens Associates, owners/developers of a site used in addressing the 1987-1993 housing obligation, were not properly noticed by the township; and

WHEREAS, Lake Lenore Estates filed an emergent motion with COAH on January 24, 1996 requesting that COAH dismiss Parsippany-Troy Hills' petition or not schedule mediation until appropriate notice and time for filing was given; and

WHEREAS, COAH granted the request to prepare proper objections but directed that mediation begin as scheduled; and

WHEREAS, COAH thereafter received one objection that was incorporated into mediation; and

WHEREAS, mediation began on January 31, 1996 and concluded on June 28, 1996 with a signed agreement which is attached as Exhibit B and is incorporated by reference herein; and

WHEREAS, the formalized agreement between the township and Lake Lenore Estates/Parkside Gardens Associates was submitted to COAH; and

WHEREAS, on July 18, 1996 COAH issued a Compliance Report (attached as Exhibit A) which was distributed to the Parsippany-Troy Hills Township service list for comment; and

WHEREAS, COAH has established a 1987-99 precruited need for Parsippany-Troy Hills of 727; and

WHEREAS, the township submitted crediting documentation for 451 prior cycle credits, 294 for an RCA and 35 for rehabilitation; and

WHEREAS, as a result of mediation, the township proposes a new zoning on a site known as Vail Road and proposes to remove the affordable housing obligation from another site, known as Old Dover, that was not included in the second round plan but was part of a mediated agreement in the first plan; and

WHEREAS, as the result of a mediated agreement, the township proposes zoning for a minimum of 35 age-restricted moderate income units on the Vail Road site and six bedrooms in a group home; and

WHEREAS, pursuant to N.J.A.C. 5:93-5.12, the township has submitted the necessary documentation supporting the zoning for the Vail Road site and the deletion of the Old Dover Road site; and

WHEREAS, COAH approved a development fee ordinance in May 1993 and pursuant to N.J.A.C. 5:93-8.5(c), the township received approval for a spending plan on April 30, 1996; and

WHEREAS, COAH finds that the housing element and fair share plan submitted by the

Township of Parsippany-Troy Hills comport with the standards set forth at N.J.S.A. 52:27D-314(a)(b).

NOW THEREFORE BE IT RESOLVED that COAH has reviewed Parsippany-Troy Hills' petition for substantive certification of its housing element and fair share plan and determines that it is consistent with the rules and criteria adopted by COAH and the achievement of the low and moderate income housing needs of the region; and

BE IT FURTHER RESOLVED that COAH has determined that Parsippany-Troy Hills' 12-year cumulative obligation (1987-1999) of 727 has been met; and

BE IT FURTHER RESOLVED that there may be excess units that are eligible for credit toward a future fair share obligation; and

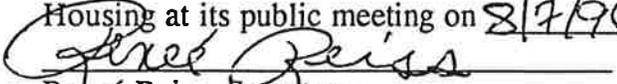
BE IT FURTHER RESOLVED that COAH grants substantive certification to Parsippany-Troy Hills Township for a period of six years from the date of this resolution; and

BE IT FURTHER RESOLVED that Parsippany-Troy Hills Township must adopt the necessary ordinances to implement the mediated agreement and its fair share plan within 45 days of receiving substantive certification; and

BE IT FURTHER RESOLVED that Parsippany-Troy Hills Township shall submit copies of all adopted ordinances to COAH within seven days of such adoptions; and

BE IT FURTHER RESOLVED that any change in the facts upon which this certification is based or any deviation from the terms and conditions of this certification, which affect Parsippany-Troy Hills Township's ability to provide for the realistic opportunity of its fair share of low and moderate income housing and which Parsippany-Troy Hills Township fails to remedy, may render this certification null and void.

I hereby certify that this resolution was
duly adopted by the Council on Affordable
Housing at its public meeting on 8/7/96



Reheé Reiss, Secretary
Council on Affordable Housing



46-99 660J

State of New Jersey

COUNCIL ON AFFORDABLE HOUSING

CN-813

TRENTON NJ 08625-0813

609-292-3000

FAX: 609-633-6056

TDD#: (609) 278-0175

CHRISTINE TODD WHITMAN
Governor

JANE M. KENNY
Chairman

SHIRLEY M. BISHOP, P.F.
Executive Director

COAH SUMMARY FACT SHEET - 1987-1999

1. Municipality	<u>Parsippany-Troy Hills</u>	2. Date of:	
County	<u>Morris</u>	Petition for Certification	<u>3/28/95</u>
Region	<u>2</u>	Mediation Began	<u>1/31/96</u>
		Mediation Ended	<u>6/28/96</u>
Planning Areas:	<u>1, 3 and 5</u>	Final Certification	<u>8/7/96</u>

Staff Reviewer Sean Thompson

4. Precredited Need		<u>727</u>
New Construction	<u>664</u>	
Rehabilitation Component	<u>63</u>	

Reductions/Credits

Prior Cycle Credits	<u>-451</u>
Regional Contribution Agreement(RCA)	<u>-294</u>
Rehabilitation Credits	<u>-35</u>
Senior Units	<u>-35</u>
Group Home	<u>-6</u>

Final Fair Share Obligation	<u>0</u>
Surplus	<u>94</u>

Recommendation

GRANT SUBSTANTIVE CERTIFICATION





State of New Jersey
 COUNCIL ON AFFORDABLE HOUSING
 CN-813
 TRENTON NJ 08625-0813
 609-292-3000
 FAX: 609-633-6056
 TDD#: (609) 278-0175

CHRISTINE TODD WHITMAN
 Governor

JANE M. KENNY
 Chairman
 SHIRLEY M. BISHOP, P.P.
 Executive Director

July 18, 1996

PTH
 HPL
 →

The Honorable Marceil Letts
 Township of Parsippany-Troy Hills
 Municipal Building
 1001 Parsippany Blvd.
 Parsippany, NJ 07054

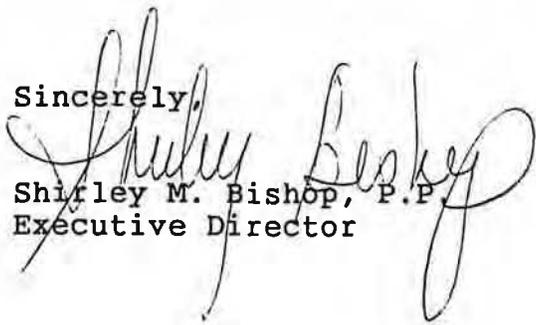
Dear Mayor Letts:

Enclosed is a COAH Compliance Report outlining the Council on Affordable Housing's (COAH) review regarding your municipality's petition for substantive certification.

The attachments to the Mediation Report are available at the COAH office.

Regarding the Compliance Report, there will be a 14-day comment period during which comments will be accepted at the COAH office. Comments must be received by 5:00 p.m. on August 1, 1996.

If you have any questions or need further information, please call Sean Thompson, COAH planner, at (609)292-1716.

Sincerely,

 Shirley M. Bishop, P.P.
 Executive Director

enclosure

cc: Attached Service List
 Sean Thompson, COAH Planner
 Roy Cuneo

d2982w



The Honorable Marceil Letts
Parsippany-Troy Hills Twp
1001 Parsippany Blvd.
Parsippany, NJ 07054

Judith Silver, Municipal Clerk
Parsippany-Troy Hills Twp
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Parsippany, NJ 07054

Robert Strechay, Bs. Admin.
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Ed Mosberg
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Morris Plains, NJ 07750

Steven Eisdorfer, Esq.
Hill Wallack
202 Carnegie Center
Princeton, NJ 08543

Parsippany-Troy Hills Service List 7/96
page two of two

Hartz Mountain
400 Plaza Drive
PO BOX 1411
Secaucus, NJ 07904

Parkside Garden Associates
820 Morris Turnpike, Suite 301
Short Hills, NJ 07078

Crow Foody Central
Trammel Crow
PO BOX 622
Pine Brook, NJ 07058

d3176w/58

ST

COAH COMPLIANCE REPORT
PARSIPPANY-TROY HILLS TOWNSHIP/MORRIS COUNTY
REGION #2
PREPARED BY: SEAN THOMPSON, PRINCIPAL PLANNER
July 17, 1996

I INTRODUCTION

The Township of Parsippany-Troy Hills, Morris County, adopted a housing element and fair share plan addressing its 12-year cumulative (1987-1999) obligation of 727 units on March 7, 1995 and petitioned the Council on Affordable Housing (COAH) for substantive certification on March 28, 1995. The township published notice on March 7, 1995. During that time, COAH received no objection. However, at a later date COAH was informed that an objection had been forwarded but never received by COAH. Thereafter, upon appropriate notice and time for filing, COAH received an objection that resulted in mediation.

COAH approved a development fee ordinance for future fee collection in May 1993. The township's spending plan was approved on April 30, 1996.

II BACKGROUND

Parsippany-Troy Hills' first round petition for substantive certification included mediated agreements in which the township negotiated monetary contributions in lieu of constructing affordable housing and density bonuses for sites yielding affordable housing.

The township was granted substantive certification of its 1987-1993 housing element and fair share plan by COAH on June 5, 1991. The township's first round precertified need was 1,028. The township requested and received prior cycle credit for 441 units for two facilities. As a result, Parsippany's first round fair share obligation was 587 units, including a rehabilitation obligation of 90 and a new construction obligation of 497. The township's plan included zoning, rental bonus credits and a regional contribution agreement (RCA). The township zoned sites for payments in lieu of construction, for the construction of 170 units and proposed the transfer of 294 units via an RCA with the City of Newark for a total of \$5,071,500.

The following chart shows the inclusionary sites in the township's first round plan:

Developer/Owner	Affordable Housing Units Proposed	Developer Contribution
Lake Lenore/Vail Road	70 senior rentals	n/a
Lake Lenore/Old Dover Road	100 family rentals	n/a
Parkside Gardens/Forge Pond	0	\$1,280,000
Crow-Foody Central/Mazdabrook	0	\$4,000,000
	170 rentals	\$5,280,000

On March 28, 1995 Parsippany-Troy Hills filed a petition to address its new 12-year obligation. The 12-year number of 727 is lower than the first round number of 1,028. The new plan proposes credits, reductions, a rehabilitation program, a group home, 70 units of senior citizen housing and accessory apartments, if necessary. The senior citizen housing site is the same site that was in the previously certified plan and contains no market units. The Old Dover Road/Glenmont Commons site that was to contain market units and the realistic opportunity for the low/moderate income development was omitted from the plan. This omission resulted in a motion filed by Lake Lenore Estates that initiated mediation which concluded with a mediated agreement. The Mediation Report prepared by the COAH mediator, Roy Cuneo, and dated July 10, 1996 details the history of the mediation. The report is attached as Exhibit B.

III INVENTORY ANALYSIS

In reviewing Parsippany-Troy Hills Township's housing element, information meeting the requirements of N.J.A.C. 5:93-5.1 was submitted regarding housing stock, demographic characteristics, employment characteristics and population trends.

IV REDUCTION/CREDITS AND ADJUSTMENTS

Parsippany-Troy Hills is seeking prior cycle credits for 441 units for senior rental complexes. One complex contains 250 units at 191 Baldwin Road, identified as Block 712, Lot 39. This complex was constructed in 1980. The second complex is located at 1111 Parsippany Boulevard, identified as Block 412, Lot 3 and contains 191 units. The complex was constructed

in 1981. Both complexes were built under the HUD Section 8 program.

The township is also requesting credit for two group home facilities. One group home is a six-bedroom house for developmentally challenged households known as Cheshire Home. The group home is located at 339 North Beverwyck Road, identified as Block 484, Lot 8.01. The facility was opened on March 26, 1986. The other group home is a four-bedroom Association for Retarded Citizens (ARC) house located at 143 Hiawatha Boulevard which was opened in 1983. It is referenced as Block 601, Lot 1 on township tax records. Both qualify for 10 prior cycle credits.

Pursuant to N.J.A.C. 5:93-5.13(d), two bonus credits are allowed for each rental unit available to the general public which was built since December 15, 1986. Neither the ARC home on Hiawatha Boulevard nor the Cheshire Home qualifies for rental bonus credits since they were opened before December 15, 1986.

The township requests credit for its 294-unit RCA with the City of Newark. Since the 294-unit RCA is credited as a result of a previously certified plan, the 294 unit RCA is eligible for credit. See the March 8, 1996 Attorney General's opinion attached as Exhibit C.

In accordance with N.J.A.C. 5:93-3.4(a), municipalities may receive credit for the rehabilitation of substandard low and moderate income units completed subsequent to April 1, 1990. The township is seeking 60 credits for rehabilitation activity. However, after a careful review of the submitted documentation, only 35 units are eligible to receive COAH credit. The ineligible units did not meet the \$8,000 minimum average threshold.

In summary, the township is eligible to receive 780 units of credit: 451 prior cycle credits, 294 for an RCA and 35 for rehabilitation.

VI NUMBER

Parsippany-Troy Hills Township's precredited 1987-1999 need is 727: 664 new construction and 63 rehabilitation. Based on the information submitted for reductions, credits and adjustments, the township's second round obligation is zero.

Requested Credits and Reductions	
Precredited Need	727
Prior Cycle Credits (Existing Group Homes)	-10
Prior Cycle Credits (Baldwin Oaks and Brookside)	-441
RCA	-294
Rehabilitation Credits	-35
Total	780
Surplus	53

VII HOUSING ELEMENT

In its second round plan the township plans to address 44 additional units: three for rehabilitation; six for ARC housing and a minimum of 35 affordable units in a senior complex that is the result of a mediated agreement.

A. Rehabilitation

The township proposes to continue its ongoing rehabilitation program to rehabilitate three substandard housing units occupied by low and moderate income households. The township is an entitlement community eligible for funds from the Community Development Block Grant (CDBG) Program. The township has administered a rehabilitation program funded through CDBG funding since 1977 and will continue its on-going rehabilitation program. The township may receive credit for 25 additional units during its second round certification if the units meet COAH criteria.

B. New Construction

1. Group Home

The township submitted an ordinance authorizing the acquisition of Block 202, Lot 9.05 from Hartz Mountain Parsippany and the conveyance of a portion of the site to the Morris County Chapter of ARC. ARC proposes to construct a group home with six bedrooms. The township is seeking bonus credits for each bedroom constructed.

If the group home is built and conforms to COAH criteria, the ARC home may be eligible for crediting towards the township's next obligation.

2. Accessory Apartments

The township proposes 10 accessory apartments to address any shortfall in the plan. The township will make a total of \$100,000 available to 10 property owners who wish to participate in the program. The township proposes to affirmatively market the units in accordance with N.J.A.C. 5:93-11.

The township submitted a draft accessory apartment ordinance and an affirmative marketing plan in accordance with N.J.A.C. 5:93-11. The township also submitted a resolution to bond for any shortfall of funds needed to finance the accessory apartment program.

The township has indicated that the accessory apartment program is to address any shortfall. Thus, the implementation is optional on the part of the township.

3. Inclusionary Development: Lake Lenore Estates and Parkside Gardens

Mediation revolved around two sites owned by Lake Lenore Estates: Vail Road and Old Dover Road. As a result of mediation, the Vail Road site is to contain 130 age-restricted units of which a minimum of 35 will be moderate income senior units. Up to an additional 35 affordable units may be provided if required to meet the township's fair share obligation. The development of the market priced units in the two sites will be phased in with construction of the moderate income units on the Vail Road site in a manner consistent with N.J.A.C. 5:93-5.6(d). As a result of a mediated agreement, the Old Dover Road site is to contain 356 market rate units.

The site is located in Planning Area 1 and is consistent with the State Development/Redevelopment Plan (SDRP).

The following chart illustrates the additional units to be realized from the second round plan:

Proposed New Housing	Number of Units
Group Home (ARC	6
Senior Units (Vail Road Site)	35*
Total	41

*May be expanded.

VIII RENTAL COMPONENT

As per N.J.A.C. 5:93-5.14(a), every municipality has a rental obligation of 25 percent of its precertified need, minus prior cycle credits, minus the rehabilitation component. Parsippany Troy-Hills Township has a rental component of 55 units which was addressed in the RCA with Newark.

IX AGE-RESTRICTED UNITS

The age-restricted units on the Vail Road site are a component of a mediated agreement and previously certified plan.

X CONTROLS ON AFFORDABILITY

Parsippany Troy-Hills Township's fair share plan includes provisions accepting all program responsibilities. The township has submitted an administrative plan pursuant to the criteria outlined in N.J.A.C. 5:93-9.

XI AFFIRMATIVE MARKETING

Parsippany Troy-Hills Township incorporated affirmative marketing provisions in its proposed plan that comport with COAH's regulations outlined in N.J.A.C. 5:93-11.

XII AFFORDABLE HOUSING ORDINANCE

The township incorporated provisions addressing the requirements outlined in N.J.A.C. 5:93-9 for affordable housing programs in the proposed plan. The township indicates that the provisions will be adopted and submitted to COAH within 45 days of receiving substantive certification.

XIII RECOMMENDATION

Pursuant to N.J.A.C. 5:93 et. seq., Parsippany Troy-Hills Township's fair share plan and housing element are in compliance with the standards for substantive certification. The township's plan addresses 821 units. Therefore, Parsippany Troy-Hills Township exceeded its second round fair share obligation and has a surplus which may be eligible towards a future obligation.

After careful review and analysis, COAH staff recommends that Parsippany Troy-Hills Township's fair share plan and housing element be approved for substantive certification. Parsippany Troy-Hills Township must adopt an affirmative marketing ordinance and ordinances implementing the mediated agreement within 45 days of receiving substantive certification.

EXHIBIT B

Amended Mediation Report
Parsippany Troy Hills/Morris County
July 8, 1996
Roy Cuneo, AICP, Mediator

As a result of comments filed on behalf of Lake Lenore Estates, the July 2, 1996 mediation report is amended as follows:

a. Attachments to the mediated agreement A through F were inadvertently omitted from the package mailed to the participants on July 3, 1996. They are attached hereto and made a part of the July 2, 1996 mediation report.

b. The first full paragraph on page 4 of the July 2, 1996 mediation report is revised to read as follows:

The agreement provides that a minimum of 35 units of age restricted moderate income housing will be constructed on the Vail Road site. The total number of units to be constructed on the Old Dover Road site will be 356 under an alternate zone amendment to the township's ordinance. The Vail Road site will be enlarged and used to provide 130 age restricted units of which 35 will be affordable to moderate income households and up to an additional 35 units will be made affordable if required to meet Parsippany Troy Hills' low and moderate income housing obligation. The zone amendment will remain in effect for a period of six years from the effective date of the agreement or COAH's grant of substantive certification, whichever occurs later. Neither site is currently needed to address the township's 12-year cumulative affordable housing obligation.

As provided in Schedule D, development of market-priced units on the two sites taken together will be phased in with construction of the moderate income units on the Vail Road site in a manner consistent with N.J.A.C. 5:93-5.6(d).



State of New Jersey
COUNCIL ON AFFORDABLE HOUSING
CN-813
TRENTON NJ 08625-0813
609-292-3000
FAX: 609-633-6056
TDD#: (609) 278-0175

CHRISTINE TODD WHITMAN
Governor

JANE M. KENNY
Chairman
SHIRLEY M. BISHOP, P.P.
Executive Director

July 3, 1996

The Honorable Marceil Letts
Parsippany-Troy Hills Township
1001 Parsippany Blvd.
Parsippany, NJ 07054

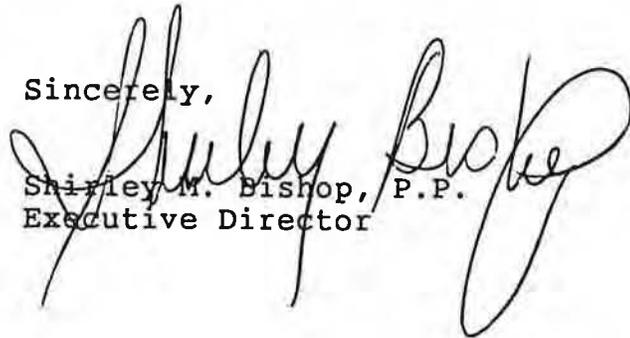
Dear Mayor Letts:

Enclosed is a copy of your municipality's mediation report prepared by Roy Cuneo for the Council on Affordable Housing (COAH).

Both Parsippany-Troy Hills and Lake Lenore Estates have waived the 14-day comment period. Therefore, all comments must be received by 5:00 p.m. on July 8, 1996.

If you have any questions or need further information, please call Mr. Cuneo at (609)292-6383.

Sincerely,



Shirley M. Bishop, P.P.
Executive Director

enclosure

cc: Service List
Roy Cuneo, COAH Mediator
Sean Thompson, COAH Planner

d3245w



Parsippany-Troy Hills Town Mediation Service List 3/96

The Honorable Marceil Letts
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Parsippany, NJ 07054

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Parsippany, NJ 07054

John Chadwick, IV., P.P.
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Kendall Park, NJ 08824

Ed Mosberg
Lake Lenore Estates, Inc
51 Gibraltar Drive, Suite 2D
Morris Plains, NJ 07750

Stephen Eisdorfer, Esq.
Hill Wallack
202 Carnegie Center
Princeton, NJ 08543

MEDIATION REPORT
PARSIPPANY-TROY HILLS TOWNSHIP/MORRIS COUNTY
JULY 2, 1996
ROY CUNEO, AICP, MEDIATOR

INTRODUCTION

Parsippany-Troy Hills Township in Morris County received its first substantive certification from the Council on Affordable Housing (COAH) on June 5, 1991 based on a final fair share number of 587. A major portion of its obligation was subject to negotiated agreements with Lake Lenore Estates and Parkside Gardens Associates. Lake Lenore Estates was to provide 780 multi-family rental housing units including 100 low and moderate income family units (the Old Dover Road site) and 70 low and moderate income senior citizen units (Vail Road site). Parkside Gardens Associates was to provide fees in return for density bonuses. Edward Mosberg, the objector, is a partner in both companies.

The Old Dover Road site was granted preliminary major site plan approval and the Vail Road site was granted preliminary and final major site plan approval by the Parsippany-Troy Hills Planning Board. These approvals subject the sites to the provisions of N.J.A.C. 5:93-5.12(b) and (c). The Parkside Gardens Associates site was not a mediation issue.

On March 28, 1995, Parsippany Troy Hills petitioned COAH for substantive certification for its 1987-1999 cumulative fair share obligation of 727 units of affordable housing. The Old Dover Road site was not in the new plan.

BACKGROUND

The Parsippany-Troy Hills petition for substantive certification addresses its 1987-1999 cumulative obligation of 727 units but excluded the Lake Lenore Estates (Old Dover Road) site. There was an initial

controversy over objections filed by Robert Garofalo, Esq. representing Lake Lenore Estates and Parkside Gardens Associates. COAH never received the objection that was dated March 7, 1995. COAH learned of this in a telephone call.

Mr. Garofalo subsequently forwarded a letter, dated June 9, 1995 that included a copy of the March 7 letter. All parties were told that the letter would be considered an objection and that the parties would be objectors in mediation. Mediation was scheduled for January 31, 1996.

On January 24, 1996 Stephen Eisdorfer, Esq., representing Lake Lenore Estates, filed an emergent motion requesting that COAH not schedule mediation. He stated that his client had not been included on the Parsippany-Troy Hills Township service list and that his client should be given 45 days from the date of notice to review the housing plan and prepare proper objections. On February 7, 1996, COAH granted Mr. Eisdorfer's request giving him until March 8, 1996 to file objections but COAH also ordered that mediation continue while comments were being prepared.

MEDIATION

Mediation opened on January 31, 1996 and continued on March 4, 12, 26, April 17, May 15, and June 26, 1996. On April 3, 1996 COAH granted the mediator a 60-day extension to June 30, 1996. During the course of mediation, the township mediation team was changed. Alan Rich, Esq., township attorney, and Joseph Burgis, township planner, were replaced by Michael DePierro, president of the Parsippany-Troy Hills Council, and James Vigilante, council member. Mayor Marciel Letts and John Montefusco, Esq., planning board attorney, continued to represent Parsippany-Troy Hills. Lake Lenore Estates was represented by Mr. Mosberg, Mr. Garofalo, John Chadwick, consulting planner, and Mr. Eisdorfer.

Mr. Eisdorfer, as attorney for Lake Lenore Estates, raised the following objections in his March 21, 1996 letter to Shirley Bishop:

a. that the filing of the new substantive certification is improper and violative of the terms of the previously mediated agreements;

b. that the Council is thus obligated to dismiss the petition without further proceedings;

c. that the petition is further defective in at least the following respects:

1. it contravenes N.J.A.C. 5:93-5.12 in that an inclusionary site in a previously certified plan cannot be rezoned without the express written consent of the developer, which consent has not been given;

2. it contravenes N.J.A.C. 5:91-13(f) which prohibits a municipality from amending its substantive certification without consent of the owners of any affected properties;

3. it seeks to renege and abrogate previously mediated agreements relative to the provision of affordable senior citizen units on the "Old Dover Road" tract.

The parties have drafted a negotiated agreement. In the agreement, Lake Lenore Estates removes its objections to the Parsippany-Troy Hills petition for substantive certification and "...will endorse and cooperate in efforts by the township to secure approval by COAH of the amended petition..."

On June 18, 1996 the Parsippany-Troy Hills Township Council passed a resolution authorizing the mayor to execute the mediated agreement subject to certain clarifications. On June 26, 1996 the mayor and the mediation team agreed that the requested clarifications had been satisfactorily resolved. The mediated agreement was signed by the parties on June 28, 1996 (see Attachment A). As a result of a telephone conference call between the attorneys, technical changes were made to the agreement.

The agreement provides that no affordable housing units will be realized on either site but includes language regarding the status of the original mediated agreement for both sites. The total number of units to be constructed on the Old Dover Road site will be 356 under an alternate zone amendment to the township's ordinance. The Vail Road site will be enlarged and used to provide 130 market rate senior housing units. The zone amendment will remain in effect for a period of six years from the effective date of the agreement or COAH's grant of substantive certification, whichever occurs later. Neither site is needed for Parsippany-Troy Hills to address its 12-year cumulative plan.

The parties have agreed to a seven day instead of a 14-day comment period for this report (see attachment B).

All objections have been removed with the signing of the agreement. There are no contested issues of fact.

3602w/sw

GAROFALO & PRYOR, P.A.
A Professional Association
Counsellors At Law
60 Baldwin Road
Parsippany, New Jersey 07054
201-335-3131

ROBERT C. GAROFALO
JAMES K. PRYOR
MICHAEL M. LUTHER

Telefax No.
201-335-7588
File No.
8888

July 1, 1996

Stephen M. Eisdorfer, Esquire
Hill & Wallack
202 Carnegie Center
Princeton, New Jersey 08543



RE: GLENMOUNT COMMONS

Dear Steve:

Please be advised that the Mayor, and my client, executed the Mediation Agreement on June 28, 1996. Accordingly, I enclose the following:

1. ✓ Executed Agreement with schedules C and D annexed.
2. ✓ Schedule A - Old Dover Road 1990 Agreement.
3. ✓ Schedule B - Vail Road 1990 Agreement.
4. ✓ Schedule E - not enclosed.
5. ✓ Schedule F - Concept Plan for Westgate Manor.

Very truly yours,



ROBERT C. GAROFALO

RCG:cm
enclosures

cc: Mr. John Chadwick
William P. Malloy, Esq./COAH
Mr. Edward Mosberg

EXHIBIT C



State of New Jersey

DEPARTMENT OF LAW AND PUBLIC SAFETY
DIVISION OF LAW
RICHARD J. HUGHES JUSTICE COMPLEX
25 MARKET STREET
CN 112
TRENTON, NJ 08625-0112

CHRISTINE TODD WHITMAN
Governor

DEBORAH T. PORITZ
Attorney General

(609) 292-9302

March 8, 1996

Shirley Bishop, Executive Director
New Jersey Council on Affordable Housing
101 South Broad Street
CN 813
Trenton, New Jersey 08625-0813

Re: 96-0044 -- Interpretation of N.J.A.C. 5:92-1 et seq. and 5:93-1 et seq.

Dear Ms. Bishop:

You have requested an opinion from this Office as to how many affordable housing units transferred under a Regional Contribution Agreement ("RCA") during a municipality's first round fair share obligation certified by the Council on Affordable Housing ("COAH" or the "Council") pursuant to N.J.A.C. 5:92-1 et seq. may be credited towards the municipality's second round fair share obligation calculated pursuant to N.J.A.C. 5:93-1 et seq. This question arises in the situation where the municipality's calculated second round fair share obligation is lower than its first round obligation. For the reasons which follow you are advised that COAH may fully credit the transferred units toward the municipal second round.

By way of background the Fair Housing Act ("FHA"), at N.J.S.A. 52:27D-312(a), states that "[a] municipality may propose the transfer of up to 50% of its fair share to another municipality within its housing region by means of a contractual agreement into which two municipalities voluntarily enter." [Emphasis supplied.] COAH's current rules allow a municipality full credit towards its second round obligation for all units transferred under a first round RCA. See N.J.A.C. 5:93-2.14 and N.J.A.C. 5:93-3.1(b) and (c). COAH is currently faced with several petitions for substantive certification in which municipalities' second round obligations, which constitute the cumulative affordable housing need for 1987-1999, are lower than the first round obligations calculated for the 1987-1993 period and the municipalities have transferred 50% of their first round affordable housing obligations



pursuant to COAH-approved RCAs. These municipalities are now seeking credit toward their second round obligation for all units transferred under the first round RCAs. COAH, therefore, seeks an opinion as to whether N.J.S.A. 52:27D-312(a) or any other provision of the FHA presents an impediment to the crediting of these RCA units.

In order for the Council to grant substantive certification to a municipal fair share plan, the Fair Housing Act requires the Council to determine that the plan is consistent with the rules and criteria adopted by the Council, is consistent with the achievement of the low and moderate income housing needs for the region and is designed to make the achievement of a municipal fair share obligation "realistically possible after allowing for the implementation of any regional contribution agreement..." N.J.S.A. 52:27D-314. N.J.S.A. 52:27D-312 sets out the basic requirements for an RCA and the standard which must be considered by the Council when approving an RCA. The Council's first round rules at N.J.A.C. 5:92-11 et seq. and its second round rules at N.J.A.C. 5:93-6 et seq. establish more detailed requirements for an RCA.

An RCA is a contract, voluntarily entered into by two municipalities, which specifies (a) the number of units to be transferred by the sending municipality to the receiving municipality, (b) how the receiving municipality shall provide the housing, and (c) the amount of the contributions to be made by the sending municipality to pay for the housing provided by the receiving municipality. N.J.S.A. 52:27D-314(a). At least 50% of the units accepted by the receiving municipality should be affordable to low income households. N.J.A.C. 5:92-11.2(a) and N.J.A.C. 5:93-6.2(a). Housing provided in the receiving municipality pursuant to the RCA may include new construction, rehabilitation, residential conversion of existing units, conversion of other uses for housing, or combination of these methods. N.J.A.C. 5:92-11.2(b) and N.J.A.C. 5:93-6.2(b). For the second round, a minimum of \$20,000 per unit must be transferred to the receiving municipality as part of an RCA, N.J.A.C. 5:93-6.4(b); for the first round \$10,000 was the minimum, N.J.A.C. 5:92-11.5(b).

Prior to the Council's approval of an RCA, the receiving municipality must submit its project plan to the New Jersey Housing and Mortgage Finance Agency ("NJHMFA") for its review as to "the feasibility of the plan." N.J.S.A. 52:27D-312(e). Also prior to the Council's approval of an RCA, the county planning board or planning agency of the county in which the receiving municipality is located must review the RCA and determine whether or not the "...agreement is in accordance with sound, comprehensive regional planning. In its review the county planning board or agency shall consider the master plan and zoning ordinance of the sending and

receiving municipalities, its own county master plan, and the State Development and Redevelopment Plan." N.J.S.A. 52:27D-312(c). Once the Council has received these reviews and the recommendations of the county planning board and the NJHMFA, the Council "shall determine whether or not the [RCA] provides a realistic opportunity for the provision of low and moderate income housing within convenient access to employment opportunities," and if it so determines "the Council shall approve the regional contribution agreement by resolution." N.J.S.A. 52:27D-312(c).

It should, therefore, be clear that the Fair Housing Act not only authorizes RCAs as a means for municipalities to meet their Mount Laurel obligations, but establishes rigorous criteria which must be met prior to the Council's approval of an RCA. Moreover, RCAs have been determined to be constitutional by the New Jersey Supreme Court. Hills Dev. Co. v. Township of Bernards 103 N.J. 1, 37-38,47, n:13 (1986), citing Morris County Fair Housing Council v. Boonton Twp., 209 N.J. Super 393, 431-432 (Law Div. 1985). Further, in In re Township of Warren, 247 N.J. Super. 146, 162 to 165, certif. denied on this issue, 127 N.J. 557 (1992), reversed and remanded on other issue, 132 N.J. 1, the Appellate Division found that RCAs foster a legitimate, bona fide governmental interest, that of the rehabilitation of substandard housing in urban areas for which funds are otherwise unavailable. Id. at 167-170. Therefore, it is appropriate that the Council give credit toward a municipal second round fair share obligation for all units transferred by a COAH-approved first round RCA in the same fashion and to the same extent that all other first round housing activity is credited.

Such crediting of first round housing activity is important in the context of the second round methodology created by N.J.A.C. 5:93-1 et seq. for the determination of municipal fair share obligations because that methodology is cumulative of both the first and second rounds and calculates a municipality's fair share obligation for the period 1987 through 1999. N.J.A.C. 5:93-Appendix A. The new methodology accounts for the actual housing activity that occurred during the Council's 1987-1993 prior fair share cycle, which was calculated pursuant to N.J.A.C. 5:92-1 et seq. Where necessary, the second round methodology corrects projections and assumptions made for the prior 1987-1993 cycle in order to reflect the most current information available as to what housing activity occurred between 1987 to 1993 and incorporates this information into the calculation of the 1987 to 1999 cumulative fair share obligation. See, "Prior-Cycle Prospective Need (1987 to 1993)" at N.J.A.C. 5:93-Appendix A and N.J.A.C. 5:93-2.8. In some municipalities these necessary corrections have resulted in a 12-year fair share obligation that is less than the obligation initially established for the first round.

Because the cumulative methodology created by N.J.A.C. 5:93-1 et seq. recalculates and incorporates the prior 1987-1993 need into the 1987 to 1999 need, the Council when determining individual municipal fair share obligations under the new methodology allows a reduction for all affordable housing activity undertaken within a municipality to address the prior cycle 1987-1993 need. N.J.A.C. 5:93-2.14. This one-for-one reduction is available "for units zoned or transferred, whether or not the units have been constructed, pursuant to Subchapter 3." N.J.A.C. 5:93-2.14(a) (Emphasis supplied). N.J.A.C. 5:93-3.1(b) specifically allows a reduction "... based on the realistic opportunity a municipality created in response to its 1987-1993 housing need through regional contribution agreements..." A reduction will be granted for each RCA unit transferred "when... the contract terms are honored," N.J.A.C. 5:93-3.1(c), and the required transfer of funds to the receiving municipality has been made. N.J.A.C. 5:93-3.1(d). Any credits or reductions which exceed the municipal precredited need are to be credited to a municipality's future housing obligation. N.J.A.C. 5:93-3.1(f).

It is clear that, under the Council's rules, reductions for housing activity addressing a 1987 to 1993 municipal affordable housing obligation are allowable for "all affordable housing activity" addressing that need. N.J.A.C. 5:93-2.14. The fact that a municipality chose during the first round to address 50% of its fair share obligation through an RCA, as allowed under N.J.S.A. 52:27D-312(a), should not cause that municipality to be treated differently from municipalities that did not select the RCA mechanism to meet first round affordable housing obligations. The Council's rules must be applied uniformly to all municipalities, Holmdel Builders Assn. v. Township pf Holmdel, 121 N.J. 550 (1990). Therefore a municipality with a first round RCA must receive full credit for its RCA, even in the situation where the second round obligation has been calculated to be less than the first round obligation. This conclusion is supported by the Council's longstanding interpretation of the term "fair share", as it appears in N.J.S.A. 92:27D-312(a), which limits an RCA to 50 percent of a municipality's "fair share". The Council has consistently held that "fair share" is determined only after a municipality takes any credits or adjustments to which it is entitled.

The term "fair share" is not defined in the Fair Housing Act. However, in a 1989 Opinion, In the Matter of the Township of Parsippany - Troy Hills, COAH Docket No. 89-203, the Council read the FHA in its entirety to conclude that "fair share" is determined only after deducting all allowable credits and adjustments. For its first round, Parsippany-Troy Hills had a calculated precredited need of 1,028 units and desired to transfer 50 percent of these units, or 514 units, through an RCA. The Council, however, held that because the municipality was entitled

to 441 credits for prior affordable housing activity against its precredited need, its "fair share" was calculated to be 587 units (1,028 - 441 = 587), thereby allowing an RCA of 244 units pursuant to N.J.S.A. 52:27D-312(a). The Council noted in its opinion that N.J.S.A. 52:27D-307(c)(1) requires COAH to "Adopt criteria and guidelines for:

Municipal determination of its present and prospective fair share of the housing need in a given region. Municipal fair share shall be determined after crediting on a one-to-one basis each current unit of low and moderate income housing of adequate standard, including any such housing constructed or acquired as part of a housing program specifically intended to provide housing for low and moderate income households. [N.J.A.C. 52:27D-307(c)(1).]

Additionally, the Council relied upon the fact that N.J.S.A. 27D-307(c)(2) provides that a municipality's ultimate fair share number is arrived at after taking all allowable adjustments, as set out in the FHA. The Council determined that these provisions made it clear that the term "fair share" as used in the Fair Housing Act and consequently as used in COAH's regulations "means that obligation arrived at after a municipality takes any credits or adjustments to which it may be entitled." Opinion, page 3. Accordingly, COAH interpreted N.J.S.A. 52:27D-302(a) to allow a municipality such as Parsippany-Troy Hills to transfer up to 50% of its fair share obligation, which was to be calculated after the municipality had taken all appropriate credits and adjustments.

The provisions of N.J.A.C. 5:93-1 et seq., which allow a municipality a one-for-one credit for all RCA units transferred in conformance with a fair share plan certified by COAH to address a municipality's first round obligation, are therefore consistent with the Council's 1989 Parsippany-Troy Hills decision and the Council's uniform and consistent utilization of the term "fair share" in its rules. See N.J.A.C. 5:92-6.1(a) and N.J.A.C. 5:93-3.1(a). Moreover, the Fair Housing Act's use of the term "fair share" to denote a municipality's affordable housing obligation after adjustment and crediting has been recognized by the courts. See Hills, supra, 107 N.J. 1 at 32 and Calton Homes v. COAH, 244 N.J. Super. 438, 444 to 446 (App. Div. 1990), certif. den. 127 N.J. 326 (1991). Therefore, the use of the term "fair share" in N.J.S.A. 52:27D-312 clearly provides no barrier to the crediting of units transferred through a first round RCA, since "fair share" is only to be determined after allowable deductions.

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It should be noted that because N.J.A.C. 5:93-1 et seq., creates a cumulative methodology for the 1987 to 1999 period, the Council at N.J.A.C. 5:93-6.1(a) has provided a formula to determine if a municipality that has already entered into a first round RCA may transfer any further RCA units to meet its second round obligation:

RCA = .5 (municipal precredited need - prior cycle credits - credits pursuant to N.J.A.C. 5:93-3.4 - the impact of the 20 percent cap - the impact of the 1,000 unit limitation to N.J.A.C. 5:93-14) - any units transferred as a result of a previously approved RCA. [N.J.A.C. 5:93-6.1(a).]

Clearly, a municipality with a reduced second round obligation that transferred 50 per cent of its fair share through an RCA during the first round will not, according to this formula, be able to enter into another RCA in the second round. However, N.J.A.C. 5:93-6.1 by its terms does not present any impediment to the full crediting of the first round RCA units toward the second round obligation.

Therefore, for all of the above reasons you are advised that a municipality may receive full credit toward its affordable housing obligation calculated pursuant to N.J.A.C. 5:93-1 et seq. for all affordable units transferred through a COAH-approved RCA in order to satisfy its first round affordable housing obligation. This credit is available even if the municipality's calculated second round obligation is less than its first round obligation.

Very truly yours,

DEBORAH T. PORITZ
ATTORNEY GENERAL OF NEW JERSEY

By: William P. Malloy
William P. Malloy
Deputy Attorney General

A-3 Vacant Land RDP Analysis

PARSIPPANY-TROY HILLS:
Vacant Land, RDP ANALYSIS
March 8, 2019, Revised June 20, 2019

ID #	Block	Lot	Property Location	Owners Name	Comments	Total Area (ac)	Developable Area (ac)	Applied or Approved density/acre	Setaside %	RDP of Developable
1	6	9.01	58 LONG RIDGE RD	PUDDINGSTONE DEVELOPERS, LLC	Qualifies.	0.94	0.94	6	20%	1.12
2	6	10.01	24 VIOLET ST	PUDDINGSTONE DEVELOPERS, LLC	Qualifies.	1.30	1.30	6	20%	1.56
3	6	11.01	18 VIOLET ST	PUDDINGSTONE DEVELOPERS, LLC	Qualifies.	1.58	1.58	6	20%	1.89
4	6	12	12 VIOLET ST	HALL, KATHERINE P	Qualifies.	2.01	2.01	6	20%	2.41
5	6	12.01	BEVERLY ST	HALL, KATHERINE P	Lot too small to qualify, except when combined with Block 6, lot 12.	0.14	0.00	6	20%	0.00
6	7	45.02	5 BEVERLY ST	PUDDINGSTONE DEVELOPERS, LLC	Lot is currently under development- MA to be included	1.84	0.63	6	20%	0.75
7	7	45.03	11 BEVERLY ST	PUDDINGSTONE DEVELOPERS, LLC	Lot is currently under development- MA to be included	1.84	0.33	6	20%	0.40
8	7	45.04	17 BEVERLY ST	PUDDINGSTONE DEVELOPERS, LLC	Lot is currently under development. MA to be included. Developable area limited by environmental constraints.	2.13	0.58	6	20%	0.70
9	7	45.05	23 BEVERLY ST	PUDDINGSTONE DEVELOPERS, LLC	Developable area limited by environmental constraints except when combined with Block 7, Lot 45:05 - MA	1.84	0.75	6	20%	0.90
10	7	45.06	29 BEVERLY ST	PUDDINGSTONE DEVELOPERS, LLC	Developable area limited by environmental constraints except when combined with Block 7, Lot 45:04 - MA	1.84	0.38	6	20%	0.46
11	7	45.07	35 BEVERLY ST	PUDDINGSTONE DEVELOPERS, LLC	Developable area limited by environmental constraints except combined- MA	1.09	0.36	6	20%	0.43
12	7	45.08	41 BEVERLY ST	PUDDINGSTONE DEVELOPERS, LLC	Developable area limited by environmental constraints except combined- MA	1.04	0.44	6	20%	0.52
13	7	45.09	47 BEVERLY ST	PUDDINGSTONE DEVELOPERS, LLC	Qualifies. Constrained by steep slopes.	1.128	4.64	6	20%	5.57
14	7	45.10	53 BEVERLY ST	PUDDINGSTONE DEVELOPERS, LLC	Developable area limited by environmental constraints except when combined	2.58	0.68	6	20%	0.82
15	7	45.11	48 BEVERLY ST	PUDDINGSTONE DEVELOPERS, LLC	Lot does not qualify. Developable area limited by environmental constraints.	3.04	0.00	6	20%	0.00
16	7	45.12	42 BEVERLY ST	PUDDINGSTONE DEVELOPERS, LLC	Lot does not qualify. Developable area limited by environmental constraints.	1.01	0.00	6	20%	0.00
17	7	45.13	36 BEVERLY ST	PUDDINGSTONE DEVELOPERS, LLC	Lot does not qualify. Developable area limited by environmental constraints.	1.31	0.00	6	20%	0.00
18	7	45.14	30 BEVERLY ST	PUDDINGSTONE DEVELOPERS, LLC	Lot does not qualify. Developable area limited by environmental constraints.	1.61	0.00	6	20%	0.00
19	7	45.15	24 BEVERLY ST	PUDDINGSTONE DEVELOPERS, LLC	Lot does not qualify. Developable area limited by environmental constraints.	0.93	0.00	6	20%	0.00
20	7	45.16	18 BEVERLY ST	PUDDINGSTONE DEVELOPERS, LLC	Qualifies.	0.92	0.83	6	20%	1.00
21	7	45.17	11 VIOLET ST	PUDDINGSTONE DEVELOPERS, LLC	Qualifies.	0.92	0.92	6	20%	1.11

PARSIPPANY-TROY HILLS:
Vacant Land, RDP ANALYSIS
March 8, 2019, Revised June 20, 2019

ID #	Block	Lot	Property Location	Owners Name	Comments	Total Area (ac)	Developable Area (ac)	Applied or Approved density/acre	Setaside %	RDP of Developable
22	7	45.18	17 VIOLET ST	PUDDINGSTONE DEVELOPERS, LLC	Qualifies.	0.95	0.95	6	20%	1.14
23	7	45.19	23 VIOLET ST	PUDDINGSTONE DEVELOPERS, LLC	Qualifies.	0.96	0.96	6	20%	1.15
24	7	45.2	56 LONG RIDGE RD	PUDDINGSTONE DEVELOPERS, LLC	Qualifies.	0.92	0.87	6	20%	1.04
25	7	45.21	54 LONG RIDGE RD	PUDDINGSTONE DEVELOPERS, LLC	Does not qualify. Developable area limited by environmental constraints.	1.84	0.00	6	20%	0.00
26	8	2	12 BEVERLY ST	SCHATZ, EUNICE	Qualifies.	2.86	2.86	6	20%	3.43
27	8	10	UNION HILL RD	FARINA, JOSEPH M & ANGELA	Lot too small to qualify.	0.34	0.00	6	20%	0.00
28	9	9	7 PUDDINGSTONE RD	MASTERS, WILLIAM F JR/KATHRYN E	Qualifies.	1.06	1.06	6	20%	1.27
29	9	4	PUDDINGSTONE RD	GIBBON, JOHN & GLORIANA	Does not qualify. Developable area limited by environmental constraints.	1.23	0.00	6	20%	0.00
30	12	1	BUENA VISTA WAY	SOUTHEAST MORRIS CO MUN UTIL AUTH	Utility property/easement. Does not qualify.	1.17	0.00	10	20%	0.00
31	12	1.01	BUENA VISTA WAY	YULIANO, VINCENT & ARIENE	Utility property/easement. Does not qualify.	0.01	0.00	10	20%	0.00
32	13	2	10 MEADOW BLUFF RD	SKYVIEW HEIGHTS-CH&POOL %TAYLOR MGT	Does not qualify. Already developed for residential. Remaining area is Common open space for development & constrained by steep slopes and wetlands.	40.57	0.00	10	20%	0.00
33	13	4	MEADOW BLUFF RD	SKYVIEW HEIGHTS ASSN %TAYLOR MGT	Does not qualify. Common open space for development. Constrained by wetlands, nonCL stream and steep slopes.	16.27	0.00	10	20%	0.00
34	13	5	MONETT CT	SKYVIEW HEIGHTS ASSN %TAYLOR MGT	Does not qualify. Common open space for development.	2.89	0.00	10	20%	0.00
35	13	11	OLD DOVER RD	AYAZ, TURAN	Lot too small to qualify.	0.79	0.26	10	20%	0.52
36	13	13	MOUNTAIN WAY	SOUTHEAST MORRIS CO MUN UTIL AU	Utility property/easement. Does not qualify.	3.02	0.00	10	20%	0.00
37	13.1	25	5 MEADOW BLUFF RD	SKYVIEW HEIGHTS % TAYLOR MGMT CO	Common open space for development. Does not qualify.	2.33	0.00	10	20%	0.00
38	13.2	73	EDGEFIELD DR	SKYVIEW HEIGHTS % TAYLOR MGMT CO	Common open space for development. Does not qualify.	9.08	0.00	10	20%	0.00
39	13.2	73.01	EDGEFIELD DR	SKYVIEW HEIGHTS % TAYLOR MGMT CO	Common open space for development. Does not qualify.	0.83	0.83	10	20%	1.66
40	13.2	74	AVERELL DR	SKYVIEW HEIGHTS % TAYLOR MGMT CO	Common open space for development. Does not qualify.	2.03	0.00	10	20%	0.00
41	13.3	31	AVERELL DR	SKYVIEW HEIGHTS % TAYLOR MGMT CO	Common open space for development. Does not qualify.	1.60	0.00	10	20%	0.00
42	14	9.1	660 OLD DOVER RD	700 MOUNTAIN WAY LLC	Not counted as vacant. Counted in inclusionary site calculation below	3.53	0.00	6	20%	0.00
43	14	10	648 OLD DOVER RD	700 MOUNTAIN WAY, LLC	Not counted as vacant. Counted in inclusionary site calculation below	3.99	0.00	6	20%	0.00
44	14	41	161 SPRINGHILL DR	GLENMONT COMMONS DEV.LLCCEDARCREST	Lot too small to qualify.	0.06	0.00	10	20%	0.00
45	14	9	700 MOUNTAIN WAY	700 MOUNTAIN WAY LLC	Not counted as vacant. Counted in inclusionary site calculation below	5.36	0.00	6	20%	0.00
46	14	12.02	SEASONS GLEN DR	LAKE LENORE ESTATES INC	Qualifies.	1.48	1.48	6	20%	1.78
47	14	14.01	OLD DOVER RD	HARSANYI, DAVID & DIANE	Qualifies. Developable area limited by environmental constraints.	2.33	1.35	6	20%	1.62
48	14	16.1	522 OLD DOVER RD	HARSANYI, DAVID & DIANE G	Qualifies.	1.54	1.01	6	20%	1.21
49	14	17.01	558 OLD DOVER RD	GLENMONT COMMONS HOMEOWNERS ASC INC	Common open space for development. Does not qualify.	16.51	0.00	10	20%	0.00
50	14	17.73	12 SEASONS GLEN DR	GLENMONT COMMONS DEVELOPERS LLC	Common open space for development. Does not qualify.	0.66	0.00	10	20%	0.00
51	14	31	UNION HILL	JCP&L A.TTN:TAX DEPT	Utility property/easement. Does not qualify.	5.58	0.00	10	20%	0.00
52	14	32	SPRINGHILL DR	GLENMONT COMMONS DEVELOPERS LLC	Common open space for development. Does not qualify.	13.58	0.00	10	20%	0.00
53	14	173	SUMMERHILL DR	GLENMONT COMMONS DEVELOPERS LLC	Developed with an accessory structure	0.12	0.00	10	20%	0.00
54	14.03	48	SPRINGHILL DR	GLENMONT COMMONS DEVELOPERS LLC	Common open space for development. Does not qualify.	1.02	0.00	10	20%	0.00
55	14.04	33	SPRINGHILL DR	GLENMONT COMMONS DEVELOPERS LLC	Common open space for development. Does not qualify.	0.68	0.00	10	20%	0.00

**PARSIPPANY-TROY HILLS:
Vacant Land, RDP ANALYSIS
March 8, 2019, Revised June 20, 2019**

ID #	Block	Lot	Property Location	Owners Name	Comments	Total Area (ac)	Developable Area (ac)	Applied or Approved density/acre	Setaside %	RDP of Developable
56	15	1	MOUNTAIN WAY	NEAL, ROBERT/ANITA	Qualifies.	0.74	0.74	6	20%	0.89
57	15	2	YACENDA DR	ATRILUM CONDOMINIUM ASSOC.	Common open space for development. Does not qualify. Lot under common ownership with adjacent developed Block 15 Lot 5, with inclusionary development	8.82	0.00	10	20%	0.00
58	15	6	2889 ROUTE 10	2889 ROUTE 10, LLC	Qualifies. Developable area limited by environmental constraints. Increase density.	2.04	0.00	10	20%	0.00
59	15	7.1	ROUTE 10	CORDING REAL ESTATE, LLC	Qualifies. Increase density.	2.03	0.77	12	20%	1.85
60	15	23	2559 ROUTE 10	GERBONE, CARL A	Lot too small to qualify.	0.95	0.95	12	20%	2.28
61	15.10	1.2	SO POWDERMILL RD	HOLLY GARDENS INC	Common open space for development. Does not qualify.	0.23	0.00	10	20%	0.00
62	15.10	11	11 CONCORD WAY	LEE, EDWIN H & SUZIE	Common open space for development. Does not qualify.	0.11	0.00	10	20%	0.00
63	15.10	12	15 CONCORD WAY	LIN, DAVID F/RACHEL CHAO	Common open space for development. Does not qualify.	0.99	0.00	10	20%	0.00
64	15.10	29	VALLEY FORGE LN	POWDER MILL VILL ASSOC % CEDARCREST	Common open space for development. Does not qualify.	1.07	0.00	10	20%	0.00
65	15.10	34	CONTINENTAL RD	POWDER MILL VILL ASSOC % CEDARCREST	Common open space for development. Does not qualify.	0.27	0.00	10	20%	0.00
66	15.12	2	STOCKTON CT	POWDER MILL VILL ASSOC % CEDARCREST	Common open space for development. Does not qualify.	1.95	0.00	10	20%	0.00
67	15.12	8.01	STOCKTON CT	POWDER MILL VILL ASSOC % CEDARCREST	Common open space for development. Does not qualify.	0.18	0.00	10	20%	0.00
68	15.12	36.01	STOCKTON CT	POWDER MILL VILL ASSOC % CEDARCREST	Common open space for development. Does not qualify.	0.17	0.00	10	20%	0.00
69	15.12	40.01	STOCKTON CT	POWDER MILL VILL ASSOC % CEDARCREST	Common open space for development. Does not qualify.	1.31	0.00	10	20%	0.00
70	15.12	70	GUILFORD CT	POWDER MILL VILL ASSOC % CEDARCREST	Common open space for development. Does not qualify.	1.36	0.00	10	20%	0.00
71	15.13	1	15 EMERSON RD	A B L HOLDING CO LLC	Lot too small to qualify.	0.34	0.00	10	20%	0.00
72	15.25	10.11	2467 ROUTE 10 APT. 10-6A	MOUNTAIN CLUB TENANTS CORP % IMPAC	Common open space for development. Does not qualify.	0.18	0.00	10	20%	0.00
73	15.25	23.03	2467 ROUTE 10 APT. 23-2A	MOUNTAIN CLUB TENANTS CORP % IMPAC	Common open space for development. Does not qualify.	0.17	0.00	10	20%	0.00
74	15.25	28.07	2467 ROUTE 10 APT. 28-4A	MOUNTAIN CLUB TENANTS CORP % IMPAC	Common open space for development. Does not qualify.	0.17	0.00	10	20%	0.00
75	15.25	51	2467 ROUTE 10	MOUNTAIN CLUB ASC, INC % IMPAC	condiniums and constrained by steep slopes.	58.64	0.00	10	20%	0.00
76	15.3	79	PATRIOTS RD	POWDER MILL VILL ASSOC % CEDARCREST P	Lot too small to qualify.	0.40	0.00	10	20%	0.00
77	15.3	1.01	84 CONTINENTAL RD	POWDER MILL VILL ASSOC % CEDARCREST	Common open space for development. Does not qualify.	3.81	0.00	10	20%	0.00
78	15.3	78	HERITAGE CT	POWDER MILL VILL ASSOC % CEDARCREST	Common open space for development. Does not qualify.	2.62	0.00	10	20%	0.00
79	15.3	80	CONTINENTAL RD	POWDER MILL VILL ASSOC % CEDARCREST	Common open space for development. Does not qualify.	4.77	0.00	10	20%	0.00
80	15.3	80.01	CONTINENTAL RD	POWDER MILL VILL ASSOC % CEDARCREST	Common open space for development. Does not qualify.	1.06	0.00	10	20%	0.00
81	15.4	17	HERITAGE CT	POWDER MILL VILL ASSOC % CEDARCREST	Common open space for development. Does not qualify.	1.12	0.00	10	20%	0.00
82	15.5	86	PATRIOTS RD	POWDER MILL VILL ASSOC % CEDARCREST	Common open space for development. Does not qualify.	3.08	0.00	10	20%	0.00
83	15.5	87	PATRIOTS RD	POWDER MILL VILL ASSOC % CEDARCREST	Common open space for development. Does not qualify.	0.86	0.00	10	20%	0.00
84	15.9	43	CONTINENTAL RD	POWDER MILL VILL ASSOC % CEDARCREST	Common open space for development. Does not qualify.	3.06	0.00	10	20%	0.00
85	18	7.01	POND, POWDERMILL	TABOR LAKE CORP % MICHAEL J TORRI	Qualifies. Majority of parcel is constrained by 100 yr. floodplain, wetlands and nonCI stream.	22.20	7.77	6	20%	9.32
86	18	7.02	216 POWDERMILL RD	GALLT, NANCY	Does not qualify. Constrained. Remaining area too small too qualify.	1.34	0.00	6	20%	0.00
87	25	2	TABOR RD	TABOR LAKE CORP % MICHAEL J TORRI	Does not qualify. Severely constrained by steep slopes	10.48	0.00	6	20%	0.00
88	25	40	15 CAMBRIDGE RD	CAGGIANO, LOUIS	which is too small to qualify.	1.09	0.00	6	20%	0.00
89	25.4	5.01	2350 ROUTE 10 - E1	GEDARBROOK CONDO % UNITED PROP MGMT	Lot too small to qualify.	0.02	0.00	10	20%	0.00
90	25.4	1	2350 ROUTE 10	GEDARBROOK CONDO % UNITED PROP MGMT	Common open space for development. Does not qualify.	12.39	0.00	10	20%	0.00
91	26	11	764 TABOR RD	BROOKSTONE PAR HOME OWNERS ASSOC	Common open space for development. Does not qualify.	0.79	0.00	10	20%	0.00
92	27	15	960-B TABOR RD	ISOD LAWN AND GARDEN CARE, INC.	Lot too small to qualify.	0.57	0.00	10	20%	0.00

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93	28	1	TABOR RD & POWDERMILL R	JAIIME REALTY ASSOCIATES INC	Lot too small to qualify.	0.20	0.00	10	20%	0.00
94	29	17.01	HOPE RD	HAKES, RICHARD & JEANETTE	Qualifies.	0.65	0.63	10	20%	1.26
95	29	6	JAIME CT	JAIME ESTATES CONDOMINIUM	Common open space for development. Does not qualify.	12.67	0.00	10	20%	0.00
96	30	3.02	CIRCLE DR	2009 CIRCLE DRIVE LLC % TDI POWER	Lot too small to qualify.	0.30	0.00	10	20%	0.00
97	31	5	TABOR RD	HOPPING, RAYMOND/CYNTHIA E	Lot too small to qualify.	0.22	0.00	10	20%	0.00
98	32	1	HOPE RD	LAKE LENORE ESTATES C/O E MOSBERG	Lot too small to qualify.	0.44	0.00	10	20%	0.00
99	33	1	TABOR RD	DL&WRR,% ERIE LACKAWANNA R W CO	Does not qualify. Rail right-of-way.	12.29	0.00	6	20%	0.00
100	33	3	TABOR RD	DL&WRR,% ERIE LACKAWANNA RW CO	Does not qualify. Rail right-of-way.	6.20	0.00	6	20%	0.00
101	35	12	DICKERSON RD	CAMPBELL/RIVERS, J/C & FRANCES C	Lot too small to qualify.	0.04	0.00	10	20%	0.00
102	35	9	DICKERSON RD	CAMP MEETING ASSN OF THE NEWARK CON	Lot too small to qualify.	0.04	0.00	10	20%	0.00
103	37	3	PITMAN PL	SALVANO, GERARD	Lot too small to qualify.	0.01	0.00	10	20%	0.00
104	37	4	PITMAN PL	GOOCH/LANE, TREVOR/MEGHAN	Lot too small to qualify.	0.01	0.00	10	20%	0.00
105	37	9	48 PITMAN PL	HANLON, JOHN/JAIMEE	Lot too small to qualify.	0.06	0.00	10	20%	0.00
106	38	1	WHITFIELD PL	CAMP MEETING ASSN OF THE NEWARK CON	Lot too small to qualify.	0.04	0.00	10	20%	0.00
107	39	6	16 WHITFIELD PL	DAVIDSON/CHEVALLER, ERIN T/MILLIAM	Lot too small to qualify.	0.00	0.00	10	20%	0.00
108	40	5	18 FLETCHER PL	ZEHL, J & B. & WOJCIK, S W & D L	Lot too small to qualify.	0.01	0.00	10	20%	0.00
109	43	1	BAKER AVE	CAMP MEETING ASSN OF THE NEWARK CON	Lot too small to qualify.	0.02	0.00	10	20%	0.00
110	44	3	PITMAN PL	CAMP MEETING ASSN OF THE NEWARK CON	Lot too small to qualify.	0.05	0.00	10	20%	0.00
111	46	9	E MORRIS AVE	DENTON, ANDREW/MAURA	Lot too small to qualify.	0.05	0.00	10	20%	0.00
112	47	3	PITMAN PL	TURPACK, ROBERT A/SANDINA A	Lot too small to qualify.	0.04	0.00	10	20%	0.00
113	52	3.1	BOEHM AVE	HORDYCH, DEBORAH L	Lot too small to qualify.	0.02	0.00	10	20%	0.00
114	52	6	WHITFIELD PL	TRAVIS, JEREMY D/ERICA G	Lot too small to qualify.	0.04	0.00	10	20%	0.00
115	52	7	23 WHITFIELD PL	EMBLER, DONALD C & JEAN M	Lot too small to qualify.	0.00	0.00	10	20%	0.00
116	54	3	WHITFIELD PL	VANDUZER/SCHALL-VANDUZER, D/R	Lot too small to qualify.	0.03	0.00	10	20%	0.00
117	55	1	WHITFIELD PL	WINSHIP, DENISE M	Lot too small to qualify.	0.01	0.00	10	20%	0.00
118	55	2	34 WHITFIELD PL	34 WHITFIELD PLACE, LLC %L. O'BOYLE	Lot too small to qualify.	0.03	0.00	10	20%	0.00
119	55	8	FLETCHER PL	34 WHITFIELD PLACE, LLC %L. O'BOYLE	Lot too small to qualify.	0.01	0.00	10	20%	0.00
120	57	1	FLETCHER PL	CAMP MEETING ASSN OF THE NEWARK CON	Lot too small to qualify.	0.01	0.00	10	20%	0.00
121	58	3	26 TRINITY PL	WALZ, JOHN R & STRAKOSCH, KATHLEEN	Lot too small to qualify.	0.01	0.00	10	20%	0.00
122	58	4	TRINITY PL	WENZEL, JILL	Lot too small to qualify.	0.00	0.00	10	20%	0.00
123	58	7	21 WESLEY PL	DAVIS, TIMOTHY C/CARRIE T	Lot too small to qualify.	0.01	0.00	10	20%	0.00
124	60	1	24 WESLEY PL	LOVE, LAWRENCE H/HELEN C	Lot too small to qualify.	0.00	0.00	10	20%	0.00
125	60	5	WEST PASS	CAMP MEETING ASSN OF THE NEWARK CON	Lot too small to qualify.	0.01	0.00	10	20%	0.00
126	60	6	25 ASBURY PL	SCHMELZER, FRANCINE	Lot too small to qualify.	0.00	0.00	10	20%	0.00
127	60	9	24 SIMPSON AVE	SPECTOR, MICHAEL & WENDY B	Lot too small to qualify.	0.02	0.00	10	20%	0.00
128	61	2	29 ASBURY PL	CHAUDRUC, KEITH	Lot too small to qualify.	0.01	0.00	10	20%	0.00
129	61	3.1	WESLEY PL	NEWMAN, R W & A M C I	Lot too small to qualify.	0.02	0.00	10	20%	0.00
130	61	6	33 MORRIS AVE	LA CORTE, MARGUERITE M	Lot too small to qualify.	0.00	0.00	10	20%	0.00
131	61	10	WEST PASS	CAMP MEETING ASSN OF THE NEWARK CON	Lot too small to qualify.	0.00	0.00	10	20%	0.00
132	62	1	ASBURY PL	CAMP MEETING ASSN OF THE NEWARK CON	Lot too small to qualify.	0.01	0.00	10	20%	0.00
133	62	4	26 ASBURY PL	MIC NEIL, KATHLEEN T	Lot too small to qualify.	0.01	0.00	10	20%	0.00
134	62	6	WEST PASS	CAMP MEETING ASSN OF THE NEWARK CON	Lot too small to qualify.	0.00	0.00	10	20%	0.00

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135	63	4	25 MORRIS AVE	SANDS, RUSSELL B	Lot too small to qualify.	0.00	0.00	10	20%	0.00
136	64	1	8 SIMPSON AVE	ROTHMAN, RICHARD/DENISE	Lot too small to qualify.	0.01	0.00	10	20%	0.00
137	64	2.1	8 SIMPSON AVE	ROTHMAN, RICHARD/DENISE	Lot too small to qualify.	0.04	0.00	10	20%	0.00
138	65	2	19 W MORRIS AVE	GRAHAM, THERESA A	Lot too small to qualify.	0.01	0.00	10	20%	0.00
139	65	8	TABOR RD	CAMP MEETING ASSN OF THE NEWARK CON	Lot too small to qualify.	0.00	0.00	10	20%	0.00
140	66	5	ST PETERS	CAMP MEETING ASSN OF THE NEWARK CON	Lot too small to qualify.	0.42	0.00	10	20%	0.00
141	67	8	E MORRIS AVE	CAMP MEETING ASSN OF THE NEWARK CON	Lot too small to qualify.	0.13	0.00	10	20%	0.00
142	71	4	HEDDING PL	MAINES, EDWARD M. & LORI A.	Lot too small to qualify.	0.01	0.00	10	20%	0.00
143	72	1	W HEDDING PL	JOHNSTON, LINDA S	Lot too small to qualify.	0.01	0.00	10	20%	0.00
144	74	8	6 W HEDDING PL	DENTON, BRUCE	Lot too small to qualify.	0.06	0.00	10	20%	0.00
145	74	10	HEDDING PL	CAMP MEETING ASSN OF THE NEWARK CON	Lot too small to qualify.	0.02	0.00	10	20%	0.00
146	80	4	59 RIDGEWOOD AVE	ENGLHARDT, W E & S J	Lot too small to qualify.	0.19	0.00	10	20%	0.00
147	84	1	ST JOHNS AVE	CAMP MEETING ASSN OF THE NEWARK CON	Lot too small to qualify.	0.03	0.00	10	20%	0.00
148	86	3	RIDGEWOOD AVE	CAMP MEETING ASSN OF THE NEWARK CON	Does not qualify. sral inventory shows the lot is developed with active recreation.	4.31	0.00	6	20%	0.00
149	86	5	RIDGEWOOD AVE	CAMP MEETING ASSN OF THE NEWARK CON	Lot too small to qualify.	0.02	0.00	6	20%	0.00
150	90	12.1	HILSINGER RD	CAMP MEETING ASSN OF THE NEWARK CON	Lot too small to qualify.	0.02	0.00	10	20%	0.01
151	97	2	FOX HILL RD	CHAPMAN, NORMAN	Lot too small to qualify.	0.27	0.00	10	20%	0.00
152	98	10.11	17 FOX RUN	EST. OF K. KANTER % JUDGE J. CONTE	Lot too small to qualify.	0.35	0.00	10	20%	0.00
153	101	11	FOX HILL RD	RAINBOW LAKES COMMUNITY CLUB	Lot does not qualify due to environmental constraints limiting developable area. Lot also landlocked.	1.69	0.00	10	20%	0.00
154	101	23	FOX HILL RD	DE FRANCO, DARIO/CHAUNCEY	Lot too small to qualify.	0.01	0.00	10	20%	0.00
155	102	9	152 FOX HILL RD	DOUGLASS, ELEANOR M	Lot too small to qualify.	0.04	0.00	10	20%	0.00
156	102.1	6	FOX HILL RD	FERRISS, LINDCOLN & THERESA D	Qualifies.	0.64	0.64	10	20%	1.28
157	109	21	FOX HILL RD	DAMIANO, MARIE S	Lot too small to qualify.	0.03	0.00	10	20%	0.00
158	109	22	FOX HILL RD	RAINBOW LAKES COMMUNITY CLUB	Lot too small to qualify.	0.06	0.00	10	20%	0.00
159	110	11	RAINBOW TRL	RAINBOW LAKES COMMUNITY CLUB	Lot too small to qualify.	0.04	0.00	10	20%	0.00
160	111	12	90 RAINBOW TRL	MYKOWSKI, MICHAEL/MICHELE	Lot too small to qualify.	0.07	0.00	10	20%	0.00
161	111	14	RAINBOW TRL	RAINBOW LAKES COMMUNITY CLUB	Lot too small to qualify.	0.14	0.00	10	20%	0.00
162	114	19	JA LONG RD	NORMAN CONSTRUCTION INC	Lot too small to qualify.	0.16	0.00	10	20%	0.00
163	116	13	MAPLE LN	RAINBOW LAKES COMMUNITY CLUB	Lot too small to qualify.	0.09	0.00	10	20%	0.00
164	116	19	LAKE, FEERN	RAINBOW LAKES COMMUNITY CLUB	Lot does not qualify due to environmental constraints limiting developable area.	1.05	0.00	10	20%	0.00
165	117	28	UPPER RAINBOW TRL	RAINBOW LAKES COMMUNITY CLUB	Lot too small to qualify.	0.13	0.00	10	20%	0.00
166	117	44	UPPER RAINBOW TRL	RAINBOW LAKES COMMUNITY CLUB	Lot too small to qualify.	0.04	0.00	10	20%	0.00
167	117	45	LAKE, UPPER RAINBOW	RAINBOW LAKES COMMUNITY CLUB	Lot does not qualify due to environmental constraints limiting developable area.	7.42	0.00	10	20%	0.00
168	118	1	RAINBOW TRL	BARRON, CAROL	Lot too small to qualify.	0.09	0.00	10	20%	0.00
169	118	4	RAINBOW TRL	RAINBOW LAKES COMMUNITY CLUB	Lot too small to qualify.	0.15	0.00	10	20%	0.00
170	119	1	COBB RD	RAINBOW LAKES COMMUNITY CLUB	Lot too small to qualify.	0.29	0.00	10	20%	0.00
171	119	13	LAKE, MIRROR	RAINBOW LAKES COMMUNITY CLUB	developable area	3.54	0.00	10	20%	0.00
172	120	24	LAKE, TWILIGHT	RAINBOW LAKES COMMUNITY CLUB	developable area	5.32	0.00	10	20%	0.00
173	120	25	17 UPPER RAINBOW TRL	ROSELLE, ANGELA T	Lot too small to qualify.	0.01	0.00	10	20%	0.00

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174	123	5	SPURR RD	SALLSMAN, ALLESON	Lot too small to qualify.	0.16	0.00	10	20%	0.00
175	124	4	SCENIC DR	LOWY, ROBERT/SANDRA	Lot too small to qualify.	0.03	0.00	10	20%	0.00
176	124	5	SCENIC DR	KENNEDY/POLLITT, RICHARD/JENNIFER	Lot too small to qualify.	0.02	0.00	10	20%	0.00
177	124	19	LAKE, CABIN	RAINBOW LAKES COMMUNITY CLUB	developable area	3.07	0.00	10	20%	0.00
178	128	4	OVERLOOK TER	RAINBOW LAKES COMMUNITY CLUB	Lot too small to qualify.	0.07	0.00	10	20%	0.00
179	128	6	OVERLOOK TER	DONNELLY JR B & H	Lot too small to qualify.	0.28	0.00	10	20%	0.00
180	128	10	LAKE, TWILIGHT	RAINBOW LAKES COMMUNITY CLUB	developable area	1.84	0.00	10	20%	0.00
181	129	6	19 GLENWOOD PL	KIEFER, ROBERT C/O KAREN BURROUGHS	Lot too small to qualify.	0.28	0.00	10	20%	0.00
182	130	1	LAKE, RAINBOW	RAINBOW LAKES COMMUNITY CLUB	developable area	16.27	0.00	10	20%	0.00
183	134	1	FOX HILL PARK	CRANBERRY REALTY GROUP, LLC	Lot too small to qualify.	0.28	0.00	10	20%	0.00
184	136	10.1	LONG RD	HALPER, EDWARD TRUSTEE	Lot too small to qualify.	0.41	0.00	10	20%	0.00
185	136	43.3	10 UPPER POND RD	BT PROPERTY, LLC	Does not qualify. Developed	20.91	0.00	10	20%	0.00
186	136	44	100 CHERRY HILL RD	MORRIS CORP CTR VI, LLC % SJP PROP	Not counted as vacant. Counted in inclusionary site calculation below	26.76	0.00	12	20%	0.00
187	136	47	24 HILL RD	ROTUNDA AT PARSIPPANY-CONDOMINIUM	Common open space for development. Does not qualify.	1.59	0.00	10	20%	0.00
188	136	48	HILLSIDE LN	WEBB, RAYMOND/TRACY	Lot too small to qualify.	0.49	0.00	10	20%	0.00
189	136	76	120 CHERRY HILL RD	MORRIS VI REALTY, LLC %SJP RPPTIES	Not counted as vacant. Counted in inclusionary site calculation below	0.98	0.00	10	20%	0.00
190	136-01	1	79 INTERPACE PKWY	MCC VII LLC C/O SJP	Qualifies.	13.27	13.27	10	20%	26.54
191	139	1	50 CHERRY HILL RD	50 CHERRY HILL RD LLC % COLE GROUP	Lot too small to qualify.	0.06	0.00	10	20%	0.00
192	139	4	79 OLD CHERRY HILL RD	VREELAND, E B JR & B F	Lot too small to qualify.	0.02	0.00	10	20%	0.00
193	143	1	TABOR RD	1121 TABOR ROAD, LLC % G KOPEC	Lot too small to qualify.	0.20	0.00	10	20%	0.00
194	143	6	3 PROSPECT AVE	GILPA THIS, CAROL	Lot too small to qualify.	0.16	0.00	10	20%	0.00
195	143	8	TABOR RD	1121 TABOR ROAD, LLC % G KOPEC	Lot too small to qualify.	0.13	0.00	10	20%	0.00
196	154	1	591 PARK RD	ZEE CONSTRUCTION, LLC	Lot too small to qualify.	0.41	0.00	10	20%	0.00
197	155	7	PARK RD	FRANCISCAN SISTERS OF ST ELIZABETH	Qualifies.	0.79	0.79	10	20%	1.59
198	157	1.1	JOHN ST	KURYLO, VLAD & ALINA	Qualifies.	0.73	0.73	10	20%	1.47
199	158	3	JOHN ST & PARK PL	YOUNG, WAYNE	Lot too small to qualify.	0.15	0.00	10	20%	0.00
200	165	6	PARK PL	GASIEWSKI, STANLEY J & SUSAN M	Lot too small to qualify.	0.09	0.00	10	20%	0.00
201	166	135.3	PARK RD	FRANCISCAN SISTERS OF ST ELIZABETH	Qualifies. Lot under common ownership with adjacent developed lot 135.	0.95	0.95	6	20%	1.13
202	166	111.1	PARK RD	LARACCA, VINCENT/AUREA/VINCENT JR	Lot does not qualify due to environmental constraints limiting developable area.	0.94	0.00	6	20%	0.00
203	166	135	PARK RD	FRANCISCAN SISTERS OF ST ELIZABETH	Does not qualify. Already developed with St. Elizabeth Nursery	23.15	0.00	6	20%	0.00
204	168	133	DRUMLIN DR	RVEINC, LLC	Montessori School. Constrained by steep slopes.	0.88	0.00	6	20%	0.00
205	170	36	MORaine RD	RVEINC, LLC	Lot too small to qualify.	0.36	0.00	10	20%	0.00
206	170	49	TABOR RD	GLACIER HILLS ASSN	Does not qualify. Lot is landlocked. Common Open Space.	3.57	0.00	10	20%	0.00
207	175	52.2	1 GATEHALL DR	GLB GATEHALL % GLENBOROUGH, LLC	Does not qualify. Effectively a buffer area behind rear yards of parcels fronting on Robinhood Rd. and Friar Rd.	2.12	0.00	6	20%	0.00
208	175	54	ODELL RD	JCP&L ATTN:TAX DEPT	Utility property/easement. Does not qualify.	0.93	0.00	10	20%	0.00
209	175	58	ROUTE 10	KAMAD GIRI LLC %STATE BANK OF TEXAS	Lot does not qualify-developed under common ownership with adjacent developed lot 56.	2.46	0.00	10	20%	0.00
210	195	39	880 LITTLETON RD	MONCADA, JENNIFER	Lot too small to qualify.	0.34	0.00	10	20%	0.00

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211	197	1	791 PARK RD	ACUMEN REALTY LLC	Lot too small to qualify.	0.49	0.00	10	20%	0.00
212	200	5	159 JOHNSON RD	SOUTHEAST MORRIS CO MUN UTIL AU	Utility property/easement. Does not qualify.	14.15	0.00	10	20%	0.00
213	202	6.01	SYLVAN WAY	CCMA NOMINEE LLC % MACK-CALI REALTY	Does not qualify. Constrained by wetlands and nonCI streams. Limited by USAACE.	95.79	0.00	10	20%	0.00
214	202	6.04	DRYDEN WAY	PARS HANOVER RLTY 2 LLC % MACK-CALI	Qualifies.	11.36	5.41	10	20%	10.83
215	202	8.01	SYLVAN WAY	PARSIPPANY 202 RLTY LLC % MACK-CALI	Qualifies.	4.94	3.74	10	20%	7.47
216	202	10	ROUTE 287 REAR	PARSIPPANY 202 RLTY LLC % MACK-CALI	Lot too small to qualify.	0.36	0.00	10	20%	0.00
217	203	1.01	BEACHWOOD RD	CERBO, NICHOLAS	Qualifies.	0.53	0.53	10	20%	1.06
218	203	1.02	BEACHWOOD RD	CERBO, MARGARET MARY	Lot too small to qualify except when combined with Block 203, Lot 1.01.	0.47	0.00	10	20%	0.00
219	212	9	649 LITTLETON RD	CAMELOT GARDENS INC	Lot too small to qualify.	0.17	0.00	10	20%	0.00
220	212	22	310 MARCELLA RD	PEIFFER, RICHARD W & BARBARA A	Lot too small to qualify.	0.16	0.00	10	20%	0.00
221	223	4	SINGAC CT	VAYALUNKAL, CHINTU J	Lot too small to qualify.	0.09	0.00	10	20%	0.00
222	226	3.2	20 LANDEX PLAZA W	GPT PARSIPPANY OWNER LLC % NTS, LLC	Does not qualify. Visual inventory shows the lot is developed with a parking lot.	4.73	0.00	10	20%	0.00
223	230	7.2	ALLETOWN RD	MADIN, MOHAMED M/SAFIA MAMOUND	Lot too small to qualify.	0.09	0.00	10	20%	0.00
224	234	3	109 HARRISON RD	MURRAY, DAVID	Lot too small to qualify.	0.13	0.00	10	20%	0.00
225	237	10	EVERETT RD	JACOBUS, EDWARD B/KARLA	Lot too small to qualify.	0.08	0.00	10	20%	0.00
226	244	13	155 MARCELLA RD	WRIGHT, ROBERT L & HILDA H	Lot too small to qualify.	0.09	0.00	10	20%	0.00
227	245	17	139 KINGSTON RD	PAUL POWERS CONSTRUCTION, INC.	Lot too small to qualify.	0.15	0.00	10	20%	0.00
228	246	8	240 ATLANTIC DR	ZAMBITO, MICHAEL S	Lot too small to qualify.	0.18	0.00	10	20%	0.00
229	258	12	16 LEONARDO RD	ARBE ASSETS, LLC	Lot too small to qualify.	0.09	0.00	10	20%	0.00
230	265	6	FLEMINGTON DR	MOSCHBERGER, K ETAL-I/R MASKER, V	Lot too small to qualify.	0.06	0.00	10	20%	0.00
231	268	2.1	LAWRENCE RD	PATEL, NITIN & NAVYA	Lot too small to qualify.	0.08	0.00	10	20%	0.00
232	268	11.1	KINGSTON RD	PATEL, NITIN & NAVYA	Lot too small to qualify.	0.09	0.00	10	20%	0.00
233	271	5	18 MAVETTA RD	KRESSLER, NANCY	Lot too small to qualify.	0.23	0.00	10	20%	0.00
234	278	7.1	HARRISON RD	HARBULA, A R TRUSTEE UNDER A R & J	Lot too small to qualify.	0.21	0.00	10	20%	0.00
235	290	8	54 KINGSTON RD	CRISAFULLI, JAMES S	Lot too small to qualify.	0.18	0.00	10	20%	0.00
236	296	4	101 BRIDGETON DR	RABADI, ISSA/JOHANNY	Lot too small to qualify.	0.14	0.00	10	20%	0.00
237	297	11.1	FLEMINGTON DR	DAVE, MUKESH I & HASU	Lot too small to qualify.	0.09	0.00	10	20%	0.00
238	303	9	18 CENTERTON DR	RICCIARDELLI, CATHERINE A	Lot too small to qualify.	0.14	0.00	10	20%	0.00
239	306	14.1	DELANCO DR	CALLE, ALEX	Lot too small to qualify.	0.05	0.00	10	20%	0.00
240	309	9	ELMWOOD DR	PARRILLO/BASARAB, JOSEPH/LARISSA	Lot too small to qualify.	0.10	0.00	10	20%	0.00
241	315	14.01	25 ELMWOOD DR	SUTTON, SANDRA E	Lot too small to qualify.	0.31	0.00	10	20%	0.00
242	323	16	SUMMIT RD	MC DERMOTT, DONALD J	Lot too small to qualify.	0.08	0.00	10	20%	0.00
243	326	1	HALSEY RD	TRICER MANAGEMENT LIMITED PARTNERSH	Lot too small to qualify.	0.19	0.00	10	20%	0.00
244	331	15.1	OAK RIDGE RD	LAFORGE, EILEEN	Lot too small to qualify.	0.09	0.00	10	20%	0.00
245	337	1.1	CHESTERFIELD RD	TISSOT, PATRICIA A	Lot too small to qualify.	0.03	0.00	10	20%	0.00
246	338	1	CHESTERFIELD RD	REVEITE, MICHAEL & DEBORAH A	Lot too small to qualify.	0.16	0.00	10	20%	0.00
247	340	7	56 ALDINE RD	SCHNEIDER, FLORENCE % J. SCHNEIDER	Lot too small to qualify.	0.08	0.00	10	20%	0.00
248	346	1	KEARNEY CT	DOYLE, F L	Lot too small to qualify.	0.19	0.00	10	20%	0.00
249	348	12	53 HAMILTON RD	SVAGLINAC, MARIA	Lot too small to qualify.	0.19	0.00	10	20%	0.00

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ID #	Block	Lot	Property Location	Owners Name	Comments	Total Area (ac)	Developable Area (ac)	Applied or Approved density/acre	Setaside %	RDP of Developable
250	351	6	FAIRMOUNT RD	KUDLAC, ALLAN	Lot too small to qualify.	0.09	0.00	10	20%	0.00
251	360	9	LAKE SHORE DR	NAZZARO/CECALA, DANIEL/PAUL	Lot too small to qualify.	0.11	0.00	10	20%	0.00
252	360	11	LAKE SHORE DR	LK PARS PROP OWNERS ASSN	Lot too small to qualify.	0.05	0.00	10	20%	0.00
253	360	17	LAKE SHORE DR	LK PARS PROP OWNERS ASSN	Lot too small to qualify.	0.05	0.00	10	20%	0.00
254	360	38	LAKE SHORE DR	RAMPERSAD, RENUKA	Lot too small to qualify.	0.10	0.00	10	20%	0.00
255	368	3	CALIFON RD	PATEL, MONILBHAI V	Lot too small to qualify.	0.08	0.00	10	20%	0.00
256	380	8.1	ESSEX RD	RUFF, PATRICIA C	Lot too small to qualify.	0.04	0.00	10	20%	0.00
257	381	5	LAKE SHORE DR	LEONE, MARINO/PATRICIA	Lot too small to qualify.	0.08	0.00	10	20%	0.00
258	385	1.1	HOLLAND RD	VHS, LLC	Lot too small to qualify.	0.13	0.00	10	20%	0.00
259	385	5	PARSIPPANY RD	PARSIPPANY ROAD WOROCO REAL ESTATE	Lot too small to qualify.	0.09	0.00	10	20%	0.00
260	386	8	113 PARPAPPY RD	A.B.L. HOLDING CO., LLC	Lot too small to qualify.	0.08	0.00	10	20%	0.00
261	387	1	146-194 PARPAPPY RD	GREEN HILL SHOP CONDO %VUOLO AGENCY	Common open space for development. Does not qualify.	2.65	0.00	10	20%	0.00
262	388	7.01	362 PARPAPPY RD	CEDAR HILL OFF PARK CONDO%S BARTSCH	Common open space for development. Does not qualify.	0.99	0.00	10	20%	0.00
263	388	8	342 PARPAPPY RD	PARPAPPY OFFICE CONDO % DR. MAIN	Common open space for development. Does not qualify.	0.31	0.00	10	20%	0.00
264	393	20	76 ALEXANDER AVE	TAFT, RICHARD DONALD	Qualifies. Environmental constraints. 0.78 ac remaining.	0.89	0.78	10	20%	1.57
265	393.1	2	189 LITTLETON RD	CAMBRIDGE VILLAGE C/O COMM SVC GRP	Does not qualify. Common open space for development.	2.65	0.00	10	20%	0.00
266	411	17.01	65 CHERRY HILL RD	FAWBS, INC	Qualifies.	1.57	1.52	10	20%	3.05
267	412	6	180 LITTLETON RD	CAMBRIDGE VILLAGE % PROGRESSIVE CO	Common open space for development. Does not qualify.	3.43	0.00	10	20%	0.00
268	412	11	1159 PARPAPPY BLVD	DOWEL-PARPAPPY, LLC	Lot too small to qualify.	0.04	0.00	10	20%	0.00
269	413	2	3019 ROUTE 46	G.G & K OF NEW JERSEY INC	Lot too small to qualify.	0.33	0.00	10	20%	0.00
270	420	2.01	PARPAPPY BLVD	BELLEMEAD DEV CORP	Qualifies.	1.90	1.90	10	20%	3.81
271	421	34	INTERVALE RD	DOREMUS, EST OF JOHN A % D DOREMUS	Qualifies.	0.50	0.50	10	20%	1.00
272	421.5	1	WATERVIEW BLVD	JCP&L ATTN:TAX DEPT	Does not qualify. Developed by JCP&L for substation.	1.21	0.00	10	20%	0.00
273	423.2	4	434 PARPAPPY BLVD	BOGDONSKI, WILLIAM	Lot too small to qualify.	0.30	0.00	10	20%	0.00
274	435	72.01	98 RED GATE DR	BRESLAUER/DYKSTRAY/WALKER, P/K/M	Does not qualify- House on lot	0.46	0.00	10	20%	0.00
275	435	72.02	100 RED GATE DR	BRESLAUER/DYKSTRAY/WALKER, P/K/M	Does not qualify- House on lot	0.59	0.00	10	20%	0.00
276	435.1	1	WOODCREST RD	AHRENS, HEATH	Lot too small to qualify.	0.28	0.00	10	20%	0.00
277	441	18	EDGEWATER PL	CORIGLIANO, HENRY & JANET	Lot too small to qualify.	0.19	0.00	10	20%	0.00
278	446	6	33 INTERVALE RD	THEESE/STANGO, DONNA J/ALBERT	Lot too small to qualify.	0.15	0.00	10	20%	0.00
279	446.1	1	FAIRWAY PL	JCP&L ATTN:TAX DEPT	Utility property/easement. Does not qualify.	0.09	0.00	10	20%	0.00
280	448	6	94 FANNY RD	NORDA ESSENTIAL OIL & CHEMICAL CO	Lot too small to qualify.	0.22	0.00	10	20%	0.00
281	448	19	30 FANNY RD	FANNY REALTY CO. LLC % H.CORIGLIANO	Visual inventory shows the lot is developed with a parking lot.	1.41	0.00	10	20%	0.00
282	449	3	FANNY RD	ONORATI, S & SONS INC	Visual inventory shows the lot is developed with a storage yard.	1.09	0.00	10	20%	0.00
283	450	1	FANNY RD	JERSEY CITY WATER DIV % JCMUA	Utility property/easement. Does not qualify.	3.78	0.00	10	20%	0.00
284	450	2	PARPAPPY BLVD	JERSEY CITY WATER DIV % JCMUA	Utility property/easement. Does not qualify.	3.91	0.00	10	20%	0.00
285	450	5	PARPAPPY BLVD	MJJN., LLC C/O RESERVOIR TAVERN	Qualifies.	0.54	0.54	10	20%	1.07
286	455	3	186 VAIL RD	ELLURAY LAND CO	Does not qualify. Already developed as Vail Manor.	1.22	0.00	10	20%	0.00
287	459	43	38 STEPHEN TER	LUSTIG, GERALD A & ROBERTA N	Lot too small to qualify.	0.34	0.00	10	20%	0.00
288	475	2.01	189 KNOLL RD	SHAH, MEHUL/SWEETBYEN	Qualifies. Common ownership with B 475 L 2.02	0.36	0.36	10	20%	0.71
289	475	2.02	185 KNOLL RD	SHAH, MEHUL/SWEETBYEN	Qualifies. Common ownership with B 475 L 2.01	0.36	0.36	10	20%	0.71
290	475	2.03	179 KNOLL RD	SUNNYSIDE BUILDERS, LLC	Qualifies.	0.99	0.99	10	20%	1.98

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ID #	Block	Lot	Property Location	Owners Name	Comments	Total Area (ac)	Developable Area (ac)	Applied or Approved density/acre	Setaside %	RDP of Developable
291	494	8	640 GREENBANK RD	JERSEY CITY WATER DIV % JCMUA	Does not qualify. Already developed by Jersey City Water Works & Boonton-Rockaway Valley Regional and constrained by wetlands.	55.49	0.00	10	20%	0.00
292	495	2.02	KNOLL RD	MARTINO, DEBRA E	Lot does not qualify due to environmental constraints limiting developable area	0.88	0.00	6	20%	0.00
293	497.01	21	203 NO BEVERWYCK RD	MANOR II CONDO C/O GERVIN REALTY CO	Common open space for development. Does not qualify.	0.68	0.00	6	20%	0.00
294	497.02	21	201 NO BEVERWYCK RD	MANOR II CONDO C/O GERVIN REALTY CO	Common open space for development. Does not qualify.	0.72	0.00	10	20%	0.00
295	497.03	55	199 NO BEVERWYCK RD	MANORI CONDO C/O CEDARCREST REALTY	Common open space for development. Does not qualify.	1.90	0.00	10	20%	0.00
296	497.04	21	197 NO BEVERWYCK RD	MANOR II - A CONDOMINIUM	Common open space for development. Does not qualify.	0.72	0.00	10	20%	0.00
297	497.05	21	195 NO BEVERWYCK RD	MANOR II - A CONDOMINIUM	Common open space for development. Does not qualify.	0.82	0.00	10	20%	0.00
298	497.06	21	191 NO BEVERWYCK RD	MANOR II - A CONDOMINIUM	Common open space for development. Does not qualify.	0.75	0.00	10	20%	0.00
299	501	55	118 RIVER DR	GLC BUILDERS, LLC	Duplicate of 229. Removed from Analysis.	0.29	0.00	10	20%	0.00
300	509	8	33 HOFFMAN AVE	ARBE ASSETS, LLC	Lot too small to qualify.	0.23	0.00	10	20%	0.00
301	509	11	TIOGA AVE	D'ADDARIO, GIUSEPPE & FLORA	Lot too small to qualify.	0.11	0.00	10	20%	0.00
302	511	26	NO BEVERWYCK RD	MS REALTY ASSOCIATES, LLC	Lot too small to qualify.	0.12	0.00	10	20%	0.00
303	515	2	114 NO BEVERWYCK RD	MANOR II - A CONDOMINIUM	Common open space for development. Does not qualify.	0.35	0.00	10	20%	0.00
304	516	37.02	58 CHESAPEAKE AVE	KOGSIS, DONALD/LORRAINE	Lot too small to qualify.	0.14	0.00	10	20%	0.00
305	518	15	13 CHESAPEAKE AVE	SERBAN, IVETTE	Lot too small to qualify.	0.18	0.00	10	20%	0.00
306	519	1	104 NO BEVERWYCK RD	MANOR II CONDO C/O GERVIN REALTY CO	Common open space for development. Does not qualify.	0.34	0.00	10	20%	0.00
307	520	17	84-86 NO BEVERWYCK RD	84-86 NO BEVERWYCK CONDOMINIUM	Common open space for development. Does not qualify.	0.22	0.00	10	20%	0.00
308	522	3	127 HAWAIIA BLVD	OESTERLE, ROBERT & NANCY	Lot too small to qualify.	0.09	0.00	10	20%	0.00
309	522	7	57 CALUMET AVE	GLC BUILDERS LLC	Lot too small to qualify.	0.14	0.00	10	20%	0.00
310	523	12	43 MINNEHAHA BLVD	K&S REAL ESTATE INVESTMENT LLC	Lot too small to qualify.	0.14	0.00	10	20%	0.00
311	523	17	50 CALUMET AVE	SHAH, SAURABH	Lot too small to qualify.	0.10	0.00	10	20%	0.00
312	531	7.1	NOKOMIS AVE	MUTTER, DUANE	Lot too small to qualify.	0.08	0.00	10	20%	0.00
313	535	7	29 NAVAJO AVE	SANTIAGO, PHILIP & JUDITH	Lot too small to qualify.	0.18	0.00	10	20%	0.00
314	537	13	14 MOHAWK AVE	KELLY, CLAIRE M	Lot too small to qualify.	0.14	0.00	10	20%	0.00
315	542	7	23 NOKOMIS AVE	GEORGIAN HOMES, INC	Lot too small to qualify.	0.16	0.00	10	20%	0.00
316	542	18	16 NO BEVERWYCK RD	LANE, BEN C. O.D.	Lot too small to qualify.	0.21	0.00	10	20%	0.00
317	542	23	NO BEVERWYCK RD	32 N BEVERWYCK RD INC	Lot too small to qualify.	0.04	0.00	10	20%	0.00
318	542	24	NO BEVERWYCK RD	32 N BEVERWYCK RD INC	Lot too small to qualify.	0.09	0.00	10	20%	0.00
319	547	1	121 LAKE SHORE DR	US BANK NATIONAL ASSOCIATION	Lot too small to qualify.	0.18	0.00	10	20%	0.00
320	550	1	83 LAKE SHORE DR	K&S REAL ESTATE INVESTMENT LLC	Lot too small to qualify. Common ownership with Lot 1.01.	0.23	0.00	10	20%	0.00
321	550	1.01	83 LAKE SHORE DR	K&S REAL ESTATE INVESTMENT LLC	Lot too small to qualify. Common ownership with Lot 1.	0.09	0.00	10	20%	0.00
322	553	4	LAKE SHORE DR	ALGONQUIN GAS TRANS CO%R MORONEY JR	Lot too small to qualify.	0.25	0.00	10	20%	0.00
323	557	1	62 ROCKAWAY BLVD	LAKE HIAWATHA COUNTRY CLUB	developable area.	4.99	0.00	10	20%	0.00
324	558	17.02	48 NORMAN AVE	CAMPBELL, PATRICIA	Lot too small to qualify.	0.11	0.00	10	20%	0.00
325	562	3	UTE AVE	SZCZERBAK, J & E	Lot too small to qualify.	0.10	0.00	10	20%	0.00
326	565	13	PAWNEE	DEBOLD, ROBERT	Lot too small to qualify.	0.08	0.00	10	20%	0.00
327	574	43	64 LONGVIEW AVE	FEDERAL NATIONAL MORTGAGE ASSOC.	Lot too small to qualify.	0.18	0.00	10	20%	0.00
328	577	13	64 MIDVALE AVE	ALFA INVESTMENTS, LLC	Lot too small to qualify.	0.14	0.00	10	20%	0.00
329	577	14	66 MIDVALE AVE	ALFA INVESTMENTS, LLC	Lot too small to qualify.	0.18	0.00	10	20%	0.00
330	581	28.1	5 GLENWOOD AVE	IYER, SURESH N/NANDINI	Lot too small to qualify.	0.12	0.00	10	20%	0.00

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ID #	Block	Lot	Property Location	Owners Name	Comments	Total Area (ac)	Developable Area (ac)	Applied or Approved density/acre	Setaside %	RDP of Developable
331	583	12	1 RIDGEWOOD AVE	LE DONNE, SALVATORE/PATRICIA	Lot too small to qualify.	0.16	0.00	10	20%	0.00
332	593	3	91 IROQUOIS AVE	CITRO, EILEEN J MC DERMOTT	Lot too small to qualify.	0.29	0.00	10	20%	0.00
333	594	16	101 NO BEVERWYCK RD	MANOR II CONDO C/O GERVIN REALTY CO	Common open space for development. Does not qualify.	0.36	0.00	10	20%	0.00
334	600	2	149 HIAWATHA BLVD	KOPEC, JOHN S JR	Lot too small to qualify.	0.14	0.00	10	20%	0.00
335	601	3	NO BEVERWYCK RD	P. BOMMAREDDY, LLC	Lot too small to qualify.	0.05	0.00	10	20%	0.00
336	601	22	WASHINGTON AVE	SANTIAGO, PHILIP T & SUSAN M	Lot too small to qualify.	0.22	0.00	10	20%	0.00
337	603	5	118 MINNEHAHA BLVD	NYEGAARD/BAIRD, LIFE RIGHTS A. BAIRD	Lot too small to qualify.	0.17	0.00	10	20%	0.00
338	608	14.01	LINCOLN AVE	ABATE, LOUIS	Lot too small to qualify.	0.14	0.00	10	20%	0.00
339	608	21.1	ROOSEVELT AVE	DEVRIES, JOHN H	Lot too small to qualify.	0.19	0.00	10	20%	0.00
340	609	13	LINCOLN GARDENS	LINCOLN GARDENS-CONDO % GERVIN RLTY	Common open space for development. Does not qualify.	2.44	0.00	10	20%	0.00
341	611	9	NO BEVERWYCK RD	K AND S REAL ESTATE INVESTMENT, LLC	Lot too small to qualify.	0.09	0.00	10	20%	0.00
342	621	12	VAIL RD	JCP&L ATTN:TAX DEPT	Utility property/easement. Does not qualify.	2.26	0.00	10	20%	0.00
343	621	72.02	EDWARDS RD	LAROY, RITA	Does not qualify. Completely constrained by wetlands, nonC1 stream, 100 yr. floodplain and waterbody.	4.45	0.00	10	20%	0.00
344	621	79	PERCYPENY LN	GRUBER, CORP C/O MILTON LEVIN	Lot does not qualify due to environmental constraints limiting developable area	0.83	0.00	10	20%	0.00
345	629	6	MAPLE AVE	OLD BLOOMFIELD ASSOCIATES, LLC	Lot too small to qualify.	0.13	0.00	10	20%	0.00
346	693	7	315 OLD BLOOMFIELD AVE	AYRA PLAZA LLC	Qualifies.	1.54	1.54	10	20%	3.07
347	693	9	279 OLD BLOOMFIELD AVE	OLD BLOOMFIELD LLC	Lot too small to qualify.	0.35	0.00	10	20%	0.00
348	693	10	259 OLD BLOOMFIELD AVE	OLD BLOOMFIELD, LLC	Does not qualify- House on lot	1.55	0.00	10	20%	0.00
349	693	11	239 OLD BLOOMFIELD AVE	ANNE SHULMAN REV LIV TRST % P MILLER	Qualifies.	0.57	0.57	10	20%	1.13
350	698	14.01	960 ROUTE 46	SNOW GOOSE HOLDINGS, LLC	Qualifies.	1.33	1.21	10	20%	2.41
351	698	17	ROUTE 46	4 SEASONS @ TROY-HILLS % GERVIN RLTY	Common open space for development. Does not qualify.	2.78	0.00	10	20%	0.00
352	698	19.01	50 KELLEY LN	4 SEASONS @ TROY-HILLS% T.CHILENSKI	Common open space for development. Does not qualify.	34.20	0.00	10	20%	0.00
353	698	41	EDWARDS RD	JCP&L ATTN:TAX DEPT	Utility property/easement. Does not qualify.	0.35	0.00	10	20%	0.00
354	698	56	VAIL RD	RIVERBEND HOMES, INC	Does not qualify. Remaining upland is developed as a street	4.04	0.00	10	20%	0.00
355	698	71	VAIL RD	RIVERBEND HOMES, INC	Lot too small to qualify.	0.40	0.28	10	20%	0.55
356	698.05	13.01	940-950 ROUTE 46	HUNTING RIDGE ASSOC C/O INTEGRA MTG	Does not qualify. Common open space for development. Constrained by wetlands, nonC1 stream and steep slopes.	41.72	0.00	10	20%	0.00
357	712	38	239-275 BALDWIN RD	BALDWIN PROF BUILD OFF CONDO	Common open space for development. Does not qualify.	1.44	0.00	10	20%	0.00
358	712	42	199 BALDWIN RD	BALDWIN ROAD PARTNERS, LLC	Lot too small to qualify.	0.27	0.00	10	20%	0.00
359	714	19	182 HAWKINS AVE	PETACCIA, STEPHEN A/PATRICIA A	Lot too small to qualify.	0.23	0.00	10	20%	0.00
360	715	15	1272 ROUTE 46	L M PROPERTIES % CHARLES GEORGE	Lot too small to qualify.	0.13	0.00	10	20%	0.00
361	717	6	HAWKINS AVE	MORADIA, HEMENDRA/PRITH	Lot too small to qualify.	0.14	0.00	10	20%	0.00
362	718	10	277 VAIL RD	SHAH, PRANAV N/SANGITA P	Does not qualify- House under construction	0.95	0.00	10	20%	0.00
363	718	13.1	351 VAIL RD REAR	PASQUALE, MARIE	Lot under common ownership with adjacent Block 718 Lot 16.	0.97	0.00	10	20%	0.00
364	718	31	ROUTE 46	JCP&L ATTN:TAX DEPT	Utility property/easement. Does not qualify.	1.42	0.00	10	20%	0.00
365	719	3	20 SANDRA DR	CHEN, WEI/THERESA K-C FENG-%ROBERTS	Qualifies.	0.61	0.61	10	20%	1.21
366	722	6	ROUTE 46	HIRSHFELD/BERGER, NINA MASON/JUDITH	Lot does not qualify due to environmental constraints limiting developable area	3.30	0.00	10	20%	0.00
367	722	12	ROUTE 46	JCP&L ATTN:TAX DEPT	Utility property/easement. Does not qualify.	0.24	0.00	10	20%	0.00

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ID #	Block	Lot	Property Location	Owners Name	Comments	Total Area (ac)	Developable Area (ac)	Applied or Approved density/acre	Setaside %	RDP of Developable
368	723	32	74 PRESTON RD	LODZINSKI, STELLA % R. LODZINSKI	Qualifies.	0.91	0.91	10	20%	1.81
369	724	1	TROY RD	KIMBALL, JANE SMEDLEY, ETALS	Lot too small to qualify.	0.30	0.00	6	20%	0.00
370	725	3	ROUTE 46	TRICER MANAGEMENT LIMITED PARTNERSH	Qualifies.	2.79	1.56	10	20%	3.12
371	725	6	ROUTE 46	CF OAK LAKE PLAZA, LTD	Common open space for development. Does not qualify.	13.60	0.00	10	20%	0.00
372	725	25	129 TROY RD	LARACCA, VICTOR & JOSEPHINE	Qualifies.	1.45	1.45	10	20%	2.90
373	726	17	1517 ROUTE 46	PRENDVILLE, EDWARD J & ROBERT G	Lot too small to qualify.	0.06	0.00	10	20%	0.00
374	726	11.01	60 BALDWIN RD	BALDWIN OFFICE CONDO BOB RICCIARDI	Common open space for development. Does not qualify.	1.04	0.00	10	20%	0.00
375	733	47	12 CARLTON DR	FORGE POND DEVELOPERS, L.L.C.	Lot too small to qualify.	0.44	0.00	10	20%	0.00
376	734	2.12	SPRINGFIELD CT	PARKSIDE GARDENS/PARSIPPANY INC	Lot does not qualify due to environmental constraints limiting developable area	1.76	0.00	10	20%	0.00
377	734	3.24	BYRON CT	FORGE POND DEVELOPERS, LLC	Common open space for development. Does not qualify.	10.24	0.00	10	20%	0.00
378	734	49.6	TARA DR	REYNOLDS FARM HOMEOWNERS ASC % GOIL	Qualifies.	2.92	2.73	10	20%	5.47
379	734	51.29	SCHINDLER CT	STERLING MIST LLC	Common open space for development. Does not qualify.	6.56	0.00	10	20%	0.00
380	734	56	REAR SMITH RD	STACY VILLAGE PROP OWNERS ASSOC	Lot does not qualify due to environmental constraints limiting developable area	4.82	0.00	6	20%	0.00
381	734	61	755 SMITH RD	CASTRO/DA COSTA-CASTRO, P/J	Does not qualify. Developed residential. Constrained by wetlands and 100-yr. floodplain.	1.01	0.00	6	20%	0.00
382	734	69	108 RAYMOUND BLVD	MAZDABROOK DEVELOPERS, LLC	Lot does not qualify, common open space for development. -Settlement agreement-Constrained by wetlands, nonC1 stream, and steep slopes.	32.94	0.00	10	20%	0.00
383	735	1.03	JEFFERSON RD	COMC PROP OWNERS ASC INC% CBRE,INC.	Common open space for development. Does not qualify.	12.67	0.00	10	20%	0.00
384	735	1.02	SMITH RD	COMC PROP OWNERS ASC INC% CBRE,INC.	Common open space for development. Does not qualify.	3.17	0.00	10	20%	0.00
385	735.02	3	SMITH RD	COMC PROP OWNERS ASC INC% CBRE,INC.	Lot under common ownership with adjacent developed Block 735.02 Lot 4	11.06	0.00	10	20%	0.00
386	735.1	1.01	150 SMITH RD	FRANCIS HOLDING CO., LLC	Lot too small to qualify.	0.26	0.00	10	20%	0.00
387	736	18	E HALSEY RD	WOODMONT OFFICE PARK, LLC	Lot does not qualify. Lot contains developed parking area for adjacent office building under common ownership.	0.86	0.00	10	20%	0.00
388	736	24	JILLIAN BLVD	MAZDABROOK DEVELOPERS, LLC	Common open space for development. Does not qualify.	20.95	0.00	10	20%	0.00
389	736.03	49	EMILY PL	MAZDABROOK DEVELOPERS, LLC	Common open space for development. Does not qualify.	1.71	0.00	10	20%	0.00
390	737	1	399 POMEROY RD	JCP&L ATTN:TAX DEPT	Utility property/easement. Does not qualify.	1.01	0.00	10	20%	0.00
391	740	4	800 JEFFERSON RD	CHURCH OF LIVING GRACE OF NJ	Does not qualify. Developed as a place of worship and parking lot.	5.79	0.00	10	20%	0.00
392	757	15	REYNOLDS AVE	MOUNTAINVIEW GARDENS APARTMENTS	Qualifies. Developable area limited by environmental constraints.	3.07	2.25	10	20%	4.49
393	757	19	REYNOLDS AVE	STEWART, JEANNETTE	Does not qualify. Lot is landlocked. Not accessible. Surrounded by park land	2.66	0.00	6	20%	0.00
394	757	53.01	1150 SO BEVERWYCK RD	RNJ PROPERTIES, LLC	Qualifies.	1.83	1.83	6	20%	2.20
395	757	54	1160 SO BEVERWYCK RD	LEMBO/BARONE, JOSEPH/DOMINICK	Qualifies.	3.37	3.37	6	20%	4.04
396	757	54.01	19 PHILLIP DR	RNJ PROPERTIES LLC % JAYANTI DHADUK	Lot too small to qualify.	0.74	0.00	6	20%	0.00
397	757	54.02	18 PHILLIP DR	BARONE, DOMINICK	Lot too small to qualify.	0.74	0.00	6	20%	0.00
398	763	9.01	SO BEVERWYCK RD	LEZANSKI, MAREK & MIRIAM	Lot too small to qualify.	0.68	0.00	6	20%	0.00
399	764	26	TROY MEADOW RD	WILDLIFE PRESERVES INC%MEYNER&LANDS	Does not qualify. Env. constraints. Majority of parcel is constrained by C1 stream, wetlands, and 100-yr. floodplain. Areas unconstrained are	203.82	0.00	10	20%	0.00

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ID #	Block	Lot	Property Location	Owners Name	Comments	Total Area (ac)	Developable Area (ac)	Applied or Approved density/acre	Setaside %	RDP of Developable
400	764	26.1	TROY MEADOW RD	WILDLIFE PRESERVES INC%MEYNER&LANDS	Does not qualify. Constrained by wetlands and nonCI streams. Areas unconstrained are inaccessible.	87.00	0.00	6	20%	0.00
401	764	26.2	TROY MEADOW RD	WILDLIFE PRESERVES INC%MEYNER&LANDS	Does not qualify. Constrained by 100 yr. flood plain, wetlands, and nonCI streams. Areas unconstrained are inaccessible.	41.52	0.00	6	20%	0.00
402	764	26.3	SMITH DITCH NEAR	WILDLIFE PRESERVES INC%MEYNER&LANDS	Does not qualify. Landlocked and completely constrained by wetlands, nonCI stream and 100 yr. floodplain.	14.80	0.00	10	20%	0.00
403	764	27.3	15 HOWELL CT	WILDLIFE PRESERVES INC%MEYNER&LANDS	Lot too small to qualify.	0.41	0.00	6	20%	0.00
404	764	39	TROY MEADOW RD	WILDLIFE PRESERVES INC%MEYNER&LANDS	Does not qualify. Entire parcel constrained by wetlands.	145.86	0.00	6	20%	0.00
405	764	44	TROY MEADOW RD	WILDLIFE PRESERVES INC	Does not qualify. Landlocked and completely constrained by wetlands, nonCI stream, and 100 yr. floodplain.	13.02	0.00	6	20%	0.00
406	764	40	TROY MEADOW RD	SMITH, W C W%MEYNER & LANDS	developable area	3.39	0.00	6	20%	0.00
407	764	46	SO BEVERWYCK RD	WILDLIFE PRESERVES, INC % MEYNER	wetlands.	22.49	0.00	6	20%	0.00
408	764	60	1329 SO BEVERWYCK RD	COLUMBIA GAS TRANSMISSION CORP	Utility property/easement. Does not qualify.	5.50	0.00	6	20%	0.00
409	764	70.1	SO BEVERWYCK RD	BRUCALE, RONALD/JOYCE	Qualifies. Visual inventory shows the lot is developed with an access driveway.	2.12	1.15	6	20%	1.38
410	765	43.12	BROOKSIDE COURT	WILDLIFE PRESERVES INC%MEYNER&LANDS	Qualifies.	0.34	0.34	6	20%	0.41
411	765	43.13	BROOKSIDE COURT	WILDLIFE PRESERVES INC%MEYNER&LANDS	Qualifies.	0.34	0.34	6	20%	0.41
412	765	43.14	BROOKSIDE COURT	WILDLIFE PRESERVES INC%MEYNER&LANDS	Qualifies.	0.44	0.44	6	20%	0.53
413	765	43.15	BROOKSIDE COURT	WILDLIFE PRESERVES INC%MEYNER&LANDS	Not developable. To be dedicated to Township as a detention basin	0.85	0.00	6	20%	0.00
414	765	68	EDWARDS RD	WILDLIFE PRESERVES INC%MEYNER&LANDS	Does not qualify. Completely constrained by wetlands, nonCI stream and 100 yr floodplain.	1.58	0.00	6	20%	0.00
415	765	71	ROUTE 80 ACCESS RD	LIBOFF, JOEL T/SHARON E	Does not qualify. Parcel constrained by wetlands.	1.59	0.00	6	20%	0.00
416	765	72	ROUTE 280 ACCESS RD	PINERO, L & A	Lot does not qualify due to environmental constraints limiting developable area	0.96	0.00	6	20%	0.00
417	765	74	ROUTE 280 ACCESS RD	VAL DAN FAMILY LIMITED PARTNERSHIP	Lot too small to qualify.	0.65	0.00	6	20%	0.00
418	765	77	EDWARDS RD	BIG X LLC C/O DARIN PINTO	Lot does not qualify due to environmental constraints limiting developable area	16.23	0.00	6	20%	0.00
419	765	81.3	TROY MEADOW RD	WILDLIFE PRESERVES INC%MEYNER&LANDS	Does not qualify. Landlocked and completely constrained by wetlands, nonCI stream, and 100 yr. floodplain.	15.94	0.00	6	20%	0.00
420	765	81.4	TROY MEADOW RD	WILDLIFE PRESERVES INC%MEYNER&LANDS	wetlands, and nonCI streams.	39.23	0.00	6	20%	0.00
421	765	81.5	TROY MEADOW RD	WILDLIFE PRESERVES INC%MEYNER&LANDS	and 100 yr floodplain.	8.45	0.00	6	20%	0.00
422	765	81.6	TROY MEADOW RD	WILDLIFE PRESERVES INC%MEYNER&LANDS	and 100 yr floodplain.	4.46	0.00	6	20%	0.00
423	765	81.7	TROY MEADOW RD	WILDLIFE PRESERVES INC%MEYNER&LANDS	and 100 yr floodplain.	18.22	0.00	6	20%	0.00
424	765	81.8	EDWARDS RD	WILDLIFE PRESERVES INC%MEYNER&LANDS	Does not qualify. Constrained by wetlands and 100 yr. floodplain. Areas unconstrained are inaccessible.	15.80	0.00	10	20%	0.00
425	765	81.9	TROY MEADOW RD	WILDLIFE PRESERVES INC%MEYNER&LANDS	Not developable. Constrained with wetland areas, as per LOI	3.17	0.00	6	20%	0.00
426	765	82	ROUTE 80 ACCESS RD	LEVITT, B EST % LAWRENCE LEVITT ESQ	Lot does not qualify due to environmental constraints limiting developable area	0.94	0.00	10	20%	0.00
427	765	83	TROY MEADOW RD	WILDLIFE PRESERVES INC%MEYNER&LANDS	Does not qualify. Landlocked and completely constrained by wetlands, nonCI stream, and 100 yr. floodplain.	10.63	0.00	10	20%	0.00
428	765	85	TROY MEADOW RD	WILDLIFE PRESERVES INC%MEYNER&LANDS	Does not qualify. Landlocked and completely constrained by wetlands, nonCI stream, and 100 yr. floodplain.	5.19	0.00	10	20%	0.00

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429	765	88	EDWARDS RD	CDMG REALTY CO ET ALS % DORNAN	Does not qualify Land fill	2.24	0.00	6	20%	0.00
430	765	89	EDWARDS RD	CDMG REALTY CO ET ALS % DORNAN	Does not qualify Land fill	12.04	0.00	10	20%	0.00
431	765	90	TROY MEADOW RD	COOKE, J H M C/O WILDLIFE PRESERVES	Does not qualify. Completely constrained by wetlands, 100 yr. floodplain, and non-CL stream.	15.11	0.00	10	20%	0.00
432	765	93	TROY MEADOW RD	WILDLIFE PRESERVES INTERNATIONAL	developable area	7.23	0.00	10	20%	0.00
433	765	94	EDWARDS RD	LAGANELLA, NICHOLAS A, II	Lot too small to qualify.	0.19	0.00	10	20%	0.00
434	766	1	ROUTE 46 EDWARDS RD	KNOLL MANOR ASSOCIATES	280 and US 46.	0.91	0.00	10	20%	0.00
435	766	3	EDWARDS RD	LEVITT, B EST % LAWRENCE LEVITTESQ	Lot too small to qualify.	0.29	0.00	10	20%	0.00
436	766	8	EDWARDS RD	750 EDWARDS RD, LLC	Qualifies -when combined with Block 766, Lot 9, environmental constraints limiting developable area	3.00	0.43	10	20%	0.87
437	766	9	EDWARDS RD	750 EDWARDS RD, LLC	Qualifies-when combined with Block 766, Lot 8	0.46	0.03	10	20%	0.05
438	766	10	EDWARDS RD	NETO, CHRISTOPHER F	Lot does not qualify due to environmental constraints limiting developable area. Areas unconstrained are inaccessible.	2.04	0.00	10	20%	0.00
439	766	11	EDWARDS RD	PARSIPPANY PARTNERS, LLC	Lot does not qualify due to environmental constraints limiting developable area. Areas unconstrained are inaccessible.	14.23	0.00	10	20%	0.00
440	766	18	ROUTE 46 EDWARDS RD	KNOLL MANOR ASSOCIATES	Lot does not qualify due to environmental constraints limiting developable area.	9.05	0.00	10	20%	0.00
441	767	15	EDWARDS RD	PARSIPPANY PARTNERS, LLC	Lot does not qualify due to environmental constraints limiting developable area. Areas unconstrained are inaccessible.	11.30	0.00	10	20%	0.00
442	767	17	NEW RD	SAVANNAH DEVELOPMENT CORP	Lot does not qualify due to environmental constraints limiting developable area.	2.71	0.00	10	20%	0.00
443	767	27	NEW RD	HARRINGTON, JOHN SR	Lot too small to qualify.	0.46	0.00	10	20%	0.00
444	767	34	EDWARDS RD	NEW ROAD GARDENS C/O 88 MANAGEMENT	Lot does not qualify due to environmental constraints limiting developable area	0.93	0.00	10	20%	0.00
445	768	3.01	1100 EDWARDS RD	HMAT ASSOC C/O M LUCIANO	Lot does not qualify due to presence of a capped land fill comprising most of the site restricting further residential development.	8.81	0.00	10	20%	0.00
446	770	6.01	239 NEW RD	PARSIPPANY OFFICE PLAZA CONDOMINIUM	Common open space for development. Does not qualify.	6.74	0.00	10	20%	0.00
P1	7	5.1	WEST HANOVER AVE	COUNTY OF MORRIS	Lot too small to qualify.	0.10	0.00	6	20%	0.00
P2	7	50.1	UNION HILL RD	PARSIPPANY-TROY HILLS TWP	Does not qualify. On ROSI list.	0.46	0.00	6	20%	0.00
P3	7	34	RIDGE RD REAR	PARSIPPANY-TROY HILLS TWP	Does not qualify. Landlocked and constrained by steep slopes.	5.62	0.00	6	20%	0.00
P4	10	1.02	CENTRAL AVE	COUNTY OF MORRIS	Does not qualify. County parkland. Environmental constraints.	54.43	0.00	6	20%	0.00
P5	13	12	OLD DOVER RD	PARSIPPANY-TROY HILLS TWP	Lot too small to qualify.	0.03	0.00	6	20%	0.00
P6	13	9	MOUNTAIN WAY	PARSIPPANY-TROY HILLS TWP	Does not qualify. On ROSI list.	32.27	0.00	6	20%	0.00
P7	13	8	MOUNTAIN WAY	PARSIPPANY-TROY HILLS TWP	Does not qualify. On ROSI list.	3.11	0.00	6	20%	0.00
P8	13	10	MOUNTAIN WAY	PARSIPPANY-TROY HILLS TWP	Does not qualify. On ROSI list.	14.39	0.00	6	20%	0.00
P9	13	7	MOUNTAIN WAY REAR	PARSIPPANY-TROY HILLS TWP	Does not qualify. On ROSI list.	22.08	0.00	6	20%	0.00
P10	13	1.19	OLD DOVER RD	COUNTY OF MORRIS	Does not qualify due to County ownership.	181.25	0.00	6	20%	0.00
P11	13	1.20	OLD DOVER RD	NJ DEPT OF HUMAN SERVICES	Does not qualify due to State ownership.	44.93	0.00	6	20%	0.00
P12	14	11	OLD DOVER RD	PARSIPPANY-TROY HILLS TWP	Does not qualify. On ROSI list.	11.14	0.00	6	20%	0.00
P13	14	12.01	OLD DOVER RD	PARSIPPANY-TROY HILLS TWP	Qualifies. Constrained by steep slopes.	1.00	0.97	6	20%	1.17

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P14	14	18	OLD DOVER RD	PARSIPPANY-TROY HILLS TWP	Does not qualify. Landlocked and constrained by nonC1 stream. Remaining land is too small to qualify.	1.00	0.00	6	20%	0.00
P15	14	30	UNION HILL RD	PARSIPPANY-TROY HILLS TWP	Does not qualify. Constrained by steep slopes. Remaining land too small to qualify.	1.18	0.00	6	20%	0.00
P16	14	8	MOUNTAIN WAY REAR	PARSIPPANY-TROY HILLS TWP	Does not qualify. On ROSI list.	4.00	0.00	6	20%	0.00
P17	15	60	MOUNTAIN WAY REAR	PARSIPPANY-TROY HILLS TWP	Does not qualify. On ROSI list.	10.60	0.00	6	20%	0.00
P18	15	35	MOUNTAIN WAY REAR	PARSIPPANY-TROY HILLS TWP	Does not qualify. On ROSI list.	56.69	0.00	6	20%	0.00
P19	15	39	WATNONG MT	PARSIPPANY-TROY HILLS TWP	Does not qualify. On ROSI list.	8.65	0.00	6	20%	0.00
P20	15	37	MOUNTAIN WAY	PARSIPPANY-TROY HILLS TWP	Does not qualify. On ROSI list.	22.51	0.00	6	20%	0.00
P21	15	32	ROUTE 10 REAR	PARSIPPANY-TROY HILLS TWP	Does not qualify. On ROSI list.	7.90	0.00	10	20%	0.00
P22	15.1	19	50 POWDERMILL RD	PARSIPPANY-TROY HILLS TWP	Does not qualify. On ROSI list.	0.02	0.00	10	20%	0.00
P23	15.1	18	114 SO POWDERMILL RD	PARSIPPANY-TROY HILLS TWP	Does not qualify. On ROSI list.	0.47	0.00	10	20%	0.00
P24	15.11	9.01	EMERSON RD	PARSIPPANY-TROY HILLS TWP	Does not qualify. On ROSI list.	4.67	0.00	6	20%	0.00
P25	15.8	49	EMERSON RD	PARSIPPANY-TROY HILLS TWP	Does not qualify. On ROSI list.	4.10	0.00	6	20%	0.00
P26	15.8	35	MOUNTAIN WAY	PARSIPPANY-TROY HILLS TWP	Does not qualify. On ROSI list.	36.08	0.00	6	20%	0.00
P27	18	16	1 POWDER MILL RD	NU DEPT OF TRANSPORTATION	Does not qualify due to State ownership.	0.95	0.00	6	20%	0.00
P28	18.7	4	WATERLOO DR	PARSIPPANY-TROY HILLS TWP	Does not qualify. On ROSI list.	6.34	0.00	6	20%	0.00
P29	25	53.02	15 MANOR LN	PARSIPPANY-TROY HILLS TWP	Does not qualify. On ROSI list.	0.60	0.00	6	20%	0.00
P30	25	31.2	ROUTE 10	PARSIPPANY-TROY HILLS TWP	Does not qualify. On ROSI list.	0.37	0.00	6	20%	0.00
P31	26	14	TABOR RD	COUNTY OF MORRIS	Does not qualify. On ROSI list.	3.77	0.00	10	20%	0.00
P32	26	13	660 TABOR RD	COUNTY OF MORRIS	Does not qualify. On ROSI list.	9.32	0.00	10	20%	0.00
P33	26.01	1	ROUTE 53 & ROUTE 10	NU DEPT OF TRANSPORTATION	Does not qualify due to State ownership.	2.75	0.00	10	20%	0.00
P34	27	16	TABOR RD REAR	PARSIPPANY-TROY HILLS TWP	Does not qualify. On ROSI list.	7.38	0.00	10	20%	0.00
P35	35	8	DICKERSON RD	PARSIPPANY-TROY HILLS TWP	Lot too small to qualify.	0.02	0.00	10	20%	0.00
P36	41	1	DERBIN AVE	PARSIPPANY-TROY HILLS TWP	Lot too small to qualify.	0.05	0.00	10	20%	0.00
P37	67	7	E MORRIS AVE	PARSIPPANY-TROY HILLS TWP	Lot too small to qualify.	0.03	0.00	10	20%	0.00
P38	78	1	RESERVOIR PARK	PARSIPPANY-TROY HILLS TWP	Qualifies.	0.73	0.73	10	20%	1.46
P39	90	19	TABOR RD	PARSIPPANY-TROY HILLS TWP	Does not qualify. Buffer area behind rear yards of parcels fronting on Hilsinger Rd. Irregularly shaped and narrow.	1.11	0.00	10	20%	0.00
P40	93	6	PARK RD	BOARD OF EDUCATION	Lot too small to qualify.	0.00	0.00	10	20%	0.00
P41	93	22	WOODLAND RD	PARSIPPANY-TROY HILLS TWP	Lot too small to qualify.	0.40	0.00	10	20%	0.00
P42	97	1	FOX HILL RD	PARSIPPANY-TROY HILLS TWP	Lot too small to qualify.	0.02	0.00	10	20%	0.00
P43	97	4.12	FOX CHASE RD REAR	PARSIPPANY-TROY HILLS TWP	Lot too small to qualify.	0.23	0.00	10	20%	0.00
P44	97	5	FOX HILL RD	PARSIPPANY-TROY HILLS TWP	Qualifies. Constrained by wetlands.	5.11	3.49	10	20%	6.99
P45	98	51.7	PARK RD	PARSIPPANY-TROY HILLS TWP	Lot too small to qualify. Irregularly shaped and narrow.	0.60	0.00	6	20%	0.00
P46	98	62.02	PARK RD	PARSIPPANY-TROY HILLS TWP	Lot too small to qualify.	0.00	0.00	6	20%	0.00
P47	98	61	PARK RD	PARSIPPANY-TROY HILLS TWP	Lot too small to qualify.	0.57	0.00	6	20%	0.00
P48	98	14	FOX HILL RD	PARSIPPANY-TROY HILLS TWP	Lot too small to qualify.	0.02	0.00	10	20%	0.00
P49	98	18.12	FOX RUN	PARSIPPANY-TROY HILLS TWP	Lot too small to qualify.	0.40	0.00	10	20%	0.00
P50	98	26	PARK RD	PARSIPPANY-TROY HILLS TWP	Lot too small to qualify.	0.41	0.00	10	20%	0.00
P51	98	77	ARUNDEL RD	PARSIPPANY-TROY HILLS TWP	Lot too small to qualify.	0.52	0.00	10	20%	0.00
P52	98	45.15	PENN RD	PARSIPPANY-TROY HILLS TWP	Qualifies.	0.62	0.69	10	20%	1.38
P53	98	24	IRONWOOD DR	PARSIPPANY-TROY HILLS TWP	Qualifies. Constrained by steep slopes.	7.09	5.91	10	20%	11.83
P54	98	48	PARK RD	PARSIPPANY-TROY HILLS TWP	Does not qualify. Landlocked and constrained by steep slopes.	3.28	0.00	6	20%	0.00
P55	98	8	DICKERSON RD	PARSIPPANY-TROY HILLS TWP	Does not qualify. On ROSI list.	10.67	0.00	10	20%	0.00

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Vacant Land, RDP ANALYSIS
March 8, 2019, Revised June 20, 2019**

ID #	Block	Lot	Property Location	Owners Name	Comments	Total Area (ac)	Developable Area (ac)	Applied or Approved density/acre	Setaside %	RDP of Developable
P56	98	76	PARK RD	PARSIPPANY-TROY HILLS TWP	Qualifies. Historical artifact site. Constrained by steep slopes.	12.35	7.33	10	20%	14.66
P57	101	5	FOX HILL RD	PARSIPPANY-TROY HILLS TWP	Lot too small to qualify.	0.04	0.00	10	20%	0.00
P58	101	2	BIRCH LN	PARSIPPANY-TROY HILLS TWP	Does not qualify. On ROSI list.	0.88	0.00	10	20%	0.00
P59	101	12	FOX HILL RD	PARSIPPANY-TROY HILLS TWP	Does not qualify. On ROSI list.	0.96	0.00	10	20%	0.00
P60	101	1	FOX HILL RD	PARSIPPANY-TROY HILLS TWP	Does not qualify. On ROSI list.	3.62	0.00	10	20%	0.00
P61	101	33	HIGHWOOD RD	PARSIPPANY-TROY HILLS TWP	Does not qualify. On ROSI list.	20.98	0.00	10	20%	0.00
P62	102	10	FOX HILL RD	PARSIPPANY-TROY HILLS TWP	Lot too small to qualify.	0.00	0.00	10	20%	0.00
P63	102	7	FOX HILL RD	PARSIPPANY-TROY HILLS TWP	Does not qualify. On ROSI list.	5.38	0.00	10	20%	0.00
P64	103	1	FOX HILL RD	NJ DEPT OF TRANSPORTATION	Does not qualify due to State ownership.	1.01	0.00	10	20%	0.00
P65	106	13	WILLOW LN	PARSIPPANY-TROY HILLS TWP	Does not qualify. On ROSI list.	0.94	0.00	10	20%	0.00
P66	106	5	PARK PL	PARSIPPANY-TROY HILLS TWP	Does not qualify. On ROSI list.	2.60	0.00	10	20%	0.00
P67	114	23	FOX HILL RD	PARSIPPANY-TROY HILLS TWP	Does not qualify. On ROSI list.	0.05	0.00	10	20%	0.00
P68	116	9	UPPER RAINBOW TRL	PARSIPPANY-TROY HILLS TWP	Lot too small to qualify.	0.04	0.00	10	20%	0.00
P69	119	5	RAINBOW TRL	PARSIPPANY-TROY HILLS TWP	Lot too small to qualify.	0.07	0.00	10	20%	0.00
P70	120	10	UPPER RAINBOW TRL	PARSIPPANY-TROY HILLS TWP	Lot too small to qualify.	0.19	0.00	10	20%	0.00
P71	122	4	UPPER RAINBOW TRL	PARSIPPANY-TROY HILLS TWP	Lot too small to qualify.	0.00	0.00	10	20%	0.00
P72	122	1	MAPLE LN	PARSIPPANY-TROY HILLS TWP	Lot too small to qualify.	0.03	0.00	10	20%	0.00
P73	122	3	UPPER RAINBOW TRL	PARSIPPANY-TROY HILLS TWP	Lot too small to qualify.	0.13	0.00	10	20%	0.00
P74	123	1	SCENIC DR	PARSIPPANY-TROY HILLS TWP	Does not qualify. On ROSI list.	0.26	0.00	10	20%	0.00
P75	124	8	HILLSIDE RD	PARSIPPANY-TROY HILLS TWP	Lot too small to qualify.	0.01	0.00	10	20%	0.00
P76	127	3	OVERLOOK TER	PARSIPPANY-TROY HILLS TWP	Lot too small to qualify.	0.29	0.00	10	20%	0.00
P77	128	3	OVERLOOK TER	PARSIPPANY-TROY HILLS TWP	Lot too small to qualify.	0.10	0.00	10	20%	0.00
P78	128	1	OVERLOOK TER	PARSIPPANY-TROY HILLS TWP	Lot too small to qualify.	0.11	0.00	10	20%	0.00
P79	128	7	OVERLOOK TER	PARSIPPANY-TROY HILLS TWP	Lot too small to qualify.	0.18	0.00	10	20%	0.00
P80	136	36.1	WALSH DR	PARSIPPANY-TROY HILLS TWP	Lot too small to qualify.	0.53	0.00	10	20%	0.00
P81	136	31	MAPLE LN	PARSIPPANY-TROY HILLS TWP	Does not qualify. On ROSI list.	14.02	0.00	10	20%	0.00
P82	136	32	MAPLE LN	PARSIPPANY-TROY HILLS TWP	Does not qualify. On ROSI list.	14.88	0.00	10	20%	0.00
P83	136	36.4	WALSH DR	PARSIPPANY-TROY HILLS TWP	Does not qualify. Stormwater basin	3.28	0.00	10	20%	0.00
P84	155	30	FAIRVIEW PL	PARSIPPANY-TROY HILLS TWP	Lot too small to qualify.	0.17	0.00	10	20%	0.00
P85	155	20	FAIRVIEW PL	PARSIPPANY-TROY HILLS TWP	Qualifies.	0.62	0.62	10	20%	1.23
P86	163	2	PARK PL	PARSIPPANY-TROY HILLS TWP	Does not qualify. On ROSI list.	0.34	0.00	10	20%	0.00
P87	164	3	PLAZA-TABOR AVE	PARSIPPANY-TROY HILLS TWP	Does not qualify. On ROSI list.	0.23	0.00	10	20%	0.00
P88	164	2	FAIRVIEW PL	PARSIPPANY-TROY HILLS TWP	Does not qualify. On ROSI list.	0.69	0.00	10	20%	0.00
P89	165	7	PARK PL	PARSIPPANY-TROY HILLS TWP	Lot too small to qualify.	0.10	0.00	10	20%	0.00
P90	165	16	ARLINGTON & LOOKOUT	PARSIPPANY-TROY HILLS TWP	Does not qualify. On ROSI list.	1.98	0.00	10	20%	0.00
P91	166	26	BROOKLAWN DR	BOARD OF EDUCATION	Does not qualify. Lot is unusually shaped and too limited by setbacks to develop.	1.60	0.00	6	20%	0.00
P92	166	134	GEOFFERY DR	PARSIPPANY-TROY HILLS TWP	Lot too small to qualify.	0.12	0.00	6	20%	0.00
P93	166	136	PARK RD	PARSIPPANY-TROY HILLS TWP	Lot too small to qualify.	0.48	0.00	6	20%	0.00
P94	166.1	8	PARK RD	PARSIPPANY-TROY HILLS TWP	Does not qualify. Developed as a detention basin for stormwater management.	1.01	0.00	6	20%	0.00
P95	168	174	TARN DR	PARSIPPANY-TROY HILLS TWP	Lot too small to qualify.	0.22	0.00	10	20%	0.00
P96	168	158	TABOR RD	PARSIPPANY-TROY HILLS TWP	Does not qualify. On ROSI list.	5.58	0.00	10	20%	0.00
P97	168	25	TABOR RD BACK	PARSIPPANY-TROY HILLS TWP	Does not qualify. On ROSI list.	23.70	0.00	10	20%	0.00
P98	169	44.2	LEDGEROCK CT	PARSIPPANY-TROY HILLS TWP	Qualifies.	0.63	0.63	10	20%	1.26
P99	181	60	FRIAR RD	PARSIPPANY-TROY HILLS TWP	Lot too small to qualify.	0.24	0.00	10	20%	0.00
P100	181	54	GRAFTON RD REAR	PARSIPPANY-TROY HILLS TWP	Does not qualify. On ROSI list.	4.32	0.00	10	20%	0.00

**PARSIPPANY-TROY HILLS:
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ID #	Block	Lot	Property Location	Owners Name	Comments	Total Area (ac)	Developable Area (ac)	Applied or Approved density/acre	Setaside %	RDP of Developable
P101	195	14	LITTLETON RD REAR	NU DEPT OF TRANSPORTATION	Lot too small to qualify. Restricted by DOT highway access.	0.09	0.00	10	20%	0.00
P102	195	15	LITTLETON RD BACK	NU DEPT OF TRANSPORTATION	Lot too small to qualify. Restricted by DOT highway access.	0.22	0.00	10	20%	0.00
P103	195	16	LITTLETON RD REAR	NU DEPT OF TRANSPORTATION	Lot too small to qualify. Restricted by DOT highway access.	0.23	0.00	10	20%	0.00
P104	200	3	ROUTE 10	NU DEPT OF TRANSPORTATION	Lot too small to qualify.	0.28	0.00	10	20%	0.00
P105	208	4	BEACHWOOD RD	BOARD OF EDUCATION	Does not qualify. BOE	2.33	0.00	10	20%	0.00
P106	208	61,18	BRAEMAR CT	PARSIPPANY-TROY HILLS TWP	Does not qualify. On ROSI list.	0.62	0.00	10	20%	0.00
P107	223	1	LITTLETON RD	PARSIPPANY-TROY HILLS TWP	Qualifies.	0.62	0.62	10	20%	1.24
P108	242	10,1	ORSTON RD	PARSIPPANY-TROY HILLS TWP	Lot too small to qualify.	0.05	0.00	10	20%	0.00
P109	245	14	KINGSTON RD	PARSIPPANY-TROY HILLS TWP	Lot too small to qualify.	0.09	0.00	10	20%	0.00
P110	302	3	CENTERTON DR	PARSIPPANY-TROY HILLS TWP	Lot too small to qualify.	0.14	0.00	10	20%	0.00
P111	315	15	HUDSON CT	PARSIPPANY-TROY HILLS TWP	Does not qualify. On ROSI list.	0.51	0.00	10	20%	0.00
P112	315	12	POND, MIRROR	PARSIPPANY-TROY HILLS TWP	Does not qualify. Constrained by waterbody.	3.45	0.00	10	20%	0.00
P113	317	1	GEORGENE CT	PARSIPPANY-TROY HILLS TWP	Qualifies. Constrained by wetlands, nonCI stream, and 100 yr. floodplain.	4.25	2.74	10	20%	5.48
P114	318	1	WARREN DR	PARSIPPANY-TROY HILLS TWP	Does not qualify. On ROSI list.	1.10	0.00	10	20%	0.00
P115	319	1	ELMWOOD DR	PARSIPPANY-TROY HILLS TWP	Does not qualify. On ROSI list.	1.30	0.00	10	20%	0.00
P116	320	2	ELMWOOD DR	PARSIPPANY-TROY HILLS TWP	Does not qualify. On ROSI list.	1.88	0.00	10	20%	0.00
P117	322	2	VERNON RD	PARSIPPANY-TROY HILLS TWP	Does not qualify. On ROSI list.	1.52	0.00	10	20%	0.00
P118	333	1	VERNON RD	PARSIPPANY-TROY HILLS TWP	Does not qualify. On ROSI list.	1.63	0.00	10	20%	0.00
P119	334	1	VERNON RD	PARSIPPANY-TROY HILLS TWP	Does not qualify. On ROSI list.	1.63	0.00	10	20%	0.00
P120	335	1	VERNON RD	PARSIPPANY-TROY HILLS TWP	Does not qualify. On ROSI list.	2.20	0.00	10	20%	0.00
P121	336	1	VERNON RD	PARSIPPANY-TROY HILLS TWP	Does not qualify. On ROSI list.	1.73	0.00	10	20%	0.00
P122	337	1	DUNELLEN RD	PARSIPPANY-TROY HILLS TWP	Does not qualify. On ROSI list.	1.95	0.00	10	20%	0.00
P123	338	2	CHESTERFIELD RD	PARSIPPANY-TROY HILLS TWP	Does not qualify. On ROSI list.	0.26	0.00	10	20%	0.00
P124	346	16	JACKSONVILLE DR	PARSIPPANY-TROY HILLS TWP	Lot too small to qualify.	0.05	0.00	10	20%	0.00
P125	357	19	GARFIELD RD	PARSIPPANY-TROY HILLS TWP	Lot too small to qualify.	0.09	0.00	10	20%	0.00
P126	361	11	JACKSONVILLE DR	PARSIPPANY-TROY HILLS TWP	Lot too small to qualify.	0.05	0.00	10	20%	0.00
P127	372	2	ENGLISHTOWN RD	PARSIPPANY-TROY HILLS TWP	Lot too small to qualify.	0.08	0.00	10	20%	0.00
P128	392,1	3	PARSIPPANY RD	PARSIPPANY-TROY HILLS TWP	Does not qualify. On ROSI list.	0.49	0.00	10	20%	0.00
P129	400	2	ROUTE 46 & VAIL RD	PARSIPPANY-TROY HILLS TWP	Lot too small to qualify.	0.09	0.00	10	20%	0.00
P130	401	2	LITTLETON RD & RT 80	NU DEPT OF TRANSPORTATION	Does not qualify due to State ownership.	1.15	0.00	10	20%	0.00
P131	401	1	LITTLETON RD & RT 80	NU DEPT OF TRANSPORTATION	Does not qualify due to State ownership.	1.60	0.00	10	20%	0.00
P132	402	1	LITTLETON RD & RT 80	NU DEPT OF TRANSPORTATION	Does not qualify due to State ownership.	0.97	0.00	10	20%	0.00
P133	402	2	LITTLETON RD & RT 80	NU DEPT OF TRANSPORTATION	Does not qualify due to State ownership.	3.06	0.00	10	20%	0.00
P134	403	1	LITTLETON RD & RT 80	NU DEPT OF TRANSPORTATION	Does not qualify due to State ownership.	3.62	0.00	10	20%	0.00
P135	411	14,02	CHERRY HILL RD	PARSIPPANY-TROY HILLS TWP	Lot too small to qualify.	0.00	0.00	10	20%	0.00
P136	411	14,01	CHERRY HILL RD	PARSIPPANY-TROY HILLS TWP	Lot too small to qualify.	0.00	0.00	10	20%	0.00
P137	411	25	ROUTE 46	NU DEPT OF TRANSPORTATION	Does not qualify. Developed as a surface parking lot	2.62	0.00	10	20%	0.00
P138	412	9	260 LITTLETON RD	COUNTY OF MORRIS	Lot too small to qualify.	0.18	0.00	10	20%	0.00
P139	421	14	FOREST DR	PARSIPPANY-TROY HILLS TWP	Does not qualify. On ROSI list.	0.49	0.00	10	20%	0.00
P140	421	7	CEDAR CREST RD	PARSIPPANY-TROY HILLS TWP	Does not qualify. On ROSI list.	0.65	0.00	10	20%	0.00
P141	421	9	LAKE MANOR	PARSIPPANY-TROY HILLS TWP	Does not qualify. On ROSI list.	4.95	0.00	10	20%	0.00
P142	421	25,2	PARSIPPANY BLVD	PARSIPPANY-TROY HILLS TWP	Does not qualify. On ROSI list.	3.12	0.00	10	20%	0.00

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P143	421	13	PITT RD REAR	PARSIPPANY-TROY HILLS TWP	Does not qualify. On ROSI list.	3.36	0.00	10	20%	0.00
P144	429	37	3 ALPINE RD	PARSIPPANY-TROY HILLS TWP	Does not qualify. On ROSI list.	0.22	0.00	10	20%	0.00
P145	429	25	RED GATE RD	PARSIPPANY-TROY HILLS TWP	Lot too small to qualify.	0.23	0.00	10	20%	0.00
P146	429	36	ALPINE RD	PARSIPPANY-TROY HILLS TWP	Does not qualify. On ROSI list.	0.57	0.00	10	20%	0.00
P147	429	38	ALPINE RD	PARSIPPANY-TROY HILLS TWP	Does not qualify. On ROSI list.	0.69	0.00	10	20%	0.00
P148	429	34	30 LAKESIDE DR	PARSIPPANY-TROY HILLS TWP	Does not qualify. On ROSI list.	0.77	0.00	10	20%	0.00
P149	435	29	PARSIPPANY BLVD	PARSIPPANY-TROY HILLS TWP	Lot too small to qualify.	0.20	0.00	10	20%	0.00
P150	446.1	12	PARSIPPANY BLVD	NU DEPT OF TRANSPORTATION	Lot too small to qualify. Lot is irregularly shaped and narrow.	0.59	0.00	10	20%	0.00
P151	457	5	VAIL RD	PARSIPPANY-TROY HILLS TWP	Does not qualify. On ROSI list.	2.46	0.00	10	20%	0.00
P152	469	8	345 KNOLL RD	PARSIPPANY-TROY HILLS TWP	Does not qualify. On ROSI list.	5.11	0.00	10	20%	0.00
P153	469	5	409 KNOLL RD	PARSIPPANY-TROY HILLS TWP	Does not qualify. On ROSI list.	6.01	0.00	10	20%	0.00
P154	469	4	KNOLL RD REAR	PARSIPPANY-TROY HILLS TWP	Does not qualify. On ROSI list.	7.00	0.00	10	20%	0.00
P155	492	17	VAIL RD	PARSIPPANY-TROY HILLS TWP	Does not qualify. On ROSI list.	7.33	0.00	10	20%	0.00
P156	492	18	VAIL RD	PARSIPPANY-TROY HILLS TWP	Does not qualify. On ROSI list.	13.30	0.00	10	20%	0.00
P157	493	2	GREENBANK RD	NU DEPT OF ENV PROTECTION	Does not qualify. Constrained by 100 yr. floodplain and non-C1 stream. Remaining area is too irregularly shaped and narrow.	3.66	0.00	10	20%	0.00
P158	494	3	KNOLL RD	PARSIPPANY-TROY HILLS TWP	Does not qualify. On ROSI list.	0.00	0.00	10	20%	0.00
P159	494	2	KNOLL RD	PARSIPPANY-TROY HILLS TWP	Does not qualify. On ROSI list.	14.17	0.00	10	20%	0.00
P160	495	3	NO BEVERWICK RD	PARSIPPANY-TROY HILLS TWP	Lot too small to qualify.	0.70	0.00	10	20%	0.00
P161	501	54	126 RIVER DR	PARSIPPANY-TROY HILLS TWP	Does not qualify. On ROSI list.	0.23	0.00	10	20%	0.00
P162	501	29	200 RIVER RD	PARSIPPANY-TROY HILLS TWP	Does not qualify. On ROSI list.	0.35	0.00	10	20%	0.00
P163	501	61	MID-RIVER OSWEGO	PARSIPPANY-TROY HILLS TWP	Does not qualify. On ROSI list.	1.50	0.00	10	20%	0.00
P164	501	51	REAR OF RIVER RD	PARSIPPANY-TROY HILLS TWP	Does not qualify. On ROSI list.	2.76	0.00	10	20%	0.00
P165	501	23	HOFFMAN AVE	PARSIPPANY-TROY HILLS TWP	Does not qualify. On ROSI list.	3.11	0.00	10	20%	0.00
P166	517	1	7 CHESAPEAKE AVE	PARSIPPANY-TROY HILLS TWP	Lot too small to qualify.	0.00	0.00	10	20%	0.00
P167	526	7	67 HIAWATHA BLVD	PARSIPPANY-TROY HILLS TWP	Does not qualify. Completely constrained by 100-yr floodplain.	0.16	0.00	10	20%	0.00
P168	528	6	63 RIVER RD	PARSIPPANY-TROY HILLS TWP	Does not qualify. Completely constrained by 100-yr floodplain.	0.13	0.00	10	20%	0.00
P169	528	11	1 MINNEHaha BLVD	PARSIPPANY-TROY HILLS TWP	Does not qualify. Completely constrained by 100-yr floodplain.	0.14	0.00	10	20%	0.00
P170	528	10	49 RIVER RD	PARSIPPANY-TROY HILLS TWP	Does not qualify. Completely constrained by 100-yr floodplain.	0.29	0.00	10	20%	0.00
P171	528	8	59 RIVER DR	PARSIPPANY-TROY HILLS TWP	Does not qualify. Completely constrained by 100-yr floodplain.	0.31	0.00	10	20%	0.00
P172	529	2	68 RIVER DR	PARSIPPANY-TROY HILLS TWP	Does not qualify. Completely constrained by 100-yr floodplain.	0.20	0.00	10	20%	0.00
P173	529	1	HIAWATHA BLVD	PARSIPPANY-TROY HILLS TWP	Does not qualify. On ROSI list.	0.10	0.00	10	20%	0.00
P174	529	12	RIVER DR	PARSIPPANY-TROY HILLS TWP	Does not qualify. On ROSI list.	0.70	0.00	10	20%	0.00
P175	540	5	82 LAKE SHORE DR	PARSIPPANY-TROY HILLS TWP	Lot too small to qualify.	0.24	0.00	10	20%	0.00
P176	540	1	RIVER DR	PARSIPPANY-TROY HILLS TWP	Lot too small to qualify.	0.00	0.00	10	20%	0.00
P177	540	3.1	HURON AVE	PARSIPPANY-TROY HILLS TWP	Lot too small to qualify.	0.14	0.00	10	20%	0.00
P178	541	2	80 LAKE SHORE DR	PARSIPPANY-TROY HILLS TWP	Does not qualify. On ROSI list.	0.29	0.00	10	20%	0.00
P179	541	1	80 LAKE SHORE DR	PARSIPPANY-TROY HILLS TWP	Does not qualify. On ROSI list.	0.32	0.00	10	20%	0.00
P180	545	13	CALUMET AVE	PARSIPPANY-TROY HILLS TWP	Does not qualify. On ROSI list.	0.13	0.00	10	20%	0.00
P181	549	29	SEMINOLE AVE	PARSIPPANY-TROY HILLS TWP	Does not qualify. On ROSI list.	0.59	0.00	10	20%	0.00
P182	550	8	3 CHEROKEE AVE	PARSIPPANY-TROY HILLS TWP	Lot too small to qualify.	0.14	0.00	10	20%	0.00
P183	551	17	4 CHEROKEE AVE	PARSIPPANY-TROY HILLS TWP	Lot too small to qualify.	0.14	0.00	10	20%	0.00

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P184	552	21	18 HURON AVE	PARSIPPANY-TROY HILLS TWP	Does not qualify. On ROST list.	0.13	0.00	10	20%	0.00
P185	552	4	57 ROCKAWAY BLVD	PARSIPPANY-TROY HILLS TWP	Does not qualify. On ROST list.	0.14	0.00	10	20%	0.00
P186	552	1	67 LAKE SHORE DR	PARSIPPANY-TROY HILLS TWP	Does not qualify. On ROST list.	0.16	0.00	10	20%	0.00
P187	552	28	71 LAKE SHORE DR	PARSIPPANY-TROY HILLS TWP	Does not qualify. On ROST list.	0.23	0.00	10	20%	0.00
P188	553	7	53 LAKE SHORE DR	PARSIPPANY-TROY HILLS TWP	Lot too small to qualify.	0.18	0.00	10	20%	0.00
P189	553	11	3 WILBUR AVE	PARSIPPANY-TROY HILLS TWP	Lot too small to qualify.	0.09	0.00	10	20%	0.00
P190	553	11.1	WILBUR AVE	PARSIPPANY-TROY HILLS TWP	Lot too small to qualify.	0.06	0.00	10	20%	0.00
P191	553	12	WILBUR AVE	PARSIPPANY-TROY HILLS TWP	Lot too small to qualify.	0.14	0.00	10	20%	0.00
P192	553	2	65 LAKE SHORE DR	PARSIPPANY-TROY HILLS TWP	Lot too small to qualify.	0.14	0.00	10	20%	0.00
P193	553	5	LAKE SHORE DR	PARSIPPANY-TROY HILLS TWP	Lot too small to qualify.	0.17	0.00	10	20%	0.00
P194	553	6	LAKE SHORE DR	PARSIPPANY-TROY HILLS TWP	Lot too small to qualify.	0.18	0.00	10	20%	0.00
P195	554	19	40 LAKE SHORE DR	PARSIPPANY-TROY HILLS TWP	Lot too small to qualify.	0.21	0.00	10	20%	0.00
P196	554	3.1	ALONG ROCKAWAY RIVER	PARSIPPANY-TROY HILLS TWP	Does not qualify. On ROST list.	6.44	0.00	10	20%	0.00
P197	557	25	NORMAN AVE	PARSIPPANY-TROY HILLS TWP	Lot too small to qualify.	0.09	0.00	10	20%	0.00
P198	558	13	35 LAKE SHORE DR	PARSIPPANY-TROY HILLS TWP	Lot too small to qualify.	0.16	0.00	10	20%	0.00
P199	559	7	NORMAN AVE	PARSIPPANY-TROY HILLS TWP	Lot too small to qualify.	0.17	0.00	10	20%	0.00
P200	564	13	MANITO AVE	PARSIPPANY-TROY HILLS TWP	Lot too small to qualify.	0.08	0.00	10	20%	0.00
P201	565	12	UTE AVE	PARSIPPANY-TROY HILLS TWP	Lot too small to qualify.	0.05	0.00	10	20%	0.00
P202	581	14	GLENWOOD AVE	PARSIPPANY-TROY HILLS TWP	Lot too small to qualify.	0.09	0.00	10	20%	0.00
P203	601	15	77 MINNEHAHA BLVD	PARSIPPANY-TROY HILLS TWP	Lot too small to qualify.	0.10	0.00	10	20%	0.00
P204	601	16	MINNEHAHA BLVD	PARSIPPANY-TROY HILLS TWP	Lot too small to qualify.	0.14	0.00	10	20%	0.00
P205	601	14	NO BEVERWYCK RD	PARSIPPANY-TROY HILLS TWP	Lot too small to qualify.	0.20	0.00	10	20%	0.00
P206	611	4	NO BEVERWYCK RD	PARSIPPANY-TROY HILLS TWP	Lot too small to qualify.	0.05	0.00	10	20%	0.00
P207	611	5	NO BEVERWYCK RD	PARSIPPANY-TROY HILLS TWP	Lot too small to qualify.	0.05	0.00	10	20%	0.00
P208	621	86	PERCYPENY LN	PARSIPPANY-TROY HILLS TWP	Does not qualify. On ROST list.	0.00	0.00	10	20%	0.00
P209	621	83	PERCYPENY LN	PARSIPPANY-TROY HILLS TWP	Does not qualify. On ROST list.	0.00	0.00	10	20%	0.00
P210	621	80	PERCYPENY LN	PARSIPPANY-TROY HILLS TWP	Does not qualify. On ROST list.	0.19	0.00	10	20%	0.00
P211	621	26	EDWARDS RD	PARSIPPANY-TROY HILLS TWP	Does not qualify. On ROST list.	0.66	0.00	10	20%	0.00
P212	621	77	PERCYPENY LN	PARSIPPANY-TROY HILLS TWP	Does not qualify. On ROST list.	27.82	0.00	10	20%	0.00
P213	621	85	PERCYPENY LN	PARSIPPANY-TROY HILLS TWP	Does not qualify. On ROST list.	0.99	0.00	10	20%	0.00
P214	621	84	PERCYPENY LN	PARSIPPANY-TROY HILLS TWP	Does not qualify. On ROST list.	1.35	0.00	10	20%	0.00
P215	621	11	VAIL RD	PARSIPPANY-TROY HILLS TWP	Does not qualify. On ROST list.	5.53	0.00	10	20%	0.00
P216	621	78	PERCYPENY LN	PARSIPPANY-TROY HILLS TWP	Does not qualify. On ROST list.	5.84	0.00	10	20%	0.00
P217	621	13	VAIL RD	PARSIPPANY-TROY HILLS TWP	Does not qualify. On ROST list.	8.71	0.00	10	20%	0.00
P218	621	24	EDWARDS RD	PARSIPPANY-TROY HILLS TWP	Does not qualify. On ROST list.	16.47	0.00	10	20%	0.00
P219	621	72	SAGAMORE ROAD	PARSIPPANY-TROY HILLS TWP	Does not qualify. Constrained by wetlands, nonC1 stream, waterbody and 100 yr. floodplain.	41.56	0.00	10	20%	0.00
P220	626	19	OAK RD	PARSIPPANY-TROY HILLS TWP	Lot too small to qualify.	0.13	0.00	10	20%	0.00
P221	626	20	PINE ST	BOARD OF EDUCATION	Does not qualify. Completely constrained by wetlands and 100 yr. floodplain.	0.67	0.00	10	20%	0.00
P222	626	18	OAK AVE	PARSIPPANY-TROY HILLS TWP	Does not qualify. On ROST list.	1.28	0.00	10	20%	0.00
P223	627	1	ELM AVE	PARSIPPANY-TROY HILLS TWP	Does not qualify. On ROST list.	0.85	0.00	10	20%	0.00
P224	628	1	ELM AVE	PARSIPPANY-TROY HILLS TWP	Does not qualify. On ROST list.	2.01	0.00	10	20%	0.00
P225	629	3	MAPLE AVE	PARSIPPANY-TROY HILLS TWP	Does not qualify. On ROST list.	0.13	0.00	10	20%	0.00
P226	629	5	MAPLE AVE	PARSIPPANY-TROY HILLS TWP	Does not qualify. On ROST list.	0.32	0.00	10	20%	0.00
P227	629	4	MAPLE AVE	PARSIPPANY-TROY HILLS TWP	Does not qualify. On ROST list.	0.38	0.00	10	20%	0.00

**PARSIPPANY-TROY HILLS:
Vacant Land, RDP ANALYSIS
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ID #	Block	Lot	Property Location	Owners Name	Comments	Total Area (ac)	Developable Area (ac)	Applied or Approved density/acre	Setaside %	RDP of Developable
P228	629	1	ELM AVE	PARSIPPANY-TROY HILLS TWP	Does not qualify. On ROSI list.	0.76	0.00	10	20%	0.00
P229	631	2	MAPLE AVE REAR	PARSIPPANY-TROY HILLS TWP	Does not qualify. On ROSI list.	2.47	0.00	10	20%	0.00
P230	631	1	MAPLE AVE	PARSIPPANY-TROY HILLS TWP	Does not qualify. On ROSI list.	3.32	0.00	10	20%	0.00
P231	631	3.01	OLD BLOOMFIELD AVE		Does not qualify. On ROSI list.	7.65	0.00	10	20%	0.00
P232	632	2	OLD BLOOMFIELD AVE	PARSIPPANY-TROY HILLS TWP	Lot too small to qualify.	0.75	0.00	10	20%	0.00
P233	693.01	2	ROUTE 46	NJ DEPT OF TRANSPORTATION	Does not qualify due to State Ownership.	1.69	0.00	10	20%	0.00
P234	693.01	1	NEW RD	NJ DEPT OF TRANSPORTATION	Does not qualify due to State Ownership.	1.06	0.00	10	20%	0.00
P235	705	2	VAIL RD	PARSIPPANY-TROY HILLS TWP	Lot too small to qualify.	0.11	0.00	10	20%	0.00
P236	705	1	VAIL & BEVERWYCK RD	PARSIPPANY-TROY HILLS TWP	Lot too small to qualify.	0.17	0.00	10	20%	0.00
P237	712	19.3	FARRAND DR	PARSIPPANY-TROY HILLS TWP	Lot too small to qualify.	0.46	0.00	10	20%	0.00
P238	712	40.01	ROUTE 46 & BALDWIN RD	NJ DEPT OF TRANSPORTATION	Does not qualify due to State ownership.	1.06	0.00	10	20%	0.00
P239	714	6	BALL AVE	PARSIPPANY-TROY HILLS TWP	Does not qualify due to State ownership.	0.12	0.00	10	20%	0.00
P240	719	21	SANDRA CT	PARSIPPANY-TROY HILLS TWP	Lot too small to qualify.	0.21	0.00	10	20%	0.00
P241	725	2	1839 ROUTE 46 (REAR)	PARSIPPANY-TROY HILLS TWP	Lot too small to qualify.	0.00	0.00	10	20%	0.00
P242	725	4.01	1839 ROUTE 46 (REAR)	PARSIPPANY-TROY HILLS TWP	Does not qualify due to Green Acres Funding. On ROSI list.	12.21	0.00	10	20%	0.00
P243	726	10	1399 ROUTE 46	NJ DEPT OF TRANSPORTATION	Lot too small to qualify. Developed with a travel lane.	0.82	0.00	10	20%	0.00
P244	728	4.01	240 TROY RD	PARSIPPANY-TROY HILLS TWP	Does not qualify due to Green Acres Funding. On ROSI list.	0.43	0.00	10	20%	0.00
P245	728	8	69 BALDWIN RD	PARSIPPANY-TROY HILLS TWP	Does not qualify due to Green Acres Funding. On ROSI list.	0.64	0.00	10	20%	0.00
P246	728	7	59 BALDWIN RD	PARSIPPANY-TROY HILLS TWP	Does not qualify due to Green Acres Funding. On ROSI list.	0.69	0.00	10	20%	0.00
P247	728	1	ROUTE 46	PARSIPPANY-TROY HILLS TWP	Does not qualify due to Green Acres Funding	5.03	0.00	10	20%	0.00
P248	729	4	8 GRANGE RD	PARSIPPANY-TROY HILLS TWP	Lot too small to qualify.	0.34	0.00	10	20%	0.00
P249	729	5	10 GRANGE RD	PARSIPPANY-TROY HILLS TWP	Lot too small to qualify.	0.34	0.00	10	20%	0.00
P250	729	3	GRANGE RD	PARSIPPANY-TROY HILLS TWP	Does not qualify. On ROSI list.	2.84	0.00	10	20%	0.00
P251	730	5	TROY RD	PARSIPPANY-TROY HILLS TWP	Does not qualify due to Green Acres Funding	4.36	0.00	6	20%	0.00
P252	730	6	BARBARA ST REAR	PARSIPPANY-TROY HILLS TWP	Does not qualify due to Green Acres Funding	7.53	0.00	6	20%	0.00
P253	733	18	CARLTON DR	PARSIPPANY-TROY HILLS TWP	Does not qualify. Stormwater basin. Constrained by wetland, nonCI stream, waterbody and 100 yr. floodplain.	5.28	0.00	10	20%	0.00
P255	734	58	SMITH RD	PARSIPPANY-TROY HILLS TWP	Lot too small to qualify.	0.15	0.00	6	20%	0.00
P256	734	16.7	PARROTT DR	PARSIPPANY-TROY HILLS TWP	Qualifies. Constrained by wetlands, nonCI streams.	2.37	1.33	6	20%	1.60
P257	734	18	HANCOCK ST	PARSIPPANY-TROY HILLS TWP	Does not qualify. Constrained by wetlands and nonCI stream. Remaining area is too narrow.	4.40	0.00	6	20%	0.00
P258	734	2	SMITH RD	FORGE POND DEVELOPERS, LLC	Does not qualify. On ROSI list. Constrained by wetlands and nonCI stream.	124.17	0.00	6	20%	0.00
P259	736	11.15	550 SMITH RD	PARSIPPANY-TROY HILLS TWP	Lot too small to qualify.	0.49	0.00	10	20%	0.00
P260	736	9.1	560 SMITH RD	PARSIPPANY-TROY HILLS TWP	Does not qualify due to Green Acres funding. On ROSI list.	0.90	0.00	10	20%	0.00
P261	741	4.2	SMITH RD	PARSIPPANY-TROY HILLS TWP	Does not qualify. On ROSI list.	41.58	0.00	6	20%	0.00

**PARSIPPANY-TROY HILLS:
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ID #	Block	Lot	Property Location	Owners Name	Comments	Total Area (ec)	Developable Area (ac)	Applied or Approved density/acre	Setaside %	RDP of Developable
P262	742	47	STAFFORD TER	PARSIPPANY-TROY HILLS TWP	Does not qualify. Stormwater basin.	2.34	0.00	6	20%	0.00
P263	753	66	REYNOLDS AVE	PARSIPPANY-TROY HILLS TWP	Does not qualify. On ROSI list.	1.09	0.00	6	20%	0.00
P264	753	74	REYNOLDS AVE	PARSIPPANY-TROY HILLS TWP	Does not qualify. On ROSI list.	11.38	0.00	6	20%	0.00
P265	757	47	SO BEVERWYCK RD	COUNTY OF MORRIS	Does not qualify due to Green Acres funding. On ROSI list.	48.38	0.00	6	20%	0.00
P266	757	21	PRESTON RD	COUNTY OF MORRIS	Does not qualify due to Green Acres funding. On ROSI list. Constrained by wetlands and nonCL stream.	9.56	0.00	6	20%	0.00
P267	757	48.31	SO BEVERWYCK RD	PARSIPPANY-TROY HILLS TWP	Does not qualify. On ROSI list.	6.69	0.00	6	20%	0.00
P268	757	61.04	27 PHILLIP DR	PARSIPPANY-TROY HILLS TWP	Does not qualify. Too constrained by wetlands. Remaining area is inaccessible.	7.10	0.00	6	20%	0.00
P269	764	24	TROY MEADOW RD	NJ DEPT OF ENV PROTECTION	Lot too small to qualify.	0.46	0.00	10	20%	0.00
P270	764	65	SO BEVERWYCK RD	NJ DEPT OF ENV PROTECTION	Does not qualify due to Green Acres funding. On ROSI list.	0.33	0.00	6	20%	0.00
P271	764	61	SO BEVERWYCK RD	NJ DEPT OF ENV PROTECTION	Does not qualify due to Green Acres funding. On ROSI list.	0.35	0.00	6	20%	0.00
P272	764	63.1	SO BEVERWYCK RD	NJ DEPT OF ENV PROTECTION	Does not qualify due to Green Acres funding. On ROSI list.	2.63	0.00	6	20%	0.00
P273	764	47	TROY MEADOW RD	NJ DEPT OF ENV PROTECTION	Does not qualify due to Green Acres funding. On ROSI list.	8.28	0.00	6	20%	0.00
P274	764	50	SO BEVERWYCK RD	NJ DEPT OF ENV PROTECTION	Does not qualify due to Green Acres funding. On ROSI list.	10.53	0.00	6	20%	0.00
P275	764	49	SO BEVERWYCK RD	NJ DEPT OF CONS & ECO DEV	Does not qualify due to Green Acres funding. On ROSI list.	12.29	0.00	6	20%	0.00
P276	764	45	TROY MEADOW RD	NJ DEPT OF CONS & ECO DEV	Does not qualify due to Green Acres funding. On ROSI list.	15.77	0.00	6	20%	0.00
P277	764	73	SO BEVERWYCK RD	NJ DEPT OF ENV PROTECTION	Does not qualify due to Green Acres funding. On ROSI list.	34.33	0.00	6	20%	0.00
P278	764	52	PERRINE RD	NJ DEPT OF ENV PROTECTION	Does not qualify due to Green Acres funding. On ROSI list.	94.35	0.00	6	20%	0.00
P279	764	66	SO BEVERWYCK RD	NJ DEPT OF ENV PROTECTION	Does not qualify due to Green Acres funding. On ROSI list.	78.85	0.00	6	20%	0.00
P280	764	68.1	SO BEVERWYCK RD	PARSIPPANY-TROY HILLS TWP	Qualifies. Constrained by wetlands and 100 yr. floodplain.	1.54	1.84	6	20%	2.21
P281	764	38	TROY MEADOWS	COUNTY OF MORRIS	Does not qualify due to County ownership.	23.57	0.00	6	20%	0.00
P282	765	70	EDWARDS RD REAR	NJ DEPT OF ENVIRONMENTAL PROTECTION	Does not qualify due to Green Acres funding. On ROSI list.	25.26	0.00	10	20%	0.00
P283	765	69	ROUTE 46	NJ DEPT OF ENV PROTECTION	Does not qualify due to Green Acres funding. On ROSI list.	40.00	0.00	10	20%	0.00
P284	765	63	SO BEVERWYCK RD	NJ DEPT OF ENV PROTECTION	Does not qualify due to Green Acres funding. On ROSI list.	51.30	0.00	6	20%	0.00
P285	765	79	EDWARDS RD BACK	NJ DEPT OF ENV PROTECTION	Does not qualify due to Green Acres funding. On ROSI list.	34.84	0.00	6	20%	0.00
P286	765	73	ROUTE 80 ACCESS RD	NJ DEPT OF ENV PROTECTION	Does not qualify. Completely constrained by wetlands, nonCL stream, and 100 yr. floodplain.	4.19	0.00	10	20%	0.00

**PARSIPPANY-TROY HILLS:
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ID #	Block	Lot	Property Location	Owners Name	Comments	Total Area (ac)	Developable Area (ac)	Applied or Approved density/acre	Setaside %	RDP of Developable
P287	765	84	TROY MEADOW RD	NU DEPT OF ENVIRONMENTAL	Does not qualify. Completely constrained by wetlands.	2.70	0.00	6	20%	0.00
P288	765	81.1	EDWARDS RD	PARSIPPANY-TROY HILLS TWP	Does not qualify. Completely constrained by wetlands.	6.20	0.00	6	20%	0.00
P289	765	66	EDWARDS RD REAR	PARSIPPANY-TROY HILLS TWP	Does not qualify. Completely constrained by wetlands. No access off of I-280 and US 46.	7.55	0.00	6	20%	0.00
P290	765	86	TROY MEADOW RD	NU DEPT OF TRANSPORTATION	Does not qualify due to State ownership.	8.36	0.00	6	20%	0.00
P291	766	17	EDWARDS & NEW RD	COUNTY OF MORRIS	Lot too small to qualify.	0.56	0.00	10	20%	0.00
P292	767	16.1	NEW RD	PARSIPPANY-TROY HILLS TWP	Lot too small to qualify.	0.03	0.00	10	20%	0.00
P293	768	1	1010 EDWARDS RD	COUNTY OF MORRIS	Does not qualify due to County ownership and development of onramp/offramp.	2.18	0.00	10	20%	0.00
P294	770	7	EDWARDS RD	PARSIPPANY-TROY HILLS TWP	Does not qualify. Constrained by 100 yr. floodplain and nonC1 stream. Remaining area is not assembled in such a way to be developed.	7.72	0.00	10	20%	0.00
P295	770	17	4 NEW RD	COUNTY OF MORRIS	Lot too small to qualify.	0.15	0.00	10	20%	0.00
P296	770	19	359 NEW RD	COUNTY OF MORRIS	Lot too small to qualify.	0.28	0.00	10	20%	0.00
P297	770	18	6 NEW RD	COUNTY OF MORRIS	Lot too small to qualify.	0.38	0.00	10	20%	0.00
P298	771	1	NEW RD	PARSIPPANY-TROY HILLS TWP	Does not qualify. Site of capped landfill.	25.33	0.00	6	20%	0.00
P299	2	4	WEST HANOVER AVE	PARSIPPANY-TROY HILLS TWP	Does not qualify. Let is a duplicate of P229. ID: P299. Removed from analysis.	0.12	0.00	6	20%	0.00
P300	3	16	HIGH RIDGE RD	PARSIPPANY-TROY HILLS TWP	Does not qualify. Currently developed with tennis court and a water tower.	1.15	0.00	6	20%	0.00
P301	7	1	59 KOCH AVE	NU DEPT OF HUMAN SERVICES	Does not qualify. State of NJ Mental Hospital	136.41	0.00	6	20%	0.00
P302	7	2	500 W HANOVER AVE	COUNTY OF MORRIS	Does not qualify. County building	107.15	0.00	6	20%	0.00
P303	10	1.01	KOCH AVE	NU DEPT OF HUMAN SERVICES	Does not qualify. County building	159.23	0.00	6	20%	0.00
P304	10	1.03	CENTRAL AVE	COUNTY OF MORRIS	Does not qualify. County building	63.28	0.00	6	20%	0.00
P305	15	28	2387 WATNONG TER	PARSIPPANY-TROY HILLS TWP	Does not qualify. On ROST List.	0.93	0.00	6	20%	0.00
P306	15	29	2379 WATNONG TER	PARSIPPANY-TROY HILLS TWP	Does not qualify. On ROST List.	1.29	0.00	6	20%	0.00
P307	15.2	5	90 SO POWDERMILL RD	PARSIPPANY-TROY HILLS TWP	Does not qualify. Municipal utility site	0.23	0.00	10	20%	0.00
P308	15.8	35.01	MOUNTAIN WAY REAR	PARSIPPANY-TROY HILLS TWP	Does not qualify. Municipal utility site	0.87	0.00	10	20%	0.00
P309	15.8	35.02	MOUNTAIN WAY REAR	PARSIPPANY-TROY HILLS TWP	Does not qualify. Municipal utility site	1.87	0.00	6	20%	0.00
P310	15.8	40.01	MOUNTAIN WAY	PARSIPPANY-TROY HILLS TWP	Does not qualify. Municipal utility site	0.12	0.00	10	20%	0.00
P311	18	17	2830 ROUTE 10	NU DEPT OF TRANSPORTATION	Does not qualify. Not vacant	1.49	0.00	6	20%	0.00
P312	18.5	17	35 WATERLOO DR	PARSIPPANY-TROY HILLS TWP	Does not qualify. pump, station and active recreation	5.96	0.00	6	20%	0.00
P313	19	9	2600 ROUTE 10	PARSIPPANY-TROY HILLS TWP	Does not qualify. Historic-Craftsman Farms (NHL, ID#2215)	1.69	0.00	6	20%	0.00
P314	19	10	2580 ROUTE 10	PARSIPPANY-TROY HILLS TWP	Does not qualify. Historic-Craftsman Farms (NHL, ID#2215)	2.31	0.00	6	20%	0.00
P315	25	14	HECTOR RD	PARSIPPANY-TROY HILLS TWP	Does not qualify. Municipal utility site	0.23	0.00	6	20%	0.00
P316	25	31	2550 ROUTE 10	PARSIPPANY-TROY HILLS TWP	Does not qualify. On ROST List.	27.32	0.00	6	20%	0.00
P317	25	31.1	ROUTE 10	PARSIPPANY-TROY HILLS TWP	Does not qualify. On ROST List.	0.94	0.00	6	20%	0.00
P318	25	32	SOUTHWOOD DR	PARSIPPANY-TROY HILLS TWP	Does not qualify. On ROST List.	6.00	0.00	6	20%	0.00
P319	35	4	53 DICKERSON RD	PARSIPPANY-TROY HILLS TWP	Does not qualify. Municipal utility site	0.13	0.00	10	20%	0.00
P320	93	7	900 PARK RD	BOARD OF EDUCATION	Does not qualify. School building	8.00	0.00	10	20%	0.00
P321	98	47	510 PARK RD	PARSIPPANY-TROY HILLS TWP	Does not qualify. Municipal utility site	1.03	0.00	10	20%	0.00
P322	106	13.1	WILLOW LN	PARSIPPANY-TROY HILLS TWP	Does not qualify. On ROST List.	2.73	0.00	10	20%	0.00
P323	114	6.01	HIGHWOOD RD, LONG RD	PARSIPPANY-TROY HILLS TWP	Lot too small to qualify.	0.26	0.00	10	20%	0.00

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ID #	Block	Lot	Property Location	Owners Name	Comments	Total Area (ac)	Developable Area (ac)	Applied or Approved density/acre	Setaside %	RD of Developable
P324	114	22	OAKDALE RD	PARSIPPANY-TROY HILLS TWP	Does not qualify. On ROST List.	1.30	0.00	10	20%	0.00
P325	136	28	HIGHWAY RD	PARSIPPANY-TROY HILLS TWP	Does not qualify. On ROST List.	56.50	0.00	6	20%	0.00
P326	136	65	LACKAWANNA AVE	PARSIPPANY-TROY HILLS TWP	Does not qualify. Developed with Lackawanna water tank.	0.91	0.00	10	20%	0.00
P327	161	1	STEPHEN & PARK	PARSIPPANY-TROY HILLS TWP	Does not qualify. On ROST List.	1.84	0.00	10	20%	0.00
P328	162	1	STEPHEN PL	PARSIPPANY-TROY HILLS TWP	Does not qualify. On ROST List.	2.53	0.00	10	20%	0.00
P329	166	83	20 RITA DR	BOARD OF EDUCATION	Does not qualify. School building	44.08	0.00	6	20%	0.00
P330	166	16	BROOKLAWN DR	PARSIPPANY-TROY HILLS TWP	Does not qualify. On ROST List.	8.30	0.00	10	20%	0.00
P331	168	34	250 BROOKLAWN DR	BOARD OF EDUCATION	Does not qualify. School building	18.96	0.00	6	20%	0.00
P332	168	132	DARTFORD RD	PARSIPPANY-TROY HILLS TWP	Qualifies. Constrained by wetlands. Wrapped with single-family lots.	5.06	3.91	10	20%	7.82
P333	176	9	1788 LITTLETON RD	PARSIPPANY-TROY HILLS TWP	Lot too small to qualify.	0.14	0.00	10	20%	0.00
P334	199	3	250 BEACHWOOD RD	BOARD OF EDUCATION	Does not qualify. School building	35.10	0.00	10	20%	0.00
P335	199	20	449 HALSEY RD	PARSIPPANY-TROY HILLS TWP	Does not qualify. Library.	6.15	0.00	10	20%	0.00
P336	202	9.05	ENTIN WAY	PARSIPPANY-TROY HILLS TWP	Does not qualify. Pump station.	12.50	0.00	10	20%	0.00
P337	202	15	DRYDEN WAY	PARSIPPANY-TROY HILLS TWP	Lot too small to qualify.	0.23	0.00	10	20%	0.00
P338	208	43	225 KINGSTON RD	BOARD OF EDUCATION	Does not qualify. School building	11.33	0.00	10	20%	0.00
P339	208	52	CRESTVIEW DR	PARSIPPANY-TROY HILLS TWP	Does not qualify. On ROST List.	1.50	0.00	10	20%	0.00
P340	226	5	40 EBA RD	BOARD OF EDUCATION	Does not qualify. School building	9.36	0.00	10	20%	0.00
P341	350	11	PAPSCOE DR	PARSIPPANY-TROY HILLS TWP	Does not qualify. On ROST List.	0.14	0.00	10	20%	0.00
P342	383	10	FAIRFIELD RD	PARSIPPANY-TROY HILLS TWP	Lot too small to qualify.	0.14	0.00	10	20%	0.00
P343	388	3	292 PARSIPPANY RD	PARSIPPANY-TROY HILLS TWP	Does not qualify. Library.	2.50	0.00	10	20%	0.00
P344	400	1.1	KNOLL RD-BACK	PARSIPPANY-TROY HILLS TWP	Does not qualify. Water tank.	0.87	0.00	10	20%	0.00
P345	400	3.2	2-A TORIES LN	PARSIPPANY-TROY HILLS TWP	Lot too small to qualify. Irregularly shaped and narrow.	0.06	0.00	10	20%	0.00
P346	405	7	HOWER ST	PARSIPPANY-TROY HILLS TWP	Does not qualify. On ROST List.	6.53	0.00	10	20%	0.00
P347	411	13	CHERRY HILL RD	PARSIPPANY-TROY HILLS TWP	Lot too small to qualify	0.31	0.00	10	20%	0.00
P348	411	22.1	3299 ROUTE 46	UNITED STATES POSTAL SERVICE	Does not qualify. Post Office.	2.18	0.00	10	20%	0.00
P349	411	22.2	ROUTE 46	NJ DEPT OF TRANSPORTATION	Lot too small to qualify.	0.52	0.00	10	20%	0.00
P350	411	22.3	ROUTE 46	NJ DEPT OF TRANSPORTATION	Lot too small to qualify.	0.23	0.00	10	20%	0.00
P351	411	24.01	3339 ROUTE 46	PARSIPPANY-TROY HILLS TWP	Does not qualify. Police Station	8.79	0.00	10	20%	0.00
P352	411	24.02	PUMPHOUSE RD	PARSIPPANY-TROY HILLS TWP	Does not qualify. Public Works.	16.12	0.00	10	20%	0.00
P353	420	1	1001 PARSIPPANY BLVD	PARSIPPANY-TROY HILLS TWP	Does not qualify. Municipal building.	3.11	0.00	10	20%	0.00
P354	421	12	60 PITT RD	BOARD OF EDUCATION	Does not qualify. School building	12.85	0.00	10	20%	0.00
P355	421	25.1	736 PARSIPPANY BLVD	PARSIPPANY-TROY HILLS TWP	Does not qualify. On ROST List.	2.75	0.00	10	20%	0.00
P356	421	26	760 PARSIPPANY BLVD	PARSIPPANY-TROY HILLS TWP	Does not qualify. On ROST List.	4.11	0.00	10	20%	0.00
P357	421	29.04	WATERVIEW BLVD - REAR	PARSIPPANY-TROY HILLS TWP	Lot too small to qualify. Developed as a surface parking lot.	10.63	0.00	6	20%	0.00
P358	429	32	100 BELL RD	PARSIPPANY-TROY HILLS TWP	Does not qualify. On ROST List.	7.23	0.00	10	20%	0.00
P359	435	28	280 PARSIPPANY BLVD	PARSIPPANY-TROY HILLS TWP	Lot too small to qualify.	0.11	0.00	10	20%	0.00
P360	469	3	445 KNOLL RD	BOARD OF EDUCATION	Does not qualify. School building.	16.67	0.00	10	20%	0.00
P361	469	6	389 KNOLL RD	PARSIPPANY-TROY HILLS TWP	Does not qualify. Developed as a residence and farm.	5.77	0.00	10	20%	0.00
P362	481	36	1 LINCOLN AVE	BOARD OF EDUCATION	Does not qualify. School building.	13.17	0.00	10	20%	0.00
P363	483	2	CLAUDINE TER	BOARD OF EDUCATION	Does not qualify. On ROST List.	24.66	0.00	10	20%	0.00
P364	483	28	COLONY ST	PARSIPPANY-TROY HILLS TWP	Does not qualify. Pump Station and completely constrained.	0.34	0.00	10	20%	0.00
P365	494	6.1	1130 KNOLL RD	PARSIPPANY-TROY HILLS TWP	Does not qualify. Rec center.	5.90	0.00	6	20%	0.00
P366	494	1	1100 KNOLL RD	PARSIPPANY-TROY HILLS TWP	Does not qualify. On ROST List.	338.00	0.00	6	20%	0.00

**PARSIPPANY-TROY HILLS:
Vacant Land, RDP ANALYSIS
March 8, 2019, Revised June 20, 2019**

ID #	Block	Lot	Property Location	Owners Name	Comments	Total Area (ac)	Developable Area (ac)	Applied or Approved density/acre	Setaside %	RDP of Developable
P367	498	24	10 EILEEN CT	BOARD OF EDUCATION	Does not qualify. School building.	11.34	0.00	10	20%	0.00
P368	498	23	60-70 EILEEN CT	PARSIPPANY-TROY HILLS TWP	Does not qualify. Developed as active recreation.	11.31	0.00	10	20%	0.00
P369	498	25	EILEEN CT	PARSIPPANY-TROY HILLS TWP	Does not qualify. Well.	1.08	0.00	10	20%	0.00
P370	517	6	RIVER DR	PARSIPPANY-TROY HILLS TWP	Lot too small to qualify.	0.09	0.00	10	20%	0.00
P371	520	1	NOKOMIS AVE	PARSIPPANY-TROY HILLS TWP	Lot too small to qualify.	0.14	0.00	10	20%	0.00
P372	520	2	NOKOMIS AVE	PARSIPPANY-TROY HILLS TWP	Lot too small to qualify.	0.09	0.00	10	20%	0.00
P373	521	1	68 NOKOMIS AVE	PARSIPPANY-TROY HILLS TWP	Lot too small to qualify.	0.18	0.00	10	20%	0.00
P374	526	10	19 MOHICAN PL	PARSIPPANY-TROY HILLS TWP	Lot too small to qualify.	0.17	0.00	10	20%	0.00
P375	553	3	LAKE SHORE DR	PARSIPPANY-TROY HILLS TWP	Lot too small to qualify.	0.17	0.00	10	20%	0.00
P376	601	10	69 NO BEVERWYCK RD	PARSIPPANY-TROY HILLS TWP	Lot too small to qualify.	0.10	0.00	10	20%	0.00
P377	626	21	156 OLD BLOOMFIELD AVE	BOARD OF EDUCATION	Does not qualify. School building.	1.16	0.00	10	20%	0.00
P378	629	2	MAPLE AVE	PARSIPPANY-TROY HILLS TWP	Does not qualify. On ROST List.	0.44	0.00	10	20%	0.00
P379	630	1	41 ELM AVE	PARSIPPANY-TROY HILLS TWP	Does not qualify. On ROST List.	0.84	0.00	10	20%	0.00
P380	698	32	160 EDWARDS RD	BOARD OF EDUCATION	Does not qualify. School building.	11.06	0.00	10	20%	0.00
P381	698	20	410 OLD BLOOMFIELD AVE	PARSIPPANY-TROY HILLS TWP	Lot too small to qualify. Irregularly shaped and narrow.	0.55	0.00	10	20%	0.00
P382	712	37	309 BALDWIN RD	BOARD OF EDUCATION	Does not qualify. School building.	40.54	0.00	10	20%	0.00
P383	716	7	BALL AVE	PARSIPPANY-TROY HILLS TWP	Lot does not qualify. Developed with utility pump house.	0.52	0.00	10	20%	0.00
P384	718	26	300 BALDWIN RD	PARSIPPANY-TROY HILLS TWP	Does not qualify. School building.	1.86	0.00	10	20%	0.00
P385	718	26.1	320 BALDWIN RD	PARSIPPANY-TROY HILLS TWP	Lot too small to qualify.	0.15	0.00	10	20%	0.00
P386	721	3	1620 ROUTE 46	BOARD OF EDUCATION	Does not qualify. School building.	22.02	0.00	10	20%	0.00
P387	722	1	ROUTE 46 & SO BEVERWYCK	NU DEPT OF TRANSPORTATION	Does not qualify. Constrained by slopes and developed as Park n Ride. Remaining area is an archaeological site with identified artifacts.	11.77	0.00	10	20%	0.00
P388	723	1	SO BEVERWYCK RD	PARSIPPANY-TROY HILLS TWP	Does not qualify. On ROST List.	12.71	0.00	6	20%	0.00
P389	725	5.01	1839 ROUTE 46	PARSIPPANY-TROY HILLS TWP	Does not qualify. On ROST List.	5.31	0.00	10	20%	0.00
P390	728	3	ROUTE 46	PARSIPPANY-TROY HILLS TWP	Does not qualify. On ROST List.	16.06	0.00	10	20%	0.00
P391	728	5	220 TROY RD	PARSIPPANY-TROY HILLS TWP	Does not qualify. Veterans of Foreign Wars Building.	0.70	0.00	10	20%	0.00
P392	728	6	33 BALDWIN RD	PARSIPPANY-TROY HILLS TWP	Does not qualify. On ROST List.	2.13	0.00	10	20%	0.00
P393	734	2.06	TROY RD	PARSIPPANY-TROY HILLS TWP	Lot does not qualify. Developed with utility pump house.	1.10	0.00	10	20%	0.00
P394	734	4	460 SO BEVERWYCK RD	PARSIPPANY-TROY HILLS TWP	Does not qualify. Township Historic Society building (Smith-Baldwin House).	2.85	0.00	6	20%	0.00
P395	736	7.07	SMITH & MAZDABROOK RD	PARSIPPANY-TROY HILLS TWP	Lot too small to qualify.	0.31	0.00	10	20%	0.00
P396	736	9.2	580 SMITH RD	PARSIPPANY-TROY HILLS TWP	Qualifies. Constrained by wetlands.	4.17	4.05	10	20%	8.10
P397	736.1	3	459 POMEROY RD	PARSIPPANY-TROY HILLS TWP	Does not qualify. Water tank.	1.01	0.00	10	20%	0.00
P398	753	35	29 TROUVILLE DR	PARSIPPANY-TROY HILLS TWP	Does not qualify. On ROST List.	2.31	0.00	6	20%	0.00
P399	753	65	REYNOLDS AVE	PARSIPPANY-TROY HILLS TWP	Does not qualify. On ROST List.	14.60	0.00	6	20%	0.00
P400	753	66	REYNOLDS AVE	PARSIPPANY-TROY HILLS TWP	Does not qualify. Duplicate of P263 which is disqualified and on ROST. ID P400 removed from analysis.	1.10	0.00	6	20%	0.00
P401	757	20	REYNOLDS AVE	COUNTY OF MORRIS	Does not qualify. On ROST List.	103.79	0.00	6	20%	0.00
P402	763	11	509 S. BEVERWYCK RD	BOARD OF EDUCATION	Does not qualify. School building.	12.28	0.00	10	20%	0.00
P403	764	29	803 SO BEVERWYCK RD	PARSIPPANY-TROY HILLS TWP	Does not qualify. On ROST List.	5.48	0.00	10	20%	0.00
P404	764	51	MEADOW RD	PARSIPPANY-TROY HILLS TWP	Does not qualify. Completely constrained	0.18	0.00	6	20%	0.00
P405	764	64	SO BEVERWYCK RD	NU DEPT OF ENV PROTECTION	Lot too small to qualify.	0.42	0.00	6	20%	0.00
P406	765	33	MARSHA TER	PARSIPPANY-TROY HILLS TWP	Does not qualify. On ROST List.	4.05	0.00	10	20%	0.00

**PARSIPPANY-TROY HILLS:
Vacant Land, RDP ANALYSIS
March 8, 2019, Revised June 20, 2019**

ID #	Block	Lot	Property Location	Owners Name	Comments	Total Area (ac)	Developable Area (ac)	Applied or Approved density/acre	Setaside %	RDP of Developable
P407	765	64	SO BEVERWYCK RD	PARSIPPANY-TROY HILLS TWP	Does not qualify. On ROST List.	10.83	0.00	6	20%	0.00
P408	768	2.01	1100 EDWARDS RD	MORRIS COUNTY MUNICIPAL UTILITIES A	Does not qualify. Morris County Municipal Utility Authority.	2.00	0.00	10	20%	0.00
P409	769	1	1139 EDWARDS RD	PARSIPPANY-TROY HILLS TWP	Does not qualify. Sewer Treatment Facility	59.99	0.00	10	20%	0.00
LD1	408	4.01	440 LITTLETON RD	440 LITTLETON ROAD, LLC	Qualifies for RDP Analysis. Developed plant nursery. Considered developable for RDP purposes	2.91	2.91	10	20%	5.80
DDP1	14	9	660 OLD DOVER RD	700 MOUNTAIN WAY LLC	Qualifies for RDP Analysis. Approved inclusionary site. Although lot constrained by steep slopes, considered developable for RDP purposes	14.00	1.53	6.12	20%	19.40
	14	9.1	660 OLD DOVER RD	700 MOUNTAIN WAY LLC			1.53	6.12	20%	
	14	10	648 OLD DOVER RD	700 MOUNTAIN WAY, LLC	with adjoining parcel B 14 L 9 & 10 for a total of 97 units		1.83	6.12	20%	
DDP2	136	44	100 CHERRY HILL RD	MORRIS CORP CTR VI, LLC % SJP PROP	Qualifies for RDP analysis. Proposed inclusionary site. Lot is constrained by wetlands nonC1 stream and waterbody, considered developable for RDP purposes with adjoining parcel B136 L 76 for a total of 325 units.	27.47	22.01	11.8	20%	65.00
	136	76	120 CHERRY HILL RD	MORRIS VI REALTY, LLC %SJP RPPTERTIES			0.98			
DDP3	166	96	1050 LITTLETON RD	ST CHRISTOPHERS R C CHURCH	Qualifies for RDP Analysis. Rear of lot being offered for sale although constrained by slopes housing Approved inclusionary site. Considered developable for RDP purposes	11.50	11.50	6	20%	13.80
DDP4	181	19	1500 LITTLETON RD	PARSIPPANY LITTLETON, LLC	Qualifies for RDP analysis. Proposed inclusionary site. Lot is constrained by wetlands nonC1 stream and waterbody, considered developable for RDP purposes for a total of 250 AR & 120 ASL units	25.95		14.3	20% & 10%	62.00
DDP5	200	1.2	1515 ROUTE 10	1515 PARSIPPANY, LLC	Qualifies for RDP analysis. Proposed inclusionary site. Lot is constrained by wetlands nonC1 stream and waterbody, considered developable for RDP purposes for a total of 441 units.	11.13		39.8	20%	88.20
DDP6	200	8	169 JOHNSON RD	A-CONGLII, TRUSTEE, J & P WEICHERT	Qualifies for RDP analysis. Proposed inclusionary site. Lot is constrained by wetlands nonC1 stream and waterbody, considered developable for RDP purposes for a total of 91 units.	2.51		36.3	20%	18.20
	202	3.1	1633 LITTLETON RD	LITTLETON REALTY ASC LLC% MACK-CALI		5.19	5.19			
DDP7	202	3.20	2 CAMPUS DR	RRT 2 CAMPUS LLC % MACK-CALI REALTY	Qualifies for RDP analysis. Proposed inclusionary site. Considered developable for RDP purposes with adjoining parcels for a total of 400 units.	5.04	5.04	19.5	20%	80.00
	202	3.12	3 CAMPUS DR	1 CAMPUS ASSOC % MACK-CALI		10.02	10.02			
DDP8	245	18.1	181 KINGSTON RD	SHREEJI GAJA LAXMI, LLC	Qualifies for RDP Analysis. Approved inclusionary site. Although lot is developed, considered developable for RDP purposes for a total of 8 units	0.87	0.87	9.2	20%	1.60
DDP9	392	1	800-900 PARSIPPANY RD	849H LANIDEX, LLC	Qualifies for RDP analysis. Proposed inclusionary site. Considered developable for RDP purposes with adjoining parcels for a total of 600 units unmet need third round.	11.36		13.3	20%	120.00
	392	2	100-700 PARSIPPANY RD	1H7H LANIDEX, LLC %MILELLI REAL EST		33.72				
DDP10	411	15	199 CHERRY HILL RD	199-CHERRY HILL ROAD LLC	Qualifies for RDP Analysis. Proposed inclusionary site. Although lot is developed, it is considered developable for RDP purposes for a total of 60 units—	2.40	2.40	25	20%	0.00
DDP11	698	15.2, 501	808 ROUTE 46	WESTMOUNT-ARLINGTON PLAZA JOINT VEN	Qualifies for RDP Analysis. Proposed inclusionary site. Although lot is developed, it is considered developable for RDP purposes for a total of 313 units	22.08	22.08	10.03	20%	62.60
	766	6	750 EDWARDS RD	750 EDWARDS RD, LLC		4.73				
DDP12	766	7	760 EDWARDS RD	CORVELLI ASSOC % CORVELL BROTHERS	Qualifies for RDP analysis. Proposed inclusionary site. Lot is constrained by wetlands nonC1 stream and waterbody, considered developable for RDP purposes with adjoining parcels B766 L 6 thru 9 for a total of 114 units.	0.35		13.3	20%	22.80
	766	8	EDWARDS RD	750 EDWARDS RD, LLC		3.02				
	766	9	EDWARDS RD	750 EDWARDS RD, LLC		0.44				

PARSIPPANY-TROY HILLS:
Vacant Land, RDP ANALYSIS
March 8, 2019, Revised June 20, 2019

ID #	Block	Lot	Property Location	Owners Name	Comments	Total Area (ac)	Developable Area (ac)	Applied or Approved density/acre	Setaside %	RDP of Developable
DDP13	767	36	887 EDWARDS RD	CORVELLI ASSOCIATES INC	Qualifies for RDP Analysis. Proposed inclusionary site. Although lot developed, considered developable for RDP purposes for 24 units	1.18		20.3	20%	4.80
NRD1	15	5	2889 ROUTE 10	2889 ROUTE 10, LLC	Negotiated qualification for RDP Analysis. Although lot developed as lot 5 and 6 included in RDP at 80 units	2.04				
NRD2	15	6	2889 ROUTE 10	2889 ROUTE 10, LLC	Negotiated qualification for RDP Analysis. Although lot developed, included in RDP at 6 units to the acre or 39 units	4.29		12.6	20%	16.00
NRD3	734	51.29	SCHINDLER CT	STERLING MIST LLC	Negotiated qualification for RDP Analysis. Although lot developed, included in RDP at 12 units to the acre or 193 units	6.56		6	20%	7.80
NRD4	421	29.03	30 WATERVIEW BLVD	WATERVIEW MARKETPLACE LLC		16.10	16.10	12	20%	38.60
					TOTAL RDP OF VACANT AND LOTS CONTRIBUTING TO RDP BASED UPON SETTLEMENT AGREEMENT					844.43
										845 Rounded Up

A-4 Draft Resolution Intent to Bond

TOWNSHIP OF PARSIPPANY-TROY HILLS
MORRIS COUNTY, NEW JERSEY

RESOLUTION

R2019 -__: **RESOLUTION OF THE TOWNSHIP COUNCIL OF INTENT TO APPROPRIATE FUNDS OR BONDS FOR AFFORDABLE HOUSING IN THE EVENT OF A FUNDING SHORTFALL**

WHEREAS, the Borough Council of the Township of Parsippany-Troy Hills, County of Morris, State of New Jersey have reviewed and approved the 2019 Housing Element and Fair Share Plan and 2019 Spending Plan; and

WHEREAS, the Spending Plan allocates funds for a rehabilitation program, construction programs, affordability assistance, and affordable housing administration; and

WHEREAS, the Township anticipates that the funding will come from developer contributions paid into the Borough's Affordable Housing Trust Fund; and

WHEREAS, in the event that the above funding source prove inadequate to complete the affordable housing programs included in the Township's Housing Element and Fair Share Plan and Spending Plan, the Township shall provide sufficient funding to address any shortfalls.

NOW THEREFORE BE IT RESOLVED by the Council of the Township of Parsippany-Troy Hills, County of Morris, that the Township does hereby agree to appropriate funds or authorize the issuance of debt to fund any shortfall in its affordable housing program that may arise whether due to inadequate funding from other sources or for any other reason; and

BE IT FURTHER RESOLVED that upon written Order from the Honorable Michael Gaus, J.S.C., Superior Court of New Jersey, Civil Division, Sussex County, or his successor or assigns, after finding that inadequate funding exists to complete the affordable housing programs included in the Township's court-certified Housing Element and Fair Share Plan, the Township agrees to appropriate funds or authorize the issuance of debt within ninety (90) days of written Order from the Honorable Michael Gaus, J.S.C., Superior Court of New Jersey, Civil Division, Sussex County, or her successor or assigns.

BE IT FURTHER RESOLVED that the Township may repay debt through future collections of development fees, as such funds become available.

BE IT FURTHER RESOLVED that the Mayor, Township Administrator, and Township Clerk are authorized and designated to execute any and all necessary documents in order to implement the intent of this Resolution.

A-5 Affordable Housing Professionals 2019 Regional Income Limits



2019 AFFORDABLE HOUSING REGIONAL INCOME LIMITS BY HOUSEHOLD SIZE

Income limits not officially adopted by the State of New Jersey. Contact your municipality to see if applicable in your jurisdiction. Additional information about AHPNJ income limits is posted on AHPNJ.org

	1 Person	*1.5 Person	2 Person	*3 Person	4 Person	*4.5 Person	5 Person	6 Person	7 Person	8+ Person	Max Increase Rents** Sales***	Regional Asset Limit****
Region 1												
Median	\$66,607	\$71,365	\$76,122	\$85,637	\$95,153	\$98,959	\$102,765	\$110,377	\$117,989	\$125,602		
Moderate	\$53,286	\$57,092	\$60,898	\$68,510	\$76,122	\$79,167	\$82,212	\$88,302	\$94,391	\$100,481	2.6%	\$183,994
Low	\$33,303	\$35,682	\$38,061	\$42,819	\$47,576	\$49,479	\$51,382	\$55,189	\$58,995	\$62,801	4.73%	
Very Low	\$19,982	\$21,409	\$22,837	\$25,691	\$28,546	\$29,688	\$30,829	\$33,113	\$35,397	\$37,680		
Region 2												
Median	\$70,537	\$75,576	\$80,614	\$90,691	\$100,767	\$104,798	\$108,829	\$116,890	\$124,952	\$133,013		
Moderate	\$56,430	\$60,460	\$64,491	\$72,553	\$80,614	\$83,838	\$87,063	\$93,512	\$99,961	\$106,410	2.6%	\$193,321
Low	\$35,269	\$37,788	\$40,307	\$45,345	\$50,384	\$52,399	\$54,414	\$58,445	\$62,476	\$66,506	5.67%	
Very Low	\$21,161	\$22,673	\$24,184	\$27,207	\$30,230	\$31,439	\$32,649	\$35,067	\$37,485	\$39,904		
Region 3												
Median	\$82,810	\$88,725	\$94,640	\$106,470	\$118,300	\$123,032	\$127,764	\$137,228	\$146,692	\$156,156		
Moderate	\$66,248	\$70,980	\$75,712	\$85,176	\$94,640	\$98,426	\$102,211	\$109,782	\$117,354	\$124,925	2.6%	\$225,261
Low	\$41,405	\$44,363	\$47,320	\$53,235	\$59,150	\$61,516	\$63,882	\$68,614	\$73,346	\$78,078	9.64%	
Very Low	\$24,843	\$26,618	\$28,392	\$31,941	\$35,490	\$36,910	\$38,329	\$41,168	\$44,008	\$46,847		
Region 4												
Median	\$72,165	\$77,319	\$82,474	\$92,783	\$103,092	\$107,216	\$111,340	\$119,587	\$127,834	\$136,082		
Moderate	\$57,732	\$61,855	\$65,979	\$74,226	\$82,474	\$85,773	\$89,072	\$95,670	\$102,268	\$108,865	2.6%	\$193,919
Low	\$36,082	\$38,660	\$41,237	\$46,392	\$51,546	\$53,608	\$55,670	\$59,794	\$63,917	\$68,041	3.91%	
Very Low	\$21,649	\$23,196	\$24,742	\$27,835	\$30,928	\$32,165	\$33,402	\$35,876	\$38,350	\$40,825		
Region 5												
Median	\$63,070	\$67,575	\$72,080	\$81,090	\$90,100	\$93,704	\$97,308	\$104,516	\$111,724	\$118,932		
Moderate	\$50,456	\$54,060	\$57,664	\$64,872	\$72,080	\$74,963	\$77,846	\$83,613	\$89,379	\$95,146	2.6%	\$166,981
Low	\$31,535	\$33,788	\$36,040	\$40,545	\$45,050	\$46,852	\$48,654	\$52,258	\$55,862	\$59,466	3.09%	
Very Low	\$18,921	\$20,273	\$21,624	\$24,327	\$27,030	\$28,111	\$29,192	\$31,355	\$33,517	\$35,680		
Region 6												
Median	\$53,714	\$57,550	\$61,387	\$69,061	\$76,734	\$79,803	\$82,873	\$89,011	\$95,150	\$101,289		
Moderate	\$42,971	\$46,040	\$49,110	\$55,248	\$61,387	\$63,843	\$66,298	\$71,209	\$76,120	\$81,031	2.6%	\$143,713
Low	\$26,857	\$28,775	\$30,694	\$34,530	\$38,367	\$39,902	\$41,436	\$44,506	\$47,575	\$50,644	5.15%	
Very Low	\$16,114	\$17,265	\$18,416	\$20,718	\$23,020	\$23,941	\$24,862	\$26,703	\$28,545	\$30,387		

Moderate income is between 80 and 50 percent of the median income. Low income is 50 percent or less of median income. Very low income is 30 percent or less of median income.

* These columns are for calculating the pricing for one, two and three bedroom sale and rental units as per N.J.A.C. 5:80-26.4(a).

**This column is used for calculating the pricing for rent increases for units (as previously calculated under N.J.A.C. 5:97-9.3). The increase for 2015 was 2.3%, the increase for 2016 was 1.1%, the increase for 2017 was 1.7%, and the increase for 2018 was 2.2%. The increase for 2019 is 2.6% (Consumer price Index for All Urban Consumers (CPI-U): Regions by expenditure category and commodity and service group). Landlords who did not increase rents in 2015, 2016, 2017, or 2018 may increase rent by up to the applicable combined percentage including 2019 or 9.0% whichever is less in accordance with N.J.A.C. 5:97-9.3(c). In no case can rent for any particular apartment be increased more than one time per year.

*** This column is used for calculating the pricing for resale increases for units (as previously calculated under N.J.A.C. 5:97-9.3). The price of owner-occupied low and moderate income units may increase annually based on the percentage increase in the regional median income limit for each housing region. In no event shall the maximum resale price established by the administrative agent be lower than the last recorded purchase price.

Low income tax credit developments may increase based on the low income tax credit regulations.

**** The Regional Asset Limit is used in determining an applicant's eligibility for affordable housing pursuant to N.J.A.C. 5:80-26.16(b)3.

A-6 Resolution of Planning Board Adopting the 2019 HEFSP

**RESOLUTION APPROVING THE 2019 TOWNSHIP OF PARSIPPANY-TROY HILLS
MASTER PLAN RE-EXAMINATION REPORT AND
HOUSING ELEMENT AND FAIR SHARE PLAN**

WHEREAS, the Planning Board of the Township of Parsippany-Troy Hills has undertaken a reexamination of the Master Plan of the Township of Parsippany-Troy Hills pursuant to the provisions of the New Jersey Municipal Land Use Law and, simultaneously, has caused the preparation of a new Housing Element of the Master Plan and Fair Share Plan; and

WHEREAS, the Planning Board has authorized the firm of BFJ Planning of New York, New York to prepare the 2019 Master Plan Reexamination Report and the 2019 Housing Element of the Master Plan and Fair Share Plan (collectively, the “2019 Reexamination Report and Housing Element”); and

WHEREAS, the Planning Board has received preliminary drafts and has conducted its own initial review of the proposed 2019 Reexamination Report and Housing Element; and

WHEREAS, as required by N.J.S.A. 40:55D-13, the Planning Board has provided public notice of a public hearing held on the 2019 Reexamination Report and Housing Element, which hearing was conducted on August 19, 2019; and

WHEREAS, at said hearings, testimony concerning the 2019 Reexamination Report and Land Use Element was provided by Susan Favate, P.P., of BFJ Planning; and

WHEREAS, Ms. Favate, being duly sworn and qualified, reviewed the contents of the 2019 Reexamination Report; and

WHEREAS, as required by N.J.S.A. 40:55D-89, the 2019 Master Plan Reexamination Report sufficiently states:

1. The major problems and objectives relating to land development at the time of adoption of the last re-examination report in 2014;
2. The extent to which the problems and objectives have been reduced or have increased subsequent to the date of the adoption of the last re-examination report in 2014;
3. The extent to which there have been significant changes to the assumptions, policies, and objectives forming the basis of the Master Plan or development regulations as last revised, with particular regard to the density and distribution of population and land uses, housing conditions, circulation, conservation of natural resources, energy conservation, collection, disposition and recycling of designated recyclable materials, and changes in state, county and municipal policies and objectives;
4. The specific changes recommended for the Township of Parsippany-Troy Hills Master Plan, including underlying objectives, policies and standards, or whether a new plan or regulations should be prepared; and
5. The recommendations of the Planning Board concerning the incorporation of Redevelopment Plans into the land use plan element of the Township’s Master Plan, and

recommended changes in the local development regulations necessary to effectuate the redevelopment plans of the Township.

WHEREAS, at said hearings, testimony concerning the 2019 Housing Element and Fair Share Plan was provided by Edward Sniekus, P.P., of Burgis Associates. Ms. Sniekus, being duly sworn, reviewed the contents of the 2019 Housing Element and Fair Share Plan, which contain:

1. An inventory of the municipality's housing stock by age, condition, purchase or rental value, occupancy characteristics, and type, including the number of units available to low and moderate income households and substandard housing being capable of being rehabilitated;
2. A projection of the municipality's housing stock, including the probable future construction of low and moderate income housing, for the next ten years.
3. An analysis of the municipality's demographic characteristics;
4. 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; and
5. A consideration of the lands that are most appropriate for 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.

WHEREAS, at the August 19, 2019 hearing, members of the public were afforded an opportunity to testify about the 2019 Reexamination Report and Housing Element; and

WHEREAS, after hearing the public comments, the Township of Parsippany-Troy Hills Planning Board voted to adopt the 2019 Reexamination Report and Housing Element.

NOW, THEREFORE, BE IT RESOLVED, that the Planning Board of the Township of Parsippany-Troy Hills hereby adopts the 2019 Master Plan Reexamination Report, dated August 1, 2019, and the 2019 Housing Element and Fair Share Plan, dated August 8, 2019, prepared by Burgis Associates.

BE IT FURTHER RESOLVED, by the Planning Board of the Township of Parsippany-Troy Hills that a copy of this Resolution, the 2019 Master Plan Reexamination and the 2019 Housing Element and Fair Share Plan, be forwarded to the Morris County Planning Board and to the Township Clerk for distribution to the Mayor and Township Council. Notice of this adoption shall be published in the official newspaper of the Planning Board.

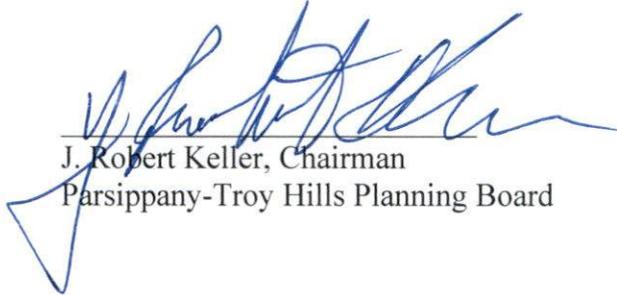
MOTION: Dinsmore

SECOND: Aperawic

IN FAVOR: Aperawic, de Pierro, Dinsmore, Frigeri, Mandel, Mele, Vealey Von Achen, Keller

OPPOSED:

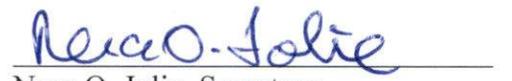
ABSTAIN:



J. Robert Keller, Chairman
Parsippany-Troy Hills Planning Board

CERTIFICATION

I hereby certify this to be a true and accurate copy of the resolution adopted by the Parsippany-Troy Hills Planning Board, Morris County, New Jersey, at a public meeting held on August 19, 2019.



Nora O. Jolie, Secretary
Parsippany-Troy Hills Planning Board

A-7 Income Distributions- Existing and Proposed Affordable Units



Project	Tenancy	Very Low	Low	Mod	Total Units
Baldwin Oaks (B 712, L 39) -Age Restricted: 250 units	Rental	235	10	5	250
Brookside- B 412, L 15 - Age Restricted: 191 units	Rental	183	6	2	191
Cheshire (B 484, L 8.01) - North Beverwyck Road	Rental	6	0	0	6
ARC (B 601, L 1) - Hiawatha Blvd.-Prior Cycle	Rental	4	0	0	4
ARC (B 202, L 9.06) Entin Rd.	Rental	6	0	0	6
ARC (B 202, L 9.07) Entin Rd	Rental	6	0	0	6
Dept. of Special Ed-Roman Catholic-B 208, L 5 Littleton Rd.	Rental	5	0	0	5
CBH to Homeless Solutions (B 10, L 1.03) Ruth Davis Drive	Rental	32	0	0	32
JSDD of Metrowest (B 446, L 10) Pleasant Terrace	Rental	5	0	0	5
Advancing Opportunities, Inc. (B 518, L 25) Hiawatha Blvd.	Rental	4	0	0	4
Advancing Opportunities, Inc. (B 709, L 27) 66 N. Beverwyck Rd.	Rental	4	0	0	4
Community Hope Inc. (B 174, L 12) 639 Tabor Road	Rental	6	0	0	6

Project	Tenancy	Very Low	Low	Mod	Total Units
New Bridge & The Rose House (B 168, L 119) Moraine Road	Rental	4	0	0	4
Special Homes NJ & Monarch Associates (B 204, L 1) Littleton Rd.	Rental	4	0	0	4
The Rose House Corp.-B 497, L 10 Knoll Rd.	Rental	4	0	0	4
Carmela Lunt Corp. Community Hope (B 756, L 5) Deauville Dr.	Rental	4	0	0	4
Special Homes of New Jersey- B 129, L 6 Glenwood Place	Rental	4	0	0	4
Habitat for Humanity. (B 528, L 1.1) (2002)	Sale	0	1	0	1
Mill Run Apartment (B 15, L 5&6) -Route 10	Rental	2	7	7	16
Palmar Assoc. LLC., AKA Watersedge (B 450, L 14, 15, 16 & 17) Interval Road	Sale	0	1	1	2
700 Mountain Way- B 14, L 9, 9.1&10	Rental	0	8	7	15
Kingston Road -B 245, L 18.1	Rental	0	1	1	2
Stanberry Parsippany LLC. - B 200, L 1.02 (Rental)	Proposed Rental	9	25	33	67
Mack Cali- B 202, L 3.12 & 3.20	Proposed Rental	11	30	41	82



Project	Tenancy	Very Low	Low	Mod	Total Units
Westmount Plaza- B 698, L 15.2	Proposed Rental	8	24	31	63
750 Edwards Road LLC.- B 766, L 6, 7, 8, 9	Proposed Rental	3	9	11	23
887 Edwards Road-B 767, L 36	Proposed Rental	1	2	2	5
Weichert- Johnston Road- B 200, L 8	Proposed Rental	3	7	9	19
SJP MC VI- Cherry Hill Road- B 136, L 44 & 76	Proposed Rental	9	24	32	65
Community Options: 6 sites @ 22 bedrooms total	Proposed Rental	22	0	0	22
Advancing Opportunities, Inc.: 2 sites @ 8 bedrooms total	Proposed Rental	8	0	0	8
Avidd Community Services of NJ: 2 sites @8 bedrooms total	Proposed Rental	8	0	0	8
TOTAL		600	155	182	937