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## HOUSING ELEMENT AND FAIR SHARE PLAN: FOR HIGHLANDS CONFORMANCE

BOROUGH OF WHARTON  
MORRIS COUNTY, NEW JERSEY

PREPARED FOR:

BOROUGH OF WHARTON PLANNING BOARD  
BA# 2210.02

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## INTRODUCTION

This document is the first initial draft of Borough of Wharton's Housing Plan Element. This document provides the background data required for a housing plan element including the prior round and rehabilitation obligation. Further, it should be noted that the Borough's growth share obligation for the period of 2004-2018 has not been provided in this document. The Borough of Wharton is located within the Planning Area of the Highlands Region, thereby making conformance to the Highlands Regional Master Plan (RMP) completely voluntary. The Borough has evaluated the substantial difference in the affordable housing obligation generated by the Highlands Build Out analysis (16 units) as compared to the affordable housing obligation generated by the Council on Affordable Housing (133 units) and is pursuing conformance with the Highlands Regional master Plan since at any time the community can opt out. The borough's housing plan and fair share element utilizes the Highlands generated growth share obligation numbers for the Borough of Wharton for the period of 2004-2018.

The Borough of Wharton has prepared a number of Housing Elements and Fair Share Plans over the years to address its affordable housing needs. The Borough received its first certification October 08, 1992 for the first round (1987-1993). Following that the Borough received its second round certification on February 4, 1999 and extended certification date of May 11, 2005.

In December 2004, COAH adopted new substantive (N.J.A.C. 5:94) and procedural (N.J.A.C. 5:95) rules for the period beginning December 20, 2004. At the same time, COAH re-adjusted all municipal first and second round housing-need new construction numbers and rehabilitation numbers. COAH's previously adopted first and second round housing need numbers required Wharton to provide for 89 affordable housing units, including 47 new construction units and 42 rehabilitation units. These numbers were reduced to 24 new construction units and 20 rehabilitation units.

As a result of an Appellate Division ruling, new substantive and procedural rules were adopted on June 2, 2008 (now NJAC 5:97 and NJAC 5:96, respectively). Additionally, the Legislature adopted A-500 which affected COAH's regulations. The third round rules implement a new "growth share" approach to affordable housing and thus represent a significant departure from the Council's first and second round rules in that the new rules link the production of affordable housing with actual development and projected growth within the community. There are three components to the third round methodology. They include: 1) the rehabilitation share; 2) any remaining prior round obligation for the period 1987-1999; and 3) the growth share. Growth share is generated by projections of residential and non-residential growth for the period covering January 1, 2004 to January 1, 2018. The new substantive rules state that one affordable unit must be constructed among every five units created in the Borough. In addition, each municipality is obligated to provide one affordable unit for every 16 newly created jobs.

The Appellate Division ruling also resulted in a re-adjustment of the Borough's first and second round housing-need numbers back to pre-2004 levels. That is, COAH's re-adjusted the 'new construction' obligation for Wharton went back to 42 units and the 'rehabilitation' share was set at 29 units. These numbers, combined with COAH's estimated third round growth share of 133 unit obligation, indicates that Wharton has a 204 unit total third round affordable housing obligation. (For the third round, COAH estimates that by 2018 Borough will have an additional 260 units, which translates to 52 units of affordable housing and 1,288 additional jobs, which translates to 81 units of affordable housing.) COAH is currently

involved in extensive litigation with municipalities regarding the basis of projections.

Subsequent to the Appellate Division ruling, the Highlands Council adopted the Highlands Regional Master Plan (RMP) on July 17, 2008. The RMP provides the basis to determine the capacity of the Highlands Region to accommodate appropriate economic growth while ensuring the sustainability of the resources in the Region. Because the Borough of Wharton is located entirely within the Highlands Region, it participated in the 2009 Plan Conformance Grant Program intended to assist municipalities in exploring conformance with the RMP. The entire Highlands region is divided into two areas; Planning Area and Preservation Area. For municipalities located within Preservation Area conformance to Highlands RMP is compulsory. Municipalities that are located within Planning Area plan conformance is voluntary. Borough of Wharton is located entirely within the Planning Area.

By opting in to the Highlands conformance process at this time, the Borough is permitted to rely on the lower affordable housing obligation generated by the Highlands Build Out analysis for the period of 2004-2018 of 16 units. If the Borough does not decide to conform, then the third round growth share number would be 133 units (based on COAH's estimated third round growth share number). It should be noted that no adjustment can be sought to the Highlands adjusted growth share number while vacant land adjustment can be sought to the COAH's estimated growth share number.

As for the submission requirements, the following is provided:

1. The first part, the Housing Element, contains background data on the Borough's housing characteristics and population as required by COAH and a discussion of the relationship of the Highlands Element to the RMP as required by the Highlands Council.
2. The second section calculates the Borough's fair share obligation for the provision of affordable housing. This section provides the affordable housing obligation based on the adjusted Highlands Council number.
3. The third section contains the Borough's Fair Share Plan for meeting its affordable housing obligation. This section is incomplete since the plan is still under discussion.
4. The final section reviews the Highlands Consistency Review Reports for each plan component identified in the Fair Share Plan in order to determine their consistency with the RMP.

**SECTION I: HOUSING ELEMENT**

## **A. COMMUNITY OVERVIEW**

The Borough of Wharton is located in central Morris County. The borough occupies an area of approximately two square miles (1,280 acres), and is the fifth smallest municipality (by land area) in the County. Regional access to the borough is provided by Interstate Route 80, which traverses the northern section of the community. The borough is located within the Highlands Region and is subject to the Highlands Water Protection and Planning Act. Its land area is entirely located within the Planning Area of the Highlands Act.

Wharton is predominantly a residential community. The borough contains a variety of residential uses, including one-family, two-family and three-family dwellings, as well as apartments and townhouses. However, one-family dwellings on compact lots characterize the majority of residential uses.

Industrial development also represents a significant element which characterizes the Borough's development pattern. Industrial uses, for the most part, are located in the east-central portion of the Borough. These industrial developments are characterized by manufacturing, warehousing and distribution facilities. Business uses, with few exceptions, are located along Main Street which extends through central Wharton, and Route 15 in the northeastern portion of the Borough. These uses generally consist of retail and service commercial services directed towards meeting the day to day shopping needs of the residents of Wharton.

## **B. RELATIONSHIP TO REGIONAL MASTER PLAN (RMP)**

The overriding policy of the Housing Element is to ensure provision of a variety of housing opportunities sufficient to address the needs of the community and the region, including the need for affordable housing, while at the same time respecting the density limits of the Highlands Element Land Use Plan, the resource constraints applicable to the Highlands Area, and the numerous other policies, goals and objectives set forth by the Borough Master Plan.

In furtherance of Borough efforts to ensure sound planning, this Plan incorporates the following goals and objectives with respect to future housing in the Highlands Area:

1. To the extent feasible, the zone plan will guide anticipated new residential development into compact, center-based projects incorporating a mix of housing types.
2. To provide a realistic opportunity for the provision of the municipal share of the region's present and prospective needs for housing for low- and moderate-income families.
3. To the maximum extent feasible, to incorporate affordable housing units into any new residential construction that occurs within the Highlands Area including any mixed use, redevelopment, and/or adaptive reuse projects.
4. To preserve and monitor existing stocks of affordable housing.
5. To reduce long term housing costs through:



- a. The implementation of green building and energy efficient technology in the rehabilitation, redevelopment and development of housing. Recent innovations in building practices and development regulations reflect significant energy efficiency measures, and therefore cost reductions, through building materials, energy efficient appliances, water conservation measures, innovative and alternative technologies that support conservation practices, and common sense practices such as recycling and re-use.
  - b. The promotion of the use of sustainable site design, efficient water management, energy efficient technologies, green building materials and equipment, and retrofitting for efficiencies.
  - c. Maximizing the efficient use of existing infrastructure, through such means as redevelopment, infill and adaptive reuse.
6. To use a smart growth approach to achieving housing needs:
- a. Use land more efficiently to engender economically vibrant communities, complete with jobs, houses, shopping, recreation, entertainment and multiple modes of transportation.
  - b. Support a diverse mix of housing that offers a wide range of choice in terms of value, type and location. In addition, seek quality housing design that provides adequate light, air, and open space.
  - c. Target housing to areas with existing higher densities and without environmental constraints, within walking distance of schools, employment, services, transit and community facilities with sufficient capacity to support them.

### C. INVENTORY OF MUNICIPAL HOUSING STOCK

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

1. Number of Dwelling Units. Since 1970, the number of dwelling units in Wharton has continued to rise. Between 1990 and 2000, the housing stock grew by nearly 13 percent, to 2,328 total housing units. Further in the following years the number of dwelling units grew by only 3%. Additionally Morris County data book predicts that the number of dwelling units within the borough is projected to increase by only 6% by 2025.

**Table 1  
Dwelling Units (1970 to 2004- 2025)  
Borough of Wharton, New Jersey**

Year	Dwelling Units	Change (#)	Change (%)
1970	1,718	--	--
1980	2,010	292	17.0
1990	2,122	112	5.6
2000	2,394	272	12.8
2004	2,463	69	2.8
2025*	2,614	151	6.1

Source: Morris County Data Books 1988, 1996,2009

\*- Projection

The following table provides additional detail regarding the tenure and occupancy of the Borough's housing stock. As shown below, roughly 60 percent of Wharton's housing units are owner-occupied. Only 66 units were vacant in 2000.

**Table 2  
Housing Units By Tenure and Occupancy Status, 1990 and 2000  
Wharton, New Jersey**

Category	1990		2000	
	Number	Percent	Number	Percent
Owner Occupied	1,276	60.1	1,454	60.7
Renter Occupied	768	36.2	874	36.5
Vacant Units	78	3.7	66	2.8
<b>Total</b>	<b>2,122</b>	<b>100.0</b>	<b>2,394</b>	<b>100.0</b>

Source: 1990 and 2000 U.S. Census

2. Housing Characteristics. The following tables information on the characteristics of the borough's housing stock, including data on the number of units in the structure and the number of bedrooms. As shown, approximately one-half of Wharton's housing stock is comprised of single-family detached units.

**Table 3**  
**Units in Structure (1990 and 2000)**  
**Wharton, New Jersey**

Units in Structure	1990		2000	
	Number	Percent	Number	Percent
Single Family, detached	1,025	48.3	1,236	51.6
Single Family, attached	224	10.6	301	12.6
2	426	20.1	404	16.9
3 or 4	146	6.9	136	5.7
5 to 9	130	6.1	71	3.0
10 to 19	92	4.3	73	3.0
20 to 49	0	0	9	0.4
50 or more	0	0	143	6.0
Mobil home or trailer	59	2.8	21	0.9
Other	20	0.9	0	0
<b>Total</b>	<b>2,122</b>	<b>100.0</b>	<b>2,394</b>	<b>100.0</b>

Source: U.S. Census, 1990 & 2000.

**Table 4**  
**Number of Bedrooms in Housing Units (2000)**  
**Wharton, New Jersey**

Bedrooms	2000	
	Number	Percent
None	28	1.2
One	352	14.7
Two	725	30.3
Three	740	30.9
Four	424	17.7
Five or More	125	5.2
<b>Total</b>	<b>2,394</b>	<b>100.0</b>

Source: U.S. Census, 2000.

3. Housing Age. More than one-third of Wharton's existing housing stock was constructed prior to

1940. The growth in housing stock was fairly steady in the decades since that time, as shown below.

**Table 5**  
**Year Structure Built**  
**Wharton, New Jersey**

<b>Year Units Built</b>	<b>Number</b>	<b>Percent</b>
1999 to March 2000	8	0.3
1995 to 1998	209	8.7
1990 to 1994	51	2.1
1980 to 1989	262	10.9
1970 to 1979	238	9.9
1960 to 1969	271	11.3
1950 to 1959	427	17.8
1940 to 1949	120	5.0
1939 or earlier	808	33.8
<b>Total</b>	<b>2,394</b>	<b>100.0</b>

Source: 2000 U.S. Census

4. Housing Conditions. An inventory of the borough's housing conditions is represented in the following tables. Table 6 provides data on overcrowding within the borough, which is represented by dwelling units with more than one occupant per room. As shown below, approximately two percent of borough housing units are overcrowded according to this standard.

**Table 6**  
**Occupants Per Room, 2000**  
**Wharton, New Jersey**

<b>Occupants Per Room</b>	<b>Number of Units</b>	<b>Percent</b>
0.50 or less	1518	65.2
0.51 to 1.00	756	32.5
1.01 to 1.50	32	1.4
1.51 to 2.00	17	0.7
2.01 or more	5	0.2
<b>Total</b>	<b>2,328</b>	<b>100.0</b>

Source: 2000 U.S. Census

Table 7 presents other characteristics of housing conditions, including the presence of complete plumbing and kitchen facilities and the type of heating equipment used. As shown, very few units lack proper kitchen, plumbing and heating facilities.

**Table 7**  
**Equipment and Plumbing Facilities (2000)**  
**Wharton, New Jersey**

Facilities	2000	
	Number	Percent
<b>Kitchen:</b>		
Lacking Complete Facilities	8	0.3
With Complete Facilities	2,386	99.7
<b>Plumbing:</b>		
Lacking Complete Facilities	7	0.3
With Complete Facilities	2,387	99.7
<b>Heating Equipment:</b>		
Standard Heating Facilities	2,319	99.6
Other Means, No Fuel Used	9	0.4

Source: U.S. Census, 2000.

5. Purchase and Rental Values. Rent values steadily rose in Wharton from 1990 to 2000. The median gross rent rose by 13 percent over the decade to \$867 in 2000.

**Table 8**  
**Gross Rent of Specified Renter-Occupied Housing Units (1990 and 2000)**  
**Wharton, New Jersey**

Rent	1990		2000	
	Number	Percent	Number	Percent
Less than \$250	7	0.9	26	3.0
\$250 to \$499	78	10.3	28	3.2
\$500 to \$749	259	34.4	199	22.7
\$750 to \$999	255	33.8	369	42.1
\$1,000 or more	130	17.2	245	28.0
No cash rent	25	3.3	9	1.0
<b>Total</b>	<b>754</b>	<b>100.0</b>	<b>876</b>	<b>100.0</b>
<b>Median Gross Rent</b>	<b>\$770</b>		<b>\$867</b>	

Source: U.S. Census 1990 and 2000.

The value of the owner-occupied units rose slightly between 1990 and 2000. The median value increased three percent to \$165,300 in 2000.

**Table 9**  
**Value of Specified Owner-Occupied Housing Units (1990 and 2000)**  
**Wharton, New Jersey**

<b>Value Range</b>	<b>1990</b>	<b>Value Range</b>	<b>2000</b>
Less than \$75,00	30	Less than \$100,000	60
\$75,000 to \$99,999	60		
\$100,000 to \$124,999	142	\$100,000 to \$149,999	450
\$125,000 to \$149,999	183		
\$150,000 to \$174,999	313	\$150,000 to \$199,999	445
\$175,000 to \$199,999	201		
\$200,000 to \$249,999	126	\$200,000 to \$299,999	301
\$250,000 to \$299,999	36		
\$300,000 to \$399,999	0	\$300,000 to \$399,000	16
\$400,000 to \$499,999	0	\$400,000 to \$499,000	6
\$500,000 or more	0	\$500,000 to \$750,000	0
		\$750,000 to \$999,999	0
		\$1,000,000 or more	0
<b>TOTAL</b>	<b>1,094</b>	<b>TOTAL</b>	<b>1,278</b>
<b>1990 Median Value</b>	<b>\$160,400</b>	<b>2000 Median Value</b>	<b>\$165,300</b>

Source: U.S. Census 1990 and 2000

6. Number of Units Affordable to Low- and Moderate-Income Households. Based on the most current COAH regional income limits, the median household income for a three-person household in COAH Region 2, Wharton’s housing region comprised of Essex, Morris, Union and Warren Counties, is \$78,763. A three-person moderate-income household, established at no more than 80 percent of the median income, would have an income not exceeding \$63,010.

An affordable sales price for a three person moderate-income household earning 80 percent of the median income is estimated at approximately \$150,000. This estimate is based on the UHAC affordability controls outlined in N.J.A.C. 5:80-26.3. On average, 2 percent of the Borough’s housing units were valued at less than \$150,000 between 2006 and 2008, according to the Census data.

For renter-occupied housing, an affordable monthly rent for a three-person household is estimated at approximately \$1,200. According to 2000 U.S. Census data, more than half (71 percent) of the Borough’s rental units had a gross rent less than \$1,000.

7. Substandard Housing Capable of Being Rehabilitated. COAH provides the number of units in a community that are in need of rehabilitation and are not likely to experience “spontaneous rehabilitation.” Wharton’s rehabilitation share is 29 units. This item is further explained in the Fair Share Obligation 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 the table below, the population of Wharton has been inconsistent from decade to decade. The borough's population has fluctuated slightly throughout the second half of the 20<sup>th</sup> century. However, the 2000 population of 6,298 represented a 16.5 percent increase over the 1990 level.

**Table 10**  
**Population Growth**  
**Wharton, New Jersey**

<b>Year</b>	<b>Population</b>	<b>Change(#)</b>	<b>Change (%)</b>
1920	2,877	--	--
1930	3,683	806	28.0
1940	3,854	171	4.6
1950	3,853	-1	-0.0
1960	5,006	1153	29.9
1970	5,535	529	10.6
1980	5,485	-50	-0.9
1990	5,405	-80	-1.5
2000	6,298	893	16.5
2008 (estimate)	6,083	-215	-3.4

Source: 2009 Morris County Development handbook

2. Age Characteristics. The Borough's age characteristics is shown below:

**Table 11**  
**Age Characteristics (2000)**  
**Wharton, New Jersey**

<b>Age Group</b>	<b>Total</b>	<b>% Total</b>
Under 5	464	7.4
5-9	489	7.8
10-14	444	7.0
15-19	374	5.9
20-24	297	4.7
25-29	423	6.7
30-34	571	9.1
35-39	615	9.8
40-44	530	8.4
45-49	429	6.8
50-54	400	6.4
55-59	319	5.1
60-64	232	3.7
65-69	179	2.8
70-74	172	2.7
75-79	145	2.3
80-84	124	2.0
85 and over	91	1.4
<b>Total</b>	<b>6,298</b>	<b>100.0</b>
<b>Median Age</b>	<b>35.7</b>	

Source: 2000 U.S. Census data

3. Average Household Size. Between 1970 and 1990, the Borough's average household size continually decreased from 3.15 persons per household in 1970 to 2.64 persons per household in 1990. This trend is consistent with most municipalities in Morris County, which experienced a decrease in average household size from 3.40 persons to 2.78 persons per household between 1970 and 1990. However, while the County as a whole experienced a further decline to 2.72 in 2000, Wharton's average household size increased slightly to 2.70 persons.

**Table 12**  
**Average Household Size: 1970 - 2000**  
**Wharton, New Jersey**

<b>Year</b>	<b>Population</b>	<b>Number of Housing Units</b>	<b>Household Size</b>	
			<b>Wharton</b>	<b>Morris County</b>
1970	5,535	1,755	3.15	3.40
1980	5,485	2,010	2.73	3.02
1990	5,405	2,122	2.64	2.78
2000	6,298	2,328	2.70	2.72

Source: U.S. Bureau of the Census, 1970-2000



4. Household Income. Detailed household income figures are shown in the table below. As shown, the median household income for Wharton households rose 25 percent between 1990 and 2000, from \$45,200 to \$56,580. Detailed household income figures are shown in the table below.

**Table 13**  
**Household Income (1989 and 1999)**  
**Wharton, New Jersey**

Income Category	1989		1999	
	Number	Percent	Number	Percent
Less than \$10,000	159	7.8	89	3.8
\$10,000 to \$14,999	57	2.8	132	5.7
\$15,000 to \$24,999	203	9.9	216	9.3
\$25,000 to \$34,999	358	17.5	214	9.2
\$35,000 to \$49,999	368	18.0	359	15.4
\$50,000 to \$74,999	620	30.3	452	19.4
\$75,000 to \$99,999	181	8.9	387	16.6
\$100,000 to \$149,999	78	3.8	368	15.8
\$150,000 or more	20	1.0	110	4.7
<b>Total</b>	<b>2,044</b>	<b>100.0</b>	<b>2,327</b>	<b>100.0</b>
<b>Median</b>	<b>\$45,200</b>		<b>\$56,580</b>	

Source: U.S. Census, 1990 and 2000.

#### E. EMPLOYMENT ANALYSIS

The MLUL requires that the Housing Element include data on employment levels in the community. The following tables present information on the Borough's employment characteristics.

1. Covered Employment. The private-sector covered employment trends in Wharton are represented in the table below. In 2003, there were 2,918 private sector jobs located within Wharton.

**Table 14**  
**Private Sector Covered Employment , (Third Quarter, Select Years)**  
**Wharton, New Jersey**

Year	Employment
1997	2,641
1998	2,644
1999	2,999
2003	2,918

Source: NJ Department of Labor.

2. Employment Characteristics of Employed Residents. The following two tables detail information on the employment characteristics of employed Wharton residents. The first table details occupation characteristics, while the second table details industry characteristics.

**Table 15**  
**Employed Residents Age 16 and Over, By Occupation (2000)**  
**Wharton, New Jersey**

Occupation	Number	Percent
Management, professional, and related occupations	1,079	34.3
Service occupations	379	12.1
Sales and office occupations	990	31.5
Farming, fishing, and forestry occupations	9	0.3
Construction, extraction, and maintenance occupations	267	8.5
Production, transportation, and material moving occupations	420	13.4
<b>Total</b>	<b>3,144</b>	<b>100.0</b>

Source: 2000 U.S. Census.

**Table 16**  
**Employed Residents Age 16 and Over, By Industry (2000)**  
**Wharton, New Jersey**

Industry	Number	Percent
Agriculture, Forestry, Fisheries & Mining	0	0.0
Construction	191	6.1
Manufacturing	543	17.3
Transportation and warehousing, and utilities	160	5.1
Wholesale Trade	168	5.3
Retail Trade	361	11.5
Information	120	3.8
Finance, Insurance, & Real Estate	289	9.2
Education, health and social services	544	17.3
Arts, entertainment & Recreational Services	107	3.4
Professional & Related Services	329	10.5
Public Administration	194	6.2
Other Services	138	4.4
<b>Total</b>	<b>3,144</b>	<b>100.0</b>

Source: 2000 U.S. Census.



## **SECTION II: FAIR SHARE OBLIGATION**

## A. INTRODUCTION

The methodology for determining the Borough's third-round affordable housing obligation changed significantly from the prior round regulations. Under COAH's third-round rules, a municipality's third-round affordable housing obligation is a function of three components:

- Rehabilitation Share
- Remaining Prior Round Obligation
- Growth Share

The growth share component represents the most significant change from the prior round, as it requires that each municipality determine its own affordable housing obligation based on the amount of residential and non-residential growth anticipated over the third-round period from 2004 to 2018. Each of the three components is combined to determine the municipality's total affordable housing obligation. More detail on each component is provided below.

1. Rehabilitation Share. The rehabilitation share component of the affordable housing obligation is based on the municipality's existing housing deficiencies and includes existing housing units as of April 1, 2000 that are both deficient and occupied by households of low or moderate income. A municipality's Total Rehabilitation Share is equal to the sum of its overcrowded and dilapidated units, multiplied by its regional Low-/Moderate-Income Deterioration Share, minus its Rehabilitation Share Credit. The rehabilitation share essentially replaces what was known as indigenous need in the previous rounds. As detailed herein, COAH has assigned a new rehabilitation share of 29 units in Wharton.
2. Remaining Prior Round Obligation. The Prior Round Obligation is the total Fair Share Obligation for the period 1987 to 1999. As noted in Appendix C, COAH is adopting municipalities' unadjusted 1987 to 1999 obligations, first published in 1993. Accordingly, Wharton's Prior Round Obligation is 42 units

To determine the remaining Prior Round Obligation, a municipality imposes any adjustments approved for its second round plan and subtracts affordable housing units already built or transferred as part of a certified plan (or judgment of repose).

3. Growth Share. The growth share portion of a municipality's fair share obligation is based on the projected residential and employment growth in the municipality over the period between 2004 and 2018. Growth share is defined as:

"The affordable housing obligation generated in each municipality by both residential and non-residential development from 2004 through 2018 and represented by a ratio of one affordable housing unit among five housing units constructed plus one affordable housing unit for every 16 newly created jobs as measured by new or expanded non-residential construction within the municipality."

That is, each individual municipality's actual growth between 2004 and 2018 generates an

affordable housing obligation. For residential development, one unit of affordable housing obligation is generated for every four market rate residential units constructed in the municipality. For non-residential development, one unit of affordable housing obligation is generated for each 16 jobs created in the community. Job creation estimates are based on the amount of new non-residential square footage developed within the community.

The following section contains the information and resultant determination of the growth share assessment.

**B. CALCULATION OF AFFORDABLE HOUSING OBLIGATION**

The calculation of the Borough’s affordable housing obligation is detailed below.

1. Rehabilitation Share. According to Appendix B of COAH’s third round substantive rules, the Borough has a rehabilitation share of 29 units.
2. Remaining Prior Round Obligation. Appendix C indicates a prior round new construction obligation of 42 units for the Borough. This had been reduced to 40 units in the first round by an employment adjustment of 2 units. As shown below, the Borough satisfies its prior round obligations

**Table 19: Prior Round Plan Components and Status  
Borough of Wharton, New Jersey**

Plan Component	Number of Units	Credits Applied to Second Round Plan	Credits
Senior Housing	100	20 <sup>(1)</sup>	20
River Place	67	14 Rental Units 10 Bonus units	14
Irondale Ave (proposed)	73	15	15
			<b>40 credits +9</b>

<sup>(1)</sup> 5/4/05 COAH ext sub cert designates 20 credits per second round sub cert w/80 unused credits

3. Growth Share. The growth share component of the Borough’s affordable housing obligation is calculated based on the projected amount of residential and non-residential growth anticipated between 2004 and 2018. Under the third round regulations, this projected growth is provided by COAH under NJAC 5:97 Appendix F. However, municipalities within the Highlands Region that are conforming to the Highlands Regional Master Plan (RMP) for both the Preservation and Planning Areas are subject to adjusted growth projections.

**HIGHLANDS GROWTH SHARE OBLIGATION**

**a. RMP Adjusted Projections of Residential Growth.**

- i. Actual Residential Growth. First, actual residential growth in the municipality is presented for the period between January 1, 2004 and December 31, 2008. This growth is evidenced solely by certificates of occupancy (COs). For purposes of calculating residential growth, demolitions cannot be factored into the projection. As shown, actual growth between 2004 and 2008 in Wharton Borough totaled:

**Table 20: Actual Growth in Residential Development  
Analysis of Certificates of Occupancy, 2004-2008  
Borough of Wharton, New Jersey**

	2004	2005	2006	2007	2008	Total
<b>COs Issued</b>	3	3	1	2	4	<b>13</b>

Source: NJ DCA, The NJ Construction Reporter: <http://www.state.nj.us/dca/codes/cr/conrep.shtml>

- ii. Projected Residential Growth. In this step, residential growth between 2009 and 2018 is projected based on the results of the Highlands Municipal Build-Out Report for Borough of Wharton. This report, released by the Highlands Council in July 2009, provides estimates of the capacity for growth in the entire municipality based on potential developable lands and existing municipal conditions, including water availability, septic system yield, and water and sewer utility capacity.

The following table presents the results of the Highlands Municipal Build-Out Report for Borough of Wharton. As shown, the Highlands Council projects that Wharton’s potential for new residential development is 25 units.

**Table 21: Highlands Municipal Build-Out Results  
Projected Residential Development  
Borough of Wharton, New Jersey**

	<b>Planning Area</b>	<b>Totals</b>
Residential Units – Sewered	18	<b>18</b>
Septic System Yield	7	<b>7</b>
<b>Total Residential Units</b>	<b>25</b>	<b>25</b>

Source: Wharton Borough Municipal Build-Out Report, July 2009

iii. Total Residential Growth. Actual residential growth between 2004 and 2008 is then added back to the projected residential growth based on the results of the Highlands Municipal Build-Out Report. As shown in the table below, this results in a total residential growth for the 2004-2018 period of 38 units.

**Table 22: Total Residential Growth, 2004-2018  
Borough of Wharton, New Jersey**

<b>2004-2008 Actual Growth</b>	<b>+</b>	<b>Projected Growth Per Highlands Build-Out</b>	<b>=</b>	<b>Total Residential Growth</b>
13		25		<b>38</b>

iv. Determining the Residential Growth Share Obligation.

After calculating the total residential growth above, the municipality shall have an obligation of one affordable housing unit for every 5 units projected. For the purpose of calculating the growth share obligation, the municipality shall divide the resulting total units by 5. The projected residential growth share obligation shall not go below zero.

Applying the standard of one affordable housing unit for every 5 units created to the total residential growth of 38 units results in a residential growth share obligation of 8 affordable housing units.

b. RMP Adjusted Projections of Non-Residential Growth.

i. Actual Non-Residential Growth. The following table presents actual non-residential growth in the municipality for the period between January 1, 2004 and December 31, 2008. Non-residential growth is indicated by certificates of occupancy and demolition permits issued. The table presents this information based on the total square footage by type of non-residential development (i.e. office, retail, etc.), which is then translated into employment growth, based on the multipliers provided in Appendix D of COAH's substantive rules. As shown, actual growth between 2004 and 2008 Wharton Borough totaled 85 jobs.



**Table 23: Actual Growth in Non-Residential Development  
Analysis of Certificates of Occupancy and Demolition Permits, 2004-2008  
Borough of Wharton, New Jersey**

	2004		2005		2006		2007		2008		Total Jobs
	SF	Jobs	SF	Jobs	SF	Jobs	SF	Jobs	SF	Jobs	
<b>Certificates of Occupancy</b>											
Office	0	0	0	0	0	0	0	0	3,924	10.99	10.99
Retail	0	0	0	0	0	0	0	0	0		
A2 Assembly	0	0	0	0	0	0	0	0	640	2.05	2.05
A3 Assembly	0	0	0	0	0	0	0	0	8,419	13.47	13.47
A4 Assembly	0	0	0	0	0	0	0	0	0	0	
Hotel/Motel	0	0	0	0	0	0	0	0	0	0	
Industrial	0	0	0	0	0	0	0	0	0	0	
Institutional	0	0	0	0	0	0	0	0	0	0	
Storage	57,744	57.74	1,120	1.12	0	0	0	0	0	0	58.86
<b>Subtotal Jobs</b>											85.37
<b>Demolition Permits</b>											
<i>No Data Available</i>											
<b>Total Jobs</b>	<b>57.74</b>		<b>1.12</b>		<b>0</b>		<b>0</b>		<b>26.51</b>		<b>85.37</b>

Source: NJ DCA, The NJ Construction Reporter: <http://www.state.nj.us/dca/codes/cr/conrep.shtml>.

- ii. Projected Non-Residential Growth. In this step, non-residential growth between 2009 and 2018 is projected based on the results of the Highlands Municipal Build-Out Report for Borough of Wharton. As already noted, this report provides estimates of the capacity for growth in the entire municipality based on potential developable lands and existing municipal conditions, including water availability, septic system yield, and water and sewer utility capacity.

The following table presents the results of the Highlands Municipal Build-Out Report for Borough of Wharton. As shown, the Highlands Council projects that Wharton's potential for new non-residential development is 50 jobs.

**Table 24: Highlands Municipal Build-Out Results  
Projected Non-Residential Development  
Borough of Wharton, New Jersey**

	Preservation Area	Planning Area	Totals
Non-Residential Jobs – Sewered	0	50	50

Source: Borough of Wharton Municipal Build-Out Report, July 2009

- iii. Total Non-Residential Growth. Actual non-residential growth between 2004 and 2008 is then added back to the projected non-residential growth based on the results of the Highlands Municipal Build-Out Report. As shown in the table below, this results in a total non-residential growth for the 2004-2018 period of 135.37 jobs.

**Table 25: Total Non-Residential Growth, 2004-2018  
Borough of Wharton, New Jersey**

<b>2004-2008 Actual Growth</b>	+	<b>Projected Growth Per Highlands Build-Out</b>	=	<b>Total Non- Residential Growth</b>
85.37		50		135.37

- iv. Determining the Non-Residential Growth Share Obligation. After calculating the total non-residential growth above, the municipality shall have an obligation of one affordable housing unit for every 16 jobs projected. For the purpose of calculating the growth share obligation, the municipality shall divide the resulting total jobs by 16. The projected non-residential growth share obligation shall not go below zero.

Applying the standard of one affordable housing unit for every 16 jobs created to the total non-residential growth of 135 jobs results in a non-residential growth share obligation of 8 affordable housing units.

- c. Total Growth Share Obligation: Residential and Non-Residential. The complete growth share obligation, consisting of the residential growth share and non-residential growth share, is shown in the table below. As indicated, Wharton has a total growth share obligation of 16 units

**Table 26: Total Growth Share Obligation  
Based on Highlands Build Out  
Borough of Wharton, New Jersey**

	<b>Total</b>
Residential Growth Share	8
Non-Residential Growth Share	8
<b>Total Growth Share Obligation</b>	<b>16</b>

However, as stated above, this growth share obligation is only applicable if Borough of Wharton participates in the Highlands Regional Master Plan.

**Table 28: Total Fair Share Obligation  
Borough of Wharton, New Jersey**

<b>Component</b>	<b>Obligation</b>
Rehabilitation Share	29
Remaining Prior Round Obligation	42
Growth Share	-
<b>Total Fair Share Obligation</b>	<b>-</b>

### **SECTION III: FAIR SHARE PLAN**

## A. PLAN SUMMARY

This section of the plan details the projects, mechanisms and funding sources which will be used to meet the Borough's affordable housing obligation. It is broken down into three subsections: (1) rehabilitation share, (2) remaining prior round obligation and (3) growth share obligation.

1. Rehabilitation Share. COAH has assigned the Borough a rehabilitation share of 29 units. The Borough's proposal for addressing its rehabilitation obligation is currently under discussion. The borough plans to continue participation with the Morris County Community Development Rehabilitation Program.
2. Remaining Prior Round Obligation. As detailed above, the Borough has addressed its prior round obligation. Excess credits from its prior round plans will be applied to its growth share obligation.
3. Growth Share Obligation. As detailed in the body of this report, Wharton's growth share obligation is 16 units. The following is noted with respect to the growth share obligation:
  - a. Age Restricted Units. The borough may age restrict up to 25% of the growth share obligation. No age restricted credits are sought toward the growth share.
  - b. Rental Component and Bonus Credits. COAH regulations stipulate that at least 25% of the community's growth share be satisfied with rental units. Therefore, of the 16 unit growth share, 4 units must be rentals. Third round rules allow a bonus for rentals above the rental requirement. Therefore, the borough is entitled to 9 unit credits and 5 bonus credits from River Place for a total of 14 credits.
  - c. Group Homes. The borough is entitled to apply 2 credits from an existing group home to its growth share obligation.

The following table summarizes the above noted credits applicable to the growth share obligation:

Requirement	No. Units
Growth Share	16
Minimum Rental Requirement	$16 \times .25 = 4$
Maximum Bonus Credits	>4

## B. PLAN COMPONENTS

This section of the plan details the projects and mechanisms to meet the borough's affordable housing obligation.

A. Remaining Prior Round. The borough had a prior round obligation of 42 units. This obligation

was satisfied with a 2 unit employment adjustment, 20 units of prior cycle credits from Centennial Court, 5 rental units from River Place and 15 units from the Irondale Avenue site.

B. Rehabilitation Share. The borough's 29 unit rehabilitation share will be addressed through continued participation in the Morris County Community Development Rehabilitation Program.

C. Growth Share Obligation Components. The borough will address its 16 unit growth share obligation through excess credits.

- 1) Excess Credits . The borough seeks to apply 14 excess credits from River Place toward its its growth share obligation. The credits are from the River Place rental development.
- 2) Alternative Living Arrangements. Group homes may be used to satisfy the growth share obligation. The borough has a facility located at 7 Cambridge Road with three bedrooms. The CO for this facility was issued on October 14, 1998 and is occupied by low income residents. The borough seeks to apply 2 credits from this facility toward the growth share obligation.

**SECTION IV: HIGHLANDS CONSISTENCY REVIEWS**

## A. INTRODUCTION

The Highlands Council requires that any development project proposed for affordable housing be reviewed to ensure that the proposal is consistent with the Highlands Regional Master Plan (RMP). To assist municipalities in reviewing any proposed sites relative to RMP consistency, the Highlands Council has created a Highlands Consistency Review web tool, from which a Highlands Consistency Review Report can be created for each proposed affordable housing site.

The Highlands Consistency Review Report evaluates the consistency of the proposed affordable housing site with the Highlands RMP requirements for preservation of a number of natural resources. Such resources include forests, open waters and riparian areas, steep slopes, critical habitat areas, carbonate rock areas, and prime ground water recharge areas. The Highlands Consistency Review Report also evaluates each site's consistency with the RMP's provisions related to water supply, utility capacity, septic system yield, wastewater utility capacity, and water availability.

In accordance with the above requirements, we have prepared Highlands Consistency Review Report for the proposed Irondale Avenue site identified in the previous section of this letter. Provided below is the synopsis of the Highlands Consistency Review Report and an analysis of its viability for affordable housing. Copies of the full reports are included in the appendix of this document.

It is important to note that the analysis presented below reflects the knowledge, interpretations and conclusions of Burgis Associates, Inc. and is therefore a preliminary assessment. Each site identified for affordable housing will also need to be reviewed by the Highlands Council, which will make the ultimate determination of consistency with the RMP.

## B. SITE CONSISTENCY REVIEWS

Prior Round Obligation. The site, identified as Block 1603 Lot 14, is proposed inclusionary development site to meet Borough's prior round obligation. This site is proposed for inclusionary zoning with proposed 73 units out of which 15 units shall be affordable to low and moderate-income families. A review of the site's consistency with Highlands RMP reveals the following:

*1. Land Use Capability Zone:* The site is located in the Planning Area and is partially designated as Existing Community Zone- Environmentally Constrained Sub-Zone (ECZ-EZ) and Protection Zone (PZ). Although these zones signify that these lands are environmentally constrained and that there should be limited growth in this area, given the nature of the proposed development and other factors involved, this site appears suitable for development. Firstly, the site is served by sewer and water and does not require utility extensions. Further, the site is proposed for affordable housing and is located in the PA2 Planning Area of the State Development and Redevelopment Plan. The Highlands Act exempts affordable housing pursuant to settlements in PA 1 or PA 2.

*2. Forest Resource Area:* The site is located outside the Forest Resource Area. The Highlands objective is to implement through regulations limited clearing of trees that does not diminish the integrity of forest resources. With local development review and Highlands Project Review this could be achieved.

3. *Steep Slope Protection Area:* The steep slope protection area on the site is located in the rear portion of the site wherein, the development is not contemplated. Further, there are no limited constrained slopes located on site.

4. *Critical Habitat Area:* The site is located within the critical habitat area. However, through local development review and Highlands project review minimum impact of the development could be achieved. Further, per Highlands objective, a critical wildlife area may be modified if an applicant can demonstrate:

- the nature of the site is such that it does not provide habitat for species of concern.
- the species of concern are not present on site during any critical part of their life cycle.
- existing land uses present a human, natural or development barrier to the use of the sites by species of concern.

An in depth study could be done to determine the importance of this critical wildlife habitat area.

5. *Net Water Availability:* The site is located in the subwatershed that is deemed as Current Deficit Area. The Highlands RMP establishes highest priority for use of Net Water Availability or Conditional Water Availability within the ECZ to a variety of uses, one of which is affordable housing projects with a minimum 10 percent setback.

6. *Prime Ground Water Recharge Area:* The site is located in the prime ground water recharge area. However, through local development review and Highlands Project Review, the impact of development on the recharge area may be minimized.

7. *Highlands Domestic Sewerage Facility:* As per the Highlands consistency review the site is not located within the Highlands Domestic Sewerage facility. However, our records indicate that the site is served and connected to water and sewer utilities. Further, in the ECZ, affordable housing projects with a minimum 10 percent setback shall have the higher priority for allocation of excess or additional water and sewer capacity than other developments.

In conclusion, it is noted that the site may have some constraints however, through careful planning and project review by both the municipality as well as the Highlands Council a viable solution to develop this site as per its existing inclusionary zoning may be achieved. A copy of the detailed full Highlands Consistency report is attached in the appendix.



**C. REGIONAL AFFORDABLE HOUSING DEVELOPMENT PLANNING PROGRAM (RAHDPP)**

It is noted that if sites in need of waivers are rejected issuance of such waivers by the Highlands Council, the Borough will address the remaining affordable housing obligation through participation in the Highlands Council's Regional Affordable Housing Development Planning Program (RAHDPP) as a sending municipality. The RAHDPP allows conforming Highlands municipalities (sending municipalities) to transfer up to 50 percent of their affordable housing obligations to other municipalities within the Highlands Region (receiving municipalities). The minimum transfer cost per unit would be dependent upon the housing region to which the unit is being transferred: for units transferred to Region 1, the minimum cost per unit is \$80,000, and for units transferred to Regions 2 or 3, the minimum cost per unit is \$67,000. At this time, the Borough has not expressed any interest in participating in the RAHDPP program.

**APPENDICES**

**A - 1: Maps**

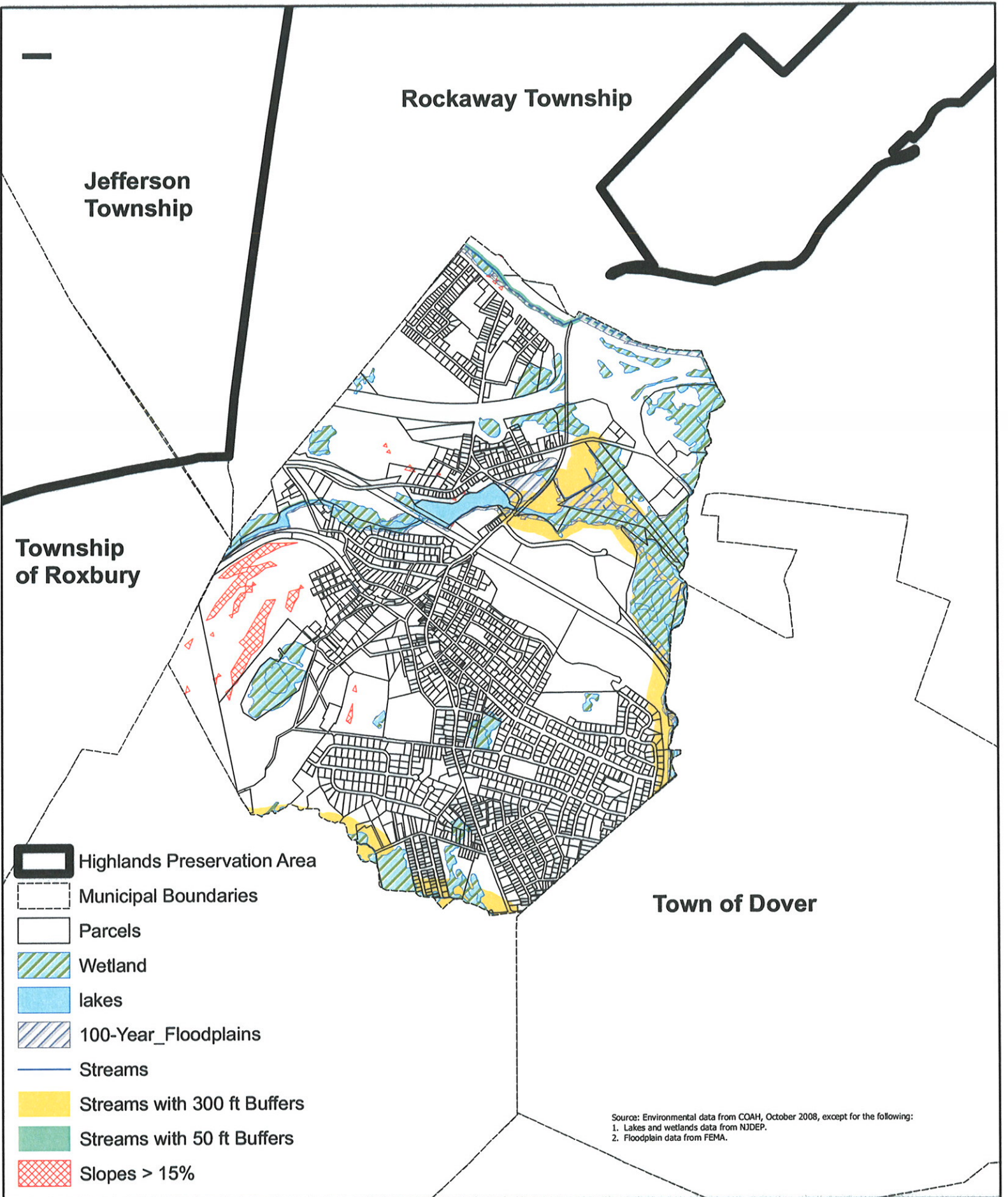
**A - 2: Highlands Consistency Review Report**











**A - 3: Draft Spending Plan**

**A - 4: Alternative Living Arrangement**


**A - 5: Workbook D**

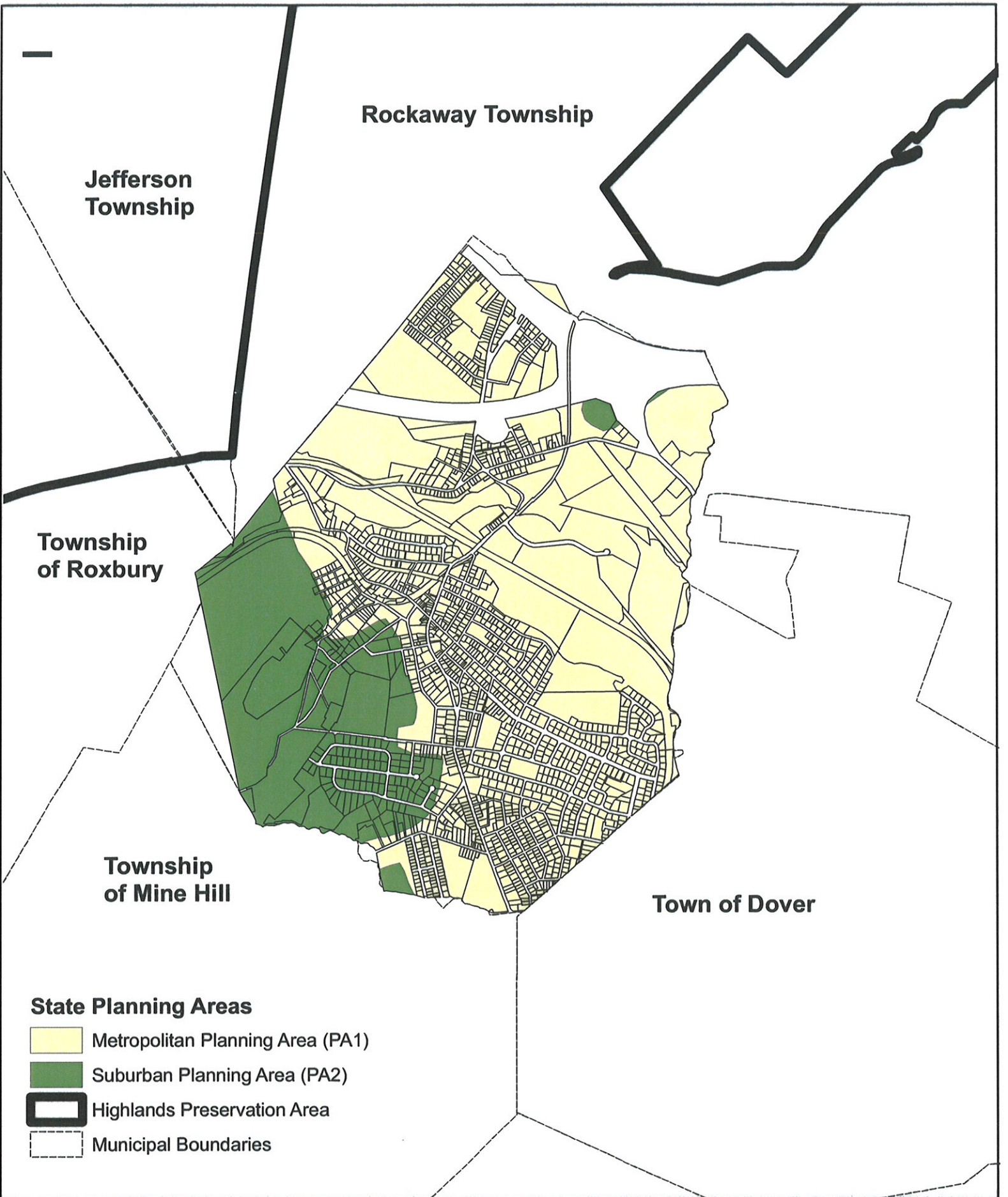
A-1



-  Highlands Preservation Area
-  Municipal Boundaries
-  Parcels
-  Wetland
-  lakes
-  100-Year\_Floodplains
-  Streams
-  Streams with 300 ft Buffers
-  Streams with 50 ft Buffers
-  Slopes > 15%

Source: Environmental data from COAH, October 2008, except for the following:  
 1. Lakes and wetlands data from NJDEP.  
 2. Floodplain data from FEMA.

Dwg. Title <b>Environmental Constraints Map</b>	Project No. <b>2210.02</b>	Dwg. Date <b>02/25/10</b>	Drawn By <b>MA</b>
 <b>BURGIS ASSOCIATES, INC.</b> PROFESSIONAL PLANNERS / LANDSCAPE ARCHITECTS 25 WESTWOOD AVENUE WESTWOOD, N.J. 07675 201-666-1811 FAX: 201-666-2599	Project Title <b>2010 Housing Plan</b> BOROUGH OF WHARTON MORRIS COUNTY, NEW JERSEY	Dwg. Scale <b>N.T.S.</b>	Sheet No. <b>1 of 1</b>
Drawing No. <b>Env</b>		2009 COPYRIGHT BA- NOT TO BE REPRODUCED	



**State Planning Areas**

- Metropolitan Planning Area (PA1)
- Suburban Planning Area (PA2)
- Highlands Preservation Area
- Municipal Boundaries

<p>Dwg. Title</p> <p style="text-align: center;"><b>SDRP Planning Areas</b></p>	<p>Project No.</p> <p style="text-align: center;">2210.02</p>	<p>Dwg. Date</p> <p style="text-align: center;">07/27/09</p>	<p>Drawn By</p> <p style="text-align: center;">MA</p>
<p><b>BURGIS ASSOCIATES, INC.</b> PROFESSIONAL PLANNERS / LANDSCAPE ARCHITECTS 25 WESTWOOD AVENUE WESTWOOD, N.J. 07675 201-666-1811 FAX: 201-666-2599</p>	<p>Project Title</p> <p style="text-align: center;"><b>2010 Housing Plan</b></p> <p><small>BOROUGH OF WHARTON MORRIS COUNTY, NEW JERSEY</small></p>	<p>Dwg. Scale</p> <p style="text-align: center;">N.T.S.</p>	<p>Sheet No.</p> <p style="text-align: center;">1 of 1</p> <p>Drawing No.</p> <p style="text-align: center;">SDRP</p>
<p>2009 COPYRIGHT BA- NOT TO BE REPRODUCED</p>			

Rockaway Township

Jefferson Township

Township of Roxbury

Block 1603 Lot 14

Township of Mine Hill

Town of Dover

 Irondale Ave Site

 Highlands Preservation Area

 Municipal Boundaries

Dwg. Title

Location of Plan Components (Proposed)

Project No.

2210.02

Dwg. Date

02/25/10

Drawn By

MA



**BURGIS ASSOCIATES, INC.**  
PROFESSIONAL PLANNERS / LANDSCAPE ARCHITECTS  
25 WESTWOOD AVENUE  
WESTWOOD, N.J. 07675  
201-666-1811 FAX: 201-666-2599

Project Title

2010 Housing Plan

BOROUGH OF WHARTON  
MORRIS COUNTY, NEW JERSEY

Dwg. Scale

N.T.S.

Sheet No.

1 of 1

Drawing No.

lpc

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A-2

# Regional Master Plan Consistency Report

12/1/2009

Prepared by State of New Jersey Highlands Water Protection and Planning Council  
100 North Road (Route 513), Chester, NJ 07930  
Telephone: (908) 879-6737 Fax: (908) 879-4205



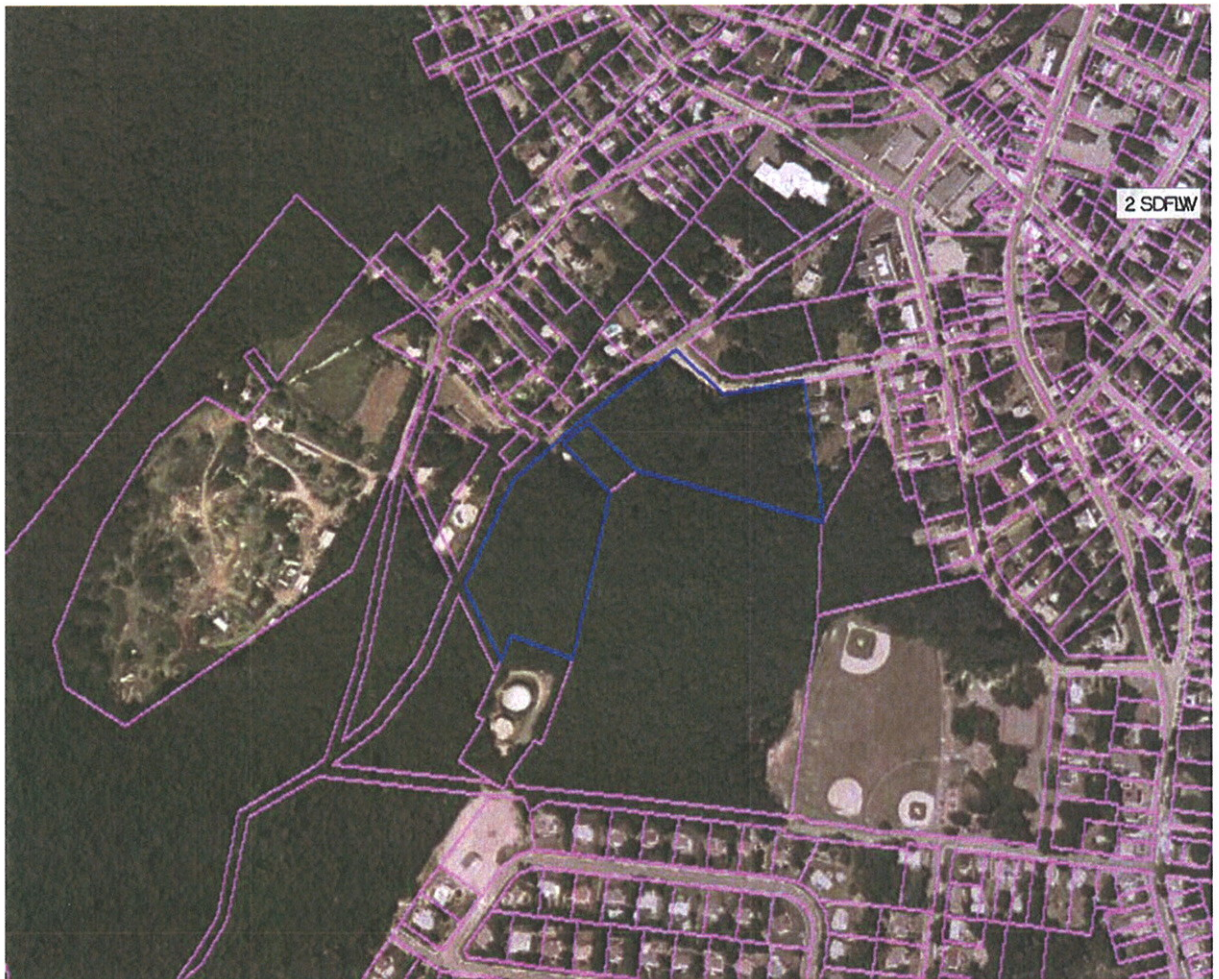
Print

Please consider the environment before printing

### Disclaimer

Please be advised that any reports generated from the online Consistency Review Application do not constitute a formal Consistency Determination from Highlands Council. The information contained therein is provided solely for informational purposes and is not to be construed as providing advice, recommendations, endorsements, representations or warranties of any kind whatsoever.

OLD IRONDALE RD, WHARTON BOROUGH, Morris County, Block 01603, Lot 00014



Powered by VERTICES Mapper™

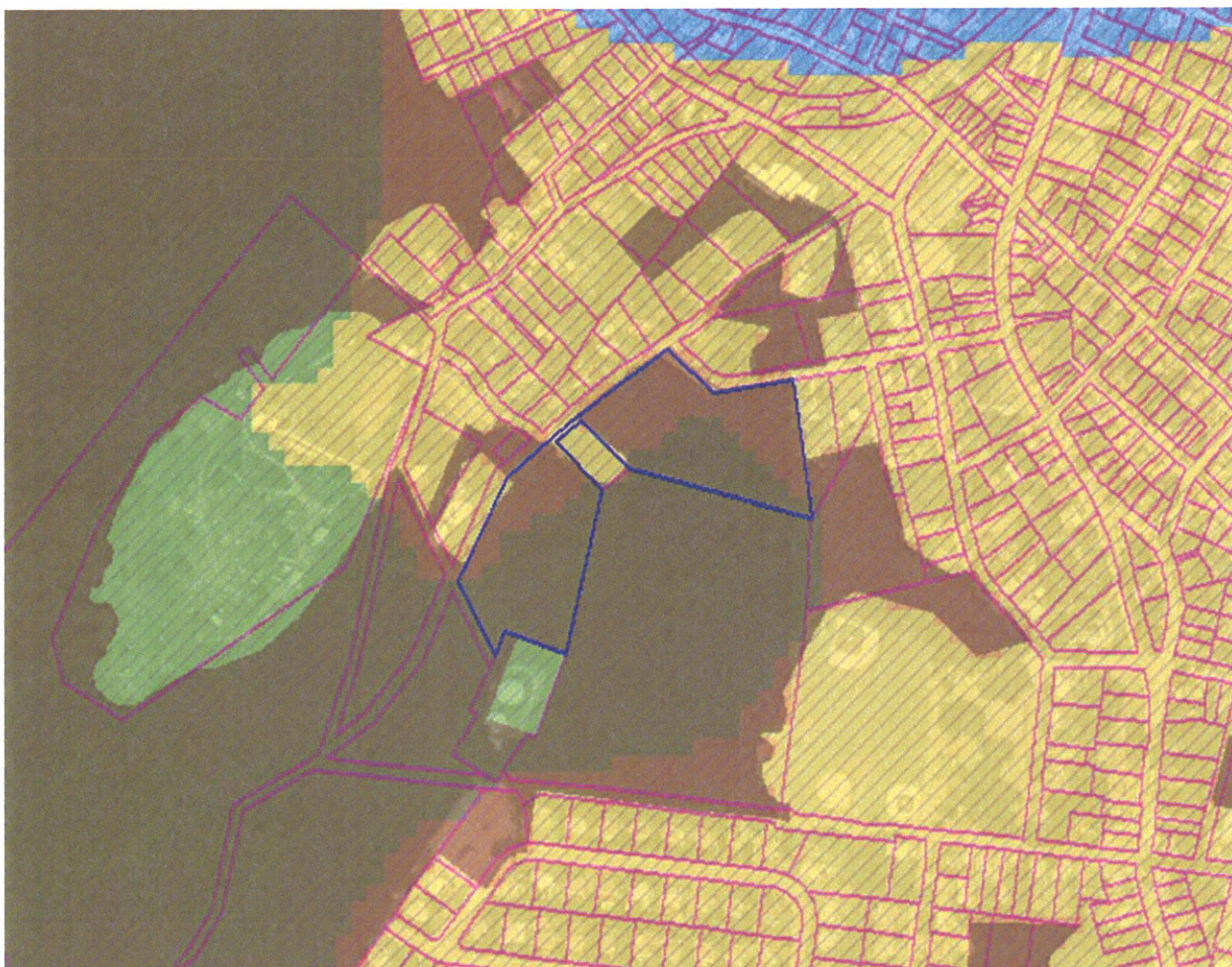




**Planning Area Forest in Protection or Conservation Zone**

OLD IRONDALE RD, WHARTON BOROUGH, Morris County, Block 01603, Lot 00014

12/1/2009



Forest Outside of Forest Resource Area: ■

Forest within Forest Resource Area: ■

■ Protection Zone	■ Conservation Zone
■ Existing Community Zone	■ Lake Community Subzone
■ Conservation Environmentally Constrained Subzone	■ Existing Community Environmentally Constrained Subzone
■ Wildlife Management	

Land Use Capability:

Planning Area / Preservation Area: ■ Planning Area / ■ Preservation Area

Planning Area Forest in Protection or Conservation Zone data layer represents all forested lands in the Protection or Conservation Zone in the legislatively delineated Planning Area. Regional Master Plan protection policies limit development of these forests to low impact residential in an effort to maintain valuable forested lands within the Zones in the Planning Area.

**Policy 1B2:** To limit through local development review and Highlands Project Review human development of forests to low impact residential development in the Protection Zone and the Conservation Zone in the Planning Area.



**Forest Resources**

OLD IRONDALE RD, WHARTON BOROUGH, Morris County, Block 01603, Lot 00014

12/1/2009



Forest Outside of Forest Resource Area: ■  
 Forest within Forest Resource Area: ■

Forest Resources represents the Total Forest Area data layer that was extracted from the NJDEP 2002 draft Land Cover data. This data layer illustrates all upland and wetland forest and scrub/shrub categories (excluding field) and represents all forested lands within the Region. The Regional Master Plan includes policies that limit clearing of trees within Forest Resources and that seek to protect overall forest resources integrity.

**Objective 1B3a:** Implementation through Plan Conformance of regulations, which limit the clearing of trees in conjunction with human development to circumstances where the clearing does not diminish the integrity of forest resources.

**Policy 1B5:** To ensure that forest resources are protected on a site specific basis during local development review and Highlands Project Review.

**Objective 1B5a:** Applications for local development review and Highlands Project Review require identification of any forest area on and adjacent to a site in accordance with the Highlands Council's Method for Identifying Upland Forest Areas in the Highlands Region.

**Policy 1B7:** To prohibit clear-cutting of forest lands except pursuant to an approved Forest Management Plan approved by the State Forester.

**Policy 1C3:** To require that conforming municipalities adopt a tree clearing ordinance consistent with an approved community forestry plan under the New Jersey Forest Service Community Forestry Program as part of the municipal master plan and local development regulations.

**Policy 6H1:** To protect, restore, or enhance sensitive environmental resources of the Highlands Region, including but not limited to Forests, Critical Habitat, Highlands Open Waters and their buffers, Riparian Areas, Steep Slopes, Prime Ground Water Recharge Areas, Wellhead Protection Areas, and Agricultural Resource Areas.

**Policy 6N4:** To require through Plan Conformance that municipalities and counties adopt the best management practices where disturbance of Highlands resources is proposed, including but not limited to Steep Slopes, forest resources, Critical Habitat, Highlands Open Waters and Riparian Areas, and Prime Ground Water Recharge Areas.

---



### Steep Slope Protection Area

OLD IRONDALE RD, WHARTON BOROUGH, Morris County, Block 01603, Lot 00014

12/1/2009



Steep Slope Protection Area: ■

Slope is a measurement of the steepness of terrain and is defined as the vertical change in elevation over a given horizontal distance. Disturbance of areas containing steep slopes can trigger erosion and sedimentation, resulting in loss of topsoil. It can also result in the disturbance of habitats, degradation of surface water quality, silting of water bodies, and alteration of drainage patterns. The Highlands Council examined areas of slope in the Highlands Region that exhibited one of the following grade classifications and these grades were established as Steep Slope Protection Areas: 1) grades of slopes of 20% or greater; 2) grades of slope between 15 - 20%; and 3) grades of slope between 10 - 15% that occur within the Riparian Area.

**Policy 1E6:** To require through local development review and Highlands Project Review that applications for development include topographic information identifying the location of any Steep Slope Protection Areas located on the parcel proposed for development.

**Policy 1E7:** To require through local development review and Highlands Project Review that applications for development involving parcels of land with slopes of 10% or greater include identification of forested lands, areas which are highly susceptible to erosion, depth to bedrock, and Soil Capability Classes.

**Policy 1E10:** To require that conforming municipalities and counties implement the steep slope protection provisions of Policies 1E2 through 1E9 through master plans and development

regulations.

**Objective 2I1b:** The expansion or creation of public water supply systems, public wastewater collection and treatment systems and community on-site treatment facilities in the Preservation Area as approved through a HPAA with waiver pursuant to N.J.A.C. 7:38 and Policy 7G1 shall maximize the protection of sensitive environmental resources including avoidance of Highlands Open Waters buffer areas, Riparian Areas, the forested portion of the Forest Resource Area, agricultural lands of Agricultural Resource Areas, Steep Slopes, Prime Ground Water Recharge Areas, and Critical Habitat.

**Objective 2J4a:** Prohibit new, expanded or extended public water systems within the Protection Zone, the Conservation Zone and the Environmentally-Constrained Sub-zones of the Planning Area unless they are shown to be necessary for and are approved by the Highlands Council for one or more of the purposes listed below. For approvals regarding parts 1, 2, and 3, the project must maximize the protection of sensitive environmental resources such as Highlands Open Waters buffer areas, Riparian Areas, the forested portion of the Forest Resource Area, agricultural lands of Agricultural Resource Areas, Steep Slopes, Prime Ground Water Recharge Areas and Critical Habitat. For approvals regarding part 3, the project must avoid disturbance of Highlands Open Waters buffer areas, Riparian Areas, Steep Slopes and Critical Habitat, and must minimize disturbance of the forested portion of the Forest Resource Area, agricultural lands of Agricultural Resource Areas, and Prime Ground Water Recharge Areas. The extension or creation of systems shall follow the requirements in Objective 2J4b (parts 2 and 3). The applicable purposes are: 1. To address through a waiver under Policy 7G1 or 7G2 a documented existing or imminent threat to public health and safety from contaminated domestic and other on-site water supplies of sufficient scale to justify a public water supply and where no alternative is feasible that would sufficiently assure long-term protection of public health and safety. Such needs shall have highest priority for allocation of existing system capacity; 2. To address development permitted through a Highlands Redevelopment Area or takings waiver under Policy 7G1 or 7G2; or 3. To serve a cluster development that meets all requirements of Objective 2J4b.

**Objective 2K3c:** Prohibit new, expanded or extended public wastewater collection and treatment systems and community on-site treatment facilities within the Protection Zone, the Conservation Zone and the Environmentally-Constrained Sub-zones of the Planning Area unless they are shown to be necessary for and are approved by the Highlands Council for one or more of the purposes listed below. For approvals regarding parts 1, 2, and 3, the project must maximize protection of sensitive environmental resources such as Highlands Open Waters buffer areas, Riparian Areas, the forested portion of the Forest Resource Area, agricultural lands of Agricultural Resource Areas, Steep Slopes, Prime Ground Water Recharge Areas and Critical Habitat. For approvals regarding part 3, the project must avoid disturbance of Highlands Open Waters buffer areas, Riparian Areas, Steep Slopes and Critical Habitat, and must minimize disturbance of the forested portion of the Forest Resource Area, agricultural lands of Agricultural Resource Areas and Prime Ground Water Recharge Areas. The choice of extension or creation of systems shall follow the requirements in Objective 2K3d (2 and 3). The applicable purposes are: 1. To address through a waiver under Policy 7G1 or 7G2 a documented existing or imminent threat to public health and safety from a pattern of failing septic systems (where the failing systems cannot reasonably be addressed through rehabilitation or replacement) or highly concentrated septic systems, where the threat is of sufficient scale to justify a public wastewater collection and treatment system or community on-site treatment facility and where no alternative is feasible that would sufficiently assure long-term protection of public health and safety. To address other threats of public health and safety, such needs shall have highest priority for allocation of existing capacity; 2. To address development permitted through a Highlands Redevelopment Area

takings waiver under Policy 7G1 or 7G2; or 3. To serve a cluster development that meets a requirements of Objective 2K3d.

**Policy 6H1:** To protect, restore, or enhance sensitive environmental resources of the Highl Region, including but not limited to Forests, Critical Habitat, Highlands Open Waters and t buffers, Riparian Areas, Steep Slopes, Prime Ground Water Recharge Areas, Wellhead Pr Areas, and Agricultural Resource Areas.

**Policy 6N4:** To require through Plan Conformance that municipalities and counties adopt l best management practices where disturbance of Highlands resources is proposed, includ not limited to Steep Slopes, forest resources, Critical Habitat, Highlands Open Waters and Riparian Areas, and Prime Ground Water Recharge Areas.

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### Potential or Limited Constrained Slopes

OLD IRONDALE RD, WHARTON BOROUGH, Morris County, Block 01603, Lot 00014

12/1/2009



Potential or Limited Constrained Slopes: ■

All non-Riparian lands having a slope 15-20%, which are not forested. Constrained Slopes are those whose soils are highly susceptible to erosion, b) shallow depth to bedrock, or c) have a Soil Capability Class indicative of wet or stony soils. Limited Constrained Slopes are those whose soils are not highly susceptible to erosion, do not have a shallow depth to bedrock or a Soil Capability Class indicative of wet or stony soils. The use of the word "Potential" is in recognition of the fact that soil properties shall be determined at the time of site plan review.

**Policy 1E9:** To require through local development review and Highlands Project Review the use of Low Impact Best Development Practices for any land disturbance or human development in areas, which are Constrained or Limited Constrained Slopes, or that involves an approved disturbance of a Severely Constrained or Moderately Constrained Slope.



### Critical Wildlife Habitat

OLD IRONDALE RD, WHARTON BOROUGH, Morris County, Block 01603, Lot 00014

12/1/2009



Critical Wildlife Habitat: ■

Critical Wildlife Habitat data layer illustrates habitat areas that are critical for the survival of rare, threatened or endangered wildlife species of the Highlands Region. Critical Wildlife Habitat areas are lands within the NJDEP Landscape Project Version 3 that are Landscape Rank 3 through 5 and Landscape Rank 2 with Highlands Council Rank of Critically Significant or Significant in the Planning Area.

**Policy 1A2:** To limit human development in the Forest Resource Area in the Preservation / order to protect and enhance forest resources, forest ecosystem integrity, Critical Habitat, and quantity and quality of water resources.

**Policy 1F2:** To prohibit through Plan Conformance, local development review and Highlands Project Review the direct impact of new human development or expansion or increased intensity of existing development within Critical Habitat.

**Policy 1F5:** To establish a Habitat Conservation and Management Program, including minimum performance standards and criteria for the protection, enhancement, and restoration of lands within Critical Habitat.

**Policy 1F6:** To require that applications for any local development review and Highlands Project Review for Critical Habitat be subject to minimum standards and criteria outlined in the Habitat





disturbance of the forested portion of the Forest Resource Area, agricultural lands of Agricultural Resource Areas, and Prime Ground Water Recharge Areas. The extension or creation of systems shall follow the requirements in Objective 2J4b (parts 2 and 3). The applicable purposes are: 1. To address through a waiver under Policy 7G1 or 7G2 a documented existing or imminent threat to public health and safety from contaminated domestic and other on-site water supplies that are of sufficient scale to justify a public water supply and where no alternative is feasible that would sufficiently assure long-term protection of public health and safety. Such needs shall have highest priority for allocation of existing system capacity; 2. To address development permitted through a Highlands Redevelopment Area or takings waiver under Policy 7G1 or 7G2; or 3. To serve a cluster development that meets all requirements of Objective 2J4b.

**Objective 2K3c:** Prohibit new, expanded or extended public wastewater collection and treatment systems and community on-site treatment facilities within the Protection Zone, the Conservation Zone and the Environmentally-Constrained Sub-zones of the Planning Area unless they are shown to be necessary for and are approved by the Highlands Council for one or more of the purposes listed below. For approvals regarding parts 1, 2, and 3, the project must maximize protection of sensitive environmental resources such as Highlands Open Waters buffers, Riparian Areas, the forested portion of the Forest Resource Area, agricultural lands of Agricultural Resource Areas, Steep Slopes, Prime Ground Water Recharge Areas and Critical Habitat. For approvals regarding part 3, the project must avoid disturbance of Highlands Open Waters areas, Riparian Areas, Steep Slopes and Critical Habitat, and must minimize disturbance of the forested portion of the Forest Resource Area, agricultural lands of Agricultural Resource Areas and Prime Ground Water Recharge Areas. The choice of extension or creation of systems shall follow the requirements in Objective 2K3d (2 and 3). The applicable purposes are: 1. To address through a waiver under Policy 7G1 or 7G2 a documented existing or imminent threat to public health and safety from a pattern of failing septic systems (where the failing systems cannot reasonably be addressed through rehabilitation or replacement) or highly concentrated septic systems, where the threat is of sufficient scale to justify a public wastewater collection and treatment system or community on-site treatment facility and where no alternative is feasible that would sufficiently assure long-term protection of public health and safety. To address other threats of public health and safety, such needs shall have highest priority for allocation of existing system capacity; 2. To address development permitted through a Highlands Redevelopment Area or takings waiver under Policy 7G1 or 7G2; or 3. To serve a cluster development that meets all requirements of Objective 2K3d.

**Policy 6H1:** To protect, restore, or enhance sensitive environmental resources of the Highlands Region, including but not limited to Forests, Critical Habitat, Highlands Open Waters and their buffers, Riparian Areas, Steep Slopes, Prime Ground Water Recharge Areas, Wellhead Protection Areas, and Agricultural Resource Areas.

**Policy 6N4:** To require through Plan Conformance that municipalities and counties adopt the best management practices where disturbance of Highlands resources is proposed, including but not limited to Steep Slopes, forest resources, Critical Habitat, Highlands Open Waters and Riparian Areas, and Prime Ground Water Recharge Areas.

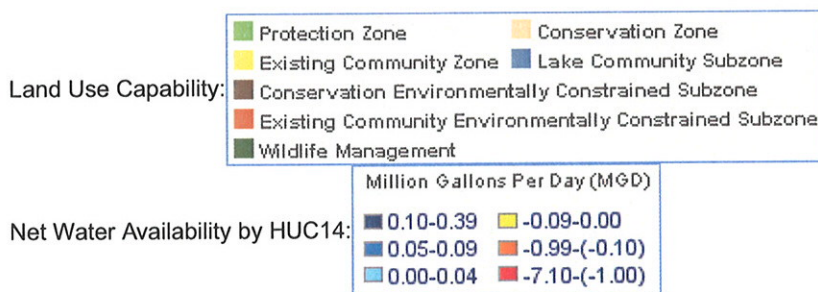
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**Net Water Availability in Protection or Conservation Zone**

OLD IRONDALE RD, WHARTON BOROUG, Morris County, Block 01603, Lot 00014

12/1/2009



Identifies the portion of a HUC14 subwatershed within the Protection or Conservation Zone.

**Policy 2A2:** To ensure that increasing water demands do not exceed Net Water Availability exacerbate existing deficits of subwatersheds. Net Water Availability is affected at a subwa level by location and extent of Land Use Capability Zone Map and its status as Current Def Area or Existing Constrained Area.

**Objective 2B4a:** Give highest priority for the use of non-agricultural Net Water Availability Conditional Water Availability within Protection Zone and Conservation Zone subwatershec through a Water Use and Conservation Plan developed under Objective 2B8c, local develc review, and Highlands Project review: 1. To address a documented existing or imminent thi

public health and safety from contaminated domestic and other on-site water supplies that sufficient scale to justify a public water supply and where no alternative is feasible that would sufficiently assure long-term protection of public health and safety. Such needs shall have highest priority for Net Water Availability; 2. To serve a designated Highlands Redevelopment Area; 3. To serve a cluster development that complies with Objective 2J4b; and 4. To serve affordable housing projects where at least 10% of the units are affordable.

**Objective 2B4c:** Establish and implement mandatory stormwater reuse for recreational and non-agricultural irrigation, as well as other non-potable water purposes to minimize both the volume of stormwater discharges and water withdrawals for these purposes.

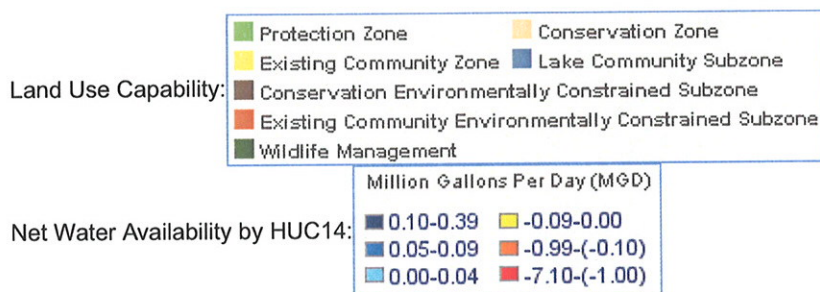
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**Net Water Availability in Existing Community Zone**

OLD IRONDALE RD, WHARTON BOROUGH, Morris County, Block 01603, Lot 00014

12/1/2009



Identifies the portion of a HUC14 subwatershed within the Existing Community Zone.

**Policy 2A2:** To ensure that increasing water demands do not exceed Net Water Availability exacerbate existing deficits of subwatersheds. Net Water Availability is affected at a subwa level by location and extent of Land Use Capability Zone Map and its status as Current Def Area or Existing Constrained Area.

**Objective 2B4b:** The highest priority for use of Net Water Availability or Conditional Water Availability within Existing Community Zone subwatersheds, through a Water Use and Conservation Plan developed under Objective 2B8c, local development review and Highlar Project review to serve documented threats to public health and safety from contaminated

supplies, designated TDR Receiving Zones, infill development, designated Highlands Redevelopment Area, affordable housing projects where at least 10% of the units are affordable or new areas for development that meet all other requirements of the RMP.

**Objective 2B4c:** Establish and implement mandatory stormwater reuse for recreational and non-agricultural irrigation, as well as other non-potable water purposes to minimize both the volume of stormwater discharges and water withdrawals for these purposes.

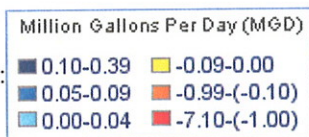
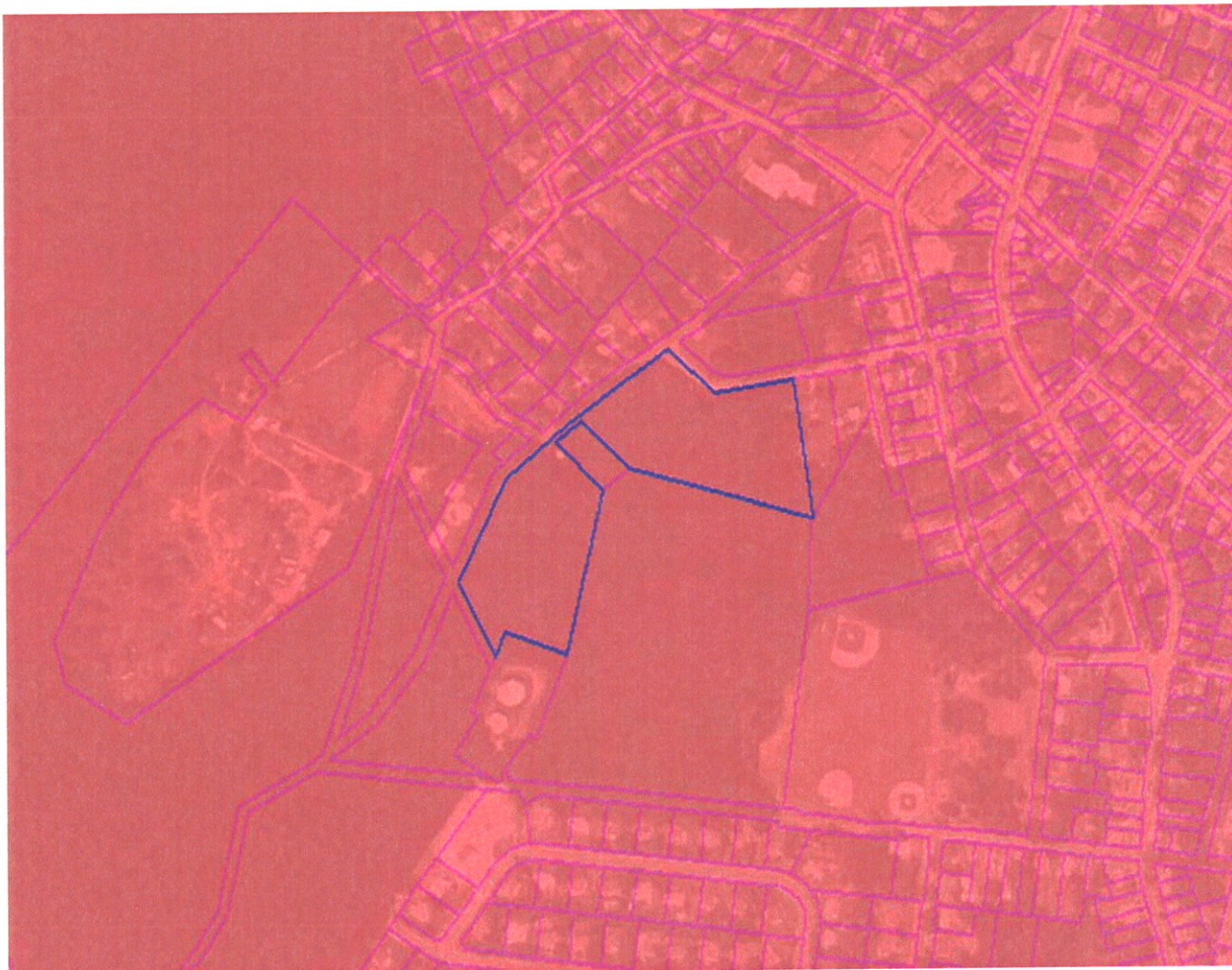
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**Current Deficit Area**

OLD IRONDALE RD, WHARTON BOROUGH, Morris County, Block 01603, Lot 00014

12/1/2009



Net Water Availability by HUC14:

Identifies HUC14 subwatersheds that are in deficit of Net Water Availability.

**Policy 2B6:** To require through Plan Conformance (including through a Water Use and Conservation Plan developed under Objective 2B8c), local development review, Highlands Review, and interagency coordination that proposed public water supply and wastewater service areas, new or increased water allocations and bulk water purchases will not directly or indirectly cause or contribute to a Net Water Availability deficit, and where feasible will help mitigate existing deficit.

**Objective 2B6a:** Areawide Water Quality Management Plans, Wastewater Management Plans and their amendments shall ensure that the proposed service area will not directly or indirectly contribute to a Net Water Availability deficit, and shall be in conformance with any Water and Conservation Plan developed under Objective 2B8c.

**Policy 2B8:** To require through Plan Conformance, local development review, and Highlands Review...

Project Review the efficient and effective use of water availability, the planning for future water needs, the reduction and elimination of water deficits, and the mitigation of new consumptive or depletive use in any Current Deficit Areas or subwatersheds that could become deficit areas based on projected development and water uses, to ensure sustainable water supply, water resource and ecological values in conformance with RMP policies and objectives.

**Objective 2B8a:** Prevent net increases in consumptive or depletive water uses in Current Deficit Areas to prevent exacerbation of and help reduce or eliminate the deficit to ensure sustainable water supply, water resource and ecological values, emphasizing techniques including, but not limited to water reuse, recycling and conservation.

**Objective 2B8b:** Proposed new consumptive or depletive water uses within a Current Deficit Area shall only occur under the auspices of a Water Use and Conservation Management Plan approved under Objective 2B8c or through mitigation of the proposed consumptive or depletive water use within the same HUC14 subwatershed through: a permanent reduction of existing consumptive and depletive water uses; ground water recharge in excess of the requirements of N.J.A.C. 7:8 (Stormwater Management Rules); or other permanent means. Where a Water Use and Conservation Management Plan has not been approved: 1. Each project shall achieve mitigation ranging from 125% to 200%, based on the severity of the Current Deficit and the amount of consumptive or depletive water use proposed; 2. Total consumptive and depletive water uses from any single project and all projects combined are not to exceed the Current Deficit Net Water Availability of Objectives 2B3a or 2B3b for any HUC14 subwatershed; 3. Mitigation shall be successfully completed prior to initiation of the water use, except as required by #4, below. Mitigation may be phased in keeping with project development; 4. For water uses where the combination of proposed consumptive and depletive water uses and current subwatershed deficit is high, according to a schedule established by the Highlands Council, off-site mitigation shall be successfully completed prior to any on-site construction. On-site mitigation shall be successfully completed prior to initiation of the water use but may be implemented concurrent with on-site construction. Mitigation may be phased in keeping with the level of consumptive or depletive water uses; and Mitigation plans for a project shall include: specific objectives for each mitigation component; monitoring and reporting requirements; methods by which shortfalls in meeting mitigation objectives shall be addressed through additional action; and be guaranteed through performance bonds.

**Objective 2B8c:** Water Use and Conservation Management Plans shall be required through municipal Plan Conformance for all subwatersheds to meet the policies and objectives of Objective 2B, to ensure efficient use of water through water conservation and Low Impact Development Management Practices, and to avoid the creation of new deficits in Net Water Availability. Water developed for Current Deficit Areas, the plans shall include provisions to reduce or manage consumptive and depletive uses of ground and surface waters as necessary to reduce or eliminate deficits in Net Water Availability, or to ensure continued stream flows to downstream Current Deficit Areas from Existing Constrained Areas, to the maximum extent practicable within each HUC14 subwatershed. Water Use and Conservation Management Plans shall demonstrate through a detailed implementation plan and schedule how and when the current deficit will be resolved in a subwatershed prior to approval for new water uses in the subwatersheds with the most severe deficits (i.e., in excess of 0.25 million gallons per day), and the plan shall be implemented prior to initiation of new water uses.

**Objective 2B8d:** All water users within a Current Deficit Area shall seek funding and other opportunities to meet the intent of Objective 2B4b.

**Objective 2J2a:** Limit future water system demand and reduce existing demand where feasible.



by water systems that are dependent on Current Deficit Areas or Existing Constrained Area source of water.

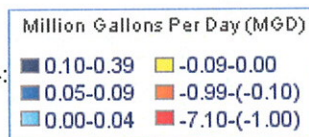
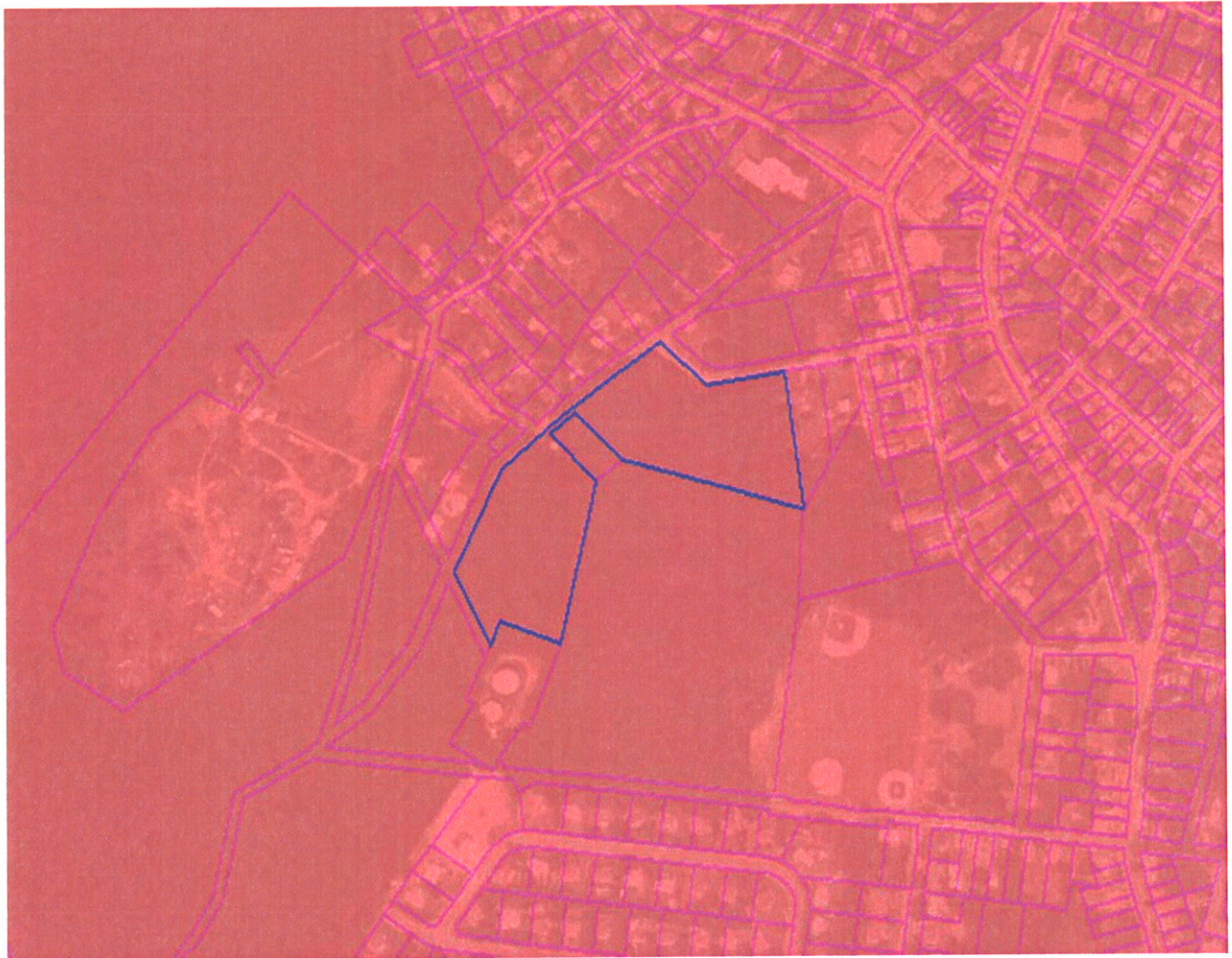
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**Net Water Availability**

OLD IRONDALE RD, WHARTON BOROUGH, Morris County, Block 01603, Lot 00014

12/1/2009



Net Water Availability by HUC14:

Net Water Availability is calculated for each HUC14 subwatershed by deducting consumptive and depletive water from Ground Water Availability. The Regional Master Plan incorporates Net Water Availability as a capacity threshold on future water uses. Where Net Water Availability is positive, it is assumed there is water available to meet the existing demand. Where net water availability is negative, the subwatershed is in deficit and deemed to be a Deficit Area. In Current Deficit Areas where a Water Use and Conservation Management Plan has not yet been adopted, limited amounts of Conditional Water Availability are provided. The use of Net Water Availability or Conditional Water Availability is subject to Regional Master Plan policies.

**Policy 2A2:** To ensure that increasing water demands do not exceed Net Water Availability and exacerbate existing deficits of subwatersheds. Net Water Availability is affected at a subwatershed level by location and extent of Land Use Capability Zone Map and its status as Current Deficit Area or Existing Constrained Area.

**Objective 2B4c:** Establish and implement mandatory stormwater reuse for recreational and non-agricultural irrigation, as well as other non-potable water purposes to minimize both the volume of stormwater discharges and water withdrawals for these purposes.

**Policy 2B7:** To ensure through Plan Conformance (including through a Water Use and Conservation Plan developed under Objective 2B8c), local development review, and High Impact Project Review that the use of Net Water Availability and Conditional Water Availability with subwatershed supports development patterns that are in conformance with RMP policies and objectives.

**Objective 2B8c:** Water Use and Conservation Management Plans shall be required through municipal Plan Conformance for all subwatersheds to meet the policies and objectives of Objective 2B, to ensure efficient use of water through water conservation and Low Impact Development Management Practices, and to avoid the creation of new deficits in Net Water Availability. Water Use and Conservation Management Plans developed for Current Deficit Areas, the plans shall include provisions to reduce or manage consumptive and depletive uses of ground and surface waters as necessary to reduce or eliminate deficits in Net Water Availability, or to ensure continued stream flows to downstream Current Deficit Areas from Existing Constrained Areas, to the maximum extent practicable within each HUC14 subwatershed. Water Use and Conservation Management Plans shall demonstrate through a detailed implementation plan and schedule how and when the current deficit will be resolved in a subwatershed prior to approval for new water uses in the subwatersheds with most severe deficits (i.e., in excess of 0.25 million gallons per day), and the plan shall be implemented prior to initiation of new water uses.

**Objective 2J2b:** Limit future water system demands to levels that will not create a Current Deficit Area where one does not currently exist.

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**Prime Ground Water Recharge Area**

OLD IRONDALE RD, WHARTON BOROUGH, Morris County, Block 01603, Lot 00014

12/1/2009



Prime Groundwater Recharge Area: ■

The layer displays the mapping of Prime Ground Water Recharge Areas. The Regional Master Plan defines Prime Ground Water Recharge Areas as those lands within a HUC14 subwatershed that most efficiently provide 40% drought recharge volume for that HUC14 subwatershed, using a GSR-32 analysis based upon land cover and the 1964-1966 drought of record precipitation.

**Policy 2D3:** To protect, enhance, and restore the quantity and quality of Prime Ground Water Recharge Areas.

**Objective 2D3c:** Implement master plans and development review ordinances through Plan Conformance that protect Prime Ground Water Recharge Areas and minimize the potential disruption of recharge in such areas by development.

**Objective 2D3g:** Require through Plan Conformance and local health ordinances, that existing land uses that have a significant potential to result in major discharges of pollutants to groundwater or to the land surface (including but not limited to non-sanitary wastewater effluent and other major sources of potential discharges such as spills and leaks), such that they may degrade ground water quality within a Prime Ground Water Recharge Area, shall incorporate ongoing management of toxic chemical sources and prohibition of unregulated discharges, so that the potential for ground water contamination is minimized and the opportunity for discharge is

and control is maximized.

**Policy 2D4:** To apply standards through Plan Conformance, local development review and Highlands Project Review to protect, restore and enhance the functionality and the water revalue of Prime Ground Water Recharge Areas by restricting development and uses of land a Prime Ground Water Recharge Area that reduce natural ground water recharge volumes directly or indirectly contribute to or result in water quality degradation.

**Objective 2D4a:** Development shall not occur in Prime Ground Water Recharge Areas unless necessary to avoid Critical Habitat, Highlands Open Waters Buffers and Moderately and Se Constrained Steep Slopes.

**Objective 2D4b:** Any development activity approved to occur in a Prime Ground Water Recharge Area shall provide an equivalent of 125% of pre-construction recharge volumes for the affected Prime Ground Water Recharge Area of the site within the following areas, in order of priority: (1) the same development site where feasible; (2) the same HUC14 subwatershed, or (3) an interrelated HUC14 subwatershed as approved by the Highlands Council where no feasible alternative exists in the same HUC14 subwatershed. This requirement shall apply to all portions of the Prime Ground Water Recharge Area where the recharge is disrupted through impervious surface: routing of stormwater runoff and recharge from natural flow paths, and other similar changes.

**Objective 2D4c:** Require through Plan Conformance, local development review and Highlands Project Review that the disruption of Prime Ground Water Recharge Area shall be minimized through the implementation of Low Impact Development Best Management Practices meet requirements of Objective 2D3a.

**Objective 2D4d:** Require through Plan Conformance, local development review and Highlands Project Review that the disruption of Prime Ground Water Recharge Area, after conformance with Objectives 2D4a, 2D4b and 2D4c is achieved, shall be limited to no greater than 15% of the Prime Ground Water Recharge Area on the site and shall be preferentially be sited on that portion of the Prime Ground Water Recharge Area that has the lowest ground water recharge rates and the lowest potential for aquifer recharge.

**Objective 2D4e:** Prohibit through Plan Conformance, local development review and Highlands Project Review the expansion or creation of public water supply systems or public wastewater collection and treatment systems or community-based on-site wastewater facilities into a Prime Ground Water Recharge Area within the Protection or Conservation Zone within the Planning Area except as provided for in Policy 2J4 with Objectives 2J4a through 2J4d, and Policy 2K Objectives 2K3a through 2K3e, and within the Preservation Area except as provided for in Policy 2I1 and Objectives 2I1a and 2I1b.

**Objective 2D4f:** Prohibit through Plan Conformance, local development review and Highlands Project Review new land uses, including those identified through Objective 2D3d, that have significant potential to result in the discharge of persistent organic chemicals sources (including but not limited to existing discharges of industrial or other non-sanitary wastewater effluent to ground water or to the land surface within a Prime Ground Water Recharge Area, such that may degrade or contribute to the degradation of ground water quality.

**Objective 2D4g:** Require conformance with applicable components of regional stormwater management plans, where applicable, as a mandatory requirement for any site plan application.

**Objective 2D4h:** Achieve a net improvement in ground water recharge volume and maintenance of water quality as required through compliance with and implementation of any related policies.

of an adopted regional stormwater plan.

**Objective 2D4i:** Achieve a net improvement in ground water volume and maintenance of water quality through redevelopment, enhanced infiltration, pretreatment or other means where feasible.

**Objective 2I1b:** The expansion or creation of public water supply systems, public wastewater collection and treatment systems and community on-site treatment facilities in the Preservation Area as approved through a HPAA with waiver pursuant to N.J.A.C. 7:38 and Policy 7G1 shall maximize the protection of sensitive environmental resources including avoidance of Highlands Open Waters buffer areas, Riparian Areas, the forested portion of the Forest Resource Area, agricultural lands of Agricultural Resource Areas, Steep Slopes, Prime Ground Water Recharge Areas, and Critical Habitat.

**Objective 2J4a:** Prohibit new, expanded or extended public water systems within the Protection Zone, the Conservation Zone and the Environmentally-Constrained Sub-zones of the Planning Area unless they are shown to be necessary for and are approved by the Highlands Council for one or more of the purposes listed below. For approvals regarding parts 1, 2, and 3, the project must maximize the protection of sensitive environmental resources such as Highlands Open Waters buffer areas, Riparian Areas, the forested portion of the Forest Resource Area, agricultural lands of Agricultural Resource Areas, Steep Slopes, Prime Ground Water Recharge Areas and Critical Habitat. For approvals regarding part 3, the project must avoid disturbance of Highlands Open Waters buffer areas, Riparian Areas, Steep Slopes and Critical Habitat, and must minimize disturbance of the forested portion of the Forest Resource Area, agricultural lands of Agricultural Resource Areas, and Prime Ground Water Recharge Areas. The extension or creation of systems shall follow the requirements in Objective 2J4b (parts 2 and 3). The applicable purposes are: 1. To address through a waiver under Policy 7G1 or 7G2 a documented existing or imminent threat to public health and safety from contaminated domestic and other on-site water supplies that are of sufficient scale to justify a public water supply and where no alternative is feasible that would sufficiently assure long-term protection of public health and safety. Such needs shall have the highest priority for allocation of existing system capacity; 2. To address development permitted through a Highlands Redevelopment Area or takings waiver under Policy 7G1 or 7G2; or 3. To serve a cluster development that meets all requirements of Objective 2J4b.

**Objective 2K3c:** Prohibit new, expanded or extended public wastewater collection and treatment systems and community on-site treatment facilities within the Protection Zone, the Conservation Zone and the Environmentally-Constrained Sub-zones of the Planning Area unless they are shown to be necessary for and are approved by the Highlands Council for one or more of the purposes listed below. For approvals regarding parts 1, 2, and 3, the project must maximize the protection of sensitive environmental resources such as Highlands Open Waters buffer areas, Riparian Areas, the forested portion of the Forest Resource Area, agricultural lands of Agricultural Resource Areas, Steep Slopes, Prime Ground Water Recharge Areas and Critical Habitat. For approvals regarding part 3, the project must avoid disturbance of Highlands Open Waters buffer areas, Riparian Areas, Steep Slopes and Critical Habitat, and must minimize disturbance of the forested portion of the Forest Resource Area, agricultural lands of Agricultural Resource Areas and Prime Ground Water Recharge Areas. The choice of extension or creation of systems shall follow the requirements in Objective 2K3d (2 and 3). The applicable purposes are: 1. To address through a waiver under Policy 7G1 or 7G2 a documented existing or imminent threat to public health and safety from a pattern of failing septic systems (where the failing systems cannot reasonably be addressed through rehabilitation or replacement) or highly concentrated septic systems, where the threat is of sufficient scale to justify a public wastewater collection and treatment system or community on-site treatment facility and where no alternative is feasible that would sufficiently assure long-term protection of public health and safety. To address other

of public health and safety, such needs shall have highest priority for allocation of existing capacity; 2. To address development permitted through a Highlands Redevelopment Area takings waiver under Policy 7G1 or 7G2; or 3. To serve a cluster development that meets a requirements of Objective 2K3d.

**Policy 6H1:** To protect, restore, or enhance sensitive environmental resources of the Highl Region, including but not limited to Forests, Critical Habitat, Highlands Open Waters and t buffers, Riparian Areas, Steep Slopes, Prime Ground Water Recharge Areas, Wellhead Pr Areas, and Agricultural Resource Areas.

**Policy 6N4:** To require through Plan Conformance that municipalities and counties adopt l best management practices where disturbance of Highlands resources is proposed, includ not limited to Steep Slopes, forest resources, Critical Habitat, Highlands Open Waters and Riparian Areas, and Prime Ground Water Recharge Areas.

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### Public Community Water Systems

OLD IRONDALE RD, WHARTON BOROUGH, Morris County, Block 01603, Lot 00014

12/1/2009



Public Community Water Systems: ■

Public Community Water Systems displays those areas served by selected public water systems. The map indicates areas that are actually connected to a water distribution system, not simply located in a water utility's franchise area. Smaller, non-community water systems like those serving private developments or schools are not typically included. The Regional Master Plan limits the creation or extension of public water utilities.

**Policy 2J2:** To ensure, through Plan Conformance and Highlands Project Review, that Highlands Public Community Water Systems conform with Policy 2B6.

**Objective 2J2a:** Limit future water system demand and reduce existing demand where feasible by water systems that are dependent on Current Deficit Areas or Existing Constrained Areas for their source of water.

**Policy 2J6:** To encourage water recycling/reuse measures, such as domestic and institutional water systems, where appropriate, to minimize water use in existing land uses.





**Highlands Domestic Sewerage Facilities**

OLD IRONDALE RD, WHARTON BOROUGH, Morris County, Block 01603, Lot 00014

12/1/2009



Highlands Domestic Sewerage Facilities: ■

Highlands Domestic Sewerage Facilities displays those areas served by public wastewater utilities. The map in areas that are actually connected into a public wastewater collection system, not simply located in a Sewer Se Area. Public sewer systems discharging less than 0.15 million gallons per day (MGD) to surface water or 0.07! to ground water are not included. Private, on-site treatment facilities like a package treatment plant are also no included. The Regional Master Plan limits the creation or extension of public wastewater systems.

**Objective 2J4b:** Clustered development served by public water supply within the Protectio Zone, the Conservation Zone, and the Environmentally-Constrained Sub-zones of the Plar Area shall be approved only if the following conditions are met: 1. The development impact otherwise consistent with the requirements of the RMP, including provisions for mandatory clustering in Agricultural Resource Areas pursuant to Policy 3A5; 2. Extension of an existin public water system will occur only where the cluster development is within or immediately adjacent to an Existing Area Served with available capacity; 3. Creation of a new public wa system will occur only where such development is not within or immediately adjacent to an Existing Area Served with available capacity; 4. The clustered development preserves at le: 80% of the cluster project area in perpetuity for environmental protection or agricultural pur To the maximum extent feasible the developed portion (i.e., not including wetlands, Highla Open Waters buffers, and recreational lands) occupies no more than 10% of the cluster pr

area if served by a public or community on-site wastewater system; and 5. Where the preserved land in the cluster project area is dedicated to agricultural purposes, the cluster development ordinance and an Agriculture Retention/Farmland Preservation Plan supports continued agricultural viability of the agricultural land and requires the implementation of best management practices, including development and implementation of a Farm Conservation Plan that addresses the protection of water and soil resources prepared by the USDA Natural Resources Conservation Service (NRCS), Technical Service Provider (TSP), appropriate agent or NJDA staff, and approved by the local Soil Conservation District (SCD).

**Policy 2J6:** To encourage water recycling/reuse measures, such as domestic and institutional water systems, where appropriate, to minimize water use in existing land uses.

**Objective 2I1a:** Designated sewer service areas in the Preservation Area shall be restricted to Existing Area Served as of August 10, 2004, except to serve development that is approved through a HAD or a HPAA with waiver pursuant to N.J.A.C. 7:38 and Policy 7G1.

**Policy 2K2:** To base projected demand for current needs, appropriate economic revitalization opportunities for designated TDR Receiving Zones within Existing Areas Served on existing maximum three month demands plus an estimate of redevelopment needs based on either Highlands Council regional analyses or more detailed local analyses, to assess whether there is adequate treatment capacity to encourage redevelopment.

**Objective 2K3d:** Clustered development served by a public wastewater collection and treatment system or community on-site treatment facility within the Protection Zone, the Conservation Zone, and the Environmentally-Constrained Sub-zones of the Planning Area shall be approved only if the following conditions are met: 1. The development impacts are otherwise consistent with requirements of the RMP, including provisions for mandatory clustering in Agricultural Reserves; 2. Extension of an existing public wastewater collection and treatment system will occur only where the cluster development is within or immediately adjacent to an Existing Area Served with available capacity; 3. Creation of a community on-site treatment facility will occur only where such development is not within or immediately adjacent to an Existing Area Served with available capacity, where the proposed system is designed, permitted, and constructed at a capacity limited to the needs of the clustered development, and where the system does not create the potential for future expansion into areas that are not the subject of cluster developments immediately adjacent to the initial cluster served; 4. The cluster development preserves at least 80% of the cluster project area in perpetuity for environmental protection or agriculture purposes. To the maximum extent feasible the developed portion of the project area (e.g., not including wetlands, Highlands Open Waters buffers, and recreational lands) occupies no more than the cluster project area if served by a public or community on-site wastewater system; and 5. Where the preserved land in the cluster project area is dedicated to agricultural purposes, the cluster development ordinance and an Agriculture Retention/Farmland Preservation Plan supports continued agricultural viability of the agricultural land and requires the implementation of best management practices, including development and implementation of a Farm Conservation Plan that addresses the protection of water and soil resources prepared by the USDA Natural Resources Conservation Service (NRCS), Technical Service Provider (TSP), appropriate agent or NJDA staff, and approved by the local Soil Conservation District (SCD).

**Objective 2K3e:** Allow the expansion or creation of wastewater collection systems within the Existing Community Zone of the Planning Area, other than the Environmentally-Constrained Sub-zone, to serve lands which are appropriate for designated TDR Receiving Zones, infill redevelopment, to meet needs and protection requirements equivalent to those provided at Objective 2K3c within the Existing Community Zone, or to serve new areas for development.

meet all other requirements of the RMP. The highest priority for allocation of excess or add wastewater treatment capacity is to areas where there are clusters of failed septic systems are located within or adjacent to Existing Areas Served. TDR Receiving Areas, where design affordable housing projects (where the affordable units exceed 10% of the total units), infill redevelopment shall have higher priority for capacity than other developments requiring expansion of sewer service areas.

---



**Within Half Mile of Freight Rail Network**

OLD IRONDALE RD, WHARTON BOROUGH, Morris County, Block 01603, Lot 00014

12/1/2009



Within Half Mile of Freight Rail Network: ■

Includes all developed lands within a 1/2 mile buffer from all freight rail networks.

**Objective 5A2a:** Encourage the movement of goods from the roadway network to the freight network wherever possible.

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### Within Half Mile of Abandoned Freight Rails

OLD IRONDALE RD, WHARTON BOROUGH, Morris County, Block 01603, Lot 00014  
12/1/2009



Within Half Mile of Abandoned Freight Rails: ■

Includes all lands within a 1/2 mile buffer from all abandoned freight rail networks within the Highlands Region.

**Objective 5A2b:** Evaluate opportunities to increase freight service through the reactivation abandoned freight lines.

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**Within One Mile of Rail Stations or Within Half Mile of Bus Routes or Park and Ride**  
OLD IRONDALE RD, WHARTON BOROUGH, Morris County, Block 01603, Lot 00014  
12/1/2009



New Jersey Transit Bus Routes:—

Private Bus Routes:---

- Bergen + Main Line
- Montclair Boonton Line

Rail Stations: ● Morris + Essex Line - Gladstone Branch

● Morris + Essex Line - Morristown Branch

● Raritan Valley Line

Park & Ride Sites: ●

Includes all developed lands within a 1/2 mile buffer from all park and ride locations, rail stations, and NJ Transit and major private bus routes in or within 1/2 mile of the Highlands Region.

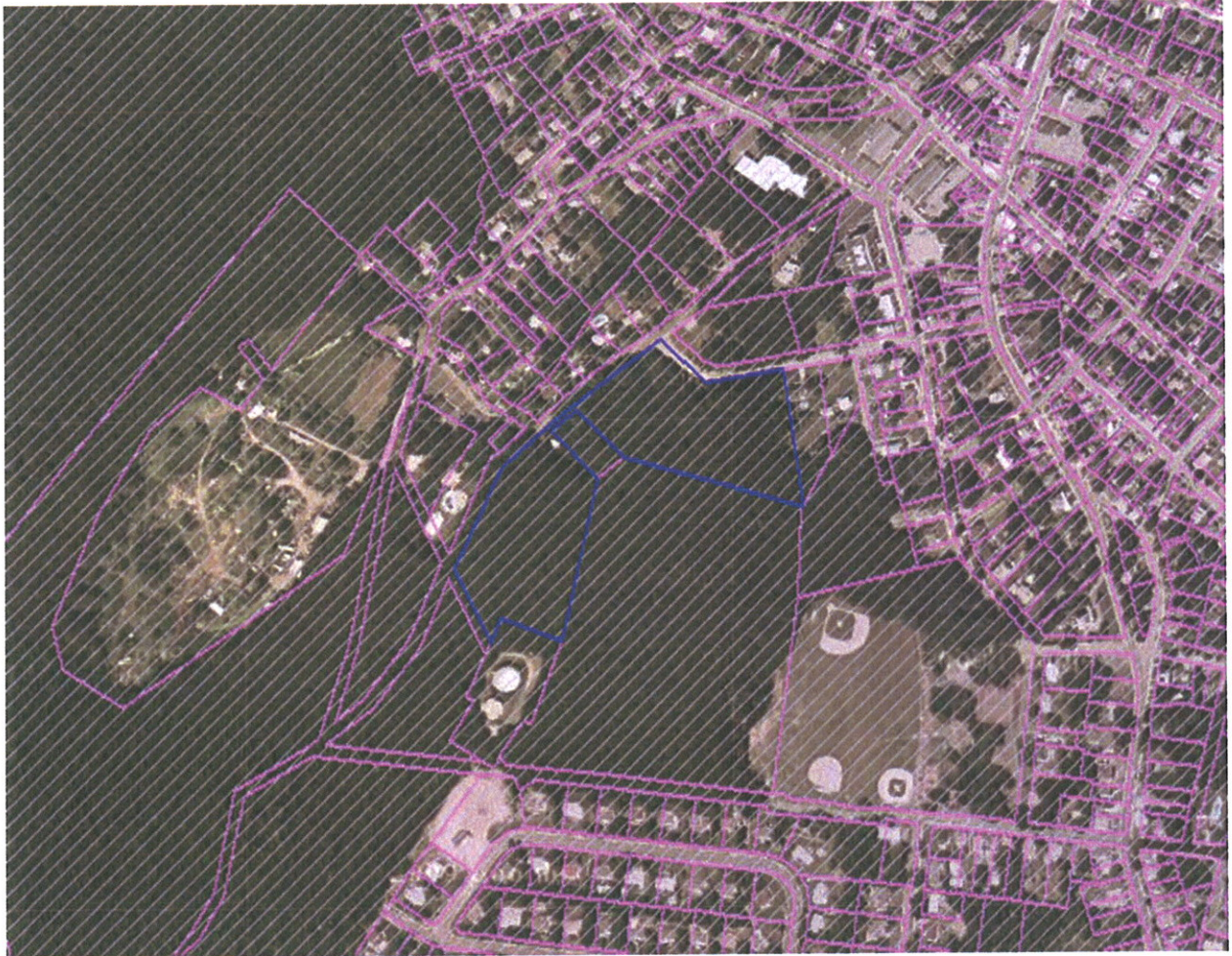
**Objective 5E1b:** Development and redevelopment in close proximity to rail stations and all bus routes.



**Planning Area**

OLD IRONDALE RD, WHARTON BOROUGH, Morris County, Block 01603, Lot 00014

12/1/2009



Planning Area / Preservation Area:  Planning Area /  Preservation Area

Means lands within the Highlands Region which are not within the Preservation Area.

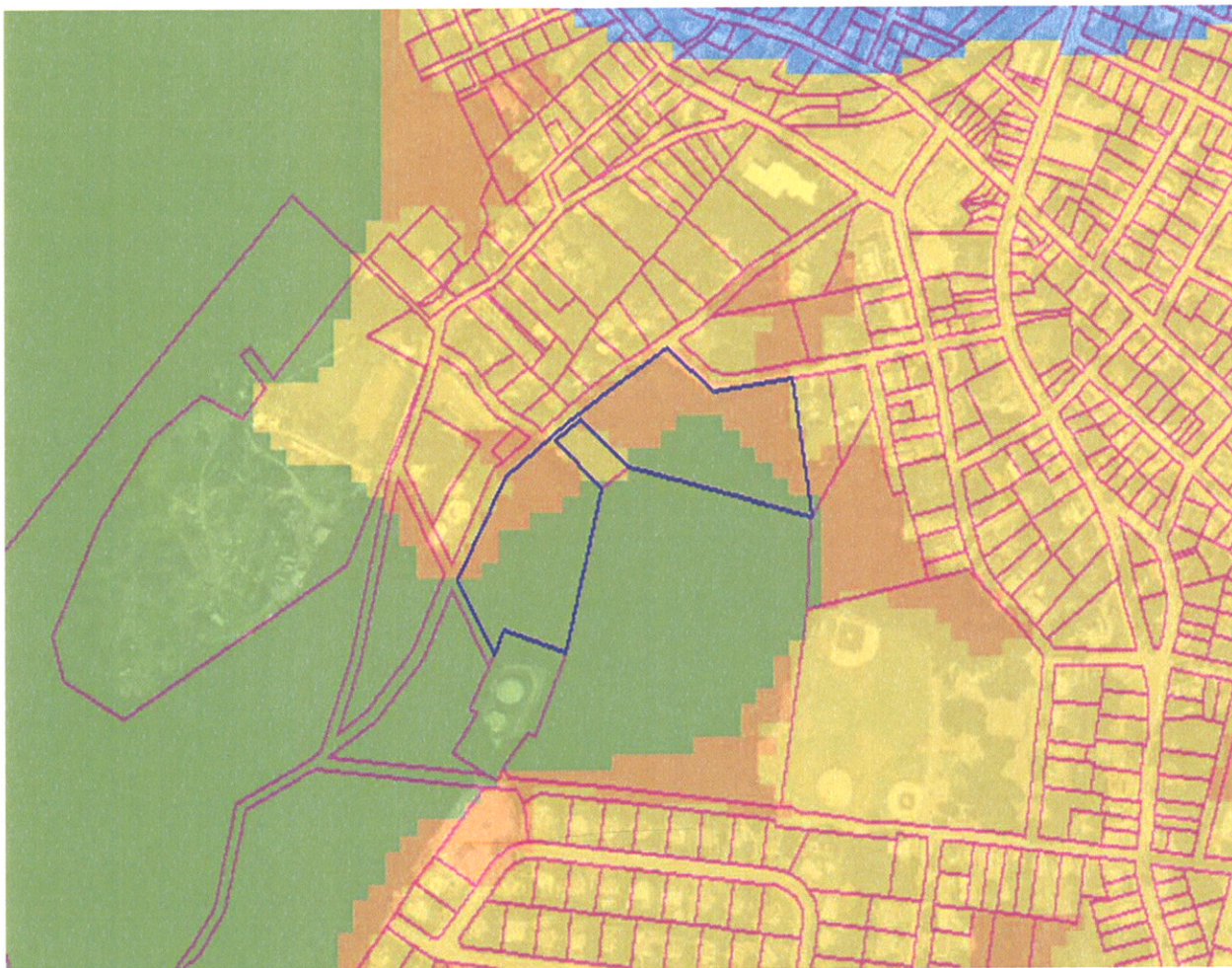
**Objective 7F1d:** Planning Area exemptions, issued by the Highlands Council, shall be required where appropriate, prior to consideration of a local development review or a Highlands Project Review. Guidance shall specify the exceptions where a review may proceed absent such an exemption determination. Applications for exemptions submitted to the Highlands Council shall be based upon the application requirements exemptions codified in N.J.A.C. 7:38.



**Protection Zone**

OLD IRONDALE RD, WHARTON BOROUGH, Morris County, Block 01603, Lot 00014

12/1/2009



Protection Zone	Conservation Zone
Existing Community Zone	Lake Community Subzone
Conservation Environmentally Constrained Subzone	
Existing Community Environmentally Constrained Subzone	
Wildlife Management	

Land Use Capability:

Consists of high natural resource value lands that are important to maintaining water quality, water quantity and sensitive ecological resources and processes.

**Policy 6C1:** To limit new human development in the Protection Zone to redevelopment, ex activities, and environmentally-compatible low density new land uses, in accordance with F resource protection needs and water quality and quantity capacity constraints and to ensur the impacts of development using exemptions under the Highlands Act (see Policy 7F1) ar considered in regional protection measures.

**Objective 6C1a:** Centers in the Protection Zone, potentially including clustered developme shall be at densities appropriate to the Zone, the community character, the State Developn and Redevelopment Plan, and the use of septic systems or community wastewater system

**Policy 6C2:** To ensure through Plan Conformance, local development review and Highlan Project Review that any future development or redevelopment which does occur in a Protec



Zone is subject to standards and criteria which protect the land and water resources of the Protection Zone from any potential adverse impact to the maximum extent possible.

---



**Protection Zone in Planning Area**

OLD IRONDALE RD, WHARTON BOROUGH, Morris County, Block 01603, Lot 00014

12/1/2009



Protection Zone	Conservation Zone
Existing Community Zone	Lake Community Subzone
Conservation Environmentally Constrained Subzone	
Existing Community Environmentally Constrained Subzone	
Wildlife Management	

Land Use Capability:

Planning Area / Preservation Area: [diagonal lines] Planning Area / [cross-hatch] Preservation Area

Includes the Protection Zone within the Planning Area.

**Objective 2L2a:** Use the median concentrations of nitrate in ground water for Planning Area HUC14 subwatersheds where the Protection Zone is predominant as the nitrate target for development reliant on septic systems within the Protection Zone. The median is 0.72 mg/l

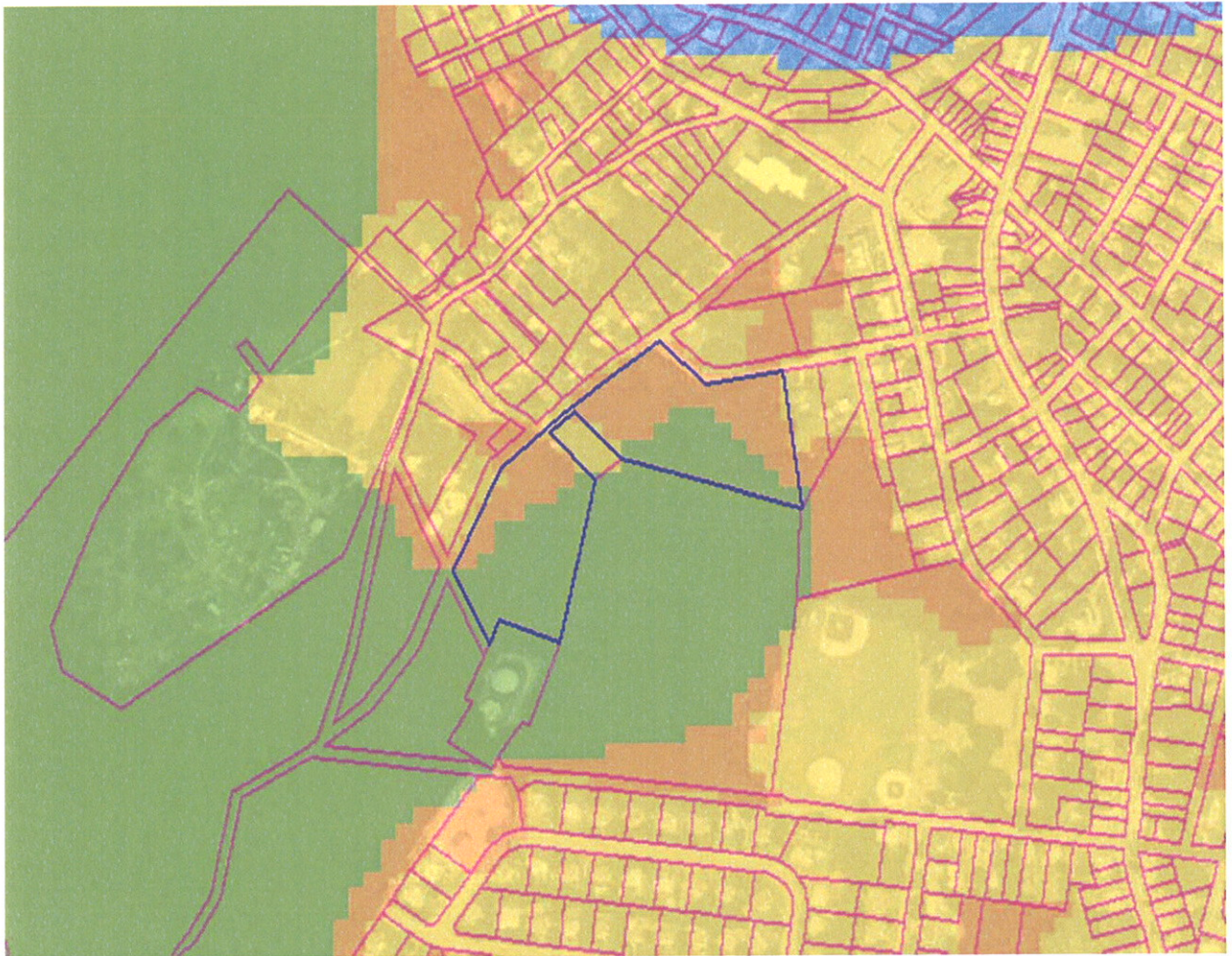
**Policy 6J3:** To encourage redevelopment in the Conservation and Protection Zones in the Planning Area of brownfields and grayfields that have adequate water, wastewater, transport capacity, and are appropriate for increased land use intensity or conversion to greenfields, approved through Plan Conformance or the Highlands Redevelopment Area Designation p



**Conservation or Protection Zone**

OLD IRONDALE RD, WHARTON BOROUGH, Morris County, Block 01603, Lot 00014

12/1/2009



Protection Zone	Conservation Zone
Existing Community Zone	Lake Community Subzone
Conservation Environmentally Constrained Subzone	
Existing Community Environmentally Constrained Subzone	
Wildlife Management	

Land Use Capability:

Includes both the Conservation Zone and the Protection Zone.

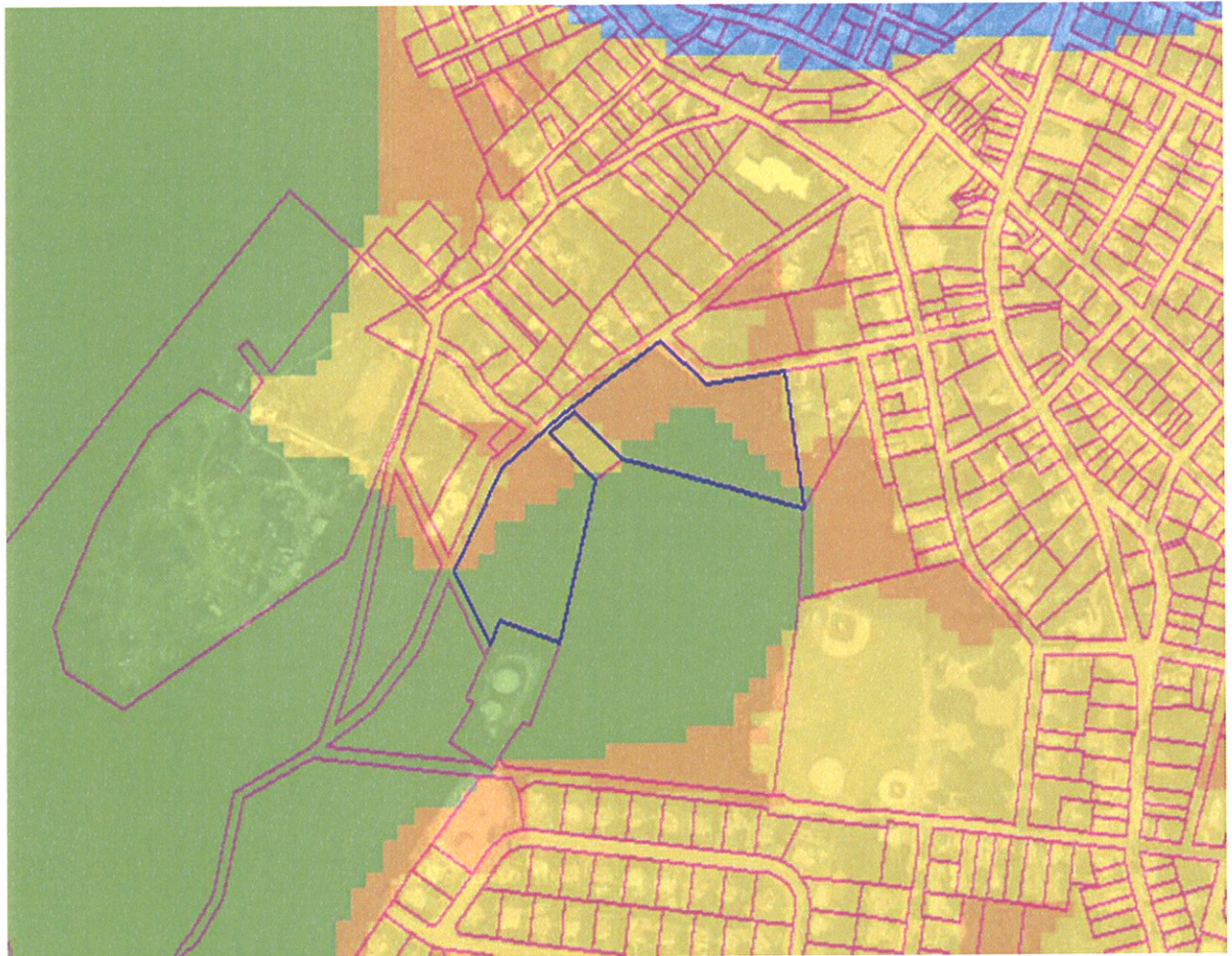
**Objective 2L3f:** Carrying capacity shall be documented through the Land Use Capability & System Yield Map as the number of allowable septic systems per Conservation and Protection Zone for each HUC14 subwatershed, taking into account the nitrate target, the HUC14 subwatershed drought ground water recharge, and the acreage that is privately owned, undeveloped or underdeveloped, and not preserved.



**Existing Community Zone**

OLD IRONDALE RD, WHARTON BOROUGH, Morris County, Block 01603, Lot 00014

12/1/2009



Protection Zone	Conservation Zone
Existing Community Zone	Lake Community Subzone
Conservation Environmentally Constrained Subzone	
Existing Community Environmentally Constrained Subzone	
Wildlife Management	

Land Use Capability:

Consists of areas with regionally significant concentrated development signifying existing communities.

**Objective 2J4c:** Allow the expansion or creation of public water systems within the Existing Community Zone of the Planning Area, other than the Environmentally-Constrained Sub-zone, to serve lands which are appropriate for designated TDR Receiving Zones, infill or redevelopment to meet needs and protection requirements equivalent to Objective 2J4a within the Existing Community Zone, or to serve new areas for development that meet all other requirements of the RMP. TDR Receiving Zones, affordable housing projects (where the affordable units exceed 50% of the total units), infill and redevelopment shall have higher priority for capacity than expansion of public water service areas within this Zone.

**Objective 2K3e:** Allow the expansion or creation of wastewater collection systems within the Existing Community Zone of the Planning Area, other than the Environmentally-Constrained Sub-zone, to serve lands which are appropriate for designated TDR Receiving Zones, infill or redevelopment, to meet needs and protection requirements equivalent to those provided at

Objective 2K3c within the Existing Community Zone, or to serve new areas for development meet all other requirements of the RMP. The highest priority for allocation of excess or add wastewater treatment capacity is to areas where there are clusters of failed septic systems are located within or adjacent to Existing Areas Served. TDR Receiving Areas, where design affordable housing projects (where the affordable units exceed 10% of the total units), infill redevelopment shall have higher priority for capacity than other developments requiring expansion of sewer service areas.

**Policy 6F3:** To ensure that development activities within the Existing Community Zone are to standards and criteria which ensure that development and redevelopment incorporate sustainable growth principles and do not adversely affect natural resources.

**Policy 6F4:** To ensure that development and redevelopment within the Existing Community Zone are served by adequate public facilities including water supply, wastewater treatment, transportation, educational and community facilities.

**Policy 6F5:** To ensure that development and redevelopment in the Existing Community Zone is compatible with existing community character.

**Objective 6F6a:** Center based development initiatives shall be planned within the Existing Community Zone at densities appropriate to the Zone, the community character, the State Development and Redevelopment Plan. Densities of five dwelling units and above are encouraged, and are required in areas designated as voluntary TDR Receiving Zones where benefits are sought under the Highlands Act.

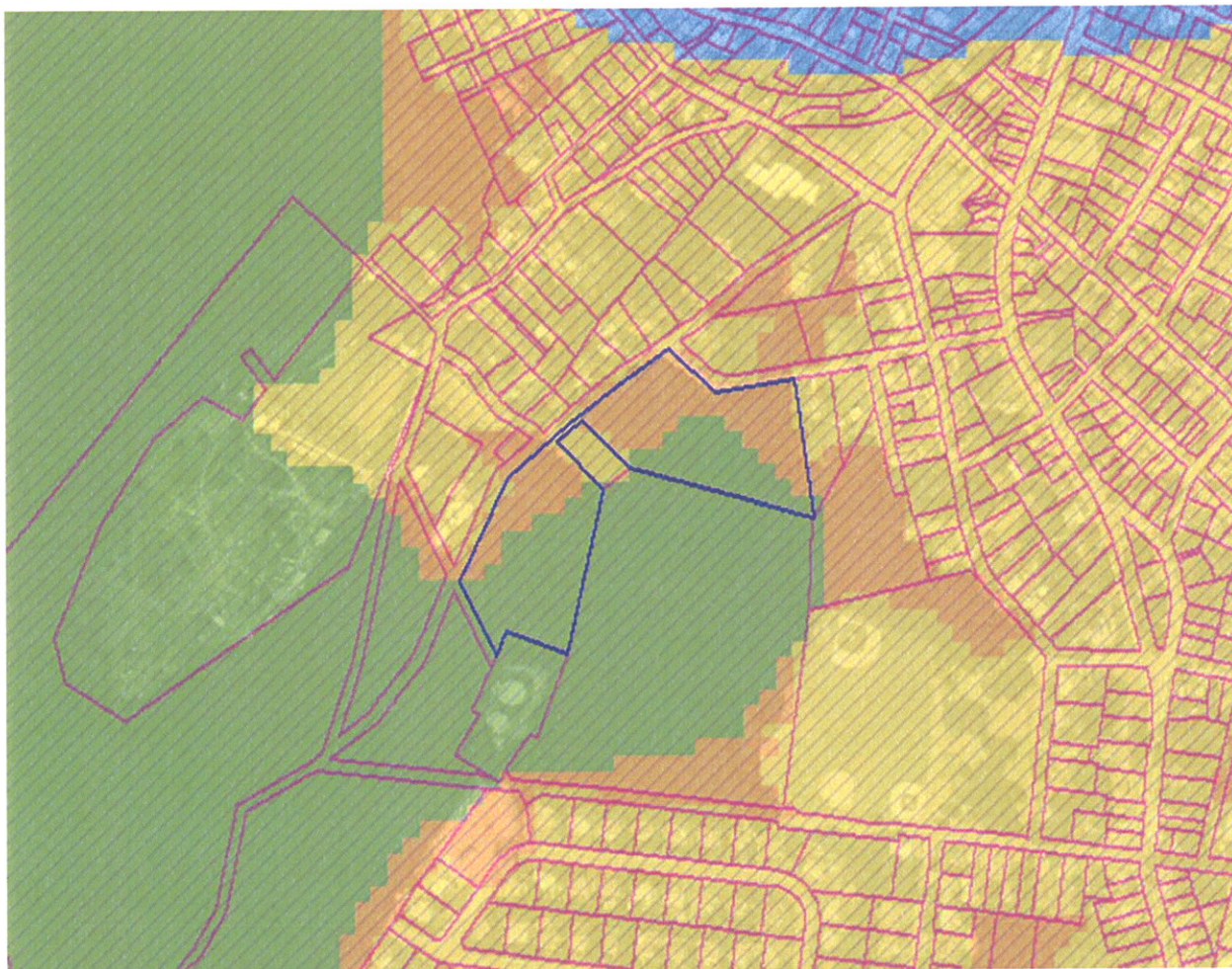
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**Existing Community Zone in Planning Area**

OLD IRONDALE RD, WHARTON BOROUGH, Morris County, Block 01603, Lot 00014

12/1/2009



Protection Zone	Conservation Zone
Existing Community Zone	Lake Community Subzone
Conservation Environmentally Constrained Subzone	
Existing Community Environmentally Constrained Subzone	
Wildlife Management	

Land Use Capability:

Planning Area / Preservation Area: [diagonal lines] Planning Area / [cross-hatch] Preservation Area

Includes the Existing Community Zone within the Planning Area.

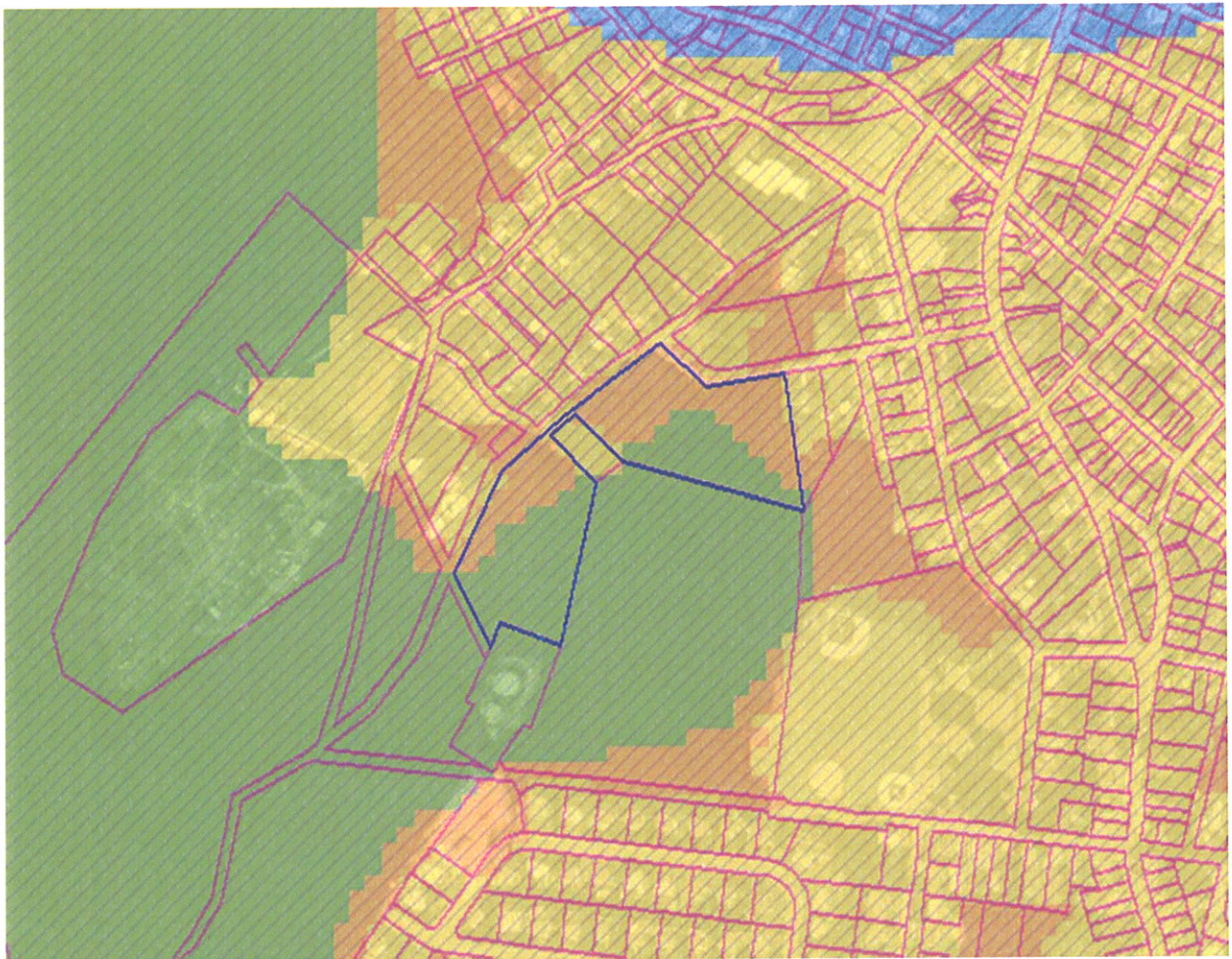
**Objective 2L2d:** Use a nitrate target of 2 mg/L for the Existing Community Zone within Planning Area, on a project-by-project basis, where new development will rely on septic systems.

**Policy 6J2:** To encourage redevelopment in the Existing Community Zone in the Planning Area, brownfields, grayfields, and other previously developed areas that have adequate water, wastewater, transportation capacity, and are appropriate for increased land use intensity or conversion to greenfields, as approved through Plan Conformance or the Highlands Redevelopment Area Designation process.



Protection Zone or Conservation Zone or Environmentally Constrained Sub-Zone:  
Planning Area OR Existing Community Zone

OLD IRONDALE RD, WHARTON BOROUGH, Morris County, Block 01603, Lot 00014  
12/1/2009



Protection Zone	Conservation Zone
Existing Community Zone	Lake Community Subzone
Conservation Environmentally Constrained Subzone	
Existing Community Environmentally Constrained Subzone	
Wildlife Management	

Land Use Capability:

Planning Area / Preservation Area: [diagonal lines] Planning Area / [cross-hatch] Preservation Area

Includes the Protection Zone, Conservation Zone, Environmentally Constrained Sub-Zones and the Existing Community Zone within the Planning Area.

**Policy 2J4:** To minimize, through Plan Conformance, local development review and Highlands Project Review, the creation or extension of public water supply systems within the Protection Zone, the Conservation Zone and the Environmentally-Constrained Sub-zones of the Planning Area, and to allow for the creation or extension of public water supply systems where appropriate within the Existing Community Zone.





## A-3 Draft Spending Plan

## Draft Spending Plan

## **INTRODUCTION**

The Borough of Wharton, Morris County has prepared a Housing Element and Fair Share plan that addresses its regional fair share of the affordable housing need in accordance with the Municipal Land Use Law (N.J.S.A. 40:55D-1 et seq.), the Fair Housing Act (N.J.S.A. 52:27D-301) and the regulations of the Council on Affordable Housing (COAH) (N.J.A.C. 5:97-1 et seq. and N.J.A.C. 5:96-1 et seq.). A development fee ordinance creating a dedicated revenue source for affordable housing was approved by COAH on October 23, 1998 and adopted by the municipality on December 12, 1998. The ordinance establishes the Borough of Wharton's affordable housing trust fund for which this spending plan is prepared.

As of December 31, 2008, the Borough of Wharton has collected \$ 19,482.2, expended \$ 3,856.67, resulting in a balance of \$106,337.85. All development fees and interest generated by the fees are deposited in a separate interest-bearing affordable housing trust fund in TD Bank for the purposes of affordable housing. These funds shall be spent in accordance with N.J.A.C. 5:97-8.7-8.9 as described in the sections that follow.

The Borough of Wharton first petitioned COAH for third round substantive certification in 2005 and received prior approval to maintain an affordable housing trust fund in 1998. As of December 31, 2004, the prior round balance remaining in the affordable housing trust fund was \$ 76,675.42. From January 1, 2005 through December 31, 2008, the Borough of Wharton collected an additional \$19,482.20 in development fees and/or interest. From January 1, 2005 through December 31, 2008, the Borough of Wharton expended funds on the affordable housing activities detailed in section 4 of this spending plan.

## 1. REVENUES FOR CERTIFICATION PERIOD

To calculate a projection of revenue anticipated during the period of third round substantive certification, the Borough of Wharton considered the following:

(a) Development fees:

1. Residential and nonresidential projects which have had development fees imposed upon them at the time of preliminary or final development approvals;
2. All projects currently before the planning and zoning boards for development approvals that may apply for building permits and certificates of occupancy; and
3. Future development that is likely to occur based on historical rates of development.

(b) Payment in lieu (PIL):

Actual and committed payments in lieu (PIL) of construction from developers as follows: *[Not applicable]*

(c) Other funding sources:

Funds from other sources, including, but not limited to, the sale of units with extinguished controls, repayment of affordable housing program loans, rental income, proceeds from the sale of affordable units *[Not applicable]*

(d) Projected interest:

Interest on the projected revenue in the municipal affordable housing trust fund at the current average interest rate.

SOURCE OF FUNDS	PROJECTED REVENUES-HOUSING TRUST FUND - 2009 THROUGH 2018										
	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	Total
(a) Development fees:											
1. Approved Development											
2. Development Pending Approval											
3. Projected Development											
(b) Payments in Lieu of Construction											
(c) Other Funds (Specify source(s))											
(d) Interest	2000	2000	2000	2000	2000	2000	2000	2000	2000	2000	20,000
<b>Total</b>											

The Borough of Wharton projects a total of \$ 20,000 in revenue to be collected between January 1, 2009 and December 31, 2018. All interest earned on the account shall accrue to the account to be used only for the purposes of affordable housing.

## 2. ADMINISTRATIVE MECHANISM TO COLLECT AND DISTRIBUTE FUNDS

The following procedural sequence for the collection and distribution of development fee revenues shall be followed by the Borough of Wharton:

(a) Collection of development fee revenues:

Collection of development fee revenues shall be consistent with Wharton's development fee ordinance for both residential and non-residential developments in accordance with COAH's rules and P.L.2008, c.46, sections 8 (C. 52:27D-329.2) and 32-38 (C. 40:55D-8.1 through 8.7).

(b) Distribution of development fee revenues:

Municipal Housing Liaison and Borough Administrator oversee distribution.

## 3. DESCRIPTION OF ANTICIPATED USE OF AFFORDABLE HOUSING FUNDS

(a) **Rehabilitation and new construction programs and projects (N.J.A.C. 5:97-8.7)**

The Borough of Wharton will dedicate \$ 68,000 to rehabilitation (see detailed descriptions in Fair Share Plan) as follows:

**Rehabilitation program:** \$ 68,000

**New construction project(s):** \$ [not applicable]

(b) **Affordability Assistance (N.J.A.C. 5:97-8.8)**

Projected minimum affordability assistance requirement:

Actual development fees through 12/31/2008		\$ 19,482.20
Actual interest earned through 12/31/2008	+	\$ 12,705.05
Development fees projected 2009-2018	+	\$ 7,500
Interest projected 2009-2018	+	\$ 20,000
Less housing activity expenditures through 6/2/2008	-	\$ 3,856.67
<b>Total</b>	=	55,830.60
30 percent requirement	x 0.30 =	\$ 16,749.20
Less Affordability assistance expenditures through 12/31/2008	-	\$ 0
<b>PROJECTED MINIMUM Affordability Assistance Requirement 1/1/2009 through 12/31/2018</b>	=	\$ 16,749.20
<b>PROJECTED MINIMUM Very Low-Income Affordability Assistance Requirement 1/1/2009 through 12/31/2018</b>	÷ 3 =	\$ 5,583.10

The Borough of Wharton will dedicate \$ 16,749.20 from the affordable housing trust fund to render units more affordable, including \$ 5,583.10 to render units more affordable to households earning 30 percent or less of median income by region, as follows:

Security deposit assistance

(c) **Administrative Expenses (N.J.A.C. 5:97-8.9)**

The Borough of Wharton projects that \$ 21,000 will be available from the affordable housing trust fund to be used for administrative purposes. Projected administrative expenditures, subject to the 20 percent cap, are as follows:

Monitoring, planning

#### 4. EXPENDITURE SCHEDULE

The Borough of Wharton intends to use affordable housing trust fund revenues for the creation and/or rehabilitation of housing units. Where applicable, the creation/rehabilitation funding schedule below parallels the implementation schedule set forth in the Housing Element and Fair Share Plan and is summarized as follows.

Program <i>[Individually list programs and projects e.g. Rehab, Accessory Apartments, for-sale and rental municipally sponsored, etc].</i>	Number of Units Projected	Funds Expended and/or Dedicated 2005-2008	PROJECTED EXPENDITURE SCHEDULE 2009 -2018											
			2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	Total	
<i>[Rehabilitation]</i>	29	3,856.67			8500	8500	8500	8500	8500	8500	8500	8500	8500	68,000
<b>Security deposit</b>														6,500
<b>Total Programs</b>														74,500
<b>Affordability Assistance</b>														16,000
<b>Administration</b>														20,000
<b>Total</b>														110,500





## **5. EXCESS OR SHORTFALL OF FUNDS (TO BE COMPLETED)**

Pursuant to the Housing Element and Fair Share Plan, the governing body of *[insert name of municipality]* has adopted a resolution agreeing to fund any shortfall of funds required for implementing *[insert types of housing programs]*. In the event that a shortfall of anticipated revenues occurs, *[insert name of municipality]* will *[describe method of handling the shortfall of funds such as a resolution of intent to bond]*. A copy of the adopted resolution is attached.

*[COAH requires a municipality to pass a resolution of intent to bond or a resolution appropriating funds from general revenue for any unanticipated shortfall in a municipal rehabilitation program or municipal construction project.]*

In the event of excess funds, any remaining funds above the amount necessary to satisfy the municipal affordable housing obligation will be used to *[describe type of housing activities]*.

## **6. BARRIER FREE ESCROW (TO BE COMPLETED)**

Collection and distribution of barrier free funds shall be consistent with *[insert municipality]*'s Affordable Housing Ordinance in accordance with N.J.A.C. 5:97-8.5.

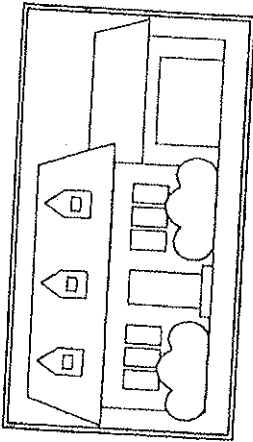
### **SUMMARY**

The Borough of Wharton intends to spend affordable housing trust fund revenues pursuant to N.J.A.C. 5:97-8.7 through 8.9 and consistent with the housing programs outlined in the housing element and fair share plan dated May 20, 2010.

The Borough of Wharton has a balance of \$ 100,000 as of December 31, 2008 and anticipates an additional \$ 18,000 in revenues before the expiration of substantive certification for a total of \$118,000. The municipality will dedicate \$ 68,000 towards rehabilitation, \$ 16,749 to render units more affordable, and \$ 20,000 to administrative costs. Any shortfall of funds will be offset by *[to be completed]*. The municipality will dedicate any excess funds toward additional rehabilitation.

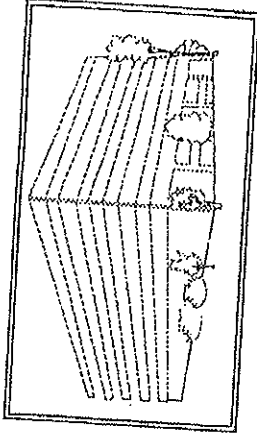
<b>SPENDING PLAN SUMMARY</b>	
Balance as of December 31, 2008	\$ 99,070.70
<b>PROJECTED REVENUE 2009-2018</b>	
Development fees	+ \$
Payments in lieu of construction	+ \$
Other funds	+ \$
Interest	+ \$ 18,000
<b>TOTAL REVENUE</b>	<b>= \$ 117,070</b>
<b>EXPENDITURES</b>	
Funds used for Rehabilitation	- \$ 68,000
<b>Funds used for New Construction</b>	
1. security deposit assistance	- \$ 6,500
2.	- \$
3.	- \$
4.	- \$
5.	- \$
6.	- \$
7.	- \$
8.	- \$
9.	- \$
10.	- \$
Affordability Assistance	- \$ 16,749
Administration	- \$ 20,000
Excess Funds for Additional Housing Activity	= \$
1. <i>[list individual projects/programs]</i>	- \$
2.	- \$
3.	- \$
<b>TOTAL PROJECTED EXPENDITURES</b>	<b>= \$ 111,249</b>
<b>REMAINING BALANCE</b>	<b>= \$ 0.00</b>

## A-4 Alternative Living Arrangement



# Certificate of Habitation

Borough of Wharton  
Wharton, New Jersey



## And Certificate of Compliance with the State Smoke Detector Laws

This Certificate is issued for the exclusive purposes of verifying the Habitability of this specified unit and its Compliance with the State Laws regarding the number and location of operational Smoke Detectors.

Address: 7 Cambridge Road    Unit: 1    Zone: RM-75    Block/Lot: 702/5.36  
Bldg. Description: 2 Story Frame    Unit Description: Living Room ( Y ), Kitchen ( Y ),  
Eat/In ( Y ), Bedrooms ( 3 ), Bathrooms ( 2 1/2 ),  
Finished Basement ( N ), Finished Attic ( N ), Other ( ) and Garage ( ).

Certificate Requested by & Issued to: Irving Kohn

For (Sale/Occupancy Change/Refinance): Sale

To: Community Hope Inc.

Application Number: 702/5.30-2378/98

Application Date: October 14, 1998

Issued: October 14, 1998

**COPY**

The Borough of Wharton does not guarantee or warrant to purchaser, mortgagee, or any other party in interest that the premises are free from latent or undiscovered defects; nor shall the Borough be liable for damages or injuries caused as the result of any violations reported or unreported herein. Recipient should retain Certificate as proof of compliance with Borough Ordinance 11-3.4.

William Skewes Housing/Zoning Official



STATE OF NEW JERSEY  
DEPARTMENT OF COMMUNITY AFFAIRS  
DIVISION OF FIRE SAFETY

LIFE HAZARD USE CERTIFICATE OF REGISTRATION

ISSUED: 02/23/99

OWNER NO: F-222647038

REGISTRATION NO: 1439-66713-001-01

COMMUNITY HOPE INC  
1279 RT 46 - BLDG C  
PARSIPPANY NJ 07054

COMMUNITY HOPE  
7 CAMBRIDGE RD  
WHARTON NJ

BUILDING HEIGHT: 029 FEET

NUMBER OF STORIES: 02

USE TYPE CODE: A003

DESCRIPTION:

HALFWAY HOUSES, GROUP HOMES, COMMUNITY RESIDENCES, RESIDENTIAL, CHILD CARE FACILITIES AND RESIDENTIAL HEALTH CARE FACILITIES, ALCOHOL AND DRUG TREATMENT CENTERS, YOUTH HOSTELS, HOMELESS SHELTERS AND OTHER SIMILAR FACILITIES WITH A MAXIMUM PERMITTED OCCUPANCY OF FEWER THAN 50 PERSONS.

LEA CODES 1439001

THE LAW REQUIRES THAT THIS CERTIFICATE OF REGISTRATION BE POSTED IN A CONSPICUOUS LOCATION IN THE REGISTERED PREMISES BUT ONLY UPON SUBSEQUENT RECEIPT OF A CERTIFICATE OF INSPECTION.

THIS CERTIFICATE IS NOT TRANSFERRABLE. IN THE CASE OF ANY TRANSFER OF TITLE, IT SHALL BE THE DUTY OF THE NEW OWNER(S) TO FILE WITH THE COMMISSIONER WITHIN THIRTY DAYS OF SUCH TRANSFER AN APPLICATION FOR A NEW CERTIFICATE OF REGISTRATION. IN THE CASE OF ANY CHANGE IN INFORMATION PROVIDED ON THE REGISTRATION APPLICATION FORM, IT SHALL BE THE DUTY OF THE OWNER TO NOTIFY THE DEPARTMENT OF COMMUNITY AFFAIRS WITHIN THIRTY DAYS OF SUCH CHANGE.

FAILURE TO COMPLY WITH THESE REQUIREMENTS CONSTITUTES A VIOLATION OF P.L. 1983, c.383 OF THE LAWS OF NEW JERSEY AND SUBJECTS THE PARTY SO VIOLATING TO THE PENALTIES THEREIN.

**COPY**

COMMISSIONER OF COMMUNITY AFFAIRS  
JACK KENNY

BFS-RE-027-1185

LOCAL ENFORCING AGENCY COPY

702/5.38

**Council on Affordable Housing (COAH)  
Alternative Living Arrangement Survey**

Municipality: Borough of Wharton

County: Morris County

Sponsor: Community Hope, Inc.

Developer: \_\_\_\_\_

Block: 702 Lot: 5.38 Street Address 7 Cambridge Road, Wharton, NJ, 07885

Facility Name: Community Hope, Inc.

Type of Facility:

- Group Home for developmentally disabled as licensed and/or regulated by the NJ Dept. of Human Services (Division of Developmental Disabilities (DDD))
- Group Home for mentally ill as licensed and/or regulated by the NJ Dept. of Human Services (Division of Mental Health Services) (DMHS))
- Transitional facility for the homeless
- Residential health care facility (licensed by NJ Dept. of Community Affairs or NJ Dept. of Human Services)
- Congregate living arrangement
- Other - Please Specify: DMHS Licensed Supervised Apartment**

# of bedrooms occupied by low-income residents 3

# of bedrooms occupied by moderate-income residents 0

Separate bedrooms?  Yes  No

Affordability Controls?  Yes  No

Length of Controls: 30 years

Effective Date of Controls: 11/04/98

Expiration Date of Controls: 10/31/33

Average Length of Stay: 36-48 months (transitional facilities only)

The following verification is attached:

- Copy of deed restriction (30-year minimum, HUD, FHA, FHLB, BHP deed restriction, etc.)
- Copy of Capital Application Funding Unit (CAFU) Letter (20-year minimum, no deed restriction required)
- Award letter/financing commitment (proposed new construction projects only)

Residents 18 yrs or older?  Yes  No

Age-restricted?  Yes  No

Population Served (describe): adults with disabilities

Accessible (in accordance with NJ Barrier Free Subcode)?  Yes  No

For proposed new construction projects only:

Sources of funding committed to the project (check all that apply):

- Capital funding from State - Amount \$ \_\_\_\_\_
- Balanced Housing - Amount \$ \_\_\_\_\_
- HUD - Amount \$ \_\_\_\_\_
- Federal Home Loan Bank - Amount \$ \_\_\_\_\_
- Farmers Home Administration - Amount \$ \_\_\_\_\_
- Development fees - Amount \$ \_\_\_\_\_
- Bank financing - Amount \$ \_\_\_\_\_
- Other - Please specify: \_\_\_\_\_

Are funding sources sufficient to complete project?  
 Yes  No

Residents qualify as low or moderate income?

Yes  No

CO Date: 10/16/98

Indicate licensing agency:

DDD  DMHS  DHSS  DCA

Initial License Date:   /  /  

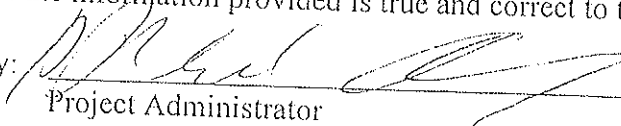
Current License Date: 02/28/05

Affirmative Marketing Strategy (check all that apply):

- DDD/DMHS/DHSS/DCA waiting list
- Other (please specify): \_\_\_\_\_

**CERTIFICATIONS**

I certify that the information provided is true and correct to the best of my knowledge and belief.

Certified by:   
Project Administrator

10.28.05  
Date

Certified by: \_\_\_\_\_  
Municipal Housing Officer

\_\_\_\_\_  
Date



STATE OF NEW JERSEY  
AFFIDAVIT OF CONSIDERATION OR EXEMPTION  
(c. 49, P.L. 1968)

ALL-STATE LEGAL SUPPLY CO.  
One Commerce Drive, Cranford, N. J. 07016  
ADD VST-1

or  
PARTIAL EXEMPTION  
(c. 176, P. L. 1975)

To Be Recorded With Deed Pursuant to c. 49, P.L. 1968, as amended by c. 225, P.L. 1985 (N.J.S.A. 46:15-5 et seq.)

STATE OF NEW JERSEY

COUNTY OF MORRIS } ss.

FOR RECORDER'S USE ONLY  
Consideration \$/L 16,800.00 A. 168.00  
Realty Transfer Fee \$ 195.00 C. 27.00  
Date \_\_\_\_\_ By \_\_\_\_\_ 11-19-98

(1) PARTY OR LEGAL REPRESENTATIVE (See Instructions #3, 4 and 5 on reverse side)

Deponent, IRVING KOHN (Name), being duly sworn according to law upon his/her oath deposes and

says that he/she is the GRANTOR (State whether Grantor, Grantee, Legal Representative, Corporate Officer, Officer of Title Co., Lending Institution, etc.)

in a deed dated 11/4/98, transferring real property identified as Block No. 702

Lot No. S-38 C0001 located at 7 Cambridge Rd (Street Address, Municipality, County)  
Wharton NJ 07885

(2) CONSIDERATION (See Instruction #6) and annexed hereto.

Deponent states that, with respect to deed hereto annexed, the actual amount of money and the monetary value of any other thing of value constituting the entire compensation paid or to be paid for the transfer of title to the lands, tenements or other realty, including the remaining amount of any prior mortgage to which the transfer is subject or which is to be assumed and agreed to be paid by the grantee and any other lien or encumbrance thereon not paid, satisfied or removed in connection with the transfer of title is \$ 16800.00

(3) FULL EXEMPTION FROM FEE Deponent claims that this deed transaction is fully exempt from the Realty Transfer Fee imposed by c.49, P.L. 1968, for the following reason(s): Explain in detail. (See Instruction #7.) Mere reference to exemption symbol is not sufficient.

(4) PARTIAL EXEMPTION FROM FEE NOTE: All boxes below apply to grantor(s) only. ALL BOXES IN APPROPRIATE CATEGORY MUST BE CHECKED. Failure to do so will void claim for partial exemption. (See Instructions #8 and #9)

Deponent claims that this deed transaction is exempt from the increased portion of the Realty Transfer Fee imposed by c.176, P.L. 1975 for the following reason(s):

a) SENIOR CITIZEN (See Instruction #8)

- Grantor(s) 62 yrs. of age or over.\*
- One or two-family residential premises
- Owned and occupied by grantor(s) at time of sale.
- No joint owners other than spouse or other qualified exempt owners.

b) BLIND (See Instruction #8)

- Grantor(s) legally blind.\*
- One or two-family residential premises.
- Owned and occupied by grantor(s) at time of sale.
- No joint owners other than spouse or other qualified exempt owners.

DISABLED (See Instruction #8)

- Grantor(s) permanently and totally disabled.\*
- One or two-family residential premises.
- Receiving disability payments.
- Owned and occupied by grantor(s) at time of sale.
- Not gainfully employed.
- No joint owners other than spouse or other qualified exempt owners.

\*IN THE CASE OF HUSBAND AND WIFE, ONLY ONE GRANTOR NEED QUALIFY.

c) LOW AND MODERATE INCOME HOUSING (See Instruction #8)

- Affordable According to H. U. D. Standards.
- Meets Income Requirements of Region.
- Reserved for Occupancy.
- Subject to Resale Controls.

d) NEW CONSTRUCTION (See Instruction #9)

- Entirely new improvement.
- Not previously used for any purpose.
- Not previously occupied.

Deponent makes this Affidavit to induce the County Clerk or Register of Deeds to record the deed and accept the fee submitted herewith in accordance with the provisions of c. 49, P.L. 1968.

Subscribed and Sworn to before me

this 4th day of November, 1998

Irving Kohn  
Name of Deponent (sign above line)

IRVING KOHN  
Name of Grantor (type above line)

Address of Deponent

7 Cambridge Rd  
Wharton NJ  
Address of Grantor at Time of Sale

FOR OFFICIAL USE ONLY This space for use of County Clerk or Register of Deeds.  
Instrument Number \_\_\_\_\_ County \_\_\_\_\_  
Deed Number \_\_\_\_\_ Book \_\_\_\_\_ Page \_\_\_\_\_  
Deed Dated \_\_\_\_\_ Date Recorded \_\_\_\_\_

Kenneth A. Kovalik  
Attorney at Law  
of New Jersey

IMPORTANT - BEFORE COMPLETING THIS AFFIDAVIT, PLEASE READ THE INSTRUCTIONS ON THE REVERSE SIDE HEREOF.  
This form is prescribed by the Director, Division of Taxation in the Department of the Treasury and is required by law to be filed and recorded or amended without the approval of the Director.  
ORIGINAL - White copy to be retained by County.  
DUPLICATE - Yellow copy to be forwarded by County to Division of Taxation on partial exemption from fee (N.J.A.C. 18:10-8.12).  
TRIPPLICATE - Pink copy is your file copy.

DB4893 P010

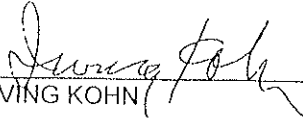
WHITE AND YELLOW COPIES MUST BE SUBMITTED WITH DEED TO COUNTY RECORDING OFFICER

BEING the same premises conveyed to the grantors herein by Deed from C & D Homes, Inc., a New Jersey Corporation, dated October 7, 1988 and recorded October 19, 1988 in the Office of the Clerk of Morris County in Deed, Book 3043, Pages 186 and 187.


**Promises by Grantor.** The Grantor promises that the Grantor has done no act to encumber the property. The promise called a "covenant as to grantor's acts" (N.J.S.A. 46:4-6). This promise means that the Grantor has not allowed anyone else to obtain any legal rights which affect the property (such as by making a mortgage or allowing a judgement to be entered against the Grantor).

**Signatures.** The Grantor signs this Deed as of the date at the top of the first page.

Witnessed by:

  
IRVING KOHN (Seal)

  
KENNETH A. KOVALCIK, ESQ.

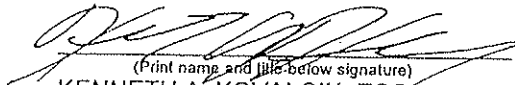
  
MARGARET KOHN (Seal)

STATE OF NEW JERSEY, COUNTY OF PASSAIC

ss.:

I CERTIFY that on November 4, 1998 IRVING KOHN and MARGARET KOHN personally came before me and acknowledged under oath, to my satisfaction, that this person (or if more than one, each person):

- (a) Is named in and personally signed this Deed;
- (b) Signed, sealed and delivered this Deed as his or her act and Deed; and
- (c) Made this Deed for \$168,000.00 as the full and actual consideration paid or to be paid for the transfer of title (such consideration is defined in N.J.S.A. 46:15-5)

  
(Print name and title below signature)  
KENNETH A. KOVALCIK, ESQ.  
Attorney-At-Law of New Jersey

CO COUNTY OF MORRIS	
Consideration	168,000 -
Base Tax	168 -
Additional Tax	27 -
REALTY TRANSFER FEE	195 - <i>check A</i>
Date	12-11-98 By <i>JKM</i>
RECORDING FEE	22 - <i>check</i>

RECORD AND RETURN TO:

Phillip F. Guidone, Esq.  
385 Route 24, Suite 2G  
Chester, NJ 07930

DB4893 P009

RECEIVED

Dec 11 3 01 PM '98

ALFONSE W. SOLING  
MORRIS CO. CLERK



**DEED**

Prepared by: (Print Signer's name below signature)

*[Handwritten Signature]*  
KENNETH A. KOVALCIK, ESQ.

This Deed is made on November 4, 1998

**BETWEEN** IRVING KOHN and MARGARET KOHN, his wife whose address is Unit A, #7 Cambridge Road, Wharton, New Jersey 07885, referred to as the Grantor,

**AND** COMMUNITY HOPE, INCORPORATED, a New Jersey Corporation with offices at 1259 Route 46 East, Building #2, Parsippany, New Jersey 07054, referred to as the Grantee.

The words "Grantor" and "Grantee" shall mean all Grantors and all Grantees listed above.

**Transfer of Ownership.** The Grantor grants and conveys (transfer ownership of) the property described below to the Grantee. This transfer is made for the sum of one hundred sixty-eight thousand dollars (\$168,000.00). The Grantor acknowledges receipt of this money.

**Tax Map Reference.** (N.J.S.A. 46:15-2.1). Municipality of the Borough of Wharton, County of Morris and State of New Jersey, Block No.: 702, Lot No.: 5.38 C-0001 Account No.:

No property tax identification number is available on the date of this Deed (Check box if applicable).

**Property.** The property consists of all of the Grantors interest in the land and all the buildings and structures on the land in the Borough of Wharton, County of Morris, and State of New Jersey. The legal description is:

All those certain tracts or parcels of land and premises, situate, lying and being in the Borough of Wharton, County of Morris, State of New Jersey, more particularly described as follows:

KNOWN and designated as Unit A in 5-7 Cambridge Road, a Condominium, together with an undivided 50% interest in the Common Elements, appurtenant thereto, all in accordance with and subject to the terms, limitations, conditions, covenants, restrictions, and other provisions of the Master Deed dated September 21, 1988, made by the original GRANTOR of this Condominium, C & D Homes, Inc., and recorded on September 23, 1988 as Daily #85523, in the Office of the Clerk of Morris County, New Jersey, creating and establishing said Condominium (the "Master Deed") and together with all easements related to it as set forth in the Master Deed and all amendments to it. The Unit is also conveyed with the privileges and advantages to the Common Elements or Limited Common Elements pertaining to the property.

KNOWN as Lot 5.38 C-0001 in Block 702 on the Tax Maps of the Borough of Wharton, Morris County, New Jersey.

DB4893 P008

A-5 WORKBOOK D

**Summary of Adjusted Growth Share Projection Based On Land Capacity**  
(Introduction to Workbook D)

**Municipality Code: 1439**

**Municipality Name: Wharton Borough**

[Muni Code Lookup](#)

This workbook is to be used for determining the projected Municipal Growth Share Obligation by comparing growth projected by COAH with actual growth based on certificates of occupancy that have been issued from 2004 through 2008 and the RMP build-out analysis conducted under Module 2 of the Highlands RMP conformance process. Data must be entered via the "tabs" found at the bottom of this spreadsheet which may also be accessed through the highlighted links found throughout the spreadsheet. This workbook consists of five worksheets that, when combined on this introduction page, provide a tool that allows the user to enter exclusions permitted by N.J.A.C. 5:97-2.4 to determine the projected Growth Share Obligation. COAH-generated Growth Projections included in Appendix F(2) of the revised Third Round Rules, Highlands Council build-out figures based on Mod 2 Reports and actual growth based on COs as published by the DCA Division of Codes and Standards in The Construction Reporter are imported automatically upon entry of the Municipal Code.

[Click Here to enter COAH and Highlands Council data](#)

Municipalities seeking to request a revision to the COAH-generated growth projections based on opting in to the Highlands RMP may do so by providing this comparative analysis of COAH and RMP build-out projections. After completing this analysis, the growth projections may be revised based on the Highlands RMP build-out analysis. Actual growth must first be determined using the Actual Growth worksheet. The RMP adjustment applies only to RMP capacity limitations that are applied to growth projected from 2009 through 2018.

[Click Here to Enter Actual Growth to Date](#)

[Click Here to Enter Permitted Exclusions](#)

[Click Here to View Detailed Results from Analysis](#)

**Summary Of Worksheet Comparison**

	COAH Projected Growth Share	Growth Share Based on Highlands RMP
Residential Growth	260	38
Residential Exclusions	0	0
Net Residential Growth	260	38
Residential Growth Share	52.00	7.60
Non-Residential Growth	1,288	135
Non-Residential Exclusions	0	0
Net Non- Residential Growth	1,288	135
Non-Residential Growth Share	80.50	8.46
Total Growth Share	133	16

The Highlands RMP analysis results in a revision to the COAH-generated growth projection. Wharton Borough may file this Workbook and use a Residential Growth Share of 7.6 plus a Non-residential Growth Share of 8.46 for a total Highlands Adjusted Growth Share Obligation of 16 affordable units

## Growth Projection Adjustment - Actual Growth

Actual Growth 01/01/04 to 12/31/08

**Municipality Name: Wharton Borough**

### Residential COs Issued

As Published by D C S                    13  
 Per Municipal Records (if different)    13

### Qualified Residential Demolitions

**Note:** To **qualify** as an offsetting residential demolition, the unit must be the primary residence of the household for which the demolition permit has been issued, it had to be occupied by that owner for at least one year prior to the issuance of the demolition permit, it has to continue to be occupied by that household after the re-build and there can be no change in use associated with the property. (See N.J.A.C. 5:97-2.5(a)1.v.) A Certification Form must be completed and submitted for each qualifying demolition.

### Get Demolition Certification Form

Non-residential CO's by Use Group	Square Feet Added (COs Issued) As Published by D C S	Square Feet Added (COs Issued) per Municipal Records (if different)	Square Feet Lost Demolition Permits Issued)	Jobs Per 1,000 SF	Total Jobs
B	3,924	3,924		2.8	10.99
M	0	0		1.7	0.00
F	0	0		1.2	0.00
S	58,864	58,864		1.0	58.86
H	0	0		1.6	0.00
A1	0	0		1.6	0.00
A2	640	640		3.2	2.05
A3	8,419	8,419		1.6	13.47
A4	0	0		3.4	0.00
A5	0	0		2.6	0.00
E	0	0		0.0	0.00
I	0	0		2.6	0.00
R1	0	0		1.7	0.00
<b>Total</b>	<b>71,847</b>	<b>71,847</b>	<b>0</b>		<b>85.37</b>

Return to Main Page (Workbook D Intro)  
 Proceed to COAH Data and RMP Module 2 Build-out Data  
 Proceed to Exclusions Tab

## Affordable and Market-Rate Units Excluded from Growth

**Municipality Name: Wharton Borough**

### Prior Round Affordable Units NOT included in Inclusionary Developments Built Post 1/1/04

Development Type	Number of COs Issued and/or Projected
Supportive/Special Needs Housing	
Accessory Apartments	
Municipally Sponsored and 100% Affordable	
Assisted Living	
Other	
<b>Total</b>	<b>0</b>

### Market and Affordable Units in Prior Round Inclusionary Development Built post 1/1/04

N.J.A.C. 5:97-2.4(a)

(Enter Y for yes in Rental column if affordable units are rentals)

Development Name	Rentals? (Y/N)	Total Units	Market Units	Affordable Units	Market Units Excluded
		0			0
		0			0
		0			0
		0			0
		0			0
		0			0
<b>Total</b>		<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>

### Jobs and Affordable Units Built as a result of post 1/1/04 Non-Residential Development

N.J.A.C. 5:97-2.4(b)

Development Name	Affordable Units Provided	Permitted Jobs Exclusion
		0
		0
		0
		0
<b>Total</b>	<b>0</b>	<b>0</b>

[Return to Main Page \(Workbook D Intro\)](#)

[Return to COAH Data and RMP Module 2 Build-out Data](#)

[Return to Actual Growth](#)

[View Detailed Results from Analysis](#)

## COAH Growth Projections and Highlands Buildout Data

Must be used in all submissions

**Municipality Name: Wharton Borough**

The COAH columns have automatically been populated with growth projections from Appendix F(2) found at the back of N.J.A.C. 5:97-1 et seq. The Highlands RMP Build-out columns have automatically been populated with residential and non-residential build-out figures from the municipal build-out results with resource and utility constraints found in Table 4 of the RMP Module 2 report. Always check with the Highlands Council for updates. If figures have been updated, enter updated build-out results. Use the Tabs at the bottom of this page or the links within the page to toggle to the exclusions worksheet of this workbook. After entering all relevant exclusions, toggle back to the introduction page to view the growth share obligation that has been calculated based on each approach.

### COAH Projections

From Appendix F(2) found at the back of N.J.A.C. 5:97-1 et seq.  
Allocating Growth To Municipalities

Residential	Non-Residential
260	1,288

### Highlands RMP Buildout Analysis

From Module 2  
Table 4 – Municipal Build-Out Results With Resource and Utility Constraints  
Updated as of October 2, 2009

	Preservation Area	Planning Area	Totals
<b>Residential units – Sewered</b>	0	18	18
<b>Septic System Yield</b>	0	7	7
<b>Total Residential Units</b>	0	25	25
<b>Non-Residential Jobs – Sewered</b>	0	50	50

Note: Always check with the Highlands Council for updated municipal Build-out numbers. Enter build-out figures in the appropriate boxes only if revised figures have been provided by the Highlands Council.

[Click Here to link to current Mod 2 Build-Out Reports](#)

[Proceed to Enter Prior Round Exclusions](#)  
[Retrun to Enter Actual Growth](#)  
[Return to Main Page \(Workbook D Intro\)](#)



### Comparative Analysis Detail For Wharton Borough

The following chart applies the exclusions permitted pursuant to N.J.A.C 5:97-2.4 to both the COAH growth projections and the projected growth that results from the Highlands RMP build-out analysis plus actual growth for the period January 1, 2004 through December 31, 2008.

	COAH		Highlands	
	Residential	Non-Residential	Residential	Non-Residential
<b>Projected Growth From COAH Appendix F(2)</b>	260	1,288		
<b>Residential Exclusions per 5:97-2.4(a) from "Exclusions" tab</b> COs for prior round affordable units built or projected to be built				
Inclusionary Development Supportive/Special Needs Housing	0		0	
Accessory Apartments Municipally Sponsored or 100% Affordable	0		0	
Assisted Living	0		0	
Other	0		0	
Market Units in Prior Round Inclusionary development built post 1/1/04	0		0	
<b>Subtract the following Non-Residential Exclusions per 5:97-2.4(b) from "Exclusions" tab</b>				
Affordable units	0		0	
Associated Jobs		0		0
<b>Net Growth Projection</b>	<b>260</b>	<b>1,288</b>	<b>38</b>	<b>135</b>
<b>Projected Growth Share</b> (Residential divided by 5 and jobs divided by 16)	<b>52.00</b>	<b>80.50</b>	<b>7.60</b>	<b>8.46</b>
<b>Total Projected Growth Share Obligation</b>		<b>133 Affordable Units</b>		<b>16 Affordable Units</b>

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[Return to COAH Data and RMP Module 2 Build-out Data](#)  
[Return to Actual Growth](#)  
[Return to Exclusions](#)

## Municipal Codes

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<b>Municipality</b>	<b>County</b>	<b>Code</b>
Mahwah Township	Bergen	0233
Oakland Borough	Bergen	0242
Alexandria Township	Hunterdon	1001
Bethlehem Township	Hunterdon	1002
Bloomsbury	Hunterdon	1003
Califon Borough	Hunterdon	1004
Clinton Town	Hunterdon	1005
Clinton Township	Hunterdon	1006
Glen Gardner Borough	Hunterdon	1012
Hampton Borough	Hunterdon	1013
High Bridge Borough	Hunterdon	1014
Holland Township	Hunterdon	1015
Lebanon Borough	Hunterdon	1018
Lebanon Township	Hunterdon	1019
Milford Borough	Hunterdon	1020
Tewksbury Township	Hunterdon	1024
Union Township	Hunterdon	1025
Boonton Town	Morris	1401
Boonton Township	Morris	1402
Butler Borough	Morris	1403
Chester Borough	Morris	1406
Chester Township	Morris	1407
Denville Township	Morris	1408
Dover Town	Morris	1409
Hanover Township	Morris	1412
Harding Township	Morris	1413
Jefferson Township	Morris	1414
Kinneton Borough	Morris	1415
Mendham Borough	Morris	1418
Mendham Township	Morris	1419
Mine Hill Township	Morris	1420
Montville Township	Morris	1421
Morris Township	Morris	1422
Morris Plains Borough	Morris	1423
Morristown Town	Morris	1424
Mountain Lakes Borough	Morris	1425
Mount Arlington Borough	Morris	1426
Mount Olive Township	Morris	1427
Netcong Borough	Morris	1428
Parsippany-Troy Hills Twp	Morris	1429
Pequannock Township	Morris	1431
Randolph Township	Morris	1432
Riverdale Borough	Morris	1433
Rockaway Borough	Morris	1434
Rockaway Township	Morris	1435
Roxbury Township	Morris	1436
Victory Gardens Borough	Morris	1437
Washington Township	Morris	1438
Wharton Borough	Morris	1439

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Bloomington Borough	Passaic	1601
Pompton Lakes Borough	Passaic	1609
Ringwood Borough	Passaic	1611
Wanaque Borough	Passaic	1613
West Milford Township	Passaic	1615
Bedminster Township	Somerset	1801
Bernards Township	Somerset	1802
Bernardsville Borough	Somerset	1803
Far Hills Borough	Somerset	1807
Peapack-Gladstone Boro	Somerset	1815
Byram Township	Sussex	1904
Franklin Borough	Sussex	1906
Green Township	Sussex	1908
Hamburg Borough	Sussex	1909
Hardyston Township	Sussex	1911
Hopatcong Borough	Sussex	1912
Ogdensburg Borough	Sussex	1916
Sparta Township	Sussex	1918
Stanhope Borough	Sussex	1919
Vernon Township	Sussex	1922
Allamuchy Township	Warren	2101
Alpha Borough	Warren	2102
Belvidere Town	Warren	2103
Franklin Township	Warren	2105
Frelinghuysen Township	Warren	2106
Greenwich Township	Warren	2107
Hackettstown Town	Warren	2108
Harmony Township	Warren	2110
Hope Township	Warren	2111
Independence Township	Warren	2112
Liberty Township	Warren	2114
Lopatcong Township	Warren	2115
Mansfield Township	Warren	2116
Oxford Township	Warren	2117
Phillipsburg Town	Warren	2119
Pohatcong Township	Warren	2120
Washington Borough	Warren	2121
Washington Township	Warren	2122
White Township	Warren	2123

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