



Borough of Stanhope, Sussex County, New Jersey

77 MAIN STREET, STANHOPE, NJ 07874

TEL: 973-347-0159

CLERK'S OFFICE
ELLEN HORAK, RMC

SEP 03 2010

32663

September 2, 2010

Mr. James Humphries
New Jersey Highlands Council
100 North Road (Route 513)
Chester, NJ 07930

Re: Plan Conformance Grant

Dear Mr. Humphries:

With respect to Module 3 of the above-referenced grant, enclosed please find a copy of the Housing Plan and Fair Share Plan for the Borough of Stanhope. The Housing Plan and Fair Share Plan was adopted by the Land Use Board on July 12, 2010 and was made part of the Master Plan of the Borough.

If you have any questions, or need additional information, please do not hesitate to contact me.

Very truly yours,

Ellen Horak, RMC
Municipal Clerk

Enc.

Stanhope Borough

Master Plan Amendment

Housing Plan and Fair Share Plan

Stanhope Borough
Sussex County, New Jersey

April, 2010

Adopted: 2010

This Report has been signed and sealed in the original in accordance with N.J.A.C. 13: 41-1.3

David R. Troast, P.P., A.I.C.P., C.L.A.
LI05150, AS00621

David R. Troast, L.L.C.

Consulting Professional Planner & Landscape Architect
NJ-LI005150, NJ-AS00621

Telephone (201) 280-9350

53 Ninth Avenue
Hawthorne, NJ 07506-1749

Stanhope Borough

Sussex County, New Jersey

Housing Plan and Fair Share Plan

April , 2010

Prepared for the Borough of Stanhope Council and Planning Board
Prepared by David R. Troast, P.P., A.I.C.P., and C.L.A.
David Manhardt, Consultant

THE BOROUGH OF STANHOPE OFFICIALS

Diana Kuncken, Mayor

Borough Council

Rosemarie Maio, Council President,
James Benson
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Brian Murphy
Staci Santucci
Michael Vance

Richard Stein, Borough Attorney
Richard Stewart, Borough Administrator

Planning Board Members

John Maguire, Chairman
Diana Kuncken, Mayor
George Graham, Councilman
Thomas Pershouse
Don Drake
Paula Zelif-Murphy
Janice Hunts
Joseph Torelli
Margaret Findley
Michael Depew

Ellen Horak, Land Use Board Secretary
Roger Thomas, Board Attorney

1.00 Purpose

The purpose of the Housing Plan and Fair Share Plan of the Master Plan is to provide realistic opportunities to address the housing needs of the citizens of Stanhope Borough within all income levels. Various housing options shall be integrated into the redevelopment plans and the existing land use pattern to preserve, enhance and protect the character and natural resources of the Borough. The Plan shall meet the intent of the Fair Housing Act, The New Jersey State Development and Redevelopment Plan, The Highlands Regional Master Plan, Council on Affordable Housing (COAH) Rules and the Mount Laurel court decisions. The Borough of Stanhope will petition for substantive certification with COAH as a part of the planning process to meet the mandated affordable housing obligation.

The Fair Housing Act requires municipalities in the state of New Jersey to include an adopted Housing Element in all Master Plans. The principal purpose of the Housing Element is to provide for methods of achieving the goal of accessibility to affordable housing to meet the municipality's very low, low and moderate-income housing needs. Very Low-income households are defined as those with a family income of less than 30 percent of the median household income, adjusted for household size of the housing region. Low-income households are defined as those with an income no greater than 50 percent of the median household income adjusted for household size of the housing region in which the municipality is based. Moderate-income households are those with incomes no greater than 80 percent of the median household income, adjusted for household size of the housing region.

Stanhope Borough is located in the southeastern part of Sussex County in Housing Region (Region 1), which consists of Bergen, Hudson, Passaic, and Sussex counties. The median household income in the region for a family of four is \$77,072.

The Municipal Land Use Law and the COAH regulations require that the Housing Element include the following:

1.00-1 "5:97-2.3 Content of a Housing Element

5:97-2.3 Content of a Housing Element

(a) The Housing Element submitted to the Council shall include:

1. The minimum requirements prescribed by N.J.S.A 52:27D-310;
2. The household projection for the municipality as provided in chapter Appendix F;
3. The employment projection for the municipality as provided in Appendix F;
4. The municipality's prior round obligation (from chapter Appendix C);
5. The municipality's rehabilitation share (from chapter Appendix B); and
6. The projected growth share in accordance with the procedures in N.J.A.C. 5:97-2.4.

- (b) Supporting information to be submitted with the Housing Element shall include:
 - 1. A copy of the most recently adopted municipal zoning ordinance; and
 - 2. A copy of the most up-to date tax maps of the municipality, electronic if available, with legible dimensions.
- (c) The municipality shall submit any other documentation necessary to facilitate the review of the municipal Housing Element as requested by the Council.
- (d) As an alternate to the household and employment projections required by (a)2 and 3 above, a municipality may rely upon its own household and employment growth projections, provided the total growth share resulting from the municipal household and employment growth projections exceeds the total growth share resulting from the household and employment growth projections provided in Appendix F.
 - 1. The alternate projection of the municipality's probable future construction of housing for 15 years covering the period January 1, 2004 through December 31, 2018 shall consider the following minimum information for residential development:
 - i. Certificates of occupancy issued since January 1, 2004;
 - ii. Pending, approved and anticipated applications for development; and
 - iii. Historical trends of at least the past 10 years, which includes certificates of occupancy issued.
 - 2. The alternate projection of the probable future jobs based on the use Groups outlined in chapter Appendix D for 15 years covering the period January 1, 2004 through December 31, 2018 for the municipality shall consider the following minimum information for non-residential development:
 - i. Square footage of new or expanded non-residential development authorized by certificates of occupancy issued since January 1, 2004;
 - ii. Square footage of pending, approved and anticipated applications for development;
 - iii. Historical trends, of, at least, the past 10 years, which shall include the square footage authorized by certificates of occupancy issued; and
 - iv. Demolition permits issued and projected.

1.00-2 5:97-3.2 Content of a Fair Share Plan

5:97-3.2 Content of a Fair Share Plan

- (a) A Fair Share Plan describes the completed or proposed mechanisms and funding sources, if applicable, that will be utilized to specifically address a municipality's rehabilitation share, prior round obligation, and growth share obligation. The Fair Share Plan shall be in a form provided by the Council and include at least the following:
 - 1. Descriptions of any credits intended to address any portion of the Fair Share obligation, which shall include all information and documentation required by N.J.A.C. 5:97-4 for each type of credit;
 - 2. Descriptions of any adjustments to any portion of the fair share

- obligation, which shall include all information and documentation required by N.J.A.C. 5:97-5 for each adjustment sought;
3. Descriptions of any mechanisms intended to address the prior round obligation, the rehabilitation share, and the growth share obligation;
 4. An implementation schedule that sets forth a detailed timetable that demonstrates a “realistic opportunity” as defined under N.J.A.C. 5:97-1.4 and a timetable for the submittal of all information and documentation required by N.J.A.C. 5:97-6, based on the following:
 - i. Documentation for mechanisms to address the prior round obligation, the rehabilitation share, and the growth share obligation up to the first plan review pursuant to N.J.A.C. 5:96-10 shall be submitted at the time of petition;
 - ii. Documentation for zoning for inclusionary development, an accessory apartment program, or a market to affordable program shall be submitted at the time of petition and implemented within 45 days of substantive certification;
 - iii. Documentation for the extension of expiring controls shall be submitted at the time of petition and implemented in accordance with an implementation schedule pursuant to (a)4iv below; and
 - iv. Documentation for all mechanisms not included in (a)4i through iii above shall be submitted according to an implementation schedule, but no later than two years prior to scheduled implementation of the mechanism, and shall consider the economic viability of the mechanisms and the actual growth share obligation that has or will occur as calculated pursuant to N.J.A.C. 5:97-2.5. Pursuant to N.J.A.C. 5:97-2.5(d), the municipality shall comply with the plan evaluation requirements and shall be subject to the enforcement remedies of N.J.A.C 5:96-10.4. 5.
 5. Notwithstanding (a)4iv above, a municipality with insufficient vacant land that has been granted or is seeking a vacant land adjustment pursuant to N.J.A.C. 5:97-5.1 or a household and employment growth projection adjustment pursuant to N.J.A.C. 5:97-5.6 shall submit all information and documentation required by N.J.A.C. 5:97-6 at the time of petition, unless it meets the requirements of (a)5i and ii below, in which case it shall submit the required information and documentation in accordance with an implementation schedule, but no later than two years prior to scheduled implementation of the mechanism, and shall consider the economic viability of the mechanisms and the actual growth share obligation that has or will occur as calculated pursuant to N.J.A.C. 5:97-2.5. Pursuant to N.J.A.C. 5:97-2.5(d), the municipality shall comply with the plan evaluation requirements and shall be subject to the enforcement remedies of N.J.A.C 5:96-10.4.
 - i. The municipality demonstrates that the mechanism(s) does not rely upon the availability of vacant land (that is, redevelopment); or
 - ii. The municipality takes appropriate measures to reserve scarce resources that may be essential to implement the mechanisms that rely on the availability of vacant land to address the growth share obligation.
 6. Draft and/or adopted ordinances necessary for the implementation of

- the mechanisms designed to satisfy the fair share obligation;
- 7. A demonstration that existing zoning or planned changes in zoning provide adequate capacity to accommodate any proposed inclusionary developments pursuant to N.J.A.C. 5:97-6.4;
- 8. A demonstration of existing or planned water and sewer capacity sufficient to accommodate all proposed mechanisms; and
- 9. A spending plan pursuant to N.J.A.C. 5:97-8.10, if the municipality maintains or intends to establish an affordable housing trust fund pursuant to N.J.A.C. 5:97-8.

(b) The Fair Share Plan shall also include any other documentation pertaining to the review of the municipal Fair Share Plan as required by this chapter and N.J.A.C. 5:96 or requested by the Council.

Source: COAH

1.00-3 Highlands Act Requirements:

The Highlands Council is requiring the following information supplemental to that required by COAH, which must be provided to both the Highlands Council and COAH as part of the final submission:

- A. Housing Element. In addition to the information required by COAH, the Housing Element shall include the following:
 - 1. A discussion of the relationship of the Housing Element to the RMP, and a discussion of the status of the municipality's petition for RMP Plan Conformance.
 - 2. A discussion of (a) actual growth that has occurred within the municipality from 2004 to 2008 that has generated a growth share obligation, (b) growth that is projected to occur that has already received municipal approvals, and (c) any inclusionary development that is exempt from the Highlands Act.
- B. Fair Share Plan. In addition to the information required by COAH, the Fair Share Plan shall include the following:
 - 1. Highlands Growth Share Obligation calculated as per Appendix B of the Module 3 instructions along with calculations;
 - a. Selection of Highlands RMP Adjusted Growth Projection or COAH Projected Growth Share Obligation;
 - b. Completed Growth share calculator with exclusions, if applicable;
 - c. Final Projected Growth Share Obligation;
 - d. Any calculations completed in accordance with these instructions must be included with the Fair Share Plan documents.
 - 2. Consistency Review Reports: A full copy of a completed Highlands Consistency Review Report in Adobe® pdf from the Highlands Consistency Review web tool (<http://maps.njhighlands.us/hgis/cons/>) shall be submitted to the Highlands Council for each affordable housing mechanism proposed.
 - a. This shall include any un-built projects proposed to fulfill any Prior Round Obligation.
 - b. Narrative analysis of the report shall be submitted discussing the site specific consistency issues and the viability of the site. See Section VII for additional information.

3. Regional Affordable Housing Development Planning Program:
- C. Narrative discussing the proposed participation under the draft RAHDPP guidelines and the justification for such participation in response to the issues identified for regional priority under Appendix C;
 - D. Prioritization Information as per Appendix C.

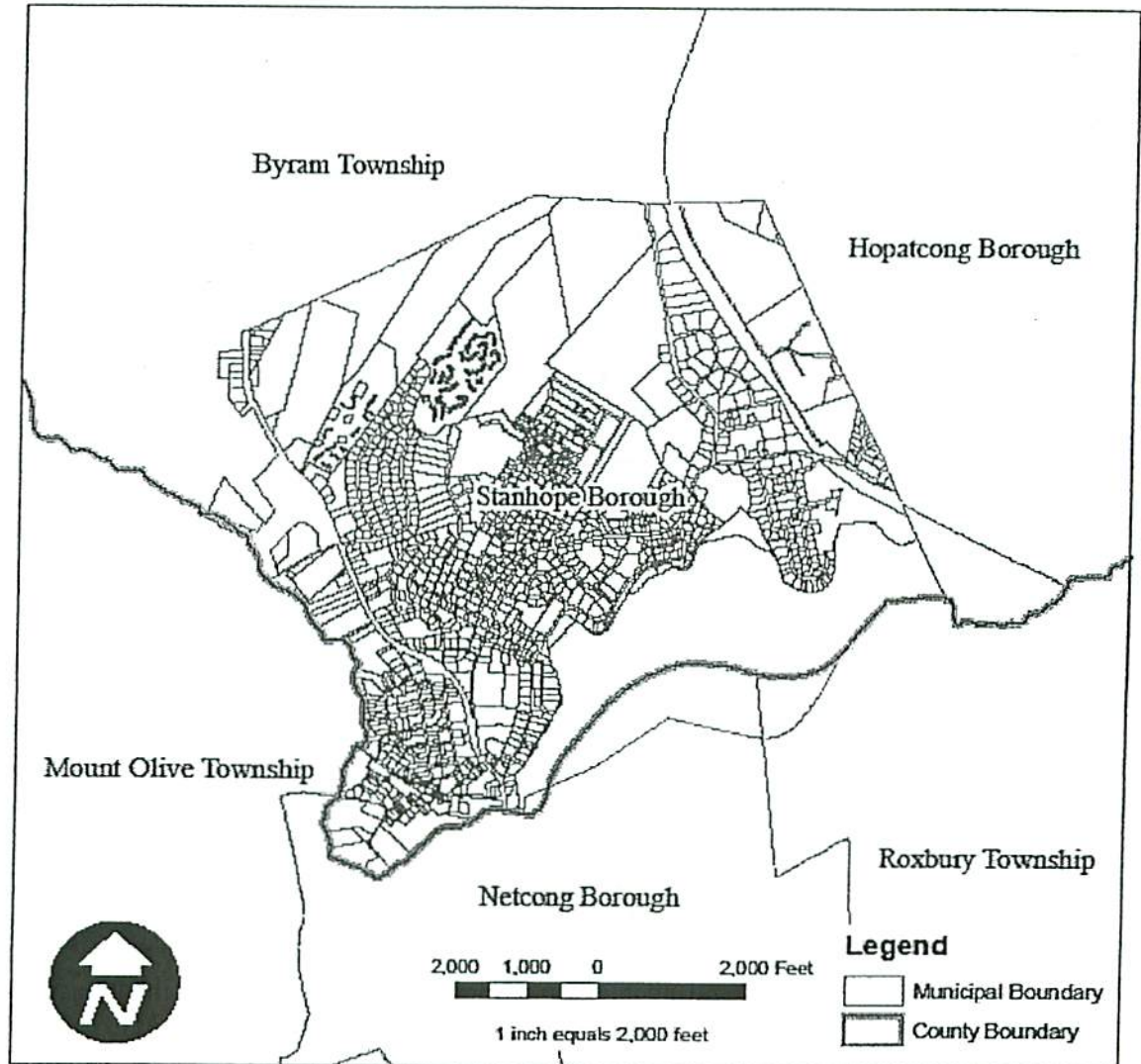
Source: Highlands RMP

1.00-4 Highlands Act Requirements for December 8, 2009:

- 1. December 8, 2009 Submission Requirements:
 - a. Summary of Housing Obligations:
 - i. Prior Round Obligation;
 - ii. Highlands RMP Adjusted Growth Projection calculated as per Appendix B of the Module 3 instructions along with calculations;
 - 1. Selection of Highlands RMP Adjusted Growth Projection or COAH Projected Growth Share Obligation;
 - 2. Completed Growth share calculator with exclusions, if applicable;
 - 3. Final Projected Growth Share Obligation;
 - b. Summary and Consistency Review of proposed Prior Round Sites (see Section VII);
 - c. Housing Partnership Program: Narrative discussing any interest in the proposed sending and receiving of any affordable housing obligations under the draft RAHDPP guidelines and the justification for the use of any such partnerships.

Source: Highlands RMP

Location Map: Stanhope Borough



Master Plan Ammendment Housing Plan and Fair Share Plan Stanhope Borough, Sussex County, New Jersey

David R. Troast L.L.C.

53 Ninth Avenue, Hawthorne, New Jersey

1.01 Introduction:

Stanhope Borough is a rural community in Sussex County in northwest New Jersey. The Borough is classified as Suburban PA-2, Environmentally Sensitive PA-5 and Park Land in the New Jersey State Development and Redevelopment Plan. Future housing obligations for new construction (Inclusionary housing projects) should be planned in Suburban Planning Area with the exception of supportive housing projects, onsite growth share and various other COAH approved options. The Borough is located in the Highlands Planning Area and has chosen the option to submit the Housing and Fair Share Plan in December of 2009 authorized in the Governors Executive Order 114.

Stanhope is a rural village/bedroom community with existing sewer and public water supply. The total population is 3,584 with 1,700 male and 1,884 female residents. There are 1,416 housing units based on the 2000 US Census. There are 1,384 occupied housing units and 35 vacant units. Seasonal housing units make up of 5 units of the total. The existing occupied housing stock built prior to 1980 is 1,192 or 84.2%.

1.02Municipal Objectives:

1. Preserve the Borough's natural resources and ecological balance within the context of permitting appropriate development based on sound planning and engineering principles.
2. Maintain Stanhope's rural village character
3. Maintain a sound fiscal balance by managing residential and commercial growth.
4. Provide for a variety of housing opportunities for all income levels in Stanhope in conjunction with public transportation options.
5. Provide densities or forms of housing development consistent with the State Plan and Vision Plan by examining the impacts on the natural environment.
6. Provide housing opportunities for the senior community.
7. Prepare a Fair Share/Housing Plan to meet the mandated affordable housing obligation as assigned by the Council on Affordable Housing and Growth Share projections.
8. Examine the benefits and negative implications for the Borough opting into the Highlands Regional Master Plan for the Planning Area.

1.02-1Highlands Regional Master Plan: HOUSING ELEMENT Statement

The overriding policy of the Housing Element of the Master Plan 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. The Housing Plan furthers MLUL purposes of zoning (at N.J.S.A.40:55D-2, specifically 2a., 2e., 2g., 2l.) and fulfills the requirements of the New Jersey Fair Housing Act (N.J.S.A. 52:27D-301 et seq.) which in keeping with New Jersey Supreme Court doctrine, as expressed in the "Mount Laurel" decisions, recognizes that every municipality

in a “growth area” has a constitutional obligation to provide, through its land use regulations, a realistic opportunity for provision of a fair share of its region’s present and prospective needs for housing for low- and moderate-income families.
Source: Highlands RMP

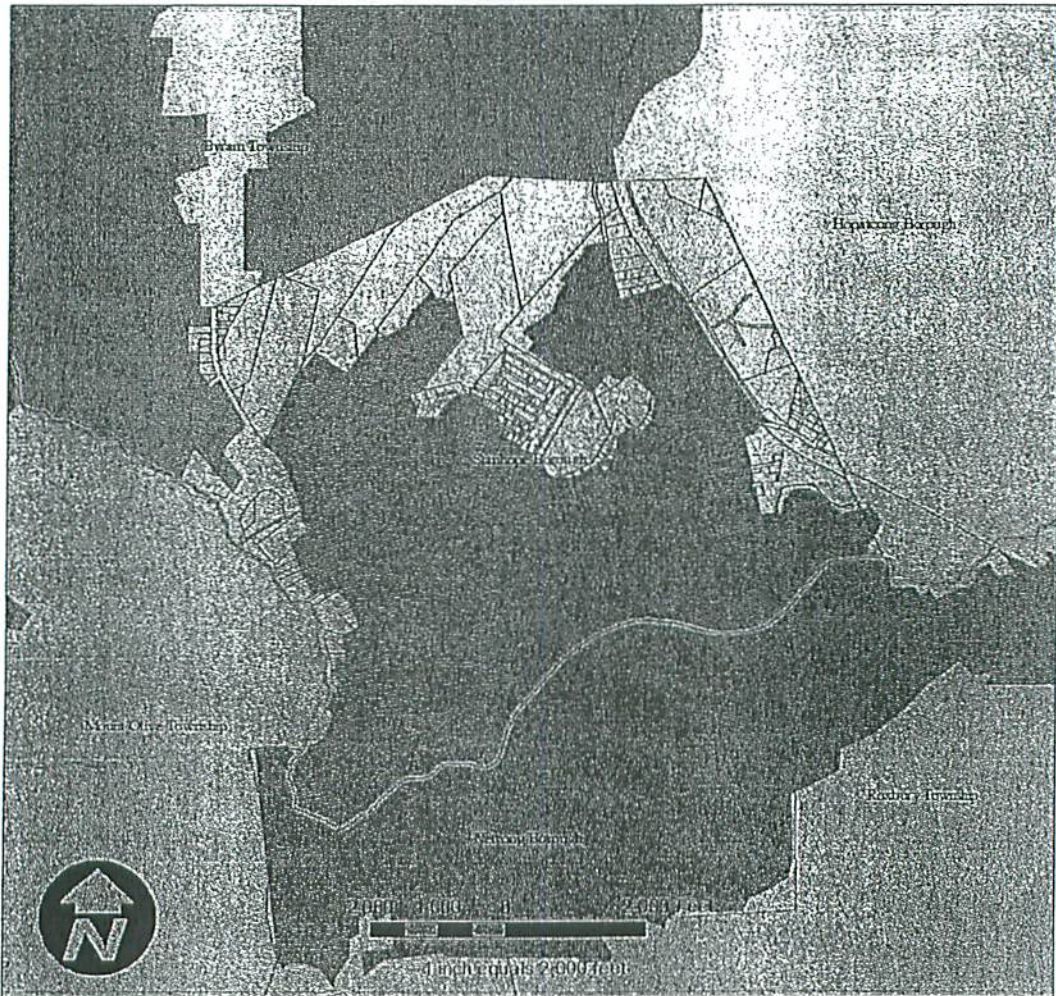
1.02-2Goals and Objectives Highlands RMP

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 (optional addition: incorporating a mix of housing types and/or mixed residential/commercial uses).
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.

Source: Highlands RMP

State Planning Areas: Stanhope Borough



Legend

State Planning Areas

-  ENVIRONMENTALLY SENSITIVE
-  HIGHLANDS PRESERVATION
-  STATE PARK
-  SUBURBAN

Master Plan Ammendment

Housing Plan and Fair Share Plan

Stanhope Borough, Sussex County, New Jersey

David R. Troast L.L.C.

53 Ninth Avenue, Hawthorne, New Jersey

The New Jersey State Development and Redevelopment Plan (NJSD&RP) and State Plan Policy Map places the Borough of Stanhope into three Planning Areas. Planning 2 (Suburban) consisting of the historic area and small portion of the adjacent lands. Planning Area 5 (Environmentally Sensitive) is shown in light green with The State Park Planning Area in medium green.

1.03 Existing Housing Status:

1.03-1 Fair Share Obligation Round One and Two:

The New Jersey Council on Affordable housing (COAH) was established and given the responsibility for implementing the Fair Housing Act (N.J.S.A. 52:27D-301 et seq.). Stanhope Borough is part of the Northeast Housing Region (Region 1), which consists of Bergen, Hudson, Passaic, and Sussex counties. Stanhope Borough was certified for Rounds #1 and #2 on October 2, 1996 which expired on July 27, 2005. The Borough filed for Round #3 on December 1, 2006 and then re-petitioned on April 4, 2008. Stanhope was advised that a new Round #3 Housing and Fair Share Plan would have to be submitted under the current version of the rules.

COAH has assigned Stanhope Borough a recalculated prior round obligation of 15 units and 4 rehabilitation units, as shown in Appendix C and B of the Revised COAH Round Three Rules. This cumulative obligation represents the Borough's total affordable housing obligation through the year 1999. The use of COAH methodology to determine each municipality's fair share obligation has been encouraged in order to provide uniformity throughout the State in addressing the State's very low, low and moderate income housing need.

Stanhope Borough is required to document or zone for 15 new housing units with a maximum of 25 % of the affordable housing units as Age Restricted or Senior Units for a total of 3.75 units. The rental requirement is 25% of the new construction of 3.75 units.

1.03-2 Third Round Obligation

The Council on Affordable Housing released the methodology for the third round rules in August of 2003 with an effective date of January 1, 2004. The new proposed rules cover the period from 1999 to 2018. The assigned obligation for rounds one and two remain and must be accomplished to be recertified. The third round obligation for each municipality is determined with two components.

- “ 1. Growth Share – the number of units that must be built based on a town's actual growth;
2. Rehabilitation share – the number of substandard units a town must rehabilitate as identified by COAH.”

Source: COAH

The Growth Share calculation is based on the following formula.

- “1. For every 4 residential units receiving a certificate of occupancy in a municipality from 2004 to 2018, one affordable unit must be provided.
2. For every 16 jobs created in the municipality, the municipality incurs an obligation of one affordable housing unit.”

Source: COAH

Stanhope Borough has experienced minimal housing growth with 85 residential units from 1996 – 2008 (source COAH Construction Reporter). This is an average of 7 new single-family housing units per year. The information pertaining to the existing housing in a community is an important part of the Housing Element and Fair Share Plan and provides the foundation for developing strategies to meet the Goals and Objectives of the Master Plan by integrating the Land Use Element, Redevelopment Plan, Circulation Element, Historic Element and Natural Resource Element to determine the appropriate location, type and density of future housing.

1.04 Affordable Housing Inventory:

The Borough over the years has provided opportunities for affordable housing. **Table One** indicates the “Constructed Units/Credits” approved under Stanhope’s previous Certification.

Table One

COAH Units/Credits Approved for Rounds One and Two:

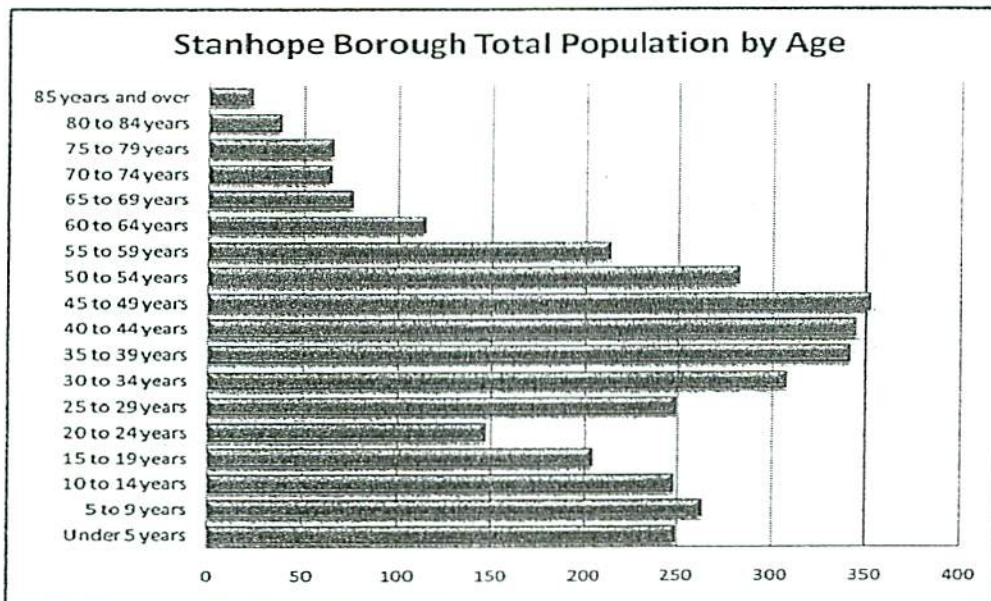
Type/Location	Block	Lot	Year	# of Bedrooms/Units	Rental Bonus (Min.25% of 15=3.75)
Alternate Living SCARC	10105	17		4	0
Alternate Living SCARC	10303	7		4	4
Habitat	10302	2		<u>4</u>	<u>0</u>
	Total			12	4

Constructed Units/Credits Approved = 16

1.05 Demographic Characteristics:

The purpose of this section of the Housing Plan is to document and analyze demographic data with existing housing trends.

The social mobility, economic prosperity and international immigration have induced cultural diversity in communities traditionally dominated by European ancestry. The New York Metropolitan cultural influence will continue to diversify the population of Sussex County and Stanhope Borough.



Source: US Census 2000

1.06 Population Composition By Age:

The Population Composition by age for Stanhope Borough is based on the 2000 Census data. In evaluating the information, current trends need to be factored in such as the baby boom, baby bust and baby boom echo generations.

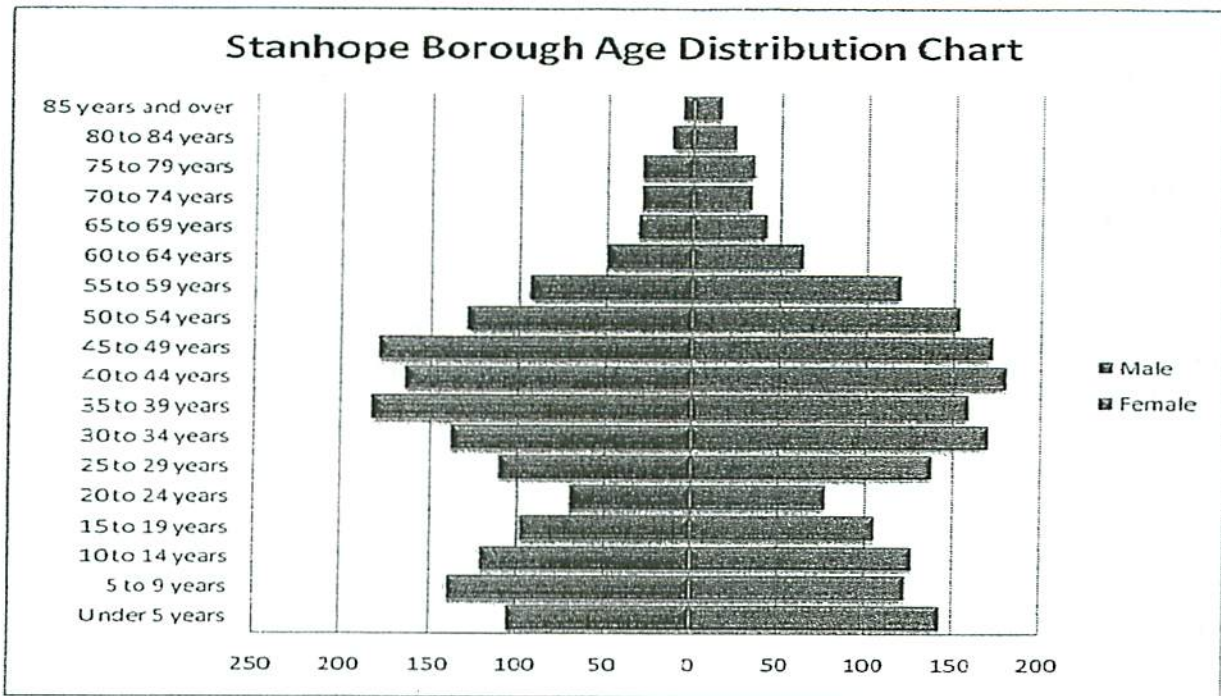
The data and current trends show increases in the population in the 0 - 16 and 35 to 54 age categories. The general population is aging in place and living longer because of the quality of health care and medical technology advances. These trends indicate the housing needs of families with children and people over the age of 70 years old. Additional housing alternatives including duplex housing, zero lot line housing, mixed use project, townhomes and age-restricted housing linked to public transportation would enhance the quality of life offered in the Borough.

Table Two

Total Population:

	Male		Female		Total	
Under 5 years	106	6.24%	143	7.59%	249	6.95%
5 to 9 years	140	8.24%	123	6.53%	263	7.34%
10 to 14 years	121	7.12%	127	6.74%	248	6.92%
15 to 19 years	99	5.82%	105	5.57%	204	5.69%
20 to 24 years	70	4.12%	77	4.09%	147	4.10%
25 to 29 years	111	6.53%	138	7.32%	249	6.95%
30 to 34 years	138	8.12%	170	9.02%	308	8.59%
35 to 39 years	183	10.76%	159	8.44%	342	9.54%
40 to 44 years	164	9.65%	181	9.61%	345	9.63%
45 to 49 years	180	10.59%	172	9.13%	352	9.82%
50 to 54 years	129	7.59%	153	8.12%	282	7.87%
55 to 59 years	94	5.53%	119	6.32%	213	5.94%
60 to 64 years	50	2.94%	64	3.40%	114	3.18%
65 to 69 years	33	1.94%	43	2.28%	76	2.12%
70 to 74 years	31	1.82%	34	1.80%	65	1.81%
75 to 79 years	31	1.82%	35	1.86%	66	1.84%
80 to 84 years	13	0.76%	25	1.33%	38	1.06%
85 years and over	7	0.41%	16	0.85%	23	0.64%
Totals	1700	100.00%	1884	100.00%	3584	100.00%

Source: 2000 Census



Source: US Census 2000

1.07 Household Size:

The household size is tabulated from the 2000 Census data by documenting the number of persons per household. The US Census defines a household as one or more persons, whether related or not, living together in one dwelling unit. The average number of persons per household in Stanhope Borough as per the 2000 Census is 2.58 persons. The average family size in Stanhope Borough is 3.10 persons.

The number of households as documented in the 2000 Census is 1,416 housing units with 35 vacant units. The dominant housing unit type is single family (59.4%) with the Housing Tenure of owner occupied housing units being a 1,123 and renter occupied units equaling 261.

1.08 Household Income:

The distribution of household income as documented in the 2000 Census is shown in **Table Three and Chart Three**. The Sussex County data establishes a benchmark to compare Stanhope Borough to the region. 474 households or 34.25 percent of Stanhope's households have an income less than \$50,000 with the County at 36 percent. There are 7.48 percent of the households that earn \$150,000 or more compared to 7.8 percent for all of Sussex County. The data indicates a mix of income levels with a similar percentage in the lower income category and a slightly lower percentage in the highest income categories when compared to the Sussex County data.

Table Three

MEDIAN INCOME: \$63,059

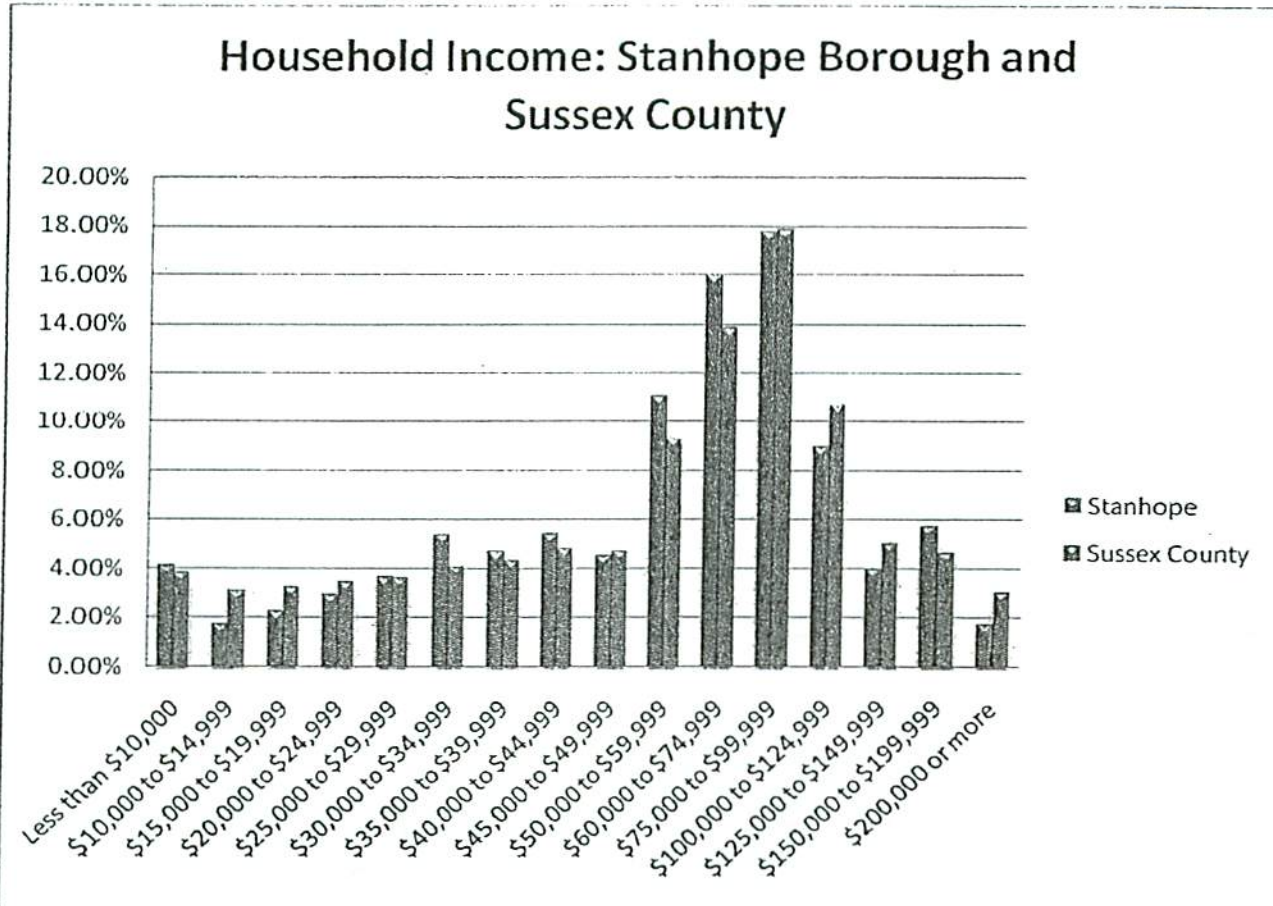
HOUSEHOLD INCOME TABLE:

	Stanhope Borough		Sussex County	
Less than \$10,000	56	4.11%	1,967	3.87%
\$10,000 to \$14,999	24	1.76%	1,589	3.13%
\$15,000 to \$19,999	31	2.27%	1,666	3.28%
\$20,000 to \$24,999	40	2.93%	1,784	3.51%
\$25,000 to \$29,999	50	3.67%	1,861	3.66%
\$30,000 to \$34,999	73	5.36%	2,095	4.12%
\$35,000 to \$39,999	64	4.70%	2,219	4.37%
\$40,000 to \$44,999	74	5.43%	2,462	4.85%
\$45,000 to \$49,999	62	4.55%	2,407	4.74%
\$50,000 to \$59,999	151	11.08%	4,722	9.30%
\$60,000 to \$74,999	218	15.99%	7,012	13.81%
\$75,000 to \$99,999	242	17.75%	9,053	17.82%
\$100,000 to \$124,999	122	8.95%	5,448	10.73%
\$125,000 to \$149,999	54	3.96%	2,566	5.05%
\$150,000 to \$199,999	78	5.72%	2,375	4.68%
\$200,000 or more	24	1.76%	1,563	3.08%

Source: US Census 2000

Chart Three

HOUSEHOLD INCOME CHART:



Source US Census 2000

The New Jersey Council on Affordable Housing has established eligible income limits for Sussex County / Region 1. The 2008 Income chart in the Appendix shows the number of persons per household and the income levels for low, moderate and median as defined by the COAH. The chart is updated yearly and provides the standard to qualify new owners and renters for deed restricted affordable units.

1.09 Employment Characteristics:

Sussex County is predominately a bedroom community for businesses along the Interstate 80 & 287 corridor and New York City, with over 60% of the residents commuting out of the County. The Stanhope Borough Land Use Plan provides for planned growth in the “Planned Centers” consistent with the New Jersey State Development and Redevelopment Plan. This will provide employment opportunities in the future. Table Four and additional graphics provide the employment data from the 2000 Census for the residents of Stanhope Borough. Table five provides data concerning employment in the Borough.

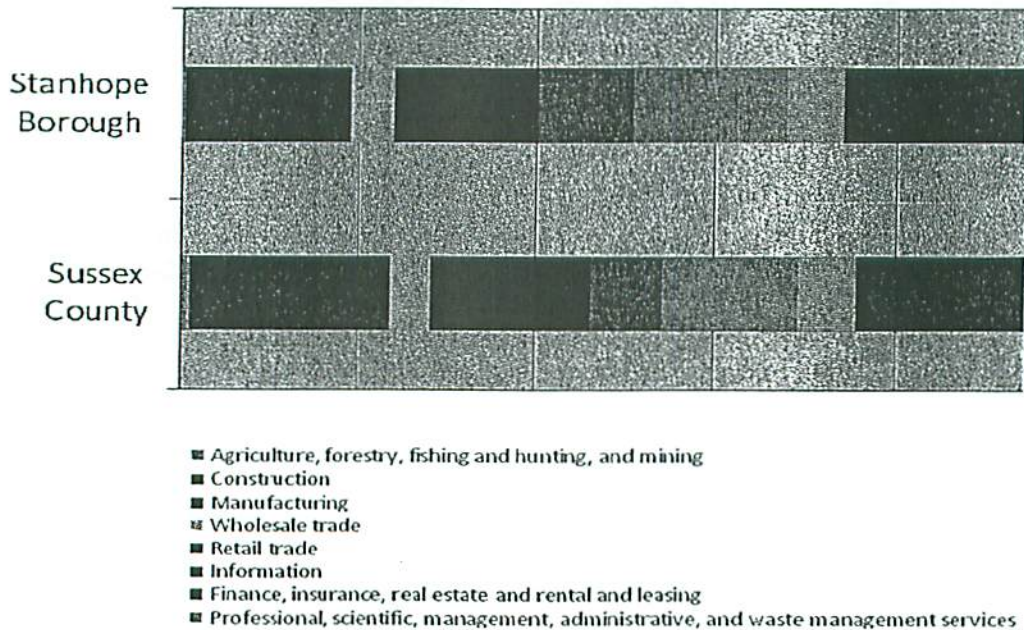
Table Four
2000 Employed Persons by Industry

Workers by Industry Table:

Industry	Stanhope Borough		Sussex County	
	Count	Percentage	Count	Percentage
Total:	2,000	100.00%	73,913	100.00%
Agriculture, forestry, fishing and hunting, and mining	3	0.15%	631	0.85%
Construction	87	4.35%	6,118	8.28%
Manufacturing	274	13.70%	9,840	13.31%
Wholesale trade	93	4.65%	3,094	4.19%
Retail trade	203	10.15%	9,682	13.10%
Transportation and warehousing, and utilities	82	4.10%	4,077	5.52%
Information	109	5.45%	2,865	3.88%
Finance, insurance, real estate and rental and leasing	205	10.25%	5,543	7.50%
Professional, scientific, management, administrative, and waste management services	220	11.00%	7,600	10.28%
Educational, health and social services	396	19.80%	13,819	18.70%
Arts, entertainment, recreation, accommodation and food services	118	5.90%	4,298	5.81%
Other services (except public administration)	107	5.35%	2,984	4.04%
Public administration	103	5.15%	3,362	4.55%

Source: 2000 Census

Workers by Industry



Source US Census 2000

STANHOPE EMPLOYEMENT DATA

2003 Stanhope Borough Employment by Industry		
Industry (NAICS based)	Average Annual Establishments	Average Monthly Jobs
Utilities	.	.
Agriculture, forestry, fishing and hunting	23	68
Construction	7	106
Manufacturing	8	47
Wholesale trade	24	402
Retail trade	.	.
Transportation and warehousing	6	29
Finance and insurance	.	.
Real estate and rental and leasing	23	71
Professional and technical services	.	.
Management of companies and enterprises	11	96
Administrative and waste services	.	.
Educational services	12	77
Health care and social assistance	.	.
Arts, entertainment, and recreation	.	.
Accommodation and food services	13	18
Other services, except public administration	9	14
PRIVATE SECTOR MUNICIPALITY TOTAL	170	1,989
FEDERAL GOVT MUNICIPALITY TOTAL	1	5
LOCAL GOVT MUNICIPALITY TOTAL	4	265

Source US Census 2000

1.10 Housing Conditions: The Housing conditions section provides Census data concerning Units in Structure, Year Structure Built, Rooms and Lacking Plumbing.

Table Five: Unit Type

Subject	Number	Percent
Total housing units	1,416	100.0
UNITS IN STRUCTURE		
1-unit, detached	841	59.4
1-unit, attached	201	14.2
2 units	73	5.2
3 or 4 units	94	6.6
5 to 9 units	65	4.6
10 to 19 units	62	4.4
20 or more units	80	5.6
Mobile home	0	0.0
Boat, RV, van, etc.	0	0.0

Source US Census 2000

Table Six: Year Constructed

Subject	Number	Percent
YEAR STRUCTURE BUILT		
1999 to March 2000	28	2.0
1995 to 1998	51	3.6
1990 to 1994	23	1.6
1980 to 1989	122	8.6
1970 to 1979	387	27.3
1960 to 1969	298	21.0
1940 to 1959	214	15.1
1939 or earlier	293	20.7

Source US Census 2000

Table Seven: # of Rooms

Subject	Number	Percent
ROOMS		
1 room	0	0.0
2 rooms	0	0.0
3 rooms	139	9.8
4 rooms	154	10.9
5 rooms	221	15.6
6 rooms	299	21.1
7 rooms	252	17.8
8 rooms	188	13.3
9 or more rooms	163	11.5
Median (rooms)	6.1	(X)

Source US Census 2000

Table Eight: Occupancy

Subject	Number	Percent
Occupied Housing Units	1,383	100.0
YEAR HOUSEHOLDER MOVED INTO UNIT		
1999 to March 2000	197	14.2
1995 to 1998	438	31.7
1990 to 1994	233	16.8
1980 to 1989	271	19.6
1970 to 1979	140	10.1
1969 or earlier	104	7.5

Source US Census 2000

Table Nine: Facility Deficiencies

SELECTED CHARACTERISTICS	#	%
Lacking complete plumbing facilities	6	0.4
Lacking complete kitchen facilities	0	0.0
No telephone service	6	0.4

Source US Census 2000

1.11 Rental Housing Statistics: This section provides US Census data on Renter Occupied Unit and Gross Rents.

Table Ten: Median Household Income:

Median Income by Tenure:

Median household income in 1999 -- by Tenure		
	Stanhope Borough	Sussex County
Total	\$ 63,036	\$ 64,978
Owner occupied	\$ 63,589	\$ 71,678
Renter occupied	\$ 57,105	\$ 36,680

Table Eleven: Renter/Gross Rent

Gross Rent: Specified renter occupied housing units

Gross Rent	Stanhope Borough	Sussex County
Total:	268	8,627
With cash rent:	239	8,101
Less than \$100	0	36
\$100 to \$149	0	62
\$150 to \$199	0	140
\$200 to \$249	0	141
\$250 to \$299	0	99
\$300 to \$349	0	85
\$350 to \$399	0	115
\$400 to \$449	0	141
\$450 to \$499	0	156
\$500 to \$549	0	273
\$550 to \$599	15	442
\$600 to \$649	10	519
\$650 to \$699	19	575
\$700 to \$749	8	709
\$750 to \$799	9	690
\$800 to \$899	43	1,183
\$900 to \$999	24	891
\$1,000 to \$1,249	49	1,170
\$1,250 to \$1,499	32	462
\$1,500 to \$1,999	22	134
\$2,000 or more	8	78
No cash rent	29	526

Table Twelve: Median Gross Rent/Cash

Median Gross Rent: Specified renter-occupied housing units paying cash rent

	Stanhope Borough	Sussex County
Median gross rent	\$ 965	\$ 790

Table Thirteen: Rental Cost Burden

Rental Cost Burden: Rental cost burden is defined as “median gross rent” [per month] multiplied by 12 [months in the year] and divided by “median household income” for renters.

	Stanhope Borough	Sussex County
Rental Cost Burden	20.28%	25.85%

1.12 Stanhope Borough Growth Share Obligation Projection:

1.12-1 Residential Growth Share Projection:

Historic Trend of Certificates of Occupancy and Demolition Permits

	96	97	98	99	00	01	02	03
COs Issued	12	12	12	4	12	3	7	10
Demolitions	0	1	0	0	3	1	1	0
Net	12	11	12	4	9	2	6	10

HOUSING UNIT BY MUNICIPALITY: 2002, 2004, 2018

based on amendments to N.J.A.C. 5:97 adopted on October 20, 2008

Municipality	COAH Region	County	Units in 2004	Units Allocated 2018	Net Changes 2004 - 2018
STANHOPE BOROUGH	1	SUSSEX	1,452	1,568	116

1.12-2 Projecting The Non-residential Growth Share Obligation

**Historic Trend of Certificates of Occupancy
And Demolition Permits by Square Feet per Year**

Year	Office	Retail	A-1	A-2	A-3	A-4	A-5	Dorm.	Hotel	Education	Industrial	Hazard.	Institution	Storage
1996	0	0	0	0	0	0	0	0	600	0	0	0	0	0
1997	0	0	0	0	0	0	0	0	0	0	0	0	0	0
1998	0	0	0	0	0	0	0	0	0	0	0	0	0	0
1999	0	0	0	0	0	0	0	0	0	0	0	0	0	0
2000	0	0	0	0	0	0	0	0	0	0	645	0	0	8,000
2001	0	0	0	0	0	0	0	0	0	0	0	0	0	0
2002	0	0	0	0	0	0	0	0	0	0	0	0	0	0
2003	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Total	0	0	0	0	0	0	0	0	600	0	645	0	0	22,000

Demolition Permits

Office/retail	0	0	1	0	1	0	1	0	3 permits
---------------	---	---	---	---	---	---	---	---	-----------

Note: all other categories are zero.

EMPLOYMENT BY MUNICIPALITY: 2002, 2004, 2018

based on amendments to N.J.A.C. 5:97 adopted on October 20, 2008

Municipality	COAH Region	County	Employment in 2004	Employment Allocated 2018	Net Change 2004 - 2018
STANHOPE BOROUGH	1	SUSSEX	2421	2944	523

1.12-3 Growth Share Projection Calculation:

The projected growth is Calculated/modified based on the Work Book A and the following criteria found in NJAC 5:97-2.4.

5:97-2.4 Projecting the growth share obligation

(a) A municipality shall determine the residential component of its projected growth Share obligation for the period January 1, 2004 to December 31, 2018 based on the household projections provided in chapter Appendix F,

1. In determining its projected residential growth share obligation, a municipality may subtract the following from its household projection:
 - i. Affordable housing units that received credit in a first or second round certified plan or a court judgment of compliance which have been or are projected to be constructed after January 1, 2004; and
 - ii. Market-rate units in an inclusionary or mixed-use development where these affordable housing units received credit in a first or second round certified plan or a court judgment of compliance or are eligible for credit pursuant to N.J.A.C. 5:97-4 toward a municipality's prior round obligation, which have been or are projected to be constructed after January 1, 2004, provided these sites are zoned to produce affordable housing units. The Council shall assume, for crediting purposes, that market-rate units are constructed at a rate of four times the number of affordable units (this is a 20 percent set-aside) constructed on that particular site or constructed off-site but within the municipality, unless the municipality demonstrates to the Council that a lower set-aside percentage was used to produce the affordable units using the gross density and set-aside standards or the set-aside standards for constructing affordable rental units pursuant to N.J.A.C. 5:97-6.4(b)3
 - iii. A municipality shall not receive an exclusion of market-rate units from residential growth at a rate above 5.67 times the number of affordable 15 units (this is a 15 percent set-aside constructed on that particular site Or constructed off-site but within the municipality).

The COAH Rule provided above allows Stanhope Borough if applicable to reduce the projected growth share by the properties zoned for affordable housing under a Certified Round #1 and #2 Housing and Fair Share Plan.

Workbook A: Growth Share Determination Using Published Data
 (Using Appendix F(2), *Allocating Growth To Municipalities*)

COAH Growth Projections
 Must be used in all submissions

Municipality Name: Stanhope Borough

Enter the COAH generated growth projections from Appendix F(2) found at the back of N.J.A.C. 5:97-1 et seq. on Line 1 of this worksheet. Use the Tab at the bottom of this page to toggle to the exclusions portion of this worksheet. After entering all rel

	Residential	Non-Residential
1 Enter Growth Projections From Appendix F(2) *	116	523
2 Subtract the following Residential Exclusions pursuant to 5:97-2.4(a) from "Exclusions" tab	Click Here to enter Prior Round Exclusions	
built or projected to be built post 1/1/04		
Inclusionary Development	0	
Supportive/Special Needs Housing	0	
Accessory Apartments	0	
Municipally Sponsored or 100% Affordable	4	
Assisted Living	0	
Other	0	
Market Units in Prior Round Inclusionary development built post 1/1/04	0	
3 Subtract the following Non-Residential Exclusions (5:97-2.4(b)		
Affordable units	0	
Associated Jobs		0
4 Net Growth Projection	112	523
5 Projected Growth Share (Conversion to Affordable Units Dividing Households by 5 and Jobs by 16)	22.40 Affordable Units	32.69 Affordable Units
6 Total Projected Growth Share Obligation		55 Affordable Units

* For residential growth, see Appendix F(2), Figure A.1, Housing Units by Municipality. For non-residential growth, see Appendix F(2), Figure A.2, Employment by Municipality.

Affordable and Market-Rate Units Excluded from Growth

Municipality Name: **Stanhope 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	0
Accessory Apartments	0
Municipally Sponsored and 100% Affordable	4
Assisted Living	0
Other	0
Total	4

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 rental units resulted from N.J.A.C. 5:93-5.15(c)5 Incentives)

Development Name	Rentals? (Y/N)	Total Units	Market Units	Affordable Units	Market Units Excluded
Habitat	0	0	0	0	0
	0	0	0	0	0
	0	0	0	0	0
	0	0	0	0	0
Total		0	0	0	0

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
	0	0
Total	0	0

[Return To Workbook A Summary](#)

1.13 Stanhope Borough's Projected Affordable Housing Obligation:

Rounds #1 and #2 Obligation	15.00 Affordable Housing Units
Adjusted Residential Growth Share Obligation 116 units divided by 5	23.40 Affordable Housing Units
Non-residential Growth Share Obligation 523 jobs divided by 16	<u>32.69 Affordable Housing Units</u>
Projected Total Obligation	71.09 Affordable Housing Units
Rehabilitation Obligation	4.00 Rehab. Units

1.14 Highlands Regional Master Plan:

The follow active excel Work Book has been provided by COAH and the Highlands Council. Refer to Appendix for a copy of each section of the Work Book D.

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

Municipality Code: 1919
[Muni Code Lookup](#)

Municipality Name: Stanhope Borough

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 anal
[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 grow
[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	116	40
Residential Exclusions	8	8
Net Residential Growth	108	32
Residential Growth Share	21.60	6.40
Non-Residential Growth	523	68
Non-Residential Exclusions	0	0
Net Non- Residential Growth	523	68
Non-Residential Growth Share	32.69	4.24
Total Growth Share	54	11

The Highlands RMP analysis results in a revision to the COAH-generated growth projection. Stanhope Borough may file this Workbook and use a Residential Growth Share of 6.4 plus a Non-residential Growth Share of 4.24 for a total Highlands Adjusted Growth Share Obligation of 11 affordable units

COAH Growth Projections and Highlands Buildout Data

Must be used in all submissions

Municipality Name: Stanhope 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

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
116	523

Highlands RMP Buildout Analysis

From Module 2
Table 4 – Municipal Build-Out Results With Resource and Utility Constraints
Updated as of September 8, 2009

	Preservation Area	Planning Area	Totals
Residential units – Sewered	0	19	19
Septic System Yield	0	8	8
Total Residential Units	0	27	27
Non-Residential Jobs – Sewered	0	55	55

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 \(Workbook D Intro\)](#)

Growth Projection Adjustment - Actual Growth

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

Municipality Name: Stanhope 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 demol

[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	0	0		2.8	0.00
M	0	0		1.7	0.00
F	0	0		1.2	0.00
S	12,000	12,000		1.0	12.00
H	0	0		1.6	0.00
A1	0	0		1.6	0.00
A2	0	0		3.2	0.00
A3	0	0		1.6	0.00
A4	0	0		3.4	0.00
A5	0	0		2.6	0.00
E	0	0		0.0	0.00
I	326	326		2.6	0.85
R1	0	0		1.7	0.00
Total	12,326	12,326	0		12.85

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: Stanhope 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	4
Assisted Living	
Other	
Total	4

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
Habitat	N	4	0	4	0
		0			0
		0			0
		0			0
		0			0
Total		4	0	4	0

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
Total	0	0

[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](#)

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

Municipality Code: 1919
[Muni Code Lookup](#)

Municipality Name: Stanhope Borough

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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 grow

[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	116	40
Residential Exclusions	8	8
Net Residential Growth	108	32
Residential Growth Share	21.60	6.40
Non-Residential Growth	523	68
Non-Residential Exclusions	0	0
Net Non- Residential Growth	523	68
Non-Residential Growth Share	32.69	4.24
Total Growth Share	54	11

The Highlands RMP analysis results in a revision to the COAH-generated growth projection. Stanhope Borough may file this Workbook and use a Residential Growth Share of 6.4 plus a Non-residential Growth Share of 4.24 for a total Highlands Adjusted Growth Share Obligation of 11 affordable units

1.15 Stanhope Borough's Actual Growth: 2004 to 2008

1.15-1 Actual Residential Growth: 2004 to 2008

Actual Residential Growth: Stanhope Borough (Source NJDCA)

Year or Partial Year	1&2 Family	Multifamily	Mixed Use	Sub Total
2004	6	0	0	6
2005	1	0	0	1
2006	2	0	0	2
2007	1	0	0	1
2008	3	0	0	3
			Total	13

Source: NJDCA

13 housing units divided by 4 = 3.25 affordable housing units

1.15-2 Actual Non-Residential Growth: 2004 to June 2008

	Square feet of nonresidential space*						Sq Ft generating	Units	Jobs per	Number of
	2008 [^]	2007	2006	2005	2004	TOTAL	One Affordable Unit	Generated	1,000 sq ft	Jobs
Office	0	0	0	0	0	0	5,714	0.00	2.8	0.00
Retail	0	0	0	0	0	0	9,412	0.00	1.7	0.00
A-1	0	0	0	0	0	0	10,000	0.00	1.6	0.00
A-2	0	0	0	0	0	0	5,000	0.00	3.2	0.00
A-3	0	0	0	0	0	0	10,000	0.00	1.6	0.00
A-4	0	0	0	0	0	0	4,706	0.00	3.4	0.00
A-5	0	0	0	0	0	0	6,154	0.00	2.6	0.00
Multifamily/ dormitories	0	0	0	0	0	0	9,412	0.00	1.7	0.00
hotel/motel	0	0	0	0	0	0				0.00
education	326	0	0	0	0	326				0.00
industrial	0	0	0	0	0	0	13,333	0.00	1.2	0.00
hazardous	0	0	0	0	0	0	10,000	0.00	1.6	0.00
institutional	0	0	0	0	0	0	6,154	0.00	2.6	0.00
storage	0	0	0	0	12,000	12,000	16,000	0.75	1	12.00
signs, fences, utility & misc	0	0	0	0	0	0	0			12.00
TOTAL NON-RES SPACE	326	0	0	0	12,000	12,326	TOTAL AFFORDABLE UNITS GENERATED=	0.75	TOTAL AFFORDABLE UNITS GENERATED=	0.75

* Square feet of nonresidential space reported on certificates of occupancy. (NJ Construction Reporter- <http://www.state.nj.us/dca/codes/cr/conrep.shtml>)

[^] 2008 year to date up to and including September 2008. (NJ Construction Reporter- <http://www.state.nj.us/dca/codes/cr/monthly2008.shtml>)

Source: NJDCA

1.16 Stanhope Borough's Actual Affordable Housing Obligation:

Round #1 and #2 Obligation	15.00 Affordable Housing Units
Actual Residential Obligation (January 2004 – 2008)	3.25 Affordable Housing Units
Actual Non-residential Growth (January 2004 – 2008)	<u>0.75</u> Affordable Housing Units
Actual Current Obligation New Construction (1987 –September 2008)	19.00 Affordable Housing Units
Rehabilitation (Existing Housing Units)	4.00 Housing Units

**1.17 Stanhope Borough's Projected Affordable Housing Obligation under Council
On Affordable Housing:**

Round #1 and #2 Obligation	15.00 Affordable Housing Units
Project Obligation COAH	<u>54.00</u> Affordable Housing Units 69.00 Affordable Housing units
Rehabilitation (Existing Housing Units)	4.00 Rehabilitated Housing Units

**1.18 Stanhope Borough's Projected Affordable Housing Obligation under the
Highlands Regional Master Plan:**

Round #1 and #2 Obligation	15.00 Affordable Housing Units
Projected Obligation/HRMP	<u>11.00</u> Affordable Housing Units 26.00 Affordable Housing Units
Rehabilitation (Existing Housing Units)	4.00 Rehabilitated Housing Units

1.19 Master Plan and Zoning Analysis:

The zoning changes required to provide for opportunities for planned growth, while protecting the environment and historic village character of Stanhope Borough will be consistent with the State Plan, Highlands Regional Master Plan and the Sussex County Strategic Growth Plan. The affordable housing obligation for Round One, Round Two and the Projected/Actual Round Three Growth Share can be accomplished within the context of the Master Plan and Zoning Ordinance with minor revisions or additions including overlay zoning permitting apartments with a 25% affordable requirement in specific commercial zones and innovative projects with public, private and non-profit projects.

1.20 Utilities Analysis:

The Borough of Stanhope is part of the Musconetcong Sewerage Authority system with a treatment capacity of 2.20 million gallons per day. Stanhope's allocation is 541,000 per day. The Borough has a public water system supplied by wells. Adequate sewer and water capacity is available to meet the affordable housing obligation through infill development and expansion of utilities to planned development sites.

1.21 Consistency Review:

The following is the required Consistency Review requirement under the Highlands RMP for prior Round #1 and Round #2 sites. The Borough has met the obligation with two group homes, rental bonus credits and four habitat units. The rehabilitation requirement of four is currently being met with the Stanhope Borough Housing Trust Fund.

The Borough of Stanhope has met the obligation consistent with all government laws and regulations even the Highlands Regional Master Plan. The formatted documents are attached.

1.22 Housing Partnership Program:

The Highlands Council has introduced a planning concept for voluntary partnerships between municipalities to send and or receive any affordable housing obligation consistent with the guidelines currently under review. The Borough of Stanhope may have an interest if the partnership includes the State of New Jersey providing increased municipal aid including coverage of all educational costs for the added units/families as part of the 30 year deed restriction.

David R. Troast, L.L.C.

Consulting Professional Planner & Landscape Architect
NJ-LI005150, NJ-AS00621

Telephone (201) 280-9350

53 Ninth Avenue
Hawthorne, NJ 07506-1749

Stanhope Borough Fair Share and Compliance Plan

Sussex County, New Jersey

April, 2010

Prepared for the Stanhope Borough Council and Planning Board
Prepared by David R. Troast, LLC
In association with David Manhardt GIS Consultant

2.00 Fair Share and Compliance Plan Purpose:

The purpose of the Fair Share and Compliance Plan is to address Stanhope Borough's 1987-2018 fair share affordable housing obligation. The obligation includes the Adjusted Round #1 & #2, projected and actual residential and non-residential growth share. Ordinances will be included as appropriate to insure compliance with the calculated affordable housing obligation.

The Fair Share Plan will describe specific projects, programs, strategies and funding sources to meet the affordable housing obligation complying with N.J.A.C. 5:97-2.4.

2.01 Rehabilitation Component:

The Rehabilitation Component establishes a program to address municipalities' substandard housing units occupied by low and moderate-income households. The methodology is provided N.J.A.C. 5:94 Appendix A and the calculated share in Appendix C. **Stanhope Borough's calculated share is four.**

2.02 Municipal Zoning Options:

This section provides a brief description of the options available under N.J.A.C. 5:97 for a municipality in addressing their mandated affordable housing obligation. This section is not all-inclusive and the statute should be referenced for additional information.

Zoning for Inclusionary Development and Mixed Use Development:

5:97-6.4 Zoning for inclusionary development:

- a. Affordable housing units proposed through inclusionary development shall be provided through zoning for development that includes a financial incentive to produce the affordable housing, including but not limited to increased densities and reduced costs to the developer. Inclusionary zoning may apply to all or some zones or sites within the municipality. Financial incentives may provide for a range of opportunities to induce affordable housing production at varying levels provided the compensatory benefits minimally meet the criteria set forth in this section.

Redevelopment for inclusionary Development:

5:97-6.5 Redevelopment

- a. New Jersey's Local Redevelopment and Housing Law, N.J.S.A 40A:12A-1 et seq., may be used to create affordable housing units.

Municipally Sponsored Construction and Reconstruction 100 percent affordable:

5:97-6.6 Municipally sponsored and 100 percent affordable developments

- (a) Municipally sponsored and 100 percent affordable developments include, but are not limited to:
1. Developments in which all units are available to low- and moderate-income households;
 2. Units created through a municipal partnership with a non-profit or other affordable housing provider; and
 3. Developments for which the municipality serves as the primary sponsor.

Accessory Apartments:

5:97-6.8 Accessory apartment program

- (a) An accessory apartment program shall be established by ordinance to permit Accessory apartments provided the units are affordable to low- and moderate-income households. Subject to the provisions of (b) 2, accessory apartment programs may be designed to produce only low-income units, only moderate-income units or both low- and moderate-income units.

Market to Affordable:

5:97-6.9 Market to affordable program

- (a) A market to affordable program shall include units purchased or subsidized through a written agreement with the property owner and sold or rented to low- and moderate income households. Subject to the provisions of (b) 3, market to affordable programs may be designed to produce only low-income units, only moderate-income units or both low- and moderate-income units.

Supportive and special needs housing:

5:97-6.10 Supportive and special needs housing

- (a) Supportive and special needs housing includes, but is not limited to: residential health care facilities as licensed and/or regulated by DCA or the New Jersey Department of Health and Senior Services if the facility is located with, and operated by, a licensed health care facility; group homes for people with developmental disabilities and mental illness as licensed and/or regulated by the New Jersey Department of Human Services; permanent supportive housing; and supportive shared living housing. Long term health care facilities including nursing homes, and Class A, B, C, D, and E boarding homes do not qualify as supportive and special needs housing.

Assisted living residence:

5:97-6.11 Assisted living residence

- (a) An assisted living residence is a facility licensed by the New Jersey Department of Health and Senior Services to provide apartment-style housing and congregate dining and to assure that assisted living services are available. All or a designated number of apartments in the facility shall be restricted to low- and moderate-income households.

Affordable housing partnership program:

5:97-6.13 Affordable housing partnership program

- (a) An affordable housing partnership is a voluntary agreement by which two or more municipalities cooperate to build low- and moderate-income housing units.
- (b) The following provisions shall apply to affordable housing partnership programs:
1. The municipalities shall be located within the same housing region.
 2. Partnering municipalities may propose and shall meet the requirements of any affordable housing mechanism outlined in this subchapter, except for N.J.A.C. 5:97-6.2, 6.3 and 6.12.
 3. The municipalities shall set forth the number of credits each municipality will be allotted. No credit shall be given to more than one municipality for the same unit.
 4. Each municipality shall contribute resources, including, but not limited to, funding, sewer, water, and land.
 5. Units constructed in another municipality shall fall within the maximum number of units permitted to be provided through an RCA, consistent with the provisions of N.J.A.C. 5:97-3.

Extension of expiring controls:

5:97-6.14 Extension of expiring controls

- (a) A municipality may address a portion of its growth share obligation through the extension of affordability controls in accordance with N.J.A.C. 5:97-9 and UHAC, subject to the following:
1. The unit meets the criteria for prior-cycle or post-1986 credits set forth in N.J.A.C. 5:97-4.2 or 4.3;
 2. The affordability controls for the unit are scheduled to expire during the 1999 through 2018 period;
 3. The municipality shall obtain a continuing certificate of occupancy or a certified statement from the municipal building inspector stating that the restricted unit meets all code standards; and
 4. If a unit requires repair and/or rehabilitation work in order to receive a continuing certificate of occupancy or certified statement from the municipal building inspector, the municipality shall fund and complete the work. A

municipality may utilize its affordable housing trust fund to purchase the unit and/or complete the necessary repair and/or rehabilitation work.

Other innovative approaches:

5:97-6.15 Other innovative approaches

(a) A municipality may propose innovative programs or mechanisms, or any combination of mechanisms included in this subchapter, for the creation of affordable housing, provided that the following performance standards can be achieved and clearly demonstrated:

1. The units shall comply with N.J.A.C. 5:97-9 and UHAC;
2. All sites to be developed with new units shall meet the site suitability criteria set forth in N.J.A.C. 5:97-3.13;
3. Rehabilitated and converted units shall meet all local building codes;
4. The municipality shall demonstrate source(s) of funding; and
5. Units shall not be restricted to youth under 18 years of age.

2.03 Municipal Options for Stanhope Borough:

2.03-1 Developer Fee Ordinance:

The COAH has approved the Stanhope Developer Fee Ordinance. The purpose of this ordinance is to provide a threshold for single family residential development under four units.

2.03-2 Zoning for inclusionary development 5:97-6.4:

2.03-2a Village Business Zone (VBZ Ordinance 100-86): The proposed changes to the Master Plan and Zoning Ordinance in the VBZ provide for redevelopment opportunities in the village core of the Borough of Stanhope in mixed use buildings. The aerial map with the zoning overlay indicates the area proposed. Apartments over commercial uses will be a permitted use (one apartment is permitted in the first floor but not occupying a store front). The density is regulated by various construction code regulations including the Barrier Free Code which limits apartments on the 2nd floor to 3 without an elevator or an available unit on the first floor meeting the Barrier Free Code. A maximum density of 4-6 units per acre will be the threshold standard with a 25% set-aside for affordable units.

A resource inventory of the land area and a constraints analysis is included in the appendix for the Village Business Zone. Land Use Land Cover is Urban with a small area of Forest cover along the southern section of the zone. Surface Water Quality map shows the 150 foot buffer from several FW2-NT water bodies, which encroaches along the southern zone border across Main Street. It is important to note the Highlands Regulations would require a 300 foot buffer further restricting redevelopment or development opportunities. The Constraints Analysis Map indicates 11.04 acres available for development or redevelopment with 2.78 acres constrained

under the non-Highlands scenario. The Highlands buffers would eliminate approximately another 2.5 acres from the buildable area.

The affordable housing potential can be estimated by calculating the development/redevelopment area multiplied by density of 4-6 units per acre. The maximum yield would be 44 to 66 housing units. A 25% set-aside would yield 11 to 17 affordable units. The application of other factors such as existing uses, age of structures and economic conditions would reduce the **realistic potential down to 5 to 8 affordable units for the third round obligation.**

2.03-2b Highway Commercial Zone (HCZ Ordinance 100-97):

The proposed changes to the Master Plan and Zoning ordinance in the HCZ provide for development and redevelopment opportunities in a center based development pattern of mixed use buildings connected with pedestrian pathways replacing the existing highway oriented single use development pattern. The aerial map with the zoning overlay indicates the areas proposed. Apartments over commercial retail, service uses and activities will be a permitted use (one apartment is permitted in the first floor but not occupying a store front). The density is regulated by various construction code regulations including the Barrier Free Code which limits apartments on the 2nd floor to 3 without an elevator or an available unit on the first floor meeting the Barrier Free Code. A maximum density of 4-6 units per acre will be the threshold standard with a 25% set-aside for affordable units.

2.03-2b1 Highway Commercial Zone North (HCZN): A resource inventory of the land area and a constraints analysis is included in the appendix for the HCZN Zone. The Land Use Land Cover is mainly Urban with an area of Forest cover and Wetlands along the eastern section adjacent to Byram Township and barren land on two parcels in south portion of the Zone. Surface Water Quality map shows no streams impacting the area. It is important to note the Highlands Regulations would require a 300 foot buffer further restricting redevelopment or development opportunities. The Constraints Analysis Map indicates 11.04 acres available for development or redevelopment with 2.78 acres constrained under the non-Highlands scenario. The Highlands buffers would eliminate approximately another 2.5 acres from the buildable area.

The affordable housing potential can be estimated by calculating the development/redevelopment area multiplied by density of 4-6 units per acre. The maximum yield would be 44 to 66 housing units. A 25% set-aside would yield 11 to 17 affordable units. The application of other factors such as existing uses, age of structures and economic conditions would reduce the **realistic potential down to 5 to 8 affordable units for the third round obligation.**

2.03-2b2 Highway Commercial Zone Central (HCZC): A resource inventory of the land area and a constraints analysis is included in the appendix for the HCZN Zone. The Land Use land Cover is mixed between wetlands and forested areas to the west adjacent to Mount Olive and north with Urban cover along Route 183 on the eastern side of the zone district. The Surface Water Quality map shows the Musconetcong River (FW-2 Trout Maintenance designation) and tributaries along the western and northern boundaries. It is important to note the Highlands Regulations would require a 300 foot buffer restricting redevelopment or development opportunities for a significant portion of the land area in the zone

district. The Constraints Analysis Map demonstrates 36.66 acres of land in the zone as buildable and 24.41 acres as constrained and not likely buildable.

The affordable housing potential can be estimated by calculating the development/redevelopment area multiplied by density of 4-6 units per acre. The maximum yield would be 147 to 220 housing units. A 25% set-aside would yield 37 to 55 affordable units. The application of other factors such as existing uses, age of structures and economic conditions would reduce the **realistic potential down to 15 to 25 affordable units for the third round obligation.**

2.03-2b3 Highway Commercial Zone South (HCZS): A resource inventory of the land area and a constraints analysis is included in the appendix for the HCZN Zone. The Land Use Land Cover is Urban. The Surface Water Quality Map indicates a FW2-TM and a small section of FW2-NT associated with the Musconetcong Lake and River along the southern area of the Zone District. It is important to note the Highlands Regulations would require a 300 foot buffer restricting redevelopment or development opportunities for a majority of the land area in the zone district. The Constraints Analysis Map shows .72 acres of developable or re-developable land with 1.64 acres of constrained land.

The affordable housing potential can be estimated by calculating the development/redevelopment area multiplied by density of 4-6 units per acre. The maximum yield would be 3 to 4 housing units. A 25% set-aside would yield **1 affordable unit for the third round obligation.**

2.03-3 Supportive and special needs housing: 5:97-6.10: The Borough of Stanhope has an inventory of municipally owned properties, which will be offered to non-profit organizations for the purposes of constructing group homes for the physically and mentally disabled. **The Borough projects two group home with 4 bedrooms during the third round time period ending in 2018.**

2.03-4 5:97-6.6 Municipally sponsored and 100 percent affordable developments: The Borough of Stanhope has an inventory of municipally owned properties, which will be offered to Habitat for Humanity to construct three two-family homes for qualified low and moderate income families. **The Borough projects six units during the third round time period ending in 2018.**

2.04 Compliance Plan Summary:

The Stanhope Borough Compliance Plan provides a range of affordable housing alternatives consistent with the COAH Rules, the New Jersey State Development and Redevelopment Plan and the Sussex County Strategic Growth Plan. The Developer Fee Ordinance and Inclusionary Ordinances will provide Housing Trust Funds and construction of affordable units' projected and unforeseen growth in Stanhope Borough.

2.04-1 Proposed Plan :

Round Three Projected Affordable Units = 56 Affordable Units

2.04-2 Compliance with Specific Unit Types:

The Stanhope Borough Ordinances will require compliance with the COAH Rules governing the type and percentage of the affordable housing produced.

	<u>Permitted</u>	<u>Provided.</u>
1. Age-restricted units 25% maximum		
Rounds #1 & #2 (25% of 15) = 3.75 units	4	0
Round #3 (25% of 55) = 14 units	14	0
	<u>Required</u>	<u>Provided</u>
Rental obligation of 25%		
Rounds #1 & #2 (25% of 15) = 3.75 units	4	4
Round #3 (25% of 55) = 14 units	14	14
2. Units constructed 50% for moderate-income (50%-80% of median income)	35	36
50% for low-income (30% to 50% of median income) of which, for	36	29
Round # 3 only 13% must be very low income (30% or below of median income).	7	7
	<u>Required</u>	<u>Provided</u>
3. Family units minimum 50% of Round #3	28	52
4. Affordable family bedroom distribution will be in accordance with the COAH Affordable Housing Provision Model Ordinance.		
5. Rehabilitation requirement of is being met with the current Municipal Housing Trust Fund.		

2.04-3 Implementation Schedule:

The Stanhope Borough Council will commit to a reasonable expectation of providing funds and resources to implement the Housing Plan over the Statutory Period of ten years as required under NJAC 5:97 et.seq.

2.05 Waivers:

2.05-1 General Wavier:

Stanhope Borough requests any additional waivers that may be required and deemed necessary after a review of COAH Staff and the Council on Affordable Housing.

2.06 Highlands Affordable Obligation:

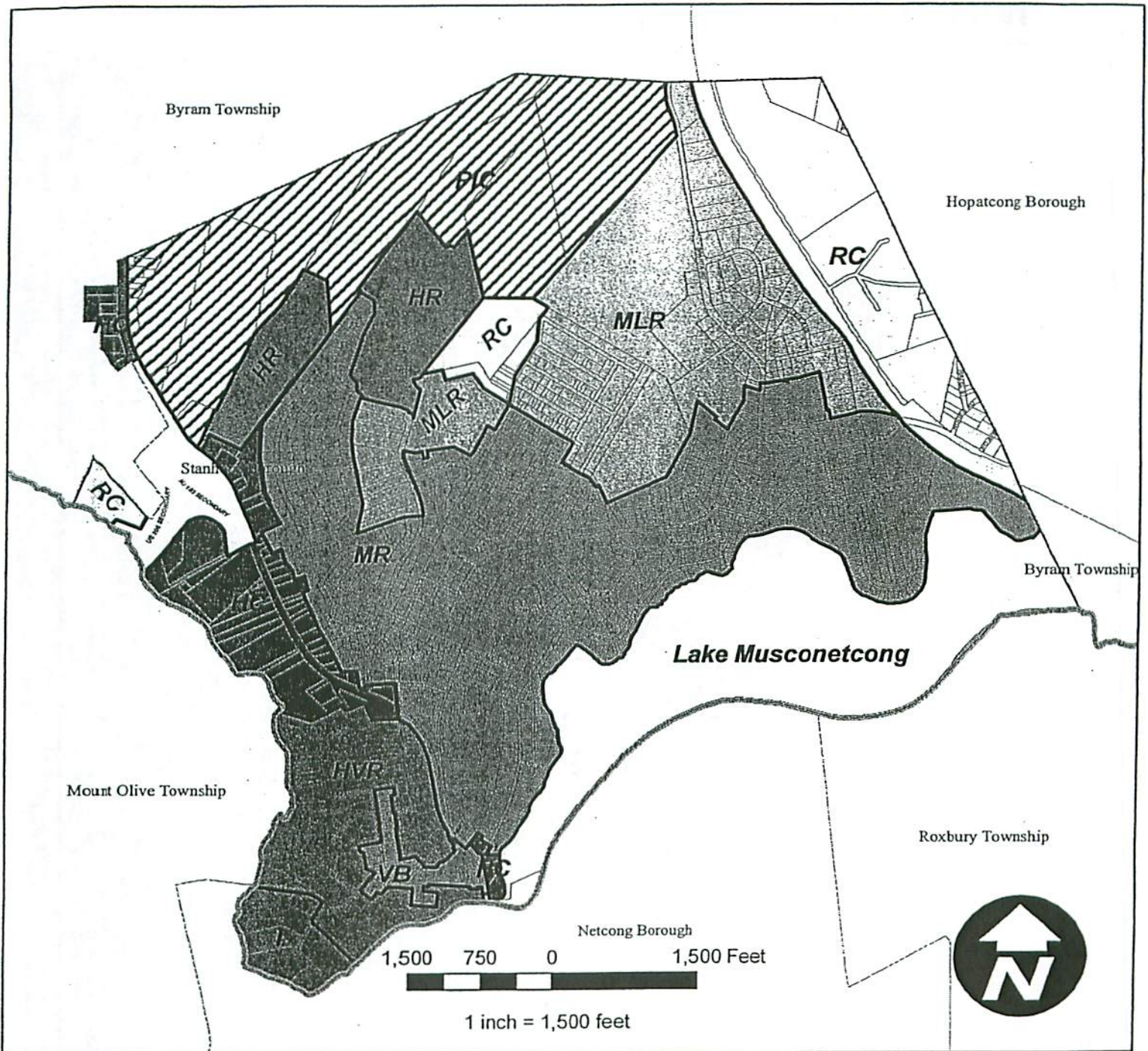
The Affordable Housing obligation under the Highlands Council calculation is 11 units for Round Three. The 11 unit obligation can be met within the context of the Compliance Plan presented in this report when the additional Highlands restrictions are applied to the Village Business and Highway Commercial Zones. The Compliance Plan also proposes to utilize existing municipally owned properties to construct group home and Habitat homes further providing more than just an opportunity to provide affordable housing to all people.

2.06 Conclusion:

The Stanhope Borough Housing and Fair Share Plan provides for realistic opportunities to address and meet the affordable housing goals and objectives of the Master Plan by providing alternative housing and programs consistent with the Municipal Land Use Law, COAH Rules and the NJ State Development and Redevelopment Plan. The projected obligation has been provided with 56 potential units with various COAH approved mechanisms.

Stanhope Borough is pleased to submit the Housing Plan and Fair Share Plan to the Council on Affordable Housing for Substantive Certification approval.

Municipal Zoning Districts



Legend

Zone Districts

-  RC, Residential Conservation
-  MLR, Medium-Low Density residential
-  MR, Medium Density Residential
-  HR, High Density residential
-  HVR, Historic Village Residential
-  VB, Village Business
-  HC, Highway Commercial
-  I, Industrial
-  PIC, Planned Light Industrial / Commercial Development

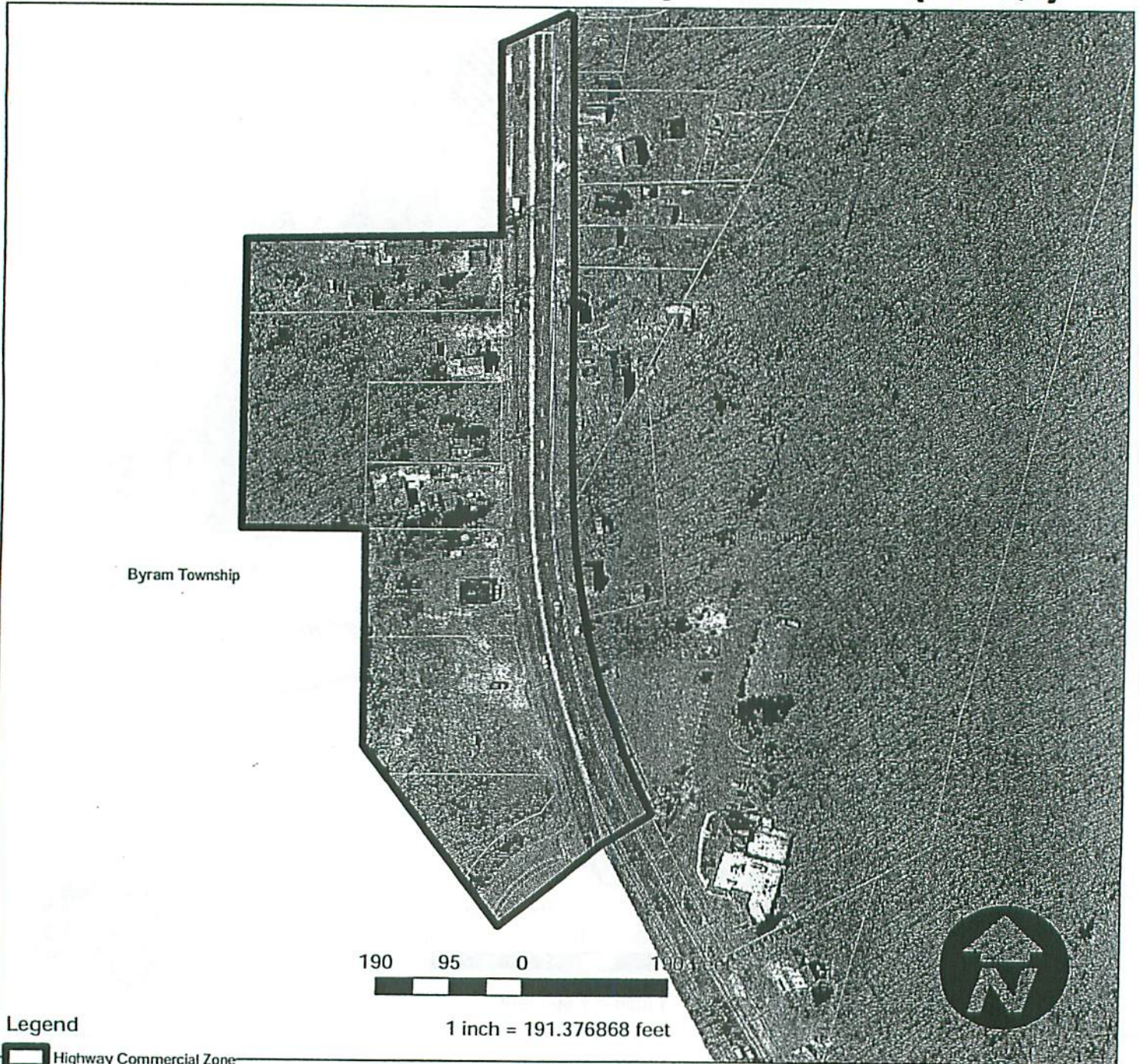
Stanhope Borough

Sussex County, New Jersey












David R. Troast L.L.C.

53 Ninth Avenue, Hawthorne, New Jersey

Highway Commercial (North): NJDEP Surface Water Quality Standards (SWQS)



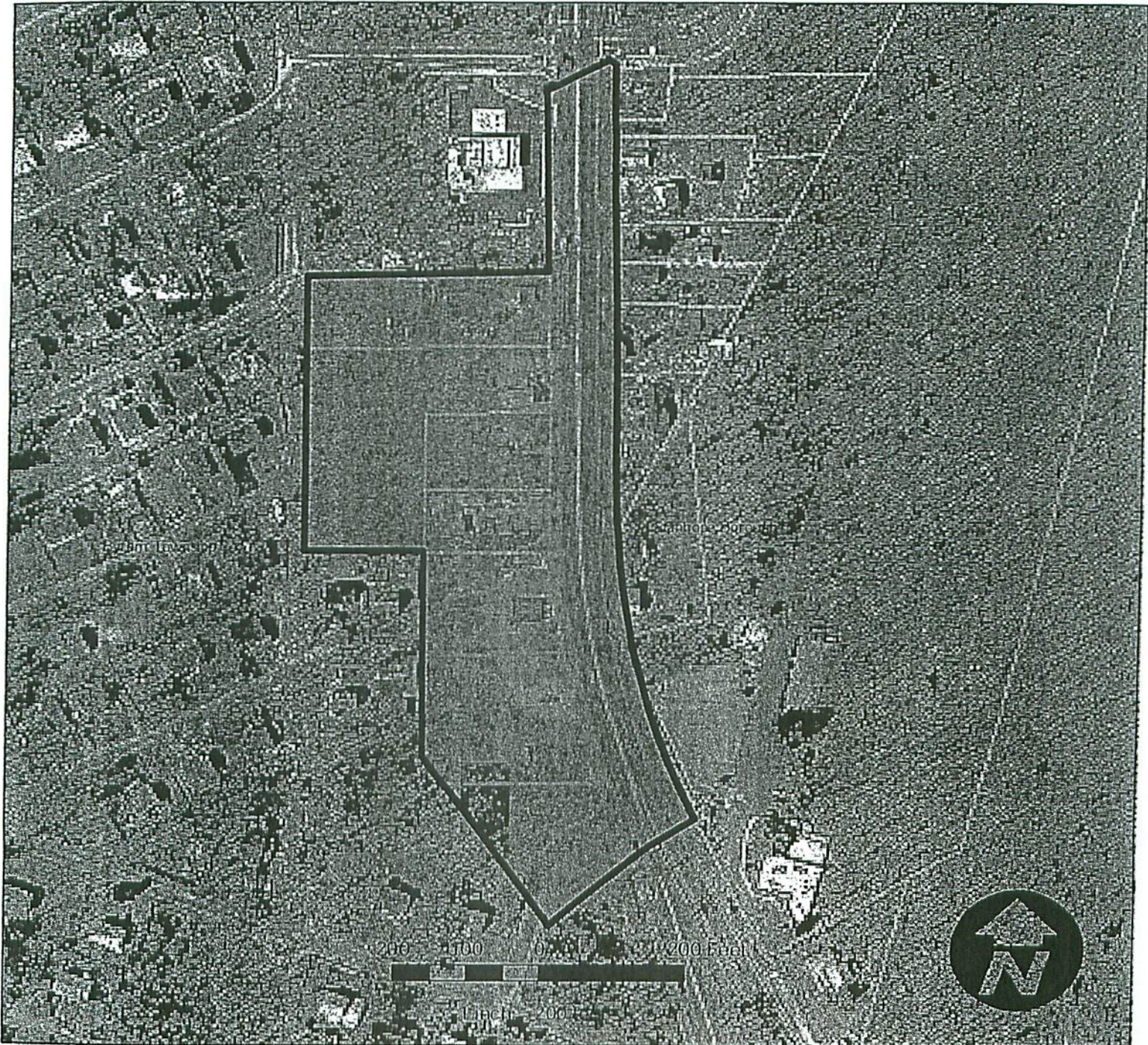
Legend

-  Highway Commercial Zone
-  150' Buffer
-  FW2-NT
-  FW2-NT/SE1
-  FW2-NT/SE2
-  FW2-NT/SE3
-  FW2-NTC1
-  FW2-TM
-  FW2-TMC1
-  FW2-TP
-  FW2-TPC1

Stanhope Borough
Sussex County, New Jersey

David R. Troast L.L.C.
53 Ninth Avenue, Hawthorne, New Jersey


Highway Commercial (North): Constraints Analysis




Legend

 Highway Commercial Zone

Constraints Analysis

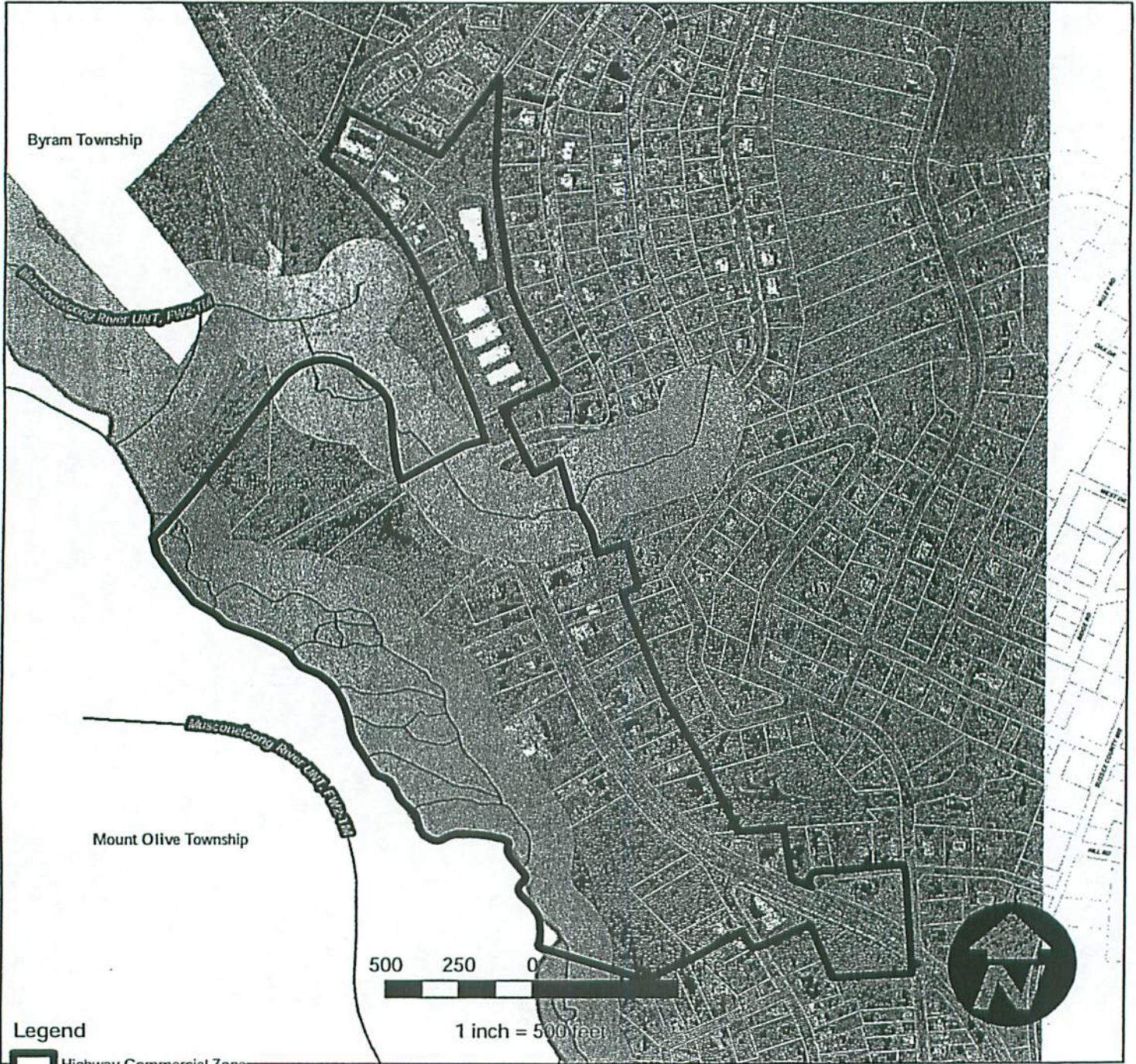
 Buildable (7.375 ACS.)

 Constrained (0.168 ACS.)








Stanhope Borough
Sussex County, New Jersey

David R. Troast L.L.C.
53 Ninth Avenue, Hawthorne, New Jersey

Highway Commercial (Central): NJDEP Surface Water Quality Standards (SWQS)



Legend

-  Highway Commercial Zone
-  150' Buffer
-  FW2-NT
-  FW2-NT/SE1
-  FW2-NT/SE2
-  FW2-NT/SE3
-  FW2-NTC1
-  FW2-TM
-  FW2-TMC1
-  FW2-TP
-  FW2-TPC1

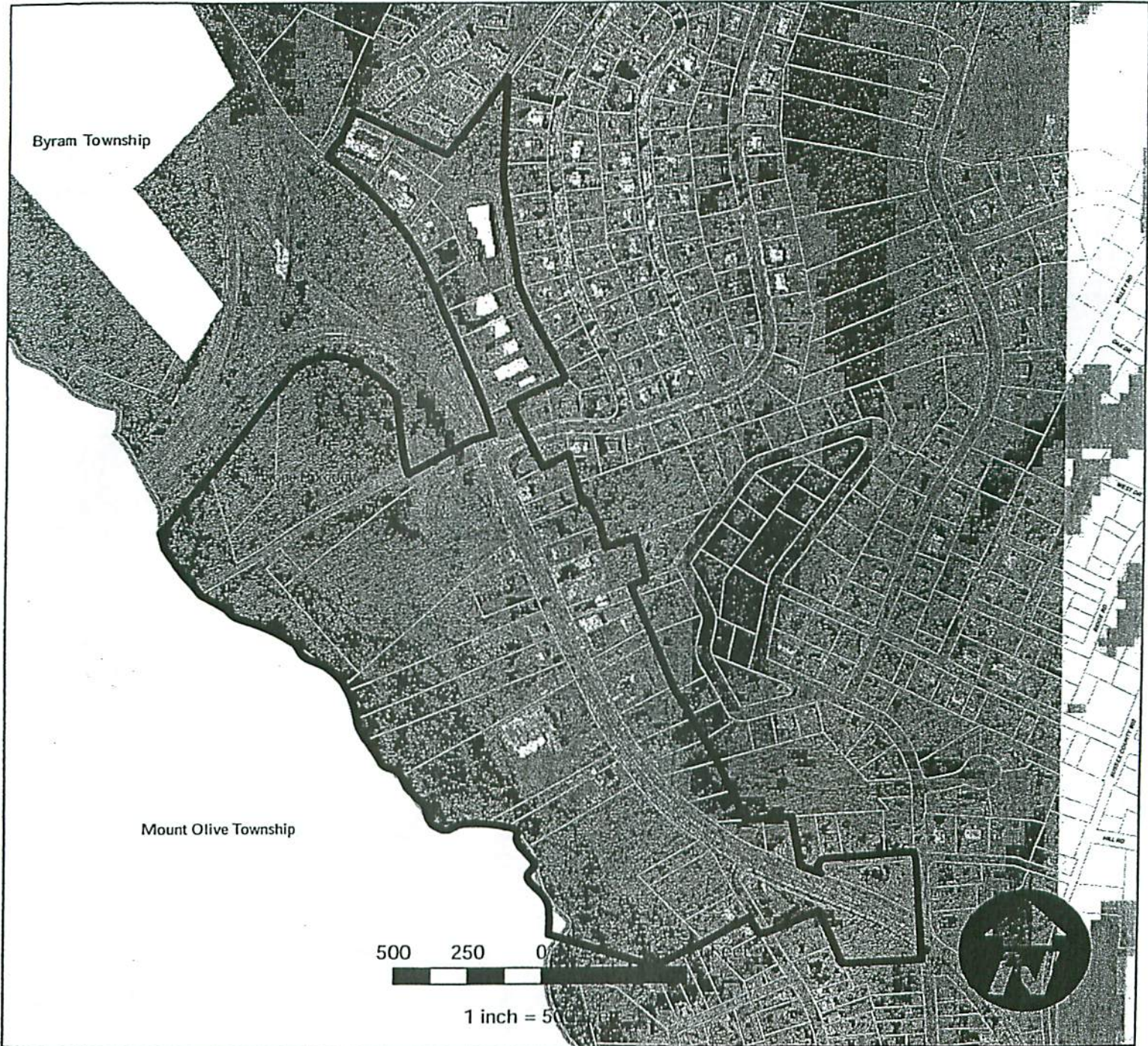
Stanhope Borough

Sussex County, New Jersey

David R. Troast L.L.C.

53 Ninth Avenue, Hawthorne, New Jersey

Highway Commercial (Central): Steep Slopes





Legend

 Highway Commercial Zone

Steep Slopes

Percent Slope

 0% - 15%

 15% - 20%

 Greater than 20%

Stanhope Borough

Sussex County, New Jersey

David R. Troast L.L.C.

53 Ninth Avenue, Hawthorne, New Jersey

Highway Commercial (Central): NJDEP Land Use/Land Cover



Legend

-  Highway Commercial Zone
- NJDEP LAND USE-LAND COVER
- "TYPE02"
-  AGRICULTURE
-  BARREN LAND
-  FOREST
-  URBAN
-  WATER
-  WETLANDS

Stanhope Borough
Sussex County, New Jersey

David R. Troast L.L.C.
53 Ninth Avenue, Hawthorne, New Jersey

Highway Commercial (Central): Constraints Analysis



Legend

-  Highway Commercial Zone
- Constraints Analysis**
-  Buildable (36.659 ACS.)
-  Constrained (24.410 ACS.)

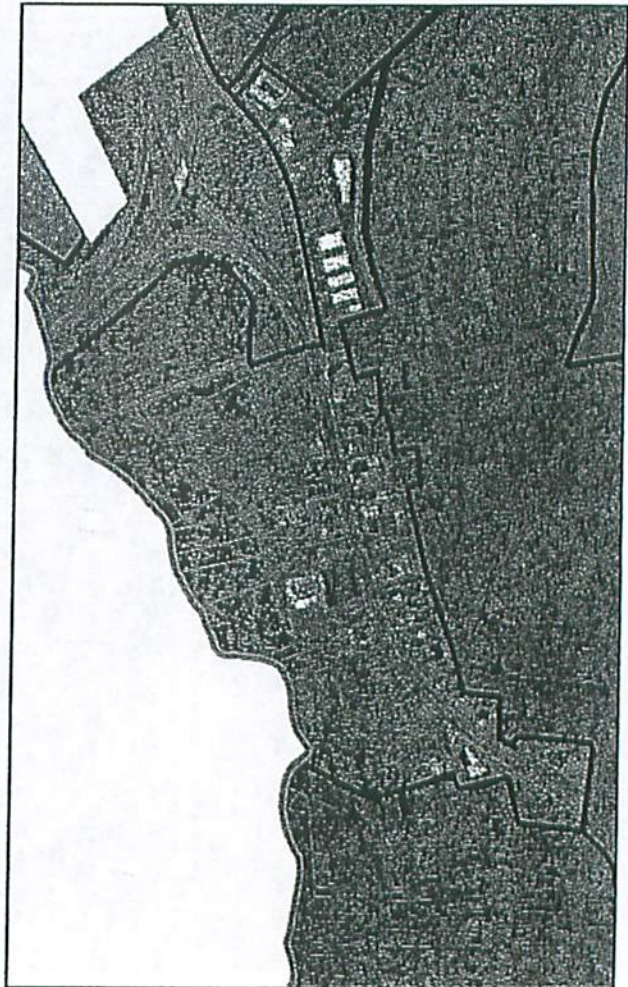
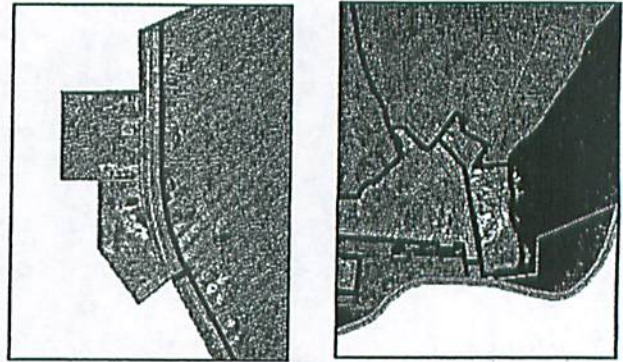
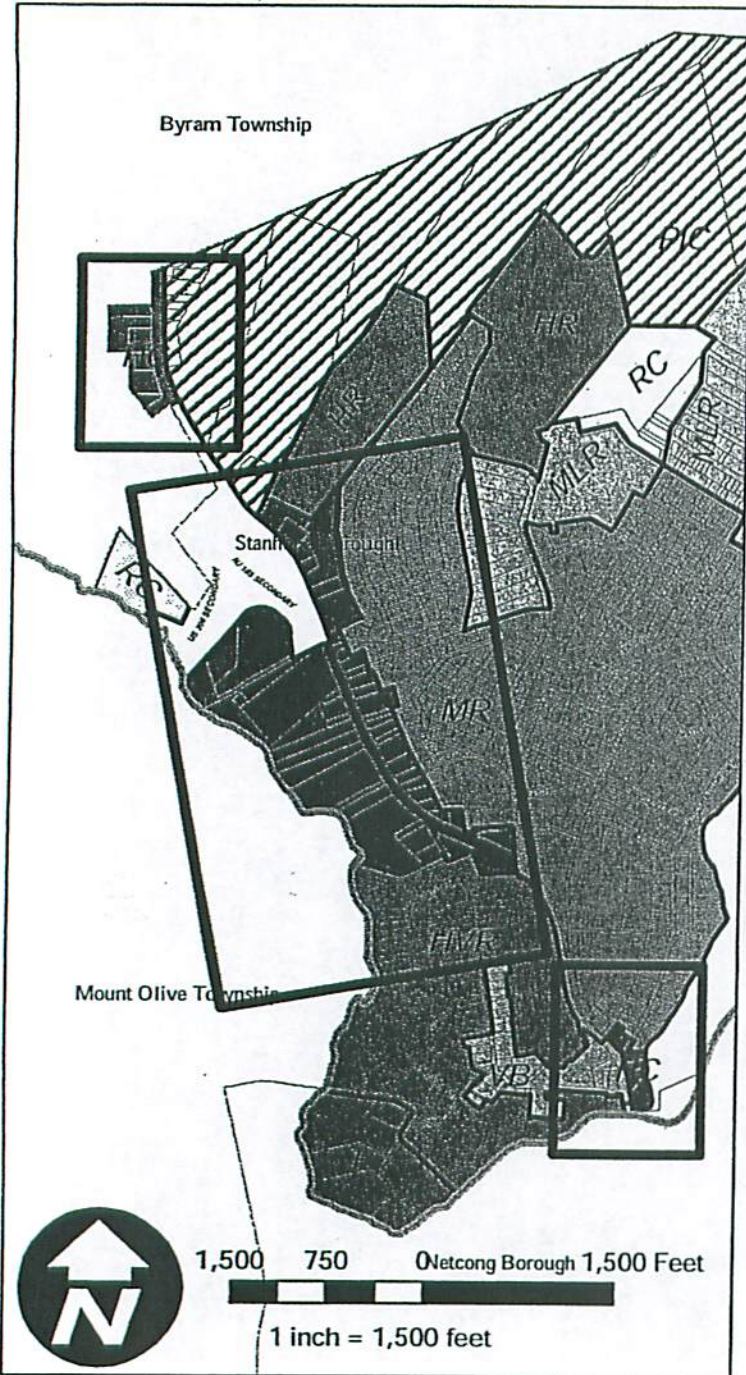
Stanhope Borough

Sussex County, New Jersey

David R. Troast L.L.C.

53 Ninth Avenue, Hawthorne, New Jersey

Highway Commercial Zone



Legend

Zone Districts

-  RC, Residential Conservation
-  MLR, Medium-Low Density residential
-  MR, Medium Density Residential
-  HR, High Density residential
-  HVR, Historic Village Residential
-  VB, Village Business
-  HC, Highway Commercial
-  I, Industrial
-  PIC, Planned Light Industrial / Commercial Development

Stanhope Borough
Sussex County, New Jersey

David R. Troast L.L.C.
53 Ninth Avenue, Hawthorne, New Jersey

Village Business Zone: NJDEP Land Use/Land Cover



Legend

 Village Business Zone

Steep Slopes

Percent Slope

 0% - 15%

 15% - 20%

 Greater than 20%

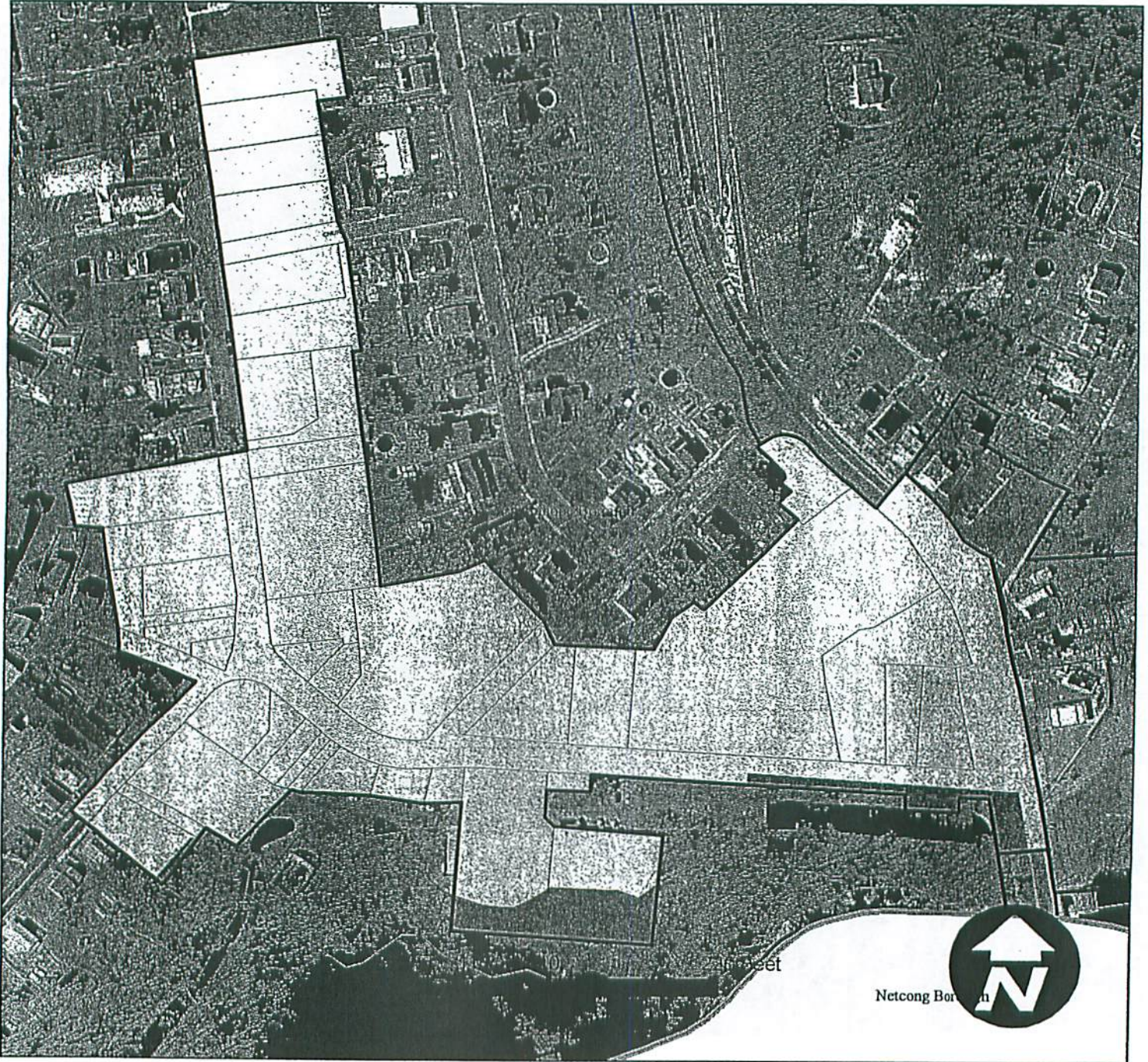
Stanhope Borough

Sussex County, New Jersey

David R. Troast L.L.C.

53 Ninth Avenue, Hawthorne, New Jersey

Village Business Zone: Land Use/Land Cover




Legend

LULC02_ZONES

TYPE02

 FOREST (0.625 ACS)

 URBAN (13.201 ACS)

Stanhope Borough

Sussex County, New Jersey




David R. Troast L.L.C.

53 Ninth Avenue, Hawthorne, New Jersey

Village Business Zone: Constraints Analysis



Legend

-  Village Business Zone
- Constraints Analysis**
-  Buildable (11.043 ACS.)
-  Constrained (2.783 ACS)

Stanhope Borough
Sussex County, New Jersey

David R. Troast L.L.C.
53 Ninth Avenue, Hawthorne, New Jersey

Village Business Zone



Legend

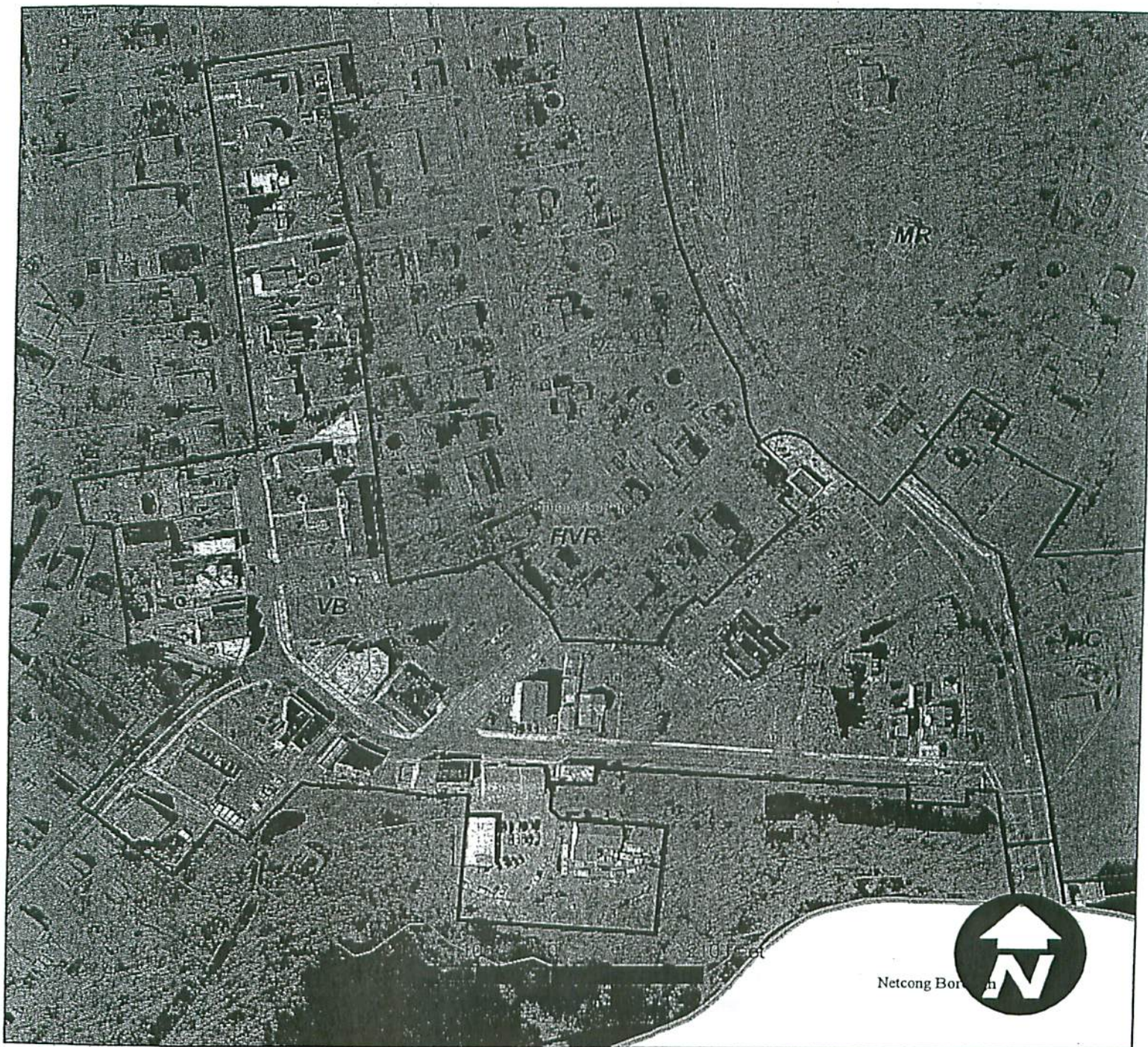
Zone Districts

-  RC, Residential Conservation
-  MLR, Medium-Low Density residential
-  MR, Medium Density Residential
-  HR, High Density residential
-  HVR, Historic Village Residential
-  VB, Village Business
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-  I, Industrial
-  PIC, Planned Light Industrial / Commercial Development

Stanhope Borough
Sussex County, New Jersey









David R. Troast L.L.C.
53 Ninth Avenue, Hawthorne, New Jersey

Village Business Zone



Legend

Zone Districts

-  RC, Residential Conservation
-  MLR, Medium-Low Density residential
-  MR, Medium Density Residential
-  HR, High Density residential
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-  VB, Village Business
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-  I, Industrial
-  PIC, Planned Light Industrial / Commercial Development

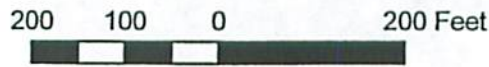
Stanhope Borough
Sussex County, New Jersey

David R. Troast L.L.C.
53 Ninth Avenue, Hawthorne, New Jersey

Highway Commercial (South): NJDEP Surface Water Quality Standards (SWQS)














Netcong Borough



1 inch = 200 feet



Legend

-  Highway Commercial Zone
-  150' Buffer
-  FW2-NT
-  FW2-NT/SE1
-  FW2-NT/SE2
-  FW2-NT/SE3
-  FW2-NTC1
-  FW2-TM
-  FW2-TMC1
-  FW2-TP
-  FW2-TPC1

Stanhope Borough
Sussex County, New Jersey

David R. Troast L.L.C.

53 Ninth Avenue, Hawthorne, New Jersey

Highway Commercial (South): Steep Slopes




Legend

 Highway Commercial Zone

Steep Slopes

Percent Slope

 0% - 15%

 15% - 20%

 Greater than 20%

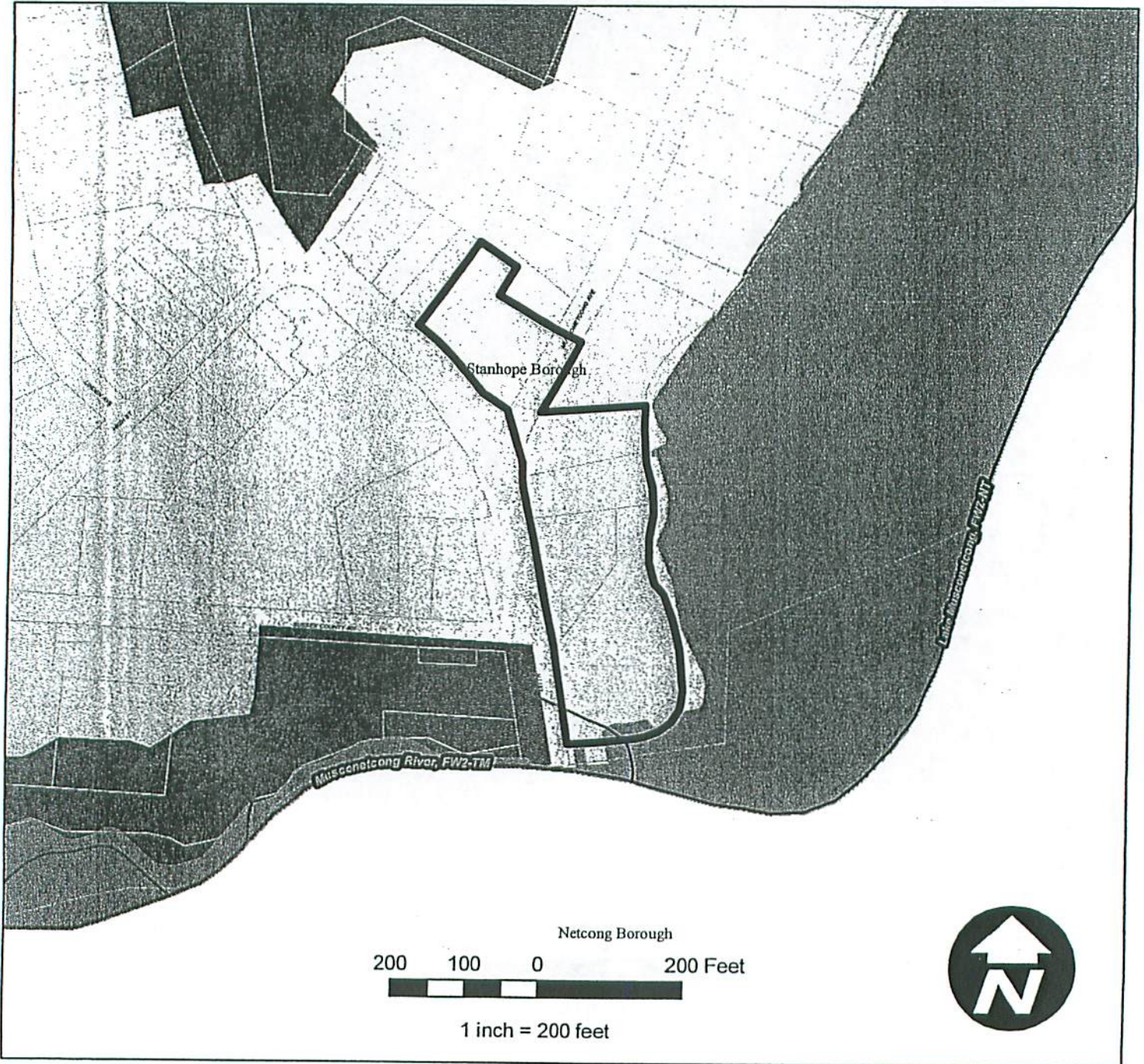
Stanhope Borough

Sussex County, New Jersey

David R. Troast L.L.C.

53 Ninth Avenue, Hawthorne, New Jersey

Highway Commercial (South): NJDEP Land Use/Land Cover



Legend

 Highway Commercial Zone
NJDEP LAND USE-LAND COVER

"TYPE02"

-  AGRICULTURE
-  BARREN LAND
-  FOREST
-  URBAN
-  WATER
-  WETLANDS

Stanhope Borough

Sussex County, New Jersey

David R. Troast L.L.C.

53 Ninth Avenue, Hawthorne, New Jersey


Highway Commercial (South): Constraints Analysis




Legend

 Highway Commercial Zone

Constaints Analysis

 Buildable (0.716 ACS.)

 Constrained (1.644 ACS.)

Stanhope Borough

Sussex County, New Jersey

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