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December 4, 2009

Eileen Swan
New Jersey Highlands Council
100 North Road
Chester, NJ 07930

Re: Township of Mahwah – Module 3
BA#: 2225.02

Dear Ms. Swan,

This letter, along with the enclosed documentation is being submitted for the Township of Mahwah pursuant to its ongoing participation with your agency's regional plan conformance process. In particular, this packet is being submitted to meet the December 8th deadline for Module 3.

As detailed in your instructions for Module 3, this letter and the enclosed documentation provide a summary of the townships housing obligation, and a narrative discussing the Housing Partnership Program. A summary and consistency review for the proposed Prior Round sites is not necessary as detailed below.

A. Summary of Prior Round Obligation

- i. **Prior Round Obligation:** According to the New Jersey Council on Affordable Housing (COAH), the Township of Mahwah has Prior Round Obligation of 350 units. The township shall review this obligation and whether a vacant land adjustment would reduce the figure to a more appropriate level.
- ii. **Highlands Regional Master Plan (RMP) Adjusted Growth Share Projection:**
 - a. **Selection of Highlands RMP Adjusted Growth Projection or COAH Projected Growth Share Obligation:**

As detailed below, the municipality's COAH Growth Share obligation is 783 units. The Highlands RMP Adjusted Growth Projection is 73 units. The township intends to utilize the Highlands figure for its affordable housing obligation.

COAH Obligation: COAH has determined the townships Third Round obligation is 783 units, which derives from a projection of 1,262 new households, and 8,488 jobs between 2004 and 2018.

Highlands RMP Adjusted Growth Projection: The Highlands RMP Adjusted Growth Projection consists of actual growth in the municipality from 2004 to 2008 plus the results of the Module 2 build out analysis, which is the basis for residential/nonresidential growth within the 2018 time period.

The following tables detail the municipality's actual growth from 2004 to 2008 as reported by the New Jersey Construction Reporter. The first table details the residential growth between 2004 and 2008,

which has incurred a 25.6 unit affordable housing obligation.

RESIDENTIAL CERTIFICATES OF OCCUPANCY: 2004 TO 2008

	2004	2005	2006	2007	2008	Total	Affordable Housing Obligation (Total divided by 5)
CO's	29	23	23	29	24	128	25.6

Source: NJ Construction Reporter.

The second table details the nonresidential growth between 2004 and 2008. The table after this converts the square footage of nonresidential growth into jobs based on multipliers provided by COAH. As shown, recent growth has incurred a 28.2 unit obligation.

NONRESIDENTIAL GROWTH (SQUARE FEET): 2004 TO 2008

	2004	2005	2006	2007	2008	Total
Office	1,561	19,120	27,000	47,509	7,000	102,190
Retail	0	10,488	0	0	0	10,488
A-2	860	3,346	0	0	0	4,206
Education	0	38,684	0	0	0	38,684
Industrial	0	110,863	0	0	0	110,863
Storage	1	960	0	1	0	960

Source: NJ Construction Reporter.

NONRESIDENTIAL GROWTH CONVERTED TO JOBS: 2004 TO 2008

	2004	2005	2006	2007	2008	Total	Affordable Housing Obligation (Total divided by 16)
Office	4.37	53.54	75.60	133.03	19.6	286.14	17.8
Retail	0	17.83	0	0	0	17.83	1.1
A-2	2.75	10.71	0	0	0	13.46	0.8
Education	0	0	0	0	0	0	0
Industrial	0	133.04	0	0	0	133.04	8.3
Storage	0	1	0	0	0	1	0.1
Total	7.12	216.12	75.60	133.03	19.6	451.47	28.2

The data from Table 4 in the municipality's build-out report is shown below.

	Preservation Area	Planning Area	Totals	Affordable Housing Obligation
Total Residential Units	0	44	44	8.8
Residential Units -- Sewered	0	16	16	
Septic System Yield	0	28	28	
Non-Residential Jobs - Sewered	0	157	157	9.8

Source: NJ Highlands Council

The table below summarizes the affordable housing obligation components. As shown, through participation in the RMP, Mahwah's affordable housing obligation is 72 units.

HIGHLANDS RMP ADJUSTED GROWTH PROJECTION

	Affordable Housing Obligation
Residential Growth	
Build Out Report	8.8
Actual Growth (2004 to 2008)	25.6
Nonresidential Growth	
Build Out Report	9.8
Actual Growth (2004 to 2008)	28.2
Total	72

- b. Completed Growth Share Calculator: See attached.
- c. Final Projected Growth Share Obligation: As shown above, the final projected Growth Share obligation for Mahwah is 723 units.

B. Summary and Consistency Review of proposed Prior Round Sites

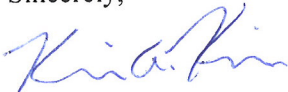
All of the projects the township intends to seek credit for pertaining to the Prior Round obligation have already been constructed. Accordingly, there is no need to provide a summary and consistency review for the township's Prior Round components.

C. Housing Partnership Program

The township is interested in the Housing Partnership Program, though reserves further comment until this issue can be explored further in 2010. However, the justification for the potential use of such a program would largely be based on the existing development patterns and abilities within the township as a whole.

We hope this satisfies your requirements for Module 3. If you should have any questions or comments, please do not hesitate to contact our office.

Sincerely,



Kevin A. Kain PP, AICP
Associate

Enc.

cc: Brian Campion (w/o encl.)

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

Municipality Code: 0233

Municipality Name: Mahwah Township

[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	1,262	172
Residential Exclusions	0	0
Net Residential Growth	1,262	172
Residential Growth Share	252.40	34.40
Non-Residential Growth	8,488	608
Non-Residential Exclusions	0	0
Net Non- Residential Growth	8,488	608
Non-Residential Growth Share	530.50	38.03
Total Growth Share	783	72

The Highlands RMP analysis results in a revision to the COAH-generated growth projection. Mahwah Township may file this Workbook and use a Residential Growth Share of 34.4 plus a Non-residential Growth Share of 38.03 for a total Highlands Adjusted Growth Share Obligation of 72 affordable units

Growth Projection Adjustment - Actual Growth

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

Municipality Name: Mahwah Township

Residential COs Issued

As Published by D C S 128
 Per Municipal Records (if different) 128

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	102,190	102,190		2.8	286.13
M	10,488	10,488		1.7	17.83
F	110,863	110,863		1.2	133.04
S	962	962		1.0	0.96
H	0	0		1.6	0.00
A1	0	0		1.6	0.00
A2	4,206	4,206		3.2	13.46
A3	0	0		1.6	0.00
A4	0	0		3.4	0.00
A5	0	0		2.6	0.00
E	38,684	38,684		0.0	0.00
I	0	0		2.6	0.00
R1	1	1		1.7	0.00
Total	267,394	267,394	0		451.42

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 Proceed to Exclusions Tab

COAH Growth Projections and Highlands Buildout Data

Must be used in all submissions

Municipality Name: Mahwah Township

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
1,262	8,488

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
Residential units – Sewered	0	16	16
Septic System Yield	0	28	28
Total Residential Units	0	44	44
Non-Residential Jobs – Sewered	0	157	157

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 Mahwah Township

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
Projected Growth From COAH Appendix F(2)	1,262	8,488		
Residential Exclusions per 5:97-2.4(a) from "Exclusions" tab			Residential Exclusions per 5:97-2.4(a) from "Exclusions" tab	
COs for prior round affordable units built or projected to be built				
Inclusionary Development	0		0	
Supportive/Special Needs Housing	0		0	
Accessory Apartments	0		0	
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	
Subtract the following Non-Residential Exclusions per 5:97-2.4(b) from "Exclusions" tab			Subtract the following Non-Residential Exclusions per 5:97-2.4(b) from "Exclusions" tab	
Affordable units	0		0	
Associated Jobs		0		0
<hr/>				
Net Growth Projection	1,262	8,488	172	608
Projected Growth Share (Residential divided by 5 and jobs divided by 16)	252.40	530.50	34.40	38.03
Total Projected Growth Share Obligation		783 Affordable Units	72 Affordable Units	

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