

**TOWNSHIP OF RANDOLPH
MORRIS COUNTY, NEW JERSEY**

**HIGHLANDS MODULE 3
SUBMISSION REQUIREMENTS
FOR DECEMBER 8, 2009**

November 4, 2009

PREPARED BY:

DRAFT

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Township of Randolph
Morris County, New Jersey
Highlands – Module 3
Highlands Council Submission Requirements for
December 8, 2009

1.0 Introduction

This report is prepared in response to the Highlands Council request for information concerning the following issues in regard to the Township's Housing Element and Fair Share Plan. The information required is pursuant to the Module 3 Instruction Guide. The information required is as follows:

- 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.
- c. Housing Partnership Program: Narrative discussing any interest in the proposed sending and receiving of any affordable housing obligations under the draft Regional Affordable Housing Development Planning Program (RAHDPP) guidelines and the justification for the use of any such partnerships.

2.0 Summary of Housing Obligations

Remaining Prior Round Obligation

The Township of Randolph has a long history of providing for the opportunity for the development of low and moderate income housing. The Council on Affordable Housing (COAH) has identified the Township's prior round obligation to be 261 dwelling units. There have been a total of 297 affordable housing units constructed in the Township. The Township is entitled to certain bonuses and credits pursuant to COAH rules. The prior round obligation of 261 was satisfied as follows:

Prior Cycle Credit	100 Units
Rental Construction	55 Units

Sales Construction	66 Units
Rental Bonuses	40 Credits

There are an additional 76 units of rental construction that were constructed in the prior round. Therefore the Township has a surplus of 76 units that can be applied to the growth share obligation.

Growth Share Calculations

The projected municipal build-out for Randolph Township for both the Preservation Area and Planning Area in compliance with the Highlands Regional Master Plan (RMP) as taken from the Municipal Build-out Report is illustrated in the following table:

	Preservation Area	Planning Area	Totals
Residential Units- Sewered	0	13	13
Septic System Yield	0	46	46
Total Residential Units	0	59	59
Non-Residential Jobs- Sewered	0	289	289

RMP Residential Growth Share Calculations

Total Residential Units Projected (From Table) =	59 Units
Residential Certificates of Occupancy issued 2004-2008 =	<u>84</u> Units
Total =	143 Units
Residential Growth Share Obligation (143/5) =	28.6 L&M Units

RMP Non-Residential Growth Share Calculations

Total Jobs Projected (From Table) =	289 Jobs
Jobs Calculated from Non-Residential C.O.'s 2004-2008 =	<u>560</u> Jobs
Total =	849 Jobs
Non-Residential Growth Share Obligation (849/16) =	53.1 L&M Units
Total RMP Compliant Growth Share Obligation (53.1 + 28.6) =	82 L&M Units

COAH Growth Share Calculations

Randolph Township's Growth Share housing obligation calculations pursuant to the development projections provided in COAH's substantive rules are as follows:

New Dwelling Units projected by COAH 2004-2018 =	1,175 Units
New Jobs projected by COAH 2004-2018 =	2,170 Jobs

$1,175 \text{ dwellings} / 5 = 235$ low and moderate income dwelling units

$2,170 \text{ jobs} / 16 = 135.6$ low and moderate income dwellings

Total growth share = $235 + 135.6 =$ 371 L&M Units

As of this date the Township of Randolph has not finally determined whether to conform its Planning Area to the RMP and utilize the adjusted growth share calculations.

3.0 Consistency Review of Prior Round Sites

As was noted above, the Township's prior round sites that were needed to satisfy the prior round obligations have been constructed and are occupied. The Randolph Mountain site, which has been the subject of ongoing litigation for many years and was considered a prior round site, has not been constructed. The Township has been ordered through the courts to keep the site in the Township's Housing Plan.

The Randolph Mountain site is known as Block 199, Lot 9. It is 24.51 acres in area and is located in the R-2 zone. It has frontage on Appio Drive and Roc Etam Road. Per the RMP's Land Use Capability Zone Map, the property is entirely located within the Existing Community Constrained Sub-Zone in the Planning Area. According to the RMP's environmental maps, the property consists of moderate and severe slopes, and is a predominantly forested area. Portions of the lower elevations of the property are impacted by wetlands and the 300 foot buffer requirements around Highlands Open Waters. The property does not have sanitary sewer connections pursuant to the Highlands Domestic Sewerage Map. Therefore it appears that development of this site for the satisfaction of any part of the Township's affordable housing obligation would not be consistent with the goals and objectives of the RMP.

4.0 Housing Partnership Program

The Township has no interest in participating in the Regional Affordable Housing Development Planning Program at this time.