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Community Planning
Land Development and Design
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December 3, 2009

Ms. Eileen Swan
Executive Director
New Jersey Highlands Council
100 North Road (Route 513)
Chester, New Jersey 07930

RE: NJHC – 2009 Plan Conformance
Module # 3 – Housing Element and Fair Share Plan
Borough of Wharton, Morris County
BA#: 2210.02

Dear Ms. Swan

The following memorandum and enclosed documents has been prepared on behalf of Borough of Wharton in fulfillment of Highlands Plan Conformance Module 3. This memorandum addresses the December 8, 2009 submission requirements, including a summary of the Borough's housing obligations, consistency and reviews of any proposed prior round sites and a discussion related to interest in the Housing Partnership Program.

It is noted that the Borough of Wharton is located entirely within the Planning Area thereby making conformance to Highlands Regional Master Plan voluntary. The Borough as of this date has not made a decision regarding the plan conformance. Therefore, for the completion of this module, the following summary is consistent with the Module 3 instructions pertaining to Plan Conformance to Planning Area.

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

Very truly yours,



Donna Holmqvist PP, AICP & Malvika Apte PP, AICP

cc: Jon Rheinhardt, Business Administrator

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**Borough of Wharton, Morris County
Highlands Plan Conformance
Module 3- Housing Element and Fair Share Plan
December 8, 2009**

a. Summary of Housing Obligations:

- i. Prior Round Obligation: The Borough of Wharton has a prior round obligation of 42 units, according to Appendix C of COAH’s third round substantive rules. This had been reduced to 40 units in the first round by an employment adjustment of 2 units. As shown below, the Borough satisfies its prior round obligations:

**Table 1: Prior Round Components and Status
Wharton, New Jersey**

Plan Component	Number of Units	Credits Applied to Second Round Plan	Credits
Senior Housing	100	10	10
River Place	67	14 Rental Units 10 Bonus units	24
Irondale Ave (proposed)	73	15	15
			40 + 9 excess credits

ii. Growth Share Obligation:

1. Selection of Highlands RMP Adjusted Growth Projection or COAH Projected Growth Share Obligation:

As detailed below, the municipality’s COAH Growth Share obligation is 133 units. The Highlands RMP Adjusted Growth Projection is 16 units. The Borough is still in the process of reviewing the impacts of Regional Master Plan. However, for the submission of this module, the Borough intends to utilize the Highlands figure for its affordable Housing Obligation.

COAH Obligation: COAH has determined the Borough’s Third Round obligation is 133 units. This is based on a projected growth of 260 residential units and 1,288 jobs for the Borough between the period of 2004-2018.

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 Build Out Report (prepared at the end of Module 2), which is the basis for residential/non-residential growth from 2009 – 2018.

Actual Growth from 2004-2008

- Residential Growth: Per New Jersey Construction Reporter, the Borough has incurred growth of 13 units from January 1, 2004 to December 31, 2008. These are based on number of certificate of occupancy's issued.
- Non-Residential Growth: Per New Jersey Construction Reporter, the Borough has incurred growth of 85.37 jobs from January 1, 2004 to December 31, 2008. Please refer to Workbook D attached at the end of this memorandum for details.

Projected Growth based on RMP Build Out results from Mod 2 Table 4

- Residential Growth: Per RMP Build out Results, the Borough shall incur growth of additional 25 units.
- Non-Residential Growth: Per RMP Build out Results, the Borough shall incur growth of an additional 50 jobs.

	Affordable Housing Obligation
Residential Growth (units)	
Build Out Report	25
Actual Growth (2004-2008)	13
Total	38
<i>Residential Growth Share (/5)</i>	7.6
Non Residential Growth (jobs)	
Build Out Report	50
Actual Growth (2004-2008)	85.37
Total	135.37
<i>Non-Residential Growth Share (/16)</i>	8.46
Total	16

Therefore,

Based on RMP calculation, the Borough of Wharton's Growth Share Obligation for the Third Round is 16 units.

2. Completed Growth Share Calculator: See attached.
3. Final Projected Growth Share Obligation: 16 units.

b. Summary and Consistency Review of proposed Prior Round Sites

Attached is the summary and consistency review of the proposed Irondale Ave site (Block 1603 Lot 14).

c. Housing Partnership Program

Currently the Borough has not expressed any interest in participating in the RAHDPP program.

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

Municipality Code: 1439

[Muni Code Lookup](#)

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

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

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

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

[Click Here to Enter Permitted Exclusions](#)

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

Summary Of Worksheet Comparison

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

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

Growth Projection Adjustment - Actual Growth

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

Municipality Name: Wharton Borough

Residential COs Issued

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

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

[Get Demolition Certification Form](#)

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

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

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

[Proceed to Exclusions Tab](#)

Affordable and Market-Rate Units Excluded from Growth

Municipality Name: Wharton Borough

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

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

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

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

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

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

COAH Growth Projections and Highlands Buildout Data

Must be used in all submissions

Municipality Name: Wharton Borough

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

COAH Projections

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

Residential	Non-Residential
260	1,288

Highlands RMP Buildout Analysis

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

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

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

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

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

Comparative Analysis Detail For Wharton Borough

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

	COAH			Highlands	
	Residential	Non-Residential		Residential	Non-Residential
Projected Growth From COAH Appendix F(2)	260	1,288	RMP Build-out results from Mod2 Table 4 Actual Growth from COs issued 2004 through 2008	25	50
Residential Exclusions per 5:97-2.4(a) from "Exclusions" tab COs for prior round affordable units built or projected to be built			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		Inclusionary Development	0	
Supportive/Special Needs Housing	0		Supportive/Special Needs Housing	0	
Accessory Apartments	0		Accessory Apartments	0	
Municipally Sponsored or 100% Affordable	0		Municipally Sponsored or 100% Affordable	0	
Assisted Living	0		Assisted Living	0	
Other	0		Other	0	
Market Units in Prior Round Inclusionary development built post 1/1/04	0		Market Units in Prior Round Inclusionary development built post 1/1/04	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		Affordable units	0	
Associated Jobs		0	Associated Jobs		0
Net Growth Projection	260	1,288	Net Growth Projection	38	135
Projected Growth Share (Residential divided by 5 and jobs divided by 16)	52.00	80.50	Projected Growth Share (Residential divided by 5 and jobs divided by 16)	7.60	8.46
Total Projected Growth Share Obligation		133			16
		Affordable Units			Affordable Units

[Return to Main Page \(Workbook D Intro\)](#)
[Return to COAH Data and RMP Module 2 Build-out Data](#)
[Return to Actual Growth](#)
[Return to Exclusions](#)

Municipal Codes

[Return To Intro](#)

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

[Return To Intro](#)

[Return To Intro](#)

[Return To Intro](#)

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

[Return To Intro](#)

[Return To Intro](#)

[Return To Intro](#)