

Highlands Plan Conformance
Module 3 – Housing Element and Fair Share Plan Submission requirements for
December 8, 2009

Introduction

Hopatcong Borough is located within both the Planning Area (5,346 acres) and the Preservation Area (2,607 acres) of the Highlands Region. The Borough prepared a Third Round Housing and Fair Share Plan (HE/FSP) dated November 7, 2005 in accordance with the initial Third Round rules, however; a petition for substantive certification by COAH will await a revised HE/FSP to be done in accordance with the June 2010 deadline established by COAH. Said deadline applies to those Highlands municipalities that adopted the *Notice of Intent To Petition the Highlands Council For Plan Conformance* which Hopatcong did on December 3, 2008 (Resolution 350-08).

The capacity analysis conducted by the Highlands Council for Modules 1 and 2 of Plan Conformance determined a potential future build-out of 79 residential units would be possible under the Highlands Regional Master Plan and Highlands Act regulations (24 units in the Preservation Area; 55 units in the Planning Area). The Highlands build-out analysis did not offer projections with regard to non-residential construction therefore the residential build-out might be less if the available water and sanitary sewer (individual septic system or centralized treatment) is apportioned to accommodate both new residential and nonresidential growth.

This synopsis is provided pursuant to the requirements of the Highlands 2009 Plan Conformance Grant. Hopatcong Borough will prepare its Third Round HE/FSP as part of Highlands Full Plan Conformance and COAH's June 8, 2010 deadline.

A. Summary of Housing Obligations

i. Prior Round Obligation

Hopatcong Borough has a prior round obligation of 93 new construction units.

ii. Highlands RMP Adjusted Growth Projections

COAH's Workbook D provides a comparison between COAH and the Highlands Affordable Housing Obligation for the Borough (completed Workbook D, attached). There is a significant difference in the COAH Third Round projected obligation of 103 affordable units and that generated under the Highlands build-out scenario of 29 affordable units which also reflects the obligation accrued by the Borough's "actual" growth from January 1, 2004 to the present. As such Hopatcong will evaluate the question of Planning Area conformance in early 2010 in order to determine the composition of its Third Round HE/FSP.

B. Summary and Consistency Review of Proposed Prior Round Sites

Hopatcong Borough does not have any approved prior round undeveloped sites hence no Highlands consistency review is required. It is important to note that a zone district established in 2002 – the R2-T zone – is designed to accommodate multi-family development and the November 7, 2005 HE/FSP envisioned this new district to include a 90 unit senior citizen complex with a twenty percent affordable housing component. The area in question – Block 10108, Lot 1; Block 10502, Lot 1, Block 10503, Lot 1 and Block 10504, lots 9 and 15 – are situate in the Planning Area portion of the Borough but are almost entirely within the Protection Overlay Zone.

The proximity of the Musconnetcong River, which has a C-1 classification in this location, and the present absence of existing potable water and sanitary sewerage facilities will certainly influence the viability of this zone district to accommodate the type of development anticipated. Although located in the Highlands Planning Area, the Borough is cognizant of NJDEP's jurisdiction to evaluate all permitting decisions in accordance with the Highlands Regional Master Plan (RMP) as set forth in N.J.A.C. 7:381.1 (g) which states:

For all decisions in or affecting the planning area or the preservation area, the Department shall give great consideration and weight to the RMP, to be incorporated by reference in (l) below, when adopted by the Highlands Council, and shall apply this in accordance with (h), (i), (j) and (k) below.

C. Housing Partnership Program

The Borough is interested in investigating the possibility of utilizing the Regional Affordable Housing Development Planning Program (RAHDPP), however; the issue of funding will need to be addressed. At the projected cost of \$80,000 per unit the Borough is confronted with limited resources to cover the costs of the program. More information will be needed to make an informed decision by the Borough, but items such as funding, cost per unit and administration of such units will have to be further analyzed.

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

Municipality Code:

[Muni Code Lookup](#)

Municipality Name:

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	386	124
Residential Exclusions	0	0
Net Residential Growth	386	124
Residential Growth Share	77.20	24.80
Non-Residential Growth	409	61
Non-Residential Exclusions	0	0
Net Non- Residential Growth	409	61
Non-Residential Growth Share	25.56	3.79
Total Growth Share	103	29

The Highlands RMP analysis results in a revision to the COAH-generated growth projection. Hopatcong Borough may file this Workbook and use a Residential Growth Share of 24.8 plus a Non-residential Growth Share of 3.79 for a total Highlands Adjusted Growth Share Obligation of 29 affordable units

Growth Projection Adjustment - Actual Growth

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

Municipality Name: Hopatcong Borough

Residential COs Issued

As Published by D C S	45
Per Municipal Records (if different)	45
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	11,426	11,426		2.8	31.99
M	3,775	3,775		1.7	6.42
F	0	0		1.2	0.00
S	21,690	21,690		1.0	21.69
H	0	0		1.6	0.00
A1	0	0		1.6	0.00
A2	161	161		3.2	0.52
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	0	0		2.6	0.00
R1	0	0		1.7	0.00
Total	37,052	37,052	0		60.62

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[Proceed to Exclusions Tab](#)

Affordable and Market-Rate Units Excluded from Growth

Municipality Name: Hopatcong 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

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COAH Growth Projections and Highlands Buildout Data

Must be used in all submissions

Municipality Name: Hopatcong 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
386	409

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	0	0
Septic System Yield	24	55	79
Total Residential Units	24	55	79
Non-Residential Jobs – Sewered	0	0	0

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](#)
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Comparative Analysis Detail For Hopatcong 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)	386	409	RMP Build-out results from Mod2 Table 4	79	0
			Actual Growth from COs issued 2004 through 2008	45	61
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			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	386	409	Net Growth Projection	124	61
Projected Growth Share (Residential divided by 5 and jobs divided by 16)	77.20	25.56	Projected Growth Share (Residential divided by 5 and jobs divided by 16)	24.80	3.79
Total Projected Growth Share Obligation	103	Affordable Units	Total Projected Growth Share Obligation	29	Affordable Units

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