



Sparta Township
Sussex County, New Jersey

**Module 3: Housing Element and
Fair Share Plan Highlands Addendum**

December 8, 2009

1.00-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

2.00- 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;
 - b. Selection of Highlands RMP Adjusted Growth Projection or COAH Projected Growth Share Obligation;
 - c. Completed Growth share calculator with exclusions, if applicable;
 - d. Final Projected Growth Share Obligation;
 - e. Summary and Consistency Review of proposed Prior Round Sites (see Section VII);
 - f. 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

2.00 Highlands 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/Township/Town 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

3.00 Goals and Objectives Highlands RMP

In furtherance of Township 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

4.00 Consistency Review:

The following is the required Consistency Review requirement under the Highlands RMP for prior Round #1 and Round #2 sites. The Township has met the obligation with a variety of housing alternatives under the previous and current COAH. Sparta Township submitted a Housing Plan and Fair Share in December of 2008 and was deemed complete. The plan is under review by COAH. Additional information has been requested and submitted on several occasions as requested by COAH Staff. The Plan is over 1,000 pages and provided to the Highlands Council in digital form. The following is a list of projects with their current status for all three rounds.

Affordable Housing Projects and Sites

Project	Block	Lot	Status	Plan/Preser.	T. Center	Units
Round Top at Sparta	13.01	15	Constructed	Planning	Yes	24
SCARC Group Home	10.01	21	Constructed	Planning	No	5
Cent./Human G. Home	159	9	Constructed	Planning	No	5
Knoll Height Assist. Living	39.05	4	Constructed	Planning	No	29
Sparta Business Campus	35.08	14 & 15	Constructed	Planning	No	8
Broderick	13.01	14	Zoned	Planning	Yes	3
Advanced Housing	18.09	12	Constructed	Planning	No	3
Advanced Housing	146	34	Constructed	Planning	No	3
Advanced Housing	18	14	Constructed	Planning	No	3
Advanced Housing	18.5	50	Constructed	Planning	No	3
Advanced Housing	14.1	21	Constructed	Planning	No	3
Diocese of Paterson	5	2	Constructed	Preservation	No	5
Harder Pizza Place	39.01	7	Constructed	Planning	Yes	2
Twins on Main Street	32.01	10	Constructed	Planning	Yes	10
Twins on Main Street	32.01	11	Constructed	Planning	Yes	10
Sparta Village	13.11	11	Constructed	Planning	Yes	3
Lions Gate	12	7.2	Approv/Exist.	Planning	Yes	6
Hamlet /Juilet	19.03	20	Under Constr.	Planning	Yes	11
Blue Heron Village	6	127	Under Constr.	Preservation	No	16
Gregory Leo Main Street	12	3	Exempt	Preservation	No	5
Danlap	6	39.02	Under Constr.	Preservation	No	4
TCPB Zone	19.02	48,55,50.02	Prop. Zone	Planning	Yes	25
Knoll prop./Mrkt/Afford.	39.05	4	Constructed	Planning	Yes	22
Leo Co. -Pointe/Mrkt/Aff.	7.01	1	Constucted	Planning	Yes	11
Habitat	3.12	1,2,24,25,26	Exempt	Preservation	No	2
						221

Housing Plan Summary

Affordable Units	221
Bonus Units	40
Total	261
Rehab. Units Completed	29

5.00 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 Township of Sparta 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.