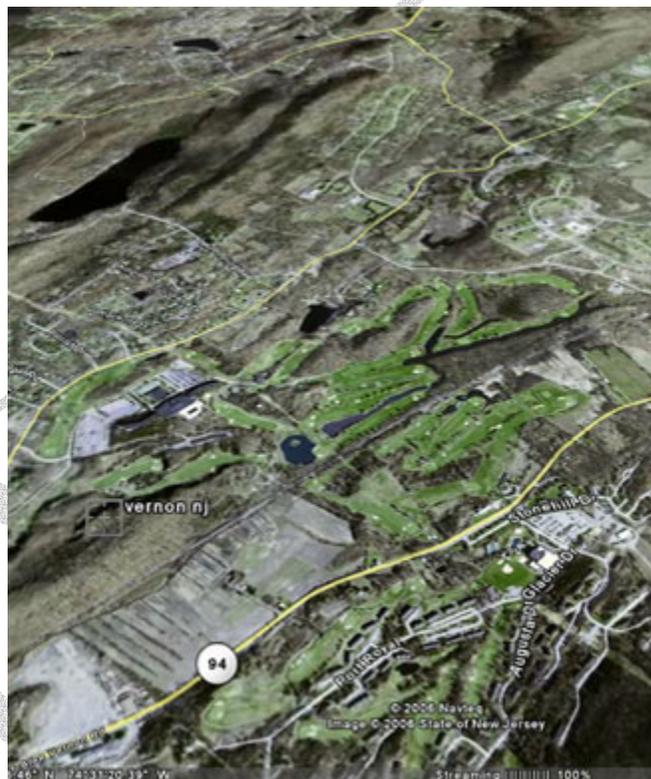


HOUSING ELEMENT & FAIR SHARE PLAN

Vernon Township
Sussex County, New Jersey



June 2009

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TOWNSHIP OF VERNON
HOUSING ELEMENT & FAIR SHARE PLAN
VERNON, SUSSEX COUNTY, NEW JERSEY

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The original of this report was signed and sealed in accordance with N.J.S.A. 45:14A-12.

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Vernon, New Jersey

HOUSING ELEMENT AND FAIR SHARE PLAN

2009

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BACKGROUND

COAH adopted its Third Round Regulations on December 20, 2004, requiring Vernon Township to petition for Third Round Substantive Certification in order to remain under COAH's jurisdiction. Vernon Township petitioned to COAH for Third Round Certification in late 2005. The petition included an updated Housing Element and Fair Share Plan adopted by the Vernon Planning Board in December 2005.

On January 25, 2007, the Appellate Division issued a decision on an appeal of COAH's Third Round regulations, which required COAH to revise its Third Round Rules and precluded COAH from issuing Third Round Substantive Certifications until the new rules were adopted. As a result, Vernon's Petition for Substantive Certification was put on hold during the rule making process. On December 17, 2007, COAH voted to propose its Third Round Regulations, which were published in the January 22, 2008 New Jersey Register. Following a comment period and public hearing process, COAH voted to adopt the rules on May 6, 2008 with minor clarifications. The adopted rules became effective on June 2, 2008. At the same time, COAH proposed amendments to the adopted revised rules. Those amendments were published in the New Jersey Register on June 16, 2008. The amendments were adopted on September 22, 2008, with an additional amendment proposed on the same day. The amended rules were then adopted on October 20, 2008. As a result of the newly adopted Third Round Substantive Rules, communities petitioning to COAH for Third Round Substantive Certification were required to submit updated Housing Elements and Fair Share Plans that met the new rules by December 31, 2008.

On July 17, 2008, Governor Corzine signed a comprehensive affordable housing reform bill into law, P.L.2008, c.46, which included amendments to the Fair Housing Act. Also, known as A-500, the amendments have been noted to be some of the most sweeping housing reform in New Jersey since the passage of the Fair Housing Act. These amendments were also required to be considered and included in all new Housing Elements and implemented by municipalities.

On September 5, 2008, Governor Corzine issued Executive Order 114, which addressed implementation of the Highlands Regional Master Plan (RMP) and the need for coordination between the Highlands Council and the Council on Affordable Housing (COAH). In order to facilitate the coordination, the Executive Order required COAH and the Highlands Council to enter into a Memorandum of Understanding (MOU) to lay the groundwork for coordination on substantive certification in Highlands Communities. Accordingly, on October 29, 2008, COAH approved an MOU with the Highlands Council, which the Highlands Council approved on October 30, 2008. The MOU addressed a range of issues related to substantive certification that the Highlands Council is implementing through the Plan Conformance Process and COAH is implementing through the Substantive Certification process.

On November 12, 2008, COAH granted an extension from the December 31, 2008 petition deadline to December 8, 2009 for any Highlands municipality under COAH's jurisdiction that, before December 31, 2008: 1) submitted a duly adopted Notice of Intent in accordance with the Highlands Council's Plan Conformance Guidelines; and 2) submitted a duly adopted resolution notifying COAH of its intent to petition COAH no later than December 8, 2009. Vernon submitted both the Notice of Intent and Resolution in conformance with COAH's requirements and was granted an extension to submit its petition for substantive certification on or before December 8, 2009.

The November 12, 2008 resolution by COAH to grant extensions for Highlands Communities also imposed a scarce resources order on those municipalities, requiring the municipalities to preserve scarce land, water and sewer resources, and dedicate them on a priority basis, to the production of affordable housing. The scarce resources order will be in effect until the municipality receives substantive certification from COAH or demonstrates that a scarce resources order is not necessary. Vernon is currently under the scarce resources order.

Vernon is going through the Plan Conformance process and has developed this Housing Element and Fair Share Plan in conjunction with the Highlands Council staff to create a plan that is in conformance with the Highlands Regional Master Plan and also meets COAH rules and regulations.

INTRODUCTION

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 Township 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.

Goals and Objectives

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. Consistent with 2008 amendments to the Fair Housing Act and the Highlands Council's Affordable Housing Guidelines, units reserved for occupancy by low or moderate income households shall be provided at a ratio of at least one for every four market units developed; to the extent this is economically feasible.
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 reduce long term housing costs as follows:
 - a. Employing a smart growth approach to achieving housing needs.
 - b. Using land more efficiently to engender economically vibrant communities, complete with jobs, houses, shopping, recreation, entertainment and multiple modes of transportation.
 - c. Supporting a diverse mix of housing that offers a wide range of choice in terms of value, type and location.
 - d. Seeking quality housing design that provides adequate light, air, and open space.
 - e. Targeting housing in areas with existing higher densities and without environmental constraints, within walking distance of schools,

employment, services, transit and community facilities with sufficient capacity to support them.

RMP Housing and Employment Projections

This Housing Element incorporates RMP provisions as the basis for housing and employment growth projections for the Highlands Area. These projections have been recalculated using the Highlands Council Municipal Build-Out Analysis results for the Township, including consideration of water availability, Septic System Yield, and water and wastewater utility capacity. Housing and employment projections are required to determine the municipal “Growth Share” component of the overall Fair Share Housing obligation. Consistent with the Substantive Rules (N.J.A.C. 5:97) of the Council on Affordable Housing (COAH), the municipal affordable housing need is measured as a percentage of residential and non-residential growth from 2004-2018. COAH ratios require in general¹ one (1) affordable unit for every four (4) new market rate housing units and one (1) affordable unit for every 16 new jobs (calculated on the basis of new non-residential square footage by Uniform Construction Code Use Group designation). (For Washington Township in Morris County and White Township in Warren County, the applicable Substantive Rules are at N.J.A.C. 5:94 and the ratios are 1 affordable unit for every 8 new market housing units, and 1 affordable unit for every 25 new jobs.) A vacant land analysis is incorporated in this Plan for the Planning Areas in the Township considering the impact of the Highlands RMP as it will be applied by the NJDEP within the Planning Areas.

Pursuant to COAH Rules, the overall housing obligation also includes a Rehabilitation Share and the Prior Round Obligation; each of these is offset in the final analysis by eligible credits, reductions and adjustments, as appropriate.

¹ The actual ratios may differ based on credits for certain kinds of affordable units, such as rental, low income, etc.

Purpose

The Housing Element and Fair Share Plan’s purpose is to provide the foundation for realistic opportunities to address the housing needs of the citizens of Vernon across all income levels. Multiple options and opportunities to develop a variety of housing types will be proposed, which can be integrated into the existing land use pattern and character of the Township. The Plan is being prepared to meet the intent of the Fair Housing Act, the Municipal Land Use Law, the New Jersey State Development and Redevelopment Plan, the substantive rules of the Council on Affordable Housing (COAH) and the Highlands Regional Master Plan. Vernon Township is preparing this plan to continue its petition for substantive certification with COAH as a part of the planning process to meet its Rounds 1, 2 and 3 affordable housing obligations.

The Fair Housing Act requires municipalities in the state to include an adopted Housing Element in all Master Plans. The principal purpose of the Housing Element is to provide a plan for creating access to affordable housing to meet the municipality's very low, low and moderate-income housing needs. Very low-income households are defined as those with an income no greater than 30 percent of the median household income, adjusted for household size of Housing Region 1. Low-income households are defined as those with an income no greater than 50 percent of the median household income, adjusted for household size of Housing Region 1. Moderate-income households are those with incomes no greater than 80 percent of the median household income, adjusted for the household size of Housing Region 1.

Location

Vernon Township is located in the northeastern corner of Sussex County and encompasses approximately 70 square miles, according to the US Census (see Figure 1, Location Map). It is surrounded by two Sussex County municipalities: Wantage Township and Hardyston Township. Vernon also borders West Milford Township in Passaic County to the east and Warwick Township in New York State to the north. Vernon is located in the geographic province of ridges and valleys, including the Hamburg, Wawayanda, and Pochuck Mountains. Vernon is in a landscape region known as the Highlands, a mountainous area that stretches from Connecticut to Pennsylvania. Vernon is a regional tourist destination and is the home of the only two ski resorts in New Jersey: Mountain Creek and Hidden Valley. Other area attractions include the Mountain Creek Water Park, Legends Hotel and Resort and Crystal Springs Resort's Minerals Hotel and Elements Spa.

Vernon's privately owned property is primarily designated as Rural (PA4), Rural Environmentally Sensitive (PA4B) and Environmentally Sensitive (PA5) Planning Areas on the State Plan Policy Map of the State Development and Redevelopment Plan. Publicly owned lands are designated as Park (PA6), Federal Park (PA7) and State Park (PA8) [see Figure 2 Policy Map of State Development and Redevelopment Plan]. Vernon has a center that was designated by the State Planning Commission on July 16, 2003, and is set to expire on July 16, 2009. The entire Township is located within the New Jersey Highlands Region and is regulated under the State Highlands Act, with 29,319 acres (65.5%) in the Preservation Area and 15,470 acres (34.5%) in the Planning Area (see Figure 3 Highlands Area Map). The Township is going through Plan Endorsement with the State Planning Commission and Plan Conformance with the Highlands in an effort to maintain its center designation.

Vernon is located in the Northeast Housing Region (Region 1), which consists of Bergen, Hudson, Passaic, and Sussex counties. The median household income in the region for a family of four is \$80,596 for 2009. The 2009 moderate income limit for a family of four in the region is \$64,477 and the low income limit for a family of four in the region is

\$40,298. The 2009 very low income limit for a family of four in the region is \$24,179. Median income and income limits are updated by COAH on an annual basis.

Contents of the Plan

Municipal Land Use Law and COAH regulations require that the Housing Element and Fair Share Plan include the following:

- 1) An inventory of Vernon's housing stock;
- 2) An analysis of Vernon's demographic characteristics;
- 3) An analysis of existing and future employment characteristics in Vernon;
- 4) A determination of the municipality's present and prospective fair share for low and moderate income housing and an analysis of how existing or proposed changes in zoning will provide adequate capacity to accommodate residential and non-residential growth projections;
- 5) A consideration of lands that are most appropriate for construction of affordable housing;
- 6) Household and employment projections developed with the Highlands Council and municipally generated; and
- 7) A plan to address the affordable housing obligation for Vernon's Rehabilitation Share, Prior Round Obligation and Projected Growth Share Obligation for Round 3.

HOUSING ELEMENT

Introduction

Vernon Township is the largest municipality in Sussex County, both in terms of population and land area. The Township is unique for its recreational tourism found at its ski resorts, golf courses, hotels and other attractions. Even still, the Township is a rural community with farms and open spaces that also attract visitors, as well as preserve approximately 50 percent of the Township as open space. Despite its rugged terrain and preserved open spaces, the population in Vernon has grown steadily over the last two decades. From 1990 to 2000, Vernon saw the largest population increases of any Sussex County Municipality.

Vernon's role as a regional tourist destination is well established and dates back to the 1970s when several resort areas were constructed in the Township. Over time, some of these resort areas, such as Legends Resort, a former Playboy Club and Hotel, have become outdated, underutilized and in need of redevelopment. The Vernon Township Council has designated five areas in need of redevelopment. These areas include: the Vernon Town Center Area; Mountain Creek Area; McAfee Village Area; McAfee Village Commercial Resort (Legends); and McAfee Village Highway Hotel Area. Another area known as Northwood's is currently under consideration as an area in need of redevelopment.

The Township's Center Designation expired in July of this year. The Township is actively working with the Office of Smart Growth and the Highlands Council to explore methods for maintaining the Center Designation. The Town Center area has been planned and designed to provide 330,759 square feet of commercial and 1,860 residential units. Sewer lines have been installed in the streets in the Town Center and a treatment works permit for the sewer needed to serve the Town Center has been obtained. A water source has not yet been finalized for the Town Center. There is existing capacity within United Water's allocation to provide water to the Center; however a pumping station must be constructed to achieve adequate pressure in the system.

Vernon's last Master Plan Re-examination was in 2003 and its last complete Master Plan Update was in 1995. Vernon is currently in the process of updating its entire Master Plan, including this Housing Element and Fair Share Plan.

For the Highlands Preservation Area, a Highlands Master Plan Element was developed by the Highlands Council to implement its goals, policies and objectives. The Highlands Master Plan Element is expected be adopted by the Township Land Use Board in 2010.

Housing Stock Inventory

Vernon Township has 9,994 housing units, of which, almost 80 percent are single family detached homes, according to the US 2000 Census. Vacant housing units comprise approximately 16 percent of the total number of units, or 1,626 housing units. The following tables provide an inventory of Vernon's housing stock.

Table 1: Age of Structure-H34		Source: 2000 Census	
Year Built	Number of Units	Percentage	
1999-March 2000	104	1	
1995-1998	265	2.7	
1990-1994	651	6.4	
1980-1989	2,717	27.2	
1970-1979	2,683	26.8	
1960-1969	1,694	10.4	
1950-1959	1,007	16.8	
1940-1949	433	4.3	
1939 or earlier	440	4.4	
TOTAL	9,994	100	

Table 2: Types of Structures Built-H30		Source: 2000 Census	
Type	Number of Units Built	Percentage	
Single, detached	7,942	79.5	
Single, attached	315	3.2	
Duplex	92	0.9	
Three & Four Units	63	0.6	
Five to Nine Units	747	7.5	
Ten to Nineteen Units	666	6.7	
Twenty to Forty-nine	21	0.21	
Fifty or more	106	1.01	
Mobile Homes & Trailers	34	0.3	
Other	8	0.08	
TOTAL	9,994	100	

The bulk of the Township’s housing units were built between 1970 and 1989; about 54 percent. The majority of the remainder of the units were constructed between 1950 and 1969. The number of units built in all other decades are significantly smaller with approximately 4 percent built before 1939, 4 percent built between 1940-1949, 6 percent built between 1990-1994, 3 percent between 1995-1998, and 1 percent between 1999-2000. About 83 percent of the housing units in the Township are single family residences, with the remainder being primarily multi-family units.

Table 3: Status of Vacant Housing Units-H8		Source: 2000 Census
Type	Number of Units	Percentage
For Rent	137	8.4
For Sale Only	123	7.6
Seasonal, Recreational	1,234	75.9
Rented/Sold Not Occupied	61	3.8
All Other Vacant	71	4.3
TOTAL	1,626	100

In Vernon, 1,626 (16 percent) of the 9,994 housing units were listed as vacant according to the US 2000 Census. Of these units, 1,234, or 76 percent, of the units were for seasonal, recreational or occasional use. Additionally, 260 units were for rent or sale and 61 units were sold or rented but not occupied. Presumably, these units will be occupied at some point and won’t remain as vacant housing stock. The remaining 71 vacant housing units comprise about 4 percent of the total housing stock in the Township.

The following tables provide the market value of owner occupied structures and the value by contract rent of renter occupied units, according to the US 2000 Census.

Table 4: Owner Occupied Units by Value-H74		Source: 2000 Census
Price Range in \$	Number of Units	
Less than 50,000	17	
50,000 – 99,999	525	
100,000 – 149,999	2,712	
150,000 – 199,999	1,995	
200,000 – 299,999	1,065	
300,000 – 499,999	252	
500,000 – 999,999	24	
1,000,000 or more	0	
TOTAL	6,590	

The median value of a residential unit in Vernon Township is \$150,800 (2000 Census Table H76). About 8 percent of the total housing stock in the Township is valued at under \$100,000. About 71 percent of the Township housing stock is valued at between \$100,000 and \$200,000. About 16 percent of the housing stock is valued at between \$200,000 and \$300,000 and the remaining 4 percent is valued at more than \$300,000 or more.

Table 5: Renter Occupied Units by Gross Rent-H62 Source:2000 Census

Rent Range in \$ Per Month	Number of Units
Less than 200	5
200 – 299	0
300 – 499	34
500 – 749	184
750 – 999	472
1,000 – 1,499	347
1,500 or more	32
No Cash Rent	97
TOTAL	1,171

The Median Gross Rent for Vernon Township is \$930 per month (2000 Census Table H63). About 3 percent of the rental units in the Township have a rental value of less than \$500 per month. Approximately 56 percent of the rental units in the Township rent for between \$500 and \$1,000 per month. About 379 percent of the Township’s rental units rent for between \$1,000 and \$2,000 per month. Approximately 8 percent of the Township’s rental units are not rented out for cash rent.

The following tables evaluate housing conditions in Vernon. Any unit meeting two or more of the following conditions is considered substandard:

1. Occupancy by more than 1.01 persons per room;
2. Lack of complete plumbing facilities for exclusive use;
3. Physical dilapidation;
4. An age of greater than 40 years; and
5. Lack of proper heating source.

Table 6: Units Lacking Complete Plumbing for Exclusive Use-H48
Source: 2000 Census

Type	Number of Units
Owner Occupied	0
Renter Occupied	0
Vacant	0
TOTAL	0

Table 7: Occupied Housing Units by Tenure by Persons Per Room-H20

Source: 2000 Census

Persons Per Room	Total	Owner	Renter
0.50 or less	5,662	4,937	725
0.51 – 1.00	2,583	2,135	448
1.01 – 1.50	108	100	8
1.51 – 2.00	15	15	0
2.01 or more	0	0	0

Table 8: Housing Heating Fuel-H40

Source: 2000 Census

Type	Number of Units	Percentage
Utility gas	1,531	18.3
Bottled, tank, or LP gas	830	10
Electricity	1,031	12.3
Fuel oil, kerosene, etc.	4,648	55.5
Coal or coke	20	0.2
Wood	228	2.7
Solar energy	9	0.1
Other fuel	63	0.8
No fuel used	8	0.1
TOTAL	8,368	100

Table 6 indicates that there are no housing units lacking complete plumbing in the Township. There are 108 units with 1.01-1.50 persons per room and 15 units with 1.51-2.00 people per room. However, there are no units with more than two persons per room. This indicates that overcrowding is not a problem in Vernon.

An important aspect of the housing stock inventory is how much of that inventory is available to low and moderate income households currently residing in the Township. The following calculations determine the level of affordability of units for sale and for rent in the Township:

Table 9: Affordability Calculation for Owner Occupied Units

Source: 2000 Census

Item	Value/Number
Median Value Home (H76)	\$150,800
Down Payment (10%)	\$15,080
Mortgage	\$135,720
Principal and Interest Payment (6.25%/30 yrs.)	\$836
Property Tax Payment (\$4.84 per \$100 value)	\$608
Total Monthly Payment	\$1,444
Income Needed to Afford Median Value Home	\$61,886
Median Household Income (1999 P53)	\$67,566
Percent of Households Able to Afford Median Value Home	57%
*Housing payment should not exceed 28% of gross income to be affordable. $\$1,302 \times 12 = \$15,624$ per year, divided by 28% = \$55,800 which could afford the median priced home.	

Table 10: Affordability Calculation for Renter Occupied Units

Source: 2000 Census

Item	Value/Number
Median Rent (H56)	\$783
Income Needed to Afford Median Rent*	\$31,320
Median Household Income (1999)	\$67,566
Rent Affordable to Median Income	\$1,689
Low Income (50% of median)	\$33,783
Rent Affordable to Low Income	\$845
Moderate Income (80% of median)	\$54,053
Rent Affordable to Moderate Income	\$1,351
Percent of Households Able to Afford Median Rent	86%
*Housing payment should not exceed 30% of gross income for rentals; however affordable rents will vary depending on whether utilities are included with the price of rent.	

As illustrated in Tables 9 and 10, almost 42 percent of the households in Vernon are able to afford the median value home. On the other hand, nearly 65 percent of households are able to afford median rent. This results in an average of 32 percent of households in the Township which are unable to afford either median rent or the median value of a home. According to the gross rent numbers about 18 percent of existing rental units would be affordable to low income residents.

Demographics Characteristics

Vernon Township encompasses approximately 70 square miles, and is the largest municipality in Sussex County by population and land area. The Township makes up about 13 percent of the 536 square miles that comprise Sussex County, the fourth largest County in the State by land area. Vernon has the largest population of any municipality in the County with 24,686 residents, making up about 16 percent of the County's total population of 153,384 people. Vernon has about two and a half times as many residents as the second largest municipality in the County, Wantage Township with 10,387 residents. . The average household size in Vernon is 2.95 people, slightly higher than both the County average of 2.75 people and the State average of 2.68 people. Median household income in Vernon is \$67,566, nearly 14 percent less than the County median income of \$78,488 and about 18 percent higher than the State median income of \$55,146.

The homeownership rate in Vernon is 85.9 percent and is consistent with County homeownership rates of just above 84 percent. Statewide homeownership rates are much lower at 66 percent. Vernon's housing vacancy rate is very high at 16.3 percent, which is almost double the County and State rates of 8.8 percent and 7.4 percent, respectively. The poverty rate in Vernon is 2.9 percent, lower than the County rate of 4.8 percent and the State rate of 8.5 percent. Unemployment in the Township was 4.4 percent according to New Jersey Department of Labor data from 2008, which is the most recent data available for the Township. State unemployment rates in 2008 hovered around 6 percent. In May 2009, the unemployment rate for New Jersey was 8.8 percent. It is likely that Vernon Township unemployment rate is currently higher because of current economic conditions.

Table 11: General Demographics for Vernon Township

Source: US 2000 Census

Land Area (sq. mi.)	70.8
Population	24,686
Households	8,368
Average Household Size	2.95
Housing Units	9,994
Home Ownership Rate	85.9%
Vacancy Rate	16.3%
Median Household Income	\$67,566
Per Capita Income	\$25,250
Poverty Rate	2.9%
Unemployment Rate (NJDOLE 2008)	4.4%

Age distribution in the Township shows a fluctuation throughout age cohorts. As represented in Table 12 below, male and female populations are roughly even in the 0-69 cohorts, however females begin to outnumber males in the 70-79 and 80-89 cohorts.

Vernon Township Age Distribution

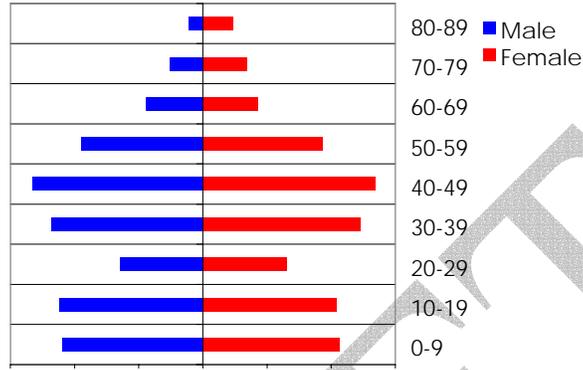
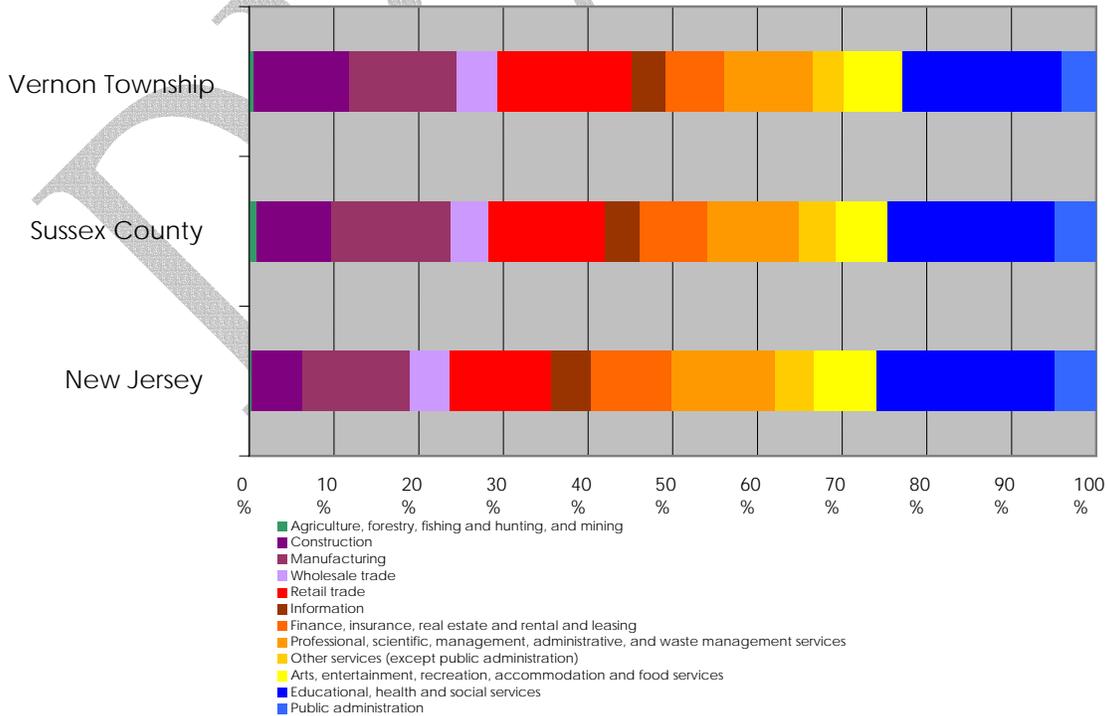


Table 12: Age Distribution by Sex
Source: US 2000 Census

Employment characteristics of the residents of Vernon as compared with Sussex County and New Jersey data are visually represented in Table 13 below.

Workers by Industry



Average incomes fluctuate based on the number of workers in the family as shown in Table 14 below. The average income for two or more workers is above the median family income for the Township.

Table 14: Families and Mean Family Income by Number of Workers in Family (P48 & PCT36)		
		Source: US 2000 Census
No. of Workers	Families	Mean
No Workers	324	\$37,731
1 Worker	1,859	\$64,160
2 Workers (Husband & Wife)	2,915	\$85,895
2 Workers (Other)	523	\$75,756
3 Or More Workers (Husband & Wife)	824	\$105,595
3 Or More Workers (Other)	202	\$80,988
Total	6,647	\$78,964

Table 15: Household, Family and Non-Family Income in 1999 (P52,53,76,77,79,80)			
			Source: US 2000 Census
Income Level in Dollars	Households	Families	Non-Family Households
0 – 10,000	225	140	113
10,000 – 14,999	239	97	142
15,000 – 19,999	248	106	167
20,000 – 24,999	206	126	83
25,000 – 29,999	233	150	84
30,000 – 34,999	296	214	85
35,000 – 39,999	329	241	118
40,000 – 44,999	570	458	127
45,000 – 49,999	332	208	124
50,000 – 59,999	915	731	175
60,000 – 74,999	1,241	1,017	216
75,000 – 99,999	1,842	1,608	208
100,000 – 124,999	880	799	27
125,000 – 149,999	361	330	24
150,000 – 199,999	282	270	21
200,000 or more	187	152	25
TOTAL	8,386	6,647	1,739
MEDIAN INCOME	67,566	72,609	42,392

Table 16: Mean Household Income by Tenure (HCT12)

Source: US 2000 Census

Housing Status	Mean Income
Owner Occupied	\$70,589
Renter Occupied	\$49,393

Table 15 provides income levels for three demographic types of households as defined by the US Census. The first type is a household, which includes all the people who occupy a housing unit as their usual place of residence. The second type is a family, which is defined as a group of two or more people who reside together and who are related by birth, marriage, or adoption. The third type is a non-family household, which includes any group of people living in the housing unit but not related to each other by birth, marriage, or adoption. Table 16 provides the mean, or average, incomes of households based on whether they own or rent their home.

Table 17: Mean Income by Source of Wages (P59-66, 68-75)

Source: US 2000 Census

Earnings	Total	Mean Income
Wage or Salary	7,425	\$53,019
Self-Employed Non-Farm	1,120	\$18,326
Interest, Dividend or Rental Income	3,486	\$4,857
Social Security	1,384	\$10,855
Supplemental Security (SSI)	130	\$5,886
Public Assistance	130	\$3,680
Retirement	937	\$14,718
Other Sources	1,188	\$7,416

Table 17 above provides the numbers of people on social security, retirement, public assistance and other sources of income outside of the labor force. About 4 percent of the Township's population is currently retired. Retirement incomes are averaging 22 percent of the median income for the Township and social security incomes are averaging 16 percent of the median income. These incomes qualify on average as very low income (30 percent or less of the median).

Table 18 provides information regarding the size of the labor force, number of employed people and the rate of unemployment in the Township. The labor force in Vernon has grown from 2002 to 2004 and declined back down to 2001 levels in 2008. The current total labor force in Vernon is 13,837 workers, approximately 56 percent of the total population.

Table 18: Labor Force & Employment in Vernon from 1990-2008

Source: New Jersey Department of Labor

Year	Labor Force	Employed	Unemployed	Unemployment Rate
2008	13,837	13,233	604	4.4%
2007	13,744	13,286	458	3.3%
2006	13,897	13,396	501	3.6%
2005	13,762	13,298	464	3.4%
2004	14,392	13,519	873	6.1%
2003	14,421	13,387	1,034	7.2%
2002	14,204	13,236	967	6.8%
2001	13,837	13,131	706	5.1%
2000	13,679	13,118	202	3.7%

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Employment Characteristics

This section provides data on the number of jobs which are located within Vernon Township. The New Jersey Department of Labor compiles employment data at the municipal level based on jobs covered by unemployment insurance. The most recently available data on employment by industry sector is from 2003. Data is also available from general employment sectors, i.e. government, private, etc., for the years 2004-2006 at the municipal level. Data prior to 2004 did not include government employment and therefore is not included.

Table 20: 2003 Employment and Wages by Industry for Jobs in Vernon

Source: New Jersey Department of Labor

Industry	Average Annual Employment	Average Annual Income
Construction	75	\$40,549
Manufacturing	8	\$43,486
Wholesale trade	13	\$52,144
Retail trade	41	\$23,531
Transportation and warehousing	8	\$31,885
Finance and insurance	16	\$28,613
Real estate, rental, and leasing	7	\$63,005
Professional and technical services	28	\$43,900
Administrative and waste services	24	\$23,286
Educational Services	4	\$11,284
Health care and social assistance	32	\$29,001
Arts, entertainment, and recreation	10	\$15,430
Accommodation and food services	18	\$16,611
Other services, except public administration	34	\$15,445
Unclassified entities	17	\$24,994
Private Sector Total	337	\$25,799
Federal Government Total	4	\$47,883
Local Government Total	9	\$59,082

The largest industries in Vernon in 2003, by number of employed, were the construction and retail trade industries. The unclassified private sector jobs accounted for 17 total jobs in the Township, while the local and federal government jobs accounted for 13 jobs.

Table 21: Average Annual Employment & Wage Data for Vernon Township from 2004-2006

Source: New Jersey Department of Labor

Year/ Employment/ Wages	Federal Government Jobs	State Government Jobs	Local Government Jobs	Private Sector Jobs	Total
2004					
Employment	18	0	722	2,584	3,324
Wages	\$52,142		\$60,951	\$26,516	\$34,133
2005					
Employment	18	0	842	2,974	3,834
Wages	\$49,932		\$55,287	\$25,288	\$31,990
2006					
Employment	18	0	763	2,940	3,720
Wages	\$55,256		\$62,539	\$27,028	\$34,440

A total of 3,720 jobs were counted in the Township in 2006. Of those, 79 percent were private sector jobs, 20.5 percent were local government jobs, and 0.5 percent were federal government jobs. Since 2005, the Township has lost 114 jobs, mostly in local government.

The Council on Affordable Housing (COAH) analyzed employment growth for municipalities in New Jersey and provided projections based on extrapolations from county level data and regression modeling of implied employment growth.

Table 22: COAH Projected Job Growth for Vernon Township 2004-2018

Source: N.J.A.C. 5-97 Appendix F

Year/Allocation	No. of Jobs
Employment in 2002	3,108
Employment in 2004	3,528
Employment Allocated 2018	5,186
Net Changes Between 2004-2018	1,658
Percent Change in Job Growth Between 2004-2018	2.79%

COAH allocated employment numbers vary from the most recent data provided by the New Jersey Department of Labor. Table 21 shows that the Township had 3,324 jobs in 2004, while COAH allocated 3,108 jobs to the Township. Employment grew in 2005 and exceeded COAH's projections, however employment dropped in 2006. The projected annual percent of change in job growth of 2.79 percent is aggressive and doesn't take into account the new restrictions on development resulting from the implementation of the Highlands Regional Master Plan. As a result, job projections done in conjunction with the Highlands Council will be much smaller.

Household and Employment Projections

COAH’s substantive rules provide three options to municipalities for determining third round growth share under the new rules. In Highlands communities a fourth option is available. The first option allows a municipality to accept COAH’s projections for employment and housing development and plan accordingly. Secondly, a municipality may provide higher projections based on their plans and information submitted to COAH; and third, a municipality may request a vacant land adjustment and prove to COAH that sufficient land does not exist to accommodate the growth projections from COAH. The fourth option available to communities conforming to the Highlands RMP is to provide alternative projections based on conformance with the Highlands RMP.

Vernon Township is electing to utilize two of the options. For the Preservation Area, Vernon will be utilizing build-out numbers generated in conjunction with the Highlands Council and in conformance with the Highlands RMP. For the Planning Areas, the Township will be conducting a vacant land analysis applying restrictions being implemented by the NJDEP in conformance with the Highlands RMP, regardless of whether the municipality chose to conform.

Table 23: COAH Projected Housing Growth for Vernon Township 2004-2018
 Source: N.J.A.C. 5-97

Year/Allocation	No. of Units
Units in 2002	3,553
Units in 2004	3,574
Units Allocated 2018	3,983
Net Changes Between 2004-2018	409
Annual Rate of Change 2004-2018	0.9%

Table 24: COAH Projected Jobs Growth for Vernon Township 2004-2018
 Source: N.J.A.C. 5-97

Year/Allocation	No. of Jobs
Employment in 2002	8,305
Employment in 2004	9,126
Employment Allocated 2018	11,234
Net Changes Between 2004-2018	2,108
Percent Change in Job Growth Between 2004-2018	1.50%

Land Use and Zoning Analysis

Vernon is the largest municipality in Sussex County by land area and population. Despite its size and population, its designation as part of the Highlands Region will severely limit the potential for development in the future. Approximately 65 percent of the Township is located in the Highlands Preservation Area where new development is limited to one unit per 88 acres of forested land or 25 acres of cleared land. Existing development remains permitted under existing zoning and can expand up to 125 percent of its existing footprint. The remaining approximately 35 percent of the municipality has less stringent restrictions on development. This area, designated as the Planning Area, will have subdivision of five lots and larger restricted to the Highlands Regional Master Plan's nitrate dilution standards for HUC 14 watersheds. New sewer and water systems must be consistent with the Highlands Regional Master Plan and in general will be limited to areas designated as existing community zones by the Highlands Regional Master Plan, which are predominantly areas that are already developed.

New development on public sewer and water outside of existing sewer service areas is highly unlikely given these limitations. Most future development in the Township is expected to be within the Town Center and existing sewer service areas, low density development on septic systems (very limited), redevelopment of existing sites with limited expansion and single family development allowed as an exception on pre-existing undeveloped lots.

The Township's economic development policies focus on agricultural and outdoor/ecological based tourism industries. The Township has two ski resorts that cater to downhill skiers, snow boarders and tubing. The Township also has an outdoor water park and plans to construct an indoor water park. Golf courses are located in and adjacent to the Township and the promotion of hotels, resorts and bed and breakfasts is related to all of these industries. The Township also has farms which provide u-pick opportunities, petting zoos, farm stands and other agricultural tourism attractions. The Township has a portion of the Appalachian Trail traveling through it as well as several lakes, streams and the Wallkill Wildlife Refuge to promote for hikers and boaters. The Township is also exploring options for promoting the generation of alternative energy through solar and/or wind farms within the Township.

In 2008, amendments to the Fair Housing Act required that new residential construction under the jurisdiction of a regional planning entity, such as the Highlands Council, must reserve a minimum of 20 percent of the constructed units for affordable housing, where economically feasible. It is unclear if this provision will apply only in the Preservation Area or in both the Planning and Preservation Areas. It is also unclear how it is determined whether it is economically feasible to construct the affordable units or not.

Township Zoning Districts

Following is a review of the current zoning districts within the Township:

Low Density Residential

The Township has two low density residential zones: R-1 Rural Residential with a 5 acre minimum lot size; and R-2 Low Density Residential with a 3 acre minimum lot size. These zones are characterized predominantly by forested hillsides or farmland areas. The bulk of the areas zoned R-1 and R-2 are located within the preservation zone of the Township.

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Medium Density Residential

The R-3 Medium Density Residential Zones are located within the valleys of Vernon Township and provide for a 30,000 square foot minimum lot size for single family residential development. The majority of the area zoned R-3 is located within the Planning Area, with only a small section of R-3 in the Preservation Area to the east of County Route 515.

High Density Residential

The R-4 High Density Residential Zone is located adjacent to Vernon's Town Center District. The R-4 Zone permits a 10,000 square foot minimum lot size for residential development as single family, townhouses and multi-family age-restricted developments.

Private Lake and Recreational Districts

The Township has two private lake zones: the Private Lake Community Residential Zone with a 10,000 square foot minimum lot size for single family residential development; and the Private Leasehold Lake Community where the land is owned by the Lake Association and is leased for single family residences. Lake Pochung and Laurel Lake are both Private Leasehold Lake Communities. The Seasonal Recreation Residential Zone covers existing seasonal recreational campgrounds that provide seasonal recreational residences. Year round residential use is prohibited. This zone surrounds Sleepy Hollow Lake east of Glenwood Road.

Commercial Districts

The Township has five commercial zoning districts allowing for a variety of non-residential uses. The C-1 Neighborhood Commercial Zone permits limited commercial development intended to provide services on a neighborhood scale. The minimum lot size is 20,000 square feet. The C-2 General Business/Shopping Center Zone general business uses, shopping centers and retail services for the broader community and region. The minimum lot size varies depending on use with 20,000 square foot, 30,000 square foot and 3 acre minimum lot sizes. The C-3 Office District permits professional offices, corporate centers and some limited service establishments. The minimum lot size varies from 30,000 to 40,000 square feet. The AET Agri-Eco Tourism Zone permits uses intended to draw agricultural and eco-tourism including farm produce stores, antique shops, riding farms and stables, Inns and Bed and Breakfasts, and gift and art shops. The minimum lot size for the zone is 5 acres.

Resort Commercial

The CR Commercial Recreation Zone was developed to encourage commercial recreational facilities with associate recreational residential and lodging. The Mountain Creek, Great Gorge Village and Minerals Spa and Resort are all uses within this zone. Two redevelopment areas have also been zoned for resort commercial as the McAfee Village Mixed Use Zone and the McAfee Village Commercial Resort Zone. The McAfee Village Mixed Use Zone covers the Legends Golf Course, while the McAfee Village Commercial Resort Zone covers the Legends Hotel. While the majority of the residential units associated with these developments are intended to be recreational, some of the condominium units, particularly Great Gorge Village, are used as year round residences.

Town Center Districts

The Town Center provides for compact mixed-use development patterns primarily utilizing multi-story buildings with commercial on the ground floor and residential or office space on the upper floors. The Town Center has a recently constructed Main Street with vacant land available for development. Several of the parcels within this area are also declared as an area in need of redevelopment. The area will be served by sewer in the near future and there are plans to provide a central water source as well. The minimum lot size is 10,000 square feet for development on septic systems and 4,000 square feet for development which is hooked up to the sewer system.

Industrial District

The LI Light Industrial District includes areas in McAfee, Vernon Crossing and Maple Grange within the vicinity of the New York, Susquehanna and Western railway line, which is a Class III freight railway line running north to south in the Township. The uses permitted in the LI Zone generally include warehousing and light assembly. The areas are not within sewer service areas and therefore have limited growth potential.

Public Lands and Conservation Districts.

Approximately 50 percent of the Township is preserved as public or private open space. The Mountain Conservation Zone, Conservation Zone and Public Land Zone cover these areas which are generally not intended for development. These protected areas include the Newark Watershed Lands, the Appalachian Trail, Hamburg Mountain Wildlife Refuge, the Wallkill River Wildlife Refuge and NJDEP Green Acres parcels. With the exception of the Wallkill River Wildlife Refuge, all of these areas are located in the Preservation Area within the Township.

Municipal Need for Affordable Housing

Vernon Township is undertaking the difficult task of determining how to meet its affordable housing obligation within the constraints placed on development by the Highlands RMP. Vernon is conforming to the Highlands RMP within the Preservation Areas; however, in the Planning Areas, the goals, policies and objectives of the Highlands RMP may be more loosely applied by the Township in order to achieve a balance between protection of resources and providing for affordable housing, jobs and other needs of the residents of the Township. Some areas deemed to be environmentally constrained by the Highlands RMP do not exhibit any environmental constraints when analyzed at the parcel level. There may be a need to pursue RMP updates in order to provide for consistency with the RMP when addressing affordable housing sites.

The Township is committed to placing affordable housing in the most viable locations within the existing sewer service areas and in, or adjacent to, the Town Center and redevelopment areas, as will be described below. Where affordable housing can be addressed in the Preservation Area in a manner consistent with the Highlands RMP, it will be proposed.

Prior Round Obligation

Vernon was granted substantive certification from COAH on its Prior Round obligation on December 15, 2004. The Township's pre-credited need for 1987-1999 was 131 units, consisting of 71 rehabilitation units and 60 new construction units. The Township completed Regional Contribution Agreements with three municipalities as follows: Ogdensburg Borough, Sussex County for 20 units; Ridgefield Borough, Bergen County for 20 units; and Passaic City, Passaic County for 14 rental units. Three new construction credits were given for a SCARC group home at 14 Susan Valley Terrace and three rental bonuses were earned. The Township's rehabilitation program began in April 2005 and was temporarily suspended when COAH reduced rehabilitation requirements for municipalities. The Township is currently working with a housing consultant to implement its rehabilitation program.

Build-out and Round 3 Growth Share Projections

As part of the Plan Conformance process with the Highlands, the Township conducted a build-out study to analyze how much development could occur in the Highlands Preservation and Planning Areas in the Township. This build-out was then extrapolated into the Round 3 Growth Share period between 2004 and 2018, to determine what number of units is projected to be built during this time period. The build-out showed xxx new units in the Preservation Area. The Planning Area analysis is somewhat more complicated as the Township has chosen not to conform in the Planning Areas at this time. As described above, some development will be possible under municipal zoning,

provided that the development does not require an NJDEP permit for sewer, septic or water. If such a permit is required, the NJDEP is enforcing the Highlands nitrate dilution standards and restrictions on sewer service areas and water allocations. The following analysis utilizes a combination of the build-out prepared by the Highlands Council and a vacant land analysis to determine the potential build-out in the Planning Areas of the Township. Together, these two build-out numbers give a sense of how much development may occur over the third round growth share period, and therefore, what the Township's COAH obligation should be.

Growth Share for Round 3 to Date

Development has occurred within the Township during the Round 3 Growth Share period beginning in 2004, which results in a growth share obligation. The number of units developed in the Preservation Area since 2004 are xxx. The number of units built in the Planning Area since 2004 are xxx. Therefore, the Township has a current growth share obligation of xxx from the Preservation and xxx from the Planning Area. The total growth share obligation to date is xxx.

Locations to Provide Affordable Housing

In terms of locations to provide a realistic opportunity for affordable housing to occur, the Town Center and the Township redevelopment areas are the most likely locations to provide housing at densities that are appropriate for the provision of affordable housing. The Town Center Zones permit multi-family and mixed-use commercial and residential development. The redevelopment areas are primarily resort focused; however housing components may be able to be considered in some cases. These locations also have access to public sewer and water systems.

The Town Center

Two parcels were identified previously for inclusion into the 2005 Fair Share Plan for the Township. Both parcels are located within the Town Center and are currently owned by the Township. The parcels are within the current Town Center boundaries and sewer service area.

The first site is Block 141.05, Lot 1 and Block 148, Lot 14.01, which consists of approximately 9.6 acres of land. The site is currently developed with the Department of Public Works Facility and the Township Recycling Facility. The site fronts on Church Street and is across from the Municipal Building. The site is located within the current Town Center Boundary and sewer service area. The Highlands RMP designated the site as Protection Zone. The site is developed, however and has large amounts of existing impervious surfaces. The site appears to be developable as a redevelopment parcel within 125 percent of the existing footprint. The 2005 Fair Share Plan proposal for the site was to construct a low-income senior housing project on the site.

The second site is Block 141, Lot 12.05 and is 11.3 acres in size. The site is currently owned by the Township and is used by the Department of Public Works as a storage site for road construction materials. The site is located within the current Town Center boundary and sewer service area. The Highlands RMP designates the site as Protection Zone.

Several parcels within the Town Center are also declared as an area in need of redevelopment. This area, covered by Ordinance 08-02, has potential to provide inclusionary zoning.

Relationship to the Highlands Regional Master Plan and State Plan

As mentioned throughout this plan, Vernon Township has approximately 65 percent of the Township designated as Highlands Preservation Area. Vernon Township is in the process of conforming to the Highlands Regional Master Plan within the Preservation Area as required by the Highlands Act. The Township expects to have a completed petition for Plan Conformance to the Highlands Council on or before December 8, 2009. This Housing Element and Fair Share Plan is intended to be consistent with the Highlands Regional Master Plan within the Preservation Area. For the Planning Areas, the Township is working with the Office of Smart Growth on Plan Endorsement and consistency with the State Development and Redevelopment Plan in order to maintain Center Designation. The Township has completed the first three steps of the Plan Endorsement process, including submission of a completed Municipal Self Assessment Report.

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

Municipality Code: **1922**

[Muni Code Lookup](#)

Municipality Name: Vernon Township

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	1,428	641
Residential Exclusions	0	0
Net Residential Growth	1,428	641
Residential Growth Share	285.60	128.20
Non-Residential Growth	1,658	1,539
Non-Residential Exclusions	0	0
Net Non- Residential Growth	1,658	1,539
Non-Residential Growth Share	103.63	96.20
Total Growth Share	389	224

The Highlands RMP analysis results in a revision to the COAH-generated growth projection. Vernon Township may file this Workbook and use a Residential Growth Share of 128.2 plus a Non-residential Growth Share of 96.2 for a total Highlands Adjusted Growth Share Obligation of 224 affordable units

Growth Projection Adjustment - Actual Growth

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

Municipality Name: Vernon Township

Residential COs Issued

As Published by D C S	318
Per Municipal Records (if different)	318
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	15,602	15,602		2.8	43.69
M	17,697	17,697		1.7	30.08
F	0	0		1.2	0.00
S	20,085	20,085		1.0	20.09
H	0	0		1.6	0.00
A1	0	0		1.6	0.00
A2	0	0		3.2	0.00
A3	269,009	269,009		1.6	430.41
A4	0	0		3.4	0.00
A5	0	0		2.6	0.00
E	36,990	36,990		0.0	0.00
I	0	0		2.6	0.00
R1	532,905	532,905		1.7	905.94
Total	892,288	892,288	0		1,430.21

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[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: Vernon Township

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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[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: Vernon 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
1,428	1,658

Highlands RMP Buildout Analysis

From Module 2
Table 4 – Municipal Build-Out Results With Resource and Utility Constraints
Updated as of December 17, 2009

	Preservation Area	Planning Area	Totals
Residential units – Sewered	0	1	1
Septic System Yield	50	272	322
Total Residential Units	50	273	323
Non-Residential Jobs – Sewered	0	109	109

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 Vernon 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)	1,428	1,658			
Residential Exclusions per 5:97-2.4(a) from "Exclusions" tab COs for prior round affordable units built or projected to be built post 1/1/04					
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	1,428	1,658	Net Growth Projection	641	1,539
Projected Growth Share (Residential divided by 5 and jobs divided by 16)	285.60	103.63	Projected Growth Share (Residential divided by 5 and jobs divided by 16)	128.20	96.20
Total Projected Growth Share Obligation		389		224	Affordable Units

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[Return to COAH Data and RMP Module 2 Build-out Data](#)
[Return to Actual Growth](#)
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