

## ***Introduction***

Montague Township's Housing Plan Element has been prepared in accordance with the Municipal Land Use Law (MLUL) at N.J.S.A. 40:55D-28b(3) to address Montague Township's housing obligation for the period 1987- 2014. This Housing Plan Element has also been prepared pursuant to N.J.S.A. 52:27D-310, which outlines the mandatory requirements for a Housing Plan Element. It includes an inventory and projection of the municipal housing stock; an analysis of the demographic characteristics of the Township's residents, and, a discussion of employment characteristics at the municipal level. It also responds to the affordable housing mandates of the Third Round Substantive Rules of the Council on Affordable Housing (COAH)(N.J.A.C. 5:94-1 et seq).

Municipalities that choose to enact and enforce a zoning ordinance are required by the Fair Housing Act to have a housing element as part of the community's Master Plan. The Council on Affordable Housing (COAH) is the State agency that the act requires to administer municipal implementation of municipal housing plans. Also it creates rules and regulations to develop low and moderate-housing in the State.

COAH has established both procedural and substantive rules for a Compliance Plan to address the affordable housing obligation, based on a regional fair share allocation formula. Municipal land development regulations are now entitled to a ten-year presumption of validity against a builders remedy challenge where a local Housing Element/Fair Share Plan either receives substantive certification from COAH or a Judgment of Compliance and Repose approved by a Court.

COAH began the first round regulations during the time period of 1987-1993. Then in 1994, substantive rules establishing the requirements for the Second Round of affordable housing plans were , covering a twelve year cumulative period from 1987-1999

The COAH's substantive rules for Third Round were adopted on December 20, 2004, covering the period from January 2000 to December 2013, although compliance is to be achieved during the period from January 2004 to December 2013. The new rules rather than assigning fair share has a new "growth share" methodology based on projected growth in a given municipality. The obligation is one new affordable housing unit for every eight market-rate homes that are constructed or for every twenty-five new jobs. The obligations are based upon net increases in market-rate housing and square footage of non-residential construction.

## ***Total Third Round Obligation***

The Third Round affordable housing obligation assigned by COAH has been adjusted from prior forecast estimates. It is now based on actual population and housing data from the 2000 Census. COAH recalculated each municipality's prior round obligation, remaining rehabilitation component and 'growth share', which is the anticipated residential and non-residential growth to the year 2013, to generate a new affordable housing obligation for each municipality for the

period January 1, 2004 to January 1, 2014.

The new obligation is calculated using the sum of deficient housing units that are occupied by low and moderate income households and the remaining prior round obligations and the need that is created through the growth in residential units and jobs created.

Municipalities are assigned a growth share for the period 2004-2014 based upon population and employment projections developed by its metropolitan planning organization (MPO) Montague's MPO is the North Jersey Transportation Planning Authority (NJTPA). .

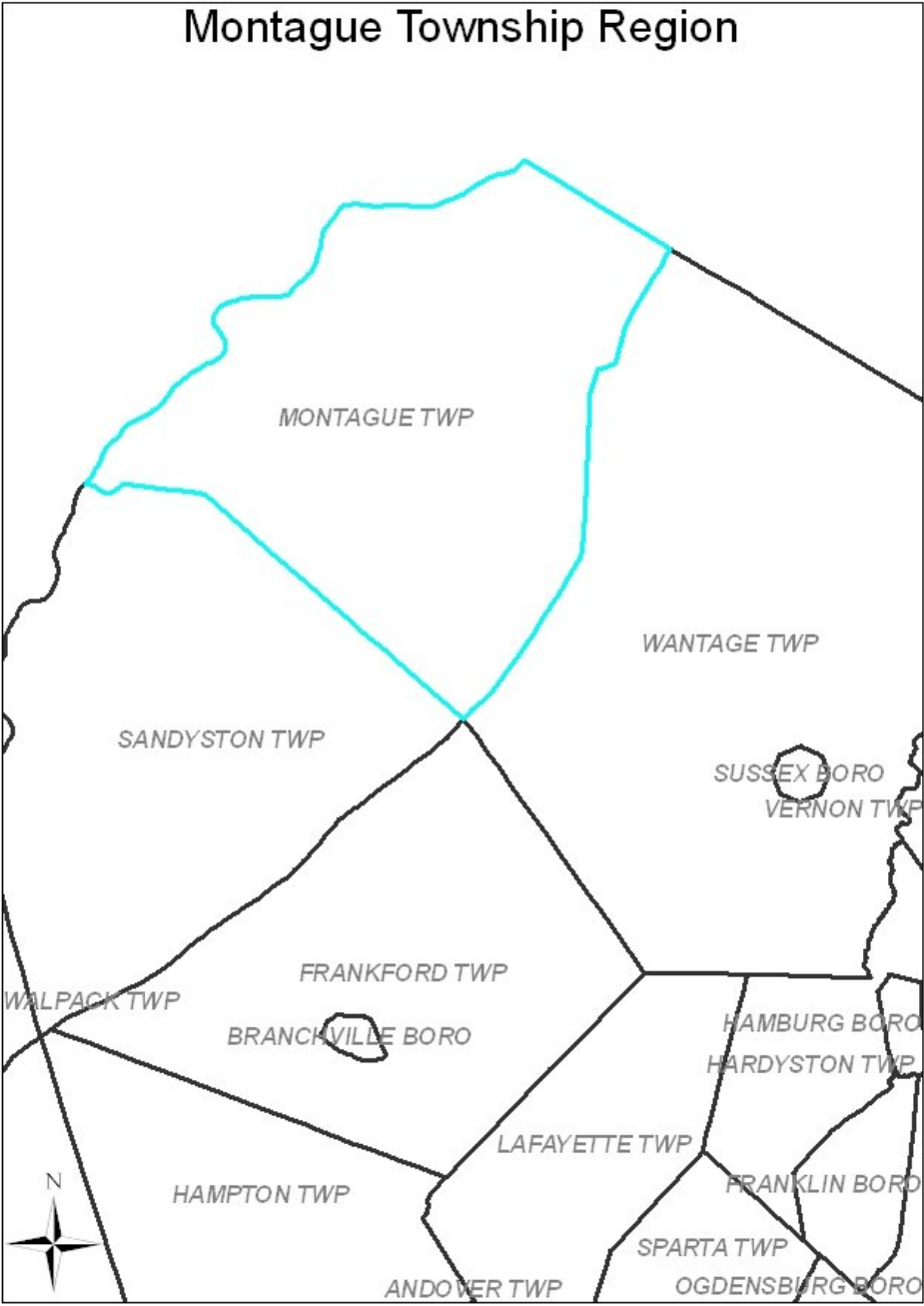
### ***Municipal Summary***

Montague Township is 45.3 square miles in size and is bounded by Sandyston Township and Wantage Township in Sussex County as well as municipalities in Pike County, Pennsylvania and Orange County, New York. It is still largely rural in character and is home to High Point State Park.

The population in Montague has grown from 2,832 in 1990 to 3,412 in 2000. The median age is 37 where the median age in Sussex County is 38.4. The median household size is 2.65 where the County is 2.80.

Montague Township is in Region 1 of the COAH Housing regions which includes the following counties; Bergen, Hudson, Passaic and Sussex. A regional map is found on the following page .

Montague Township Region



## Demographic Characteristics

### Population

Montague Township has experienced continuous growth in the decades from 1930 to 2000 with the exception of the decade from 1940 to 1950. The 1970's saw the greatest rate of growth nearly 83% increase in population. This peak growth decade lagged Sussex County's peak growth decade which was in the 1960's while New Jersey's peak growth decade was in the 1950's. Montague has like In 2000 Montague had 3412 residents.

Population Trends, 1930 to 2000									
Year	Montague Township			Sussex County			New Jersey		
	Population	Change		Population	Change		Population	Change	
		Number	%		Number	%		Number	%
1930	581	-	-	27,830	-	-	4,041,334	-	-
1940	621	40	6.9	29,632	1,802	6.5	4,160,165	118,831	2.9
1950	602	-19	-3.1	34,423	4,791	16.2	4,835,329	675,164	16.2
1960	879	277	46.0	49,255	14,832	43.1	6,066,782	1,231,453	20.3
1970	1131	252	28.7	77,528	28,273	57.4	7,171,112	1,104,330	18.2
1980	2066	935	82.7	116,119	38,591	49.8	7,365,011	463,899	6.5
1990	2832	766	37.1	130,943	14,824	12.8	7,730,188	365,177	5.0
2000	3412	580	20.5	144,166	13,223	10.1	8,414,350	684,162	8.9

Source 2000 U.S. Census

Montague has seen its population mature in the decade from 1990 to 2000. The largest gains in population cohorts can be found in the 45 to 54 where there was an 83 % increase. The second largest increase for a cohort can be found in the 55 to 64 age group which had an increase of 58.5 %. Meanwhile the 65 and over population had nearly a 30% increase. Conversely, the under 5 population has fallen by nearly 12% and the 25 to 34 cohort has significantly decreased by 17.7%.

The main reason for the increases appears to be that the population has largely remained in place and that the people as they age are just moving up through their older cohorts. The reason for the decrease in the under 5 cohort is that like the population of the United States, and New Jersey people are generally having less children.

Population by Age 1990 and 2000, Montague Township						
Population	1990		2000		Change, 1990 to 2000	
	Number	Percent	Number	Percent	Number	Percent
Under 5	273	9.6	241	7.1	-32	-11.7

5 to 14	411	14.5	544	15.9	133	32.4
15 to 24	363	12.8	321	9.4	-1	-0.3
25 to 34	548	19.4	451	13.2	-97	-17.7
35 to 44	470	16.6	615	18.0	145	30.9
45 to 54	271	9.6	496	14.5	225	83.0
55 to 64	205	7.2	325	9.5	120	58.5
65 & over	291	10.3	376	11.0	87	29.9
Total	2832	100	3412	100.0	580	

Source 2000 U.S. Census

While Montague saw a large increase in the 45-54 age cohort it should be noted that the County saw a large increase of nearly 54%. And like Montague the County saw a steep decline in the 25-34 age group along with a large drop in the under 5 cohort. Most of the County cohort changes roughly similar to Montague's.

#### Population by Age 1990 and 2000, Sussex County

Population	1990		2000		Change, 1990 to 2000	
	Number	Percent	Number	Percent	Number	Percent
Under 5	10,894	8.3	9,815	6.8	-1,079	-9.9
5 to 14	19,925	15.2	23,876	16.6	3,951	19.8
15 to 24	16,542	12.6	15,517	10.7	-1,025	-6.2
25 to 34	23,503	17.9	17,501	12.1	-6,002	-25.5
35 to 44	24,385	18.6	27,881	19.3	3,498	14.3
45 to 54	15,206	11.6	23,384	16.2	8,178	53.8
55 to 64	8,804	6.7	13,040	9.0	4,236	48.1
65 & over	11,684	8.9	13,152	9.1	1,468	12.6
Total	130,943	100	144,166	100	13,223	10.1

Source 2000 U.S. Census

## Housing Characteristics

### Households

In Montague there are 1286 occupied housing units. A household is defined by the census bureau as a unit that is occupied by one or more persons related or not related. The average household size for Montague is 2.65 in 2000 which is a little lower than the County average of 2.80. The County and Montague both have the largest share of households that are occupied by 2 persons at just over 30%. However, Montague has a larger share of 1 person households.

#### Household Size- Occupied Housing Units, 2000 Montague Township, Sussex County

	Township		County	
	Number	Percent	Number	Percent
1-person household	298	23.2	9,585	18.8
2-person household	423	32.9	15,742	30.9
3-person household	217	16.9	9,361	18.4
4-person household	203	15.8	9,880	19.4
5-person household	95	7.4	4,535	8.9
6-person household	38	3.0	1,231	2.4

7or more-person household	12	0.9	487	0.9
Average Household Size	2.65		2.80	
Source 2000 U.S. Census				

### Household Size and Type, Montague Township

	Total	Percent
<b>1-person household</b>		
Male householder	707	55.0
Female householder	204	15.9
<b>2 or more person household</b>		
Family households	911	
Married couple family	738	
With own children under 18 years	356	
No own children under 18 years		
<b>Other Family</b>		
Male householder, no wife present		
With own children under 18 years		
No own children under 18 years		
Female householder, no husband present	106	
With own children under 18 years	58	
No own children under 18 years	40	
<b>Non-family households</b>	375	29.2
Male householder	212	16.5
Female householder	163	12.7
Average Family Size	3.14	
Source 2000 U.S. Census		

### Per Capita and Household Income 1999 Montague Township, Sussex County, New Jersey (In \$)

	1999 Per Capita	1999 Median Household
Montague Township	20,676	45,365
Sussex County	26,992	65,266
New Jersey	27,006	55,146
Source 2000 U.S. Census		

### Household Income in 1999 Montague Township and Sussex County

	Township		Sussex County	
	Number	Percent	Number	Percent
Total households	1,278	100	50,789	100
Less than \$10,000	104	8.1	1,967	3.8
\$10,000 to \$14,999	65	5.1	1589	3.1
\$15,000 to \$24,999	173	13.5	3450	6.7
\$25,000 to \$34,999	150	11.7	3956	7.7
\$35,000 to \$49,999	209	16.4	7088	13.9
\$50,000 to \$74,999	260	20.3	11734	23.1
\$75,000 to \$99,999	191	14.9	9053	17.8
\$100,000 to \$149,999	89	7.0	8014	15.7
\$150,000 to \$199,999	24	1.9	2375	4.6
\$200,000 or more	13	1.0	1563	3.0
Median household income	45,368		65,266	

Source 2000 U.S. Census

### Poverty Status 1999 Montague Township and Sussex County

	Township		Sussex County	
	Number	Percent	Number	Percent
Total persons	3,412	100	144,166	100
Total persons below poverty level	406	11.9	5,639	4
Under 18	165	4.8	1,642	1.1
18-65	217	6.4	3,286	2.2
Over 65	24	0.1	654	0.4

Source 2000 U.S. Census

### Housing Data Montague Township

	Total	Percent
<b>Housing Units (Occupied)</b>		
Total	1286	100
<b>Tenure</b>		
Owner Occupied	948	73.7
Renter Occupied	338	26.3
<b>Year Structure Built</b>		
Built 1939 or earlier	118	9.2
Built 1940 to 1959	166	12.9
Built 1960 to 1969	204	15.9
Built 1970 to 1979	250	19.4
Built 1980 to 1989	337	26.2
Built 1990 to 1994	129	10.0
Built 1995 to 1998	66	5.1
Built 1999 to March 2000	16	1.2

Source 2000 U.S. Census

### Occupancy Status Montague Township

	Total	Percent
Total	1588	100
Occupied	1286	81.0
Vacant	302	19.0

Source 2000 U.S. Census

### Vacancy Status Montague Township

	Total	Percent
Total		
For rent	59	19.5
For Sale only	30	9.9
Rented or sold not occupied	17	5.6
For seasonal, recreational or occasional use	179	59.3
For migrant workers	0	0
Other Vacant	17	5.6
Source 2000 U.S. Census		

### Housing Type and Size Montague Township

Units in Structure		
Total	1588	100
1, detached	998	62.8
1, attached	92	5.8
2	105	6.6
3 or 4	249	15.7
5 to 9	106	6.7
10 to 19	30	1.9
20 or more	50	0.3
Mobile home	3	0.2
Boat, RV, van, etc.	0	0
<b>Rooms</b>		
1 room	9	0.6
2 rooms	65	4.1
3 rooms	132	8.3
4 rooms	282	17.8
5 rooms	390	24.6
6 rooms	306	19.3
7 rooms	222	14.0
8 rooms	86	5.4
9 or more rooms	99	6.0
Median Number of rooms	5.3	
Source 2000 U.S. Census		



**Contract Rent  
Montague Township**

	Total	Percent
Total renter occupied units	338	100
Less than \$200	9	2.7
\$200-\$499	97	29.1
\$500-\$699	98	29.5
\$700-\$899	103	31.0
\$900-\$999	9	2.7
\$1,000-\$1,999	12	3.6
\$2,000 or more	0	0
Median Contract Rent (In \$s)	667	
Source 2000 U.S. Census		

**Housing Conditions Montague Township**

	Total	Percent
House Heating Fuel-Occupied housing units		
Total Occupied Housing Units	1286	100
Utility Gas	19	1.5
Bottled, tank, or LP gas	184	14.3
Electricity	366	28.5
Fuel oil, Kerosene, etc.	649	50.5
Coal or coke	20	1.6
Wood	43	3.3
Solar energy	0	0
Other fuel	0	0
No fuel used	5	0.4
Source 2000 U.S. Census		

**Occupants Per Room-Occupied housing units  
Montague Township**

Total housing units	1286	100
Owner Occupants per Room (over 1.0)	9	
Renter Occupants per Room (over 1.0)	12	
Facilities - Total Units		
Total	1286	100
Lacking complete plumbing facilities	4	0.3
Lacking complete kitchen facilities	11	0.9
Telephone Service-Occupied housing units	1283	99.8
Total	1286	100
No service	3	0.2
Source 2000 U.S. Census		

The New Jersey Department of Labor keeps the labor force statistics for municipalities in the state that have populations over 25,000. For labor analysis purposes the county data will be

viewed and conclusions drawn from there.

The labor force for Sussex County is on the following table. The County has seen a general increase in its labor force for the 10 years from 1994 to 2003. The notable exception in the years 2000 and 2001 where the labor force contracted by nearly 3,000. The county's labor force has nearly bounced back to its 1998 level. At the same time the number of employed has been relatively flat. The total of unemployed in 2003 is nearing the number seen in the mid 1990's in 1994 and 1995.

#### **Employment and Resident Labor Force, 1994-2003, Sussex County**

Year	Labor Force	Employment	Unemployment	Unemployment Rate
1994	72,851	68,228	4,623	6.3
1995	74,446	70,168	4,278	5.7
1996	75,622	71,601	4,021	5.3
1997	76,809	73,487	3,322	4.3
1998	76,361	73,610	2,751	3.6
1999	78,309	75,614	2,695	3.4
2000	75,691	73,466	2,225	2.9
2001	75,911	73,128	2,783	3.7
2002	77,181	73,243	3,938	5.1
2003	78,238	73,966	4,272	5.5

NJ Department of Labor

#### **Occupation, 2000 Montague Township**

	Number	Percent
Employed Civilian Population , 16 years and over	1545	100
Management, professional and related occupations	397	25.7
Service occupations	252	16.3
Sales and office occupations	441	28.5
Farming, fishing and forestry occupations	0	0
Construction, extraction and maintenance occupations	262	17.0
Production, transportation and material moving occupations	193	12.5

Source 2000 U.S. Census

Montague Township's workforce is largely employed in the managerial, sales and office sectors at 28.3 %. Meanwhile, none of population is engaged in farming which is surprising considering the rural character of the Township. Construction, makes up 17% of the employed while service makes up 16.3%.

## *Growth Share Projection*

### Residential

**TABLE R-1**

NJTPA Residential Growth Projection

2015 NJTPA Households	-	2005 NJTPA Households	=	Household Growth
<b>1870</b>	-	<b>1440</b>	=	<b>430</b>

**TABLE R-2**

Ten-year Historic Trend of Residential Certificates of Occupancy and Demolition Permits

	'95	'96	'97	'98	'99	'00	'01	'02	'03	'04
CO's Issued	14	12	21	18	19	22	13	21	63	47
Demolitions	1	0	1	2	2	1	1	2	0	0
<b>Net</b>	<b>13</b>	<b>12</b>	<b>20</b>	<b>16</b>	<b>17</b>	<b>21</b>	<b>12</b>	<b>19</b>	<b>63</b>	<b>47</b>

**TABLE R-3**

Net ACTUAL Residential Growth

	<i>2004 Actual</i>
CO's Issued	47
Demolitions	0
<b>Net Actual Growth</b>	<b>47</b>

**TABLE R-4**  
Anticipated Developments & Number of Residential Units  
Based on CO's Minus Demolitions (2005 – 2013)

		<i><b>Total COs 2005 - 2013</b></i>
	<b>Approved Development Applications</b>	
Youngman	7	
<b>Anticipated Approvals</b>		
Town Center Residential (Site Plan)	300	
<b>Other Projected Development (e.g., single lot dev)</b>		
Average 10 lots per year		100
<b>Development SubTotal</b>	<b>407</b>	
	Anticipated Demolitions	3
<b>Net Projected Development TOTAL</b>	<b>404</b>	

**TABLE R-5**  
Total Net Residential Growth (Sum of Actual and Projected Growth)  
January 1, 2004 to January 1, 2014

Net ACTUAL Residential Growth (Table R-3)	+	Net PROJECTED Residential Growth (Table R-4)	=	Total Net Residential Growth
<b>47</b>	+	<b>404</b>	=	<b>451</b>

**TABLE R-6**  
Second Round Affordable and Market-Rate Units in Inclusionary Developments  
To Be Excluded from Growth Projection

	<b>Total Units in Development</b>	<b>Total Affordable Units Excluded</b>	<b>Total Market Rate Units Excluded</b>	<b>TOTAL UNITS EXCLUDED</b>
Fountain House		2		2
<b>Total</b>		<b>2</b>		<b>2</b>

**TABLE R-7**  
Net Residential Growth Projections After Subtracting  
Second Round Affordable and Inclusionary Market-Rate Units

			<i>Total</i>
		Net Residential Growth (Table R-5)	451
Minus Second Round Units (Table R-6)	2		
		<b>Final Net Residential Growth</b>	<b>449</b>

**TABLE R-8**  
Residential Growth Share Projection

			<i>Total</i>
Table R-7 Total	449		
		Growth Share Factor	449/9
Residential Growth Share Obligation	50		

Nonresidential

**TABLE NR-1**  
MPO Non-Residential Growth Projection

		2015 MPO Employment	-	2005 MPO Employment	=	Employment Change
660	-	520		140		

**TABLE NR-2**  
**Ten-year Historic Trend of Certificates of Occupancy**  
**and Demolition Permits by Square Feet**

	'95 Sq Ft	'96 Sq Ft.	'97 Sq Ft	'98 Sq Ft	'99 Sq Ft	'00 Sq Ft	'01 Sq Ft	'02 Sq Ft	'03 Sq Ft	'04 Sq Ft
COs Issued B - Office	10,080	0	7323	0	0	2756	11,472	0	0	6,600
COs Issued M - Retail	0	0	0	1536	0	0	0	0	0	0
COs Issued H- processing	0	0	0	0	0	0	0	0	0	0
COs Issued S - Warehouse	0	0	0	0	0	0	0	0	0	10,500
COs Issued A-1 -	0	0	0	0	0	0	0	0	0	0
COs Issued A-2 -	0	0	0	0	0	0	0	0	0	0
COs Issued A-3 -	0	0	4075	0	0	0	0	0	0	0
COs Issued A-4 -	0	0	0	0	0	0	0	0	0	0
Demolitions B - Office	0	1	0	0	0	0	0	0	0	0
Demolitions M - Retail	0	0	0	0	2	0	0	0	0	0
Demolitions S- WarehouseW	0	1	0	0	0	2	0	0	0	0
Demolitions R1 – Motel	0	0	0	0	0	0	0	0	0	0

**TABLE NR-3**  
**“B” USE GROUP: Actual Developments**  
**by Year that CO’s Were Issued (three jobs per 1,000 square feet)**

	<b>2004 Total Square Feet</b>	<b>Jobs</b>
<b>TOTAL NEW DEVELOPMENT</b>	6,600	20
<b>TOTAL DEMOLITIONS</b>	0	

<b>NET GROWTH (Office)</b>	6,600	20
----------------------------	-------	----

**TABLE NR-4**

“S” USE GROUP: Actual Developments  
by Year that CO’s Were Issued (.2 jobs per 1,000 square feet)

	<b>2004 Total Square Feet</b>	<b>Jobs</b>
<b>TOTAL NEW DEVELOPMENT</b>		
	10,500	2
<b>NET GROWTH (Warehouse)</b>	<b>10,500</b>	<b>2</b>

**TABLE NR-5**

**Summary Table**

**Total Actual Growth (in jobs), 2004**

		<b>Jobs</b>
<b>Net Jobs – Office (Table NR-3)</b>	20	
<b>Net Jobs – Warehouse (Table NR-4)</b>		2
<b>TOTAL NET GROWTH for 2004</b>	<b>22</b>	

**TABLE NR-6**

“B” USE GROUP: Developments and Anticipated Developments  
based on CO’s Anticipated to be Issued  
January 1, 2005 to January 1, 2014 (three jobs per 1,000 square feet)

	<b>Total Sq. Ft.</b>	<b>Jobs</b>
<b>Approved Development Applications</b>		

N/A	0	0
<b>Other Projected Development</b>		
Historical Trend	38,000	114
<b>TOTAL NEW DEVELOPMENT</b>	<b>38,000</b>	<b>114</b>
<b>TOTAL DEMOLITIONS</b>	<b>0</b>	<b>0</b>
<b>NET GROWTH (Office)</b>	<b>38,000</b>	<b>114</b>

**TABLE NR-7**

“M” USE GROUP: Developments and Anticipated Developments  
Based on CO’s Anticipated to be Issued  
January 1, 2005 to January 1, 2014 (one job per 1,000 square feet)

			<b>Total Sq. Ft.</b>	<b>Jobs</b>
N/A	<b>Approved Development Applications</b>			
	0	0		
	<b>Other Projected Development</b>			
	20,000	20		
	<b>TOTAL NEW DEVELOPMENT</b>		<b>20,000</b>	<b>20</b>
<b>TOTAL DEMOLITIONS</b>	<b>0</b>	<b>0</b>		
	<b>NET GROWTH (Retail)</b>		<b>20,000</b>	<b>20</b>

**TABLE NR-8**

“A2 – A4” USE GROUP: Developments and Anticipated Developments  
Based on CO’s Anticipated to be Issued  
January 1, 2005 to January 1, 2014 (three jobs per 1,000 square feet)

			<b>Total Sq. Ft.</b>	<b>Jobs</b>
	<b>Approved Development Applications</b>			
N/A			0	0
	<b>Pending Development Applications</b>			
			0	0
	<b>Anticipated Development Applications</b>			
	Historic Trend		4,000	12
	<b>TOTAL NEW DEVELOPMENT</b>		<b>4,000</b>	<b>12</b>
<b>TOTAL DEMOLITIONS</b>	<b>0</b>	<b>0</b>		
	<b>NET GROWTH (Assembly)</b>		<b>4,000</b>	<b>12</b>

**TABLE NR-9****Summary Table**

**Total Projected Growth (in jobs), January 1, 2005 to January 1, 2014**

	<b>Jobs</b>
<b>Net Jobs – Office (Table NR-6)</b>	<b>114</b>
<b>Net Jobs – Retail (Table NR-7)</b>	<b>20</b>
<b>Net Jobs – Assembly (Table NR-8)</b>	<b>12</b>
<b>TOTAL PROJECTED NET GROWTH</b>	<b>146</b>



**TABLE NR-10**

Total Net Non-Residential Growth in Jobs (Sum of Actual and Projected Growth)  
January 1, 2004 to January 1, 2014

Net ACTUAL Non-Residential Growth (Table NR-5)	+	Net PROJECTED Non-Residential Growth (Table NR-9)	=	Total Net Non-Residential Growth (in jobs)
22	+	146	=	168

**TABLE NR-11**

Affordable Housing Unit Obligation Generated by Non-Residential Development

		<i>Total</i>
Table NR-10	168	
Total		
	Divided by 25	<b>7</b>

**TABLE T-1**

Total Projected Affordable Housing Obligation Generated  
by Residential and Non-residential Development 2004-2014

	<i>Total</i>
Table R-8 Residential	50
Table NR-11 Non-Residential	7
<b>Total</b>	<b>57</b>

### Zoning Analysis

The third round regulations required that an analysis be made as to how Montague Township will grow and meet its affordable housing need. Assessing the Township's existing zoning plan and anticipating zoning changes in the future will provide for sufficient capacity to address residential and non-residential growth projections. Montague's future development depends upon the planned sewer infrastructure. Heavy residential development is contingent on sewer service in the Town Center and more specifically the R-4 and R-4SC zones within it. In addition, the anticipated change in demographic characteristics due to the promotion of the

Montague Town Center designation approved by the New Jersey State Planning Commission. The Township's economic, social and cultural activities will focus on combining employment, tourism and housing into a compact mixed-use community.

### Wastewater Management & Treatment

Montague Township's households and businesses are currently 100% on septic systems. Some of these are shared but most are for individual site use.

### Water Supply

The Township does not have a central municipal water system. A community water supply would be required by the zoning ordinance in the event of a large scale high density development occurring. Otherwise households would rely on individual wells.

### Land Use

Montague Township is located in the northernmost part of the state. It is 45.3 square miles in area. A total of over 24,000 acres of the Township is preserved land owned by the Township, State or Federal governments or nonprofit organizations. Montague has a population of 3,412 according to the 2000 census. The bulk of population increase is likely to occur in the near term in the Town Center which provides for higher density residential zoning.

The MPO projections for Montague show an additional 430 households and 140 jobs by the year 2015. The Township's growth share analysis shows a lesser number for both residential and employment growth. Current zoning and the possibility of redevelopment plans for specific areas of the Township should provide for the anticipated demand for residential and employment growth.

## **Residential**

Single family homes predominate as the major type of residence throughout the Township. Within the Township, five (5) residential use zones exist whereby three (3) are low density (3 acres per unit). All of these low density residential areas are environmentally constrained and depend upon on-site wastewater disposal (septic) facilities. The remaining two (2) residential areas permit medium to high density which include the medium density residential (R-4), high density residential (R-4SC).

### R-2 and R-3 Low Density Residential

The low density residential zone also includes existing lake communities. The zoning provides for a 3 acre density. This land use category was established to maintain the density and

character of the Township's single-family detached homes and neighborhoods as well as to conform more to the nitrate dilution model.

#### R-5 Medium Density Residential

The medium density residential zone requires a minimum area of 3 acres. This land use category was recently down zoned to maintain the density and character of the Township's single-family detached homes and neighborhoods as well as to conform more to the nitrate dilution model.

#### High Density Residential (R-4)

The high density residential zone provides for a 10,000 square foot lot. The intention of this zone is to provide for garden apartments or townhouses thereby offering housing options for those individuals or families who cannot afford a single-family house. This zone applies to those owners with tracts greater than 100 acres otherwise R-3 zoning controls apply. To build at R-4 densities central water and sewer service has to be in place. This zone is located in the Office of State Planning designated Town Center.

#### High Density Residential (R-4SC)

The high density residential zone provides for a 10,000 square foot lot. The intention of this zone is to provide for garden apartments or townhouses thereby offering housing options for those aged 55 and older residents who cannot afford a single-family house. Requirements to build at higher densities are the same as R-4. This zone is located in the Office of State Planning designated Town Center.

### **Commercial Zones**

#### Neighborhood Commercial (C-1)

The C-1 Neighborhood Commercial zone is intended and limited to retail and service, government buildings, and office establishments which provide for the everyday needs of a neighborhood area. The minimum lot size is 40,000 square feet.

#### Highway Commercial (C-2)

This commercial zone is a general business zone which requires a minimum lot size of 20,000 square feet and permits shopping center development on three (3) acres. This area provides for retail services to the community. It also permits use which tends to attract customers from nearby communities. The minimum lot size area is 40,000 square feet.

### **Other**

## Conservation (CD)

This zone was established for the protection of the 24,000 acres of land owned by the State of New Jersey and the United States of America and to ensure that it remain permanently protected by zoning for open space and conservation needs.

## ***State and Regional Planning***

### New Jersey State Development and Redevelopment Plan

The New Jersey State Development and Redevelopment Plan and the State Plan Policy Map divided Montague Township land into Planning Areas 4, 4b, and 5. These three planning areas identify rural and environmentally sensitive characteristics of the entire Township. The Town Center designation was approved by the State Planning Commission in July, 2003. The Town Center offers a location next to the environs which can receive visitors and absorb the impacts of tourism. Conversely, the more sensitive areas have more limited access by visitors with less negative impacts occurring in the environs. The focus of PA5 is the preservation of open space and natural resources. The PA4 portions of the Township represent the state's rural landscape. Environmental features located in the valleys and mountains are the focus of tourism and provide a valued destination for visitors.

## **FAIR SHARE PLAN**

According to the Third Round regulations, a Municipal Fair Share Plan shall include at least the following requirements:

- Describe the operational and financial feasibility of any specific project(s) intended to provide for the total 1987-2014 municipal fair share of affordable housing, which shall include rehabilitation programs, municipally sponsored construction projects, regional contribution agreements, alternative living arrangements, buy-down programs, accessory apartments, municipally sponsored rental programs, ECHO programs, assisted living residences, affordable housing partnership programs and expanded crediting opportunities.
- Prepare Fair Share Ordinances necessary for the implementation of any programs and projects designed to satisfy the fair share need.
- Provide an accounting of all development fees collected and the amount and purpose for which any fees have been expended current to the date of the petition.

The following outlines the measures that the Township will initiate to meet its Fair Share component of the Township Housing Plan Element.

## CREDITS, REDUCTIONS & MUNICIPAL OBLIGATION

### *Second Round/Prior Round Obligation*

When Montague Township received its second round obligation, the Township's 1987-1999 cumulative obligation was 15 units, consisting of 7 rehabilitation and 8 new construction. Montague addressed some of its obligation through a rehabilitation program. Montague received new construction credits with fountain house where 13 units were added and 4 bonus rental credits were allocated. COAH recommended that Montague Township be certified on granted substantive certification on September 22, 2004.

### *Rehabilitation*

Montague Township in conjunction with Sandyston Township, initiated a small cities rehabilitation grant program to fund 19 units in 2003 through 2004. The 19 units were funded with \$300,000 from the grant from the New Jersey Department of Community Affairs, of which 10 were in Montague. The program is administered by the Township utilizing a consulting housing specialist to carry out the program. COAH staff has stated that units rehabilitated after the second round and before the third round would receive no credit. The Township of Montague feels that the rehabilitation program is part of its long term commitment to affordable housing and is part of the Township's good faith effort and as such should be credited. Montague Township is reapplying for the "Small Cities Program" again.

## THIRD ROUND FAIR SHARE PROJECTION

Montague Township acknowledges that its third round obligation is based on actual future growth, but the original plan may be based on the MPO growth projections of residential and non-residential growth. The Township recognizes that the growth share projections do not constitute an obligation, and the obligation will be eventually based on actual certificates of occupancy issued. The Round III regulations require COAH to monitor the progress of the Township's plan at three, five and eight year periods. Consequently, Montague will continue to use approved mechanisms to meet the Third Round Fair Share Obligation.

MONTAGUE THIRD ROUND AFFORDABLE HOUSING OBLIGATION 2004-2014	
A. Rehabilitation Share	8
B. Remaining Prior Round	

26-24=2 surplus	-2
Growth Share Using Metropolitan Planning Organization Projections	53

TOTAL PROJECTED

THIRD ROUND OBLIGATION: 59

### ***Plan of Compliance***

The Township anticipates it will satisfy its Growth Share Obligation as determined based upon issuance of certificate of Occupancy, by utilizing two methods. First, inclusionary development shall apply to the Town Center high density zones pursuant to a set aside requirement in an new ordinance. The second method of satisfying the Growth Share Obligation would be for Montague Township to adopt a growth share ordinance requiring builders whose new development produces a growth share obligation to build affordable units at the required rate of one affordable unit for every eight market rate residential units produced or for every 25 jobs produced as determined by the job growth rates in the nonresidential growth projection charts. It will include provisions to pay an in-lieu fee to cover the prorated cost of partial-unit obligations when less than eight units are produced or prorated share of the job growth. These fees will be used to provide affordable housing within the municipality, not to fund an RCA.

### **Inclusionary Zoning**

The Township intends to enact an Inclusionary Zoning Ordinance within the next year which requires that any proposed development of a net density of 4 dwelling units per acre or more and more shall set aside 20% of the residential units proposed for low and moderate income persons. This ordinance applies exclusively within the Town Center zoning areas in the Township. Of the set aside units, rentals shall comprise 25% of the set aside or 5% of the total new units. As a result of the rental set aside a bonus density can be obtained. The map on next page uses the Town Center boundaries as originally proposed. The approved center boundary is smaller than the one shown on the map.

### **Growth Share Ordinance**

A growth share fee ordinance will apply to the zones outside of the Town Center Boundary area for both residential and nonresidential developments. The obligation for growth share construction or a contribution in lieu of construction should apply regardless as to whether a property owner / developer has obtained preliminary or final approval for any type of development.

## Montague Township Town Center

### Legend

- Roads
- Lakes
- Montague Town Center

