

AMENDED

MORRIS TOWNSHIP

HOUSING ELEMENT AND FAIR SHARE PLAN

*Adopted pursuant to a Settlement Agreement with Fair Share Housing Center regarding
In the Matter of the Township of Morris, County of Morris
Docket No. MRS-L-1670-15*

Prepared for:

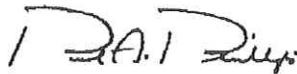
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The original copy of this document was signed and sealed
in accordance with N.J.S.A. 45:14 A-1 et seq.



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I. Introduction

The Township of Morris (“Morris” or “the Township”) filed a declaratory judgment action In the Matter of the Township of Morris, County of Morris, (Docket No. MRS-L-1670-15) on July 7, 2015 (the “Declaratory Judgment Action”). The purpose of the Declaratory Judgment Action was to seek a declaration of its compliance with the Mt. Laurel doctrine and Fair Housing Act of 1985, N.J.S.A. 52:27D-301 et seq. in accordance with the New Jersey Supreme Court’s decision In the matter of the Adoption of Third Round Regulations, N.J.A.C. 5:96 and 5:97, by the New Jersey Council on Affordable Housing, 221 N.J. 1 (2015) (“Mt. Laurel IV”). The Township Planning Board subsequently adopted an Updated Housing Element and Fair Share Plan on March 21, 2016. Through the declaratory judgment process, the Township, the declaratory judgment plaintiff, and Fair Share Housing Center (“FSHC”), a Supreme Court-designated interested party in the matter in accordance with Mt. Laurel IV agreed to settle the litigation and to present the settlement to the trial court with jurisdiction over this matter for review. The Township has prepared this Amended Housing Element and Fair Share Plan (“Amended HEFSP” or “Plan”) pursuant to the terms of the agreement reached between the Township and FSHC. The Township, through the adoption and implementation of this Amended HEFSP satisfies its obligations under the Mt. Laurel doctrine and Fair Housing Act for the Prior Round (1987-1999) and Third Round (1999-2025).

As part of its 2015 Decision, the Supreme Court ruled that the municipal Fair Share obligation will be determined by the trial court on a case-by-case basis. The Supreme Court directed municipalities to rely on the 1987-1999 Prior Round obligation estimates listed in N.J.A.C. 5:93. However, the Court has not provided estimates for the Present Need or Third Round Prospective Need obligations for New Jersey municipalities. As part of its settlement, the Township and FSHC agreed to use Fair Share numbers published by FSHC and prepared by David N. Kinsey¹ (the “Kinsey Report”). According to the Kinsey Report, Morris Township’s affordable housing obligation is as follows:

- **Present Need Obligation:** The Kinsey Report estimates that Morris Township has a Present Need obligation of 24 units;
- **Prior Round Obligation (1987-1999):** Per N.J.A.C. 5:93, et seq., Morris Township’s 1987-1999 obligation is 293 units; and

¹ David N. Kinsey, PhD, PP, FAICP, “New Jersey Low and Moderate Income Housing Obligations for 1999-2025 Calculated Using the NJ COAH Prior Round (1987-1999) Methodology, May 2016 and April 2017.

- **Third Round Prospective Need Obligation (1999-2025)²:** The Kinsey Reports estimate that Morris Township has a Third Round (1999-2025) obligation of 1,095³ units. In settlement negotiations with the Township, FSHC reduced that 1,095 obligation by 30 percent for a total 1999-2025 obligation of 767 units. However, Morris Township is a mostly built-out community. Given the lack of available, vacant land in the municipality, Morris Township is seeking a vacant land adjustment (“VLA”) pursuant to N.J.A.C. 5:93-4.2 of COAH’s Second Round rules. In accordance with such rules, all of the vacant sites in the Township were inventoried and the resulting analysis revealed that pursuant to N.J.A.C. 5:93-4.2(f), Morris’ realistic development potential (“RDP”) was equal to 400 units (see Appendix A). In addition to addressing its RDP, pursuant to N.J.A.C. 5:93-4.1(b), “when a municipality seeks a vacant land adjustment the municipality shall provide a response toward the “unmet need” of the obligation not addressed by the RDP (400 units). In other words, the “unmet need” is the difference between the RDP and the Third Round Prospective Need obligations. Therefore, if the Township’s RDP is 400 units then its unmet need is 767 less 400, i.e., 367 units.

The remainder of this report is divided into six chapters. Chapter II provides information on the historical and current status of affordable housing regulations in New Jersey; Chapter III details the Township’s affordable housing history; Chapter IV lists the statutory requirements for a Housing Element and Fair Share Plan; Chapter V includes Census and other data on the Township’s housing stock and demographics; Chapter VI details how Morris will fulfill its Fair Share obligation; and Chapter VII provides a summary of the Township’s Affordable Housing Plan.

² For the purposes of this Agreement, the Third Round Prospective Need includes the Gap Period Present Need which is a measure of households formed from 1999-2015 that need affordable housing. The Gap Period Present Need was recognized by the Supreme Court in In re Declaratory Judgment Actions Filed by Various Municipalities, 227 N.J. 508 (2017). David N. Kinsey, PhD, PP, FAICP, “New Jersey Low and Moderate Income Housing Obligations for 1999-2025 Calculated Using the NJ COAH Prior Round (1987-1999) Methodology, May 2016 and April 2017.

³ In his April 2017 report Dr. Kinsey estimated that Morris Township had a 1999-2015 (i.e., “Gap Period”) obligation of 512 units. In his May 2016 report Dr. Kinsey estimated that Morris Township had a 2015-2025 obligation of 583 units. Thus, Dr. Kinsey estimated that Morris Township’s total 1999-2025 obligation was 1,095 units.

II. Affordable Housing in New Jersey

In 1975 the Supreme Court of New Jersey in South Burlington County N.A.A.C.P. v. Township of Mount Laurel, 67 N.J. 151 (1975), ruled that the developing municipalities in the State of New Jersey exercising their zoning power, in general, had a constitutional obligation to provide a realistic opportunity for the construction of their fair share of the region's low- and moderate-income housing needs. In 1983, the Supreme Court refined that constitutional obligation in South Burlington County N.A.A.C.P. v. Township of Mount Laurel, 92 N.J. 158 (1983), to apply to those municipalities having any portion of their boundaries within the growth area as shown on the State Development Guide Plan. In 1985, the New Jersey Legislature adopted, and the Governor signed, the Fair Housing Act ("FHA") N.J.S.A. 52:2D-301 et seq. which transformed the judicial doctrine which became known as the "Mount Laurel doctrine" into a statutory one and provided an alternative administrative process in which municipalities could elect to participate in order to establish a Housing Element and Fair Share Plan ("HEFSP") that would satisfy its constitutional obligation by creating an administrative agency known as the Council on Affordable Housing ("COAH") to develop regulations to define the obligation and implement it. COAH proceeded to adopt regulations for First Round obligations applicable from 1987 to 1993 and Second Round obligations that created a cumulative obligation from 1987 to 1999.

COAH first proposed Third Round Substantive and Procedural Rules in October, 2003. 35 N.J.R. 4636(a); 35 N.J.R. 4700(a). Those rules remained un-adopted and COAH re-proposed both the Substantive and Procedural Third Round Rules (N.J.A.C. 5:94 and 5:95) in August of 2004 and adopted the same effective on December 20, 2004 (the "2004 Regulations"). The 2004 Regulations were challenged and on January 25, 2007, the Appellate Division invalidated various aspects of those regulations and remanded considerable portions of the rules to COAH with direction to adopt revised rules. In the Matter of the Adoption of N.J.A.C. 5:94 and 5:95 by the New Jersey Council on Affordable Housing, 390 N.J. Super. 1 (App. Div.), certif. denied, 192 N.J. 72 (2007) (the "2007 Case"). On January 22, 2008, COAH proposed and published revised Third Round regulations in the New Jersey Register. 40 N.J.R. 237.

On May 6, 2008, COAH adopted the revised Third Round regulations and advised that the new regulations would be published in the June 2, 2008 New Jersey Register, thereby becoming effective. On May 6, 2008, COAH simultaneously proposed amendments to the revised Third Round rules it had just adopted. Those amendments were published in the June 16, 2008 New Jersey Register, 40 N.J.R. 3373 (Procedural N.J.A.C. 5:96); 40 N.J.R. 3374 (Substantive N.J.A.C. 5:97). The amendments were adopted on September 22, 2008 and made effective on October 20, 2008.

N.J.A.C. 5:96 and 5:97 as adopted in 2008 were challenged in an appeal entitled In the Matter of the Adoption of N.J.A.C. 5:96 and 5:97 by the New Jersey Council on Affordable Housing, 416 N.J. Super. 462 (App. Div. 2010) (the "2010 Case"). In its October 8, 2010 decision, the Appellate Division determined, among other things, that

the growth share methodology was invalid and that COAH should adopt regulations utilizing methodologies similar to the ones utilized in the First and Second rounds (i.e., 1987-1999). On September 26, 2013, the Supreme Court of New Jersey affirmed the Appellate Division's invalidation of the third iteration of the Third Round regulations, sustained their determination that the growth share methodology was invalid, and directed COAH to adopt new regulations based upon the methodology utilized in the First and Second Rounds. In the Matter of the Adoption of N.J.A.C. 5:96 and 5:97 by the New Jersey Council on Affordable Housing, 215 N.J. 578 (2013) (the "2013 Case"). COAH proceeded to propose such regulations in accordance with the schedule and amended schedule established by the New Jersey Supreme Court in the 2013 Case. On October 20, 2014, COAH deadlocked with a 3-3 vote and failed to adopt the revised Third Round regulations.

Due to COAH's failure to adopt the revised regulations and subsequent inaction, Fair Share Housing Center ("FSHC"), a party in the 2010 Case and the 2013 Case, filed a motion with the New Jersey Supreme Court to enforce litigant's rights. On March 10, 2015 the New Jersey Supreme Court issued its decision on FSHC's motion to enforce litigant's rights. The Supreme Court in the 2015 Case found that the COAH administrative process had become non-functioning and, as a result, returned primary jurisdiction over affordable housing matters to the trial courts. In the Matter of the Adoption of N.J.A.C. 5:96 and 5:97 by the New Jersey Council on Affordable Housing, 221 N.J. (2015) (the "2015 Case"). In doing so, the Supreme Court established a transitional process for municipalities, like Morris Township, that participated in the administrative process before COAH, to file a declaratory judgment action with the trial courts seeking to declare their Housing Element and Fair Share Plans as being constitutionally compliant and seeking similar protections to those that the participating municipalities would have received if they had continued to proceed before COAH.

III. Morris Township Affordable Housing History

Mt. Laurel Lawsuit Prior to Fair Housing Act

In the early 1980s the Township was the defendant in an exclusionary zoning suit. The case was brought by the Public Advocate, Morris County Fair Housing Council and Morris County branch of the NAACP against municipalities in Morris County, including Morris Township, alleged to have zoning ordinances which were unconstitutional because they failed to provide a realistic opportunity for the construction of low- and moderate- income housing in accordance with Mt. Laurel I and II. Morris was also the defendant in two separate Mount Laurel actions brought by developers. In 1984, Morris Township reached a settlement with the Public Advocate and one of the developers, Charles Development Corporation. The court issued a judgment of compliance which barred for six years any claim that Morris Township was failing to provide sufficient realistic housing opportunities for low and moderate income households. The settlement resulted in the rezoning of properties in the Township to permit inclusionary zoning as well as the subsequent construction of inclusionary projects throughout the Township.

Prior Round (1987-1999) Obligation

In 1994, the Council on Affordable Housing (COAH) adopted N.J.A.C. 5:93, et seq., (i.e., the Second Round Rules) which assigned Morris Township a cumulative obligation for the period between 1987 and 1999 of 293 affordable units of new construction and 31 units of rehabilitated housing. On March 1, 1995, the Township Committee submitted a formal petition for certification of its Housing Element and Fair Share Plan (HEFSP) to COAH. In reviewing the Township's proposal for substantive certification, COAH issued its compliance report for the HEFSP on August 3, 1995. A mediation report followed on October 23, 1995.

The COAH compliance report found that through its fair share plan the Township demonstrated via reductions, credits and adjustments that it had a 1987-1999 obligation of zero. COAH determined that the Township was eligible under the then applicable rules to receive credit for the 334 units of affordable housing which had actually been constructed and for 21 rental bonus credits. Following its compliance report, COAH issued a report summarizing the mediation that occurred between the Township and Steven Hudacek, a property owner who objected to his 7-acre lot being part of the Township's Fair Share Plan. As a result of mediation, the Hudacek property and the adjoining Starett property on Mt. Kemble Avenue were removed from the Township's fair share plan. The loss of units through this action was compensated by the inclusion of 11-units of affordable transitional housing which were built by the Morris County Housing Authority.

A second objection to the Township's Fair Share Plan was filed by the Collinsville Civic and Improvement League. It challenged COAH's jurisdiction of the Township's Housing Element and Fair Share Plan. COAH concluded that the issues raised by the Collinsville Civic and Improvement League were not subject to the mediation process. Pursuant to the COAH compliance and mediation reports, the Township prepared an

amended Housing Element and Fair Share Plan which was adopted as part of the Township Master Plan by resolution of the Planning Board on September 18, 1995. After further delays and appeals arising from the Collinsville League's objection, COAH granted substantive certification of the Township's Fair Share Plan on May 1, 1996. Under this certification, the Township's period of protection from exclusionary zoning litigation was extended by COAH for six years until May 1, 2002 and further extended by COAH on March 9, 2005 until December 20, 2005.

First Iteration of COAH's Third Round Rules

As to the Third Round obligation, the first iteration of COAH's adopted Third Round Rules (N.J.A.C. 5:94 and 5:95) became effective on December 20, 2004. The Morris Planning Board adopted a Third Round Housing Element and Fair Share Plan on November 14, 2005 and subsequently petitioned COAH for Substantive Certification. The 2004 Regulations were challenged and on January 25, 2007, the Appellate Division invalidated various aspects of those regulations and remanded considerable portions of the rules to COAH with direction to adopt revised rules.

Second Iteration of COAH's Third Round Rules

The second iteration of COAH's Third Round Rules regulations (N.J.A.C. 5:96 and 5:97) became effective on June 2, 2008. Amendments to these rules became effective on October 20, 2008. The Morris Township Planning Board adopted an Amended Third Round Housing Element and Fair Share Plan on December 15, 2008. The Plan provided a strategy for the Township to address its 37 unit rehabilitation obligation; 293 unit Prior Round obligation; and 224 unit growth share obligation. The Township petitioned COAH for third round Substantive Certification on December 22, 2008. COAH deemed the submission complete on June 12, 2009. The Township's petition had not been certified by COAH prior to the Court's invalidation of the second iteration of COAH's Third Round Rules.

Declaratory Judgment Action

Pursuant to In the Matter of the Adoption of N.J.A.C. 5:96 and 5:97 by the New Jersey Council on Affordable Housing, 221 N.J. (2015) (the "2015 Case"), the Supreme Court established a transitional process for municipalities, like Morris Township, that participated in the administrative process before COAH, to file a declaratory judgment action with the trial courts seeking to declare their Housing Element and Fair Share Plans as being constitutionally compliant and seeking similar protections to those that the participating municipalities would have received if they had continued to proceed before COAH. In July 2015, Morris Township filed a Declaratory Judgment action under Docket No. MRS-L-1670-15 respectfully requesting that the Court grant the following relief: an Order exercising jurisdiction over the compliance by the Township of Morris with its constitutional affordable housing obligations; an Order declaring that the Township has fully discharged its constitutional affordable housing obligations and is granted protection and repose against exclusionary zoning litigation; a Judgment of Compliance and Repose for a period of ten (10) years from its date of entry; and an

Order granting such additional relief as the Court deems equitable and just. Further, the Township adopted an updated Housing Element and Fair Share Plan in April 2016, addressing its third round housing obligation and sought to obtain a Judgment of Compliance and Repose from the Court. In October 2017, at the conclusion of the declaratory judgment negotiation process overseen by Special Master, Michael Bolan, AICP, PP, the Township and FSHC memorialized the terms of an agreement settling the litigation (the "Agreement"). Pursuant to the terms of the Agreement, the Township prepared this Amended Housing Element and Fair Share Plan.

IV. Housing Element/ Fair Share Plan Requirements

In accordance with the Municipal Land Use Law (N.J.S.A.40:55D-1, et seq.), a municipal Master Plan must include a housing element as the foundation for the municipal zoning ordinance. Pursuant to the Fair Housing Act, a municipality's housing element must be designed to provide access to affordable housing to meet present and prospective housing needs, with particular attention to low- and moderate-income housing. The housing element must contain at least the following, as per the Fair Housing Act at N.J.S.A.52:27D-310:

- An inventory of the municipality's housing stock by age, condition, purchase or rental value, occupancy characteristics, and type, including the number of units affordable to low- and moderate-income households and substandard housing capable of being rehabilitated;
- A projection of the municipality's housing stock, including the probable future construction of low- and moderate-income housing, for the next ten years, taking into account, but not necessarily limited to, construction permits issued, approvals of applications for development, and probable residential development trends;
- An analysis of the municipality's demographic characteristics, including, but not necessarily limited to, household size, income level, and age;
- An analysis of the existing and probable future employment characteristics of the municipality;
- A determination of the municipality's present and prospective fair share of low- and moderate-income housing and its capacity to accommodate its present and prospective housing needs, including its fair share of low- and moderate-income housing; and
- A consideration of the lands most appropriate for construction of low- and moderate-income housing and of the existing structures most appropriate for conversion to, or rehabilitation for, low- and moderate-income housing, including a consideration of lands of developers who have expressed a commitment to provide low- and moderate-income housing.

V. Housing Stock and Demographic Analysis

Housing Stock Inventory

In 2016, there were 8,730 housing units in Morris Township, of which 461, or 5 percent, were vacant. Of the 8,269 occupied units, 84 percent were owner occupied and 16 percent were renter occupied. Table 1, Housing Units by Occupancy Status, 2016, illustrates this occupancy status.

Table 1. Housing Units by Occupancy Status, 2016

	Housing Units	Owner Occupied	Renter Occupied
Occupied	8,269	6,914	1,355
Vacant	461	-	-
Total	8,730	-	-

Source: American Community Survey, 2012-2016

Approximately 73 percent of the total housing stock consists of single-family detached units. Structures with three or more units make up approximately 13 percent of the total housing stock. See Table 2, Housing Units by Number of Units in Structure, 2016, for a detailed explanation of the Township's housing units.

Table 2. Housing Units by Number of Units in Structure, 2016

Number of Units	Total	Percent
1, Detached	6,327	72.5%
1, Attached	934	10.7%
2	322	3.7%
3 or 4	188	2.2%
5 to 9	224	2.6%
10 to 19	460	5.3%
20+	226	2.6%
Mobile Home	49	0.6%
Other	0	0.0%
Total	8,730	100.0%

Source: American Community Survey, 2012-2016

Table 3, Housing Units by Age, 2016, illustrates the age of the Township's housing stock. Only 15 percent of the Township's housing stock was constructed prior to 1940. Close to 65 percent of the extant housing stock was constructed between 1950 and 1990. Less than 3 percent of housing units were constructed in the years since 2000.

Table 3 Housing Units by Age, 2016

Year Built	Total Units	Percent
2014 or later	16	0.2%
2010-2013	42	0.5%
2000-2009	138	1.6%
1990-1999	1,033	11.8%
1980-1989	1,504	17.2%
1970-1979	1,087	12.5%
1960-1969	1,753	20.1%
1950-1959	1,299	14.9%
1940-1949	571	6.5%
Before 1940	1,287	14.7%

Source: American Community Survey, 2012-2016

Table 4, Comparison of Housing Units by Number of Rooms for Morris Township and Morris County, 2016, illustrates that approximately 6 percent of housing units in Morris Township have between one and three rooms; 28 percent of housing units have between four and six rooms; and 66 percent have seven or more rooms. In Morris County, approximately 11 percent of housing units have between one and three rooms; 37 percent have between four and six rooms; and 52 percent have seven or more rooms. The median number of rooms per unit in the Township is 7.5, which indicates that the housing stock in Morris is, on average, larger in size as compared to the median number of rooms for Morris County, which is 6.6.

Table 4. Housing Units by Number of Rooms for Morris Township and Morris County, 2016

Rooms	Number of Units in Morris	Percent of Units in Morris	Number of Units in Morris County	Percent of Units in Morris County
1	37	0.4%	1,969	1.0%
2	32	0.4%	3,274	1.7%
3	489	5.6%	15,939	8.3%
4	542	6.2%	22,032	11.5%
5	745	8.5%	21,920	11.5%
6	1,129	12.9%	26,944	14.1%
7	1,325	15.2%	24,789	13.0%
8	1,433	16.4%	28,246	14.8%
9+	2,998	34.3%	45,968	24.1%
Total	8,730	100.0%	191,081	100.0%
Median Rooms per Unit	7.5		6.6	

Source: American Community Survey, 2012-2016

Tables 5 and 6, Housing Values, Owner Occupied, 2000 and 2016, respectively, illustrate that the median housing values of owner occupied housing in Morris increased by 64 percent between 2000 and 2016. During this time,

the median value in Morris County increased by 71 percent. In 2000, the median value of owner occupied housing units in Morris (\$341,300) was 36 percent higher than that of Morris County (\$250,400). In 2016, Morris' median housing value of \$559,000 was 30 percent higher than that of Morris County (\$428,900).

Table 5. Housing Values, Owner Occupied, 2000

Housing Value	Number in Morris	Percent in Morris	Number in Morris County	Percent in Morris County
Less than \$50,000	68	1.0%	1,118	0.9%
\$50,000 to \$99,999	159	2.3%	3,413	2.6%
\$100,000 to \$149,999	176	2.6%	12,382	9.6%
\$150,000 to \$199,999	538	7.8%	24,973	19.4%
\$200,000 to \$299,999	1,766	25.6%	39,877	30.9%
\$300,000 to \$499,999	2,931	42.6%	34,110	26.4%
\$500,000 to \$999,999	1,108	16.1%	11,331	8.8%
\$1,000,000 or more	141	2.0%	1,786	1.4%
Total	6,887	100.0%	128,990	100.0%
2000 Median Value	\$341,300		\$250,400	

Source: 2000 U.S. Census

Table 6. Housing Values, Owner Occupied, 2016

Housing Value	Number in Morris	Percent in Morris	Number in Morris County	Percent in Morris County
Less than \$50,000	114	1.6%	2,633	1.9%
\$50,000 to \$99,999	108	1.6%	1,164	0.9%
\$100,000 to \$149,999	153	2.2%	1,488	1.1%
\$150,000 to \$199,999	48	0.7%	3,662	2.7%
\$200,000 to \$299,999	199	2.9%	20,864	15.4%
\$300,000 to \$499,999	2,183	31.6%	55,419	40.9%
\$500,000 to \$999,999	3,676	53.2%	42,817	31.6%
\$1,000,000 or more	433	6.3%	7,322	5.4%
Total	6,914	100.0%	135,369	100.0%
2016 Median Value	\$559,000		\$428,900	

Source: American Community Survey, 2012-2016

Monthly rental costs in Morris Township are significantly higher than monthly rental costs for the rest of Morris County, wherein over 61 percent of renters pay \$1,500 or more per month in rent; in Morris County, 41 percent of renters pay \$1,500 or more. The largest percentage of Morris County renters, 42 percent, pay \$1,000 to \$1,499 in rent. See Table 7, Comparison of Morris Township and Morris County, Monthly Rental Cost, 2016, for additional details.

Table 7. Comparison of Morris Township and Morris County, Monthly Rental Cost – Occupied Rental Units, 2016

Monthly Rent	Number in Morris	Percent in Morris	Number in Morris County	Percent in Morris County
Less than \$500	101	7.6%	2,178	5.1%
\$500 - \$999	137	10.3%	5,130	12.0%
\$1,000 - \$1,499	277	20.8%	17,946	42.0%
\$1,500 - \$1,999	431	32.4%	9,605	22.5%
\$2,000 - \$2,499	257	19.3%	4,828	11.3%
2,500 - \$2,999	26	2.0%	2,169	5.1%
\$3,000 or more	100	7.5%	894	2.1%
Total	1,329	100.0%	42,750	100.0%
Median Rent	\$1,673		\$1,388	

Source: American Community Survey, 2012-2016

In 2016, 29 percent of Morris Township owner occupied households contributed 30 percent or more of their income towards monthly housing costs, whereas approximately 51 percent contributed less than 20 percent of their income towards monthly housing costs. See Table 8, Monthly Housing Costs as a Percentage of Household Income in the Past 12 Months – Owner Occupied Housing Units, 2016, for further information.

Table 8. Monthly Housing Costs as a Percentage of Household Income in the Past 12 Months – Owner Occupied Housing Units, 2016

Household Income	Less than 20 percent	20 to 29 percent	30 percent or more
Less than \$20,000	0.0%	0.0%	3.7%
\$20,000 - \$34,999	0.1%	0.5%	4.0%
\$35,000 - \$49,999	0.3%	0.6%	4.0%
\$50,000 - \$74,999	2.8%	2.4%	5.3%
\$75,000 or more	47.5%	16.7%	11.7%
Zero or Negative Income⁴	0.2%		

Source: American Community Survey, 2012-2016

In 2016, close to 31 percent of Morris Township renter occupied households contributed 30 percent or more of their income towards monthly rental costs, whereas approximately 39 percent contributed less than 20 percent of their income towards monthly rental costs. See Table 9, Monthly Housing Costs as a Percentage of Household Income in the Past 12 Months – Renter Occupied Housing Units, 2016, for further information.

⁴ Negative income constitutes business or investment losses larger than other income.

Table 9. Monthly Housing Costs as a Percentage of Household Income in the Past 12 Months – Renter Occupied Housing Units, 2016

Household Income	Less than 20 percent	20 to 29 percent	30 percent or more
Less than \$20,000	0.0%	5.4%	11.4%
\$20,000 - \$34,999	0.0%	0.0%	4.6%
\$35,000 - \$49,999	0.7%	1.5%	5.6%
\$50,000 - \$74,999	4.4%	7.3%	3.5%
\$75,000 or more	33.4%	13.1%	5.6%
Zero or Negative Income		1.5%	
No Cash Rent Units ⁵		1.9%	

Source: American Community Survey, 2012-2016

According to American Community Survey data, Morris has 16 housing units that lack complete plumbing facilities and 3 units that are considered overcrowded (defined as having 1.01 or more persons per room). The Township also has 50 units that have no telephone service available and 16 units that lack complete kitchen facilities. See Table 10, Selected Quality Indicators, Occupied Housing Stock, 2016, for additional details.

Table 10. Selected Quality Indicators, Occupied Housing Stock, 2016

	Overcrowded	No Telephone Service Available	Lacking Complete Plumbing Facilities	Lacking Complete Kitchen Facilities
No. Units	3	50	16	16

Source: American Community Survey, 2012-2016

General Population Characteristics

The population of Morris Township increased from 18,486 persons in 1980 to 22,480 persons in 2010. The largest growth in population occurred between 1990 and 2000, with an increase of approximately 9 percent; during this same time period, the County grew close to 12 percent. See Table 11, Population Growth, 1980-2010 for more information.

⁵ Such units are generally provided for free by friends or relatives or in exchange for services such as resident manager, caretaker, minister, or tenant farmer.

Table 11. Population Growth, 1980-2010

	1980	1990	Percent Change (1980-1990)	2000	Percent Change (1990-2000)	2010	Percent Change (2000-2010)
Morris	18,486	19,952	7.9%	21,796	9.2%	22,480	3.1%
Morris County	407,630	421,353	3.4%	470,212	11.6%	492,279	4.7%

Source: 1980, 1990, 2000, and 2010 U.S. Census

From 2000 through 2010, there were shifts in Morris' age distribution. The age group of 75+ years old experienced the greatest positive percent change (i.e., 25.3 percent). The 55-64 year old age group also increased (i.e., 16.4 percent). Two age groups, 25-34 year olds and 35-44 year olds experienced negative percent change (i.e., -10.8 percent and -16 percent, respectively). Perhaps correspondingly, the under 5 years old age group also declined (i.e., -14.3 percent). The data suggest that the population in Morris is aging which may have an impact on housing preferences. For example, residents whose children have left home but would like to remain in Morris Township may wish to downsize to smaller single-family detached homes, or seek other types of housing such as townhomes or apartment living. See Table 12, Comparison of Age Distribution, 2000- 2010, for additional details.

Table 12. Comparison of Age Distribution, 2000 - 2010

Age Group	2000	2010	Percent Change (2000-2010)
Under 5	1,563	1,339	-14.3%
5-14	2,672	2,862	7.1%
15-24	1,973	2,244	13.7%
25-34	2,456	2,191	-10.8%
35-44	3,696	3,105	-16.0%
45-54	3,470	3,637	4.8%
55-64	2,610	3,038	16.4%
65-74	1,789	1,927	7.7%
75+	1,567	1,963	25.3%
Total	21,796	22,306	-
Median Age	40.9	43.3	

Source: 2000 and 2010 U.S. Census

Household Characteristics

A household is defined by the U.S. Census Bureau as those persons who occupy a single room or group of rooms constituting a housing unit; however these persons may or may not be related. As a subset of households, a

family is identified as a group of person including a householder and one or more persons related by blood, marriage, or adoption, all living in the same household. In 2016, there were 8,269 households in Morris Township, with an average of 2.58 persons per household. Approximately 63 percent of the households are comprised of married couples with or without children. Almost 28 percent of the Morris Township households are non-family households, which includes individuals.

Income Characteristics

Persons residing in Morris Township have, on average, higher incomes than that of Morris County. Annual mean income for Morris households in 2016 was \$176,064, whereas annual mean income for households in the County was \$138,890. The most notable difference with regard to income between Morris Township and Morris County is the percentage of households earning \$200,000 or more (i.e., 30 percent and 19 percent, respectively). Table 13, Household and Family Income by Income Brackets for Morris and Morris County, 2016, further illustrates these findings.

Table 13. *Household and Family Income by Income Brackets for Morris and Morris County, 2016*

	Morris		Morris County	
	Households	Percent	Household	Percent
Less than \$10,000	205	2.5%	4,751	2.6%
\$10,000 - \$14,999	137	1.7%	3,807	2.1%
\$15,000 - \$24,999	338	4.1%	8,674	4.8%
\$25,000 - \$34,999	237	2.9%	8,655	4.8%
\$35,000 - \$49,999	453	5.5%	13,478	7.5%
\$50,000 - \$74,999	932	11.3%	24,386	13.6%
\$75,000 - \$99,999	827	10.0%	23,084	12.8%
\$100,000 - \$149,999	1,430	17.3%	36,025	20.0%
\$150,000 - \$199,999	1,218	14.7%	22,171	12.3%
\$200,000 or more	2,492	30.1%	34,703	19.3%
Total	8,269	100.0%	179,734	100.0%
Mean Income	\$176,064		\$138,890	

Source: American Community Survey, 2012-2016

Employment Characteristics

Table 14, Employment Status, indicates the number of Township residents 16 years and over who are in the labor force, the type of labor force (i.e., civilian or armed forces) and employment status. Approximately 65 percent of Morris residents 16 and over are in the in the labor force. Of the residents in the civilian labor force, approximately 94 percent are employed and approximately 3.8 percent are unemployed.

Table 14. *Employment Status*

	Number in Morris	Percent in Morris
Population 16 years and over	18,471	-
In Labor Force	12,055	65.3%
Civilian Labor Force	12,047	65.2%
<i>Employed</i>	11,361	94.2%
<i>Unemployed</i>	696	3.8%
Armed Forces	8	0.0%
Not in Labor Force	6,416	34.7%

Source: American Community Survey, 2012-2016

Table 15, Employment by Occupation, Morris, 2016, identifies the occupation of employed persons. While Morris Township residents work in a variety of job sectors, approximately 63 percent of employed residents work in Management, Business, Science and Arts-related occupations; and approximately 24 percent of employed residents work in Sales and Office-related occupations. Very few employed residents work in the Natural Resources, Construction and Maintenance sector or the Production, Transportation and Moving sector (2.9 percent and 3 percent, respectively).

Table 15. *Employment by Occupation, Morris, 2016*

Sector Jobs	Number	Percent
Management, Business, Science, and Arts Occupations	7,130	62.8%
Service	864	7.6%
Sales and Office	2,693	23.7%
Natural Resources, Construction, and Maintenance	324	2.9%
Production, Transportation, and Moving	340	3.0%
Total	11,351	100.0%

Source: American Community Survey, 2012-2016

Table 16, Distribution of Employment by Industry, Township Residents, 2016, shows the distribution of employment by industry for employed Morris Township residents. The four industries to capture the largest segment of the population were the Educational, Health and Social Services industry (24 percent); the Professional, Scientific, Management, Administrative, and Waste Management Services industry (19 percent); the Financing, Insurance, Real Estate, Renting and Leasing industry (13 percent); and the Manufacturing industry (11 percent).

Table 16. *Distribution of Employment by Industry, Township Residents, 2016*

Job Sectors	Number	Percent
Agriculture, Forestry, Fishing and Hunting, and Mining	7	0.1%
Construction	342	3.0%
Manufacturing	1,260	11.1%
Wholesale Trade	408	3.6%
Retail Trade	929	8.2%
Transportation and Warehousing, and Utilities	274	2.4%
Information	425	3.7%
Financing, Insurance, Real Estate, Renting, and Leasing	1,422	12.5%
Professional, Scientific, Management, Administrative, and Waste Management Services	2,120	18.7%
Educational, Health and Social services	2,773	24.4%
Arts, Entertainment, Recreation, Accommodation and Food services	526	4.6%
Public Administration	669	5.9%
Other	169	1.7%
Total	11,351	100.0%

Source: American Community Survey, 2012-2016

Of the employed Morris residents, approximately 83 percent are private wage and salary workers; 10 percent are government workers; and 6 percent are self-employed. See Table 17, Distribution by Class of Worker, 2016, for additional details.

Table 17. *Distribution by Class of Worker, 2016*

	Number in Morris	Percent in Morris
Private Wage and Salary Workers	9,462	83.4%
Government Workers	1,147	10.1%
Self-employed in own not incorporated business workers	720	6.3%
Unpaid family workers	22	0.2%
Total	11,351	100.0%

Source: American Community Survey, 2012-2016

Growth Trends and Projections

Residential Trends and Projections

According to the Morris Township Building Department, between 2006 and 2016, Morris issued 221 certificates of occupancy; all issued for one and two family dwelling units. Approximately 67% of these residential certificates of occupancy were issued between 2014 and 2016. See Table 18, Residential Certificates of Occupancy, 2006-2016, for additional details.

Table 18. Residential Certificates of Occupancy, 2006-2016

	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	Total
1 & 2 Family	6	10	13	6	6	11	10	10	39	68	42	221
Multifamily	0	0	0	0	0	0	0	0	0	0	0	0
Total	6	10	13	6	6	11	10	10	39	68	42	221

Source: Morris Township Building Department

Although the Township has seen the construction of predominantly one-family homes over the last decade, it is projected that there will be some new multifamily development in the coming years, as is detailed further in Chapter VI. However, as much of the vacant land in the Township is characterized by environmental constraints or is reserved for a public or institutional use, the opportunities for additional multifamily housing will be relatively modest in nature.

Non-residential Trends and Projections

According to the New Jersey Construction Reporter, between 2006 and 2016, Morris issued certificates of occupancy for a total of ±294,849 square feet of non-residential building space. See Table 19, Non-Residential Certificates of Occupancy, 2006-2016, for additional details. The majority of the non-residential growth can be attributed to:

- 100,590 square feet of educational space, for which certificates of occupancy were issued in 2008, 2009, and 2016;
- 67,454 square feet of office space, for which certificates of occupancy were issued every year from 2006 to 2016, with the exception of 2008, 2011 and 2016.
- 38,759 square feet of storage space, for which certificates of occupancy were issued in 2010, 2011, 2013, 2014, and 2016;

Table 19. *Non-Residential Certificates of Occupancy, 2006-2016*

	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	Total
Office	915	384	0	21,192	14,178	0	6,711	15,139	3,033	5,902	0	67,454
Retail	0	0	0	0	0	0	0	0	0	0	5,740	5,740
A-1	0	0	0	0	0	0	0	0	0	0	0	0
A-2	0	0	0	0	7,320	0	0	0	0	0	7,245	14,565
A-3	0	10,931	10,931	3,426	0	0	0	0	2,304	0	0	27,592
A-4	0	0	1	0	0	0	0	33,007	0	0	0	33,008
A-5	0	0	0	0	0	0	0	0	0	0	0	0
Multifamily/ Dormitories	0	0	0	0	0	0	0	0	0	0	0	0
Hotel/ Motel	0	0	0	0	0	0	0	0	0	0	0	0
Education	0	0	12,714	44,801	0	0	0	0	0	0	43,075	100,590
Industrial	0	0	0	0	0	0	0	0	0	1,234	0	1,234
Hazardous	0	0	1,100	0	0	0	528	0	0	0	0	1,628
Institutional	0	0	0	0	0	0	0	0	0	0	0	0
Storage	0	0	0	0	9,573	1,110	0	120	22,800	0	5,156	38,759
Signs, Fences, Utility and Misc.	0	1,247	0	60	696	288	0	0	908	0	1,080	4,279
TOTAL	915	12,562	24,746	69,479	31,767	1,398	7,239	48,266	29,045	7,136	62,296	294,849

Source: *New Jersey Construction Reporter*

Capacity for Growth

Morris has the capacity to meet its RDP of 400 units. The Township also has the infrastructure capacity to meet this obligation. Customary or ordinary improvements to the existing infrastructure, including but not limited to public wastewater and public water, will be completed as necessary. However, Morris is reaching its traffic capacity limit in a number of areas in the Township. The Township anticipates that a portion of its RDP can be accommodated on vacant land but the majority of new residential units, particularly multifamily units, will occur on sites that are currently improved but may be expanded or redeveloped for housing.

VI. Morris Affordable Housing Plan

There are three components to a municipality's affordable housing obligation: Present Need obligation⁶; Prior Round obligation⁷; and Prospective Need obligation.⁸ Estimates of Morris Township's Fair Share obligation and how the Township will address that obligation are provided below.

Present Need Obligation

As part of the terms of its Settlement Agreement with Fair Share Housing Center, the Township agreed to use estimates of the Township's Fair Share obligation calculated by David N. Kinsey⁹ (the "Kinsey Report"). The Kinsey Report estimates that Morris Township has a rehabilitation obligation of **24 units**. The Township will rehabilitate these units through participation in the Morris County Community Development Program. The Morris County Community Development Program is funded through the U.S. Department of Housing and Urban Development (HUD). This program is a cooperative effort of the federal government through the Morris County Board of Chosen Freeholders and 37 municipalities to meet housing and neighborhood needs throughout the County. Additionally, in the event that funds from Morris County Community Development Program are deficient, the Township has sufficient funds in its Affordable Housing Trust Fund which can be used to cover any shortfall.

Prior Round Obligation

The Supreme Court in the 2015 Case preserved Prior Round obligations established in N.J.A.C. 5:93 et seq. Morris Townships' Prior Round obligation is **293 units**. As is detailed in Table 20, Existing Credits/Bonuses Addressing Prior Round Obligation, the Township will address its Prior Round obligation through a combination of Prior Cycle credits, 100 percent affordable projects, inclusionary projects, alternative living/ supportive and special needs housing, inclusionary projects and rental bonuses. The projects include rental and sales units, as well as family and age-restricted units. All of the projects are complete.

⁶ The Present Need is an estimate of the low- and moderate-income households living in deteriorated housing.

⁷ In 1994, the Council on Affordable Housing (COAH) adopted N.J.A.C. 5:93, et seq., which established criteria for the calculation of each municipality's low- and moderate-income housing obligation. The obligation was cumulative for the period between 1987 and 1999 (i.e., COAH's First and Second Rounds), which is commonly referred to as the Prior Round.

⁸ For the purposes of this Agreement, the Third Round Prospective Need includes the Gap Period Present Need which is a measure of households formed from 1999-2015 that need affordable housing. The Gap Period Present Need was recognized by the Supreme Court in In re Declaratory Judgment Actions Filed by Various Municipalities, 227 N.J. 508 (2017).

⁹ David N. Kinsey, PhD, PP, FAICP, "New Jersey Low and Moderate Income Housing Obligations for 1999-2025 Calculated Using the NJ COAH Prior Round (1987-1999) Methodology, May 2016 and April 2017.

Table 20. Existing Credits/Bonuses Addressing Prior Round Obligation

Project	Block/Lot	Tenancy	Units	Rental Bonuses	Total	Status
Prior Cycle Credits= 100 units						
Morris Mews	B: 1901/L: 3	Age-Restricted Rental Units	100 ¹		100	Complete
100 Percent Affordable Projects= 21 units and 6 rental bonus credits						
Dean A. Gallo Congregate Living	B: 1901/L: 2	Age-Restricted Rentals	19	6	25	Complete
MLK/Emmett Avenue	B: 10311/L: 21	Sales	2		2	Complete
Inclusionary Development Projects= 200 units						
Moore Estate	B: 7902/L:1	Sales	64 ²		64	Complete
James St. Commons	B: 6705/L: 2	Sales	16 ²		16	Complete
Woodcrest (Oaks)	B: 9902/L: 48	Sales	21		21	Complete
Cory Road (Millrace)	B: 10311/L: 1	Sales	4		4	Complete
Village at Convent	B: 8301/L: 1	Sales	25		25	Complete
Rose Arbor	B: 1501/L: 1	Sales	70		70	Complete
Alternative Living/ Supportive and Special Needs Housing= 41 units and 41 rental bonus credits						
ARC House (1)	Confidential	Rental	15	15	30	Complete
Homeless Solutions Transitional Housing	Confidential	Rental	11	11	22	Complete
Allegro Autism School Group Home	Confidential	Rental	5	5	10	Complete
Delta Community Support	Confidential	Rental	4	4	8	Complete
ARC House (2)	Confidential	Rental	6	6	12	Complete
Total			362	47	409³	
³Surplus of 116 Units over 293 Unit Prior Round Obligation						

¹ Of the total 100 affordable units at the Morris Mews project, the Township seeks to apply 62 units toward addressing its Prior Round obligation and 38 units toward addressing its Third Round Prospective Need obligation as part of a Prior Round surplus.

² The Township seeks to apply the 64 units at Moore Estate and 14 of the 16 total units at James Street Commons toward addressing its Third Round Prospective Need obligation as part of a Prior Round surplus.

³ The Township seeks to apply 116 Prior Round surplus units towards addressing its Third Round Prospective Need obligation. These units will be from Morris Mews (38 units), Moore Estate (64 units), and James Street Commons (14 units).

Source: Phillips Preiss Grygiel Leheny and Hughes LLC

Prior Cycle Credits

Morris Mews is located on Ketch Road in Morris Township. The Morris County Housing Authority developed Morris Mews for the elderly or disabled 62 years of age or older in 1981. The complex consists of efficiency, one and two bedroom units, some of which are handicap accessible. Pursuant to N.J.A.C. 5:93-2.15, prior cycle credits are credits given for affordable housing units produced between April 1, 1980 and December 15, 1986, provided the units are occupied by low- or moderate-income households and that the required controls on affordability are in place. Morris Township proposes to apply 62 of its 100 total units at Morris Mews toward its Prior Round obligation and 38 units from Morris Mews toward its Third Round Prospective Need obligation. While prior cycle credits were characterized as neither age-restricted nor rental units by COAH, Morris notes

that the 38 rental units at Morris Mews in excess of the Township's Prior Round obligation used as "surplus credits" toward the Third Round Prospective Need obligation will be counted as age-restricted rental units subject to the age-restricted unit and rental bonus caps pursuant to N.J.A.C. 5:93-5.14 and N.J.A.C. 5:93-5.15.

100% Affordable Projects

In 1999, the Morris County Housing Authority (MCHA) constructed two units on Emmett Avenue near its intersection with Martin Luther King Avenue. The units are family sales units available to low- and moderate-income households.

Age-Restricted Units

The Dean A. Gallo Congregate Living Facility is located in Morris Township adjacent to the Morris Mews Complex. The Morris County Housing Authority built the facility in 1996 and it consists of 19 one bedroom units for the frail elderly 62 years of age or older. Some of the units are handicap accessible. The project has a Community Room and Dining Room that hosts a lunch program offered Monday through Friday by the Morris County Nutrition Project. Meals on the weekends are offered by the Housing Authority. Housekeeping services and recreational activities are also available. Charges for these services are on a sliding scale. The Housing Authority administers these units. Per N.J.A.C. 5:93-5.15 and N.J.A.C. 5:93-5.16, the units at the facility are considered age-restricted, rental units and are eligible for a one and one-third (1.33) units of credit for each unit. Therefore, the 19 one-bedroom units at the facility are eligible for six bonus credits.

Inclusionary Projects

As part of its 1984 judgment of compliance related to an exclusionary zoning lawsuit, the Township Committee rezoned a number of sites for inclusionary housing and the Planning Board approved inclusionary projects resulting in the construction of 200 family affordable sales units. These affordable units are located at the following projects: Moore Estate (64 affordable units), James Street Commons (16 affordable units), Woodcrest (21 affordable units), Cory Road (4 affordable units), the Village at Convent Station (25 affordable units), and Rose Arbor (70 affordable units). The Township seeks to apply the 64 affordable units at the Moore Estate and 14 of the 16 affordable units at the James Street Commons as "surplus credits" toward its Third Round Prospective Need obligation (i.e., a total of 78 units). The 200 units described above all had 30-year affordability controls restricting tenancy to low- and moderate-income households.

Alternative Living/ Supportive and Special Needs Housing

There are five alternative living/support and special needs housing projects in the Township totaling 41 units¹⁰. These includes group homes operated by Homeless Solutions, the Allegro Autism School, Delta Community Support, and the Association for Retarded Citizens (ARC). The projects are in conformance with the requirements of N.J.A.C. 5:93-5.8. The projects are eligible for 41 rental bonuses pursuant to N.J.A.C. 5:93-5.15.

Minimum Rental Obligation and Maximum Rental Bonuses and Age-Restricted Units

Pursuant to N.J.A.C. 5:93, for its Prior Round obligation Morris Township is subject to minimum requirements for rental units; maximum requirements for rental bonus credits; and maximum restrictions on the number of age restricted units with regard to its Prior Round obligation. Table 21, Compliance with Minimal Rental and Maximum Age-Restricted and Bonus Requirements for Prior Round, illustrates Morris Township’s compliance with these requirements.

Table 21. Compliance with Minimal Rental and Maximum Age-Restricted and Bonus Requirements for Prior Round

Minimum Rental Obligation	<i>Regulation</i>	=0.25 (Prior Round Obligation) =0.25 (293) = 73 units
	<i>Minimum Required</i>	73 Units
	<i>Proposed</i>	160 Units ¹
Maximum Rental Bonuses	<i>Regulation</i>	A rental unit available to the general public receives one rental bonus; An age-restricted unit receives 1.33 rental bonus, but no more than 50 percent of the rental obligation shall receive a bonus for age-restricted units; and No rental bonus is granted in excess of the Prior Round rental obligation (i.e., 73 units).
	<i>Maximum Allowed</i>	73 Units
	<i>Proposed</i>	47 Bonuses on 60 Units
Maximum Age-Restricted Units	<i>Regulation</i>	=0.25 (Prior Round Obligation + Rehabilitation Share – Transferred RCAs) =0.25 (293 + 28 - 0) = 80 units
	<i>Maximum Allowed</i>	80 Units
	<i>Proposed</i>	19 Units

¹ Table 21 lists 160 rental units. However, the Township wishes to apply 38 rental units at Morris Mews toward its Third Round Prospective Need obligation. If these 38 units are deducted from the 160 unit rental total, the Township has 78 rental units which it seeks to apply toward its Prior Round obligation.

Source: Phillips Preiss Grygiel Leheny and Hughes LLC

¹⁰ Per N.J.A.C. 5:93-5.8 the units of credit for an alternative living arrangement shall be the bedrooms. Per N.J.A.C. 5:93-1.3, “alternative living arrangements” shall share kitchens, plumbing facilities, and common areas. The 11-units at the Homeless Solutions project are self-contained. COAH practice was typically to credit these types of facilities by the unit rather than the bedroom despite the strict interpretation of N.J.A.C. 5:93-5.8.

Third Round Prospective Need Obligation

The Kinsey Reports estimate that Morris Township has a Third Round Prospective Need Obligation (1999-2025) of 1,095 units. In settlement negotiations with the Township, FSHC reduced that 1,095 obligation by 30 percent for a total 1999-2025 obligation of 767 units. Given that Morris is a mostly built-out community, in order to address its Prospective Need Obligation of 767 units the Township undertook a Municipal Adjustment due to lack of land pursuant to N.J.A.C. 5:93-4.2 (i.e., a “Vacant Land Adjustment” or “VLA”). The VLA estimates that the Township has a **realistic development potential (“RDP”) of 400 units**. The RDP of 400 units subtracted from the Prospective Need Obligation of 767 units results in an **unmet need of 367 units**. Please note that although it was under construction, the Township included the former Honeywell Site (Portions of Block 9101, Lots 6-8) in its calculation of RDP for settlement purposes with Fair Share Housing Center.

The Township will address its 400 unit RDP through surplus credits from the Prior Round, 100 percent affordable housing projects, and inclusionary housing projects. The projects include rental and sales units, as well as family and age-restricted units¹¹. Some of the projects are complete, some are under construction, and some are in the planning stages. A summary of all the projects, surplus credits and bonuses addressing Morris Township’s Third Round Prospective Need obligation are provided in Table 22, Projects, Surplus Credits and Bonuses Addressing Third Round Realistic Development Potential, and shown in Figure 1.

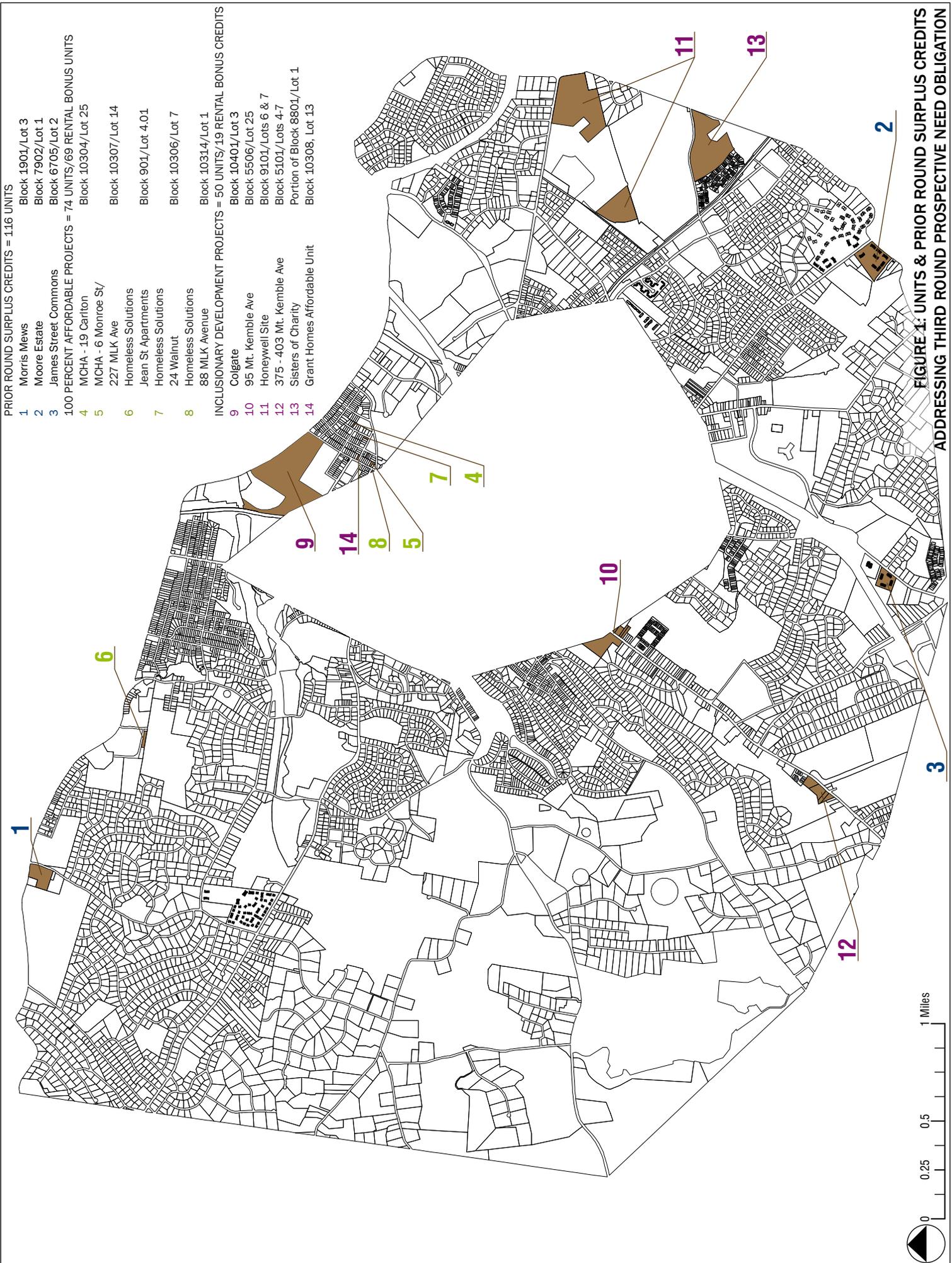
¹¹ Prior Round surplus credits from Morris Mews are considered age-restricted.

Table 22. *Projects, Prior Round Surplus Credits and Bonuses Addressing Third Round RDP*

Project	Block/Lot	Tenancy	Units	Rental Bonuses	Total	Status
Prior Round Surplus Credits= 116 units						
Morris Mews	B: 1901/L: 3	Age- Restricted Rental Units	38 ¹		38	Complete
Moore Estate	B: 7902/L:1	Sales	64		64	Complete
James St. Commons	B: 6705/L: 2	Sales	14 ¹		14	Complete
100 Percent Affordable Projects= 30 units and 25 rental bonus credits						
MCHA- 19 Carlton	B: 10304/ L: 25	Sales	5		5	Complete
MCHA- 6 Monroe Street/227 MLK Ave	B: 10307/ L: 14	Rentals	6	6	12	2 units are complete. The Township will provide \$25,000 per unit for each of the additional 4 units.
Homeless Solutions- Jean Street Apartments	B: 901/ L: 4.01	Rentals	15	15	30	Complete
Homeless Solutions- 24 Walnut	B: 10306/ L: 7	Rentals	2	2	4	Complete
Homeless Solutions- 88 MLK Ave	B: 10314/ L: 1	Rentals	2	2	4	The Township will provide \$25,000 per unit for both units
Inclusionary Development Projects= 154 units and 75 rental bonus credits						
Honeywell Site	B: 9101/ L: 6-7	Sales	24		24	Under Construction
Colgate	B: 10401/ L: 3	Rental	66	42	108	Approved
Sisters of Charity	Portion of B: 8801/ L: 1	Rental	33	33	66	Planned
95 Mt. Kemble Avenue	B: 5506/ L: 25 B: 5605/ L: 5-8	Rental	23		23	Planned
375-403 Mt. Kemble Avenue	B: 5101/ L: 4-7	Sales	7		7	Planned
Grant Homes a.k.a. 122 Mt. Kemble Avenue	B: 5604/ L: 1	Rental	1		1	Planned
Total			300	100	400	

¹ As detailed in Table 21, the Township seeks to apply Prior Round “surplus credits” toward its Third Round Prospective Need obligation as follows: 38 of the total 100 affordable units at Morris Mews, 14 of the total 16 affordable units at James Street Commons, and all 64 of the affordable units at Moore Estate.

Source: *Phillips Preiss Grygiel Leheny and Hughes LLC*



PRIOR ROUND SURPLUS CREDITS = 116 UNITS

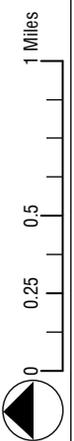
- 1 Morris Mews
- 2 Moore Estate
- 3 James Street Commons
- 4 MCHA - 19 Carlton
- 5 MCHA - 6 Monroe St/ 227 MLK Ave
- 6 Homeless Solutions
- 7 Jean St Apartments
- 8 Homeless Solutions
- 9 Homeless Solutions
- 10 88 MLK Avenue
- 11 Colgate
- 12 95 Mt. Kemble Ave
- 13 Honeywell Site
- 14 375 - 403 Mt. Kemble Ave

INCLUSIONARY DEVELOPMENT PROJECTS = 50 UNITS/19 RENTAL BONUS CREDITS

- 1 Block 1901/Lot 3
- 2 Block 7902/Lot 1
- 3 Block 6705/Lot 2
- 4 Block 40304/Lot 25
- 5 Block 40307/Lot 14
- 6 Block 901/Lot 4.01
- 7 Block 40306/Lot 7
- 8 Block 40314/Lot 1
- 9 Block 40401/Lot 3
- 10 Block 5506/Lot 25
- 11 Block 9101/Lots 6 & 7
- 12 Block 5104/Lots 4-7
- 13 Portion of Block 8801/Lot 1
- 14 Block 10308, Lot 13

FIGURE 1: UNITS & PRIOR ROUND SURPLUS CREDITS ADDRESSING THIRD ROUND PROSPECTIVE NEED OBLIGATION

Prepared by: Phillips Preiss Grygiel Leheny Hughes LLC 2018



Prior Round Surplus Credits (116)

As detailed above, the Township seeks to apply 116 Prior Round surplus units from the Prior Round toward its Third Round RDP. These units would include 38 units from the Morris Mews project; 64 units from the Moore Estate project; and 14 of the 16 total units at James Street Commons.

100 Percent Family Affordable Housing Projects (30 units plus 25 Bonus Credits= 55 Credits)

Morris Township will address part of its Third Round RDP obligation through five different 100 percent affordable unit projects that were developed or are in the process of being developed by either the Morris County Housing Authority (MCHA) or Homeless Solutions, Inc. (HSI).

Morris County Housing Authority Projects

The Morris County Housing Authority (MCHA) was created by the Morris County Board of Chosen Freeholders in 1972 to develop and manage housing for low and moderate income residents of the County. The Housing Authority is overseen by the Department of Housing and Urban Development (HUD). MCHA is responsible for the development of 55 units at three 100 percent affordable projects: 19 Carlton Street (5 units), 6 Monroe/227 MLK Avenue (6 units), and a portion of Block 1901, Lot 1 (44 units).

19 Carlton Street (5 sales units)

19 Carlton Street, otherwise known as Block 10304, Lot 25 on the Official Tax Maps of Morris Township, is the location of 5 owner occupied 2- and 3-bedroom low- and moderate-income sales units. The project is a joint venture between the Morris County Affordable Housing Corporation¹² and Morris Habitat for Humanity. It is the seventh collaboration between these two entities. The development is a five-plex containing two 3-bedroom and three 2-bedroom townhomes. Each townhome has a one-car garage, 1-3/4 bathrooms and gas-fired heating and hot water. The houses are accessible, handicapped adaptable and Energy Star certified for energy efficiency. Family selection for the homes was completed by lottery through Morris Habitat for Humanity.

Selling price for the homes will range from \$96,000 to \$155,000, with zero-interest 30-year fixed mortgages held by Morris Habitat. The homes will have a 50-year deed restriction that allows modest equity upon resale, but mandates that they be sold at an affordable price to other income-eligible families. Current and future homeowners will contribute a minimum of 300 hours of sweat equity.

¹² The Morris County Affordable Housing Corporation (MCAHC) is a 501(c)(3) nonprofit corporation is a division of MCHA. The mission of the Corporation is to provide home ownership opportunities for low and moderate income residents of Morris County. The Corporation rehabilitates and/or constructs affordable for-sale units.

[6 Monroe Street/227 MLK Avenue \(6 rental units plus 6 rental bonus credits\)](#)

6 Monroe Street/227 MLK Avenue, otherwise known as Block 10307, Lot 14 on the Official Tax Maps of Morris Township, is an L-shaped property with frontage on Monroe Street and Martin Luther King Avenue and is owned by Morris County Affordable Housing Corporation (MCAHC), a division of MCHA. The lot has one dwelling fronting on Martin Luther King Avenue, which accommodates two 2-bedroom rental apartments. The lot has another building fronting on Monroe Street which is under construction but will contain two 2-bedroom rental apartments. MCAHC is also in the construction process of converting the first floor garage of the building fronting Monroe Street into two 1-bedroom units. The Township is eligible for six rental bonus credits for the 6 rental units on this site. In addition to development, MCHA is in charge of the administration and affirmative marketing of these units in accordance with the Uniform Housing Affordability Controls (UHAC) per N.J.A.C. 5:80-26.

Homeless Solutions, Inc.

Homeless Solutions, Inc. (HSI) is a private non-profit organization founded in 1983 to shelter the homeless and working poor in the Morris County area. Homeless Solutions manages four shelter programs and a transitional housing program and provides affordable, environmentally friendly housing through construction, renovation, and advocacy. HSI is an experienced private, non-profit corporation, owner and manager of affordable units throughout the Township. HSI is responsible for the development of 19 units at three 100 percent affordable family projects: Jean Street apartments (15 units), 24 Walnut Street (2 units), and 88 Martin Luther King Avenue (2 units).

[Jean Street Apartments \(15 rental units plus 15 rental bonus credits\)](#)

The Jean Street apartments consist of 15 units of low-income family rental units located at 1 Jean Street. HSI completed the project in 2004. The apartments are “service enriched” offering social work support to tenant families. HSI is in charge of the administration and affirmative marketing of these units in accordance with the Uniform Housing Affordability Controls (UHAC) per N.J.A.C. 5:80-26. Per N.J.A.C. 5:93-5.15, in addition to 15 units of credit, the Jean Street apartments are eligible for 15 rental bonuses.

[24 Walnut Street \(2 rental units plus 2 rental bonus credits\)](#)

24 Walnut Street, otherwise known as Block 10306, Lot 7 on the Official Tax Maps of Morris Township, is owned by HSI. The project consists of two family rental units affordable to low- and moderate-income households. The location is in an established neighborhood, directly across the street from a park, and represents the infill of a new housing investment on a long vacant lot.

In addition to development, HSI is in charge of the administration and affirmative marketing of these units in accordance with the Uniform Housing Affordability Controls (UHAC) per N.J.A.C. 5:80-26. Per N.J.A.C. 5:93-5.15, the Township is entitled to two rental bonus credits on these units.

88 Martin Luther King Avenue (2 rental units plus 2 rental bonus credits)

HSI is also planning the development of an 8 unit affordable rental project at 88 Martin Luther King Avenue. The site consists of two lots, both of which straddle the border between Morris Township and Morristown. Block 10314, Lots 1 and 2 are in Morris Township whereas Block 403, Lots 1 and 2 are in Morristown. The zoning for the Morris lots are the RB-7 Multi-Family Residential zone. A 2.5 story mixed-use building on the site was recently demolished in order to allow for the construction of a three-story apartment building containing eight affordable units and 15 off-street parking spaces. The lots would be merged. Of the 8 affordable units, 2 units will be in Morris Township and are eligible for 2 rental bonus credits. In addition to development, HSI will be in charge of the administration and affirmative marketing of these units in accordance with the Uniform Housing Affordability Controls (UHAC) per N.J.A.C. 5:80-26.

Inclusionary Family Projects (154 Units plus 75 Bonus Credits= 229 Credits)

There are six under construction or planned inclusionary projects in Morris Township which will yield 154 low- and moderate-income units. See Figures 2 through 7.

Inclusionary Family Rental Projects

Colgate-Palmolive Company (66 rental units plus 42 rental bonus credits)

Colgate-Palmolive Company formerly operated a manufacturing plant on Block 10401, Lot 3. Colgate-Palmolive ceased operations on the site in 2016 and subsequently all of the improvements have been demolished and the site is now vacant. The property is located in the northeastern section of the Township at 191 East Hanover Avenue and is in the I-21 zone. The property shares a border with Morristown to the south and west and Hanover Township across East Hanover Avenue to the north and east. The property encompasses ±49.105 acres. In December 2016, the Township Committee adopted Resolution No. 241-16 designating the area as an area in need of redevelopment pursuant to, and in accordance with, the provisions of the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et seq. (the "LRHL"). Subsequently on April 5, 2017, the Committee adopted a Redevelopment Plan for the site. In October 2017, the Planning Board granted the designated redeveloper of the site (i.e., JMF/RD NJ Properties Urban Renewal, LLC) preliminary and final subdivision and preliminary and final site plan approval and variance and design waiver relief to redevelop the property for 120,594 square feet of commercial floor area together with 143 market rate townhouses, 30 multi-family affordable rental units and a 6-bed supportive housing facility.

On March 12, 2018, the Township Committee recommended the adoption of an Amended Redevelopment Plan for the Colgate property. Subsequently, the Planning Board approved an amended site plan and subdivision for the site. The changes were precipitated largely in connection with the proposed addition of 30 affordable housing units consistent with the settlement agreement between the Township and Fair Share Housing Center. Other changes were driven by an agreement reached between the applicant and

Morris County concerning the use of the Mennen Access Drive. As a result of the amended site plan approval, the redevelopment consists of 60 multi-family affordable rental units and a 6-bed supportive housing facility.

The site is available, suitable, developable and approvable as defined in N.J.A.C. 5:93-1.3. The site is available as the proposed developer, JMF/RD Affordable Housing Urban Renewal LLC, is the contract purchaser of Block 10401, Lots 3. Further, the site is not encumbered by any deed restriction or other hindrance that would preclude its development for low and moderate income housing. The site is approvable as it can be developed consistent with the Residential Site Improvement Standards (RSIS) and other state regulations such as those of the New Jersey Department of Environmental Protection (NJDEP). From a review of NJDEP's wetland mappings, there does not appear to be any wetlands on the property. After a review of Federal Emergency Management Agency (hereafter "FEMA") Flood Insurance Rate Maps (hereafter "FIRM maps") it would appear the site contains no floodplains. There are some steep slopes in the western portion of the parcel. However, the remainder of the site is developable. There are other residential developments in close proximity including to the south and west in Morristown. The site will be accessed off of Martin Luther King, Jr. Avenue and the driveway to Mennen Arena. The proposed moderate density residential housing will serve as an appropriate transition to the established and future single-family neighborhoods on adjacent lands in Morris Township and Morristown. The site is located in Planning Area 1 (hereafter "PA1") of the adopted and proposed State Development and Redevelopment Plan Policy Map (hereafter "State Plan"). The site is developable as it is located in the Morristown sewage treatment plant sewer service area. Per conversations with the Township and the Southeast Morris County Municipal Authority, both water and sewer infrastructure and capacity is available.

[Sisters of Charity of Saint Elizabeth \(33 rental units plus 33 rental bonus credits\)](#)

Sisters of Charity of Saint Elizabeth own property otherwise known as Block 8801, Lot 1 that is located on Convent Road in the OSGU zone. The site is adjacent to the Convent Station New Jersey Transit train station and can be accessed from Park Avenue. The Sisters of Charity intend to redevelop a ±27.5 acres portion of the site along Punch Bowl Road for a mix of market rate townhouses and 33 rental affordable units which will also give the Township 33 rental bonus credits.

The site is available, suitable, developable and approvable as defined in N.J.A.C. 5:93-1.3. The site is available because the Sisters of Charity of Saint Elizabeth, have owned Block 8801, Lot 1 for many years and they are currently looking for a developer who will be the contract purchaser. The property is not encumbered by any title or deed restriction or other hindrance that would preclude its development for low and moderate income housing. The site is approvable because it can be developed for low- and moderate-income housing in a manner consistent with RSIS and NJDEP. A review of NJDEP wetlands mapping indicates that the property has some wetlands in its northwestern and northeastern sections. There are also floodplains in the northeast section of the site. Data from the Highlands Commission shows

steep slopes scattered throughout the parcel. Development will be concentrated on those areas that are not environmentally constrained (i.e., there are contiguous areas of upland that can accommodate development). Additionally, the Morris Township Land Development Ordinance does permit some level of disturbance within steeply sloped areas. As such, the site will be able to accommodate the proposed development. The site is suitable as it is located directly adjacent to an existing townhome development (i.e., Liberty Greens Condominiums). Furthermore, the site is in close proximity to the Convent Station New Jersey Transit train station which offers rail service to New York City. The site is developable because it is in the Woodland sewage treatment plant sewer service area. Per conversations with the Township and the Southeast Morris County Municipal Authority, both water and sewer infrastructure and capacity is available.

95 Mt. Kemble Avenue (23 rental units)

95 Mt. Kemble Avenue, otherwise known as Block 5506, Lot 25 and Block 5606, Lots 5-8 on the Official Tax Maps of Morris Township, is currently developed with the Atlantic Rehabilitation Institute (“Atlantic Rehab”). The lots are in the RA-15 zone. Atlantic Rehab is contemplating vacating the site which is over 20 acres in size. The acreage of the lot is split between Morris Township and Morristown. Pursuant to N.J.A.C. 40A:12A-1, Morris Township declared the portion of the lot within its geographic limits (i.e., approximately 9.17 acres) to be an Area in Need of Redevelopment pursuant to N.J.S.A. 40A:12A-1. A Redevelopment Plan has been prepared for the property. There is currently a contract purchaser (i.e., Toll Brothers) who is desirous of redeveloping the site for multi-family housing. The site will accommodate 115 multifamily residential units within Morris Township proper with a 20 percent affordable unit set aside. As such, this will yield 23 affordable rental units in Morris Township.

The developed portion of the property contains a physical rehabilitation facility that is owned and operated by Atlantic Health Systems. The portion of the site within Morris Township consists of the utility annex building, some of the parking area, and a wooded, steeply sloped portion of the site that remains undeveloped. Across Mount Kemble Avenue are four additional lots that make up the remainder of the site. Two of the lots are developed with single family homes, one is a consignment shop, and one is a portion of a parking lot for the rehabilitation facility.

The site is available, suitable, developable and approvable as defined in N.J.A.C. 5:93-1.3. The site is available as the property owner owns all of the lots and has for many years. The property is not encumbered by any title or deed restriction or other hindrance that would preclude its development for low and moderate income housing. The site is approvable because it can be developed consistent with RSIS and other state regulations such as those of the NJDEP. From a review of NJDEP’s wetland mappings, there does not appear to be any wetlands on the property. A review of FEMA FIRM maps reveals that the site contains no floodplains. Steep slope data prepared by the Highlands Commission shows several acres of steep slopes in the rear along the upside of Mt. Kemble Avenue, however the front

portion of the site is developable (i.e., where there are existing buildings and improvements). The site is suitable in that the land uses surrounding the site in Morris Township are comprised mainly of residential uses including the Spring Brook townhouses, as well as single family residential homes. The site is located on a major arterial, i.e., Mt. Kemble Avenue. The site is located in PA1 of the State Plan. The site is developable as it is located in the Morristown sewage treatment plan sewer service area. Per conversations with the Township and the Southeast Morris County Municipal Authority, both water and sewer infrastructure and capacity is available.

Grant Homes, a.k.a. 122 Mt. Kemble Avenue/ Affordable Unit on Block 10308, Lot 13 (1 rental unit)

In September 2017, the Morris Township Board of Adjustment approved an application to construct a large manor house consisting of six (6) dwelling units as well as one affordable unit to be built off-site. The property is located at 122 Mt. Kemble Avenue, otherwise known as Block 5604, Lot 1 on the Official Tax Maps of Morris Township. The site is ±1.081 acres. It is located adjacent to Spring Brook Country Club and Spring Brook Townhouses. The developer will build the one affordable unit, as part of a proposed new two-family home, on Block 10308, Lot 13, otherwise known as 241 Martin Luther King, Jr. Avenue.

The site of the proposed affordable unit, i.e., Block 10308, Lot 13, is available, suitable, developable and approvable as defined in N.J.A.C. 5:93-1.3. It is located in the RB-7 zone. It is available because the proposed developer, Grant Homes, is the owner of the site. The property is not encumbered by any title or deed restriction or other hindrance that would preclude its development for low and moderate income housing. The site is approvable in that it can be developed consistent with RSIS and other state regulations such as those of the NJDEP. From a review of NJDEP's wetland mappings, there does not appear to be any wetlands on the property. A review of FEMA FIRM maps indicates that the site contains no floodplains. Data provided by the Highlands Commission indicates there are no steep slopes on the property. The site is suitable because the proposed affordable housing unit is located in a predominantly 1 and 2 family residential neighborhood. It is in close proximity to other affordable developments including 6 Monroe Street/227 Martin Luther King Jr. Avenue, 24 Walnut Street, and 88 Martin Luther King Jr. Avenue. The site is located in PA1 of the State Plan. The site is developable in that it is located in the Morristown and Morris Township sewage treatment plan sewer service area. Per conversations with the Township and the Southeast Morris County Municipal Authority, both water and sewer infrastructure and capacity is available.

Inclusionary Family Sales Projects

Honeywell Site (24 sales units)

In 2014, the Planning Board granted general development plan (GDP) approval for the redevelopment of the former Honeywell site at 101 Columbia Road. The project contains a mix of office and residential townhouses. On April 18, 2016, the Planning Board granted site plan approval to construct 235

townhouses and a residential clubhouse with other related improvements on a portion of 101 Columbia Road, otherwise known as Block 9101, Lots 6, 7 and 8 on the Official Tax Maps of Morris Township (application # PB-05-15 memorialized on June 6, 2016). Of the 235 townhouses on the site, a total of 24 of will be reserved for low- and moderate-income households. The project is currently under construction and is in the OL-40/PUD zone.

The site is available, suitable, developable and approvable as defined in N.J.A.C. 5:93-1.3. The site is available because the owner, K. Hovnanian, is also the developer and the site has a clear title and is free of encumbrances that would preclude development of affordable housing. The site is approvable because it can be developed consistent with RSIS and other state regulations such as those of the NJDEP. There are limited wetlands, floodplains and steep slopes on the property. The bulk of the site is developable. The site is suitable because the land immediately surrounding the property is developed for largely residential, educational and recreational purposes. The Morris County Golf Club borders the southern property boundary. The Arrowhead single-family residential community is to the southeast, and single-family residential neighborhoods are to the west and to the north off of Normandy Parkway and Columbia Road, respectively. Normandy Park School is directly to the west. Lands across Park Avenue are commercially developed, as are properties across Old Turnpike Road, which comprise mostly office uses. Access to the property is provided along Park Avenue and a driveway from the intersection of Old Turnpike and Kahn Roads which connects with Madison Avenue at a signalized intersection. The site is located in PA1 of the State Plan. The site is developable because it is located in the Woodland sewage treatment plant sewer service area. Per conversations with the Township and the Southeast Morris County Municipal Authority, both water and sewer infrastructure and capacity is available.

375-403 Mt. Kemble Avenue (7 sales units)

The owner of Block 5101, Lots 4-7, otherwise known as 375-403 Mt. Kemble Avenue, has advanced a proposal with the Township to construct 37 multi-family residences on the property, 7 of which would be set aside for low- and moderate-income households. The property is approximately 5 acres in size and is located directly across from the Mt. Kemble Corporate Center office complex. The site is in the RA-35 zone.

The site is available, suitable, developable and approvable as defined in N.J.A.C. 5:93-1.3. The site is available because the proposed developer, Verde Group, is the contract purchaser of Block 5101, Lots 4-7. The property is not encumbered by any title or deed restriction or other hindrance that would preclude its development for low and moderate income housing. The site is approvable as the site can be developed consistent with RSIS and other state regulations such as those of the NJDEP. From a review of NJDEP's wetland mappings, there does not appear to be any wetlands on the property. A review of FEMA FIRM maps indicates that the site contains no floodplains. According to steep slope data gathered by the Highlands Commission there are steeply sloped areas in the rear of the site, however, the front portion of the property is developable. Importantly, the adjacent development to the north has been developed for

townhouses and has similar slope characteristics. Development will be confined to the front portion of the site so as to limit steep slope disturbance. The site is suitable because the proposed development is located on a major arterial, Mt. Kemble Avenue, and would be adjacent to an existing townhouse development (i.e., Mountain Shadow Townhouses). The lots are currently improved with single-family residential units and much of the development can be accomplished within the footprint of existing development. The site is developable as it is located in the Woodland sewage treatment plant sewer service area. Per conversations with the Township and the Southeast Morris County Municipal Authority, both water and sewer infrastructure and capacity is available.



FIGURE 2: COLGATE PALMOLIVE SITE



FIGURE 3: PORTION OF SISTERS OF CHARITY LOT

Prepared by: Phillips Preiss Grygiel Leheny Hughes LLC 2018



 Atlantic Health



FIGURE 4: 95 MT. KEMBLE AVENUE SITE



 Grant Homes

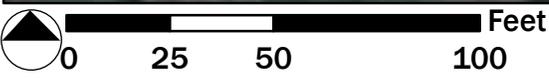


FIGURE 5: SITE OF GRANT HOMES AFFORDABLE UNIT



FIGURE 6: HONEYWELL SITE



FIGURE 7: 375-403 MT. KEMBLE AVENUE SITE

Minimum Rental Obligation and Maximum Rental Bonuses and Age-Restricted Units

Pursuant to N.J.A.C. 5:93, for its Third Round RDP Morris Township is subject to minimum requirements for rental units; maximum requirements for rental bonus credits; and maximum restrictions on the number of age restricted units. The Township’s compliance with these requirements is shown in Table 23, Compliance with Minimal Rental and Maximum Age-Restricted and Bonus Requirements for Third Round RDP.

Table 23. Compliance with Minimal Rental and Maximum Bonus and Age-Restricted Requirements for Third Round RDP

Minimum Rental Obligation	<i>Regulation</i>	=0.25 (Third Round RDP) =0.25 (400) = 100 units
	<i>Minimum Required</i>	100 Units
	<i>Proposed</i>	148 Units
Maximum Rental Bonuses	<i>Regulation</i>	A rental unit available to the general public receives one rental bonus; An age-restricted unit receives 0.33 rental bonus, but no more than 50 percent of the rental obligation shall receive a bonus for age-restricted units; and No rental bonus is granted in excess of the Prior Round rental obligation (i.e., 88 units). No rental bonus shall be granted for rental units in excess of the rental obligation (i.e., 100 units).
	<i>Maximum Allowed</i>	100 Units
	<i>Proposed</i>	100 Bonuses from 100 Units
Maximum Age-Restricted Units	<i>Regulation</i>	=0.25 (Third Round RDP + Rehabilitation Share – Rehabilitation Credits) =0.25 (400 + 24 - 0) = 106 units
	<i>Maximum Allowed</i>	106 Units
	<i>Proposed</i>	38 Units as part of Morris Mews surplus

Source: Phillips Preiss Grygiel Leheny and Hughes LLC

Very Low-Income Units

Additionally, the Township is subject to requirements in the Fair Housing Act (FHA) for Very Low-Income Units. Per N.J.S.A. 52:27-D-329.1 of the FHA, at least 13 percent of the housing units made available occupancy by low-income and moderate-income households built after July 1, 2008 shall be reserved for occupancy by very low-income households. Half of the very low-income units must be available to families. The Township’s requirement to provide for very low-income units is shown in Table 24, Requirements to Provide Very Low-Income Units in Morris Township. The sites planned to address the 13 percent very low-income requirement of 24 units is shown in Table 25, Units at Projects to Address the Very Low-Income Unit Requirement.

Table 24. Requirements to Provide Very Low-Income Units in Morris Township.

Minimum Very Low-Income Units	<i>Regulation</i>	=0.13 (RDP - Proposed Bonuses - Prior Round Surplus – Extensions of Affordability Controls) =0.13 (400 - 100 - 116 - 0) = 24 units
	<i>Minimum Required</i>	24 Units
	<i>Proposed</i>	24 Units

Source: Phillips Preiss Grygiel Leheny and Hughes LLC

Table 25. Units at Projects to Address the Very Low-Income Unit Requirement

Project	Block/Lot	Tenancy	Very Low Income Units
MCHA- 6 Monroe Street/227 MLK Ave	B: 10307/ L: 14	Rentals	2
Homeless Solutions- 24 Walnut	B: 10306/ L: 7	Rentals	2
Homeless Solutions- 88 MLK Ave	B: 10314/ L: 1	Rentals	2
Colgate	B: 10401/ L: 3	Rental	11
Sisters of Charity	B: 8801/ L: 1	Rental	4
95 Mt. Kemble Avenue	B: 5506/ L: 25 B: 5606/ L: 5-8	Rental	3
Total			24

Source: Phillips Preiss Grygiel Leheny and Hughes LLC

Unmet Need

The RDP of 400, subtracted from the Third Round Prospective Need obligation of 767 units, results in an unmet need of 367 units, which shall be addressed through overlay zones and a Township-wide mandatory set-aside ordinance.

Overlay Zones

The Township will provide a realistic opportunity for the development of affordable housing through the adoption of overlay zoning that will allow for inclusionary development on a number of sites within the municipality. Table 26, Overlay Zones, lists these sites along with their respective acreages, total units, percent of affordable housing set-aside, and total affordable units anticipated to be created. Figure 8 shows the location of these sites in the Township.

Table 26. Overlay Zones

Project	Block/Lot	Acreage	Density (dwelling units/ acre)	Total Units	Set- Aside (%)	Total Affordable Units
One Cory Road	B: 10401/L: 2	17.2	12/15 ¹	258	15/20 ¹	31
Block 10312/ Lot 1; Block 10313/ Lot 13	B: 10312/L: 1 B: 10313/L: 13	3.02	10	30.2	15	5
Block 10103/ Lot 4;	B: 10103/ L: 4	1.82	10	18.2	15	3
Block 10103/ Lot 5	B: 10103/ L: 5	1.23	10	12.3	15	2
Block 10104/ Lot 1	B: 10104/ L: 1	5.11	10	51.1	15	8
Block 10104/ Lot 13	B: 10104/ L: 13	2.11	10	21.1	15	3
Block 10001/ Lot 8	B: 10001/ L: 8	5.0	10	50	15	8
Total						60

¹The developer of One Cory Road has the option to build at a density of either 12 units per acre with a 15 percent affordable set aside or 15 units per acre at a 20 percent set aside.

Township-wide Mandatory Set-Aside Ordinance

The Township will establish a mandatory set-aside requirement of 20 percent if the affordable units will be for sale and 15 percent if the affordable units will be for rent, for any multi-family or single-family attached residential development providing a minimum of five (5) new units created through any municipal rezoning; Zoning Board of Adjustment use or density variance; redevelopment plan or rehabilitation plan providing for redevelopment with density at or above six (6) units per acre or other compensatory benefits. This does not give any developer the right to any such rezoning, variance or other relief, or establish any obligation on the part of Morris Township to grant such rezoning, variance or other relief. No subdivision shall be permitted or approved for the purpose of avoiding compliance with this requirement.

- 1 One Cory Road
- 2 Block 10401/Lot 2
- 3 Block 10312/Lot 1 and Block 10313/Lot 13
- 4 Block 10103/Lot 4
- 5 Block 10103/Lot 5
- 6 Block 10104/Lot 1
- 7 Block 10104/Lot 13
- 8 Block 10001/Lot 8

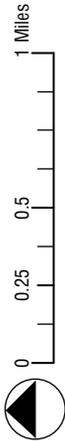
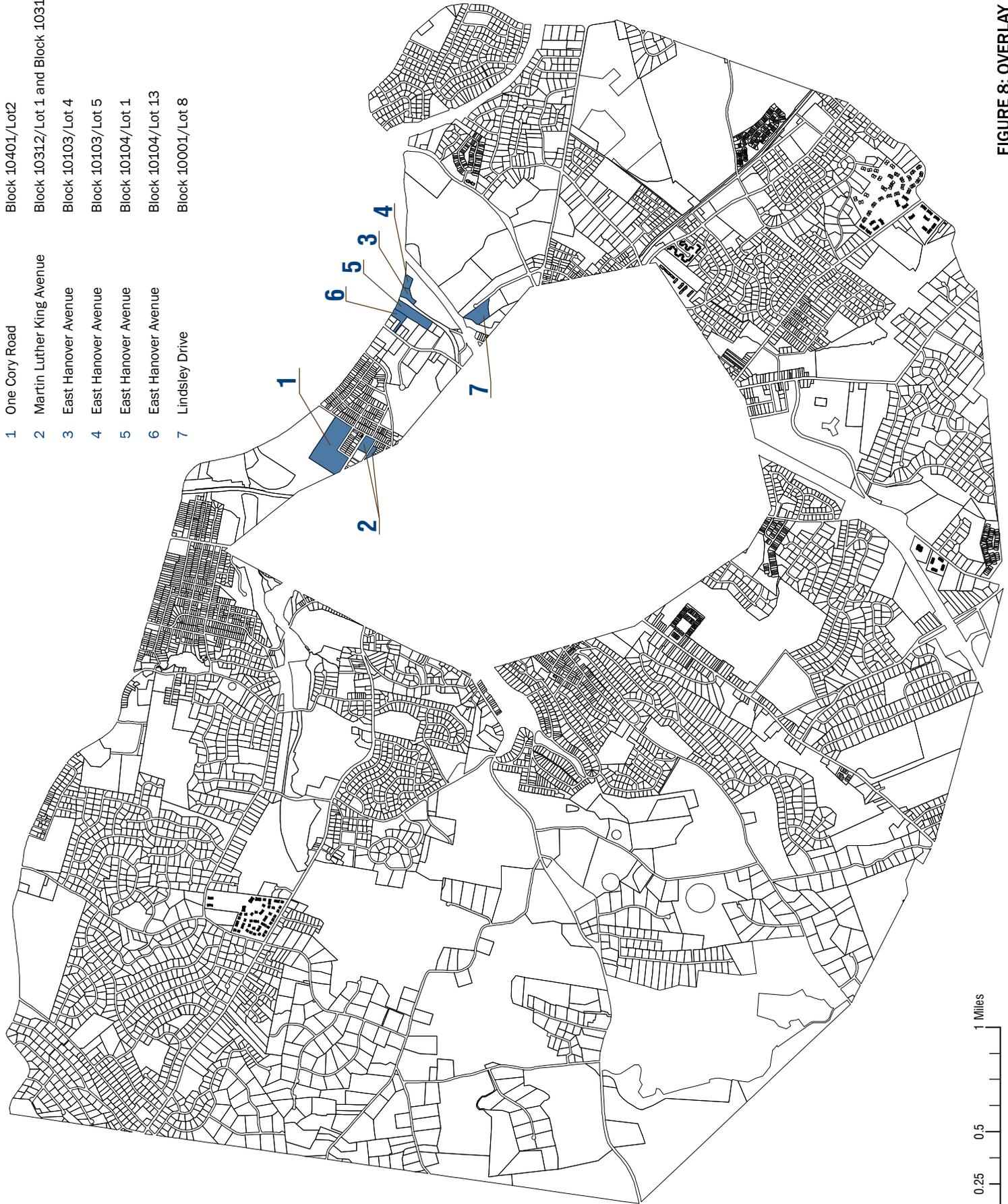


FIGURE 8: OVERLAY ZONES
 Prepared by: Phillips Preiss Grygfel Leheny Hughes LLC 2018

VII. Summary

Morris Township has the affordable housing obligation as per its Settlement Agreement with Fair Share Housing Center (FSHC) and as shown in Table 27, Morris Township Affordable Housing Obligation.

Table 27. *Morris Township Affordable Housing Obligation*

Present Need Obligation	24
Prior Round Obligation	293
Third Round Prospective Need (Per Kinsey Report, as reduced 30 percent from 1,095 through settlement with FSHC)	767
<i>Realistic Development Potential (Calculated Through Vacant Land Adjustment)</i>	400
<i>Unmet Need</i>	367

Morris Township will address its 24 unit present need through participation in the Morris County Community Development Program. In the event that funds from Morris County Community Development Program are deficient, the Township has sufficient funds in its Affordable Housing Trust Fund which can be used to cover any shortfall.

Morris Township has a 293-unit Prior Round obligation. The Township will address its 293-unit Prior Round obligation through a combination of Prior Cycle credits, 100 percent affordable projects, inclusionary projects, alternative living/ supportive and special needs housing, as well as rental bonuses. The projects include rental and sales units, as well as family and age-restricted units. All of the projects are complete.

The Township has a Third Round Prospective Need of 767 units. The municipality undertook a vacant land adjustment pursuant to N.J.A.C. 5:93-4.2, which indicated that it had a realistic development potential (RDP) of 400 units. The RDP will be satisfied through surplus credits from the Prior Round, 100 percent affordable housing projects, and inclusionary housing projects. The projects include rental and sales units, as well as family units. Some of the projects are complete, some are under construction or approved, and some are in the planning stages.

The RDP of 400 units, subtracted from the Third Round obligation of 767 units, results in an unmet need of 367 units. Morris Township will address its unmet need of 367 units through overlay zones and a mandatory set-aside ordinance. Morris Township's affordable housing plan is detailed in Table 28, The Morris Township Affordable Housing Plan.

Table 28. The Morris Township Affordable Housing Plan

PRESENT NEED OBLIGATIONS (24 UNITS)			
<u>Affordable Development</u>	<u>Units</u>	<u>Bonus Credits</u>	<u>Total Credits</u>
Morris County Community Development Program	24	N/A	24
<i>Total</i>	<i>24</i>	<i>N/A</i>	<i>24</i>
PRIOR ROUND OBLIGATION (293 Units)			
<u>Affordable Development</u>	<u>Units</u>	<u>Bonus Credits</u>	<u>Total Credits Plus Bonuses</u>
Prior Cycle Credits	100	0	100
100 Percent Affordable Projects	21	6	27
Inclusionary Development Projects	200	0	200
Alternative Living/ Supportive and Special Needs Housing	41	41	82
<i>Total</i>	<i>362</i>	<i>47</i>	<i>409</i>
THIRD ROUND RDP (400 UNITS)			
<u>Affordable Development</u>	<u>Units</u>	<u>Anticipated Bonus Credits</u>	<u>Total Credits Plus Bonuses</u>
Prior Round Surplus Credits	116	0	116
100 Percent Affordable Projects	30	25	55
Inclusionary Development Projects	154	75	229
<i>Total</i>	<i>300</i>	<i>100</i>	<i>400</i>
THIRD ROUND UNMET NEED (367 UNITS)			
<u>Affordable Development</u>	<u>Units</u>	<u>Anticipated Bonus Credits</u>	<u>Total Credits Plus Bonuses</u>
Affordable Housing Overlays	60-81	0	60-81
Township-Wide Mandatory Set-Aside Ordinance	286-307	0	286-307
<i>Total</i>	<i>367-388</i>	<i>0</i>	<i>367-388</i>

Source: Phillips Preiss Grygiel Leheny and Hughes LLC

Appendix A: Vacant Land Adjustment Methodology

Vacant Land Adjustment Methodology

The following provides documentation regarding the methodology used for a Vacant Land Adjustment analysis undertaken on behalf of Morris Township pursuant to the rules of N.J.A.C. 5:93-4.2. An existing Land Use map is provided in Figure A-1.

Using the most recent tax assessment data for Morris Township obtained from the state of New Jersey's assessment records, all Class 1 (vacant), Class 3B (farmland) and Class 15C (public land) parcels were extracted to create a preliminary list of potentially developable properties in the Township. (Note that this assessment data reflects the most current available block and lot data for the township, inclusive of assessed values from 2017.)

MOD IV Tax Assessment data and corresponding parcel shapefile data were obtained from the New Jersey Geographic Information Network (NJGIN), which serves as the Geographic Information Systems (GIS) data warehouse for New Jersey. The parcel shapefile was used in GIS to analyze environmental constraints, spatial relationships between vacant parcels, etc. In the event that there were discrepancies between the MOD IV data and the 2017 tax assessment records referenced above, data from the 2017 tax assessment records was used.

In addition to vacant lands, the following sites were investigated to determine opportunities for affordable housing per NJAC 5:93-4.2:

- Golf courses not owned by its members
- Class 3B parcels (farmland) in State Development and Redevelopment Plan (SDRP) Planning Areas 1, 2 and 3
- Driving ranges
- Nurseries
- Non-conforming uses

RESIDENTIAL HEALTH CARE USE

CARETYPE:
Nursing Home, Assisted Living, Res. Health Care
10 d.u./s.ac. - assisted facilities
15 beds/ac. - all facilities

RESIDENTIAL LAND USE

Category	Code	Min. Lot Area (sq. ft.)	Max. Lot Area (sq. ft.)	Min. Lot Coverage (%)	Max. Lot Coverage (%)	Min. Setback (ft.)	Min. Front Setback (ft.)	Min. Side Setback (ft.)	Min. Rear Setback (ft.)	Min. Height (ft.)	Min. Parking (per 100 sq. ft.)
Single-Family Detached	RS-1	10,000	100,000	10	30	25	10	10	10	35	1
Single-Family Attached	RS-2	10,000	100,000	10	30	25	10	10	10	35	1
Medium-Density Residential	RM-1	10,000	100,000	10	30	25	10	10	10	35	1
High-Density Residential	RD-1	10,000	100,000	10	30	25	10	10	10	35	1

RESIDENTIAL LAND USE

Category	Code	Min. Lot Area (sq. ft.)	Max. Lot Area (sq. ft.)	Min. Lot Coverage (%)	Max. Lot Coverage (%)	Min. Setback (ft.)	Min. Front Setback (ft.)	Min. Side Setback (ft.)	Min. Rear Setback (ft.)	Min. Height (ft.)	Min. Parking (per 100 sq. ft.)
Office/Professional	OS-1	10,000	100,000	10	30	25	10	10	10	35	1
Community Office	OC-1	10,000	100,000	10	30	25	10	10	10	35	1
Community Office	OC-2	10,000	100,000	10	30	25	10	10	10	35	1
Community Office	OC-3	10,000	100,000	10	30	25	10	10	10	35	1

RESIDENTIAL LAND USE

Category	Code	Min. Lot Area (sq. ft.)	Max. Lot Area (sq. ft.)	Min. Lot Coverage (%)	Max. Lot Coverage (%)	Min. Setback (ft.)	Min. Front Setback (ft.)	Min. Side Setback (ft.)	Min. Rear Setback (ft.)	Min. Height (ft.)	Min. Parking (per 100 sq. ft.)
Office/Professional	OS-4	10,000	100,000	10	30	25	10	10	10	35	1
Office/Professional	OS-5	10,000	100,000	10	30	25	10	10	10	35	1
Office/Professional	OS-6	10,000	100,000	10	30	25	10	10	10	35	1
Office/Professional	OS-7	10,000	100,000	10	30	25	10	10	10	35	1

RESIDENTIAL LAND USE

Category	Code	Min. Lot Area (sq. ft.)	Max. Lot Area (sq. ft.)	Min. Lot Coverage (%)	Max. Lot Coverage (%)	Min. Setback (ft.)	Min. Front Setback (ft.)	Min. Side Setback (ft.)	Min. Rear Setback (ft.)	Min. Height (ft.)	Min. Parking (per 100 sq. ft.)
Office/Professional	OS-8	10,000	100,000	10	30	25	10	10	10	35	1
Office/Professional	OS-9	10,000	100,000	10	30	25	10	10	10	35	1
Office/Professional	OS-10	10,000	100,000	10	30	25	10	10	10	35	1
Office/Professional	OS-11	10,000	100,000	10	30	25	10	10	10	35	1

RESIDENTIAL LAND USE

Category	Code	Min. Lot Area (sq. ft.)	Max. Lot Area (sq. ft.)	Min. Lot Coverage (%)	Max. Lot Coverage (%)	Min. Setback (ft.)	Min. Front Setback (ft.)	Min. Side Setback (ft.)	Min. Rear Setback (ft.)	Min. Height (ft.)	Min. Parking (per 100 sq. ft.)
Office/Professional	OS-12	10,000	100,000	10	30	25	10	10	10	35	1
Office/Professional	OS-13	10,000	100,000	10	30	25	10	10	10	35	1
Office/Professional	OS-14	10,000	100,000	10	30	25	10	10	10	35	1
Office/Professional	OS-15	10,000	100,000	10	30	25	10	10	10	35	1

RESIDENTIAL LAND USE

Category	Code	Min. Lot Area (sq. ft.)	Max. Lot Area (sq. ft.)	Min. Lot Coverage (%)	Max. Lot Coverage (%)	Min. Setback (ft.)	Min. Front Setback (ft.)	Min. Side Setback (ft.)	Min. Rear Setback (ft.)	Min. Height (ft.)	Min. Parking (per 100 sq. ft.)
Office/Professional	OS-16	10,000	100,000	10	30	25	10	10	10	35	1
Office/Professional	OS-17	10,000	100,000	10	30	25	10	10	10	35	1
Office/Professional	OS-18	10,000	100,000	10	30	25	10	10	10	35	1
Office/Professional	OS-19	10,000	100,000	10	30	25	10	10	10	35	1

RESIDENTIAL LAND USE

Category	Code	Min. Lot Area (sq. ft.)	Max. Lot Area (sq. ft.)	Min. Lot Coverage (%)	Max. Lot Coverage (%)	Min. Setback (ft.)	Min. Front Setback (ft.)	Min. Side Setback (ft.)	Min. Rear Setback (ft.)	Min. Height (ft.)	Min. Parking (per 100 sq. ft.)
Office/Professional	OS-20	10,000	100,000	10	30	25	10	10	10	35	1
Office/Professional	OS-21	10,000	100,000	10	30	25	10	10	10	35	1
Office/Professional	OS-22	10,000	100,000	10	30	25	10	10	10	35	1
Office/Professional	OS-23	10,000	100,000	10	30	25	10	10	10	35	1



Conservation Overlay Zone
PROPOSED OS-GU/CCRC ZONE

REEXAMINATION 2000
PLATE #9

ADRIAN HAMBERT ASSOCIATES
Community & Land Planning

MASTER PLAN - 1994

LAND USE PLAN

DATE: 11/15/94
BY: ADRIAN HAMBERT ASSOCIATES

FIGURE A-1: TOWNSHIP OF MORRIS LAND USE PLAN - 1994
Prepared by: Phillips Preiss Grygley Leheny Hughes LLC 2018
Source: Morris Twp. Master Plane Reexamination

Eliminating Parcels from Consideration

Parcels were initially eliminated from the preliminary list of potentially developable properties based on the following:

1. Parcels that measured less than 0.83 acres, as they do not meet the minimum threshold of six dwelling units per acre per COAH regulations, which would result in one affordable unit (assuming a 20% set aside).
2. Any vacant contiguous parcels that, when combined, still do not meet the 0.83 acre minimum threshold per the regulations under NJAC 5:93-4.2.
3. Parcels that are greater than 0.83 acres and are already included in an approved site plan for development.
4. Agricultural lands that have had development rights purchased or restricted through covenant per the regulations under NJAC 5:93-4.2.
5. Lands owned by local government entity that, prior to substantive certification, is authorized to be utilized for a public purpose other than housing per the regulations under NJAC 5:93-4.2.
6. Properties that are on the State Register of Historic Places.
7. The regulations under NJAC 5:93-4.2 allow a municipality to reserve up to three percent of its “developed and developable acreage” for active recreation sites, but they must be designated as such in the municipality’s master plan.
8. Any land designated in a municipality’s master plan for conservation, parkland or open space and is owned, leased or licensed by a county, municipality or tax-exempt non-profit, including a local board of education, can be eliminated from development potential per NJAC 5:93-4.2.
9. In the event that less than three percent of the municipality’s total land area is designated for conservation, parklands, and open space, the municipality may reserve up to three percent of land for such uses (but the municipality must initiate acquisition of such land within one year of substantive certification) per NJAC 5:93-4.2.

Tax assessment data, aerials and the NJDEP Recreation and Open Space Inventory (ROSI) were also consulted to determine those Class 15C (public) properties that were not available for development (i.e., parklands, utilities, municipal buildings, etc.). These parcels were similarly eliminated from the list of potentially developable properties in the township.

Environmental Constraints

Environmentally sensitive lands per N.J.A.C. 5:93-4.2(e)2 were then mapped and deducted on those Class 1, 3B and 15C parcels that were not eliminated from consideration based on the above criteria. To start, GIS shapefiles were obtained for the following environmental constraints:

- NJDEP Wetlands
- FEMA Flood Hazard Areas
- USGS Soils
- NJDEP Waterbodies and Surface Water Quality Standards

- A single environmentally constrained lands shapefile was created to determine the environmentally constrained areas for each property. The following environmental constraints were analyzed:
- NJDEP wetlands
- FEMA Flood Hazard Areas, inclusive of the 100-year floodplain
- Steep slopes over 15% provided by the Highlands Commission
- NJDEP Category 1 waters

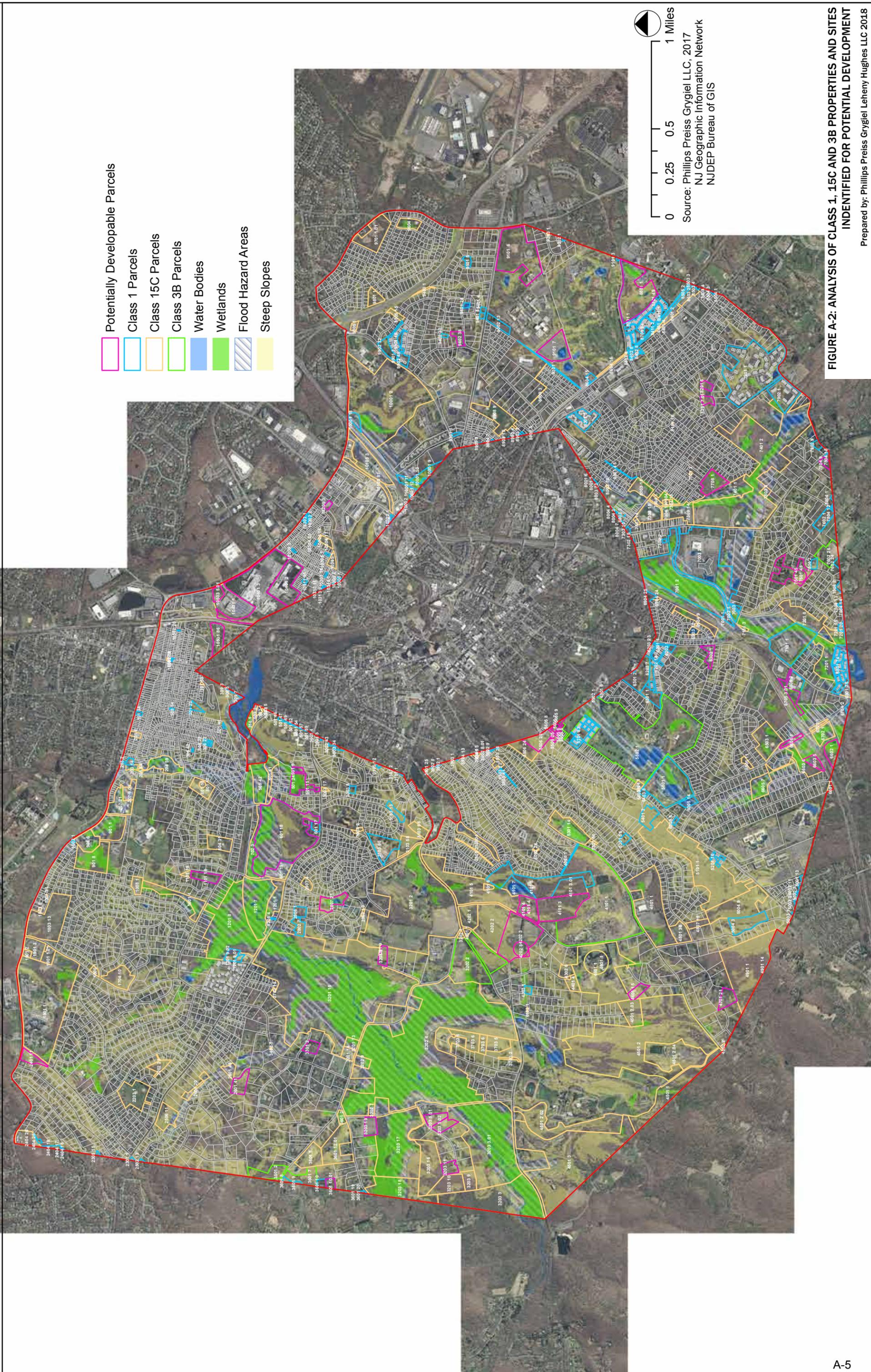
The environmentally constrained lands layer was processed such that the constraints would not be “double counted” in the event that they overlapped one another. Using GIS, the acreage of environmentally constrained lands was calculated for each property. The area of environmentally constrained lands was then subtracted from the property’s overall acreage, leaving the remaining developable area of each property. As above, those properties with less than 0.83 acres of developable area remaining were eliminated from the list of potentially developable properties.

Plan Area and Sewer Service Area

NJDEP SDRP and sewer service area GIS layers were obtained to determine the SDRP planning area designation and sewer service availability, respectively, for each of the remaining parcels on the potentially developable list of properties. This information was noted on the list of potentially developable properties in the township for reference.

See Figure A-2 for a map showing Class I, 15C and 3B properties and sites identified for potential development.

Appendix B provides a list of all properties inventoried.



- Potentially Developable Parcels
- Class 1 Parcels
- Class 15C Parcels
- Class 3B Parcels
- Water Bodies
- Wetlands
- Flood Hazard Areas
- Steep Slopes

0 0.25 0.5 1 Miles
 Source: Phillips Preiss Grygiel LLC, 2017
 NJ Geographic Information Network
 NUDEP Bureau of GIS

FIGURE A-2: ANALYSIS OF CLASS 1, 15C AND 3B PROPERTIES AND SITES IDENTIFIED FOR POTENTIAL DEVELOPMENT
 Prepared by: Phillips Preiss Grygiel Leheny Hughes LLC 2018

Table 1: All Category 1, 3B, and 15C Properties Identified as Developable and Sites Identified for Potential Redevelopment for Inclusionary Housing

Property Class	Block	Lot	Address	Owner	SDRP Plan Area	Sewer Service Area	Listed Acreage	Constrained Acreage	Remaining Acreage	Remaining Acreage ≥ 0.83 acres?	Dev't Acre	Affordable Units	Constraint Description	ZONE
CLASS 1 PROPERTIES														
1	501	5	5 SUSSEX PL	ZWIEBEL, ELIMELECH & LUBBY	1	Y	1.07	0.43	0.64	N	0.00	0.00	Severe Slopes (majority of constraint); Flood prone/Flood hazard area; Wetlands; Remaining land is 0.64AC and too small (less than 0.83 ac). Land is in the Riparian Area.	RA15
1	501	15	189 SUSSEX AVE	PENNIMPEDE, PETER & E PENNIMPEDE	1	Y	1.25	0.51	0.74	N	0.00	0.00	Severe (0.12 ac) and Constrained Slopes (0.03 ac); Wetlands (0.36ac); Remaining land is 0.74AC and too small (less than 0.83 ac). Majority of Constraints are in the Riparian Area.	RA15
1	501	24	22-26 LAKE VALLEY RD	SIMONUTTI, ARTHUR	1	Y	6.48	4.80	1.68	Y	1.68	2.02	Environmental Constraints (4.8 ac) - Wetlands (3.3 ac alone); Severe Slopes (0.2 ac); Flood prone/Flood hazard area; 1.3 ac of additional wetlands in a flood prone/hazard area. 2 Whippany River Tributaries run through the property. Entire Parcel is in the Riparian Area. Lot 18.01 is property Class 15D and includes the residences of the rabbinical college of America. Lot 18 is the wooded area east of the rabbinical college. Parcel data doesn't reflect the split and location of split unknown. Whole parcel (lot 18 & 18.01) has 42.48 ac of	RA15
1	601	18 and 18.01	227 SUSSEX AVE	RABBINICAL COLLEGE OF AMERICA (THE) HARGROVE, ROBIN S & KAY	1	Y	65.73	42.48	23.25	Y	23.25	27.90		OSGU
1	1101	18.01	173 LAKE RD		1	Y	3.04		3.04	Y	3.04	3.65	Severe and Moderate Slopes; majority of parcel is in the Riparian Area.	RA35
1	2601	41	5 EDWARD SHIPPEN LN	WEISGERBER, JOHN & MARY ANN TRUST	1	Y	5.632	2.63	3.00	Y	3.00	3.60	Severe (1.3 ac), Constrained (0.06 ac) and Moderate (0.64 ac) Slopes.	R130
1	3201	8	10 RANNEY HILL RD	MONKA, ESTI	1	N	3.14	1.95	1.19	Y	1.19	1.43	Slopes; Severe (0.58 ac), Constrained (1.5 ac) and Moderate (0.0007 ac)	R130
1	3203	5.01	WHISPERING MEADOW DR	KIRBY, MILAN S	1	N	4.2262	2.08	2.15	Y	2.15	2.58	Slopes; Severe (1.38 ac), Constrained (0.73ac) and Moderate (0.11 ac)	R130
1	3203	5.02	WHISPERING MEADOW DR	KIRBY, MILAN S	1	N	4.081	2.22	1.86	Y	1.86	2.23	Slopes; Severe (0.33 ac), Constrained (0.02 ac) and Moderate Slopes (0.22 ac)	R130
1	3203	11	11 WHISPERING MEADOW DR	SOLONDZ & LEVITT T/A GIANT REALTY	1	N	3.15	0.58	2.57	Y	2.57	3.08	Severe Slopes (0.05 ac) in Riparian Area.	R130
1	3203	19	87 WHITEHEAD RD	TWEED, FRANCIS H & NANCY M	1	N	4.44	0.05	4.39	Y	4.39	5.27	Slopes; Severe (0.08 ac); Constrained (0.07 ac); Moderate (0.003 ac)	R130
1	3301	2	3 AMY DR	BELLUSH, JOHN R	1	Y	3	0.15	2.85	Y	2.85	3.42		RA130

Table 1: All Category 1, 3B, and 15C Properties Identified as Developable and Sites Identified for Potential Redevelopment for Inclusionary Housing

Property Class	Block	Lot	Address	Owner	SDRP Plan Area	Sewer Service Area	Listed Acreage	Constrained Acreage	Remaining Acreage	Remaining Acreage ≥ 0.83 acres?	Dev't Acre	Affordable Units	Constraint Description	ZONE
1	3601	10.01	WASHINGTON VALLEY RD	BARTKOWIAK, ROBERT, JR & LISA LETTE, DOUGLAS & CHRISTIJOHN, BRENDA C	1	N	1.433	0.16	1.27	Y	1.27	1.53	Slopes: Severe (0.09 ac); Constrained (0.07 ac); Moderate (0.006 ac)	RA130
1	4601	15	7 BRIGADE HILL RD		5	N	3.45	2.34	1.11	Y	1.11	1.33	Slopes: Severe (1.87 ac); Moderate (0.27 ac); Constrained (0.21 ac)	RL30
1	4701	21	16 OLD ARMY POST RD	WINTERS, WOLFGANG W & MARIA C	5	N	5.218	1.10	4.12	Y	4.12	4.94	Slopes: Severe (0.68 ac); Moderate (0.42 ac)	RL30
1	6302	1.01	257 JAMES ST	GOLDEN RIVER HOMES, LLC	1	Y	2.27	0.40	1.87	Y	1.87	2.24	Severe (0.38 ac) in Riparian Area; Stream data indicates Great Brook Tributary runs through the property. Aerial photography indicates construction of at least an access road to property.	RA25
1	6705	3.01	JAMES ST	CHRCH JESUS CHRIST, LDS CRCH TAX DIV	1.5	Y	5.88	4.61	1.27	Y	1.27	1.52	Slopes: Flood Hazard/Prone Area; Parcel is in the Riparian Area. Catfish Brook Tributary runs through the lot. The non-tax exempt portion of church lands, lot 3 is property class 15D. Approximately 1 acre of developable land is paved interior roads with surface parking for the church. Additional 0.58 ac is potentially	RA15
1	7804	9	56 SPRING VALLEY RD	ROTHBERG, REI & FRANCIS, SARAH-MSDW	5	Y	1.51	0.04	1.47	Y	1.47	1.76	Severe Slopes (0.04 ac) in Riparian Area	RA87
1	8201	6	9 FOX HOLLOW RD	DOODY, MARY BILLINGS	1	Y	1.57	0.42	1.15	Y	1.15	1.38	Slopes: Moderate (0.06 ac); Severe (0.36 ac)	RA35
1	8201	7.01	FOX HOLLOW RD	BILLINGS, CYNTHIA M	1	Y	1.92	0.69	1.23	Y	1.23	1.48	Slopes: Severe (0.51 ac); Moderate (0.18 ac)	RA35
1	8801	1	PUNCH BOWL RD	SISTERS OF CHARITY OF ST ELIZABETH	1	Y	11.25	2.96	8.29	Y	8.29	9.95	Slopes: Severe, Moderate and Constrained; Wetlands; Flood Hazard/Prone Area; Artificial Lakes; Without property class designation can't differentiate how much constrained acreage is in property class 1.	OSGU
1	9101	6	101 COLUMBIA RD	HONEYWELL(HOVANNIAN)	1	Y	37.62	0.00	37.62	Y	37.62	45.15	Part of Honeywell site under construction for multi-family residential development. Assumes 6 dwelling units per acre; 20% set aside	OL40
1	9101	7	101 COLUMBIA RD	HONEYWELL(HOVANNIAN)	1	Y	14.12	4.12	10.00	Y	10.00	12.00	Part of Honeywell site under construction for multi-family residential development. Assumes 6 dwelling units per acre; 20% set aside. Wetlands	OL40

Table 1: All Category 1, 3B, and 15C Properties Identified as Developable and Sites Identified for Potential Redevelopment for Inclusionary Housing

Property Class	Block	Lot	Address	Owner	SDRP Plan Area	Sewer Service Area	Listed Acreage	Constrained Acreage	Remaining Acreage	Remaining Acreage ≥ 0.83 acres?	Dev't Acre	Affordable Units	Constraint Description	ZONE
1	9101	8	101 COLUMBIA RD	HONEYWELL(OPEN SPACE)	1	Y	14.68	7.00	7.68	Y	7.68	9.22	Part of Honeywell site under construction for multi-family residential development. Assumes 6 dwelling units per acre; 20% set aside. Wetlands	OL40
1	9402	38.01	18 NORMANDY HEIGHTS RD	MCGEE, BARBARA & KOTLER, PATRICIA B	1	Y	1.15		1.15	Y	1.15	1.38		RA25
1	10201	5	MONROE ST	EVERGREEN CEMETERY	1	Y	0.915	0.03	0.89	Y	0.89	1.06	Severe(majority severe -0.03 ac), Moderate and Constrained Slopes	I-21
CLASS 15C PROPERTIES														
15C	901	5	2 JEAN ST	MORRIS TOWNSHIP	1	Y	0.948	0.00	0.95	Y	0.95	1.14	None	OSGU
15C	2401	11	W HANOVER AVE	MORRIS COUNTY	1	Y	4.16	2.04	2.12	Y	2.12	2.54	Admin/ Transit use. Constraints = Slopes.	OSGU
15C	2807	21	KAHDENA RD	MORRIS TOWNSHIP	1,5	Y	5.8679	4.60	1.27	Y	1.27	1.52	Constraints: 2 Whippany River Tributaries; Slopes: Severe (2.5 ac alone); 0.56 ac is a flood prone/hazard area that is also an artificial lake; remaining is various combinations of wetland, flood hazard/ prone or steep slopes	RA35
15C	4101	3	PICATINNY RD	MORRIS TOWNSHIP	3	Y	20.4433	3.31	17.13	Y	17.13	20.56	Constraints- Slopes: Moderate (2.07 ac); Severe (1.22 ac); Constrained (0.02)	OSGU
15C	6602	1	SERVICE RD F	N J DEPT OF TRANSPORTATION	1	Y	8.976	8.98	0.00	N	0.00	0.00	Part of Jughandle for exit ramp of Route 287. 3.23 acres of wetlands, water body, steep slopes. Property is environmentally constrained and the only developable portions on Route 287. Landlocked between Rte 287 and Rte 287.	OSGU
15C	6603	5	HARTER RD (REAR)	N J DEPT OF TRANSPORTATION	1	Y	3.205	3.21	0.00	N	0.00	0.00	Subdivision open space and Route 287. Environmental constraints consisting of wetlands, floodplains, steep slopes totaling 0.76 acres.	RA35
15C	6606	1	OLD HARTER RD	N J DEPT OF TRANSPORTATION	1	Y	2	0.00	2.00	Y	2.00	2.40	Admin/ Transit Use	OSGU

Table 1: All Category 1, 3B, and 15C Properties Identified as Developable and Sites Identified for Potential Redevelopment for Inclusionary Housing

Property Class	Block	Lot	Address	Owner	SDRP Plan Area	Sewer Service Area	Listed Acreage	Constrained Acreage	Remaining Acreage	Remaining Acreage ≥ 0.83 acres?	Dev't Acre	Affordable Units	Constraint Description	ZONE
15C	7708	1	35 FLORENCE AVE	MORRIS TOWNSHIP	1	Y	10.7	3.90	6.80	Y	6.80	8.16	ROSI: 3.9 ac listed to be held for recreation and conservation purposes - Fanok Road West; 1.35 ac of environmentally constrained land (1.24 ac is wetlands and 0.11 ac is severe slopes). Open Space Map indicates majority of preserved land is NOT environmentally constrained. Entire parcel is in the Riparian Area. Wetlands has the Loantaka Brook tributary running through it.	OSGU
15C	10501	86	REAR FARMHOUSE LN	NJ DEPT OF TRANSPORTATION	1	Y	6.9	2.71	4.19	Y	4.19	5.03	Used by DOT for storage. 2.71 acres of slopes, flood hazard.	OSGU
15C	10503	5.01	HANOVER AVE	COUNTY OF MORRIS/ADM & RECORDS	1	Y	2.725	0.00	2.73	Y	2.73	3.27		OSGU
CLASS 3B PROPERTIES														
3B	4101	4	80 PICATINNY RD	PELLEGRINO, JOHN V & PATRICIA F	3	N	7.73	2.34	5.39	Y	5.39	6.47	Slopes: Severe (1.3 ac), Moderate (0.54 ac) and Constrained (0.5 ac).	RA130
3B	4202	3.02	71 PICATINNY RD	PARR, GRANT VAN SICLEN & HELEN FRYE		N	6.04		6.04	Y	6.04	7.24		RA130
3B	7501	45	THREE GABLES ROAD	EASLEY, BARBARA L.	1	Y	10	6.72	3.55	Y	3.55	4.26	Slopes: Severe (majority of constraint 3.55 ac) Moderate and Constrained slopes.	RA35
							TOTAL	297.92	119.55		177.26	212.72		
SITES IDENTIFIED FOR POTENTIAL REDEVELOPMENT FOR INCLUSIONARY HOUSING														
4B	10401	3	191 E HANOVER AVE	COLGATE-PALMOLIVE COMPANY	1	Y	49.105	0.00	49.11	Y	49.11	117.85	Assumes 12 du/acre; 20 percent set aside	I-21
4A	10401	2	268 MARTIN LUTHER KING AV	ONE CORY ROAD ASSOCIATES	1	Y	17.3	0.00	17.30	Y	17.30	41.52	Assumes 12 du/acre; 20 percent set aside	I-21
15D/4A	5506/5606	25/5-8	95, 102, 106, 108 MT KEMBLE AVE	MORRISTOWN MEMORIAL HOSPITAL	1	Y	11.6	0.00	11.60	Y	11.60	27.84	Atlantic Health Site. Assumes 12 du/acre; 20 percent set aside	RA15
							TOTAL	78.01	78.01		78.01	187.21		

REALISTIC DEVELOPMENT POTENTIAL 400

Appendix B: All Properties Inventoried

Table 2: All Category 1, 3B, and 15C Properties Inventoried And Sites Identified for Potential Redevelopment for Inclusionary Housing

Property Class	Block	Lot	Address	Owner	SDRP Plan Area	Sewer Service Area	Listed Acreage	Constrained Acreage	Remaining Acreage	Remaining Acreage ≥ 0.83 acres?	Dev't Acre	Affordable Units	Constraint Description	ZONE
1	101	34-01	1 GORDON PLACE	SF & WHOMES, LLC	1	Y	0.17	0.00	0.17	N	0.00	0.00	Lot does not meet the COAH threshold of 0.83 acres needed for 6 du/acre to generate 1 affordable housing unit.	RA-7
1	108	14	34 SHERMAN AVE	SHERMAN LLC	1	Y	0.16	0.00	0.16	N	0.00	0.00	Lot does not meet the COAH threshold of 0.83 acres needed for 6 du/acre to generate 1 affordable housing unit.	RA-7
1	203	2	128 W HANOVER AVE	MURDICHIAN, CAROL L	1	Y	1.23	0.70	0.53	N	0.00	0.00	Slopes: Severe slopes, parcel in riparian area; flood hazard/flood prone area; remaining land (.53 ac) is less than 0.83 ac.	RA11
1	301	23	6 WATNONG RD	WESSEL, GLORIA & CAHILL, JOHN H	1	Y	1.4	0.76	0.64	N	0.00	0.00	Slopes: Moderate, Severe (.76 ac) and Constrained slopes. Approximately 3/4 of lot is in riparian area. Remaining acreage is less than 0.83 ac.	RA-7
1	301	41	SHERMAN PL	UNDERHILL, MARILYN	1	Y	0.231	0.00	0.23	N	0.00	0.00	Lot does not meet the COAH threshold of 0.83 acres needed for 6 du/acre to generate 1 affordable housing unit.	RA-7
1	306	21	39 MESLAR RD	LOSAPIO, JOHN L	1	Y	0.172	0.11	0.06	N	0.00	0.00	Slopes: Severe (.11 ac) moderate, constrained slopes, NOT in riparian area; Lot is too small (less than 0.83 ac) on own. Remaining acreage = .032 ac which is less than the minimum 0.83 acres.	RA-7
1	306	22	37 MESLAR RD	LOSAPIO, JOHN L	1	Y	0.172	0.13	0.04	N	0.00	0.00	Slopes: Severe (.10 ac), moderate, constrained slopes; Lot is too small (less than 0.83 ac) on own. Remaining acreage = .042 ac which is less than the minimum 0.83 acres.	RA-7
1	306	23	33&35 MESLAR RD	GRANADE, HUGH & KRISTIN D.	1	Y	0.344	0.10	0.24	N	0.00	0.00	Slopes: Severe (.08 ac), moderate, constrained slopes; Lot is too small (less than 0.83 ac) on own. Remaining acreage (lot 25 and 26) = .11 ac which is less than the minimum 0.83 acres.	RA-7
1	306	25	29&31 MESLAR RD	WEBER, ROBERT LEONARD & CYNTHIA D	1	Y	0.344	0.08	0.26	N	0.00	0.00	Lot does not meet the COAH threshold of 0.83 acres needed for 6 du/acre to generate 1 affordable housing unit.	RA-7
1	306	62	MESLAR RD REAR	PALACIO, DENNIS & ELSA	1	Y	0.115	0.00	0.12	N	0.00	0.00	Lot does not meet the COAH threshold of 0.83 acres needed for 6 du/acre to generate 1 affordable housing unit.	RA15
1	309	3	1 AMES RD	NORRIS, JAMES & GEORGIA V	1	Y	0.07	0.00	0.07	N	0.00	0.00	Lot does not meet the COAH threshold of 0.83 acres needed for 6 du/acre to generate 1 affordable housing unit.	RA35
1	309	5	13 AMES RD	RILEY, KAREN & ALSTON, ANGELA	1	Y	0.09	0.00	0.09	N	0.00	0.00	Lot does not meet the COAH threshold of 0.83 acres needed for 6 du/acre to generate 1 affordable housing unit.	RA35
1	309	6	17 AMES RD	BUONO, ANTONIO & JOSEFA	1	Y	0.07	0.00	0.07	N	0.00	0.00	Lot does not meet the COAH threshold of 0.83 acres needed for 6 du/acre to generate 1 affordable housing unit.	RA35
1	309	7	AMES ROAD	MIC DONALD, BRADY & HUNTER, KIMBERLY	1	Y	0.25	0.00	0.25	N	0.00	0.00	Lot does not meet the COAH threshold of 0.83 acres needed for 6 du/acre to generate 1 affordable housing unit.	RA35
1	501	5	5 SUSSEX PL	ZWIBEL, ELMIELECH & LIBBY	1	Y	1.07	0.43	0.64	N	0.00	0.00	Severe Slopes (majority of constraint); Flood prone/flood hazard area; Wetlands; Remaining land is 0.64AC and too small (less than 0.83 ac). Land is in the Riparian Area.	RA15
1	501	15	189 SUSSEX AVE	PENNIMPEDE, PETER & E PENNIMPEDE	1	Y	1.25	0.51	0.74	N	0.00	0.00	Severe (.07 ac) and Constrained Slopes (.03 ac); Wetlands (.03 ac); Remaining land is 0.74AC and too small (less than 0.83 ac). Majority of Constraints are in the Riparian Area.	RA15
1	501	24	22-26 LAKE VALLEY RD	SIMONUTTI, ARTHUR	1	Y	6.48	4.80	1.68	Y	1.68	2.02	Environmental Constraints (4.8 ac) - Wetlands (3.3 ac alone); Severe Slopes (0.2 ac); Flood prone/flood hazard area; 1.3 ac of additional wetlands in a flood prone/hazard area. 2 Whippary River Tributaries run through the property. Entire Parcel is in the Riparian Area.	RA15
1	501	46	46 LAKE RD	SUITT, GARLAND & JUANITA	1	Y	0.034	0.00	0.03	N	0.00	0.00	ASSD IN MORRIS: Lot does not meet the COAH threshold of 0.83 acres needed for 6 du/acre to generate 1 affordable housing unit.	OSGU
1	501	47	LAKE RD	ASSESSED in Morristown	1	Y	0.17	0.00	0.17	N	0.00	0.00	Portion of lot in Morris is too small (less than 0.83 ac)	OSGU
1	501	48	LAKE RD	ASSESSED in Morristown	1	Y	0.16	0.00	0.16	N	0.00	0.00	Portion of lot in Morris is too small (less than 0.83 ac)	OSGU
1	501	49	LAKE RD	ASSESSED in Morristown	1	Y	0.14	0.00	0.14	N	0.00	0.00	Portion of lot in Morris is too small (less than 0.83 ac)	OSGU
1	501	50	LAKE RD	ASSESSED in Morristown	1	Y	0.14	0.00	0.14	N	0.00	0.00	Portion of lot in Morris is too small (less than 0.83 ac)	OSGU
1	501	51	LAKE RD	ASSESSED in Morristown	1	Y	0.12	0.00	0.12	N	0.00	0.00	Portion of lot in Morris is too small (less than 0.83 ac)	OSGU
1	501	52	LAKE RD	ASSESSED in Morristown	1	Y	0.11	0.00	0.11	N	0.00	0.00	Portion of lot in Morris is too small (less than 0.83 ac)	OSGU

Table 2: All Category 1, 3B, and 15C Properties Inventoried And Sites Identified for Potential Redevelopment for Inclusionary Housing

Property Class	Block	Lot	Address	Owner	SDRP Plan Area	Sewer Service Area	Listed Acreage	Constrained Acreage	Remaining Acreage	Remaining Acreage ≥ 0.83 acres?	Dev't Acre	Affordable Units	Constraint Description	ZONE
1	501	53	LAKE RD	ASSESSED in Morristown	1	Y	0.1	0.00	0.10	N	0.00	0.00	Portion of lot in Morris is too small (less than 0.83 ac)	OSGU
1	501	54	LAKE RD	ASSESSED in Morristown	1	Y	0.09	0.00	0.09	N	0.00	0.00	Portion of lot in Morris is too small (less than 0.83 ac)	OSGU
1	501	55	LAKE RD	ASSESSED in Morristown	1	Y	0.08	0.00	0.08	N	0.00	0.00	Portion of lot in Morris is too small (less than 0.83 ac)	OSGU
1	501	56	LAKE RD	ASSESSED in Morristown	1	Y	0.08	0.00	0.08	N	0.00	0.00	Portion of lot in Morris is too small (less than 0.83 ac)	OSGU
1	501	57	LAKE RD	ASSESSED in Morristown	1	Y	0.07	0.00	0.07	N	0.00	0.00	Portion of lot in Morris is too small (less than 0.83 ac)	OSGU
1	501	58	LAKE RD	ASSESSED in Morristown	1	Y	0.02	0.00	0.02	N	0.00	0.00	Portion of lot in Morris is too small (less than 0.83 ac)	OSGU
1	501	59	SUSSEX AVE	ASSESSED in Morristown	1	Y	0.07	0.00	0.07	N	0.00	0.00	Portion of lot in Morris is too small (less than 0.83 ac)	OSGU
1	503	1	59 LAKE RD	ASSESSED	1	Y	0.14	0.00	0.14	N	0.00	0.00	Portion of lot in Morris is too small (less than 0.83 ac)	OSGU
1	503	6	LONGVIEW PL	ASSESSED	1	Y	0.03	0.00	0.03	N	0.00	0.00	Portion of lot in Morris is too small (less than 0.83 ac)	OSGU
1	601	17.01	215 SUSSEX AVE	WATKINS, WILLIAM H	1	Y	0.6808	0.00	0.6808	N	0	0.00	Lot is too small (less than 0.83 acres)	RA15
1	601	18 and 18.01	227 SUSSEX AVE	RABBINICAL COLLEGE OF AMERICA (THE)	1	Y	65.73	42.48	23.25	Y	23.25	27.90	Lot 18.01 is property class 15D and includes the residences of the rabbinical college of America. Lot 18 is the wooded area east of the rabbinical college. Parcel data doesn't reflect the split and location of split unknown. Whole parcel (lot 18 & 18.01) has 42.48 ac of constrained lands. Slopes: Severe, Moderate, Constrained, Wetlands, Flood Hazard/Prono areas, Whippany River, 2 Whippany River tributaries. Approximately half of the parcels in the Riparian Area. 2.325 ac left developable of entire parcel. All improved areas of the lots are in environmentally constrained areas.	OSGU
1	1002	1.01	200 W HANOVER AVE	SOUTHEAST MCMUIA	1	Y	0.132	0.00	0.13	N	0.00	0.00	Lot does not meet the COAH threshold of 0.83 acres needed for 6 du/ac to generate 1 affordable housing unit.	RA15
1	1101	18.01	173 LAKE RD	HARGROVE, ROBIN S & KAY PATHAN,	1	Y	3.04	0.00	3.04	Y	3.04	3.65	Lot does not meet the COAH threshold of 0.83 acres needed for 6 du/ac to generate 1 affordable housing unit.	RA35
1	1201	4	381 SUSSEX AVE	KAISER & NEW HORIZON MANAGE	1	Y	0.183	0.00	0.18	N	0.00	0.00	Lot does not meet the COAH threshold of 0.83 acres needed for 6 du/ac to generate 1 affordable housing unit.	RA15
1	1201	9.01	6 MERRYWOOD CT	MERRYWOOD DEVELOPMENT, LLC	1	Y	0.864	0.86	0.00	N	0.00	0.00	Subdivision. Part of planned development with existing plan	RA35
1	1201	9.02	8 MERRYWOOD CT	MERRYWOOD DEVELOPMENT, LLC	1	Y	2.764	2.76	0.00	N	0.00	0.00	Subdivision. Part of planned development with existing plan	RA35
1	2305	15	NORTH RD	ASSESSED in Randolph	1	Y	0.577	0.00	0.58	N	0.00	0.00	Lot does not meet the COAH threshold of 0.83 acres needed for 6 du/ac to generate 1 affordable housing unit.	RA35
1	2307	1	SUSSEX AVE	LATRONICA, NICHOLAS & MABEL	1	Y	0.22	0.00	0.22	N	0.00	0.00	Lot does not meet the COAH threshold of 0.83 acres needed for 6 du/ac to generate 1 affordable housing unit.	RA35
1	2404	16	REAR LORD STIRLING DR	AMBEKAR, SUDHIR M & PRADNYA	1	Y	0.017	0.00	0.02	N	0.00	0.00	Lot does not meet the COAH threshold of 0.83 acres needed for 6 du/ac to generate 1 affordable housing unit.	RA35
1	2404	17	REAR LORD STIRLING DR	BARBER, WILLIAM & ANITA	1	Y	0.0002	0.00	0.00	N	0.00	0.00	Lot does not meet the COAH threshold of 0.83 acres needed for 6 du/ac to generate 1 affordable housing unit.	RA35
1	2404	18	REAR LORD STIRLING DR	KRESS, MICHAEL E JR & CHRISTINE E	1	Y	0.77	0.00	0.77	N	0.00	0.00	Lot does not meet the COAH threshold of 0.83 acres needed for 6 du/ac to generate 1 affordable housing unit.	RA35
1	2404	25	11 TOWER LN	SOUTHEAST MCMUIA	1	Y	0.43	0.00	0.43	N	0.00	0.00	Lot does not meet the COAH threshold of 0.83 acres needed for 6 du/ac to generate 1 affordable housing unit.	RA35
1	2502	13	2 COLONEL EVANS DR	BUTTON, ROBERT D & DIANE L	1	Y	0.65	0.00	0.65	N	0.00	0.00	Lot does not meet the COAH threshold of 0.83 acres needed for 6 du/ac to generate 1 affordable housing unit.	RA35
1	2601	41	5 EDWARD SHIPPEE LN	WEISBERGER, JOHN & MARY ANN TRUST	1	Y	5.632	2.63	3.00	Y	3.00	3.60	Severe and Moderate Slopes; majority of parcel is in the Riparian Area.	RI 30
1	2802	7 and 7.01	24 VALLEY VIEW ST	MEER, JOEL & VIVIAN	1	Y	3.4	2.79	0.61	N	0.00	0.00	Parcel data does not reflect minor subdivision of lot 7 creating lot 7.01. Lot 7.01 has same owner as block 2802 lot 7 (address of 22 Valley View St.; 1 AC; property class 2). Severe(2.02ac), Moderate and Constrained Slopes on the entire lot 7 and 7.01. *** Total developable acreage of lot 7 and lot 7.01 (which are combined in the parcel data) is 0.61 ac. Regardless of split lot 7.01 is too small (less than 0.83 AC)	RA15

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Property Class	Block	Lot	Address	Owner	SDRP Plan Area	Sewer Service Area	Listed Acreage	Constrained Acreage	Remaining Acreage	Remaining Acreage ≥ 0.83 acres?	Dev't Acre	Affordable Units	Constraint Description	ZONE
1	2806	1	12 VALLEY VIEW ST	BRAEMAR AT MORRIS, LLC	1	Y	0.5431	0.00	0.54	N	0.00	0.00	Lot does not meet the COAH threshold of 0.83 acres needed for 6 du/ac to generate 1 affordable housing unit. MODIV parcel data does not reflect major subdivision into 4 lots (1.2, 3.4). Lot 3 is listed as property class 2, with a 2 story residence built in 2015 according to 2015 assessors data. Part of Braemar At Morris Development.	RA15
1	3001	3	SUSSEX AVE	ASSESSED IN MORRISTOWN	1	Y	0.037	0.00	0.04	N	0.00	0.00	Portion of lot in Morris is too small (less than 0.83 ac)	RA15
1	3001	4	SUSSEX AVE	MORRISTOWN	1	Y	0.006	0.00	0.01	N	0.00	0.00	Portion of lot in Morris is too small (less than 0.83 ac)	RA15
1	3002	34	9 LONGVIEW PL	ASSESSED IN MORRISTOWN	1	Y	0.58	0.00	0.58	N	0.00	0.00	Portion of lot in Morris is too small (less than 0.83 ac)	RA15
1	3002	43	44 WOODLAWN DR	ASSESSED IN MORRISTOWN	1	Y	0.29	0.00	0.29	N	0.00	0.00	Portion of lot in Morris is too small (less than 0.83 ac)	RA15
1	3003	5	39 EGBERT AVE	PEACH, MARFHA & SSS, ROBERT	1	Y	0.88	0.26	0.62	N	0.00	0.00	Severe and Constrained Slopes; Remaining land is 0.62 AC and too small (less than 0.83 ac)	RA25
1	3103	13	ALEXANDRIA RD	SUNDERLAND LAND CO INC	1	Y	2.89	2.52	0.37	N	0.00	0.00	Severe (2.4 AC), Moderate and Constrained Slopes; Remaining land is 0.37 AC and too small (less than 0.83 ac).	RA25
1	3103	60	KAHDENA RD	K.HOVNANIAN AT MORRIS TWP LLC	1	Y	0.000	0.00	0.00	N	0.00	0.00	Common Area for the Wheatleaf townhome development	PRC
1	3105	12	CONKLIN AVE	ASSESSED IN MORRISTOWN	1	Y	0.13	0.00	0.13	N	0.00	0.00	Portion of lot in Morris is too small (less than 0.83 ac)	RA15
1	3105	13	CONKLIN AVE	ASSESSED IN MORRISTOWN	1	Y	0.04	0.00	0.04	N	0.00	0.00	Portion of lot in Morris is too small (less than 0.83 ac)	RA15
1	3107	1	CONKLIN AVE	ASSESSED IN MORRISTOWN	1	Y	0.14	0.00	0.14	N	0.00	0.00	Portion of lot in Morris is too small (less than 0.83 ac)	RA11
1	3107	2	CONKLIN AVE	ASSESSED IN MORRISTOWN	1	Y	0.0482	0.00	0.05	N	0.00	0.00	Portion of lot in Morris is too small (less than 0.83 ac)	RA11
1	3201	8	10 RANNEY HILL RD	MONKA, ESTI	1	N	3.14	1.95	1.19	Y	1.19	1.43	Severe (1.3 ac), Constrained (.008 ac) and Moderate (0.64 ac) Slopes.	R130
1	3203	5.01	WHISPERING MEADOW DR	KIRBY, MILANS	1	N	4.2262	2.08	2.15	Y	2.15	2.58	Slopes; Severe (0.58 ac), Constrained (1.5 ac) and Moderate (0.0007 ac)	R130
1	3203	5.02	MEADOW DR	KIRBY, MILAN S	1	N	4.081	2.22	1.86	Y	1.86	2.23	Slopes: Severe (1.38 ac), Constrained (0.73ac) and Moderate (0.11 ac)	R130
1	3203	11	11 WHISPERING MEADOW DR	SOLONDZ & LEVITT T/A GIANT REALTY	1	N	3.15	0.58	2.57	Y	2.57	3.08	Slopes: Severe (0.33 ac), Constrained (0.02 ac) and Moderate Slopes (0.22 ac)	R130
1	3203	19	87 WHITEHEAD RD	TWEED, FRANCIS H & NANCY M	1	N	4.44	0.05	4.39	Y	4.39	5.27	Severe Slopes (0.05 ac) in Riparian Area.	R130
1	3301	2	3 AMY DR	BELLUSH, JOHN R	1	Y	3	0.15	2.85	Y	2.85	3.42	Slopes: Severe (.08 ac), Constrained (.07 ac); Moderate (.003 ac) Severe Slopes; remaining acreage is less than 0.83 ac (COAH threshold to generate 1 COAH unit a 6 du/ac)	RA130
1	3601	8	SCHOOLHOUSE LN	DOUGLAS, DEBORAH L	1	N	0.89	0.58	0.31	N	0.00	0.00	Portion of lot in Morris is too small (less than 0.83 ac)	OSGU
1	3601	9	SCHOOLHOUSE LN REAR	ASSESSED IN MENDHAM	1	N	0.401	0.00	0.40	N	0.00	0.00	Portion of lot in Morris is too small (less than 0.83 ac)	RA130
1	3601	10	WASHINGTON VALLEY RD	KOIDE, MARK K & L, KAREN K	1	N	0.987	0.99	0.00	N	0.00	0.00	Not vacant. Property accessed via Martin Lane in Mendham. Aerial photography shows majority of a large single family home on the property. Small portion of home is on adjacent parcel located in Mendham Twp Block 126 lot 7. Parcel has the same owner and listed as property class 2.	RA130
1	3601	10.01	WASHINGTON VALLEY RD	BARTKOWIAK, ROBERT JR & LISA	1	N	1.433	0.16	1.27	Y	1.27	1.53	Slopes: Severe (.09 ac), Constrained (.07 ac); Moderate (.006 ac)	RA130
1	3601	19	WASHINGTON VALLEY BEAR	ASSESSED IN MENDHAM	1	N	0.0215	0.00	0.02	N	0.00	0.00	Portion of lot in Morris is too small (less than 0.83 ac)	RA130
1	3601	20	198 WASHINGTON VALLEY RD	ENNIS, RICHARD & JULIEANNE	1	N	0.18	0.00	0.18	N	0.00	0.00	Portion of lot in Morris is too small (less than 0.83 ac)	RA130
1	3901	25	HILLCREST AVE	ASSESSED IN MORRISTOWN	1	Y	0.12	0.00	0.12	N	0.00	0.00	Lot does not meet the COAH threshold of 0.83 acres needed for 6 du/ac to generate 1 affordable housing unit.	R130
1	3902	1	EDGAR PL	ASSESSED IN MORRISTOWN	1	Y	0.06	0.00	0.06	N	0.00	0.00	Portion of lot in Morris is too small (less than 0.83 ac)	RA15
1	3902	8	36 HILLCREST AVE	ASSESSED IN MORRISTOWN	1	Y	0.17	0.00	0.17	N	0.00	0.00	Portion of lot in Morris is too small (less than 0.83 ac)	RA15
1	3902	9	HILLCREST AVE	ASSESSED IN MORRISTOWN	1	Y	0.0276	0.00	0.03	N	0.00	0.00	Portion of lot in Morris is too small (less than 0.83 ac)	RA15

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1	3902	10	EDGAR PL	ASSESSED IN MORRISTOWN	1	Y	0.06	0.00	0.06	N	0.00	0.00	Portion of lot in Morris is too small (less than 0.83 ac)	RA15
1	3903	1	FAIRVIEW PL	ASSESSED in Morristown	1	Y	0.15	0.00	0.15	N	0.00	0.00	Portion of lot in Morris is too small (less than 0.83 ac)	RB-7
1	3903	28	FAIRVIEW AVE	ASSESSED in Morristown	1	Y	0.17	0.00	0.17	N	0.00	0.00	Portion of lot in Morris is too small (less than 0.83 ac)	RB-7
1	3904	12	FAIRVIEW PL	ASSESSED in Morristown	1	Y	0	0.00	0.00	N	0.00	0.00	Assessed in Morristown. Portion of lot in Morris is too small (less than 0.83 ac)	RB-7
1	3904	13	FAIRVIEW PL REAR	ASSESSED in Morristown	1	Y	0	0.00	0.00	N	0.00	0.00	Assessed in Morristown. Portion of lot in Morris is too small (less than 0.83 ac)	RB-7
1	4004	1	253 WESTERN AVE	SOUTHEAST MCMUA	1	Y	0.80	0.80	0.00	N	0.00	0.00	Lot does not meet the COAH threshold of 0.83 acres needed for 6 du/ac to generate 1 affordable housing unit.	OSGU
1	4101	8	PICATINNY ROAD (REAR)	SOUTHEAST MCMUA	1.3	N	26.149	26.15	0.00	N	0.00	0.00	Based on aerials 4 water storage tanks on the property; majority is undeveloped land. However, actively used by MCMUA. Slopes: Severe (4.0 ac), Moderate (2.12 ac) and Constrained (0.25 ac) Wetlands (0.6 ac); Artificial Lake (0.01 ac) Southeast Morris County Municipal Utilities Authority property.	OSGU
1	4303	1	5 VALLEY VIEW RD	BICKERS, JOHN & JOANNE E	5	Y	1.06	0.93	0.13	N	0.00	0.00	Environmental Constraints (0.93ac) - Slopes: Severe (majority of constraint-0.72 ac alone), Moderate, Constrained; Wetlands; Remaining acreage, 0.13, is too small (under 0.83 ac). Majority of parcel is in the Riparian Area.	RI-30
1	4601	15	7 BRIGADE HILL RD	LETTE, DOUGLAS & CHRISTOPHER, BRENDA C	5	N	3.45	2.34	1.11	Y	1.11	1.33	Slopes: Severe (1.87 ac), Moderate (0.27 ac), Constrained (0.21 ac)	RI-30
1	4701	21	16 OLD ARMY POST RD	WINTERS, WOLFGANG W & MARIA C	5	N	5.218	1.10	4.12	Y	4.12	4.94	Slopes: Severe (0.68 ac), Moderate (0.42 ac)	RI-30
1	4901	14	MT KEMBLE AVE	ASSESSED	1	N	0.02	0.00	0.02	N	0.00	0.00	Portion of lot in Morris is too small (less than 0.83 ac)	OSGU
1	5001	13	18 BLACKWELL AVE	GRANDE, NATALE & ELLICE	1	Y	0.39	0.00	0.39	N	0.00	0.00	Lot does not meet the COAH threshold of 0.83 acres needed for 6 du/ac to generate 1 affordable housing unit.	RA15
1	5002	7	17 BLACKWELL AVE	ADAMO, DEBORAH	1	Y	0.29	0.00	0.29	N	0.00	0.00	Lot does not meet the COAH threshold of 0.83 acres needed for 6 du/ac to generate 1 affordable housing unit.	RA15
1	5002	8	SAND SPRING RD REAR	ASSESSED IN HARDING	1	Y	0.001	0.00	0.00	N	0.00	0.00	Portion of lot in Morris is too small (less than 0.83 ac)	RA15
1	5002	9	20 SAND SPRING RD	ASSESSED	1	Y	0.05	0.00	0.05	N	0.00	0.00	Portion of lot in Morris is too small (less than 0.83 ac)	RA15
1	5002	10	18 SAND SPRING RD	COOK, ELLEN M	1	Y	0.12	0.00	0.12	N	0.00	0.00	Lot does not meet the COAH threshold of 0.83 acres needed for 6 du/ac to generate 1 affordable housing unit.	RA15
1	5002	11	16 SAND SPRING RD	ENGLAND, KEVIN B	1	Y	0.19	0.00	0.19	N	0.00	0.00	Lot does not meet the COAH threshold of 0.83 acres needed for 6 du/ac to generate 1 affordable housing unit.	RA15
1	5003	1	MT KEMBLE AVE	ASSESSED IN HARDING	1	Y	0.087	0.00	0.09	N	0.00	0.00	Portion of lot in Morris is too small (less than 0.83 ac)	RA15
1	5003	5	SAND SPRING RD	ASSESSED IN HARDING	1	Y	0.183	0.00	0.18	N	0.00	0.00	Portion of lot in Morris is too small (less than 0.83 ac)	RA15
1	5003	6	SAND SPRING RD	ASSESSED IN HARDING	1	Y	0.012	0.00	0.01	N	0.00	0.00	Portion of lot in Morris is too small (less than 0.83 ac)	RA15

Table 2: All Category 1, 3B, and 15C Properties Inventoried And Sites Identified for Potential Redevelopment for Inclusionary Housing

Property Class	Block	Lot	Address	Owner	SDRP Plan Area	Sewer Service Area	Listed Acreage	Constrained Acreage	Remaining Acreage	Remaining Acreage ≥ 0.83 acres?	Dev't Acre	Affordable Units	Constraint Description	ZONE
1	5004	3	34 BAILEY HOLLOW RD	SOUTHEAST MCMUA	1	N	10.158	10.16	0.00	N	0.00	0.00	Slopes: Severe (7.5 ac alone), Moderate (0.7 ac alone) and Constrained (0.03 ac); Flood hazard/prone area 0.07 ac alone; Flood zone and slopes (0.13 ac); 2.7 ac of the parcel's slopes are in the Riparian Area. Water storage tank. Southeast Morris County Municipal Utilities Authority property actively uses the site.	OSGU
1	5201	16	OPEN SPACES	MOUNTAIN SHADOWS HOMEOWNERS ASSN	1	Y	1.27	1.27	0.00	N	0.00	0.00	Existing development common elements. Development open road and interior roads.	TH-6
1	5301	55	101 SKYLINE DR	SOUTHEAST MCMUA	1	Y	1.52	1.04	0.48	N	0.00	0.00	Two storage tanks on unconstrained portion of the property according to aerial. Slopes: Severe (0.72 ac), Moderate (0.15 ac) and Constrained (0.17 ac)	OSGU
1	5401	2	257 MT KEMBLE AVE	CHAPPELL, THOMAS T FOURTH ETALS	1	N	5.5518	5.43	0.12	N	0.00	0.00	Slopes: Severe (4.9 ac), Moderate (0.52 ac) and Constrained (0.01 ac) Remaining acreage is 0.13 and too small (under 0.83 ac threshold)	OSGU
1	5403	8	234 MT KEMBLE AVE	GUERRIERO, MAURICE	1	Y	0.23	0.00	0.23	N	0.00	0.00	Lot does not meet the COAH threshold of 0.83 acres needed for 6 du/ac to generate 1 affordable housing unit.	RA15
1	5403	9	232 MT KEMBLE AVE	GUERRIERO, MAURICE ETALS	1	Y	0.57	0.00	0.57	N	0.00	0.00	Lot does not meet the COAH threshold of 0.83 acres needed for 6 du/ac to generate 1 affordable housing unit.	RA15
1	5501	1	CHERRY ST	ASSESSED in Morristown	1	Y	0.01	0.00	0.01	N	0.00	0.00	Portion of lot in Morris is too small (less than 0.83 ac)	RB-7
1	5501	3	WESTERN AVE	ASSESSED in Morristown	1	Y	0.06	0.00	0.06	N	0.00	0.00	Portion of lot in Morris is too small (less than 0.83 ac)	RB-7
1	5501	4	WESTERN AVE	ASSESSED in Morristown	1	Y	0.002	0.00	0.00	N	0.00	0.00	Portion of lot in Morris is too small (less than 0.83 ac)	RB-7
1	5502	8.01	MOLLY STARK DR	TEMPLE JOHN & BARBARA J	1	Y	0.23	0.00	0.23	N	0.00	0.00	Portion of lot in Morris is too small (less than 0.83 ac)	RB-7
1	5502	9	CHERRY ST	ASSESSED in Morristown	1	Y	0.1	0.00	0.10	N	0.00	0.00	Portion of lot in Morris is too small (less than 0.83 ac)	RB-7
1	5502	10	CHERRY ST	ASSESSED in Morristown	1	Y	0.12	0.00	0.12	N	0.00	0.00	Portion of lot in Morris is too small (less than 0.83 ac)	RB-7
1	5502	13	CHERRY ST	ASSESSED in Morristown	1	Y	0.092	0.00	0.09	N	0.00	0.00	Portion of lot in Morris is too small (less than 0.83 ac)	RB-7
1	5503	22.01	WESTERN AVE	WEBSTER, ROBERT B & PATRICIA LYNN	1	Y	0.066	0.00	0.07	N	0.00	0.00	Lot does not meet the COAH threshold of 0.83 acres needed for 6 du/ac to generate 1 affordable housing unit.	RA15
1	5503	41	WESTERN AVE	OWNER UNKNOWN	1	Y	0.27	0.00	0.27	N	0.00	0.00	Lot does not meet the COAH threshold of 0.83 acres needed for 6 du/ac to generate 1 affordable housing unit.	RA11
1	5605	8	MT KEMBLE AVE	ASSESSED	1	Y	0.06	0.00	0.06	N	0.00	0.00	Portion of lot in Morris is too small (less than 0.83 ac)	RA15
1	5605	9	MT KEMBLE AVE	ASSESSED	1	Y	0.5	0.00	0.50	N	0.00	0.00	Portion of lot in Morris is too small (less than 0.83 ac)	RA15
1	5701	83	COMMON AREAS	SPRING BROOK TOWNHOUSE ASSN C/O TAY	1	Y	5.29	5.29	0.00	N	0.00	0.00	Common areas of townhouse development. Open space, interior roads and surface parking for existing townhouse development.	TH-8
1	5801	1	9 SPRING BROOK RD	SPRING BROOK COUNTRY CLUB	1	N	24.7	24.70	0.00	N	0.00	0.00	Listed as Private recreation in the Township's Open Space Plan. Based on aerials property seems to be 4 golf course holes of a Spring Brook Country Club that is block 5802 lot 1 with property class 4A. Artificial lake and wetlands on the property. Spring Brook Country Club is a private membership country club part of which is in Morristown.	OSGU
1	5901	6	OVERLOOK RD	ASSESSED	1	Y	0.404	0.00	0.40	N	0.00	0.00	Portion of lot in Morris is too small (less than 0.83 ac)	RA35
1	5902	1	OVERLOOK RD	ASSESSED	1	Y	0.7	0.00	0.70	N	0.00	0.00	Portion of lot in Morris is too small (less than 0.83 ac)	RA35
1	6005	6	282 MT KEMBLE AVE	STUBBRIDGE GROUP FOURTH LLC	1	Y	0.57	0.00	0.57	N	0.00	0.00	Lot does not meet the COAH threshold of 0.83 acres needed for 6 du/ac to generate 1 affordable housing unit.	RA15
1	6005	14 and 14.01	20 OLD HARTER RD	MATTABI REAL ESTATE, LLC.	1	Y	2.82	2.11	0.71	N	0.00	0.00	New lot created circa 2016; Lot 14 and 14.01 have 2.11 acres of constrained lands (pond/stream, flood hazard area, slopes). Remaining acreage is too small (less than 0.83 ac).	RA35
1	6201	1	WOODSIDE™ OPEN SPACE™	WOODSIDE HOMEOWNERS & INTEGRA MGMT	1	Y	0.33	0.00	0.33	N	0.00	0.00	Lot does not meet the COAH threshold of 0.83 acres needed for 6 du/ac to generate 1 affordable housing unit.	OSGU

Table 2: All Category 1, 3B, and 15C Properties Inventoried And Sites Identified for Potential Redevelopment for Inclusionary Housing

Property Class	Block	Lot	Address	Owner	SDRP Plan Area	Sewer Service Area	Listed Acreage	Constrained Acreage	Remaining Acreage	Remaining Acreage ≥ 0.83 acres?	Dev't Acre	Affordable Units	Constraint Description	ZONE
1	6202	1	WOODSIDE" OPEN SPC/ROADS"	WOODSIDE HOMEOWNERS & INTEGRAL MGMT WOODSIDE	1	Y	4.9	4.90	0.00	N	0.00	0.00	Open space of a neighborhood existing development. Environmental Constraints (0.08 ac) - Severe Slopes; Parcel is in the Riparian Area. Part of existing development.	OSGU
1	6202	14	OPEN SPACE	HOMEOWNERS ASSN & ESG MGMT WOODSIDE	1	Y	0.25	0.00	0.25	N	0.00	0.00	Lot does not meet the COAH threshold of 0.83 acres needed for 6 du/ac to generate 1 affordable housing unit.	OSGU
1	6203	7	WOODSIDE" OPEN SPC/ROADS"	HOMEOWNERS & INTEGRAL MGMT WOODSIDE	1	Y	0	0.00	0.00	N	0.00	0.00	Woodside neighborhood open space. Parcel consists of development's interior roads and some open space.	OSGU
1	6203	23	WOODSIDE" OPEN SPACE"	HOMEOWNERS & INTEGRAL MGMT WOODSIDE	1	Y	0.19	0.00	0.19	N	0.00	0.00	Lot does not meet the COAH threshold of 0.83 acres needed for 6 du/ac to generate 1 affordable housing unit.	OSGU
1	6301	1	OPEN SPACE	HOMEOWNERS ASSN & ESG MGMT WOODSIDE	1	Y	5.06	5.06	0.00	N	0.00	0.00	Open Space of Woodside neighborhood. Neighborhood tennis courts; wooded area behind residences and east of a golf course. Only access point is the end of cul-de-sac.	OSGU
1	6301	2	WOODSIDE" EASEMENT AREA"	HOMEOWNERS & INTEGRAL MGMT WOODSIDE	1	Y	11.34	11.34	0.00	N	0.00	0.00	Woodside neighborhood easement area	OSGU
1	6302	1.01	257 JAMES ST	GOLDEN RIVER HOMES,LLC	1	Y	2.27	0.40	1.87	Y	1.87	2.24	Wetlands (0.02 ac); Slopes/Severe (0.38 ac) in Riparian Area; Stream data indicates Great Brook Tributary runs through the property. Aerial photography indicates construction of at least an access road to property. Lot does not meet the COAH threshold of 0.83 acres needed for 6 du/ac to generate 1 affordable housing unit.	RA25
1	6704	2	HARTER RD	HARDING LAND TRUST	1	Y	0.5508	0.00	0.55	N	0.00	0.00	Lot does not meet the COAH threshold of 0.83 acres needed for 6 du/ac to generate 1 affordable housing unit.	OSGU
1	6705	2	LEVA DRIVE	COMMON ELEMENTS	1	Y	0	0.00	0.00	N	0.00	0.00	Common space elements in condominium development such as open space, roads and parking spaces.	RH16
1	6705	3.01	JAMES ST	CHRH- JESUS CHRIST, LD'S CRCH TAX DIV	1.5	Y	5.88	4.61	1.27	Y	1.27	1.52	Wetlands (1.7 ac alone); Severe Slopes; Flood Hazard/Prone Area; Parcel is in the Riparian Area. Catfish Brook Tributary runs through the lot. The non-tax exempt portion of church lands, lot 3 is property class 15D. Approximately 1 acre of developable land is paved interior roads with surface parking for the church. Additional 0.58 ac is potentially too narrow for development. An additional 2.58 acres are improved with parking areas for the Church. 1.27 acres is unencumbered.	RA15
1	6801	74	COMMON ELEMENTS"	DORSET HOLLOW HOMEOWNERS ASSN, INC	1	Y	5.85	5.85	0.00	N	0.00	0.00	Common elements of dorset hollow development including open space, interior roads and surface parking.	TH-6
1	6904	25	REAR JAMES ST	WINDMILL PND TYNHLM ASSN & INTEGRAL MGMT	1	Y	1.678	1.68	0.00	N	0.00	0.00	Flood hazard/prone area and Severe Slopes (0.08); part of the Great Brook runs through the sloped and flood hazard/prone area. Slopes are in the Riparian Area. Part of an existing development.	RA15
1	7001	1	SOUTHGATE PKWY	MARTIN & PARMIGIANI&SOUTHGATE CT.4	1	Y	1.76	1.46	0.30	N	0.00	0.00	Severe Slopes (0.23 ac) Flood Hazard/Prone Area (1.22 ac) 2 Great Brook Tributaries run through the property. Remaining acreage (0.3 ac) is too small (less than 0.83 ac).	OL40
1	7001	2	SOUTH ST	SOUTHGATE FOUR, LP & LZIRINSKY	1	Y	48.649	48.65	0.00	N	0.00	0.00	Site of recently approved office building. Environmental Constraints (42.14 ac) - Wetlands (majority of constraint), Severe Slopes and Flood Hazard/Prone Area; Entire Parcel is in the Riparian Area; Great Brook runs through center of lot. Property just approved for office use on only area of lot not environmentally constrained.	OL40

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Property Class	Block	Lot	Address	Owner	SDRP Plan Area	Sewer Service Area	Listed Acreage	Constrained Acreage	Remaining Acreage	Remaining Acreage ≥ 0.83 acres?	Dev't Acre	Affordable Units	Constraint Description	ZONE
1	7002	1	SOUTHGATE PKWY	MARTIN & PARMIGIANI SOUTHWING ATE CT.4	1	Y	1.907	1.86	0.05	N	0.00	0.00	Wetlands, Severe Slopes and Flood Hazard/Prone Area. Whole parcel is in the Riparian Area. Great Brook and a Great Brook Tributary runs through the lot. Remaining acreage 0.047ac is too small (less than 0.83 ac).	OL40
1	7003	1	LAURALIN	PARMIGIANI & SOUTHWING ATE CT.4		Y	0.0006	0.00	0.00	N	0.00	0.00	Lot does not meet the COAH threshold of 0.83 acres needed for 6 du/ac to generate 1 affordable housing unit.	OL40
1	7003	20	435-445 SOUTH ST	SOUTHGATE CORP CONDOMINIUM ASSOC	1	Y	0	0.00	0.00	N	0.00	0.00	Common elements surrounding 2 office buildings including roads, surface parking lots and open space; Not available for development	OL40
1	7101	1	250 JAMES ST	MARK-BUILT PROPERTIES AT CONVENT ST	1	Y	23.379	23.38	0.00	N	0.00	0.00	Part of James Place townhome development common areas.	TH4
1	7101	1	1 WHITNEY FARM PL	MARK-BUILT PROPERTIES AT CONVENT ST	1	Y	0	0.00	0.00	N	0.00	0.00	Part of James Place Townhome Development	TH4
1	7101	1	33 WHITNEY FARM PL	MARK-BUILT PROPERTIES AT CONVENT ST	1	Y	0	0.00	0.00	N	0.00	0.00	Part of James Place Townhome Development	TH4
1	7101	1	34 WHITNEY FARM PL	MARK-BUILT PROPERTIES AT CONVENT ST	1	Y	0	0.00	0.00	N	0.00	0.00	Part of James Place Townhome Development	TH4
1	7101	1	35 WHITNEY FARM PL	MARK-BUILT PROPERTIES AT CONVENT ST	1	Y	0	0.00	0.00	N	0.00	0.00	Part of James Place Townhome Development	TH4
1	7101	1	36 WHITNEY FARM PL	MARK-BUILT PROPERTIES AT CONVENT ST	1	Y	0	0.00	0.00	N	0.00	0.00	Part of James Place Townhome Development	TH4
1	7101	1	37 WHITNEY FARM PL	MARK-BUILT PROPERTIES AT CONVENT ST	1	Y	0	0.00	0.00	N	0.00	0.00	Part of James Place Townhome Development	TH4
1	7101	1	38 WHITNEY FARM PL	MARK-BUILT PROPERTIES AT CONVENT ST	1	Y	0	0.00	0.00	N	0.00	0.00	Part of James Place Townhome Development	TH4
1	7101	1	39 WHITNEY FARM PL	MARK-BUILT PROPERTIES AT CONVENT ST	1	Y	0	0.00	0.00	N	0.00	0.00	Part of James Place Townhome Development	TH4
1	7101	1	40 WHITNEY FARM PL	MARK-BUILT PROPERTIES AT CONVENT ST	1	Y	0	0.00	0.00	N	0.00	0.00	Part of James Place Townhome Development	TH4
1	7101	1	41 WHITNEY FARM PL	MARK-BUILT PROPERTIES AT CONVENT ST	1	Y	0	0.00	0.00	N	0.00	0.00	Part of James Place Townhome Development	TH4
1	7101	1	42 WHITNEY FARM PL	MARK-BUILT PROPERTIES AT CONVENT ST	1	Y	0	0.00	0.00	N	0.00	0.00	Part of James Place Townhome Development	TH4
1	7101	1	43 WHITNEY FARM PL	MARK-BUILT PROPERTIES AT CONVENT ST	1	Y	0	0.00	0.00	N	0.00	0.00	Part of James Place Townhome Development	TH4
1	7101	1	44 WHITNEY FARM PL	MARK-BUILT PROPERTIES AT CONVENT ST	1	Y	0	0.00	0.00	N	0.00	0.00	Part of James Place Townhome Development	TH4
1	7101	1	45 WHITNEY FARM PL	MARK-BUILT PROPERTIES AT CONVENT ST	1	Y	0	0.00	0.00	N	0.00	0.00	Part of James Place Townhome Development	TH4
1	7101	1	46 WHITNEY FARM PL	MARK-BUILT PROPERTIES AT CONVENT ST	1	Y	0	0.00	0.00	N	0.00	0.00	Part of James Place Townhome Development	TH4
1	7101	1	47 WHITNEY FARM PL	MARK-BUILT PROPERTIES AT CONVENT ST	1	Y	0	0.00	0.00	N	0.00	0.00	Part of James Place Townhome Development	TH4
1	7101	1	48 WHITNEY FARM PL	MARK-BUILT PROPERTIES AT CONVENT ST	1	Y	0	0.00	0.00	N	0.00	0.00	Part of James Place Townhome Development	TH4

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Property Class	Block	Lot	Address	Owner	SDRP Plan Area	Sewer Service Area	Listed Acreage	Constrained Acreage	Remaining Acreage	Remaining Acreage ≥ 0.83 acres?	Dev't Acre	Affordable Units	Constraint Description	ZONE
1	7101	1	49 WHITNEY FARM PL	MARK BUILT PROPERTIES AT CONVENT ST	1	Y	0	0.00	0.00	N	0.00	0.00	Part of James Place Townhome Development	TH4
1	7101	1	51 WHITNEY FARM PL	MARK BUILT PROPERTIES AT CONVENT ST	1	Y	0	0.00	0.00	N	0.00	0.00	Part of James Place Townhome Development	TH4
1	7101	1	53 WHITNEY FARM PL	MARK BUILT PROPERTIES AT CONVENT ST	1	Y	0	0.00	0.00	N	0.00	0.00	Part of James Place Townhome Development	TH4
1	7101	1	55 WHITNEY FARM PL	MARK BUILT PROPERTIES AT CONVENT ST	1	Y	0	0.00	0.00	N	0.00	0.00	Part of James Place Townhome Development	TH4
1	7101	1	57 WHITNEY FARM PL	MARK BUILT PROPERTIES AT CONVENT ST	1	Y	0	0.00	0.00	N	0.00	0.00	Part of James Place Townhome Development	TH4
1	7101	1	59 WHITNEY FARM PL	MARK BUILT PROPERTIES AT CONVENT ST	1	Y	0	0.00	0.00	N	0.00	0.00	Part of James Place Townhome Development	TH4
1	7101	1	61 WHITNEY FARM PL	MARK BUILT PROPERTIES AT CONVENT ST	1	Y	0	0.00	0.00	N	0.00	0.00	Part of James Place Townhome Development	TH4
1	7101	1	63 WHITNEY FARM PL	MARK BUILT PROPERTIES AT CONVENT ST	1	Y	0	0.00	0.00	N	0.00	0.00	Part of James Place Townhome Development	TH4
1	7101	1	1 CARRINGTON WAY	MARK BUILT PROPERTIES AT CONVENT ST	1	Y	0	0.00	0.00	N	0.00	0.00	Part of James Place Townhome Development	TH4
1	7101	1	3 CARRINGTON WAY	MARK BUILT PROPERTIES AT CONVENT ST	1	Y	0	0.00	0.00	N	0.00	0.00	Part of James Place Townhome Development	TH4
1	7101	1	5 CARRINGTON WAY	MARK BUILT PROPERTIES AT CONVENT ST	1	Y	0	0.00	0.00	N	0.00	0.00	Part of James Place Townhome Development	TH4
1	7101	1	7 CARRINGTON WAY	MARK BUILT PROPERTIES AT CONVENT ST	1	Y	0	0.00	0.00	N	0.00	0.00	Part of James Place Townhome Development	TH4
1	7101	1	9 CARRINGTON WAY	MARK BUILT PROPERTIES AT CONVENT ST	1	Y	0	0.00	0.00	N	0.00	0.00	Part of James Place Townhome Development	TH4
1	7101	1	11 CARRINGTON WAY	MARK BUILT PROPERTIES AT CONVENT ST	1	Y	0	0.00	0.00	N	0.00	0.00	Part of James Place Townhome Development	TH4
1	7101	1	13 CARRINGTON WAY	MARK BUILT PROPERTIES AT CONVENT ST	1	Y	0	0.00	0.00	N	0.00	0.00	Part of James Place Townhome Development	TH4
1	7101	1	15 CARRINGTON WAY	MARK BUILT PROPERTIES AT CONVENT ST	1	Y	0	0.00	0.00	N	0.00	0.00	Part of James Place Townhome Development	TH4
1	7101	1	17 CARRINGTON WAY	MARK BUILT PROPERTIES AT CONVENT ST	1	Y	0	0.00	0.00	N	0.00	0.00	Part of James Place Townhome Development	TH4
1	7101	1	19 CARRINGTON WAY	MARK BUILT PROPERTIES AT CONVENT ST	1	Y	0	0.00	0.00	N	0.00	0.00	Part of James Place Townhome Development	TH4
1	7101	1	21 CARRINGTON WAY	MARK BUILT PROPERTIES AT CONVENT ST	1	Y	0	0.00	0.00	N	0.00	0.00	Part of James Place Townhome Development	TH4
1	7101	1	23 CARRINGTON WAY	MARK BUILT PROPERTIES AT CONVENT ST	1	Y	0	0.00	0.00	N	0.00	0.00	Part of James Place Townhome Development	TH4
1	7201	19	44 LAURA LN	ZHANG, YUXIN	1	Y	0.69	0.00	0.69	N	0.00	0.00	Lot does not meet the COAH threshold of 0.83 acres needed for 6 du/ac to generate 1 affordable housing unit.	TH4
1	7201	20	LAURALN	ZHANG, YUXIN	1	Y	0.78	0.00	0.78	N	0.00	0.00	Lot assessed in Morristown; Lot does not meet the COAH threshold of 0.83 acres needed for 6 du/ac to generate 1 affordable housing unit.	RA35
1	7302	1	SOUTH ST	ASSESSED IN MORRISTOWN	1	Y	0.007	0.00	0.01	N	0.00	0.00	Portion of lot in Morristown is too small (less than 0.83 ac)	RA15

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Property Class	Block	Lot	Address	Owner	SDRP Plan Area	Sewer Service Area	Listed Acreage	Constrained Acreage	Remaining Acreage	Remaining Acreage ≥ 0.83 acres?	Dev't Acre	Affordable Units	Constraint Description	ZONE
1	7302	14	PROSPECT PL	ASSESSED in Morristown	1	Y	0.02	0.00	0.02	N	0.00	0.00	Portion of lot in Morris is too small (less than 0.83 ac)	RA15
1	7302	15	SAND HILL RD	ASSESSED in Morristown	1	Y	0.06	0.00	0.06	N	0.00	0.00	Portion of lot in Morris is too small (less than 0.83 ac)	RA15
1	7302	15	SAND HILL RD SOUTH	ASSESSED in Morristown	1	Y	0.06	0.00	0.06	N	0.00	0.00	Portion of lot in Morris is too small (less than 0.83 ac)	RA15
1	7303	10	57 WOODLAND AVE	ASSESSED in Morristown	1	Y	0.72	0.72	0.00	N	0.00	0.00	Portion of lot in Morris is too small (less than 0.83 ac)	RA15
1	7307	2	WHITNEY AVE	ROSE, JAMES H & ROBERT F	1	Y	0.31	0.00	0.31	N	0.00	0.00	Lot does not meet the COAH threshold of 0.83 acres needed for 6 du/ac to generate 1 affordable housing unit.	RA15
1	7504	2	29 EAGLE NEST RD	SOUTHEAST MCMUIA GARGIULO, MICHAEL & PATRICIA	1	Y	1.2	1.20	0.00	N	0.00	0.00	Environmental Constraints (0.58 ac) - Slopes: Severe (0.48 ac), Moderate (0.07 ac) and Constrained (0.03 ac); onsite storage tank (approx. .11 ac) ; Remaining acreage is 0.62 and less than 0.83 ac. Still used by MCMUIA. Aerial photography suggests a storage tank onsite.	RA35
1	7504	8	REAR LAURALIN	KIPPERMAN, ROBERT & REBECCA	1	Y	0.68	0.00	0.68	N	0.00	0.00	Lot does not meet the COAH threshold of 0.83 acres needed for 6 du/ac to generate 1 affordable housing unit.	RA35
1	7504	13	50 LAURA LN	BROWN, DOUGLAS V & CATHERINE M	1	Y	0.32	0.00	0.32	N	0.00	0.00	Lot does not meet the COAH threshold of 0.83 acres needed for 6 du/ac to generate 1 affordable housing unit.	RA35
1	7504	14	48 LAURA LN	BROWN, DOUGLAS V & CATHERINE M	1	Y	0.25	0.00	0.25	N	0.00	0.00	Lot does not meet the COAH threshold of 0.83 acres needed for 6 du/ac to generate 1 affordable housing unit.	RA35
1	7602	1.01	5 ANDREA WAY	VAN BEUREN ESTATES LLC	1	Y	1.0138	1.01	0.00	N	0.00	0.00	Part of Van Beuren Estates. No longer vacant.	RA35
1	7602	1.03	1 ANDREA WAY	VAN BEUREN ESTATES LLC	1	Y	1.1453	1.15	0.00	N	0.00	0.00	Part of Van Beuren Estates major subdivision of block 1 development as stated in the water main extension approval 10/30/2014. Home planned for construction.	RA35
1	7602	24	VAN BEUREN RD	BENVENUTI, ERIC J & EVE S	1	Y	0.69	0.00	0.69	N	0.00	0.00	Lot does not meet the COAH threshold of 0.83 acres needed for 6 du/ac to generate 1 affordable housing unit.	RA35
1	7602	9	129 KITCHELL RD	HEFELE, KAIYA & AMBER M	1	Y	1.02	1.02	0.00	N	0.00	0.00	No longer vacant	RA35
1	7804	1	626 VAN BEUREN RD	BROWN, RYAN D & AMBER M	1	N	0.371	0.00	0.37	N	0.00	0.00	Lot does not meet the COAH threshold of 0.83 acres needed for 6 du/ac to generate 1 affordable housing unit.	RA35
1	7804	9	56 SPRING VALLEY RD	ROTHBERG, RET & FRANCIS, SARAH-MSDW	5	Y	1.51	0.04	1.47	Y	1.47	1.75	Severe Slopes (0.04 ac) in Riparian Area	RA87
1	7804	10	60 SPRING VALLEY RD	MSDW	1	Y	0.26	0.00	0.26	N	0.00	0.00	Lot does not meet the COAH threshold of 0.83 acres needed for 6 du/ac to generate 1 affordable housing unit.	RA87
1	7804	11	SPRING VALLEY RD	ASSESSED in HARDING	1	Y	0.001	0.00	0.00	N	0.00	0.00	Portion of lot in Morris is too small (less than 0.83 ac)	RA35
1	7804	12	27 VAN BEUREN RD	BALOG, STEPHEN J & ROSALIE	1	Y	0.03	0.00	0.03	N	0.00	0.00	Lot does not meet the COAH threshold of 0.83 acres needed for 6 du/ac to generate 1 affordable housing unit.	RA35
1	7901	1	WOODLAND AV & KITCHELL RD	MOORE ESTATE CONDO ASSOCIATION	1	Y	0	0.00	0.00	N	0.00	0.00	Common elements for the Moore Estate Condo Development	RH-5
1	7902	1	WOODLAND AVE	MOORE ESTATE DEVELOPMENT CO.	1	Y	0	0.00	0.00	N	0.00	0.00	Common elements for the Moore Estate Condo Development	RH-5
1	8001	1	1 TURNBULL LN	ASSESSED by Morristown	1	Y	0.25	0.00	0.25	N	0.00	0.00	Lot does not meet the COAH threshold of 0.83 acres needed for 6 du/ac to generate 1 affordable housing unit.	RA15
1	8001	6	TURNBULL LN	ASSESSED by Morristown	1	Y	0.05	0.00	0.05	N	0.00	0.00	Lot does not meet the COAH threshold of 0.83 acres needed for 6 du/ac to generate 1 affordable housing unit.	RA15
1	8003	3	8 DEGAN LN	WILSON, D & LEWIS, ANGELA	1	Y	0.019	0.00	0.02	N	0.00	0.00	Lot does not meet the COAH threshold of 0.83 acres needed for 6 du/ac to generate 1 affordable housing unit.	RA15
1	8003	45	TURTLE RD	ALLOCCO, PATRICK S & ABIGAIL	1	Y	0.327	0.00	0.33	N	0.00	0.00	Lot does not meet the COAH threshold of 0.83 acres needed for 6 du/ac to generate 1 affordable housing unit.	RA15
1	8003	73	TURNBULL LN	ASSESSED by Morristown	1	Y	0.17	0.00	0.17	N	0.00	0.00	Portion of lot in Morris is too small (less than 0.83 ac)	RA15
1	8004	3	DEGAN LN	BYRNE, E ESTATE & WITT, EUGENE & EVEL	1	Y	0.26	0.00	0.26	N	0.00	0.00	Lot does not meet the COAH threshold of 0.83 acres needed for 6 du/ac to generate 1 affordable housing unit.	RA15
1	8004	4	DEGAN LN	ASSESSED	1	Y	0.3	0.00	0.30	N	0.00	0.00	Portion of lot in Morris is too small (less than 0.83 ac)	RA15

Table 2: All Category 1, 3B, and 15C Properties Inventoried And Sites Identified for Potential Redevelopment for Inclusionary Housing

Property Class	Block	Lot	Address	Owner	SDRP Plan Area	Sewer Service Area	Listed Acreage	Constrained Acreage	Remaining Acreage	Remaining Acreage ≥ 0.83 acres?	Dev't Acre	Affordable Units	Constraint Description	ZONE
1	8004	5	WOODLAND AVE	ASSESSED in Morristown	1	Y	0.03	0.00	0.03	N	0.00	0.00	Portion of lot in Morris is too small (less than 0.83 ac)	RA15
1	8004	7	WOODLAND AVE	ASSESSED in Morristown	1	Y	0.06	0.00	0.06	N	0.00	0.00	Portion of lot in Morris is too small (less than 0.83 ac)	RA15
1	8201	6	9 FOX HOLLOW RD	DOODY, MARY BILLINGS	1	Y	1.57	0.42	1.15	Y	1.15	1.38	Slopes: Moderate (0.06 ac), Severe (0.36 ac).	RA35
1	8201	7.01	FOX HOLLOW RD	BILLINGS, CYNTHIA M	1	Y	1.92	0.69	1.23	Y	1.23	1.48	Slopes: Severe (0.51 ac) Moderate (0.18 ac)	RA35
1	8301	3	PITNEY PL	TOWNSHIP ASSOC. & KUSHNER COMPANIES	1	Y	7.7759	7.78	0.00	N	0.00	0.00	COMMON ELEMENTS in a fully developed townhouse development	RG-5
1	8402	8	HOWLAND TER	BROWNSTONES AT MORRIS	1	Y	1.696	1.70	0.00	N	0.00	0.00	Common area for Brownstones at Morris township development Lot does not meet the COAH threshold of 0.83 acres needed for 6 du/ac to generate 1 affordable housing unit.	OL-5
1	8411	1	RAILROAD TRACK NORTH OAK CT	OWNED	1	Y	0.75	0.00	0.75	N	0.00	0.00		OSGU
1	8503	3	REAR MADISON	ASSESSED IN	1	Y	0.1	0.00	0.10	N	0.00	0.00	Portion of lot in Morris is too small (less than 0.83 ac)	RA11
1	8503	4	REAR NORTH OAK CT	SCHUCKMAN, PETER L & KATHLEEN M	1	Y	0.18	0.00	0.18	N	0.00	0.00	Lot does not meet the COAH threshold of 0.83 acres needed for 6 du/ac to generate 1 affordable housing unit.	RA11
1	8504	1	MADISON AVE	ASSESSED IN	1	Y	0.006	0.00	0.01	N	0.00	0.00	Portion of lot in Morris is too small (less than 0.83 ac)	RA11
1	8504	3	4 NORTH OAK CT	FORMICOLA, ALLAN J & JO-RENEE	1	Y	0.39	0.00	0.39	N	0.00	0.00	Lot does not meet the COAH threshold of 0.83 acres needed for 6 du/ac to generate 1 affordable housing unit.	RA11
1	8504	4	NORTH OAK CT	ASSESSED IN	1	Y	0.014	0.00	0.01	N	0.00	0.00	Portion of lot in Morris is too small (less than 0.83 ac)	RA11
1	8604	15	ALONG DLW RR/11 TURNPIKE	JCP&L C/O TAX DEPT	1	Y	1.38	1.38	0.00	N	0.00	0.00	Parcel mainly taken up by utility structures.	OL40
1	8701	1	PUNCHBOWL RD/COMMON AREA	LIBERTY GREENS ASSOC & TAYLOR MGMT	1	Y	0.49	0.00	0.49	N	0.00	0.00	COMMON AREA; Lot does not meet the COAH threshold of 0.83 acres needed for 6 du/ac to generate 1 affordable housing unit.	TH-8
1	8701	49	OPEN SPACE	LIBERTY GREENS ASSOC & TAYLOR MGMT	1	Y	0.23	0.00	0.23	N	0.00	0.00	Open Space; Lot does not meet the COAH threshold of 0.83 acres needed for 6 du/ac to generate 1 affordable housing unit.	TH-8
1	8701	64	COMMON AREA	LIBERTY GREENS ASSOC & TAYLOR MGMT	1	Y	6.25	6.25	0.00	N	0.00	0.00	Common area for Liberty Greens. Common elements in fully developed residential neighborhood, mostly comprised of focal street network and a tennis court and clubhouse.	TH-8
1	8801	1	PUNCH BOWL RD OF ST ELIZABETH	SISTERS OF CHARITY	1	Y	11.25	2.96	8.29	Y	8.29	9.95	Slopes: Severe, Moderate and Constrained; Wetlands; Flood Hazard/Prone Area; Artificial Lakes; Without property class designation can't differentiate how much constrained acreage is in property class 1.	OSGU
1	8901	3	WASHINGTON AVE	ASSESSED in Morristown	1	Y	0.03	0.00	0.03	N	0.00	0.00	Portion of lot in Morris is too small (less than 0.83 ac)	RA11
1	8901	4	WASHINGTON AVE	ASSESSED in Morristown	1	Y	0.002	0.00	0.00	N	0.00	0.00	Portion of lot in Morris is too small (less than 0.83 ac)	RA11
1	8903	3	WASHINGTON AVE	ASSESSED in Morristown	1	Y	0.2	0.00	0.20	N	0.00	0.00	Portion of lot in Morris is too small (less than 0.83 ac)	RA11
1	8903	4	WASHINGTON AVE REAR	ASSESSED in Morristown	1	Y	0.13	0.00	0.13	N	0.00	0.00	Portion of lot in Morris is too small (less than 0.83 ac)	RA11
1	8903	5	WASHINGTON AVE	ASSESSED in Morristown	1	Y	0.05	0.00	0.05	N	0.00	0.00	Portion of lot in Morris is too small (less than 0.83 ac)	RA11
1	8903	6	OAK LANE	ASSESSED in Morristown	1	Y	0.001	0.00	0.00	N	0.00	0.00	Portion of lot in Morris is too small (less than 0.83 ac)	RA11
1	8904	7	MACKENZIE RD	ASSESSED in Morristown	1	Y	0.36	0.00	0.36	N	0.00	0.00	Portion of lot in Morris is too small (less than 0.83 ac)	RA11
1	8905	9	ROSEMILL PL	ASSESSED in Morristown	1	Y	0.09	0.00	0.09	N	0.00	0.00	Portion of lot in Morris is too small (less than 0.83 ac)	RA11
1	8908	13	OAK LANE	HOVIS, CHARLES M & HOLLY K	1	Y	0.14	0.00	0.14	N	0.00	0.00	Lot does not meet the COAH threshold of 0.83 acres needed for 6 du/ac to generate 1 affordable housing unit.	RA11
1	9002	13	99 COLUMBIA RD	STORAGE DEPOT II LLC	1	Y	4.15	4.15	0.00	N	0.00	0.00	No constrained acreage. Recently approved for self-storage facility.	OL40
1	9101	1	85 COLUMBIA RD	ZUDICK, PAULINE	1	Y	1.84	1.84	0.00	N	0.00	0.00	Severe Slopes(0.4 ac); Remaining acreage is too narrow for development	OSGU
1	9101	3	3 PUNCH BOWL RD	MORRIS COUNTY GOLF CLUB	1	Y	0.14	0.00	0.14	N	0.00	0.00	Lot is too small (less than 0.83 ac) Listed as Private Recreation on the Township's Open Space Plan	OSGU
1	9101	5	101 Columbia Rd	HONEYWELL PARCEL/ATT-RAYMERC HANT	1	Y	65.53	65.53	0.00	N	0.00	0.00	Part of Honeywell site redevelopment for office development	OL40

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1	9101	6	101 COLUMBIA RD	HONEYWELL(HOVANNAN)	1	Y	37.62	0.00	37.62	Y	37.62	45.15	Part of Honeywell site under construction for multi-family residential development. Assumes 6 dwelling units per acre; 20% set aside.	OL40
1	9101	7	101 COLUMBIA RD	HONEYWELL(HOVANNAN)	1	Y	14.12	4.12	10.00	Y	10.00	12.00	Part of Honeywell site under construction for multi-family residential development. Assumes 6 dwelling units per acre; 20% set aside. Wetlands	OL40
1	9101	8	101 COLUMBIA RD	HONEYWELL(OPEN SPACE)	1	Y	14.68	7.00	7.68	Y	7.68	9.22	Part of Honeywell site under construction for multi-family residential development. Assumes 6 dwelling units per acre; 20% set aside. Wetlands	OL40
1	9202	1	7 DELAWARE RD	COLLINS, GLENN & NANCY	1	Y	0.22	0.00	0.22	N	0.00	0.00	Lot does not meet the COAH threshold of 0.83 acres needed for 6 du/ac to generate 1 affordable housing unit.	RA35
1	9301	1	3 WHIPPANY RD	MEHTA, DHARAM & PERERA, JORGE	1	Y	0.39	0.00	0.39	N	0.00	0.00	Lot does not meet the COAH threshold of 0.83 acres needed for 6 du/ac to generate 1 affordable housing unit.	RA11
1	9401	4	COLUMBIA RD	LAWRENCE & DAUGHTER, LLC	1	Y	0.571	0.00	0.57	N	0.00	0.00	Lot does not meet the COAH threshold of 0.83 acres needed for 6 du/ac to generate 1 affordable housing unit.	RA25
1	9401	5	COLUMBIA RD	DAUGHTER, LLC	1	Y	0.554	0.00	0.55	N	0.00	0.00	Lot does not meet the COAH threshold of 0.83 acres needed for 6 du/ac to generate 1 affordable housing unit.	RA25
1	9401	24	29 NORMANDY HEIGHTS RD	SILVER POND ESTATES ASSOC & D CABUSH	1	Y	0.58	0.00	0.58	N	0.00	0.00	Lot does not meet the COAH threshold of 0.83 acres needed for 6 du/ac to generate 1 affordable housing unit.	RA25
1	9402	32	OAK PARK DR	KHAN, MUHAMMAD ANEES & HENRIETTE K	1	Y	0.42	0.00	0.42	N	0.00	0.00	Lot does not meet the COAH threshold of 0.83 acres needed for 6 du/ac to generate 1 affordable housing unit.	RA25
1	9402	38.01	18 NORMANDY HEIGHTS RD	MCGEE, BARBARA & KOTLER, PATRICIA B	1	Y	1.15		1.15	Y	1.15	1.38		RA25
1	9501	5.01	9 WYNDMOOR DR	PARISI, JAMES A & PATRICIA A	1	Y	0.80	0.16	0.64	N	0.00	0.00	Environmental Constraints (0.16 ac) - Severe (majority of constraints) and Constrained Slopes. Remaining 0.64 ac is too small (less than 0.83 ac) Approximately half of the slopes are in the Riparian Area.	RA25
1	9901	1	COMMON AREA	WOODCREST & TAYLOR MANAGEMENT CO	1	Y	0.28	0.00	0.28	N	0.00	0.00	COMMON AREA; Lot does not meet the COAH threshold of 0.83 acres needed for 6 du/ac to generate 1 affordable housing unit.	RH-5
1	9901	16	COMMON AREA	TAYLOR MANAGEMENT CO.	1	Y	1.15	1.15	0.00	N	0.00	0.00	Common area for Woodcrest Townhouse development	RH-5
1	9902	1	WHIPPANY RD	WOODCREST TOWNHOUSE ASSOC	1	Y	1.483	1.48	0.00	N	0.00	0.00	Common Area for Woodcrest Townhouse development	RH-5
1	9902	32	COMMON AREAS	WOODCREST & TAYLOR MANAGEMENT CO	1	Y	0.56	0.00	0.56	N	0.00	0.00	COMMON AREA; Lot does not meet the COAH threshold of 0.83 acres needed for 6 du/ac to generate 1 affordable housing unit. MODIV Parcel Data shows parcel at 4.56 AC.	RH-5
1	9902	48	WHIPPANY RD	WOODCREST TOWNHOUSE ASSOC	1	Y	1.483	1.48	0.00	N	0.00	0.00	Common area for Woodcrest Townhouse development	RH-5
1	10001	9	WHIPPANY RD	ASSESSED in Morristown	1	Y	1.5	1.50	0.00	N	0.00	0.00	Parcel is assessed in Morristown. Majority of parcel is in Morristown. Severe Slopes (0.35 ac alone); Wetlands (20 ac alone); Remaining acreage has no street access.	OL-5
1	10001	10	REAR MORRIS AVE	ASSESSED in Morristown	1	Y	9.1	9.10	0.00	N	0.00	0.00	Assessed in Morristown. Severe Slopes; Wetlands; Flood prone/ hazard; Whippany River and Whippany River Tributary, entire parcel is in the riparian area. Remaining acreage has no street access.	OL-5
1	10001	11	MALCOLM ST REAR	CORVAN CORP	1	Y	3.5	3.47	0.03	N	0.00	0.00	Slopes; Severe; Wetlands; Flood Hazard/Prone Area; Whippany River and Tributary; entire parcel is in the Riparian Area. Acreage left is under 0.83 ac COAH threshold.	OL-5
1	10001	12	MALCOLM ST	ASSESSED in Morristown	1	Y	0.05	0.00	0.05	N	0.00	0.00	Portion of lot in Morris is too small (less than 0.83 ac) Flood hazard/ prone area (1.15 ac alone); Severe Slopes; Wetlands; Whippany River runs through center of the parcel. Entire parcel is in the riparian area.	RA-7
1	10001	18	E HANOVER AVE	CORVAN CORP	1	Y	2.66	2.23	0.43	N	0.00	0.00	Portion of lot in Morris is too small (less than 0.83 ac)	OSGU
1	10002	1	MALCOLM ST	ASSESSED	1	Y	0.13	0.00	0.13	N	0.00	0.00	Portion of lot in Morris is too small (less than 0.83 ac)	RA-7

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1	10201	5	MONROE ST	EVERGREEN CEMETERY	1	Y	0.915	0.03	0.89	Y	0.89	1.06	Severely majority severe, 0.03 ac). Moderate and Constrained Slopes. Lot does not meet the COAH threshold of 0.83 acres needed for 6 du/ac to generate 1 affordable housing unit.	I-21
1	10202	1	RAILROAD TRACK MARTIN LUTHER KING AVE	OWNED	1	Y	0.23	0.00	0.23	N	0.00	0.00		I-21
1	10300	1	KING AVE	ASSESSED	1	Y	0.325	0.00	0.33	N	0.00	0.00	Portion of lot in Morris is too small (less than 0.83 ac)	RA-7
1	10300	2	3 MONROE ST	MARTINEZ MARY LOU	1	Y	0.22	0.00	0.22	N	0.00	0.00	Lot does not meet the COAH threshold of 0.83 acres needed for 6 du/ac to generate 1 affordable housing unit.	RB-7
1	10302	1-4	245-251 E HANOVER	245-251 EAST HANOVER AVE LLC	1	Y	0.69	0.20	0.49	N	0.00	0.00	Former junk yard; Environmental Constraints = slopes; Lot is too small. Lot does not meet the COAH threshold of 0.83 acres needed for 6 du/ac to generate 1 affordable housing unit.	RA-7
1	10302	5	253 E HANOVER AVE	NEW 888 LLC	1	Y	0.35	0.00	0.35	N	0.00	0.00	Lot does not meet the COAH threshold of 0.83 acres needed for 6 du/ac to generate 1 affordable housing unit.	RA-7
1	10304	25	CARLTON ST	MORRIS COUNTY AFFORDABLE HOUSING	1	Y	0.13	0.13	0.00	N	0.00	0.00	Common Area	RA-7
1	10304	25	19 CARLTON ST	MORRIS COUNTY AFFORDABLE HOUSING	1	Y	0.13	0.00	0.13	N	0.00	0.00	Lot does not meet the COAH threshold of 0.83 acres needed for 6 du/ac to generate 1 affordable housing unit.	RA-7
1	10304	25	21 CARLTON ST	MORRIS COUNTY AFFORDABLE HOUSING	1	Y	0.13	0.00	0.13	N	0.00	0.00	Lot does not meet the COAH threshold of 0.83 acres needed for 6 du/ac to generate 1 affordable housing unit.	RA-7
1	10304	25	23 CARLTON ST	MORRIS COUNTY AFFORDABLE HOUSING	1	Y	0.13	0.00	0.13	N	0.00	0.00	Lot does not meet the COAH threshold of 0.83 acres needed for 6 du/ac to generate 1 affordable housing unit.	RA-7
1	10304	25	25 CARLTON ST	MORRIS COUNTY AFFORDABLE HOUSING	1	Y	0.13	0.00	0.13	N	0.00	0.00	Lot does not meet the COAH threshold of 0.83 acres needed for 6 du/ac to generate 1 affordable housing unit.	RA-7
1	10304	25	27 CARLTON ST	MORRIS COUNTY AFFORDABLE HOUSING	1	Y	0.13	0.00	0.13	N	0.00	0.00	Lot does not meet the COAH threshold of 0.83 acres needed for 6 du/ac to generate 1 affordable housing unit.	RA-7
1	10306	7	24 WALNUT ST	24 WALNUT STREET LLC	1	Y	0.17	0.00	0.17	N	0.00	0.00	Lot does not meet the COAH threshold of 0.83 acres needed for 6 du/ac to generate 1 affordable housing unit.	RA-7
1	10307	18	233 MARTIN LUTHER KING AV	EDWARDS, CALVIN W & KATHLEEN L	1	Y	0.16	0.00	0.16	N	0.00	0.00	Lot does not meet the COAH threshold of 0.83 acres needed for 6 du/ac to generate 1 affordable housing unit.	RB-7
1	10309	3	9 HIGHLAND AVE	ORDAVA, LINTON G	1	Y	0.17	0.00	0.17	N	0.00	0.00	Lot does not meet the COAH threshold of 0.83 acres needed for 6 du/ac to generate 1 affordable housing unit.	RA-7
1	10311	15-01	9 EMMETT AVE	PARK FINANCE LLC	1	Y	0.17	0.00	0.17	N	0.00	0.00	Lot does not meet the COAH threshold of 0.83 acres needed for 6 du/ac to generate 1 affordable housing unit.	RB-7
1	10313	9	JERSEY AVE	ASSESSED	1	Y	0.12	0.00	0.12	N	0.00	0.00	Portion of lot in Morris is too small (less than 0.83 ac)	RB-7
1	10313	10	JERSEY AVE	ASSESSED	1	Y	0.07	0.00	0.07	N	0.00	0.00	Portion of lot in Morris is too small (less than 0.83 ac)	RB-7
1	10313	11	JERSEY AVE	ASSESSED	1	Y	0.02	0.00	0.02	N	0.00	0.00	Portion of lot in Morris is too small (less than 0.83 ac)	RB-7
1	10314	1	88 MARTIN LUTHER KING AVE	EIGHT EIGHT MILK LLC&HOMELESS SOLUT.	1	Y	0.24	0.00	0.24	N	0.00	0.00	Lot does not meet the COAH threshold of 0.83 acres needed for 6 du/ac to generate 1 affordable housing unit.	RB-7
1	10314	2	220 MARTIN LUTHER KING AV	ASSESSED	1	Y	0.01	0.00	0.01	N	0.00	0.00	Portion of lot in Morris is too small (less than 0.83 ac)	RB-7
1	10502	20	KENNEDY RD	OWNER UNKNOWN	1	Y	0.023	0.00	0.02	N	0.00	0.00	Lot does not meet the COAH threshold of 0.83 acres needed for 6 du/ac to generate 1 affordable housing unit.	RA-7
1	10502	38	189 SPEEDWELL AVE	JCIR LLC	1	Y	0.14	0.00	0.14	N	0.00	0.00	Lot does not meet the COAH threshold of 0.83 acres needed for 6 du/ac to generate 1 affordable housing unit.	B-11
15C	201	4	2 BURNHAM RD	MORRIS TOWNSHIP	1	Y	1.15	1.15	0.00	N	0.00	0.00	Fairchild Fire Company Building and paved surface parking lot covers entire parcel	OSGU

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15C	203	14	201 LAKE VALLEY RD	MORRIS TOWNSHIP	1	Y	1.653	1.65	0.00	N	0.00	0.00	ROSI: to be held for recreation and conservation purposes - Kiwanis Field. Listed on the 2004 Recreation and Open Space Inventory in the Township's Open Space and Recreation Plan.	RA11
15C	204	59	LAKE VALLEY RD	MORRIS TOWNSHIP	1	Y	8	8.00	0.00	N	0.00	0.00	ROSI: to be held for recreation and conservation purposes - Kiwanis Field. Listed on the 2004 Recreation and Open Space Inventory in the Township's Open Space and Recreation Plan.	OSGU
15C	204	64	LAKE VALLEY RD	MORRIS TOWNSHIP	1	Y	0.26	0.00	0.26	N	0.00	0.00	Lot is too small (less than 0.83 ac). ROSI: to be held for recreation and conservation purposes - Kiwanis Field. Listed on the 2004 Recreation and Open Space Inventory in the Township's Open Space and Recreation Plan. Remaining Acreage is 0.70 ac and too small (less than 0.83 ac).	RA15
15C	207	9.01	W HANOVER AVE	MORRIS TOWNSHIP	1	Y	4	3.30	0.70	N	0.00	0.00	Lot is too small (less than 0.83 ac). ROSI: to be held for recreation and conservation purposes - Veteran's Field. 5.73 acres are environmentally constrained (3.5 ac alone of flood area) remaining is a combination of severe slopes, flood area and wetlands. Part of the constraint is flood hazard/prone area that over laps w/ recreational baseball field. Aerial and google maps show 2 buildings which look to be Morris Twp Department of Public works garages and a third circular possible storage building. North Branch of the Whippany River runs through the parcel and lot is in the Riparian Area.	OSGU
15C	207	21	6 JANE WAY	MORRIS TOWNSHIP	1	Y	7.5	7.50	0.00	N	0.00	0.00	ROSI: held for recreation and conservation purposes - Veteran's Field. 5.73 acres are environmentally constrained (3.5 ac alone of flood area) remaining is a combination of severe slopes, flood area and wetlands. Part of the constraint is flood hazard/prone area that over laps w/ recreational baseball field. Aerial and google maps show 2 buildings which look to be Morris Twp Department of Public works garages and a third circular possible storage building. North Branch of the Whippany River runs through the parcel and lot is in the Riparian Area.	OSGU
15C	301	59	MAX DRIVE	MORRIS TOWNSHIP	1	Y	0.21	0.00	0.21	N	0.00	0.00	Lot is too small (less than 0.83 ac)	RA-7
15C	310	1	79 LAKE RD	TOWN OF MORRISTOWN	1	Y	2.27	2.27	0.00	N	0.00	0.00	Admin/ Transit use owned by Morristown. Public property designated for a use other than housing (admin/transit) as listed in the Open Space Plan.	OSGU
15C	501	41	44 LAKE VALLEY RD	MORRIS TOWNSHIP	1	Y	5.15	5.15	0.00	N	0.00	0.00	ROSI: to be held for recreation and conservation purposes - Richlyn Court. Listed on the 2004 Recreation and Open Space Inventory in the Township's Open Space and Recreation Plan	OSGU
15C	501	42	48 LAKE VALLEY RD	MORRIS TOWNSHIP	1	Y	15.704	15.70	0.00	N	0.00	0.00	Used as a sewer treatment plant. Constraints: Flood hazard/prone (4.2 ac alone); Wetlands (5.07 ac alone); North Branch of the Whippany River (1.12 ac alone); remaining is a combination of flood area, wetlands, severe slopes and the Whippany River runs along the south border of the lot. Riparian area covers entire parcel.	OSGU
15C	502	1	EASTERN PKWY	MORRISTOWN	1	Y	0.79	0.79	0.00	N	0.00	0.00	Lot does not meet the COAH threshold of 0.83 acres needed for 6 du/ac to generate 1 affordable housing unit.	OSGU
15C	502	2	75 LAKE RD	TOWN OF MORRISTOWN	1	Y	1.27	1.27	0.00	N	0.00	0.00	Admin/ Transit use owned by Morristown Public property designated for a use other than housing (admin/transit) as listed in the Open Space Plan.	OSGU
15C	503	5	LONGVIEW PL	TOWN OF MORRISTOWN	1	Y	0.165	0.17	0.00	N	0.00	0.00	Lot does not meet the COAH threshold of 0.83 acres needed for 6 du/ac to generate 1 affordable housing unit.	OSGU
15C	601	19	SUSSEX AVE	MORRIS TOWNSHIP MORRIS COUNTY	1	Y	6.645	6.65	0.00	N	0.00	0.00	ROSI: to be held for recreation and conservation purposes - Streeter Park. Listed on the 2004 Recreation and Open Space Inventory in the Township's Open Space and Recreation Plan. POOL & BATHHOUSE; Building Desc: 15CB (no sq. footage listed)	OSGU
15C	702	3	INAMERE RD	MORRIS COUNTY PARK COMM	1	Y	7.47	7.47	0.00	N	0.00	0.00	Morris County Parkland	OSGU
15C	801	10.01	118 LAKE VALLEY RD	TOWNSHIP OF MORRIS	1	Y	5.88	5.88	0.00	N	0.00	0.00	Reserved for open space. Resolution 210-13 Re-AUTHORIZING THE TOWNSHIP OF MORRIS TO ENTER INTO A CONTRACT WITH THOMAS BAKER AND KENNETH BAKER FOR THE PURCHASE OF PROPERTY FOR OPEN SPACE WHICH SAID PROPERTY IS LOCATED ON LAKE VALLEY ROAD IDENTIFIED ON THE TOWNSHIP TAX MAP AS BLOCK 801, LOTS 10 AND 10.01 AND EXCEPTING THEREFROM A PORTION OF LOT 10 CONTAINING A DWELLING AND APPROXIMATELY ONE HALF ACRE. 05-14 AN ORDINANCE OF THE TOWNSHIP OF MORRIS AUTHORIZING THE PURCHASE OF PROPERTY IDENTIFIED AS 106-108 LAKE VALLEY ROAD (LOTS 10 AND 10.01 IN BLOCK 801 AS SHOWN ON THE TAX MAP OF THE TOWNSHIP OF MORRIS AND AUTHORIZING THE USE OF FUNDS TO SATISFY ALL OR A PORTION OF THE PURCHASE THEREOF. Slopes: Severe(1.78 AC) and Constrained (0.372) - 1.5 AC in the Riparian Area, but less than a quarter of the slopes fall in the parcel's riparian area.	RA15
15C	804	31	LAKE RD	MORRIS TOWNSHIP	1	Y	6.74	6.74	0.00	N	0.00	0.00	ROSI: to be held for recreation and conservation purposes - La Rue Field. Listed on the 2004 Recreation and Open Space Inventory in the Township's Open Space and Recreation Plan.	RA35

Table 2: All Category 1, 3B, and 15C Properties Inventoried And Sites Identified for Potential Redevelopment for Inclusionary Housing

Property Class	Block	Lot	Address	Owner	SDRP Plan Area	Sewer Service Area	Listed Acreage	Constrained Acreage	Remaining Acreage	Remaining Acreage ≥ 0.83 acres?	Dev't Acre	Affordable Units	Constraint Description	ZONE
15C	901	1	8 JEAN ST	MORRIS TOWNSHIP	1	Y	12.42	12.42	0.00	N	0.00	0.00	ROSI: to be held for recreation and conservation purposes - School House Woods. Listed on the 2004 Recreation and Open Space Inventory in the Township's Open Space and Recreation Plan.	RA25
15C	901	5	2 JEAN ST	MORRIS TOWNSHIP	1	Y	0.948	0.00	0.95	Y	0.95	1.14	8.9 AC of the total lot has environmental constraints (3.6 AC - Flood hazard/prone area alone) (at least 3.3 AC is flood hazard/prone area and wetlands combined); Entire parcel is in the Riparian Area. North Branch Whippany River runs through parcel. Remaining acre is a surface parking lot.	OSGU
15C	901	5	2 JEAN ST	MORRIS TOWNSHIP	1	Y	0.948	0.95	0.00	N	0.00	0.00	Surface Parking for neighboring Homeless Solutions affordable projects on Jean Street (6 multifamily buildings - 2 stories each)	OSGU
15C	901	6	15 JEAN ST	NJ DEP HUMAN SERV. DIV. MGMT & BUDGET	1	Y	7.8	7.80	0.00	N	0.00	0.00	Morris Transitional Education Center	OSGU
15C	901	8	9 JEAN ST	MORRIS TOWNSHIP	1	Y	15.7	15.70	0.00	N	0.00	0.00	ROSI: to be held for recreation and conservation purposes - School House Woods. Listed on the 2004 Recreation and Open Space Inventory in the Township's Open Space and Recreation Plan.	OSGU
15C	1001	31	WHITE BIRCH RD	MORRIS TOWNSHIP	1	Y	0.009	0.00	0.01	N	0.00	0.00	Lot does not meet the COAH threshold of 0.83 acres needed for 6 du/ac to generate 1 affordable housing unit.	RA15
15C	1002	1.01	200 W HANOVER AVE	SOUTHEAST MCMUA	1	Y	0	0.17	-0.17	N	0.00	0.00	Pumping Station. North branch of the Whippany river tributary runs through south west portion of the lot. Constraints are mainly flood hazard / prone area and steep slopes. Lot does not meet the COAH threshold of 0.83 acres needed for 6 du/ac to generate 1 affordable housing unit.	RA15
15C	1008	1	TWAIN/STONEBR OOK	MORRIS TOWNSHIP	1	Y	3.3471	3.35	0.00	N	0.00	0.00	ROSI: to be held for recreation and conservation purposes - Lake Road. Listed on the 2004 Recreation and Open Space Inventory in the Township's Open Space and Recreation Plan.	RA25
15C	1101	19	169 LAKE RD	MORRIS TOWNSHIP	1	Y	0.938	0.43	0.51	N	0.00	0.00	Slopes: Severe(0.24 ac), Moderate (0.09), Constrained (0.1 ac). Remaining Acreage 0.518 ac. Is too small (less than 0.83 ac).	RA35
15C	1201	1	1 ELM LN CUL-DE SAC	MORRIS TOWNSHIP	1	Y	8.83	8.83	0.00	N	0.00	0.00	ROSI: to be held for recreation and conservation purposes - Corrine Field. FOOTBALL/TENNIS; Listed on the 2004 Recreation and Open Space Inventory in the Township's Open Space and Recreation Plan.	OSGU
15C	1201	7	SUSSEX AVE	MORRIS COUNTY PARK COMM	1	Y	26.19	26.19	0.00	N	0.00	0.00	ROSI: to be held for recreation and conservation purposes - Lake Manor. Listed on the 2004 Recreation and Open Space Inventory in the Township's Open Space and Recreation Plan.	OSGU
15C	1201	8	LESUE CT/REAR LAKE RD	MORRIS TOWNSHIP	1	Y	55.037	55.04	0.00	N	0.00	0.00	ROSI: to be held for recreation and conservation purposes - Mark Twain Trail. Listed on the 2004 Recreation and Open Space Inventory in the Township's Open Space and Recreation Plan.	RA35
15C	1601	1	LAKE ROAD	MORRIS TOWNSHIP	1	Y	10.27	10.27	0.00	N	0.00	0.00	ROSI: to be held for recreation and conservation purposes - Tall Timbers. Listed on the 2004 Recreation and Open Space Inventory in the Township's Open Space and Recreation Plan.	RA35
15C	1704	10	KETCH RD & REDWOOD RD	MORRIS TOWNSHIP	1	Y	9.41	9.41	0.00	N	0.00	0.00	ROSI: to be held for recreation and conservation purposes - Tall Timbers. Listed on the 2004 Recreation and Open Space Inventory in the Township's Open Space and Recreation Plan.	OSGU
15C	1802	5	3 THIRD AVE	MORRIS TOWNSHIP	1	Y	0.172	0.17	0.00	N	0.00	0.00	Land is less than the 0.83 ac needed to generate 1 COAH unit at a 6 du/ac density.	RA15
15C	1803	13	WEST HANOVER AVE	MORRIS TOWNSHIP	1	Y	26.887	26.89	0.00	N	0.00	0.00	ROSI: to be held for recreation and conservation purposes - Morris Meadows. Listed on the 2004 Recreation and Open Space Inventory in the Township's Open Space and Recreation Plan.	OSGU
15C	1806	1	1 KETCH RD	MORRIS TOWNSHIP	1	Y	1.1411	1.14	0.00	N	0.00	0.00	ROSI: to be held for recreation and conservation purposes - Ketch-Detention Basin. Listed on the 2004 Recreation and Open Space Inventory in the Township's Open Space and Recreation Plan.	OSGU
15C	1901	1	79 KETCH RD	MORRIS COUNTY-BUILDINGS & GROUNDS	1	Y	109.2	109.20	0.00	N	0.00	0.00	Residence. Not vacant. Constraints - Slopes: Severe (0.08 ac), Constrained (0.07 ac); Approximately an additional 0.6 ac covered by Arc residence/facility and surface parking lot.	OSGU
15C	1901	1.01	81 KETCH RD	COUNTY OF MORRIS & MCAL INC/ARC	1	Y	3	3.00	0.00	N	0.00	0.00	Morris Mews Senior Housing.	OSGU
15C	1901	2	W HANOVER AVE	MORRIS COUNTY	1	Y	1.05	1.05	0.00	N	0.00	0.00	Dean Gallo Congregate Living	SC
15C	1901	3	W HANOVER AVE	MORRIS COUNTY	1	Y	7.36	7.36	0.00	N	0.00	0.00	ROSI: to be held for recreation and conservation purposes - Butterworth Field. Listed on the 2004 Recreation and Open Space Inventory in the Township's Open Space and Recreation Plan.	OSGU
15C	2202	23	CORN HILL DR	MORRIS TOWNSHIP	1	Y	3.464	3.46	0.00	N	0.00	0.00	ROSI: to be held for recreation and conservation purposes - Butterworth Field. Listed on the 2004 Recreation and Open Space Inventory in the Township's Open Space and Recreation Plan.	OSGU
15C	2203	1	LYNNFIELD DR	MORRIS TOWNSHIP	1	Y	13.011	13.01	0.00	N	0.00	0.00	ROSI: to be held for recreation and conservation purposes - Butterworth Field. Listed on the 2004 Recreation and Open Space Inventory in the Township's Open Space and Recreation Plan.	OSGU
15C	2401	11	W HANOVER AVE	MORRIS COUNTY	1	Y	4.16	2.04	2.12	Y	2.12	2.54	Admin/Transit use. Constraints = slopes.	OSGU
15C	2404	26	634 W HANOVER AVE	COUNTY OF MORRIS, NEW JERSEY	1	Y	6.15	6.15	0.00	N	0.00	0.00	Armory. NJ Office of Health Management	OSGU

Table 2: All Category 1, 3B, and 15C Properties Inventoried And Sites Identified for Potential Redevelopment for Inclusionary Housing

Property Class	Block	Lot	Address	Owner	SDRP Plan Area	Sewer Service Area	Listed Acreage	Constrained Acreage	Remaining Acreage	Remaining Acreage ≥ 0.83 acres?	Dev't Acre	Affordable Units	Constraint Description	ZONE
15C	2506	11	SUSSEX AVE	MORRIS TOWNSHIP	1	Y	7.84	7.80	0.04	N	0.00	0.00	ROSI: to be held for recreation and conservation purposes - Bradford Pond. Listed on the 2004 Recreation and Open Space Inventory in the Township's Open Space and Recreation Plan.	OSGU
15C	2601	20	REAR SUSSEX AVE	MORRIS TOWNSHIP	1	Y	3.03	3.03	0.00	N	0.00	0.00	ROSI: to be held for recreation and conservation purposes - School House Woods. Listed on the 2004 Recreation and Open Space Inventory in the Township's Open Space and Recreation Plan.	RA15
15C	2601	49	MARTHA DR 20 BRANDYWINE	MORRIS TOWNSHIP	1	Y	1	1.00	0.00	N	0.00	0.00	ROSI: to be held for recreation and conservation purposes - Sussex Woods. Listed on the 2004 Recreation and Open Space Inventory in the Township's Open Space and Recreation Plan.	OSGU
15C	2702	18	TER	MORRIS TOWNSHIP	1	Y	0.12	0.00	0.12	N	0.00	0.00	Lot is too small (less than 0.83 ac)	RA15
15C	2807	21	KAHDENA RD	MORRIS TOWNSHIP	1.5	Y	5.8679	4.60	1.27	Y	1.27	1.52	Constraints: 2 Whippany River Tributaries; Slopes: Severe (2.5 ac alone); 0.56 ac is a flood prone/hazard area that is also an artificial lake; remaining is various combinations of wetland, flood hazard/ prone or steep slopes	RA35
15C	2809	19	5 SPENCER DR	MORRIS TOWNSHIP	1	Y	0.3695	0.00	0.37	N	0.00	0.00	Lot is too small (less than 0.83 ac)	RA35
15C	2907	4	12 KAHDENA RD	MORRIS TOWNSHIP	1	Y	1.84	1.84	0.00	N	0.00	0.00	ROSI: to be held for recreation and conservation purposes - Children's Park. Listed on the 2004 Recreation and Open Space Inventory in the Township's Open Space and Recreation Plan.	OSGU
15C	3003	17	186 SUSSEX AVE	MORRIS TOWNSHIP	1	Y	0.42	0.42	0.00	N	0.00	0.00	Lot is too small (less than 0.83 ac); ROSI: to be held for recreation and conservation purposes - Sussex Detention Basin. Listed on the 2004 Recreation and Open Space Inventory in the Township's Open Space and Recreation Plan.	RA15
15C	3004	2	16 DEBORAH DR	MORRIS TOWNSHIP	1	Y	0.686	0.69	0.00	N	0.00	0.00	ROSI: to be held for conservation purposes - Deborah-Detention Basin. Listed on the 2004 Recreation and Open Space Inventory in the Township's Open Space and Recreation Plan.	OSGU
15C	3103	56.01	MENDHAM AVE	MORRIS COUNTY PARK COMM	1	Y	1	1.00	0.00	N	0.00	0.00	Morris County Parkland	RA15
15C	3103	58	KAHDENA RD	MORRIS COUNTY PARK COMM	1	N	4.64	4.64	0.00	N	0.00	0.00	Morris County Parkland designated in the Township's Open Space Plan	RA15
15C	3201	2	67 KAHDENA RD RANNEY HILL RD	MORRIS COUNTY PARK COMM	1	Y	128.79	128.79	0.00	N	0.00	0.00	Morris County Parkland designated in the Township's Open Space Plan	OSGU
15C	3201	9	REAR	MORRIS COUNTY	1	N	0.27	0.00	0.27	N	0.00	0.00	Lot is too small (less than 0.83 ac)	OSGU
15C	3201	13	110 WASHINGTON VALLEY RD	COUNTY OF MORRIS/ADM & RECORDS	1	N	3	3.00	0.00	N	0.00	0.00	Parcel is part of the conservation overlay zone (Ord. No. 40-95) added in 1995 which coincides with conservation easement from 1992 and is County Washington Valley property listed in the Township's Open Space Plan.	OSGU
15C	3201	14	116 WASHINGTON VALLEY RD	COUNTY OF MORRIS/ADM & RECORDS	1	N	3	3.00	0.00	N	0.00	0.00	Parcel is part of the conservation overlay zone (Ord. No. 40-95) added in 1995 which coincides with conservation easement from 1992 and is County Washington Valley property listed in the Township's Open Space Plan.	OSGU
15C	3201	15	WASHINGTON VALLEY RD	MORRIS COUNTY RECORDS	1	Y	256.52	256.52	0.00	N	0.00	0.00	County Washington Valley (Historic District) property listed in the Township's Open Space Plan	OSGU
15C	3202	1	WASHINGTON VALLEY RD	MORRIS COUNTY PARK COMM	1	N	0.89	0.89	0.00	N	0.00	0.00	1 FARM HOUSE (no sq. footage listed); county Washington Valley parcel listed on the Open Space Plan.	OSGU
15C	3202	4	WASH VALLEY RESERVOIR UND	MORRIS/ADM & RECORDS	1	Y	252.06	252.06	0.00	N	0.00	0.00	Parcel is part of the conservation overlay zone (Ord. No. 40-95) added in 1995 which coincides with conservation easement from 1992.	OSGU
15C	3202	7	86 WHITEHEAD RD	COUNTY OF MORRIS	1	N	1.37	0.89	0.48	N	0.00	0.00	Lot is too small (less than 0.83 ac). Wetlands; flood hazard	OSGU

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Property Class	Block	Lot	Address	Owner	SDRP Plan Area	Sewer Service Area	Listed Acreage	Constrained Acreage	Remaining Acreage	Remaining Acreage ≥ 0.83 acres?	Dev't Acre	Affordable Units	Constraint Description	ZONE
15C	3202	9	117 WASHINGTON VALLEY RD	COUNTY OF MORRIS/ADM&RECORDS	1	N	3.06	3.06	0.00	N	0.00	0.00	Parcel is part of the conservation overlay zone (Ord. No. 40-95) added in 1995 which coincides with conservation easement from 1992. County Washington Valley (Historic District) property listed in the Township's Open Space Plan	OSGU
15C	3203	3	273 MENDHAM RD	COUNTY OF MORRIS/ADM&RECORDS	1	N	53.68	53.68	0.00	N	0.00	0.00	Parcel is part of the conservation overlay zone (Ord. No. 40-95) added in 1995 which coincides with conservation easement from 1992. County Washington Valley Property's entire acreage listed in the Open Space Plan	RI-30
15C	3203	3.01	303 MENDHAM RD	COUNTY OF MORRIS/ADM&RECORDS	1	N	83.9	83.90	0.00	N	0.00	0.00	County Washington Valley (Historic District) property listed in the Township's Open Space Plan.	OSGU
15C	3203	9	REAR-WHITEHEAD RD	MORRIS COUNTY PARK COMMISSION	1	N	5.97	5.97	0.00	N	0.00	0.00	Morris County Parkland listed in the Township's Open Space Plan.	RI-30
15C	3203	10	REAR-WHITEHEAD RD	MORRIS COUNTY PARK COMMISSION	1	N	11.33	11.33	0.00	N	0.00	0.00	Morris County Parkland listed in the Township's Open Space Plan.	RI-30
15C	3203	16	WHITEHEAD RD	MORRIS COUNTY PARK COMMISSION	1	N	22.67	22.67	0.00	N	0.00	0.00	Morris County Parkland listed in the Township's Open Space Plan.	RI-30
15C	3203	17	WHITEHEAD RD	COUNTY OF MORRIS/ADM&RECORDS	1	N	60.93	60.93	0.00	N	0.00	0.00	County Washington Valley property listed in the Open Space Plan	OSGU
15C	3203	18	197 WASHINGTON VALLEY RD	COUNTY OF MORRIS-ADM & RECORDS	1	N	11.59	11.59	0.00	N	0.00	0.00	County Washington Valley property listed also in the Open Space Plan	RI-30
15C	3402	5	55 GASTON RD	MORRIS TOWNSHIP	1	Y	0.06	0.00	0.06	N	0.00	0.00	Lot too small (under 0.83 COAH threshold). Sewer pumping station	RI-30
15C	3601	2	SCHOOLHOUSE/WASHINGTON VA 36 SCHOOL HOUSE LN	MORRIS COUNTY	1	N	1.74	1.74	0.00	N	0.00	0.00	Parcel is part of the conservation overlay zone (Ord. No. 40-95) added in 1995 which coincides with conservation easement from 1992. Also, County Washington Valley property listed in the Open Space Plan	OSGU
15C	3601	5.02	HOUSE LN	MORRIS TOWNSHIP	1	N	5.39	5.39	0.00	N	0.00	0.00	Preserved acreage per 2007 Master Plan Reexamination	OSGU
15C	3601	12.01	170 WASHINGTON VALLEY RD	MORRIS TOWNSHIP	1	N	16.582	16.58	0.00	N	0.00	0.00	Preserved acreage per 2007 Master Plan Reexamination; Township Open Space. OPEN SPACE - Acquired in 2003 with the Township Open Space Trust Fund as stated in the Township's Open Space Plan.	RI-30
15C	3703	2	221 MENDHAM RD	MORRIS TOWNSHIP	1	Y	1.037	1.04	0.00	N	0.00	0.00	Preserved acreage per 2007 Master Plan Reexamination lists acreage of lots 2 and 5 as 7.84. Township acquired property with Open Space Trust Funds in 2003 as stated in Open Space Plan; Access Trail to Washington Valley.	RI-30
15C	3703	5	221 MENDHAM RD	MORRIS TOWNSHIP	1	Y	0.000	0.00	0.00	N	0.00	0.00	Preserved acreage per 2007 Master Plan Reexamination; Access Trail to Washington Valley. Also listed in the township's Open Space Plan for Municipal Preservation. Township acquired property with Open Space Trust Funds in 2003 as stated in Open Space Plan.	OSGU
15C	3703	6.02	INDIAN HEAD RD	MORRIS TOWNSHIP	5	Y	3.18	3.18	0.00	N	0.00	0.00	Majority is covered by Severe Slopes and render entire parcel constrained ROSI. to be held for recreation and conservation purposes. - Burnham. Listed on the 2004 Recreation and Open Space Inventory in the Township's Open Space and Recreation Plan.	OSGU
15C	3804	1	EAST & WEST LAKE BLVD	MORRIS TOWNSHIP	1	Y	6.25	6.25	0.00	N	0.00	0.00	Listed on the 2004 Recreation and Open Space Inventory in the Township's Open Space and Recreation Plan.	OSGU
15C	3805	35	FAIRMOUNT AVE	MORRIS TOWNSHIP	1	Y	0.74	0.00	0.74	N	0.00	0.00	Lot is too small (less than 0.83 ac)	RA15
15C	3904	1	SEARING AVE	COUNTY OF MORRIS & GLENN ROE	1	Y	0.7	0.00	0.70	N	0.00	0.00	Lot is too small (less than 0.83 ac). Parking lot	RB-7
15C	4002	26	UPPER FIELD RD	MORRIS SCHOOL DISTRICT	1	Y	0.21	0.00	0.21	N	0.00	0.00	Lot too small (under the 0.83 COAH threshold); School District Property. Footpath	RA15
15C	4101	3	PICATINNY RD	MORRIS TOWNSHIP	3	Y	20.4433	3.31	17.13	Y	17.13	20.56	Constraints- Slopes: Moderate (2.07 ac); Severe (1.22 ac); Constrained (0.02)	OSGU
15C	4101	3.01	PICATINNY RD	MORRIS TOWNSHIP	1	N	10.0057	10.01	0.00	N	0.00	0.00	ROSI: to be held for recreation and conservation purposes - Jones Woods. Listed on the 2004 Recreation and Open Space Inventory in the Township's Open Space and Recreation Plan.	RH-5

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Property Class	Block	Lot	Address	Owner	SDRP Plan Area	Sewer Service Area	Listed Acreage	Constrained Acreage	Remaining Acreage	Remaining Acreage ≥ 0.83 acres?	Dev't Acre	Affordable Units	Constraint Description	ZONE
15C	4101	5	MENDHAM RD	MORRIS COUNTY PARK COMM	1	Y	42.48	42.48	0.00	N	0.00	0.00	Morris County Parkland listed in the Open Space Plan. Public Property listed for a use other than housing (admin/transit) in the Township's Open Space Plan.	OSGU
15C	4101	6	PICATINNY RD REAR	MORRIS COUNTY PARK COMM	1	N	0.9	0.90	0.00	N	0.00	0.00		OSGU
15C	4101	7	PICATINNY RD	MORRIS TOWNSHIP	1	N	7.379	7.38	0.00	N	0.00	0.00	ROSI: to be held for recreation and conservation purposes - Jones Woods. Listed on the 2004 Recreation and Open Space Inventory in the Township's Open Space and Recreation Plan.	RH-5
15C	4201	1	MENDHAM RD	MORRIS COUNTY PARK COMM	1	N	0.88	0.88	0.00	N	0.00	0.00	Morris County Parkland listed in the Open Space Plan.	OSGU
15C	4202	1	MENDHAM RD	MORRIS COUNTY PARK COMM	1	N	8.44	8.44	0.00	N	0.00	0.00	Morris County Parkland listed in the Township's Open Space Plan	OSGU
15C	4202	2	PICATINNY RD	MORRIS COUNTY PARK COMM	1	N	23.2239	23.22	0.00	N	0.00	0.00	Morris County Parkland listed in the Open Space Plan.	OSGU
15C	4202	3.01	79 PICATINNY RD	COUNTY%MO.CO PAR MORRIS	1	N	11.37	11.37	0.00	N	0.00	0.00	Morris County Parkland Resolution 161-15 authorizing a conservation partnership agreement between Township and MCMUA for purchase of open space. 3.28 steep slope environmental constraints	RA130
15C	4302	6	11 REED RD	MORRIS TOWNSHIP	1	Y	3.28	3.28	0.00	N	0.00	0.00		RA130
15C	4401	4	12 REED RD	MORRIS TOWNSHIP	1	Y	3.01	2.52	0.50	N	0.00	0.00	To be placed on ROSI. Resolution 161-15 authorizing a conservation partnership agreement between Township and MCMUA for purchase of open space. 3.28 steep slope environmental constraints acreage is too small to support affordable housing. Lot does not meet the COAH threshold of 0.83 acres needed for 6 du/ac to generate 1 affordable housing unit.	RA130
15C	4501	1	WOOD RD	MORRIS TOWNSHIP	1	Y	0.05	0.00	0.05	N	0.00	0.00	Historic property. Listed, need to verify if on state register; Federal Parkland listed on the Township's Open Space Plan	OSGU
15C	4501	1	JOCKEY HOLLOW RD	MORRISTOWN NATL HISTORIC PARK	1	Y	20.38	20.38	0.00	N	0.00	0.00		OSGU
15C	4501	2	MENDHAM RD	COUNTY OF MORRIS/O MC PARK COMM.	5	N	134.233	134.23	0.00	N	0.00	0.00	Morris County Parkland. Constraints - Slopes: Severe (61.33 ac alone), Moderate (18.62 ac alone) remaining is a combination of wetlands, severe and constrained slopes. Whippany River tributary runs through property.	OSGU
15C	4501	2.02	MENDHAM RD	COUNTY OF MORRIS/O MC PARK COMM.	5.6	N	31.052	31.05	0.00	N	0.00	0.00	Morris County Parkland. Constraints - Slopes: Severe (10.73 ac); Moderate (5.66 ac); Constrained (0.36 ac)	OSGU
15C	4501	2.03	MENDHAM RD	MORRIS TOWNSHIP	5	N	10	10.00	0.00	N	0.00	0.00	Acquired for open space. Ordinance #8-09 (May 20, 2009). In cooperation with the Trust for Public Land and Morris County, the Township Committee authorized the contribution of Open Space Trust and Green Acres Planning Incentive Grant funding totaling \$1.1 million for the acquisition of a portion of the St. Mary's Abbey property. As a result of the Township's contribution, the municipality will take ownership of approximately 10 acres. Constraints - Slopes: Severe (6.2 ac and majority of constraint), moderate (1.18 ac) remaining acreage is a combination of severe slopes and wetlands. 3.56 ac of the western third of the parcel is in the riparian area with severe slopes.	OSGU
15C	4501	2.04	MENDHAM RD	ORDER OF ST BENEDICT-ST MARYS ABBEY	5	Y	27.942	27.94	0.00	N	0.00	0.00	School property. Aerial shows active recreation with baseball diamond, soccer field and 2 surface parking lots majority of which is the remaining unconstrained land. Slopes: Severe (6.54 ac), Moderate (4.65 ac) and Constrained (0.07 ac)	OSGU
15C	4501	3	MENDHAM RD	MORRIS COUNTY PARK COMM	1	Y	100	100.00	0.00	N	0.00	0.00	Morris County Parkland listed on the Township's Open Space Plan. Historic property. Federal Parkland listed on the Township's Open Space Plan	OSGU
15C	4502	2	JOCKEY HOLLOW RD	MORRISTOWN NATL HISTORIC PARK	1	N	0.5	0.50	0.00	N	0.00	0.00		OSGU
15C	4601	1.01	29 PICATINNY RD	MORRIS TOWNSHIP	1	Y	15.25	15.25	0.00	N	0.00	0.00	Acquired for open space. Valievue Preserve. Ordinance 10-15: the Township in cooperation with the Trust for Public Land and the County purchased the property from the Rosenhaus Estate for open space. It is currently used for community gardens and will have trails and other open space areas. Also Resolution 161-15 authorizing a conservation partnership agreement between Township and MCMUA for purchase of open space.	RA130
15C	4801	1	430 WESTERN AVE	N J DEPT OF DEFENSE	1	Y	43.4	43.40	0.00	N	0.00	0.00	Morristown National Guard Armory	OSGU
15C	4801	30	HOLLOW RD	MORRIS TOWNSHIP	1	Y	6.35	6.35	0.00	N	0.00	0.00	ROSI: to be held for conservation and recreation purposes - Elmer Saunders Park.	OSGU
15C	4807	15	BAILEY HOLLOW RD	MORRIS TOWNSHIP	1	Y	2.94	2.94	0.00	N	0.00	0.00	ROSI: to be held for conservation and recreation purposes - Elmer Saunders Park. Listed on the 2004 Recreation and Open Space Inventory in the Township's Open Space and Recreation Plan.	RA15
15C	4901	1	89 BAILEY HOLLOW RD R/O/W	MORRISTOWN NATL HISTORIC PARK	1	Y	46.3	46.30	0.00	N	0.00	0.00	Historic property. Federal Parkland listed on the Township's Open Space Plan. Open Space Plan.	OSGU

Table 2: All Category 1, 3B, and 15C Properties Inventoried And Sites Identified for Potential Redevelopment for Inclusionary Housing

Property Class	Block	Lot	Address	Owner	SDRP Plan Area	Sewer Service Area	Listed Acreage	Constrained Acreage	Remaining Acreage	Remaining Acreage ≥ 0.83 acres?	Dev't Acre	Affordable Units	Constraint Description	ZONE
15C	5004	9	415 MT KEMBLE AVE	MORRIS TOWNSHIP	1	Y	23.004	23.00	0.00	N	0.00	0.00	Township Parkland listed in the Township's Open Space Plan. Preserved acreage per 2007 Master Plan Reexamination/ROSI to be held for conservation and recreation purposes - Jockey Hollow Top. Listed on the 2004 Recreation and Open Space Inventory in the Township's Open Space and Recreation Plan.	OSGU
15C	5101	1	MT KEMBLE AVE	MORRIS TOWNSHIP	1	Y	59.912	59.91	0.00	N	0.00	0.00	ROSI: to be held for recreation and conservation purposes. Listed on the 2004 Recreation and Open Space Inventory in the Township's Open Space and Recreation Plan.	OSGU
15C	5301	14	WESTERN AVE	MORRIS TOWNSHIP	1	Y	13.493	13.49	0.00	N	0.00	0.00	Lot is too small (less than 0.83 ac)	RA15
15C	5301	66	MOUNTAINSIDE DR REAR	MORRIS TOWNSHIP	1	Y	0.38	0.00	0.38	N	0.00	0.00	Environmental Constraints (0.63 ac) - Constraints: Severe (0.53 ac) and Constrained Slopes (0.036 ac). Remaining acreage too small for development (under 0.83 ac) and already developed with a firehouse and surface parking lot.	OSGU
15C	5404	1	9A SPRING BROOK RD U	MORRIS TOWNSHIP	1	Y	1.2	1.20	0.00	N	0.00	0.00	ROSI: to be held for recreation and conservation purposes - EDWARD PARK. Listed on the 2004 Recreation and Open Space Inventory in the Township's Open Space and Recreation Plan.	OSGU
15C	5503	26	132 WESTERN AVE	MORRIS TOWNSHIP NATL HISTORIC PARK	1	Y	1.442	1.44	0.00	N	0.00	0.00	Hayward Park. FIRE HOUSE; Building Desc: 25B (no sq. footage listed). Listed on the 2004 Recreation and Open Space Inventory in the Township's Open Space and Recreation Plan. Only part of parcel is listed to be held, remaining 0.502 ac is too small for development as it is under the 0.83 COAH threshold	OSGU
15C	5506	24	CHESTNUT ST	MORRIS TOWNSHIP	1	Y	6.5	6.50	0.00	N	0.00	0.00	Historic property	OSGU
15C	6503	1	HARTER RD/MANETTE RD	MORRIS TOWNSHIP	1	Y	13.22	13.22	0.00	N	0.00	0.00	ROSI: to be held for recreation and conservation purposes - Donald Delpho Park. Listed on the 2004 Recreation and Open Space Inventory in the Township's Open Space and Recreation Plan.	OSGU
15C	6505	11	49 HARTER RD/OPEN SPACE	MORRIS TOWNSHIP OF MORRIS	1	Y	1.25	1.25	0.00	N	0.00	0.00	ROSI: to be held for recreation and conservation purposes - Norwood Ct. Listed on the 2004 Recreation and Open Space Inventory in the Township's Open Space and Recreation Plan.	RA35
15C	6601	1.01	71A FREDERICK PL	MORRIS TOWNSHIP	1	Y	0.5	0.50	0.00	N	0.00	0.00	Lot is too small (less than 0.83 ac)	RA35
15C	6602	1	SERVICE RD F	N J DEPT OF TRANSPORTATION	1	Y	8.976	8.98	0.00	N	0.00	0.00	Part of junction for exit ramp of Route 287. 3.23 acres of wetlands, water body, steep slopes. Property is environmentally constrained and the only developable portions on Route 287.	OSGU
15C	6603	5	HARTER RD (REAR)	N J DEPT OF TRANSPORTATION	1	Y	3.205	3.21	0.00	N	0.00	0.00	Landlocked between Aspen Subdivision open space and Route 287. Environmental constraints consisting of wetlands, floodplains, steep slopes totaling 0.76 acres.	RA35
15C	6603	6	DARNAY RD	MORRIS TOWNSHIP	1	Y	7.11	7.11	0.00	N	0.00	0.00	ROSI: to be held for recreation and conservation purposes. Aspen. Listed on the 2004 Recreation and Open Space Inventory in the Township's Open Space and Recreation Plan.	RA35
15C	6605	7	IRONWOOD RD	MORRIS TOWNSHIP	1	Y	1	1.00	0.00	N	0.00	0.00	ROSI: to be held for recreation and conservation purposes - Norwood Ct. Listed on the 2004 Recreation and Open Space Inventory in the Township's Open Space and Recreation Plan.	RA35
15C	6606	1	OLD HARTER RD	N J DEPT OF TRANSPORTATION	1	Y	2	0.00	2.00	Y	2.00	2.40	Admin/ Transit Use	OSGU
15C	6702	1	SERVICE RD F	N J DEPT OF TRANSPORTATION	1	Y	5.741	5.74	0.00	N	0.00	0.00	Reserved for transit use. Located between Route 287 exit and overpass. Environmental constraints consisting of wetlands, floodplains, slopes total 5.741 acres. Environmental constraints render lot undevelopable.	OSGU
15C	6703	1	HARTER RD	N J DEPT OF TRANSPORTATION	1	Y	1.024	1.02	0.00	N	0.00	0.00	Reserved for transit use. Environmental constraints consisting of floodplains, steep slopes totalling 1.02 acres. Environmental constraints render lot undevelopable.	OSGU
15C	6801	75	HARTER RD	HARDING LAND TRUST	1	Y	2.351	2.35	0.00	N	0.00	0.00	PARK - Harding Land Trust is a non-profit dedicated to preserving farmland, woodlands, and natural areas in Harding	TH6
15C	6903	12	OPEN SPACE	MORRIS TOWNSHIP	1	Y	1.307	1.31	0.00	N	0.00	0.00	ROSI: to be held for recreation and conservation purposes. Listed on the 2004 Recreation and Open Space Inventory in the Township's Open Space and Recreation Plan.	RA15
15C	6904	9	OPEN SPACE REAR	MORRIS TOWNSHIP	1	Y	5.677	5.68	0.00	N	0.00	0.00	ROSI: to be held for recreation and conservation purposes. Listed on the 2004 Recreation and Open Space Inventory in the Township's Open Space and Recreation Plan.	RA15
15C	6904	24	COTTONWOOD RD	MORRIS TOWNSHIP	1	Y	0.356	0.00	0.36	N	0.00	0.00	Retention basin. Lot too small (under 0.83 COAH threshold)	RA15
15C	7101	3	BLACKBERRY LN	NJ DEPT OF TRANSPORTATION	1	Y	0.82	0.82	0.00	N	0.00	0.00	Transit use. Parcel is too small (under 0.83 acres)	OL15

Table 2: All Category 1, 3B, and 15C Properties Inventoried And Sites Identified for Potential Redevelopment for Inclusionary Housing

Property Class	Block	Lot	Address	Owner	SDRP Plan Area	Sewer Service Area	Listed Acreage	Constrained Acreage	Remaining Acreage	Remaining Acreage ≥ 0.83 acres?	Dev't Acre	Affordable Units	Constraint Description	ZONE
15C	7201	1	272 JAMES ST REAR	MORRIS TOWNSHIP	1	Y	12.76	12.76	0.00	N	0.00	0.00	ROSI: to be held for recreation and conservation purposes - Laura Lane. Listed on the 2004 Recreation and Open Space Inventory in the Township's Open Space and Recreation Plan.	RA35
15C	7201	8	LAURA LN	MORRIS TOWNSHIP	1	Y	18.632	18.63	0.00	N	0.00	0.00	ROSI: to be held for recreation and conservation purposes - Rolling Hill-Blackberry. Listed on the 2004 Recreation and Open Space Inventory in the Township's Open Space and Recreation Plan.	RA35
15C	7303	14	29 WOODLAND AVE	MORRIS TOWNSHIP	1	Y	0.44	0.00	0.44	N	0.00	0.00	Police Station. Lot too small (under the 0.83 COAH threshold); Listed use is Police Station.	RA15
15C	7303	15	35-47 WOODLAND AVE	MORRIS TOWNSHIP	1	Y	8.135	8.14	0.00	N	0.00	0.00	ROSI: to be held for recreation and conservation purposes - Ginty Field; EPL facility name: FIRE HQTS; Building Description: 2 BLDGS. Listed on the 2004 Recreation and Open Space Inventory in the Township's Open Space and Recreation Plan.	OSGU
15C	7304	1	49 WOODLAND AVE	MORRIS TOWNSHIP	1	Y	2.11	2.11	0.00	N	0.00	0.00	Police Station. Morris township police department	OSGU
15C	7304	2	FANOK RD	MORRIS TOWNSHIP	1	Y	0.5	0.50	0.00	N	0.00	0.00	ROSI: to be held for recreation and conservation purposes. Listed on the 2004 Recreation and Open Space Inventory in the Township's Open Space and Recreation Plan.	RA15
15C	7304	18	FANOK RD	MORRIS TOWNSHIP	1	Y	0.344	0.34	0.00	N	0.00	0.00	ROSI: to be held for recreation and conservation purposes - Lot is too small (less than 0.83 ac)	RA15
15C	7304	19	FANOK RD	MORRIS TOWNSHIP	1	Y	0.344	0.34	0.00	N	0.00	0.00	ROSI: to be held for recreation and conservation purposes - Lot is too small (less than 0.83 ac). Listed on the 2004 Recreation and Open Space Inventory in the Township's Open Space and Recreation Plan.	RA15
15C	7304	20	FANOK RD	MORRIS TOWNSHIP	1	Y	0.345	0.35	0.00	N	0.00	0.00	ROSI: to be held for recreation and conservation purposes. Listed on the 2004 Recreation and Open Space Inventory in the Township's Open Space and Recreation Plan.	RA15
15C	7309	14	20 DWYER LN	MORRIS TOWNSHIP	1	Y	10.25	10.25	0.00	N	0.00	0.00	ROSI: to be held for recreation and conservation purposes - Ginty Field; EPL facility name: FIRE HQTS; Building Description: 15CB POOL; FIRHS Recreation Area. POOL & FIREHOUSE. Building Desc: 15CB POOL; FIRHS (no sq. footage listed). Listed on the 2004 Recreation and Open Space Inventory in the Township's Open Space and Recreation Plan. Only part of parcels is held (8.16 ac); remaining 2.09 acres devoted to fire house (Fire Headquarters).	OSGU
15C	7401	1	30 FLORENCE AVE	MORRIS TOWNSHIP	6	Y	10.33	10.33	0.00	N	0.00	0.00	Sewage Treatment Plant. Constraints: Loantaka Brook and tributary runs through lot; Flood hazard/prone area is majority of the constraints (5.89 ac alone); remaining is a combination of wetlands, flood areas and severe slopes. Onsite treatment plant. Entire parcel is in the riparian area. Approximately 2.6 acres is unconstrained and not covered by the plant.	OSGU
15C	7401	2	468 SOUTH ST	COUNTY/PARK COMMISSION	1	Y	133.6	133.60	0.00	N	0.00	0.00	Morris County Parkland listed in the Township's Open Space Plan	OSGU
15C	7701	3	FLORENCE AVE	MORRIS TOWNSHIP	1	Y	0.172	0.17	0.00	N	0.00	0.00	Lot is too small (less than 0.83 ac)	RA15
15C	7708	1	35 FLORENCE AVE	MORRIS TOWNSHIP	1	Y	10.7	3.90	6.80	Y	6.80	8.16	ROSI: 3.9 ac listed to be held for recreation and conservation purposes - Fanok Road West; 1.35 ac of environmentally constrained land (1.24 ac is wetlands and 0.11 ac is severe slopes); Open Space Map indicates majority of preserved land is NOT environmentally constrained. Entire parcel is in the Riparian Area. Wetlands has the Loantaka Brook tributary running through it.	OSGU
15C	7803	8	REAR SPRING VALLEY RD	MORRIS TOWNSHIP	1	Y	1.45	1.32	0.13	N	0.00	0.00	Remaining acreage is 0.13 and too small (less than 0.83 ac) Constraints: Flood hazard/prone area (0.87 ac alone); Flood hazard/prone and wetlands (0.44 ac); remaining 0.01 ac is just wetlands.	RA35
15C	8003	15	50 WOODLAND AVE	MORRIS TOWNSHIP	1	Y	5.2	5.20	0.00	N	0.00	0.00	Municipal Building. Constraint: Wetlands (0.66 ac) Township of Morris Municipal Building onsite with surface parking lot (approximately 1.9 ac not including front lawn).	OSGU
15C	8003	70	11 JOHNSTON DR	MORRIS TOWNSHIP	1	Y	0.13	0.00	0.13	N	0.00	0.00	Lot is too small (less than 0.83 ac)	RA15
15C	8101	15	BRADWAHL DR	MORRIS TOWNSHIP	1	Y	0.023	0.00	0.02	N	0.00	0.00	Lot is too small (less than 0.83 ac)	RA15
15C	8401	2	63 OLD TURNPIKE	MORRIS TOWNSHIP	1	Y	3.9	3.90	0.00	N	0.00	0.00	Surface parking lot for Convent Station train stop, including train station building.	OSGU
15C	8401	4	OLD TURNPIKE RD	NJ DEPT OF TRANSPORTATION	1	Y	0.608	0.61	0.00	N	0.00	0.00	Lot is too small (less than 0.83 ac) - Admiv/Transit Use. Along railroad right of way.	OSGU
15C	8401	5	ALONG THE RAILROAD	MORRIS TOWNSHIP	1	Y	0.671	0.00	0.67	N	0.00	0.00	Lot is too small (less than 0.83 ac)	OSGU
15C	8411	2	ALONG D L W RR ALONG THE RAILROAD	MORRIS COUNTY PARK COMM	1	Y	1.71	1.71	0.00	N	0.00	0.00	Morris County Parkland listed on the Township's Open Space Plan	TH-8
15C	8411	3	ALONG THE RAILROAD	MORRIS TOWNSHIP	1	Y	0	0.00	0.00	N	0.00	0.00	A very narrow parcel along the rail road, not developable.	-

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Property Class	Block	Lot	Address	Owner	SDRP Plan Area	Sewer Service Area	Listed Acreage	Constrained Acreage	Remaining Acreage	Remaining Acreage ≥ 0.83 acres?	Dev't Acre	Affordable Units	Constraint Description	ZONE
15C	8503	2	CONVENT RD	MORRIS TOWNSHIP	1	Y	3.03	3.03	0.00	N	0.00	0.00	ROSI: to be held for recreation and conservation purposes - Bleickicki Field. Listed on the 2004 Recreation and Open Space Inventory in the Township's Open Space and Recreation Plan. Only part of parcel is held (2.8 ac), remaining 0.23 acres are not large enough for development.	OSGU
15C	8505	2	ALONG D L W RR	MORRIS COUNTY	1	Y	0.59	0.59	0.00	N	0.00	0.00	Morris County Parkland	OSGU
15C	8604	16	ALONG D L W RR	PARK COMM	1	Y	1.74	1.74	0.00	N	0.00	0.00	Parcel is too narrow for development; along the rail road tracks 0.13 ac is Constrained, Severe and Moderate slopes	OL40
15C	8908	9	COLUMBIA RD	MORRIS TOWNSHIP	1	Y	12.78	12.78	0.00	N	0.00	0.00	ROSI: to be held for recreation and conservation purposes - Frelinghuysen Park. PLAYGROUND: Listed on the 2004 Recreation and Open Space Inventory in the Township's Open Space and Recreation Plan.	OSGU
	8909	3	NORMANDY PKWY		1	Y	0.08	0.08	0.08	N	0.00	0.00	Lot does not meet the COAH threshold of 0.83 acres needed for 6 du/ac to generate 1 affordable housing unit.	OSGU
	9101	1	85 COLUMBIA RD		1	Y	1.84	1.84	0.00	N	0.00	0.00	Irregularly shaped, not developable	RA15/OSG U
15C	9203	1	ARROWHEAD RD	MORRIS TOWNSHIP	1	Y	0.09	0.09	0.00	N	0.00	0.00	Lot does not meet the COAH threshold of 0.83 acres needed for 6 du/ac to generate 1 affordable housing unit.	RA35
15C	9403	1	CROMWELL DR	MORRIS TOWNSHIP	1	Y	0.5	0.5	0.00	N	0.00	0.00	Lot does not meet the COAH threshold of 0.83 acres needed for 6 du/ac to generate 1 affordable housing unit.	RA25
15C	9604	1	WEATHER VANE DR	MORRIS TOWNSHIP	1	Y	3.8	3.80	0.00	N	0.00	0.00	ROSI: to be held for recreation and conservation purposes - Harlan Green Park. PLAYGROUND: Listed on the 2004 Recreation and Open Space Inventory in the Township's Open Space and Recreation Plan.	OSGU
15C	9701	1.01	79 PARK AVE	MORRIS TOWNSHIP	1	N	13.98	13.98	0.00	N	0.00	0.00	Township Parkland. Preserved acreage per 2007 Master Plan.	OSGU
15C	9801	1	TERRY DR REAR	MORRIS TOWNSHIP	1	Y	3.8	3.80	0.00	N	0.00	0.00	ROSI: to be held for recreation and conservation purposes. - Terry Drive. Listed on the 2004 Recreation and Open Space Inventory in the Township's Open Space and Recreation Plan.	RA25
15C	9805	1	77 WHIPPANY RD	MORRIS TOWNSHIP	1	Y	1.19	1.19	0.00	N	0.00	0.00	Collinsville firehouse	RA25
15C	9805	15	REAR - SYLVAN WAY	MORRIS TOWNSHIP	1	Y	1.5208	1.52	0.00	N	0.00	0.00	ROSI: to be held for recreation and conservation purposes. - Sylvan Way - open Space. Listed on the 2004 Recreation and Open Space Inventory in the Township's Open Space and Recreation Plan.	RA25
15C	10001	2	353 E HANOVER AVE	MORRIS COUNTY PARK COMMISSION	1	Y	92.6043	92.60	0.00	N	0.00	0.00	Morris County Parkland Listed on the Township's Open Space Plan.	OSGU
15C	10103	3	43 JOHN ST	COUNTY OF MORRIS	1	Y	16.526	16.53	0.00	N	0.00	0.00	Jail	RH16
15C	10105	87	RAILROAD - RIDGEDALE AVE	MORRIS TOWN & ERIE RAILWAY, INC	1	Y	9.8	9.80	0.00	N	0.00	0.00	Rail Road tracks	I-21
15C	10304	16	17 CEDAR ST	MORRIS TOWNSHIP	1	Y	0.23	0.00	0.23	N	0.00	0.00	Lot is too small (less than 0.83 ac); Preserved Land per the 2007 Master Plan. Reexamination. Playground	RA-7
15C	10304	17	CEDAR ST	MORRIS TOWNSHIP	1	Y	2.27	2.27	0.00	N	0.00	0.00	ROSI: to be held for recreation and conservation purposes - Beatrice Tucker Park. Listed on the 2004 Recreation and Open Space Inventory in the Township's Open Space and Recreation Plan.	OSGU
15C	10305	1	19 WALNUT	MORRIS TOWNSHIP	1	Y	2.14	2.14	0.00	N	0.00	0.00	ROSI: to be held for recreation and conservation purposes - Collinsville Park. PLAYGROUND: Listed on the 2004 Recreation and Open Space Inventory in the Township's Open Space and Recreation Plan.	OSGU
15C	10401	1	161 E HANOVER AVE REAR	MORRIS COUNTY NJ DEPT OF TRANSPORTATION	1	Y	23.495	23.50	0.00	N	0.00	0.00	Morris County Parkland-SKATING RINK; Building Decept: MENNEN ARENA (no sq. footage listed); Listed as County Parkland in the Township's Open Space Plan.	OSGU
15C	10501	86	FARMHOUSE LN 207 SPEEDWELL		1	Y	6.9	4.19	4.19	Y	4.19	5.03	Used by DOT for storage. 2.71 acres of slopes, flood hazard.	OSGU
15C	10502	1	207 SPEEDWELL AVE	MORRIS TOWNSHIP COUNTY OF MORRIS/ADM & RECORDS	1	Y	0.3168	0.00	0.32	N	0.00	0.00	Lot too small (under 0.83 ac COAH threshold). Garage, parking lot	B-11
15C	10503	5.01	HANOVER AVE 729		1	Y	2.725	2.73	0.00	Y	2.73	3.27		OSGU
3B	3202	2.01	WASHINGTON VALLEY RD	SEEING EYE, INC (THE)	5	Y	13.36	13.36	0.00	N	0.00	0.00	Farmland in plan area 5	OSGU
3B	3501	2	53 SCHOOL HOUSE LN 54 SCHOOL HOUSE LN	MAYOR GILBERT & HOLUBKA, JACQUELIN SEIB, LORRAINE D & NAPOLITAN, LISA	5	N	7.44	7.44	0.00	N	0.00	0.00	Farmland in plan area 5	RI 30
	3601	7	SCHOOL HOUSE LN		5	N	6.62	6.62	0.00	N	0.00	0.00	Farmland in plan area 5	RI 30

Table 2: All Category 1, 3B, and 15C Properties Inventoried And Sites Identified for Potential Redevelopment for Inclusionary Housing

Property Class	Block	Lot	Address	Owner	SDRP Plan Area	Sewer Service Area	Listed Acreage	Constrained Acreage	Remaining Acreage	Remaining Acreage ≥ 0.83 acres?	Dev't Acre	Affordable Units	Constraint Description	ZONE
3B	4101	1	455 WESTERN AVE	INST POINT DEL MAES FILIPPINI	1.3	Y	18	18.00	0.00	N	0.00	0.00	Villa Walsh Academy: a Catholic college preparatory school for girls.	PRC/OSG U
3B	4101	4	80 PICATINNY RD	PELLERINO, JOHN V & PATRICIA F	3	N	7.73	2.34	5.39	Y	5.39	6.47	Slopes: Severe (1.3 ac), Moderate (0.54 ac) and Constrained (0.5 ac).	RA130
3B	4201	2	MENDHAM RD	SEING EYE, INC.(THE)	5	N	10.76	10.76	0.00	N	0.00	0.00	Farmland in plan area 5	OSGU
3B	4202	3	75 PICATINNY RD	PARR, GRANT VAN SICLEN & HELEN FRYE	5	N	25.21	25.21	0.00	N	0.00	0.00	Farmland in plan area 5	RI30
3B	4202	3.02	71 PICATINNY RD	PARR, GRANT VAN SICLEN & HELEN FRYE		N	6.04		6.04	Y	6.04	7.24		RA130
3B	4501	2.01	MENDHAM RD	ORDER OF ST BENEDICT-ST MARYS ABBEY	5	Y	5	5.00	0.00	N	0.00	0.00	Farmland in plan area 5	OSGU
	4601	1.02	35 PICATINNY RD	ROSENHAUS, ALBERT M	5	Y	3.94	3.94	0.00	N	0.00	0.00	Farmland in plan area 5	RI30
	4601	1.03	37 PICATINNY RD	ROSENHAUS, ALBERT M	5	Y	6.02	6.02	0.00	N	0.00	0.00	Farmland in plan area 5	RI30
3B	5801	1	9 SPRING BROOK RD	SPRING BROOK COUNTRY CLUB OF MORRIS	1	Y	11.8	11.80	0.00	N	0.00	0.00	Private country club owned by its members	OSGU
3B	5802	1	9 SPRING BROOK RD	SPRING BROOK COUNTRY CLUB OF MORRIS	1	Y	18	18.00	0.00	N	0.00	0.00	Private country club owned by its members	OSGU
3B	7501	45	THREE GABLES ROAD	FASLEY, BARBARA L	1	Y	10	6.72	3.55	Y	3.55	4.26	Slopes: Severe (majority of constraint 3.55 ac) Moderate and Constrained slopes.	RA35
3B	7602	26	36 VANBEUREN RD	FINLASON, JOHN & SANDRA	1.5	Y	4.3	4.30	0.00	N	0.00	0.00	3B portion of parcel - all in plan area 5 and undevelopable; lot does not meet the COAH threshold of 0.83 acres needed for 6 du/ac to generate 1 affordable housing unit.	RA35
15C	6601	1.01	71A FREDERICK PL	MORRIS	1	Y	0.5	0.00	0.50	N	0.00	0.00		RA35
4A	9101	2	36 PUNCH BOWL RD	MORRIS CO GOLF CLUB	1	Y	141.28	141.28	0.00	N	0.00	0.00	Private country club owned by its members	OSGU
4B	10401	3	191 E HANOVER AVE	COLGATE-PALMOLIVE COMPANY	1	Y	49.105	0.00	49.11	Y	49.11	117.85	Assumes 12 du/acre; 20 percent set aside	I-21
4A	10401	2	268 MARTIN LUTHER KING AV	ONE CORY ROAD ASSOCIATES	1	Y	17.3	0.00	17.30	Y	17.30	41.52	Assumes 12 du/acre; 20 percent set aside	I-21
15D/4A	5506	25	95, 102, 106, 108 MT REMBLE AVE	MORRISTOWN MEMORIAL HOSPITAL	1	Y	11.6	0.00	11.60	Y	11.60	27.84	Atlantic Health Site: Assumes 12 du/acre; 20 percent set aside	RA15
							3449.54	3145.47	304.34		255.27	399.93		

TOWNSHIP OF MORRIS
PLANNING BOARD

RESOLUTION ADOPTING 2018 HOUSING ELEMENT AND FAIR SHARE
PLAN AMENDING THE MASTER PLAN OF THE TOWNSHIP OF MORRIS

WHEREAS, N.J.S.A. 40:55D-28 permits municipalities to, after a public hearing, amend a master plan or component thereof, to guide the use of lands within the municipality in a manner which protects public health and safety and promotes the general welfare; and

WHEREAS, on March 10, 2015, the New Jersey Supreme Court in, In the Matter of the Adoption of N.J.A.C. 5:96 and 5:97 by the New Jersey Council on Affordable Housing, 221 N.J. 1 (2015), found that the Council on Affordable Housing (“COAH”) administrative process, in which municipalities could elect to participate in order to establish a Housing Element and Fair Share Plan (“HEFSP”) that would satisfy their constitutional obligation to provide a realistic opportunity for the construction of their fair share of the regions’ low- and moderate-income needs, had become non-functioning, and, as a result, the Supreme Court returned primary jurisdiction over affordable housing matters from COAH to the trial courts; and

WHEREAS, on or about July 7, 2015, the Township of Morris (the “Township”) commenced a declaratory judgment action entitled, “In the Matter of the Application of the Township of Morris,” Docket No. MRS-L-1670-15 (the “DJ Action”), in which the Township sought, inter alia, an order declaring that the Township had fully discharged its constitutional affordable housing obligations and granting protection and repose against exclusionary zoning litigation, and the Township requested a period of time within which to prepare a constitutionally compliant HEFSP and continued immunity from third-party lawsuits during the pendency of the DJ Action; and

WHEREAS, at the conclusion of the negotiation process relating to the DJ Action which was overseen by Special Master, Michael Bolan, A.I.C.P., P.P., the Township and Fair Share Housing Center (“FSHC”) memorialized the terms of an agreement settling the litigation dated December 7, 2017 (the “Agreement”), and the Agreement was approved by the Superior Court in the DJ Action at the conclusion of a Fairness Hearing on February 9, 2018; and

WHEREAS, the Agreement provides, in relevant part, that:

Settlement Terms:

The Township and FSHC hereby agree to the following terms:

13. The Township shall adopt an updated Housing Element and Fair Share Plan consistent with this Agreement which will be submitted to the Court for review and approval...; and

WHEREAS, in accordance with the Agreement, the Planning Board directed that a HEFSP be drafted by the Board Planner, Phillips Preiss Grygiel Leheny and Hughes, LLC; and

WHEREAS, the Board Planner drafted a HEFSP and submitted same to the Planning Board for review; and

WHEREAS, the Planning Board held a public hearing during a regularly scheduled meeting on May 7, 2018 to consider the HEFSP (the "Hearing"); and

WHEREAS, adequate notice of the Hearing was provided in accordance with N.J.S.A. 40:55D-10a and 40:55D-13 and the HEFSP was made available for public inspection at least 10 days before the Hearing; and

WHEREAS, the Board Planner presented testimony regarding the HEFSP to the Planning Board and the public during the Hearing and the public was offered a full and fair opportunity to be heard as to same; and

WHEREAS, after the Hearing, the Board considered the testimony of the Board Planner in accordance with the terms of the Agreement and in order to effectuate same; and

WHEREAS, the Planning Board has made the following findings of fact and conclusions of law:

1. The HEFSP has been prepared pursuant to the New Jersey Fair Housing Act (N.J.S.A. 52:27D-310, et seq).
2. The HEFSP utilizes the Court approved affordable housing obligation as agreed upon by the Township and FSHC and memorialized in the Agreement and is consistent with said Agreement.
3. The HEFSP addresses the Township's cumulative housing obligation for the period commencing in 1987 and extending to June 30, 2025.
4. Based upon the Board Planner's testimony and all evidence presented, the Board finds that each of the sites chosen for inclusionary development is suitable for such development.
5. The HEFSP is not inconsistent with the goals and objectives of the Township Master Plan and will guide the use of lands in the Township in a manner which protects public health and safety and promotes the general welfare in accordance with N.J.S.A. 40:55D-28.

NOW, THEREFORE, BE IT RESOLVED, by the Planning Board of the Township of Morris, County of Morris, as follows:

Section 1. The foregoing recitals are incorporated herein as if set forth in full.

Section 2. The Planning Board hereby adopts the HEFSP (attached hereto as Exhibit A).

Section 3. A copy of this Resolution and the attached HEFSP shall be sent to the Morris County Planning Board and the Office of Planning Advocacy and notice of the adoption of same shall be sent to the Municipal Clerk of each adjoining municipality.

Section 4. This Resolution shall take effect immediately.

I hereby certify that this is a true copy of a resolution of the Morris Township Planning Board duly adopted at a duly authorized regular public meeting held on May 7, 2018.

A handwritten signature in cursive script that reads "Sonia Santiago". The signature is written in black ink and is positioned above the printed name and title.

Sonia Santiago, Secretary
Morris Township Planning Board