

# 2020 Housing Element and Fair Share Plan

Town of Boonton  
Morris County, New Jersey

DRAFT

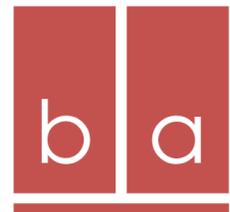
PREPARED FOR:

Town of Boonton and Boonton Planning Board

BA: 3343.00

DECEMBER 16, 2019

ADOPTED: \_\_\_\_\_, 2020



B U R G I S  
A S S O C I A T E S , I N C .

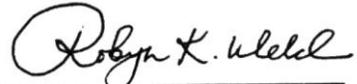
2020 HOUSING ELEMENT AND FAIR SHARE PLAN  
TOWN OF BOONTON  
MORRIS COUNTY, NEW JERSEY

PREPARED FOR:

TOWN OF BOONTON AND BOONTON PLANNING BOARD  
BA# 3343.00

The original document was appropriately signed and sealed on December 16, 2019 in accordance with Chapter 41 of Title 13 of the State Board of Professional Planners.

  
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## INTRODUCTION

### Historic Overview of the Courts and COAH

In 1975, the New Jersey Supreme Court decided So. Burl. Cty. N.A.A.C.P. v. Tp. Of Mt. Laurel, 67 N.J. 151 (1975) (“Mount Laurel I”), in which it held that every developing municipality in the state had an affirmative constitutional obligation to provide for its fair share of affordable housing. After there was little movement by municipalities to produce affordable housing, the Supreme Court issued a second decision known as So. Burlington Ct. N.A.A.C.P. v. Mount Laurel Tp., 92 N.J. 158 (1983) (“Mount Laurel II”), in which it created the builder’s remedy lawsuit in an effort to get municipalities to comply with their constitutional affordable housing obligations. The Supreme Court also refined the constitutional obligation to focus primarily on those municipalities with portions of their boundaries within the growth area as shown on the State Development and Redevelopment Plan, and called for the state legislature to enact legislation that would save municipalities from the burden of having the courts determine their affordable housing needs. As a result, the state legislature adopted the Fair Housing Act in 1985, and this was followed by the establishment of the New Jersey Council on Affordable Housing (COAH), the State agency responsible for overseeing the manner in which the State’s municipalities address their low and moderate income housing needs.

COAH adopted regulations establishing housing need numbers for the First Round obligation covering the years 1987 to 1993, and established Second Round housing-need numbers that cumulatively covered the years 1987 through 1999. Under both the First and Second housing rounds COAH utilized what is commonly referred to as the “fair share” methodology.

COAH utilized a different methodology, called “growth share,” to prepare Third Round housing-need numbers. COAH first adopted Third Round substantive and procedural rules in 2004. These regulations were challenged, and in January of 2007, the Appellate Division invalidated various aspects of the regulations and remanded considerable portions of the rules to COAH with the directive to adopt revised rules.

In May 2008, COAH proposed revised Third Round regulations, which became effective on June 2, 2008. On the same day, COAH proposed amendments to the rules it just adopted, and said amendments went into effect in October 2008.

The rules and regulations adopted in 2008 were also challenged, and in October 2010, the Appellate Division concluded that COAH’s revised 2008 regulations suffered from many of the same deficiencies as the first iteration of COAH’s Third Round rules, and it therefore invalidated substantial portions of the 2008 Third Round regulations, including all regulations that dealt with the growth share methodology. See In re Adoption of N.J.A.C. 5:96 & 5:97, 416 N.J. Super. 462 (App. Div. 2010). The Supreme Court affirmed this decision in September 2013, and on March 14,

2014, issued an order which required COAH to adopt new Round 3 regulations by October 22, 2014.

Unfortunately, COAH failed to adopt their newly revised Third Round regulations, deadlocking with a 3-3 vote in October of 2014. Fair Share Housing Center (“FSHC”), who was a party in both the 2010 and 2013 cases, responded by filing a motion in aid of litigants rights with the New Jersey Supreme Court. The Supreme Court heard the motion in January 2015, and on March 10, 2015 issued 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) (“Mount Laurel IV”). In this decision, the Supreme Court held that COAH was effectively dysfunctional, and consequently, returned jurisdiction of affordable housing issues back to the trial courts, where it had been prior to the creation of COAH in 1986.

The Mount Laurel IV decision also created a process for municipalities, like Boonton, that had sought or achieved substantive certification of their Housing Element and Fair Share Plan (HE&FSP) from COAH under prior iterations of the Third Round Rules before they were invalidated to instead work towards getting their plans approved via a Third Round Judgment of Compliance and Repose. These municipalities were entitled to file declaratory judgment actions seeking to declare their affordable housing plans constitutionally compliant, and were also entitled to apply for temporary immunity from all Mount Laurel lawsuits, including builder’s remedy lawsuits, while they prepared a new or revised affordable housing plan.

In response to the Mount Laurel IV decision, the Town of Boonton filed a Declaratory Judgment Complaint, along with a simultaneous motion for temporary immunity, on July 6, 2015. The Court granted temporary immunity to the Town on August 14, 2015, which has been subsequently extended via the entry of a series of court orders through the present date.

#### The Town’s Historic Response to Its Affordable Housing Obligations

The Town of Boonton has prepared a number of Housing Elements and Fair Share Plans over the years to actively address its affordable housing obligations.

The Town adopted its first HE&FSP on May 5, 1987, which was prepared to address Boonton’s 1987-1993 housing obligation consisting of a 33-unit new construction obligation and a 57-unit rehabilitation share. COAH ultimately granted substantive certification to Boonton in 1991, but the Town requested to address its cumulative twelve-year obligation (1987-1999) rather than the first round obligation. COAH granted this request.

In 1994, COAH issued revised housing need numbers for the combined First and Second Round period between 1987 and 1999. Boonton was assigned a pre-credited need of 60 units, inclusive of a 10-unit new construction obligation and a 50-unit rehabilitation share. On March 20, 1995, the Town’s Planning Board adopted an amended HE&FSP, which addressed Boonton’s twelve-

year cumulative obligation for the years 1987-1999, and subsequently petitioned COAH for substantive certification of the plan. COAH granted substantive certification on December 6, 1995.

The prior round plan components consisted of 20 prior cycle credits for 20 bedrooms in three group homes and 6 post-1986 credits for 6 bedrooms in two group homes, for a total of 26 credits. As shown in the table below, each of these plan components has been fully implemented.

Prior Round Plan Components

Plan Component	# of Credits/ Bedrooms	Status
<i>Prior Cycle Credits:</i>	20	
Avidd Community Services*: 695 Boonton Ave	6	Completed
Avidd Community Services*: 203 Hillside Ave	5	Completed
NewBridge Services, Inc.**: 211 Highland Ave	9	Completed
<i>Post-1986 Credits:</i>	6	
Avidd Community Services*: 50 Lorraine Terrace	2	Completed
Community Hope, Inc.***: 115 Roessler Street	4	Completed
<b>Total</b>	<b>26</b>	<b>--</b>

\*: Formerly Special Homes of New Jersey.

\*\* : Formerly Pequannock Valley Mental Health.

\*\*\*: Formerly Project Hope, Inc.

In December 2004, COAH adopted new substantive (N.J.A.C. 5:94) and procedural (N.J.A.C. 5:95) rules to address the Third Round period. The Town of Boonton adopted a HE&FSP on April 12, 2006 to address this first iteration of Third Round Rules, and subsequently filed with COAH for Substantive Certification. However, as detailed above, the 2004 regulations were challenged and, in 2007, various aspects of those regulations were invalidated by the Appellate Division. As such, the Town never received certification of its 2006 HE&FSP.

Subsequently, in May 2008, COAH proposed revised procedural (N.J.A.C. 5:96) and substantive (N.J.A.C. 5:97) rules for the Third Round period. The Town of Boonton adopted a HE&FSP on December 10, 2008 to address this second iteration of Third Round Rules, and subsequently petitioned COAH for Substantive Certification on December 29, 2008. The Petition was deemed complete by COAH on March 5, 2009 and the Town was granted substantive certification on October 26, 2009. However, as detailed above, the Third Round methodology based upon growth share was subsequently invalidated, necessitating a new plan based upon the prior rounds' fair share methodology.

In response to In re Adoption of N.J.A.C. 5:96 & 5:97 ex rel. New Jersey Council on Affordable Housing, 221 N.J. 1 (2015) ("Mount Laurel IV"), the Town of Boonton filed a Declaratory Judgment action on July 6, 2015, along with a simultaneous motion for temporary immunity, which was granted by the Court on August 14, 2015. Subsequently, on March 9, 2016, the Town adopted a

new Third Round HE&FSP based upon the prior rounds' fair share methodology. That 2016 HE&FSP was then replaced with a 2018 HE&FSP, adopted on August 8, 2018, pursuant to a settlement agreement entered into by the Town and FSHC in March of 2018. This 2020 HE&FSP updates and revises that 2018 HE&FSP pursuant to an amended settlement agreement entered into by the Town and FSHC on November 25, 2019.

The Third Round Affordable Housing Obligation and the Town's Response

The state of the Third Round affordable housing obligations for municipalities throughout New Jersey at present remains a fluid one, given the fact that neither the Courts, COAH, nor the legislature has come up with a definitive set of housing-need numbers that has been universally accepted. Two sets of numbers have been promulgated. These include numbers prepared by Econsult Solutions on behalf of a consortium of municipalities known as the Municipal Joint Defense Group, of which Boonton is a part, and numbers prepared by Dr. David Kinsey on behalf of FSHC. The statewide affordable housing-need numbers vary dramatically.

On March 8, 2018, an opinion was entered by the Honorable Mary C. Jacobson, A.J.S.C., in the consolidated declaratory judgment proceedings: *In the Matter of the Municipality of Princeton*, Docket No. MER-L-1550-15 and *In the Matter of West Windsor Township*, Docket No. MER-L-1561-15, Superior Court of New Jersey, Law Division, Mercer County (collectively, the "Mercer Proceeding"). The opinion rendered in the Mercer Proceeding is titled: Opinion on Fair Share Methodology to Implement the Mount Laurel Affordable Housing Doctrine for the Third Round (the "Jacobson Opinion"). The Jacobson Opinion considered, analyzed and, ultimately, determined the appropriateness of the competing methodologies advocated by Econsult Solutions and Dr. Kinsey to determine New Jersey state-wide, regional and municipal rehabilitation and Gap + Prospective Need (1999-2015) affordable housing obligations. On March 28, 2018, state-wide and municipal obligations using the methodology found to be most appropriate by Judge Jacobson in the Jacobson Opinion (the "Jacobson Methodology") were released.

The following table compares the latest Econsult report's fair share obligation numbers for Boonton (dated April 2017) against those assigned to Boonton in FSHC's May 2016 report and the affordable housing obligations for Boonton as calculated in the March 2018 report using the Jacobson Methodology:

	<u>Econsult</u>	<u>FSHC</u>	<u>Jacobson</u>
1. Rehabilitation Obligation:	43	38	11
2. Prior Round Obligation (1987-1999):	11	11	43
3. Gap + Prospective Need Obligation (1999-2025):	5	402	202

Since the Town lacks vacant land, it decided to attempt to globally settle with FSHC, rather than

engage in a trial with FSHC to determine fair share numbers. Under the supervision of the Court, the Town and FSHC entered into a Settlement Agreement in March of 2018, which was subsequently amended on November 25, 2019. Under the terms of the amended Settlement Agreement, FSHC and the Town agreed that Boonton would accept, for settlement purposes only, the following affordable housing obligations:

1. Rehabilitation Obligation: 25
2. Prior Round (1987-1999) Obligation: 11
3. Gap (1999-2015) + Prospective Need (2015-2025) Obligation: 261

The amended Settlement Agreement also affirms, irrespective of the above, that the Town's realistic development potential (RDP) is 37, which is based upon a Vacant Land Adjustment ("VLA") analysis, and that its remaining Unmet Need is 224. In addition, the amended Settlement Agreement details the manner in which the Town will address its affordable housing obligations, which can be summarized as follows.

The Town will address its affordable housing need through the identification of a variety of existing affordable housing units and credits, proposed inclusionary housing developments, the adoption of alternative zoning and inclusionary residential overlay zoning, and the creation of a Town-wide mandatory set-aside ordinance. To address its RDP and Unmet Need, the Plan seeks 46 credits for existing affordable housing units, 21-22 credits from proposed inclusionary development projects, and 10 rental bonus credits. In addition, the Plan identifies alternative zoning for the Elite/Joyce Holding Co. site and a Myrtle Avenue Overlay Zone, wherein inclusionary development will be permitted in an effort to further address Unmet Need. Furthermore, the Plan outlines a proposal for a Town-wide mandatory set-aside ordinance, which will facilitate the creation of additional affordable units to be applied to Unmet Need. Lastly, the Plan also identifies a potential Division Street Overlay Zone, if determined to be necessary to address Unmet Need by the first anniversary of the date of final judgment. All of this is described in much greater detail below.

In addition, the Town intends to address its 25-unit rehabilitation obligation by establishing a municipal rehabilitation program, with funding from Boonton's affordable housing trust fund, consistent with COAH's Second Round rules. The Town will contract with a housing rehabilitation consulting firm to administer this program. This is also discussed in more detail herein.

This HE&FSP is organized into three sections. The first part, the Housing Element, contains background data on the Town's population, housing, and employment characteristics. The second part, the Fair Share Obligation, describes the Town's obligation for the provision of affordable housing. The Town's plan for meeting its affordable housing obligations is detailed in the final part, the Fair Share Plan.

SECTION I: HOUSING ELEMENT

DRAFT

## A. COMMUNITY OVERVIEW

The Town of Boonton is located in the northeastern portion of Morris County, New Jersey. It is bounded to the north by the Township of Boonton; to the west by the Township of Montville; to the south by the Township of Parsippany-Troy Hills; and to the east by the Borough of Mountain Lakes. The Town occupies an area of 1,598 acres, or 2.49 square miles.

Major regional traffic is carried through the Town of Boonton on Interstate Route 287, which runs north-south and traverses through the center of the municipality.

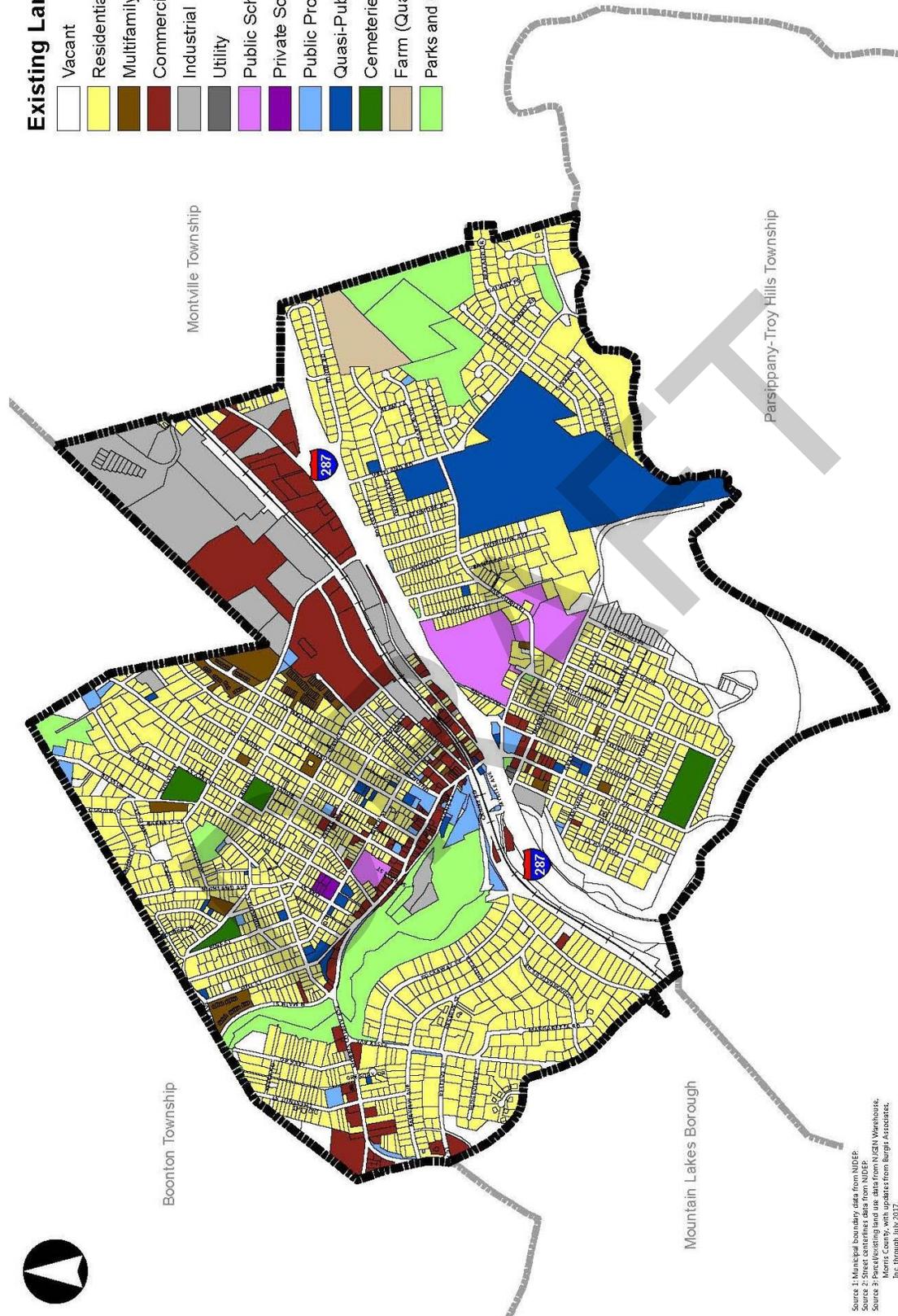
The Boonton train station, at the corner of Main Street and Myrtle Avenue, provides train service on the NJ Transit Montclair-Boonton Line with service to Newark Broad Street Station, Penn Station New York and Hoboken Terminal. The rail line runs north-south through the Town, parallel with I-287.

Boonton is essentially a fully built-out community, with approximately 262 acres of remaining privately-owned or publicly-owned vacant land, the majority of which is environmentally constrained and/or consists of isolated lots that are too small to accommodate development. The commercial core of the community is concentrated along Main Street, extending from I-287 westerly toward the junctures of the Borough of Mountain Lakes and the Township of Boonton. This corridor contains the Town's post office, train station, municipal library, movie theater, and a number of historic buildings. Commercial development is also concentrated along Myrtle Avenue (Route 202), which extends between Main Street and the Montville municipal border and parallels I-287. Industrial uses are generally located in close proximity to the rail line and I-287, along Myrtle Avenue and Division Street. Boonton's recreation and open space features encompass approximately 108 acres and include the Grace Lord Park, Veteran's Memorial Park, Pepe Park, Sheep Hill Park, and a number of pocket parks and tot lots.

The Town's existing land uses are illustrated on the accompanying Existing Land Use Map.

**Existing Land Use**

- Vacant
- Residential
- Multifamily
- Commercial
- Industrial
- Utility
- Public School
- Private School
- Public Property
- Quasi-Public
- Cemeteries
- Farm (Qualified)
- Parks and Open Space



Source 1: Municipal boundary data from NJDEP.  
 Source 2: Parcel data from NJDEP.  
 Source 3: Parceling and land use data from NJEN, Warehouse, Morris County, with updates from Burgh Associates, Inc. through July 2017.

Only Title

**Existing Land Use Map**

**BURGIS ASSOCIATES, INC.**  
 Consulting Planning | Land Development and Design | Landscape Architecture  
 P: 201.666.1811  
 F: 201.666.2599  
 Westwood, New Jersey 07675

**Project Title**  
 2017 Housing Element & Fair Share Plan

TOWN OF BOONTON | MORRIS COUNTY, NEW JERSEY

**Legend**

- Surrounding Municipalities
- Municipal Boundary
- Railroad

Project No.	3343.00	Date	08.21.17	Client	RW
Scale	1" = 1,709'		Dwg. No.	elu	

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## B. INVENTORY OF MUNICIPAL HOUSING STOCK

This section of the housing element provides an inventory of the Town’s housing stock, as required by the MLUL. The inventory details housing characteristics such as age, condition, purchase/rental value, and occupancy. It also details the number of affordable units available to low- and moderate-income households and the number of substandard housing units capable of being rehabilitated. The most recent information from the American Community Survey consists of five-year estimates by the Census Bureau, not actual counts and may not be directly comparable to census figures.

1. Number of Dwelling Units. The current estimate of total housing units in Boonton is 3,457 units in 2016. As shown in the table below, the Town’s housing stock has grown at a steady but modest rate of approximately 3 percent each decade since 1980. It is estimated that Boonton has added 105 dwelling units since 2000.

**Table 1: Dwelling Units (1980-2016\*)  
Boonton, New Jersey**

Year	Dwelling Units	Change (#)	Change (%)
1980	3,130	--	--
1990	3,234	104	3.3
2000	3,352	118	3.6
2016*	3,457	105	3.1

\* 2016 data is the average between January 2012 and December 2016.  
Sources: U.S. Census; 2016 American Community Survey 5-Year Estimates.

Approximately 63 percent of housing units in Boonton are owner-occupied. Since 2000, the percentage of renter occupied units has decreased from 39 percent of the total to approximately 28 percent. During this same time period, the percentage of vacant housing units has increased substantially from 2.4 percent to 8.8 percent. This is shown in the table below.

**Table 2: Housing Units by Tenure and Occupancy Status (2000 and 2016\*)  
Boonton, New Jersey**

Characteristics	2000		2016*	
	Number	Percent	Number	Percent
Owner-occupied units	1,963	58.6	2,189	63.3
Renter-occupied units	1,309	39.0	964	27.9
Vacant units	80	2.4	304	8.8
<b>Total</b>	<b>3,352</b>	<b>100</b>	<b>3,457</b>	<b>100</b>

\* 2016 data is the average between January 2012 and December 2016.  
Sources: 2000 U.S. Census; 2016 American Community Survey 5-Year Estimates.

2. Housing Characteristics. This section provides additional information on the characteristics of the Town’s housing stock, including the number of units in structure (Table 3) and the number of bedrooms per dwelling unit (Table 4). Single-family detached units account for approximately 65 percent of Boonton’s housing stock, up from 56 percent in 2000. Structures with five or more units have meanwhile fallen from nearly 11 percent of the housing stock in 2000 to approximately 5 percent of the housing stock in 2016. The majority of dwellings in Boonton have three or more bedrooms.

**Table 3: Units in Structure (2000 and 2016\*)**  
Boonton, New Jersey

Units in Structure	2000		2016*	
	Number	Percent	Number	Percent
Single family, detached	1,877	56.0	2,232	64.6
Single family, attached	155	4.6	213	6.2
2	684	20.4	545	15.8
3 or 4	275	8.2	284	8.2
5 to 9	213	6.4	45	1.3
10-19	54	1.6	69	2.0
20 or more	94	2.8	69	2.0
Other	0	0.0	0	0.0
<b>Total</b>	<b>3,352</b>	<b>100</b>	<b>3,457</b>	<b>100</b>

\* 2016 data is the average between January 2012 and December 2016.  
Sources: 2000 U.S. Census; 2016 American Community Survey 5-Year Estimates.

**Table 4: Number of Bedrooms in Housing Units (2000 and 2016\*)**  
Boonton, New Jersey

Bedrooms	2000		2016*	
	Number	Percent	Number	Percent
None	45	1.3	46	1.3
One	462	13.8	341	9.9
Two	786	23.4	770	22.3
Three	1,279	38.2	1,565	45.3
Four	573	17.1	553	16.0
Five or more	207	6.2	182	5.3
<b>Total</b>	<b>3,352</b>	<b>100</b>	<b>3,457</b>	<b>100</b>

\* 2016 data is the average between January 2012 and December 2016.  
Sources: 2000 U.S. Census; 2016 American Community Survey 5-Year Estimates

3. Housing Age. Table 5 below shows that approximately one-half of the Town’s housing units were built prior to 1940. Less than one-third of Boonton’s housing units were constructed in the years since 1960.

**Table 5: Year Structure Built  
Boonton, New Jersey**

Year Units Built	Number	Percent
2010 or Later	6	0.2
2000 to 2009	131	3.8
1990 to 1999	192	5.6
1980 to 1989	181	5.2
1970 to 1979	240	6.9
1960 to 1969	269	7.8
1950 to 1959	544	15.7
1940 to 1949	228	6.6
1939 or earlier	1,666	48.2
<b>Total</b>	<b>3,457</b>	<b>100</b>

Source: 2016 American Community Survey 5-Year Estimates

4. Housing Conditions. An inventory of the Town’s housing conditions is presented in the following tables. Table 6 below identifies the extent of overcrowding in Boonton, defined as housing units with more than one occupant per room. The data indicates that the number of occupied housing units considered overcrowded has decreased significantly since 2000, from 124 units (3.8 percent of all occupied units) in 2000 to 23 units (0.7 percent of all occupied units) in 2016.

**Table 6: Occupants per Room (2000 and 2016\*)  
Boonton, New Jersey**

Occupants Per Room	2000		2016*	
	Number	Percent	Number	Percent
1.00 or less	3,148	96.2	3,130	99.3
1.01 to 1.50	89	2.7	14	0.4
1.51 or more	35	1.1	9	0.3
<b>Total Occupied Units</b>	<b>3,272</b>	<b>100</b>	<b>3,153</b>	<b>100</b>

\* 2016 data is the average between January 2012 and December 2016.

Sources: 2000 U.S. Census; 2016 American Community Survey 5-Year Estimates.

Table 7 below presents additional detail regarding housing conditions, including the presence of complete plumbing and kitchen facilities and the type of heating equipment used. As shown, approximately one percent of Boonton’s occupied housing units are lacking complete kitchen facilities, plumbing facilities and/or standard heating equipment. This is a considerable increase since 2000, at which time all housing units had complete plumbing facilities and standard heating equipment, and only 10 units (0.3 percent of all occupied units) lacked complete kitchen facilities.

Table 7: Occupied Housing Units - Equipment and Plumbing Facilities (2000 and 2016\*)  
Boonton, New Jersey

Facilities	2000		2016*	
	Number	Percent	Number	Percent
<u>Kitchen:</u>				
With Complete Facilities	3,262	99.7	3,129	99.2
Lacking Complete Facilities	10	0.3	24	0.8
<u>Plumbing:</u>				
With Complete Facilities	3,272	100.0	3,115	98.8
Lacking Complete Facilities	0	0.0	38	1.2
<u>Heating Equipment</u>				
Standard Heating Facilities	3,272	100.0	3,129	99.2
No Fuel Used	0	0.0	24	0.8
<b>Total Occupied Units</b>	<b>3,272</b>	<b>100</b>	<b>3,153</b>	<b>100</b>

\* 2016 data is the average between January 2012 and December 2016.

Sources: 2000 U.S. Census; 2016 American Community Survey 5-Year Estimates.

5. Purchase and Rental Values. Table 8 below shows that Boonton's median monthly rent for its rental housing stock is \$1,341. This figure represents a 49.5 percent increase over the Town's median monthly rent of \$897 in 2000, but is 3.5 percent lower than the median monthly rent of Morris County as a whole, which was \$1,388 in 2016.

Table 8: Gross Rent of Specified Renter-Occupied Housing Units (2016\*)  
Boonton, New Jersey

Rent	2016*	
	Number	Percent
Less than \$500	33	3.4
\$500 to \$999	139	14.4
\$1,000 to \$1,499	401	41.6
\$1,500 to \$1,999	225	23.3
\$2,000 to \$2,499	110	11.4
\$2,500 to \$2,999	5	0.5
\$3,000 or more	0	0.0
No cash rent	51	5.3
<b>Total</b>	<b>964</b>	<b>100</b>
<b>Median Gross Rent</b>	<b>\$1,341</b>	

\* 2016 data is the average between January 2012 and December 2016.

Source: 2016 American Community Survey 5-Year Estimates.

As shown in Table 9 below, the median value of owner-occupied units in Boonton is \$367,900. This figure represents a 73.5 percent increase over the Town's median housing value of \$212,000 in 2000, but is 16.6 percent lower than Morris County's median housing value, which was \$428,900 in 2016.

Table 9: Value of Specified Owner-Occupied Housing Units (2016\*)  
Boonton, New Jersey

Value	2016*	
	Number	Percent
Less than \$50,000	44	2.0
\$50,000 to \$99,999	0	0.0
\$100,000 to \$149,999	8	0.4
\$150,000 to \$199,999	36	1.6
\$200,000 to \$299,999	357	16.3
\$300,000 to \$499,999	1,458	66.6
\$500,000 to \$999,999	286	13.1
\$1,000,000 or more	0	0.0
<b>Total</b>	<b>2,189</b>	<b>100</b>
<b>Median Value</b>	<b>\$367,900</b>	

\* 2016 data is the average between January 2012 and December 2016.  
Source: 2016 American Community Survey 5-Year Estimates.

6. Number of Units Affordable to Low- and Moderate-Income Households. Based on the Affordable Housing Professionals of New Jersey (AHPNH) 2019 regional income limits (attached hereto as Appendix A-3), the median household income for a three-person household in COAH Region 2, Boonton's housing region comprised of Essex, Morris, Union and Warren Counties, is \$90,691. A three-person moderate-income household, established at no more than 80 percent of the median income, would have an income not exceeding \$72,553. A three-person low-income household, established at no more than 50 percent of the median income, would have an income not exceeding \$45,345.

An affordable sales price for a three-person moderate-income household earning 80 percent of the median income is estimated at approximately \$280,000. An affordable sales price for a three-person low-income household earning 50 percent of the median income is estimated at approximately \$150,000. These estimates are based on the UHAC affordability controls outlined in N.J.A.C. 5:80-26.1 et seq. Approximately 20 percent of Boonton's owner-occupied housing units are valued at less than \$300,000, and 2.4 percent are valued at less than \$150,000, according to the 2016 American Community Survey.

For renter-occupied housing, an affordable monthly rent for a three-person moderate-income household is estimated at approximately \$1,800. An affordable monthly rent for a three-person low-income household is estimated at approximately \$1,100. According to the 2016 American Community Survey, approximately 83 percent of Boonton's rental units have a gross rent less than \$2,000, and approximately 18 percent of the rental units have a gross rent less than \$1,000.

7. Substandard Housing Capable of Being Rehabilitated. As discussed in more detail in the Fair Share Obligation section of this report, the Town of Boonton has undertaken a Structural Conditions Survey of all housing units in the municipality, pursuant to COAH's Second Round rules, to provide an estimate of the number of units in Boonton that are in need of rehabilitation and are not likely to experience "spontaneous rehabilitation." Per the results of the Structural Conditions Survey, Boonton's rehabilitation share is determined to be 25 units. The Town's rehabilitation share is further explored in the Fair Share Obligation section of this document.

### C. PROJECTION OF MUNICIPAL HOUSING STOCK

The COAH regulations require a projection of the community's housing stock, including the probable future construction of low- and moderate-income housing, for the ten years subsequent to the adoption of the Housing Element. This projection shall be based upon an assessment of data which minimally must include the number of residential construction permits issued, approvals of applications for residential development, and probable residential development of lands. Each of these items are identified and outlined below.

1. Housing Units Constructed During the Last Ten Years. The table below provides data concerning residential building permits issued for new construction during the past ten years. During this period, a total of 378 residential building permits were issued for new construction, 28 of which were issued for one- and two-family residences and 350 of which were issued for a singular multi-family development in 2017 (Avalon Bay). With the exception of this multi-family development, the Town of Boonton has issued, on average, approximately 3 residential building permits per year since 2007.

Table 10: Number of Residential Building Permits Issued For New Construction (2008 to 2017)  
Boonton, New Jersey

Year Issued	One & Two Family	Multi-Family	Mixed-Use	Total
2008	7	0	0	7
2009	7	0	0	7
2010	5	0	0	5
2011	2	0	0	2
2012	2	0	0	2
2013	2	0	0	2
2014	0	0	0	0
2015	1	0	0	1
2016	1	0	0	1
2017	1	350	0	351
<b>Total</b>	<b>28</b>	<b>350</b>	<b>0</b>	<b>378</b>

Source: New Jersey Construction Reporter.

2. Probable Residential Development of Lands. Considering the rate of residential growth experienced in Boonton over the past decade, the continuing economic stagnation following the Great Recession, and the fact that there are a limited amount of developable parcels remaining in the Town, it is anticipated that Boonton will continue to see only modest growth in one- and two-family residential development over the next decade.

However, the Town anticipates that it will experience a higher rate of multi-family residential development over the next decade. As will be discussed in more detail in subsequent sections of this document, the Town expects a significant number of multi-family dwellings will be constructed over the next decade as part of various inclusionary developments and overlay zoning proposed to address Boonton's Gap + Prospective Need obligation. It is anticipated that approximately 15 to 20 percent of these dwellings will be affordable housing units. In addition, the Town anticipates additional multi-family development over the next decade along the Division Street corridor, south of Main Street, as part of an Area in Need of Redevelopment designation.

#### D. DEMOGRAPHIC ANALYSIS

The COAH regulations require that a Housing Element provide an analysis of the community's demographic characteristics, including an assessment of population size, rate of population growth, age characteristics, income levels, and household size. Each of these items is described in this section of the report.

1. Population Size. As shown in Table 11 below, the Town's population has fluctuated considerably since 1930. Boonton experienced substantial population growth between 1940 and 1970, during which period the population increased by over 37 percent, from 6,739 in 1940 to 9,261 in 1970. Subsequently, in the 1970s and 1980s, Boonton's population decreased by approximately 10 percent, or 918 people. Since 1990, the Town's population growth has been more or less stagnant. The 2016 population estimate of 8,405 represents a less than one percent increase over the 1990 census figure of 8,343.

Table 11: Population Growth (1930-2016\*)  
Boonton, New Jersey

Year	Population	Change ( # )	Change (%)
1930	6,866	--	--
1940	6,739	-127	-1.8
1950	7,163	424	6.3
1960	7,981	818	11.4
1970	9,261	1,280	16.0
1980	8,620	-641	-6.9
1990	8,343	-277	-3.2
2000	8,496	153	1.8
2010	8,347	-149	-1.8
2016*	8,405	58	0.7

\* 2016 data is the average between January 2012 and December 2016.

Sources: U.S. Census; 2016 American Community Survey 5-Year Estimates.

2. Age Characteristics. The Town's age characteristics, which are outlined in the table below, indicate an aging community. The largest population decline between 2000 and 2016 occurred in adults 65 and over, while the largest population increase during this period was in adults aged 45 to 64. The percentage of the population aged 24 and under remained stagnant at 29 percent between 2000 and 2016. The median age of Boonton residents increased from 36.9 years in 2000 to 38.9 years by 2016.

Table 12: Age Characteristics (2000 and 2016\*)  
Boonton, New Jersey

Age	2000		2016*	
	Number	Percent	Number	Percent
Under 5 years	621	7.3	662	7.9
5 to 19 years	1,382	16.3	1,206	14.3
20 to 24 years	437	5.1	565	6.7
25 to 34 years	1,478	17.4	1,309	15.6
35 to 44 years	1,528	18.0	1,264	15.0
45 to 54 years	1,126	13.3	1,325	15.8
55 to 64 years	777	9.1	932	11.1
65 to 84 years	989	11.6	483	5.7
85 years and over	158	1.9	113	1.3
<b>Total</b>	<b>8,496</b>	<b>100</b>	<b>8,405</b>	<b>100</b>
<b>Median Age</b>	<b>36.9</b>		<b>38.9</b>	

\* 2016 data is the average between January 2012 and December 2016.

Sources: 2000 U.S. Census; 2016 American Community Survey 5-Year Estimates.

3. Average Household Size. Boonton’s average household size appears to be increasing slightly. Since 2000, when the average household size in Boonton was 2.60 people, the average household size dipped slightly in 2010, to 2.58 people, but has increased to 2.67 people per household as of the 2016 American Community Survey 5-year estimates.

**Table 13: Average Household Size (2000-2016\*)**  
Boonton, New Jersey

Year	Total Population	Number of Households	Average Household Size
2000	8,496	3,272	2.60
2010	8,347	3,235	2.58
2016*	8,405	3,153	2.67

\* 2016 data is the average between January 2012 and December 2016.  
Sources: U.S. Census; 2016 American Community Survey 5-Year Estimates.

4. Household Income. Detailed household income figures are shown in the table below. Between 1999 and 2015, the Town’s median household income increased by approximately 38 percent, from \$65,322 in 1999 to \$90,082 in 2016. The Town’s 2016 median household income is approximately 14 percent lower than the median household income of Morris County as a whole, which was \$102,798 in 2016.

**Table 14: Household Income Distribution (1999 and 2016\*)**  
Boonton, New Jersey

Income Category	1999		2016*	
	Number	Percent	Number	Percent
Less than \$10,000	150	4.6	119	3.8
\$10,000 to \$14,999	128	3.9	89	2.8
\$15,000 to \$24,999	241	7.4	174	5.5
\$25,000 to \$34,999	295	9.0	142	4.5
\$35,000 to \$49,999	453	13.8	331	10.5
\$50,000 to \$74,999	628	19.2	444	14.1
\$75,000 to \$99,999	573	17.5	419	13.3
\$100,000 to \$149,999	533	16.3	792	25.1
\$150,000 to \$199,999	148	4.5	322	10.2
\$200,000 or more	126	3.8	321	10.2
<b>Total</b>	<b>3,275</b>	<b>100</b>	<b>3,153</b>	<b>100</b>
<b>Median Income</b>	<b>\$65,322</b>		<b>\$90,082</b>	

\* 2016 data is the average between January 2012 and December 2016.  
Sources: 2000 U.S. Census; 2016 American Community Survey 5-Year Estimates.

## E. EMPLOYMENT ANALYSIS

The COAH regulations require that the Housing Element include an analysis of the existing and probable future employment characteristics of the community. The following tables present information on historic trends, employment characteristics, occupational patterns, and related data.

1. Employment Status. Table 15 provides information on employment status in Boonton for the segment of the population 16 and over. As shown, the unemployment rate for Boonton's civilian labor force decreased slightly between 2000 and 2016, from 6.0 percent in 2000 to 5.3 percent in 2016. This is slightly higher than Morris County's 2016 unemployment rate of 5.6 percent. It is also important to note that the percentage of Boonton's population 16 and over that is in the labor force increased during this period, from 70.7 percent in 2000 to 77.8 percent in 2016.

**Table 15: Employment Status - Population 16 & Over (2000 and 2016\*)**  
Boonton, New Jersey

Employment Status	2000		2016*	
	Number	Percent	Number	Percent
In labor force	4,792	70.7	5,316	77.8
Civilian labor force	4,792	70.7	5,316	77.8
Employed	4,504	66.5	5,032	73.6
Unemployed	288	4.3	284	4.2
% of civilian labor force	--	6.0	--	5.3
Armed Forces	0	0.0	0	0.0
Not in labor force	1,984	29.3	1,518	22.2
<b>Total Population 16 and Over</b>	<b>6,776</b>	<b>100</b>	<b>6,834</b>	<b>100</b>

\* 2016 data is the average between January 2012 and December 2016. Sources: 2000 U.S. Census; 2016 American Community Survey 5-Year Estimates.

2. Employment Characteristics of Employed Residents. The following two tables detail information on the employment characteristics of Boonton residents. Table 16 details employment by occupation and Table 17 details employment by industry. As shown, nearly 72 percent of Boonton residents are employed in the management, business, science, arts, and sales and office occupations sectors. The industry with the largest employment growth among Boonton residents since 2000 is education, health and social services, followed by retail trade. The industries that have experienced the greatest declines among Boonton residents since 2000 are manufacturing and professional, scientific, management, administrative, and waste management.

Table 16: Employed Residents Age 16 and Over, By Occupation (2000 and 2016\*)  
Boonton, New Jersey

Occupation	2000		2016*	
	Number	Percent	Number	Percent
Management, business, science, and arts occupations	1,845	41.0	2,045	40.6
Service occupations	515	11.4	729	14.5
Sales and office occupations	1,265	28.1	1,576	31.3
Natural resources, construction, and maintenance occupations	327	7.3	270	5.4
Production, transportation, and material moving occupations	552	12.3	412	8.2
<b>Total</b>	<b>4,504</b>	<b>100</b>	<b>5,032</b>	<b>100</b>

\* 2016 data is the average between January 2012 and December 2016.  
Sources: 2000 U.S. Census; 2016 American Community Survey 5-Year Estimates.

Table 17: Employed Residents Age 16 and Over, By Industry (2000 and 2016\*)  
Boonton, New Jersey

Industry	2000		2016*	
	Number	Percent	Number	Percent
Agriculture, forestry, fishing, hunting & mining	12	0.3	0	0.0
Construction	197	4.4	146	2.9
Manufacturing	702	15.6	570	11.3
Wholesale trade	179	4.0	138	2.7
Retail trade	458	10.2	727	14.4
Transportation and warehousing, and utilities	274	6.1	230	4.6
Information	308	6.8	210	4.2
Finance, insurance & real estate	394	8.7	363	7.2
Professional, scientific, management, administrative, and waste management	774	17.2	635	12.6
Education, health care, and social services	689	15.3	1,224	24.3
Arts, entertainment, recreation, accommodation, and food services	252	5.6	361	7.2
Other services, except public administration	137	3.0	197	3.9
Public administration	128	2.8	231	4.6
<b>Total</b>	<b>4,504</b>	<b>100</b>	<b>5,032</b>	<b>100</b>

\* 2016 data is the average between January 2012 and December 2016.  
Sources: 2000 U.S. Census; 2016 American Community Survey 5-Year Estimates.

3. Employment Projections. A projection of the Town's probable future employment characteristics are based on an assessment of historic employment trends, the number of non-residential construction permits issued, approvals of applications for non-residential development, and probable non-residential development of lands. Each of these items are identified and outlined below.

- a. Historic Employment Trends. The table below provides data on Boonton’s average annual employment covered by unemployment insurance over the past ten years. As shown, the number of jobs in Boonton increased significantly between 2006 and 2007, reaching a peak of 4,011 jobs in 2007. Boonton’s employment then dropped after the financial crisis in 2008 to as low as 3,551 jobs in 2011. Since 2011, employment in Boonton has recovered hundreds of jobs; however, employment levels have not returned to the 2007 peak.

**Table 18: Covered Employment Trends (2006-2016)**  
Boonton, New Jersey

Year	Number of Jobs	Change in Number of Jobs	Percent Change
2006	3,329	--	--
2007	4,011	682	20.5
2008	3,987	-24	-0.6
2009	3,791	-196	-4.9
2010	3,784	-7	-0.2
2011	3,551	-233	-6.2
2012	3,640	89	2.5
2013	3,735	95	2.6
2014	3,790	55	1.5
2015	3,855	65	1.7
2016	3,723	-132	-3.4

Sources: NJ Department of Labor and Workforce Development

- b. Non-Residential Square Footage Constructed During the Last Ten Years. Table 19 below provides data concerning the amount of non-residential square footage authorized by building permits during the past ten years. During this period, building permits were issued less than 52,000 square feet of non-residential space. The majority of this space (87.5 percent) was a single educational development in 2011, whereas the remaining space was primarily retail development. Overall, the Town issued permits for approximately 5,146 square feet of non-residential space per year, on average, during the past decade.

Table 19: Square Feet of Non-Residential Space Authorized by Building Permits (2008 to 2017)  
Boonton, New Jersey

Year Issued	Office	Retail	A3 Assembly	Education	Total
2008	0	0	0	0	0
2009	0	0	518	0	518
2010	0	0	0	0	0
2011	0	0	0	45,048	45,048
2012	0	0	0	0	0
2013	0	898	0	0	898
2014	0	0	0	0	0
2015	0	4,997	0	0	4,997
2016	0	0	0	0	0
2017	0	0	0	0	0
<b>Total</b>	<b>0</b>	<b>5,895</b>	<b>518</b>	<b>45,048</b>	<b>51,461</b>

Source: New Jersey Construction Reporter.

- c. Probable Non-Residential Development of Lands. The Town of Boonton experienced minimal non-residential growth over the past ten years, with an average of 5,146 square feet of new non-residential space per year. Considering just the last 5 years, Boonton has experienced even less non-residential growth, averaging just 1,200 square feet of new non-residential space per year. Given the weak office and retail market, continued fall-out from the recession, and limited developable land within Boonton, the Town anticipates a similarly modest rate of non-residential growth over the next ten-year period. It should be noted, however, that the Town does anticipate some new mixed-use development along the Division Street corridor, south of Main Street, as a result of an Area in Need of Redevelopment designation.
- d. Probable Future Employment Characteristics. As detailed in Table 18 above, Boonton lost nearly 500 jobs between 2008 and 2011. Although employment in the Town has recovered hundreds of jobs since 2011, it has not returned to 2007 levels. Assuming the current economic climate continues, and recognizing the fully developed character of Boonton's non-residentially zoned lands, it appears likely that employment increases in Boonton will continue to be modest.

## **SECTION II: FAIR SHARE OBLIGATION**

DRAFT

## A. SUMMARY OF FAIR SHARE OBLIGATION

The state of the Third Round affordable housing obligations for municipalities throughout New Jersey continues to be in flux, given the fact that neither the Courts, COAH, nor the legislature has come up with a definitive set of housing-need numbers that has been universally accepted. Thus far, two sets of numbers have been promulgated and widely discussed. These include numbers prepared by Econsult Solutions on behalf of a consortium of municipalities known as the Municipal Joint Defense Group, of which Boonton is a part, and numbers prepared by Dr. David Kinsey on behalf of the Fair Share Housing Center (FSHC). In addition, state-wide and municipal obligations for the present need rehabilitation obligation as well as the Gap + Prospective Need obligation (1999-2015) have been calculated using the Jacobson Methodology. These housing-need numbers for the Town of Boonton are as follows:

	Econsult (April 2017)	FSHC (May 2016)	Jacobson (March 2018)
1. Rehabilitation Obligation:	43	38	11
2. Prior Round Obligation (1987-1999):	11	11	43
3. Gap + Prospective Need Obligation (1999-2025):	5	402	202

Ultimately, an amended Settlement Agreement, which was executed by the Town and FSHC on November 25, 2019, sets forth the extent of Boonton's rehabilitation, prior round, and gap + prospective need obligations. The parties have agreed upon the following obligations for the Town for the period from 1987 through July 1, 2025:

	<u>Obligation per Settlement</u>
1. Rehabilitation Obligation:	25
2. Prior Round Obligation (1987-1999):	11
3. Gap + Prospective Need Obligation (1999-2025):	261

## B. REHABILITATION OBLIGATION

The rehabilitation component of the affordable housing obligation is based on a municipality's existing housing deficiencies. It is defined as the number of deficient housing units occupied by low- and moderate-income households within a municipality. A deficient housing unit is a unit with health and safety code violations that require the repair or replacement of a major system. A major system includes any of the following: weatherization, roofing, plumbing, heating, electricity, sanitary plumbing, lead paint abatement and/or load bearing structural systems.

The agreed upon Rehabilitation Obligation of 25 units is based upon the results of a Structural Conditions Survey, which is permitted under COAH's Second Round rules at NJAC 5:93-5.2(a). Boonton's Structural Conditions Survey was prepared in February 2016 by Steve Austin, a State of

New Jersey State-Local Cooperative Housing Inspector. The results of the survey, which covered the entire municipality, revealed that Boonton presently contains 25 dwelling units that are both deficient and occupied by low- or moderate-income households. A copy of the survey and Mr. Austin's license/certification is attached hereto as Appendix A-1.

### C. VACANT LAND ADJUSTMENT

Since the Town is essentially fully developed, it is entitled to adjust its Gap + Prospective Need (1999-2025) Obligation in accordance with the Vacant Land Adjustment (VLA) procedures set forth in COAH's Second Round rules. As such, the FSHC Settlement Agreement establishes the Town's Realistic Development Potential ("RDP") for the Gap + Prospective Need Obligation (1999-2025) at 37 and its remaining "unmet need" at 224.

As provided by COAH's Second Round regulations, an RDP analysis is intended to determine which sites in a municipality are the most likely sites to develop for low- and moderate-income housing. The calculation of the Town's RDP is discussed in more detail below.

The vacant land analysis presented herein first identified all privately-owned and publicly-owned vacant sites in the Town, which encompass a total of 262.22 acres. In an effort to be as inclusive as possible, we then added to the analysis two additional properties that the Town identifies as having the potential to redevelop. These properties are as follows:

1. Block 72 Lot 20: This is a 13.84-acre farm-assessed parcel located at 220 South Terrace. The parcel has no known restrictions preserving it for farmland, and therefore the Town has determined it to have redevelopment potential.
2. Block 79 Lot 1: This is the 1.90-acre Kanter (a.k.a. Packard Building) site located at 128 Monroe Street. The site is not currently vacant but is included in the vacant land assessment as it is proposed for inclusionary development as part of the Fair Share Plan.

The analysis then evaluated each site for size (a minimum of 0.83 acres) and environmental constraints (wetlands, steep slopes, riparian zones, and flood plains) pursuant to the applicable regulations at NJAC 5:93-4.2. The remaining developable acreage was then evaluated to determine the Town's RDP.

The analysis reveals that five sites qualify for RDP Analysis, resulting in a total RDP for the Town of 37. RDP was calculated for each of these sites as follows:

1. Three sites (Park Woods, Barrister, and Kanter/Packard) are proposed for inclusionary development as part of the Fair Share Plan and, as such, have each been assigned an RDP which reflects 20 percent of the actual number of units to be created by the development. Together, these sites amount to an RDP of 23.4.

2. Two additional sites (identified as Block 40 Lot 3 and Block 72 Lot 20) qualify for RDP Analysis, but are not proposed for inclusionary development in the Plan. These two sites have a total developable acreage of 11.44 acres. Pursuant to the applicable regulations, a minimum presumptive density of 6 dwelling units per acre were imposed on these 11.44 acres, and then a 20 percent set-aside was imposed on that calculation. This formula resulted in a total RDP of 13.7 for these two sites.

The Town's Vacant Land Assessment is presented in the accompanying map and table on the following pages. The proposed method to address the Town's RDP obligation of 37 will be discussed in the Fair Share Plan section of this report.

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Table 20: Vacant Land Assessment  
Boonton, New Jersey

ID	Block	Lot	Location	Owner	Area (ac)	Comments	Developable Area (ac)	RDP (units)
1	1	6.02	120 BIRCH ST	E & B LEASING, LLC	0.06	Does not qualify for RDP Analysis. Lot size is too small for analysis.	0	0
2	1	6.03	BIRCH ST	UNKNOWN OWNER	0.13	Does not qualify for RDP Analysis. Lot size is too small for analysis.	0	0
3	10	6	CEDAR ST	TOWN OF BOONTON	0.01	Does not qualify for RDP Analysis. Lot size is too small for analysis.	0	0
4	102	2	422 LINCOLN ST	COBANE, ROBERT/PATRICIA	0.14	Does not qualify for RDP Analysis. Lot size is too small for analysis.	0	0
5	104	4.01	203 DAWSON AVE	CAREY, THERESA	0.15	Does not qualify for RDP Analysis. Lot size is too small for analysis.	0	0
6	105	1	FANNY RD	ONORATI, S & SONS, INC	2.12	Does not qualify for RDP Analysis. Not vacant: used for construction equipment/outdoor storage for construction company, with Block 449 Lot 3 in Parsippany. No street access except through Lot 3.	0	0
7	105	3	RAILROAD TO I-287	J C M U A ATTN: EXECUTIVE DIRECTOR	0.97	Does not qualify for RDP Analysis. Owned by public utility (no development potential). Entirely constrained by steep slopes. No street access.	0	0
8	105	4.01	RAILROAD TO I-287	J C M U A ATTN: EXECUTIVE DIRECTOR	3.20	Does not qualify RDP Analysis. Owned by public utility (no development potential). Entirely constrained by steep slopes. No street access.	0	0
9	105	4.02	FRONTAGE RD - REAR	J C M U ATTN: EXECUTIVE DIRECTOR	0.05	Does not qualify for RDP Analysis. Owned by public utility (no development potential). Entirely constrained by C1 stream buffer and steep slopes. No street access.	0	0
10	105	5	200 FRONTAGE RD	JCP&L CO % FE SERVICE TAX DEPT	0.31	Does not qualify for RDP Analysis. Lot size is too small for analysis.	0	0
11	105	5.01	200 FRONTAGE RD	JCP&L CO % FE SERVICE TAX DEPT	0.29	Does not qualify for RDP Analysis. Lot size is too small for analysis.	0	0
12	105	9.02	418 MORRIS AVE	BETTER LIVING REST HOME AND CARE SE	0.71	Does not qualify for RDP Analysis. Lot size is too small for analysis.	0	0
13	105.01	18	RIVER TO I-287	J C M U A ATTN: EXECUTIVE DIRECTOR	0.38	Does not qualify for RDP Analysis. Owned by public utility (no development potential). Entirely constrained by C1 stream & buffer, floodplain, and steep slopes.	0	0
14	105.01	19	RIVER TO I-287	J C M U A ATTN: EXECUTIVE DIRECTOR	0.20	Does not qualify for RDP Analysis. Owned by public utility (no development potential). Entirely constrained by C1 stream & buffer, floodplain, and steep slopes.	0	0
15	105.01	3	RIVER TO I-287	J C M U A ATTN: EXECUTIVE DIRECTOR	1.02	Does not qualify for RDP Analysis. Owned by public utility (no development potential). Entirely constrained by C1 stream & buffer, floodplain, and steep slopes.	0	0
16	105.01	4	RIVER TO I-287	J C M U A ATTN: EXECUTIVE DIRECTOR	1.24	Does not qualify for RDP Analysis. Owned by public utility (no development potential). Entirely constrained by wetlands & buffer, C1 buffer, floodplain, and steep slopes.	0	0
17	105.01	4.01	RIVER TO I-287	J C M U A ATTN: EXECUTIVE DIRECTOR	0.01	Does not qualify for RDP Analysis. Owned by public utility (no development potential). Entirely constrained by C1 stream & buffer, floodplain, and steep slopes.	0	0
18	105.02	16	FANNY RD	STATE OF NJ DEPT OF TRANSP.	0.04	Does not qualify for RDP Analysis. Lot size is too small for analysis.	0	0
19	106	1	603 FANNY RD	DONLY CORPORATION	0.37	Does not qualify for RDP Analysis. Lot size is too small for analysis.	0	0
20	108	13.03	319 MORRIS AVE	EDWARDS/SPELLMAN, JULIE/RAY	0.28	Does not qualify for RDP Analysis. Lot size is too small for analysis.	0	0
21	111	9	ESSEX-FAIRVIEW-ROCKAWAY	TOWN OF BOONTON	0.15	Does not qualify for RDP Analysis. Lot size is too small for analysis.	0	0
22	112	1	FRONTAGE RD	TOWN OF BOONTON	0.56	Does not qualify for RDP Analysis. Lot size is too small for analysis.	0	0

ID	Block	Lot	Location	Owner	Area (ac)	Comments	Developable Area (ac)	RDP (units)
23	112	2	MORRIS AVE	JCP&L CO % FE SERVICE TAX DEPT	1.27	Does not qualify for RDP Analysis. Owned by public utility (no development potential). Entirely constrained by C1 stream & buffer, floodplain, and steep slopes. No street access.	0	0
24	112	3.01	MORRIS AVE	TOWN OF BOONTON	0.89	Does not qualify for RDP Analysis. Entirely constrained by C1 stream buffer. Utilized as part of Grace Lord Park.	0	0
25	112	5	FRONTAGE RD	TOWN OF BOONTON	15.02	Does not qualify for RDP Analysis. Green Acres preserved land.	0	0
26	113	10	FANNY RD	PARK WOODS AT BOULEVARD ASSOCIATES	3.03	Qualifies for RDP Analysis. Proposed inclusionary development as part of Fair Share Plan. RDP calculated based on 20% of actual number of units to be created.	3.03	4
27	114	20	ESSEX-FAIRVIEW-RESERVE	TOWN OF BOONTON	0.31	Does not qualify for RDP Analysis. Lot size is too small for analysis.	0	0
28	114.01	23.01	ELY PL & ELCOCK AVE	TOWN OF BOONTON	0.04	Does not qualify for RDP Analysis. Lot size is too small for analysis.	0	0
29	116	1	W MAIN ST	TOWN OF BOONTON	0.66	Does not qualify for RDP Analysis. Lot size is too small for analysis.	0	0
30	118	1.01	CHESTNUT ST	BARRISTER LAND DEVELOPMENT CORP	2.41	Qualifies for RDP Analysis. Proposed inclusionary development as part of Fair Share Plan. RDP calculated based on 20% of actual number of units to be created.	3.39	6.4
32	118	2	REAR-CHESTNUT ST	BARRISTER LAND DEVELOPMENT CORP	0.78			
	118	10.04	162 CHESTNUT ST	BARRISTER LAND DEVELOPMENT CORP	0.20			
31	118	13.04	CHESTNUT ST	MPT OF MORRIS LLC	0.18	Does not qualify for RDP Analysis. Lot size is too small for analysis.	0	0
33	119	8.01	124 RIVER RD	MCCORMICK, DOROTHY M	0.15	Does not qualify for RDP Analysis. Lot size is too small for analysis.	0	0
34	12	14	BOONTON AVE	TOWN OF BOONTON	0.03	Does not qualify for RDP Analysis. Lot size is too small for analysis.	0	0
35	120	1.03	CHESTNUT ST	UNKNOWN OWNER	0.10	Does not qualify for RDP Analysis. Lot size is too small for analysis.	0	0
36	120	4	LAKE AVE	UNKNOWN OWNER	0.16	Does not qualify for RDP Analysis. Lot size is too small for analysis.	0	0
37	122	7	32 CYPRESS TER	LEVA, JOSEPH H	0.32	Does not qualify for RDP Analysis. Lot size is too small for analysis.	0	0
38	122	9.01	436 VREELAND AVE	LEVA, VERA	0.33	Does not qualify for RDP Analysis. Lot size is too small for analysis.	0	0
39	126.02	10	TONER RD - REAR	UNKNOWN OWNER	0.17	Does not qualify for RDP Analysis. Lot size is too small for analysis.	0	0
40	133	7	5 BEVERLY RD	VENITO LIVING TRUST	0.34	Does not qualify for RDP Analysis. Lot size is too small for analysis.	0	0
41	14	7	215 LIBERTY STREET	WILLIAM A BARNISH FAMILY TRUST	0.30	Does not qualify for RDP Analysis. Lot size is too small for analysis.	0	0
42	2	10.01	231 MECHANIC ST	DUNHAM, LESLIE	0.11	Does not qualify for RDP Analysis. Lot size is too small for analysis.	0	0
43	21	5.03	HIGHLAND AVE - REAR	UNKNOWN OWNER	0.01	Does not qualify for RDP Analysis. Lot size is too small for analysis.	0	0
44	22	19	PINE ST	TOWN OF BOONTON	0.02	Does not qualify for RDP Analysis. Lot size is too small for analysis.	0	0
45	26	13	HILL ST	CARTER, GLEN	0.29	Does not qualify for RDP Analysis. Lot size is too small for analysis.	0	0
46	3	7	113 UNION ST	TOWN OF BOONTON	0.20	Does not qualify for RDP Analysis. Lot size is too small for analysis.	0	0
47	33	39.01	104 HILLSIDE AVE	BENTROVATO, GIORGIO/ANN	0.61	Does not qualify for RDP Analysis. Lot size is too small for analysis.	0	0
48	34	14	136 PLANE ST	TOWN OF BOONTON, HOUSING AUTHORITY	0.08	Does not qualify for RDP Analysis. Lot size is too small for analysis.	0	0
49	34	15	PLANE ST	TOWN OF BOONTON	1.02	Does not qualify for RDP Analysis. All but 0.33 ac constrained by C1 stream/buffer, floodplain, and steep slopes. Remaining acreage lacks street access and is too small for development.	0	0
50	34	15.01	PLANE ST - REAR	UNKNOWN OWNER	0.11	Does not qualify for RDP Analysis. Lot size is too small for analysis.	0	0

ID	Block	Lot	Location	Owner	Area (ac)	Comments	Developable Area (ac)	RDP (units)
51	34	16	PLANE ST & MAIN ST	UNKNOWN OWNER	0.01	Does not qualify for RDP Analysis. Lot size is too small for analysis.	0	0
52	34	23	MAIN ST	TOWN OF BOONTON	0.49	Does not qualify for RDP Analysis. Lot size is too small for analysis.	0	0
53	34	24	PLANE ST	TOWN OF BOONTON	2.48	Does not qualify for RDP Analysis. Entirely constrained by C1 stream & buffer, floodplain, and steep slopes.	0	0
54	34	25	PLANE ST - REAR	TOWN OF BOONTON	0.70	Does not qualify for RDP Analysis. Lot size is too small for analysis, and Green Acres preserved land.	0	0
55	34	26	PLANE ST - REAR	TOWN OF BOONTON	1.07	Does not qualify for RDP Analysis. Green Acres preserved land.	0	0
56	34	7	102 PLANE ST	A3 REAL ESTATE MANAGEMENT LLC	0.04	Does not qualify for RDP Analysis. Lot size is too small for analysis.	0	0
57	36	12	205 LAKE AVE	SIKORA, MARK E/PATRICIA A	1.67	Does not qualify for RDP Analysis. Entirely constrained by C1 stream & buffer, and floodplain.	0	0
58	36	13	W MAIN ST	TOWN OF BOONTON	5.13	Does not qualify for RDP Analysis. Green Acres preserved land.	0	0
59	38	2	ASSESSED-BOONTON TWP	CASTELLANA, ANTHONY/PHYLLIS	0.15	Does not qualify for RDP Analysis. Lot size is too small for analysis.	0	0
60	40	1.01	ROSS DR	TOWN OF BOONTON	0.04	Does not qualify for RDP Analysis. Lot size is too small for analysis.	0	0
61	40	1.03	230 ROSS DR	DI GIACOPO, RONALD	0.63	Does not qualify for RDP Analysis. Lot size is too small for analysis.	0	0
62	40	1.07	246 ROSS DR	DI GIACOPO, SERO A	0.37	Does not qualify for RDP Analysis. Lot size is too small for analysis.	0	0
63	40	3	ROSS DR	TOWN OF BOONTON	1.06	Qualifies for RDP Analysis. 0.1426 ac is constrained by steep slopes, but remainder is developable. RDP calculated at density of 6 du/ac and 20% set-aside.	0.92	1.104
64	40	4	ROSS DR	UNKNOWN OWNER	0.12	Does not qualify for RDP Analysis. Lot size is too small for analysis.	0	0
65	42	6	129 GLOVER ST	LEWIS, ANN PORZIO TRUS	1.16	Does not qualify for RDP Analysis. 0.973 ac is constrained by steep slopes. Remainder too small for development.	0	0
66	44	18	BOONTON AVE	CRIMMINS, KENNETH/SHERYL	2.76	Does not qualify for RDP Analysis. All but 0.413 ac constrained by steep slopes. Remainder too small and narrow for development.	0	0
67	44	18.03	GREEN ST	TOWN OF BOONTON	0.43	Does not qualify for RDP Analysis. Lot size is too small for analysis.	0	0
68	44	6	ROSS DR	TOWN OF BOONTON	5.30	Does not qualify for RDP Analysis. Green Acres preserved land.	0	0
69	44	6.02	ROSS DR	TOWN OF BOONTON	0.41	Does not qualify for RDP Analysis. Lot size is too small for analysis.	0	0
70	44.01	7	LIBERTY ST	WOLF, MOLLY T - HOIBERG, CRYSTAL S	0.21	Does not qualify for RDP Analysis. Lot size is too small for analysis.	0	0
71	46	4	618 BOONTON AVE	DI BONAVENTURA, TISIANO	0.13	Does not qualify for RDP Analysis. Lot size is too small for analysis.	0	0
72	47	12	BOYLE ST	TOWN OF BOONTON	0.02	Does not qualify for RDP Analysis. Lot size is too small for analysis.	0	0
73	47	16.01	GREEN ST	TOWN OF BOONTON	0.05	Does not qualify for RDP Analysis. Lot size is too small for analysis.	0	0
74	47	27.13	744 HILLSIDE AVE	TOWN OF BOONTON	0.19	Does not qualify for RDP Analysis. Lot size is too small for analysis.	0	0
75	47	29.09	HILLSIDE AVE	TOWN OF BOONTON	0.04	Does not qualify for RDP Analysis. Lot size is too small for analysis.	0	0
76	54	14	LIBERTY ST	TOWN OF BOONTON	0.01	Does not qualify for RDP Analysis. Lot size is too small for analysis.	0	0
77	56	9.02	421 BOONTON AVE	TOWN OF BOONTON	0.06	Does not qualify for RDP Analysis. Lot size is too small for analysis.	0	0
78	61	15.03	CHURCH ST	COSENTINO, JOHN	0.21	Does not qualify for RDP Analysis. Lot size is too small for analysis.	0	0
79	62.01	5	BOONTON AVE	ASSESSED IN BOONTON TWP	0.10	Does not qualify for RDP Analysis. Lot size is too small for analysis.	0	0

ID	Block	Lot	Location	Owner	Area (ac)	Comments	Developable Area (ac)	RDP (units)
80	64	13	SPRUCE ST	TOWN OF BOONTON	0.03	Does not qualify for RDP Analysis. Lot size is too small for analysis.	0	0
81	69	82	FULTON ST	UNKNOWN OWNER	0.11	Does not qualify for RDP Analysis. Lot size is too small for analysis.	0	0
82	69.02	19	35 DEER HILL CT	DEER HILL HOMEOWNERS ASSOC	4.77	Does not qualify for RDP Analysis. Common lot for Deer Hill townhouse development (no development potential).	0	0
83	69.02	52.01	WOOTTON ST	TOWN OF BOONTON	0.27	Does not qualify for RDP Analysis. Lot size is too small for analysis.	0	0
84	70	21.01	DIVISION ST	SCERBO HOLDING CORP	0.04	Does not qualify for RDP Analysis. Lot size is too small for analysis.	0	0
85	71	39.03	424 LATHROP AVE	LOPEZ, RALPH/MARY SHARON	0.13	Does not qualify for RDP Analysis. Lot size is too small for analysis.	0	0
86	71.01	62	WILSON ST	TOWN OF BOONTON	0.10	Does not qualify for RDP Analysis. Lot size is too small for analysis.	0	0
87	71.03	11	122 KENMORE RD	HERBERT, SETON J/JULIE C	0.16	Does not qualify for RDP Analysis. Lot size is too small for analysis.	0	0
88	71.11	70	KANOUSE ST	TOWN OF BOONTON	0.16	Does not qualify for RDP Analysis. Lot size is too small for analysis, and Green Acres preserved lot.	0	0
89	71.14	2	LATHROP AVE	TOWN OF BOONTON	0.32	Does not qualify for RDP Analysis. Lot size is too small for analysis.	0	0
90	71.15	26	LATHROP AVE	TOWN OF BOONTON	0.09	Does not qualify for RDP Analysis. Lot size is too small for analysis.	0	0
91	72	20	220 SOUTH TER	INFRANCA, BARBARA & SADLON, NANCY	13.84	Qualifies for RDP Analysis. Non-preserved farmland. 3.32 ac are constrained by wetlands/buffers and steep slopes, but remainder is developable. RDP calculated at density of 6 du/ac and 20% set-aside.	10.52	12.624
92	72	29.04	VREELAND AVE	TOWN OF BOONTON	11.19	Does not qualify for RDP Analysis. Green Acres preserved land.	0	0
93	72	29.05	VREELAND AVE	REED/BARRING, EARL F III/PATRICIA	0.34	Does not qualify for RDP Analysis. Lot size is too small for analysis.	0	0
94	72	30	VREELAND AVE	TOWN OF BOONTON	14.33	Does not qualify for RDP Analysis. Green Acres preserved land.	0	0
95	72	31	VREELAND AVE	TOWN OF BOONTON	15.42	Does not qualify for RDP Analysis. Green Acres preserved land.	0	0
96	73.04	14	VREELAND AVE	N D ASSOCIATES, INC	0.06	Does not qualify for RDP Analysis. Lot size is too small for analysis.	0	0
97	74	1.01	445 VREELAND AVE	TWP.OF PARSIPPANY-TROY HILLS/ADMIN.	2.40	Does not qualify for RDP Analysis. Entirely constrained by wetlands and buffers, and floodplain.	0	0
98	74	2	VREELAND AVE - REAR	UNKNOWN OWNER	0.10	Does not qualify for RDP Analysis. Lot size is too small for analysis.	0	0
99	74	2.01	VREELAND AVE - REAR	UNKNOWN OWNER	0.10	Does not qualify for RDP Analysis. Lot size is too small for analysis.	0	0
100	74	3	VREELAND AVE - REAR	UNKNOWN OWNER	0.41	Does not qualify for RDP Analysis. Lot size is too small for analysis.	0	0
101	75	13	LATHROP AVE	TOWN OF BOONTON	0.22	Does not qualify for RDP Analysis. Lot size is too small for analysis, and Green Acres preserved lot.	0	0
102	78	2	MONROE ST	KANTER, FREDRIC M/DANIEL J	0.07	Qualifies for RDP Analysis. Proposed inclusionary development as part of Fair Share Plan. RDP calculated based on 20% of actual number of units to be created.	1.97	13
153	79	1	128 MONROE ST	KANTER, FREDERICK M/DANIEL J	1.90			
103	78	3	113 MONROE ST	ROCKAWAY VALLEY SEWERAGE AUTHORITY	0.18	Does not qualify for RDP Analysis. Owned by sewer authority (no development potential), and lot size is too small for analysis.	0	0
104	78	3.01	111 MONROE ST	ROCKAWAY VALLEY SEWERAGE AUTHORITY	0.15	Does not qualify for RDP Analysis. Owned by sewer authority (no development potential), and lot size is too small for analysis.	0	0
105	78	5	WASHINGTON ST	TOWN OF BOONTON	0.29	Does not qualify for RDP Analysis. Lot size is too small for analysis, and Green Acres preserved lot.	0	0
106	78.01	2	FRONTAGE RD	TOWN OF BOONTON	0.30	Does not qualify for RDP Analysis. Lot size is too small for analysis.	0	0
107	78.02	1	MONROE ST	STATE OF NEW JERSEY	0.10	Does not qualify for RDP Analysis. Lot size is too small for analysis.	0	0

ID	Block	Lot	Location	Owner	Area (ac)	Comments	Developable Area (ac)	RDP (units)
108	78.02	2	MONROE ST	STATE OF NEW JERSEY	0.04	Does not qualify for RDP Analysis. Lot size is too small for analysis.	0	0
109	79	17	WASHINGTON ST	J C M U A ATTN: EXECUTIVE DIRECTOR	7.58	Does not qualify for RDP Analysis. Owned by public utility (no development potential). Constrained by C1 stream buffer and steep slopes.	0	0
110	79	18	WASHINGTON ST	J C M U A ATTN: EXECUTIVE DIRECTOR	3.91	Does not qualify for RDP Analysis. Owned by public utility (no development potential). Entirely constrained by C1 stream & buffer, floodplain, and steep slopes.	0	0
111	79	19	WASHINGTON ST	J C M U A ATTN: EXECUTIVE DIRECTOR	12.17	Does not qualify for RDP Analysis. Owned by public utility (no development potential). Entirely constrained by Boonton Reservoir, C1 stream & buffer, floodplain, and steep slopes.	0	0
112	79	7.01	60 HARRISON ST	TOWN OF BOONTON	0.14	Does not qualify for RDP Analysis. Lot size is too small for analysis.	0	0
113	79	8	56 HARRISON ST	TOWN OF BOONTON	0.13	Does not qualify for RDP Analysis. Lot size is too small for analysis.	0	0
114	79.01	17	535 LINCOLN ST	J C M U A ATTN: EXECUTIVE DIRECTOR	0.15	Does not qualify for RDP Analysis. Owned by public utility (no development potential).	0	0
115	79.01	18	539 LINCOLN ST	J C M U A ATTN: EXECUTIVE DIRECTOR	0.19	Does not qualify for RDP Analysis. Owned by public utility (no development potential). Entirely constrained by steep slopes.	0	0
116	79.03	10	LINCOLN ST	CACCIABEVE, IDA	0.14	Does not qualify for RDP Analysis. Lot size is too small for analysis.	0	0
117	8	15	MAIN ST	TOWN OF BOONTON	0.03	Does not qualify for RDP Analysis. Lot size is too small for analysis.	0	0
118	8	8.01	135 PLANE ST	HOUSING AUTHORITY OF BOONTON	0.10	Does not qualify for RDP Analysis. Lot size is too small for analysis.	0	0
119	90	68.01	MONROE ST	J C M U A ATTN: EXECUTIVE DIRECTOR	1.69	Does not qualify for RDP Analysis. Owned by public utility (no development potential).	0	0
120	90	79.01	18 BROOKWOOD LN	NICHOLAS, N TRUSTEE % N PEABODY,LLP	0.54	Does not qualify for RDP Analysis. Lot size is too small for analysis.	0	0
121	90	66.02	LATHROP AVE	BOONTON BOARD OF EDUCATION	2.19	Does not qualify for RDP Analysis. Parcel donated to Board of Education under agreement that the site remain as open space/undeveloped.	0	0
122	90	82.11	166 OVERLOOK AVE	CONCA, BENITO	0.31	Does not qualify for RDP Analysis. Lot size is too small for analysis.	0	0
123	90	84	MONROE ST	J C M U A ATTN: EXECUTIVE DIRECTOR	0.52	Does not qualify for RDP Analysis. Owned by public utility (no development potential). Constrained by steep slopes.	0	0
124	90.01	2	RESERVOIR DR	J C M U A ATTN: EXECUTIVE DIRECTOR	102.70	Does not qualify for RDP Analysis. Owned by public utility (no development potential). Constrained by Boonton Reservoir, C1 stream & buffer, floodplain, and steep slopes.	0	0
125	90.01	22	RESERVOIR DR	J C M U A ATTN: EXECUTIVE DIRECTOR	1.51	Does not qualify for RDP Analysis. Owned by public utility (no development potential).	0	0
126	90.01	3	RESERVOIR DR	J C M U A ATTN: EXECUTIVE DIRECTOR	1.23	Does not qualify for RDP Analysis. Owned by public utility (no development potential).	0	0
127	90.01	4	RESERVOIR DR	J C M U A ATTN: EXECUTIVE DIRECTOR	0.06	Does not qualify for RDP Analysis. Owned by public utility (no development potential).	0	0
128	90.01	47	RESERVOIR DR	J C M U A ATTN: EXECUTIVE DIRECTOR	0.21	Does not qualify for RDP Analysis. Owned by public utility (no development potential).	0	0
129	90.01	48	RESERVOIR DR	J C M U A ATTN: EXECUTIVE DIRECTOR	0.17	Does not qualify for RDP Analysis. Owned by public utility (no development potential).	0	0
130	90.01	49	RESERVOIR DR	J C M U A ATTN: EXECUTIVE DIRECTOR	0.20	Does not qualify for RDP Analysis. Owned by public utility (no development potential).	0	0
131	90.01	5	RESERVOIR DR	J C M U A ATTN: EXECUTIVE DIRECTOR	0.13	Does not qualify for RDP Analysis. Owned by public utility (no development potential).	0	0
132	90.01	50	RESERVOIR DR	J C M U A ATTN: EXECUTIVE DIRECTOR	0.23	Does not qualify for RDP Analysis. Owned by public utility (no development potential).	0	0
133	90.01	51	RESERVOIR DR	J C M U A ATTN: EXECUTIVE DIRECTOR	0.27	Does not qualify for RDP Analysis. Owned by public utility (no development potential).	0	0
134	90.01	52	RESERVOIR DR	J C M U A ATTN: EXECUTIVE DIRECTOR	0.27	Does not qualify for RDP Analysis. Owned by public utility (no development potential).	0	0

ID	Block	Lot	Location	Owner	Area (ac)	Comments	Developable Area (ac)	RDP (units)
135	90.01	53	RESERVOIR DR	J C M U A ATTN: EXECUTIVE DIRECTOR	0.27	Does not qualify for RDP Analysis. Owned by public utility (no development potential).	0	0
136	90.01	54	RESERVOIR DR	J C M U A ATTN: EXECUTIVE DIRECTOR	0.27	Does not qualify for RDP Analysis. Owned by public utility (no development potential).	0	0
137	90.01	55	RESERVOIR DR	J C M U A ATTN: EXECUTIVE DIRECTOR	0.32	Does not qualify for RDP Analysis. Owned by public utility (no development potential).	0	0
138	90.01	56	RESERVOIR DR	J C M U A ATTN: EXECUTIVE DIRECTOR	0.36	Does not qualify for RDP Analysis. Owned by public utility (no development potential).	0	0
139	90.01	57	RESERVOIR DR	J C M U A ATTN: EXECUTIVE DIRECTOR	0.37	Does not qualify for RDP Analysis. Owned by public utility (no development potential).	0	0
140	90.01	58	RESERVOIR DR	J C M U A ATTN: EXECUTIVE DIRECTOR	0.34	Does not qualify for RDP Analysis. Owned by public utility (no development potential).	0	0
141	90.01	59	RESERVOIR DR	J C M U A ATTN: EXECUTIVE DIRECTOR	0.31	Does not qualify for RDP Analysis. Owned by public utility (no development potential).	0	0
142	90.01	6	RESERVOIR DR	J C M U A ATTN: EXECUTIVE DIRECTOR	0.23	Does not qualify for RDP Analysis. Owned by public utility (no development potential).	0	0
143	90.01	60	RESERVOIR DR	J C M U A ATTN: EXECUTIVE DIRECTOR	0.35	Does not qualify for RDP Analysis. Owned by public utility (no development potential).	0	0
144	90.01	61	RESERVOIR DR	J C M U A ATTN: EXECUTIVE DIRECTOR	0.43	Does not qualify for RDP Analysis. Owned by public utility (no development potential).	0	0
145	90.01	62	RESERVOIR DR	J C M U A ATTN: EXECUTIVE DIRECTOR	0.40	Does not qualify for RDP Analysis. Owned by public utility (no development potential).	0	0
146	90.01	63	RESERVOIR DR	J C M U A ATTN: EXECUTIVE DIRECTOR	0.32	Does not qualify for RDP Analysis. Owned by public utility (no development potential).	0	0
147	90.01	64	RESERVOIR DR	J C M U A ATTN: EXECUTIVE DIRECTOR	0.39	Does not qualify for RDP Analysis. Owned by public utility (no development potential).	0	0
148	90.01	67	MONROE ST	J C M U A ATTN: EXECUTIVE DIRECTOR	0.59	Does not qualify for RDP Analysis. Owned by public utility (no development potential).	0	0
149	90.01	7	RESERVOIR DR	J C M U A ATTN: EXECUTIVE DIRECTOR	0.29	Does not qualify for RDP Analysis. Owned by public utility (no development potential).	0	0
150	90.01	8	RESERVOIR DR	J C M U A ATTN: EXECUTIVE DIRECTOR	0.56	Does not qualify for RDP Analysis. Owned by public utility (no development potential).	0	0
151	90.01	9	RESERVOIR DR	J C M U A ATTN: EXECUTIVE DIRECTOR	1.32	Does not qualify for RDP Analysis. Owned by public utility (no development potential).	0	0
152	95	8.02	91 HARRISON ST	KAYHART, WAYNE R	0.15	Does not qualify for RDP Analysis. Lot size is too small for analysis.	0	0
<b>TOTAL RDP (units)</b>								<b>37</b>

### **SECTION III: FAIR SHARE PLAN**

DRAFT

## A. PLAN SUMMARY

The Fair Share Plan identifies the manner in which the Town's fair share affordable housing obligations – inclusive of a Rehabilitation obligation of 25, a Prior Round obligation of 11, and a Gap + Prospective Need obligation of 261 – are to be addressed. This is summarized below.

1. Rehabilitation Obligation. The Town intends to satisfy its 25-unit Rehabilitation obligation by adopting a municipal rehabilitation program, with funding from Boonton's affordable housing trust fund. The Town will contract with a housing rehabilitation consulting firm to administer this program. This will be discussed in more detail later in this section.
2. Prior Round Obligation (1987-1999). Boonton's prior affordable housing plan completions exceed the Town's Prior Round obligation of 11. As such, the Town has a remaining Prior Round obligation of zero and additional surplus units/credits that can be carried over to address its Gap + Prospective Need obligation. This is detailed later in this section.
3. Gap + Prospective Need Obligation (1999-2025). Pursuant to the Town's Settlement Agreement with FSHC, Boonton has a 261-unit Gap + Prospective Need obligation. This figure is comprised of a 37-unit RDP and a remaining Unmet Need of 224 units. The Town proposes to address its RDP and Unmet Need with surplus credits from the Prior Round, additional credits for existing group home bedrooms, credits from proposed inclusionary development projects, rental bonus credits permitted in accordance with COAH's Round 2 rules, the creation of alternative zoning on the Elite/Joyce Holding Co. site, the creation of a Myrtle Avenue Overlay Zone, the creation of a Town-wide mandatory set-aside ordinance, and possibly the creation of a Division Street Overlay Zone (if determined to be necessary). These are detailed later in this section.

As detailed above, the Housing Element and Fair Share Plan can accommodate the entirety of the community's affordable housing obligation through 2025 in a manner that affirmatively addresses need, while at the same time maintaining the overall character of the community.

## B. MINIMUMS/MAXIMUMS TO BE ADDRESSED

This plan seeks to address the Town's affordable housing obligation by application of COAH's Round 2 rules. The Supreme Court in its 2015 Mount Laurel IV decision endorsed the use of COAH's Round 2 rules. As such, the following minimum requirements and maximum limitations, as set forth in COAH's Round 2 rules, will be addressed within the plan:

1. Prior Round Obligation:
  - a. Age-Restricted Units. Pursuant to N.J.A.C. 5:93-5.14.a.1, the Town is permitted to age-restrict up to 25 percent of its 11-unit Prior Round obligation. This equates to a

maximum of 2 age-restricted units. It is noted, however, that Prior Cycle Credits (units constructed between 1980 and 1986) are not subject to this limitation.

- b. Rental Units. Pursuant to N.J.A.C. 5:93-5.15.a, the Town is required to address at least 25 percent of its 11-unit Prior Round obligation with rental housing. This equates to a minimum of 3 rental units.
- c. Rental Bonus Credits. Pursuant to N.J.A.C. 5:93-5.15.d, the Town shall receive a 2:1 rental bonus credit for rental units made available to the general public, up to the 3-unit rental obligation. For age-restricted rental units, a 1.33:1 rental bonus credit shall be granted, but only for age-restricted units up to 50 percent of the rental obligation.

2. RDP Obligation:

- a. Age-Restricted Units. Pursuant to N.J.A.C. 5:93-5.14.a.2, Boonton is permitted to age-restrict up to 25 percent of its 37-unit RDP obligation. This equates to a maximum of 9 age-restricted units. It is noted, however, that Prior Cycle Credits (units constructed between 1980 and 1986) are not subject to this limitation.
- b. Rental Units. Pursuant to N.J.A.C. 5:93-5.15.a, Boonton is required to address at least 25 percent of its 37-unit RDP obligation with rental housing. This equates to a minimum of 10 rental units.
- c. Rental Bonus Credits. Pursuant to N.J.A.C. 5:93-5.15.d, the Town shall receive a 2:1 rental bonus credit for rental units made available to the general public, up to the 10-unit rental obligation. For age-restricted rental units, a 1.33:1 rental bonus credit shall be granted, but only for age-restricted units up to 50 percent of the rental obligation, or 6 units.

The table below summarizes the above parameters for both the Prior Round and RDP obligations.

**Table 21: Plan Minimums and Maximums  
Boonton, New Jersey**

Requirement	Prior Round Obligation	RDP Obligation
Max. Age-Restricted Units	2*	9*
Min. Rental Units	3	10
Max. Rental Bonus Credits (Total, Incl. Age-Rest.)	3	10
Max. Rental Bonus Credits (Age-Restricted)	0.33	1.65

\*: Prior Cycle Credits shall be exempt from these limitations.

C. PLAN COMPONENTS

This section of the plan details the projects, mechanisms and funding sources which will be used to meet the Town’s affordable housing obligations, as discussed above.

1. Rehabilitation Obligation. The Town has a Rehabilitation obligation of 25. It plans to address this obligation through the establishment of a municipal Rehabilitation Program, which will be consistent with COAH’s Round 2 rules and will utilize funds obtained from Boonton’s affordable housing trust fund. The Town will contract with a housing rehabilitation consulting firm to administer this Rehabilitation Program. The Town will commit an average of \$10,000 per unit, consistent with COAH’s Round 2 rules. This will require a total contribution of approximately \$250,000.

Pursuant to COAH’s rules that allow municipalities to utilize money collected from development fees for this purpose, the Town shall set aside the required \$250,000 from its affordable housing trust fund account to be made available to income-qualified households to participate in the program. As of November 30, 2019, that account contains \$208,583.41. The Town will adopt a Resolution of Intent to Bond for the shortfall.

2. Prior Round Obligation (1987-1999). Boonton’s Prior Round obligation is 11 units. As detailed in the Introduction to this plan, the Town was granted credit for 20 prior cycle credits for 20 bedrooms in three group homes and 6 post-1986 credits for 6 bedrooms in two group homes, for a total of 26 credits, as part of Boonton’s Prior Round HE&FSP, which received COAH substantive certification on December 6, 1995. A copy of the 1995 COAH Compliance Report is attached hereto as Appendix A-2. As shown in the table below, the Town proposes to apply 11 of these credits, inclusive of 9 prior cycle credits and 2 post-1986 credits, toward the Prior Round obligation, leaving 15 surplus credits available to be applied to the Town’s Gap + Prospective Need obligation.

**Table 22: Plan Components Addressing Prior Round Obligation  
Boonton, New Jersey**

Plan Component	# of Credits/ Bedrooms	Status
<i>Prior Cycle Credits:</i>	9	
NewBridge Services, Inc.: 211 Highland Ave	9	Completed
<i>Post-1986 Credits:</i>	2	
Avidd Community Services: 50 Lorraine Terrace	2	Completed
<b>Total</b>	<b>11</b>	<b>--</b>

As demonstrated in the table below, all of the plan components proposed to address the Prior Round obligation fully satisfy the minimum/maximum requirements identified in COAH’s Round 2 rules.

**Table 23: Satisfaction of Prior Round Obligation Minimums and Maximums  
Boonton, New Jersey**

Requirement	Required	Proposed
Max. Age-Restricted Units	2	0
Min. Rental Units	3	11
Max. Rental Bonus Credits (Total, Incl. Age-Rest.)	3	0
Max. Rental Bonus Credits (Age-Restricted)	0.33	0

3. RDP Obligation. As established in Section II of this plan, Boonton has an RDP obligation of 37 for the period extending from 1999 to 2025. The Town proposes to address this obligation with a combination of credits for 11 existing bedrooms in supportive and special needs homes, 18 credits for proposed units in inclusionary developments, and 10 rental bonus credits permitted in accordance with COAH's Round 2 rules. Two (2) excess credits can be applied toward the Town's Unmet Need. These components are identified in the table below, with more detail on each development provided later in this section.

**Table 24: Plan Components Addressing RDP Obligation  
Boonton, New Jersey**

Plan Component	# of Units/ Bedrooms	Rental Bonus Credits	Total Credits	Status
<i>Inclusionary Developments:</i>	<i>18</i>	<i>10</i>	<i>28</i>	
Kanter/Packard Building (rentals)	12	10	22	Proposed
Barrister Court (age-restricted)	6	-	6	Proposed
<i>Supportive and Special Needs Housing:</i>	<i>11</i>	<i>0</i>	<i>11</i>	
Community Hope, Inc.: 14 Lorraine Terrace	6	-	6	Completed
NewBridge Services Inc.: 411 Birch Street	3	-	3	Completed
NewBridge Services Inc.: 110 South Terrace	2	-	2	Completed
<b>Total</b>	<b>29</b>	<b>10</b>	<b>39</b>	

As demonstrated in the table below, all of the plan components proposed to address the RDP obligation fully satisfy the minimum/maximum requirements identified in COAH's Round 2 rules.

**Table 25: Satisfaction of RDP Obligation Minimums and Maximums  
Boonton, New Jersey**

Requirement	Required	Proposed
Max. Age-Restricted Units	9	6
Min. Rental Units	10	23
Max. Rental Bonus Credits (Total, Incl. Age-Rest.)	10	10
Max. Rental Bonus Credits (Age-Restricted)	1.65	0

4. Unmet Need. The difference between the Town's Gap + Prospective Need number and

its RDP obligation is what is known as Unmet Need. Whereas the RDP obligation must be affirmatively addressed by the Town (as outlined above), addressing Unmet Need involves a lower standard, as the entire Unmet Need obligation does not have to be fully satisfied by 2025. Pursuant to the Town’s Settlement Agreement with FSHC, Boonton has an Unmet Need of 224 units. The Town proposes to address Unmet Need as follows:

- a. Existing and Proposed Units. The Town proposes to address a portion of its Unmet Need with 15 surplus credits carried over from the Prior Round for existing group home bedrooms (plus 1 additional credit for a former double-occupancy bedroom having been split into two private bedrooms for special needs residents), 19 credits for additional bedrooms in supportive and special needs homes, and 3-4 credits for units in proposed inclusionary developments. In sum, these existing and proposed units contribute 38-39 credits toward Unmet Need. These units are identified in the table below, with more detail on each development provided later in this section.

**Table 26: Existing and Proposed Units Addressing Unmet Need  
Boonton, New Jersey**

Plan Component	# of Units/ Bedrooms	Rental Bonus Credits	Total Credits	Status
<i>Surplus Prior Round Credits:</i>	16	0	16	
Avidd Community Services: 695 Boonton Ave	6	-	6	Completed
Avidd Community Services: 203 Hillside Ave	6*	-	6*	Completed
Community Hope, Inc.: 115 Roessler Street	4	-	4	Completed
<i>Supportive and Special Needs Housing:</i>	19	0	19	
NewBridge Services Inc.: 110 South Terrace	7	-	7	Completed
Community Hope, Inc.: 54 Lorraine Terrace	6	-	6	Completed
Community Hope, Inc.: 58 Lorraine Terrace	6	-	6	Completed
<i>Inclusionary Developments:</i>	3-4	0	3-4	
Park Woods at Boulevard (rental or for sale)	3-4	-	3-4	Proposed
<b>Total</b>	<b>38-39</b>	<b>0</b>	<b>38-39</b>	

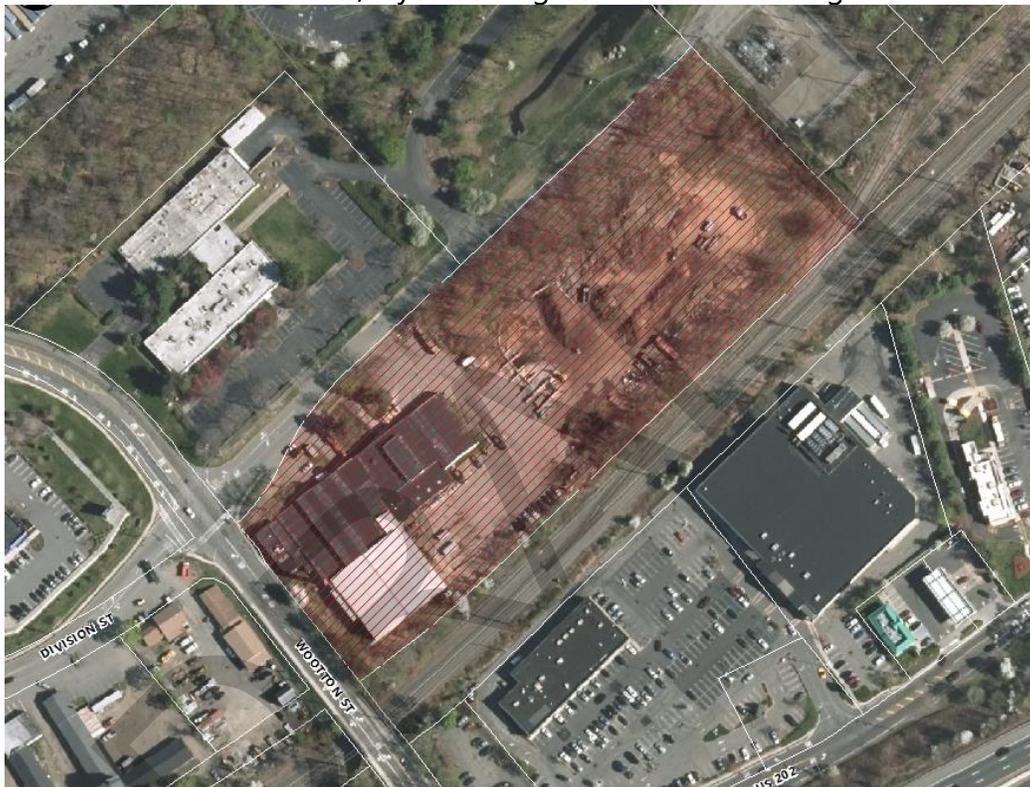
\*: Now eligible for 6 credits (former double-occupancy bedroom split into 2 private bedrooms for special needs residents).

- b. Elite/Joyce Holding Co. Alternative Zoning. On November 4, 2018, the Town adopted alternative zoning for a 6.74-acre property at the corner of Division Street Extension and Wootton Street known as the Elite/Joyce Holding Co. site. This site, which is identified by municipal tax records as Block 69 Lot 75.01, is developed with a vacant industrial building and is unencumbered by environmental constraints. The alternative zoning adopted in 2018 designates the site for an AH-1 Affordable Housing-Industrial District, which allows the site to continue to be developed with a mix of uses that are consistent with those permitted in the I-1 Industrial Zone, while also allowing the option of development under an alternative development scheme for the construction of inclusionary townhouse development at a maximum density of 16 units per acre.

For inclusionary townhouse development, a minimum affordable housing set-aside of 20 percent is required if units are for sale, while a minimum affordable housing set-aside of 15 percent is required if units are for rent. As such, it is anticipated that if the Elite/Joyce Holding Co. site is redeveloped for inclusionary residential development, minimally 16 affordable family units will be produced that can be applied toward Boonton's Unmet Need.

The AH-I Zone is depicted in the aerial photograph below.

**Aerial 1: Elite/Joyce Holding Co. Alternative Zoning**



*Source: NJGIN Information Warehouse, 2015.*

- c. Myrtle Avenue Overlay Zone. On August 20, 2018, the Town adopted an ordinance creating a new overlay district over a 5.07-acre area along Myrtle Avenue to permit inclusionary residential development. The subject area is comprised of three tax parcels, identified as Block 72.01 Lots 1, 2 and 2.01. They are currently developed with a mix of commercial and industrial uses, including a gas station, aircraft supply manufacturing plant, auction gallery, fitness club, and professional office. The area contains no environmental constraints, and is entirely located within the PA1 – Metropolitan state plan area and the Town's sewer service area. Surrounding land uses include commercial and industrial uses to the north along Myrtle Avenue, one- and two-family dwellings to the east, and Interstate 287 to the south and west. The Myrtle Avenue Overlay Zone is depicted in the aerial photograph below.

## Aerial 2: Myrtle Avenue Overlay Zone



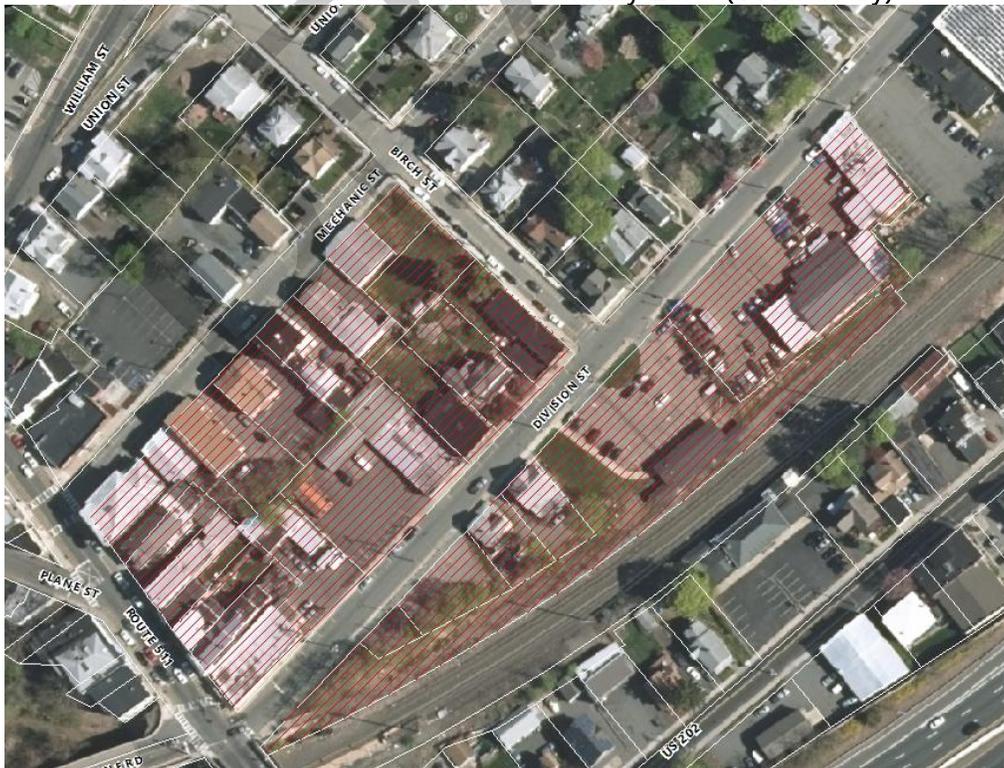
Source: New Jersey Geographic Information Network, 2015.

- The MAO Myrtle Avenue Overlay Zone established for the area permits uses currently permitted in the underlying C-1 Zone, as well as inclusionary residential multifamily development. Pursuant to the amended Settlement Agreement with FSHC, the MAO Zone was amended on October 21, 2019 to increase the maximum permitted density from 12 to 16 dwelling units per acre. The overlay zone requires a minimum 15 percent set-aside for affordable units, if such units will be for rent, or a minimum 20 percent set-aside for affordable units, if such units will be for sale. As such, the Myrtle Avenue Overlay Zone is expected to yield 12 affordable rental units or 16 affordable for-sale units that can be applied toward Boonton's Unmet Need.
- d. Mandatory Set-Aside Ordinance. On August 20, 2018, the Town also adopted an ordinance which requires that any site that benefits from a subdivision or site plan approval, rezoning, use variance, redevelopment plan or rehabilitation plan approved by the Town or the Planning Board which results in multi-family residential development containing five or more new dwelling units shall provide an affordable housing set-aside at a rate of 15 percent, where affordable units will be for rent, or 20 percent, where affordable units will be for sale. This requirement will ensure that new multi-family residential development in Boonton will provide its fair share of affordable units and assist with the Town's continuous efforts to address its affordable housing obligation. The Town will not, however, be under any obligation to grant

subdivision and site plan approvals, rezonings, use variances, or redevelopment/rehabilitation designations for any such construction and development applications will be required to otherwise conform to the Town's zoning requirements.

- e. Division Street Overlay Zone (If Necessary). In addition to the above, the Town identifies a 4.54-acre area (identified by municipal tax records as Block 70 Lots 1, 2, 21.01, 21.02 and 5 as well as Block 1 Lots 1, 2, 5, 5.01, 5.02, 6, 6.01, 6.02, 6.03, 7, 8, 9, 10, 11, 12, 13, 14 and 15) as a site for inclusionary housing to address Unmet Need. The Town intends to implement inclusionary zoning on this property via the Local Housing and Redevelopment Law. The Town and FSHC have agreed that, since this property has not yet been studied for Redevelopment, an appropriate amount of time is necessary to allow the Town to complete the study and, if necessary, adopt a Redevelopment Plan. As such, the Town shall have one year from the date of final judgment of this plan to conduct its review of this property for Redevelopment and adopt a Redevelopment Plan and Redevelopment Agreement. If by the first anniversary of the date of final judgment the Redevelopment process has not concluded or if at any point the Redevelopment process is abandoned, the Town will adopt a Division Street Overlay Zone ordinance to encompass the 4.54-acre area, which is depicted in the aerial photograph below. These parcels are currently developed with a variety of land uses.

**Aerial 3: Potential Division Street Overlay Zone (If Necessary)**



Source: New Jersey Geographic Information Network, 2015.

The potential Division Street Overlay Zone would allow for inclusionary residential development at a maximum density of between 20 to 25 units per acre, with the final maximum density to be determined at the time of ordinance preparation. Affordable housing would be required at a minimum set-aside rate of 15 percent, if the affordable units were for rent, or 20 percent, if the affordable units were for sale, and all such affordable units would be applied to the Town's Unmet Need. Pursuant to the Settlement Agreement with FSHC, the Town will provide a status on redevelopment of this site as part of its yearly monitoring obligation.

#### D. EXISTING AND PROPOSED DEVELOPMENT SITES

Each of the Town's existing and proposed affordable housing sites identified in Section C. above to address Boonton's Prior Round and Gap + Prospective Need obligations is discussed in more detail below. The Plan Components Map included at the end of this section illustrates the location of all existing and proposed developments identified herein.

1. NewBridge Services, Inc. – 211 Highland Avenue. NewBridge Services, Inc. operates a licensed group home at 211 Highland Avenue in the R-2A Single-Family Residence zone. The 0.3-acre site is identified as Block 20 Lot 7 according to Town tax records. The home was established in 1983 and contains 9 special needs bedrooms (one of which is double occupancy). All residents are very low income adults with mental illness and the facility is licensed by the Division of Mental Health Services. Because these 9 bedrooms were established between 1980 and 1986, they meet COAH's definition of Prior Cycle Credits as outlined at NJAC 5:93-1.3, and are eligible for one-for-one credit. As detailed in Section C. above, the Town assigns all 9 of these credits toward Boonton's Prior Round obligation.

Aerial 4: NewBridge – 211 Highland Ave



Source: NJGIN Information Warehouse, 2015.

2. Avidd Community Services – 50 Lorraine Terrace. Avidd Community Services of New Jersey (formerly Special Homes of New Jersey) previously operated a licensed group home at 50 Lorraine Terrace (Block 33 Lot 11) in the R-3A Single/Two Family Residence zone. The home was established in 1988 and contained 2 special needs bedrooms. All residents were low income and placed by the Division of Developmental Disabilities. According to Terrence McKeon, Avidd Community Services' Executive Director, the agency ceased operations at this site in 2008 after the home's 20-year controls expired. As detailed in Section C. above, 2 credits for this former facility's 2 bedrooms are credited toward Boonton's Prior Round obligation, consistent with the Town's 1995 COAH Substantive Certification.
3. Kanter/Packard Building. In accordance with the amended Settlement Agreement between the Town and FSHC, the Town agrees to provide a realistic opportunity for 12 units of affordable family rental housing to be built as part of an inclusionary development on the Kanter/Packard Building site, which is identified by municipal tax records as Block 79 Lot 1 and Block 78 Lot 2. This 1.97-acre property is located at the corner of Monroe and Lincoln Streets and is developed with the Kanter Auto Products (a.k.a. Packard) building. The site is located entirely within the 300-foot buffer of the Rockaway River, a Category One Stream. However, given the nature of the existing development on the site and the anticipated rehabilitation/re-use thereof, it is not anticipated that the presence of this environmental constraint will prevent redevelopment of the site for inclusionary development.

Aerial 5: Kanter/Packard Building



Source: NJGIN Information Warehouse, 2015.

In 2017, Boonton Lofts, LLC, petitioned the Town of Boonton to rezone the site in order to allow for adaptive re-use of the building. In July of 2017, the site's zoning was amended to a new Adaptive Re-Use (ARU) Zone, which permits a mix of uses to include apartments at a maximum density of 35 dwelling units per acre and requires a 15 percent affordable housing set aside for rental units, or a 20 percent affordable housing set aside for sale units. It was anticipated that redevelopment of this site would produce a total of 69 units, inclusive of 58 market-rate units and 11 affordable family rental units. However, the developer only proposed 62 units, including 9 affordable units, which proposal was granted site plan approval by the Boonton Planning Board on November 14, 2018.

Subsequently, the Town and developer have entered into an agreement which will require an amended site plan for the provision of an additional 3 affordable family rental units and no additional market rate units. As such, the total number of units will be 65, inclusive of 12 affordable family rental units, representing an 18.5 percent set-aside. These 12 affordable units will be applied toward the Town's RDP obligation, as detailed in Section C. above. In addition, the Town can claim 10 rental bonus credits from this development to be applied toward the Town's RDP obligation, pursuant to NJAC 5:93-5.15(d) of COAH's Round 2 rules, for a total contribution of 22 credits from this site toward the RDP.

4. Barrister Court. On September 17, 2018, the Town adopted an ordinance allowing senior housing as a permitted conditional use in the R-1E Zone, thereby creating a realistic opportunity for age-restricted inclusionary housing on the Barrister Court site, which is identified by municipal tax records as Block 118 Lots 1.01, 2 and 10.04. This 3.39-acre property is located to the west of Chestnut Street, along the municipal border with Boonton Township. It is zoned R-1E and is unencumbered by environmental constraints.

Aerial 6: Barrister Court

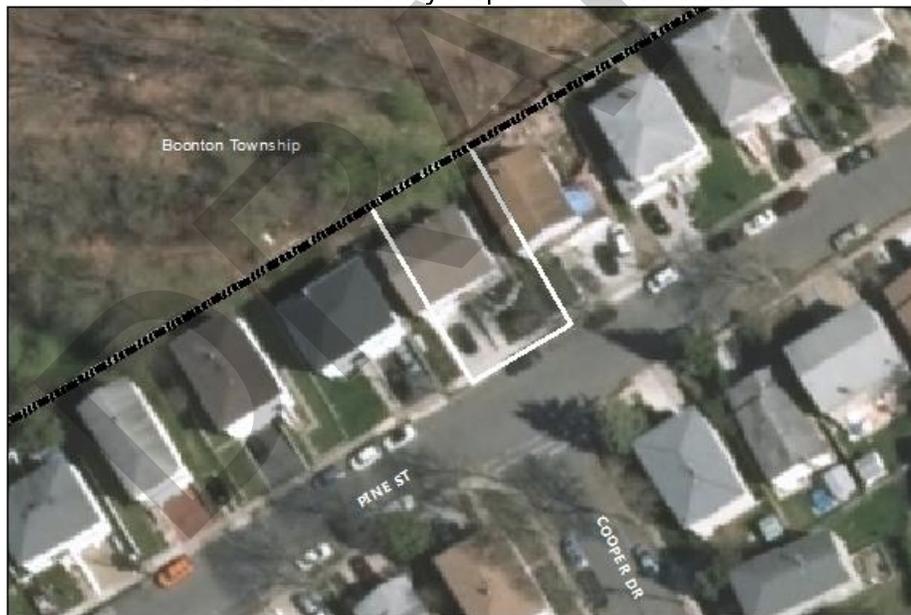


Source: NJGIN Information Warehouse, 2015.

The adopted ordinance permitting senior housing as a conditional use on the site allows for the development of age-restricted inclusionary housing at a maximum density of 10 units per acre, with a 15 percent set-aside for affordable rental housing or a 20 percent set-aside for affordable for-sale housing. It is anticipated that a 32-unit senior housing development will be constructed at this site and that 6 affordable age-restricted units will be generated by the project. These 6 affordable units will be applied toward the Town's RDP obligation, as detailed in Section C. above. A site plan application is currently pending before the Boonton Planning Board.

5. Community Hope, Inc. – 14 Lorraine Terrace. Community Hope, Inc. operates a group home at 14 Lorraine Terrace in the R-3A Single/Two Family Residence zone. The 0.11-acre site is identified as Block 33 Lot 29 according to Town tax records. The home was established in 1997 and contains 6 special needs bedrooms. All residents are low income adults with disabilities and the facility is licensed by the Division of Mental Health Services. The affordability controls for these 6 bedrooms do not expire until 2037 (after the end of the Third Round). As detailed in Section C. above, the Town assigns credit for all 6 bedrooms toward the Town's RDP obligation.

Aerial 7: Community Hope – 14 Lorraine Terr



Source: NJGIN Information Warehouse, 2015.

6. NewBridge Services, Inc. – 411 Birch Street. NewBridge Services, Inc. operates a group home at 411 Birch Street in the R-3A Single/Two Family Residence zone. The 0.11-acre site is identified as Block 7 Lot 13 according to Town tax records. The home was established in 2003 and contains 3 special needs bedrooms. All residents are very low income adults with mental illness and the facility is licensed by the Division of Mental Health Services. The affordability controls for these 3 bedrooms do not expire until 2043 (after the end of

the Third Round). As detailed in Section C. above, the Town assigns credit for all 3 bedrooms toward the Town's RDP obligation.

Aerial 8: NewBridge – 411 Birch St



Source: NJGIN Information Warehouse, 2015.

7. NewBridge Services, Inc. – 110 South Terrace. NewBridge Services, Inc. operates a group home at 110 South Terrace in the R-1A Single Family Residence zone. The 0.78-acre site is identified as Block 72 Lot 17 according to Town tax records. The home was established in 2006 and contains 9 special needs bedrooms. All residents are very low income adults with mental illness and the facility is licensed by the Division of Mental Health Services. The affordability controls for these 9 bedrooms do not expire until 2036 (after the end of the Third Round). As detailed in Section C. above, the Town assigns credits for 2 of the 9 bedrooms toward addressing the Town's RDP obligation, while credits for the remaining 7 bedrooms are assigned toward Unmet Need.

### Aerial 9: NewBridge – 110 South Terr



Source: NJGIN Information Warehouse, 2015.

8. Avidd Community Services – 695 Boonton Avenue. Avidd Community Services of New Jersey (formerly Special Homes of New Jersey) operates a group home at 695 Boonton Avenue in the R-1A Single Family Residence zone. The 0.19-acre site is identified as Block 62 Lot 3.01 according to Town tax records. The home was established in 1986 and contains 6 special needs bedrooms. All residents are low income and placed by the Division of Developmental Disabilities. The affordability controls for these 6 bedrooms do not expire until 2037 (after the end of the Third Round). As detailed in Section C. above, the Town assigns credits for all 6 bedrooms toward the Town’s Unmet Need.

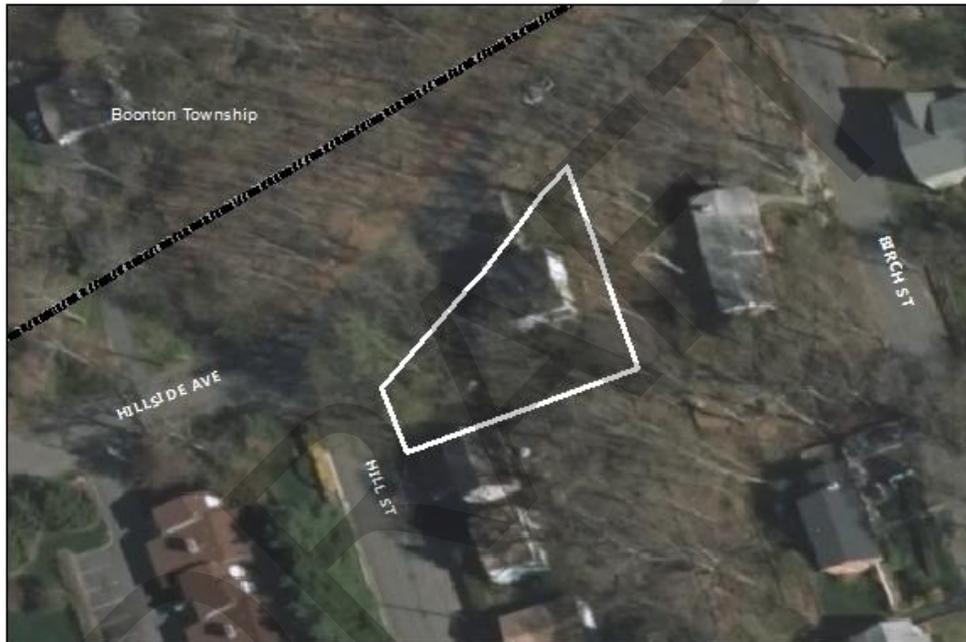
### Aerial 10: Avidd – 695 Boonton Ave



Source: NJGIN Information Warehouse, 2015.

9. Avidd Community Services – 203 Hillside Avenue. Avidd Community Services of New Jersey (formerly Special Homes of New Jersey) operates a group home at 203 Hillside Avenue in the R-1A Single Family Residence zone. The 0.25-acre site is identified as Block 26 Lot 15.02 according to Town tax records. The home was established in 1986 and contains 6 special needs bedrooms (although the facility previously contained only 5 bedrooms, a former double-occupancy bedroom has now been split into 2 private bedrooms for special needs residents). All residents are low income and placed by the Division of Developmental Disabilities. The affordability controls for these 6 bedrooms do not expire until 2037 (after the end of the Third Round). As detailed in Section C. above, the Town assigns credits for all 6 bedrooms toward the Town’s Unmet Need.

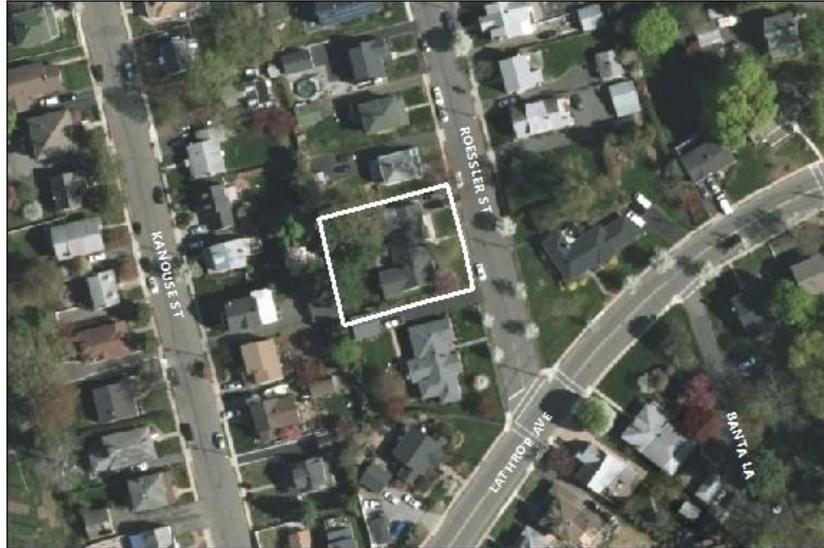
Aerial 11: Avidd – 203 Hillside Ave



Source: NJGIN Information Warehouse, 2015.

10. Community Hope, Inc. – 115 Roessler Street. Community Hope, Inc. (formerly Project Hope, Inc.) operates a group home at 115 Roessler Street in the R-2A Single Family Residence zone. The 0.29-acre site is identified as Block 71.09 Lot 19 according to Town tax records. The home was established in 1987 and contains 4 special needs bedrooms. All residents are low income adults with disabilities and the facility is licensed by the Division of Mental Health Services. The affordability controls for these 4 bedrooms do not expire until 2027 (after the end of the Third Round). As detailed in Section C. above, the Town assigns credits for all 4 bedrooms toward the Town’s Unmet Need.

### Aerial 12: Community Hope – 115 Roessler St



Source: NJGIN Information Warehouse, 2015.

11. Community Hope, Inc. – 54 and 58 Lorraine Terrace. Community Hope, Inc. operates two group homes at 54 and 58 Lorraine Terrace in the R-3A Single/Two Family Residence zone. These are identified by Town tax records as Block 33 Lots 9 and 7, respectively. 54 Lorraine Terrace is 0.19 acre in size. This home was established in 2003, has 40-year controls expiring in 2043, and contains 6 special needs bedrooms. 58 Lorraine Terrace is 0.11 acre in size. This home was established in 2002, has 40-year controls expiring in 2042, and also contains 6 special needs bedrooms. All residents are low income adults with disabilities and the facilities are licensed by the Division of Mental Health Services. As detailed in Section C. above, the Town assigns credits for all 12 bedrooms toward the Town's Unmet Need.

### Aerial 13: Community Hope – 54 and 58 Lorraine Terr

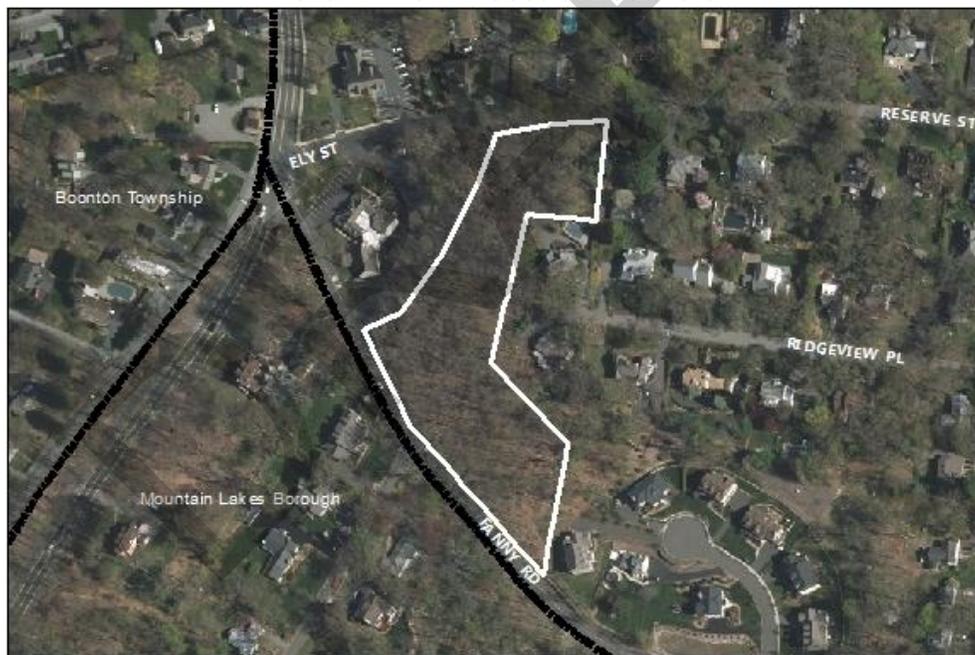


Source: NJGIN Information Warehouse, 2015.

12. Park Woods at Boulevard. In accordance with the amended Settlement Agreement with FSHC, the Town adopted an ordinance on October 21, 2019 permitting inclusionary townhouse development on the Park Woods at Boulevard site. This 3.03-acre vacant property is situated between Ely Place and Fanny Road, and is identified by Boonton tax records as Block 113 Lot 10. The new R-40 Zone designation for the site allows for up to 20 townhouse units with a minimum 15 percent affordable housing set-aside, if said units will be for rent, or a minimum 20 percent affordable housing set-aside, if said units will be for sale. Therefore, it is anticipated that development of this site will yield minimally 3 affordable family units that can be applied toward the Town's Unmet Need, as detailed in Section C. above.

It is noted that while the Town has provided a realistic opportunity for the development of inclusionary development on the Park Woods site by adoption of Ordinance No. 15-19, approximately 80 percent of the site is constrained by steep slopes with a grade of 15 percent or higher, thereby requiring variance relief from Section 300-94.1, Steep Slope Regulations, of the Town Code.

Aerial 14: Park Woods at Boulevard

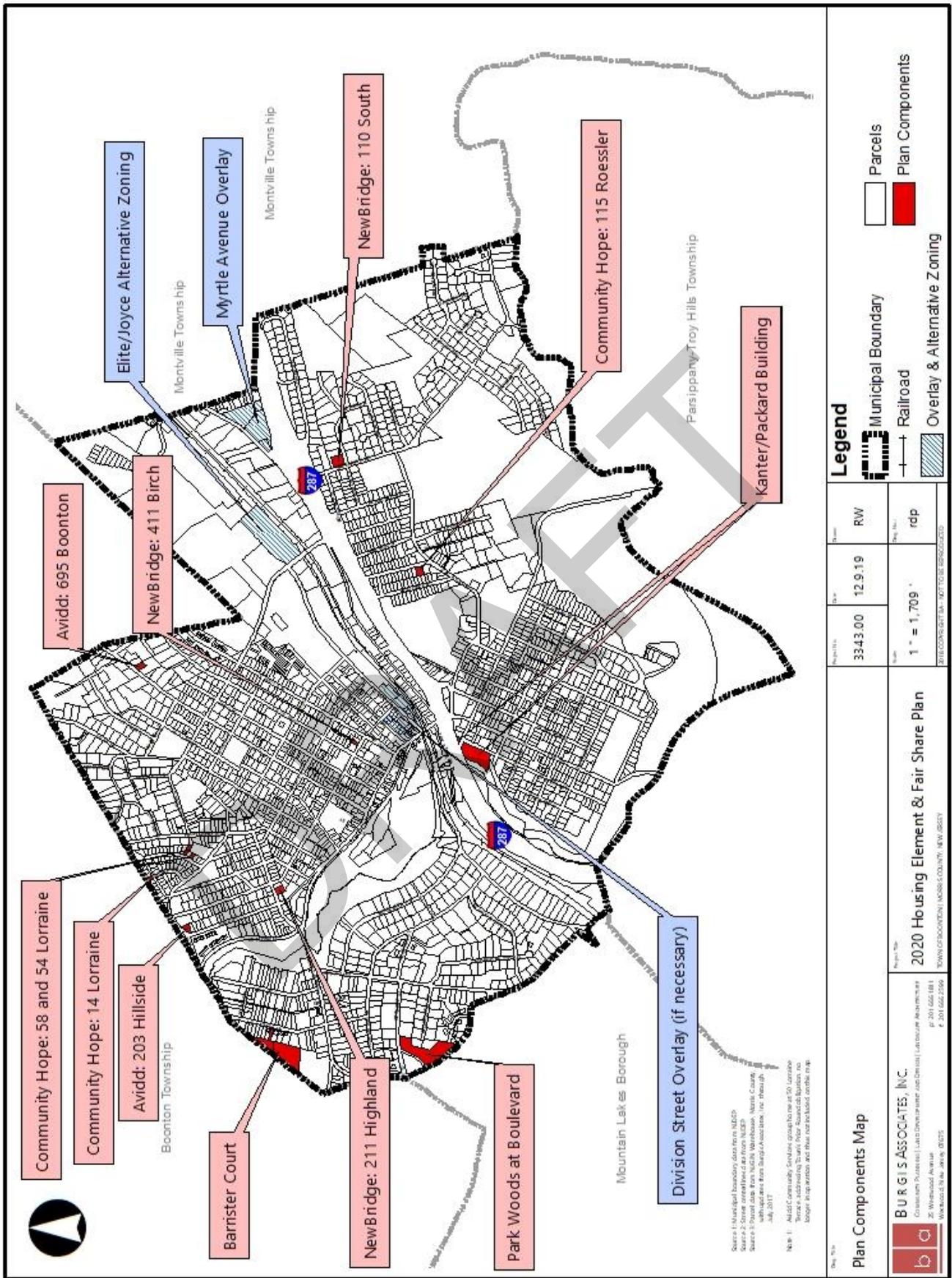


Source: NJGIN Information Warehouse, 2015.

## E. DEVELOPMENT FEES

On August 20, 2018, the Town of Boonton adopted an ordinance amending its development fee ordinance, which, as provided by COAH's Round 2 rules, permits the Town to impose such fees on new development. The amended ordinance maintained the Town's existing development fee of 1.0 percent of the equalized assessed value for all residential development involving new dwelling units, but increased the non-residential development fee from 2.0 percent of 2.5 percent of the equalized assessed value of all non-residential development, with the exception of those types of developments specifically exempted, as required per the Statewide Non-Residential Development Fee Act. The funds generated by the collection of development fees will be applied directly toward implementation of Boonton's Housing Element and Fair Share Plan.

DRAFT



Source 1: Municipal boundary data from NJGIS  
 Source 2: Street centerlines data from NJGIS  
 Source 3: Parcel data from NJGIS, Westwood, Morris County, July 2017  
 Note 1: Avidd Community Single-use zoning at 50 Lorraine, 203 Hillside, 695 Boonton, and 115 Roessler are no longer in use and their red hatched number tag

**Legend**

- Municipal Boundary
- Parcels
- Railroad
- Plan Components
- Overlay & Alternative Zoning

Project No.	3343.00	Date	12.9.19	Revision	RW
Scale	1" = 1,709'		Author	rdp	

**2020 Housing Element & Fair Share Plan**  
 TOWNSHIP OF BOONTON, MORRIS COUNTY, NEW JERSEY

**Plan Components Map**

**burgis**  
 BURGIS ASSOCIATES, INC.  
 25 Westwood Avenue  
 Westwood, NJ 07675  
 p: 201.666.1811  
 f: 201.666.2599  
 e: jhb@burgis.com

## Appendices

- A-1 Structural Conditions Survey & Steve Austin License/Certification
- A-2 1995 COAH Compliance Report
- A-3 Affordable Housing Professionals of New Jersey 2019 Regional Income Limits

DRAFT

A-1

Structural Conditions Survey & Steve Austin License/Certification

DRAFT

Town of Boonton

Address	Block/Lot	# of Dwellings	Siding/walls	Roof	Windows/door	Steps
9 Lorraine Terr	33.02/5	2	X		X	
60 Lorraine Terr	33/6	2	X	X	X	X
443 Hill St	26/8.01	1	X	X	X	X
518 Liberty St	50/3	1	X	X	X	X
323 Liberty St	54/9	1	X	X	X	X
713 Cedar St	13/2	2	X	X	X	
327 Mechanic St	68/8	1	X		X	
328 Mechanic St	67/4.01	1	X	X	X	
527 William St	69.02/40	1	X		X	
528 William St.	65/6.03	1	X		X	
28 Toner Rd	126.01/21	1	X		X	
305 Park Ave.	71.04/23	1	X		X	
112 Wilson St	71.10/44.01	1	X	X	X	
113 Wootton St	71.06/13	1	X	X	X	
157 Rossler St	71.09/63	1	X		X	X
108 Holms St	75/8.01	1	X	X	X	
141 Reservoir Rd	90.01/1.05	1	X		X	
429 William St	69.02/33	1	X	X	X	
426 Cornelia St	59/2	1	X	X	X	X
715 Birch St	14/3.02	2	X	X	X	X
115 Harrison St	96/5.01	1	X		X	X

I verify that I conducted the structural conditions survey for the Town of Boonton, Morris County on February 17, 2016 according to COAH criteria

Title: N.J. D.C.A. Housing Code Official-Housing Inspector, N.J. License No. M009179

Signature: *Steven H. Austin*

Steven H. Austin

THIS DOCUMENT IS PRINTED ON WATERMARKED PAPER, WITH A MULTI-COLORED BACKGROUND AND MULTIPLE SECURITY FEATURES. PLEASE VERIFY AUTHENTICITY.



**State of New Jersey**  
**DEPARTMENT OF**  
**COMMUNITY AFFAIRS**  
**DIVISION OF CODES AND STANDARDS**  
**LICENSING AND EDUCATION**

*hereby awards*

**STEVEN H. AUSTIN**

*the following license(s)*

Housing Code Official  
Inspector of Hotels & Multiple Dwellings

by virtue of having successfully satisfied all requirements commensurate with the above license(s) pursuant to the authority of the State and Multiple Dwelling Act and Regulations promulgated thereunder.

The validity of this license(s) is subject to the licensee's compliance with the Department's applicable rules and regulations, including general and continuing education requirements.

*In Witness Whereof, The Great Seal of the State of New Jersey*  
**is affixed this month of April, 2015**

License Number: 009179  
Effective: 02/01/2015 through 01/31/2018

  
Charles A. Richman, Acting Commissioner  
New Jersey Department of Community Affairs

A-2  
1995 COAH Compliance Report

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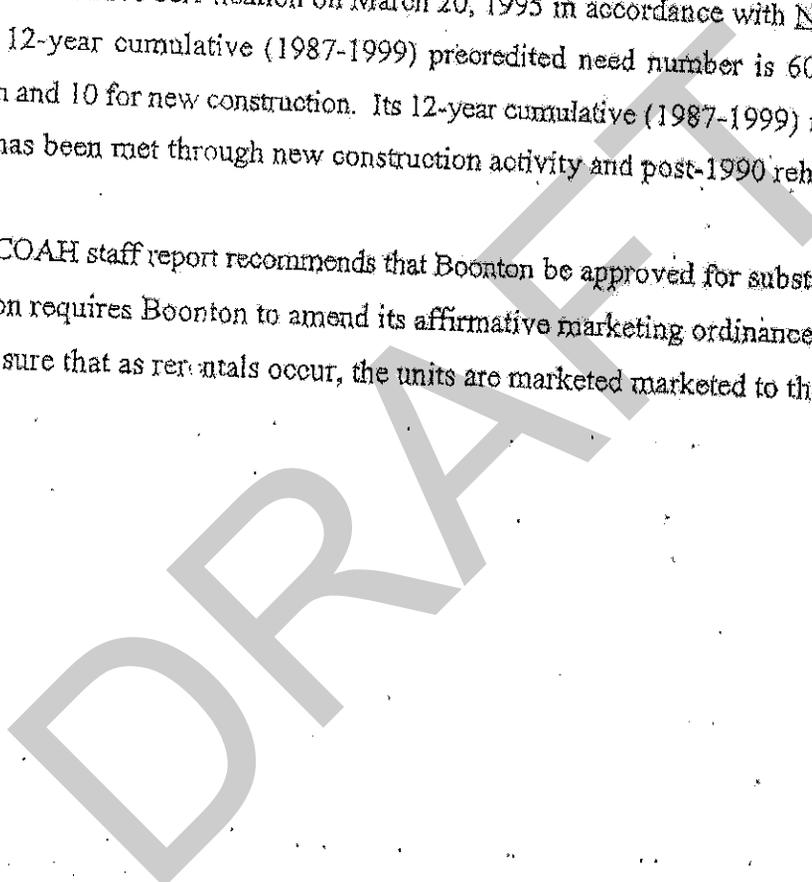
EXECUTIVE SUMMARY  
TOWN OF BOONTON/MORRIS COUNTY  
REGION #2

PREPARED BY: SEAN THOMPSON, PRINCIPAL PLANNER

I INTRODUCTION

The Town of Boonton, Morris County, petitioned the Council on Affordable Housing (COAH) for substantive certification on March 20, 1995 in accordance with N.J.A.C. 5:93 et. seq. The town's 12-year cumulative (1987-1999) precredited need number is 60 units, 50 units for rehabilitation and 10 for new construction. Its 12-year cumulative (1987-1999) fair share obligation of 60 units has been met through new construction activity and post-1990 rehabilitation activity.

The COAH staff report recommends that Boonton be approved for substantive certification. The resolution requires Boonton to amend its affirmative marketing ordinance to reflect N.J.A.C. 5:93-11 to insure that as rentals occur, the units are marketed marketed to the region.



COAH COMPLIANCE REPORT  
BOONTON TOWN/MORRIS COUNTY  
REGION #2

November 20, 1995

PREPARED BY: SEAN THOMPSON, PRINCIPAL PLANNER

**I INTRODUCTION**

The Planning Board of the Town of Boonton, Morris County, adopted a housing element and fair share plan on March 26, 1995 which addressed its 12-year cumulative obligation. Boonton's 1987-1999 cumulative precredited need is 60 units, including a 10-unit new construction obligation and a 50-unit rehabilitation obligation. The town petitioned the Council on Affordable Housing (COAH) for substantive certification on March 20, 1995 and published on April 3, 1995. The 45-day objector period ended on May 17, 1995. There were no objections to the plan.

**II BACKGROUND**

Boonton was originally a court-transferred matter and submitted an adopted housing element and proposed fair share plan on May 5, 1987. An objection was filed and mediation commenced in the fall of 1987 and concluded on January 11, 1988 with all objections resolved.

After review, COAH determined that the town did not submit the necessary documentation to certify the plan addressing its 1987-1993 housing obligation. On July 12, 1991 COAH issued an Administrative Order (exhibit A) giving the town 60 days to submit the outstanding information. When the town submitted a revised plan, it appeared that Boonton could request to address its cumulative 12-year obligation rather than the first round obligation.

Pursuant to N.J.A.C. 5:91-14.3(b), the town filed a motion on March 17, 1994 to amend its housing element and fair share plan to meet the 1987-1999 cumulative obligation. COAH granted Boonton's request and required the town to petition for substantive certification.

**III INVENTORY ANALYSIS**

In reviewing Boonton's housing element, sufficient information was submitted regarding housing stock, demographic characteristics, employment characteristics and population trends.

**IV REDUCTION/CREDITS AND ADJUSTMENTS**

The town is seeking credit for seven alternative living facilities containing 32 bedrooms. Project Hope Inc., owns and administers a four-bedroom facility located at 115 Roessler Street.

Project Hope Inc., also administers six bedrooms in two apartments located at 58 Lorraine Terrace. All 10 bedrooms are operated by Project Hope, Inc. The facilities are licensed as group homes by the Division of Mental Health Services of the New Jersey Department of Human Services. Both group homes were constructed in 1988. However, the town is not eligible to receive six units of credit for Lorraine Terrace since there are no affordability controls in place to insure the units remain affordable for at least 10 years. There is an annual lease that may be terminated at any time.

Another group home is the Pequannock Valley Mental Health Center located at 211 Highland Avenue and is owned by the Pequannock Valley Mental Health Center. The structure contains nine bedrooms and was established in April 1983. The center was funded by the Department of Human Services Capital Agreement program and meets COAH's criteria.

The Special Homes of New Jersey (SHNJ) owns and administers three homes located at 695 Boonton Avenue, 203 Hillside Avenue and 50 Lorraine Terrace. The three homes contain a total of 13 bedrooms. The home on Boonton Avenue contains six bedrooms and was established in 1986; the home on Hillside Avenue contains five bedrooms and was established in 1986; the home on Lorraine Terrace contains two bedrooms and was established in 1988. SHNJ receives its funding from the Division of Developmental Disabilities. All residents are low income and placed by the Division of Developmental Disabilities.

Boonton submitted crediting documentation for each home and verified that the occupants of each home meet the COAH income guidelines.

In accordance with N.J.A.C. 5:93-3.5(a), municipalities may receive credit for the rehabilitation of substandard low and moderate income units completed subsequent to April 1, 1990. The town is seeking 49 credits for rehabilitation activity. However, COAH records indicate that only 37 units are eligible for credit towards the town's rehabilitation component.

In summary, the town submitted all necessary documentation to receive 63 units of credit: 26 units for new construction and 37 for rehabilitation.

V NUMBER

Boonton's precertified 1987-1999 need is 60; 10 inclusionary and 50 rehabilitation units. Based on the information submitted for reductions, credits and adjustments, the town has addressed its second round obligation.

Requested Credits and Penalties	
Precredited Need	60
69 <sup>th</sup> Boonton Avenue (Group Home)	-6
Pequannock Valley Mental Health Center	-9
203 Hillside Avenue (Group Home)	-5
50 Lorraine Terrace (Apartment)	-2
115 Roessler (Group Home)	-4
Rehabilitation	-37
Net Fair Share	0
Surplus	3

**VI FAIR SHARE PLAN**

Boonton Town has provided the necessary documentation to satisfy its fair share number.

**VII CONTROLS ON AFFORDABILITY**

Each of the eligible homes has received funding from the New Jersey Department of Human Services. In accordance with N.J.A.C. 5:93-9, the New Jersey Department of Human Services has a funding provision which places a lien on the homes for at least 20 years.

**VIII AFFIRMATIVE MARKETING**

The affirmative marketing is performed by divisions within the New Jersey Department of Human Services in accordance with COAH regulations outlined in N.J.A.C. 5:93-11.

**IX CONCLUSION**

Pursuant to N.J.A.C. 5:93 et. seq., Boonton's fair share plan and housing element are in compliance with the standards for substantive certification. The town is entitled to 63 units of credit and submitted documentation for 63 units. Therefore, Boonton exceeded its fair share obligation.

After review and analysis, COAH staff recommends that Boonton's fair share plan and housing element be approved for substantive certification.

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motion with COAH, providing adequate public notice and providing documentation for COAH's review can be based.

This report reviews the request for extended substantive certification that was submitted in a motion filed by Boonton Town, Morris County, on December 10, 2004. Boonton Town filed its motion prior to the December 13, 2004 deadline established by N.J.A.C. 5:91-14.3 and N.J.A.C. 5:95-15.2. Boonton Town was originally granted extended substantive certification by COAH on December 6, 1995 under N.J.A.C. 5:91-14.

The motion schedule established by COAH provided for opposing briefs to be filed by January 31, 2005. No opposing briefs were received by COAH.

## II. COMPLIANCE REVIEW

Boonton Town submitted documentation in support of its motion that included a proposed schedule for the submission of a petition for third round substantive certification, a statement describing the progress of the Boonton Town's compliance with the terms of its 1987-1999 substantive certification and current monitoring reports. Boonton Town has committed to submitting a newly adopted Housing Element and Fair Share Plan to address its third round obligation prior to December 20, 2005.

The second round affordable housing obligation for Boonton Town is 60 units, consisting of 10 new construction units and 50 rehabilitation units.

Boonton Town received second round substantive certification on December 10, 2004. The plan certified by COAH included 20 prior cycle credits for 20 bedrooms in the existing living arrangement facilities, six post-1986 credits consisting of six bedrooms in the existing living arrangement facilities, and 37 units that had been previously rehabilitated per COAH rules leaving a remaining obligation of zero.

Boonton Town,  
Morris County  
1/21/2009

At the time of its motion requesting extended substantive certification, Boonton Town had rehabilitated 11 additional units for a total of 48 units. COAH records indicate that six of the 11 units were rehabilitated in accordance with COAH regulations and the program is available for both ownership and rental units. The ineligible units did not meet the \$8,000 minimum average threshold for hard costs.

### RENTAL COMPONENT

Pursuant to N.J.A.C. 17:27-5.15, Boonton Town did not have a rental obligation.

### DEVELOPMENT FEE ORDINANCE

Boonton's certified plan included a development fee ordinance that was approved by COAH on November 2, 1994 and adopted by Boonton on December 19, 1994. Boonton has reported that it has collected \$298,378.73 in development fees and \$42,968.24 in interest and expended \$2,060 on an affordable housing program. However, Boonton does not have a COAH-approved spending plan. Since Boonton does not have an approved spending plan, the Town must reimburse the development fee trust fund account \$2,060 within 45-days of COAH approval of extended substantive certification.

Boonton submitted a spending plan on February 20, 1996 for COAH review. The spending plan has not been approved by COAH. The spending plan included a proposal for "off-street parking facilities and other needed infrastructure improvements in low- and moderate-income neighborhoods". COAH staff reviewed the spending plan and requested additional information as to how the low- and moderate-income households were to be served by the off-street parking facility. The Town responded in a letter, dated March 13, 1997, that additional information would be submitted, however, COAH records indicate that the Town has not submitted the requested information. Subsequently, in 2002, Boonton Town submitted the same spending plan and COAH staff informed the new Town Administrator about the additional information that is needed for COAH staff to complete its review.

Boonton Town  
Morris County

Boonton Town must submit a revised spending plan with its petition for substantive certification, which must detail anticipated expenditures and a timetable for development fee revenues. Failure to comply with COAH's regulations on development fee spending plans may result in COAH taking action pursuant to N.J.A.C. 5:94-6.16.

### IMPLEMENTING ORDINANCES

Boonton Town was required to adopt the following implementing ordinances within 45 days of the grant of substantive certification:

Affirmative Marketing Ordinance

Boonton Town has adopted all implementing ordinances.

### III. OPPOSING AND REPLY BRIEFS RECEIVED BY COAH

COAH did not receive any comments opposing Boonton's motion requesting substantive certification.

### IV. RECOMMENDATION

Boonton Town, Morris County had a 1987-1999 cumulative fair share obligation of 60 units, consisting of 10 new construction units and 50 rehabilitation units. Boonton Town received substantive certification from COAH on December 6, 1995 for a fair share plan that included 20 prior cycle credits for units that had been built, six credits for six post-1987 units that had been built, and 37 units that had been rehabilitated, leaving a remaining obligation of zero. At the time of its motion requesting extended substantive certification, Boonton Town rehabilitated 11 additional units, of which six were rehabilitated in accordance with COAH regulations.

Boonton Town,  
Morris County  
1/21/2009

Boonton Town is complying with the terms of its 1987-1999 substantive certification and staff recommends that COAH grant Boonton Town's extended substantive certification until December 20, 2005, or until the Town files or petitions for third round substantive certification pursuant to N.J.A.C. 5:95-1 et seq., whichever is sooner. Boonton Town must leave all ordinances implementing its original certification in effect for the extended substantive certification.

Within 45 days of extended substantive certification, Boonton must submit a development fee trust fund account \$2,060. Since Boonton does not have a COAH approved spending plan, it must submit a spending plan with its petition for third round substantive certification, which must detail anticipated expenditures and a timetable to expend development fee revenues. Failure to comply with COAH's regulations on development fees and spending plans may result in COAH taking action pursuant to N.J.A.C. 5:94-6.16.

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JIM FLORIO  
GOVERNOR

NEW JERSEY  
COUNCIL ON AFFORDABLE HOUSING

11 C PRINCESS ROAD  
LAWRENCEVILLE, N. J. 08648

MAILING ADDRESS:

CN 813  
TRENTON, N. J. 08626-0813  
(609) 630-8663  
FAX: (609) 830-8373



CHARLES GRIFFITHS, CHAIRMAN  
DOUGLAS V. OPALSKI, P.P., A.I.C.P.  
EXECUTIVE DIRECTOR

March 6, 1991

Honorable Morgan J. MacKallor  
Town of Boonton  
100 Washington Street  
Boonton, NJ 07005

Dear Mayor MacKallor:

Enclosed please find a copy of the COAH report regarding your municipality's housing element/fair share plan and petition for substantive certification. This report will be submitted to COAH prior to the final action on your petition for substantive certification.

Comments will be accepted at the COAH office until Friday, March 22, 1991 at 5:00 p.m.

If you have any questions or need further information, please call me at (609)530-6663.

Sincerely,

*Shirley M. Bishop*  
Shirley M. Bishop  
Assistant Director

cc: Municipal Attorney  
Planning Board Chairman  
Municipal Clerk  
Planning Consultant

AW/py  
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COAH REPORT  
BOONTON TOWN/MORRIS COUNTY  
REGION #2  
JAMES N. BELL, PRINCIPAL PLANNER  
MARCH 6, 1991

I. MUNICIPAL DESCRIPTION

Boonton Town is located in northern Morris County. The Town is primarily residential with industrial development located off Route 202 and is bisected by Route 287. The main street has maintained its character as a small retail strip.

II. NUMBER

The precredited need for the Town of Boonton is 90 units; 57 units of indigenous need and 33 units of inclusionary need.

III. CREDITS

Boonton Town requested credit for 29 units of owner-occupied rehabilitation completed through the Morris County Office of Community Development. Upon review of the documentation submitted by the Town, 23 of the 29 credits requested are eligible as per N.J.A.C. 5:92-6.1.

It is therefore recommended that Boonton Town be granted credit for 23 units of owner-occupied rehabilitation as per N.J.A.C. 5:92-6.1. These credits reduce the Town's precredited need to 67 units; 33 units of inclusionary need and 34 units of indigenous need.

IV FAIR SHARE PLAN

A) Rehabilitation Component

Boonton Town has a rehabilitation component of 34 units. The

Town has received a Balanced Housing Program Grant to rehabilitate 28 units of owner-occupied housing. The program will be administered by the Morris County Office of Community Development. The administrative guidelines of this office are in compliance with COAH's regulations and this program is administering most of the rehabilitation programs for Morris County municipalities certified by COAH.

However, the Balanced Housing Grant does not address the entire 34 units of indigenous need as there are an additional six units that must be funded and rehabilitated. During mediation, the Town negotiated a \$90,000 contribution toward the implementation of the fair share plan that could be utilized. However, the Town must adopt a resolution guaranteeing to fund these units by bond or budget if these contributions are not forthcoming in a timely manner.

Boonton Town has indicated that any rehabilitation program will be administered by the Morris County Office of Community Development.

B) Inclusionary Component

Boonton Town originally proposed to meet the inclusionary component of 33 units through a 72 unit housing project, St. Francis Life Care via an RCA with Denville Township.

By letter dated October 24, 1990, the Town of Boonton withdrew from the proposed RCA with Denville. Boonton Town has indicated that it intends to go forward with the St. Francis housing project, but it will be scaled down to 34 units. The proposed 34 unit project will be family rental units. This would entitle the Town to two rental bonus credits.

Boonton Town must re-submit an amended proforma reflecting the smaller project.

Additionally, the Town must submit a draft zoning ordinance reflecting the smaller project and an affordable housing ordinance that

addresses pricing, affordability controls, affirmative marketing. Therefore, Boonton Town will address its final need of 67 as follows:

- 34 = Rehabilitation Program
- 34 = Rental Project (St. Francis)
- 2 = Rental Bonus Credits
- 70 = Total Units Provided three in excess of final need

V. POST MEDIATION REVIEW

There was one formal objector to the Boonton Town housing element and fair share plan:

1. N.D. Associates

At the conclusion of mediation on January 11, 1988, all of the objections of N.D. Associates were resolved and a signed mediation agreement was filed with COAH. The agreement is consistent with N.J.A.C. 5:92-8.4. A summary of the agreement is as follows:

<u>Developer</u>	<u>Acres</u>	<u>Present Zoning</u>	<u>Proposed</u>	<u>Contribution</u>
N.D. Associates	7.3	17 single family units	23 single family units	\$90,000

This mediation agreement has been reviewed and analyzed as per N.J.A.C. 5:92-8.1 as amended. The amendment to this rule requires that the fee contributed bears a reasonable relationship to the enhancement received. The following is an analysis of the contribution as per N.J.A.C. 5:92-8.1.

N.D. Associates

A) Single Family

Present Zoning = 17

Proposed Zoning = 23

6

6 X \$250,000 (estimated sales price) = 1,500,000 X .06 =  
\$90,000 = maximum fee

#### VI. RECOMMENDATION

It is recommended that Boonton Town receive substantive certification with conditions to be met within 60 days:

1. The Town must submit a re-adopted housing element that reflects the mediated agreement and deletes any alternatives that will not be utilized in meeting the fair share obligation.
2. The Town must submit a draft zoning ordinance that is consistent with the re-adopted housing element.
3. The Town must submit proposed affordable housing ordinances which address COAH's regulations on affirmative marketing, affordability controls, pricing stratification, bedroom mix, phasing of development, initial pricing and income eligibility.
4. The Town must submit a resolution guaranteeing to bond or budget for any funding shortfall in the rehabilitation program.
5. The Town must submit a proforma for the St. Francis Life Care housing project. The pro forma must include acquisition information, development schedule, construction units, administration costs, as well as a detailed project description. The submission should include a start of construction schedule within two years from receiving substantive certification.

A-3  
Affordable Housing Professionals of New Jersey  
2019 Regional Income Limits

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## 2019 AFFORDABLE HOUSING REGIONAL INCOME LIMITS BY HOUSEHOLD SIZE

Income limits not officially adopted by the State of New Jersey. Contact your municipality to see if applicable in your jurisdiction. Additional information about AHPNJ income limits is posted on AHPNJ.org

	1 Person	*1.5 Person	2 Person	*3 Person	4 Person	*4.5 Person	5 Person	6 Person	7 Person	8+ Person	Max Increase Rents**	Sales***	Regional Asset Limit****
<b>Region 1</b>													
Median	\$66,607	\$71,365	\$76,122	\$85,637	\$95,153	\$98,959	\$102,765	\$110,377	\$117,989	\$125,602			
Moderate	\$53,286	\$57,092	\$60,898	\$68,510	\$76,122	\$79,167	\$82,212	\$88,302	\$94,391	\$100,481	2.6%	4.73%	\$183,994
Low	\$33,303	\$35,682	\$38,061	\$42,819	\$47,576	\$49,479	\$51,382	\$55,189	\$58,995	\$62,801			
Very Low	\$19,982	\$21,409	\$22,837	\$25,691	\$28,546	\$29,688	\$30,829	\$33,113	\$35,397	\$37,680			
<b>Region 2</b>													
Median	\$70,537	\$75,576	\$80,614	\$90,691	\$100,767	\$104,798	\$108,829	\$116,890	\$124,952	\$133,013			
Moderate	\$56,430	\$60,460	\$64,491	\$72,553	\$80,614	\$83,838	\$87,063	\$93,512	\$99,961	\$106,410	2.6%	5.67%	\$193,321
Low	\$35,269	\$37,788	\$40,307	\$45,345	\$50,384	\$52,399	\$54,414	\$58,445	\$62,476	\$66,506			
Very Low	\$21,161	\$22,673	\$24,184	\$27,207	\$30,230	\$31,439	\$32,649	\$35,067	\$37,485	\$39,904			
<b>Region 3</b>													
Median	\$82,810	\$88,725	\$94,640	\$106,470	\$118,300	\$123,032	\$127,764	\$137,228	\$146,692	\$156,156			
Moderate	\$66,248	\$70,980	\$75,712	\$85,176	\$94,640	\$98,426	\$102,211	\$109,782	\$117,354	\$124,925	2.6%	9.64%	\$225,261
Low	\$41,405	\$44,363	\$47,320	\$53,235	\$59,150	\$61,516	\$63,882	\$68,614	\$73,346	\$78,078			
Very Low	\$24,843	\$26,618	\$28,392	\$31,941	\$35,490	\$36,910	\$38,329	\$41,168	\$44,008	\$46,847			
<b>Region 4</b>													
Median	\$72,165	\$77,319	\$82,474	\$92,783	\$103,092	\$107,216	\$111,340	\$119,587	\$127,834	\$136,082			
Moderate	\$57,732	\$61,855	\$65,979	\$74,226	\$82,474	\$85,773	\$89,072	\$95,670	\$102,268	\$108,865	2.6%	3.91%	\$193,919
Low	\$36,082	\$38,660	\$41,237	\$46,392	\$51,546	\$53,608	\$55,670	\$59,794	\$63,917	\$68,041			
Very Low	\$21,649	\$23,196	\$24,742	\$27,835	\$30,928	\$32,165	\$33,402	\$35,876	\$38,350	\$40,825			
<b>Region 5</b>													
Median	\$63,070	\$67,575	\$72,080	\$81,090	\$90,100	\$93,704	\$97,308	\$104,516	\$111,724	\$118,932			
Moderate	\$50,456	\$54,060	\$57,664	\$64,872	\$72,080	\$74,963	\$77,846	\$83,613	\$89,379	\$95,146	2.6%	3.09%	\$166,981
Low	\$31,535	\$33,788	\$36,040	\$40,545	\$45,050	\$46,852	\$48,654	\$52,258	\$55,862	\$59,466			
Very Low	\$18,921	\$20,273	\$21,624	\$24,327	\$27,030	\$28,111	\$29,192	\$31,355	\$33,517	\$35,680			
<b>Region 6</b>													
Median	\$53,714	\$57,550	\$61,387	\$69,061	\$76,734	\$79,803	\$82,873	\$89,011	\$95,150	\$101,289			
Moderate	\$42,971	\$46,040	\$49,110	\$55,248	\$61,387	\$63,843	\$66,298	\$71,209	\$76,120	\$81,031	2.6%	5.15%	\$143,713
Low	\$26,857	\$28,775	\$30,694	\$34,530	\$38,367	\$39,902	\$41,436	\$44,506	\$47,575	\$50,644			
Very Low	\$16,114	\$17,265	\$18,416	\$20,718	\$23,020	\$23,941	\$24,862	\$26,703	\$28,545	\$30,387			

Moderate income is between 80 and 50 percent of the median income. Low income is 50 percent or less of median income. Very low income is 30 percent or less of median income.

\* These columns are for calculating the pricing for one, two and three bedroom sale and rental units as per N.J.A.C. 5:80-26.4(a).

\*\*This column is used for calculating the pricing for rent increases for units (as previously calculated under N.J.A.C. 5:97-9.3). The increase for 2015 was 2.3%, the increase for 2016 was 1.1%, the increase for 2017 was 1.7%, and the increase for 2018 was 2.2%. The increase for 2019 is 2.6% (Consumer price Index for All Urban Consumers (CPI-U): Regions by expenditure category and commodity and service group). Landlords who did not increase rents in 2015, 2016, 2017, or 2018 may increase rent by up to the applicable combined percentage including 2019 or 9.0% whichever is less in accordance with N.J.A.C. 5:97-9.3(c). In no case can rent for any particular apartment be increased more than one time per year.

\*\*\* This column is used for calculating the pricing for resale increases for units (as previously calculated under N.J.A.C. 5:97-9.3). The price of owner-occupied low and moderate income units may increase annually based on the percentage increase in the regional median income limit for each housing region. In no event shall the maximum resale price established by the administrative agent be lower than the last recorded purchase price.

Low income tax credit developments may increase based on the low income tax credit regulations.

\*\*\*\* The Regional Asset Limit is used in determining an applicant's eligibility for affordable housing pursuant to N.J.A.C. 5:80-26.16(b)3.