

BOROUGH OF FLORHAM PARK

MORRIS COUNTY, NEW JERSEY

By: John P. Inglesino, Esq., of Inglesino,
Webster, Wyciskala & Taylor, LLC

By: Katherine Sarmad, PP, AICP, of Harbor
Consultants

THIRD ROUND
AFFORDABLE
HOUSING SUMMARY

JANUARY 22, 2020

Mt. Laurel I

- In the early 1970s, the Southern Burlington County NAACP challenged the zoning ordinance of Mount Laurel Township on the grounds that it excluded low- and moderate-income persons from obtaining housing.
- In this seminal decision, the New Jersey Supreme Court held that the State Constitution requires each municipality to provide zoning which creates a realistic opportunity for the construction of their “fair share” of low-and moderate-income housing.

Mt. Laurel II

- In 1983, the Supreme Court affirmed its holding in Mt. Laurel I and created a mechanism to enforce “fair share” obligations called the “builder’s remedy.”
- A builder’s remedy entitles a developer to a court-ordered zoning designation, including density, setbacks, building heights, lot coverage, green area, etc.

Legislative Reaction – Fair Housing Act

- On July 2, 1985, in response to Mt. Laurel II, the Legislature enacted the Fair Housing Act, which:
 - Established the Council on Affordable Housing (“COAH”); and
 - Provided municipalities with a voluntary administrative process through which they could satisfy their Mt. Laurel obligations in lieu of litigating exclusionary zoning lawsuits in the courts.

Third Round Rules

- COAH first proposed Third Round Rules in October 2003 – nearly four years after the Second Round had ended.
- Under Governor McGreevey’s leadership, COAH’s new Third Round Rules relied on “growth-share” methodology, which represented a fundamental departure from the Prior Round Rules.
- Growth share = “you owe as you grow,” tied a municipality’s affordable housing obligation to residential and employment growth in the town.
- However, growth share regulations were challenged in court and invalidated on several occasions.

March 10, 2015 Supreme Court Ruling

- On March 10, 2015, the New Jersey Supreme Court found that COAH's administrative process had failed and that COAH was a "moribund" agency. The decision:
 - Returned determination of municipal compliance with constitutional Mt. Laurel obligations to the courts;
 - Afforded municipalities some protection from builder's remedy actions while obligations are determined; and
 - Permitted developers to file builder's remedy actions if a town was determined to be non-compliant.

The Borough's Declaratory Judgment Action

- Florham Park has a long history of satisfying its Mt. Laurel obligation.
- On or about July 7, 2015, the Borough filed a declaratory judgment action seeking judicial confirmation of its compliance with its Mt. Laurel obligation and protection from builder's remedy actions.
- The Borough also filed a motion for temporary immunity from builder's remedy actions pending resolution of the case – which was granted by the Court
- The Borough met every deadline in the litigation imposed by the Court and sought to resolve its obligation through negotiation.

The Borough's Declaratory Judgment Action – Cont.

- The Court appointed a Special Master, who oversaw the litigation and assisted in mediation with the parties.
- Several developers intervened in the litigation or participated as interested parties
 - Including the Sisters of Charity, Garden Homes, Alfieri, B&B Associates, and others.
- Expert reports on each town's affordable housing obligation were filed with the Court and challenged by the parties.
- The Borough engaged in a lengthy mediation process and sought to reduce the high obligation claimed by FSHC.
- The Borough ultimately settled in January 2017 and received a Judgment of Compliance and Repose in March 2019.

The Borough's Obligation

Obligation	FSHC	Settlement
Prospective Need (1999-2025)	824	624



THIRD ROUND OBLIGATION



Rehabilitation Need = 74 Units



Prior Rounds Obligation (1987-1999) = 326 units



Capped Prospective Need (2015 - 2025) = 624 units



Total Need = 1,024 units

THIRD ROUND OBLIGATION FULFILLMENT



PRIOR ROUND SURPLUS UNITS = 49 Units



COMPLETED PROJECTS = 56 Units



BONUS CREDITS = 156 Credits



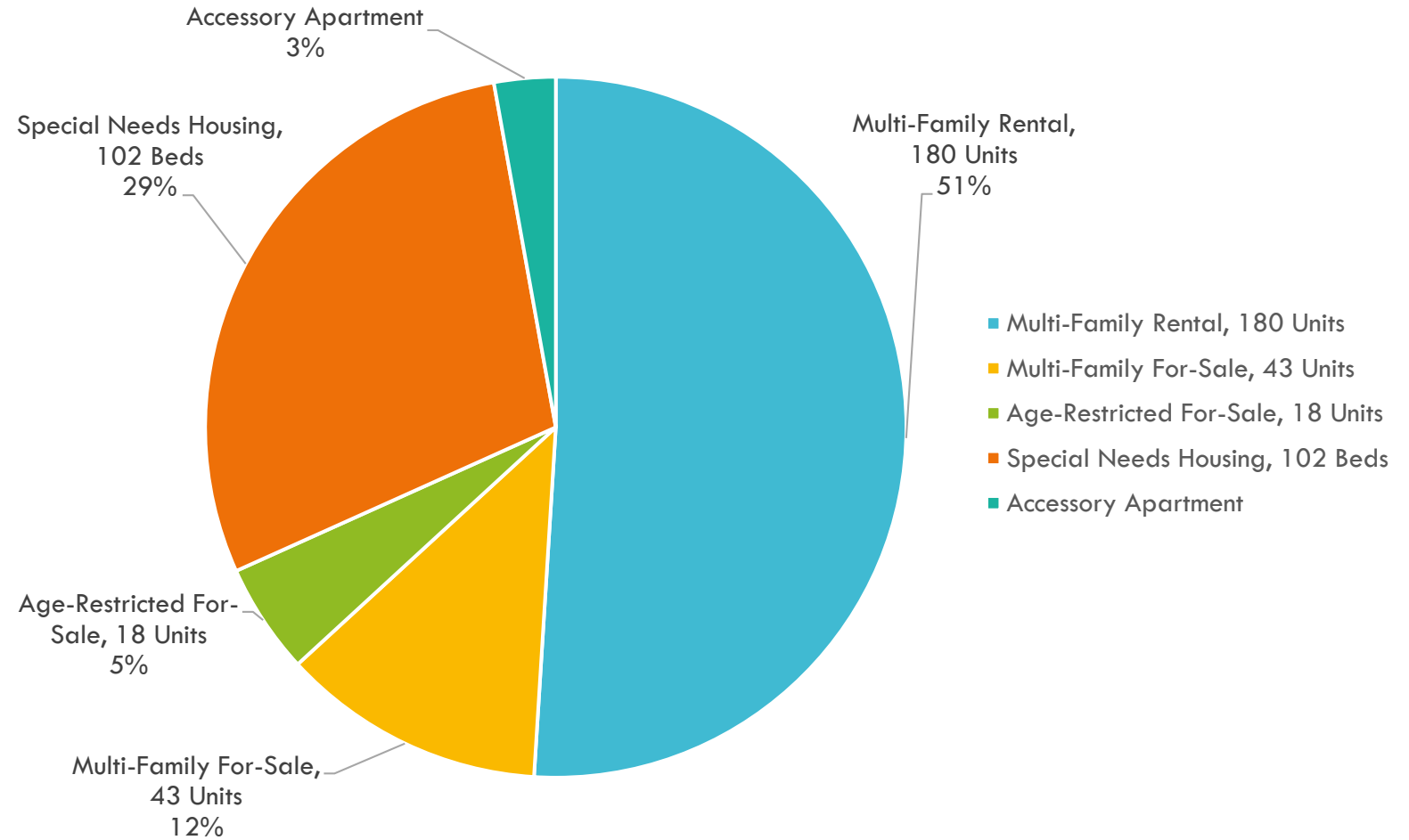
NEW CONSTRUCTION PROJECTS = 353 Units



ACCESSORY APARTMENT ORDINANCE = 10 Credits

BREAKDOWN OF NEW CONSTRUCTION PROJECTS

353 TOTAL AFFORDABLE, NEW CONSTRUCTION UNITS:



COAH INCOME LIMITS

Prepared by Affordable Housing Professionals of New Jersey (AHPNJ) - May 2019

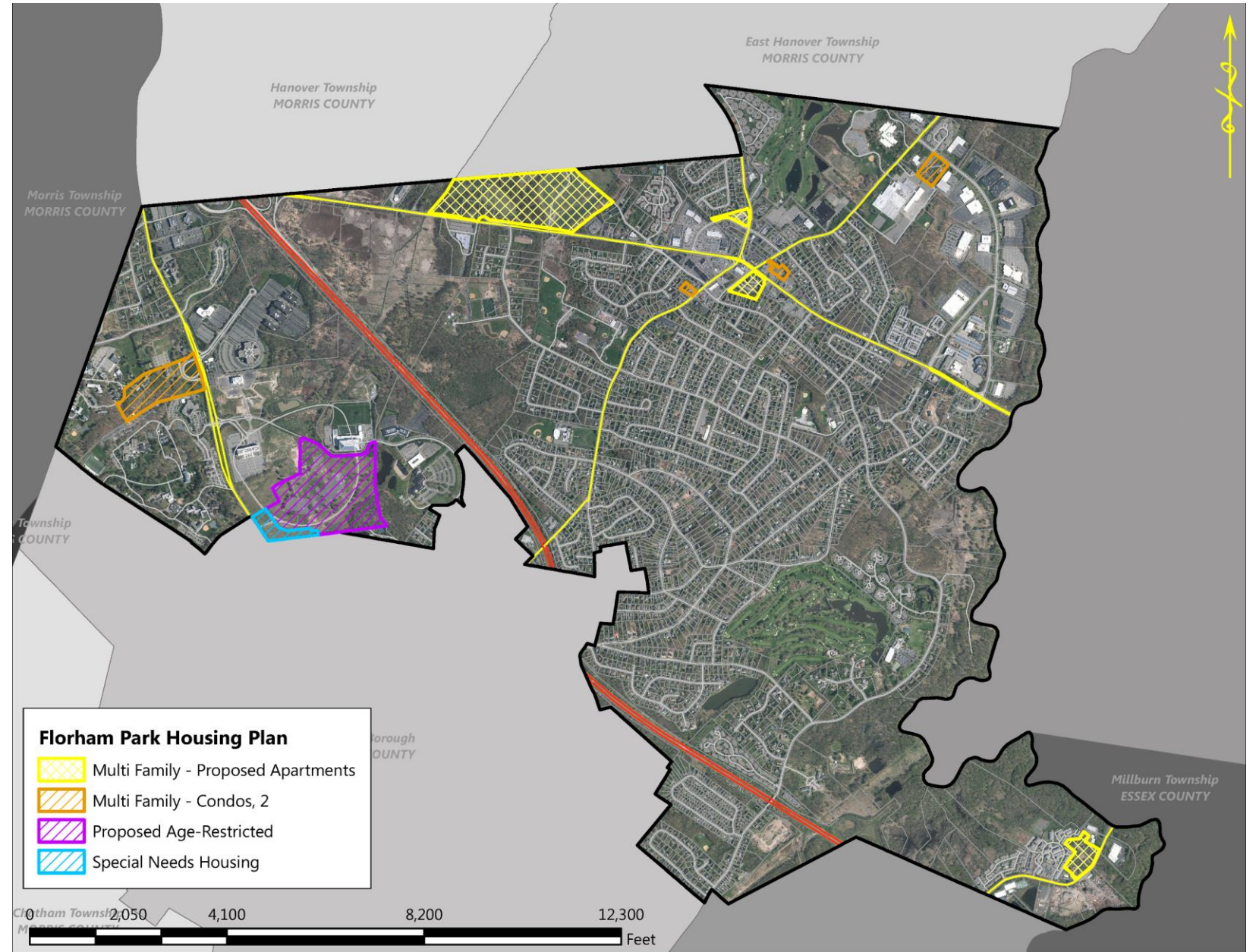
2019 AFFORDABLE HOUSING REGIONAL INCOME LIMITS BY HOUSEHOLD SIZE

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

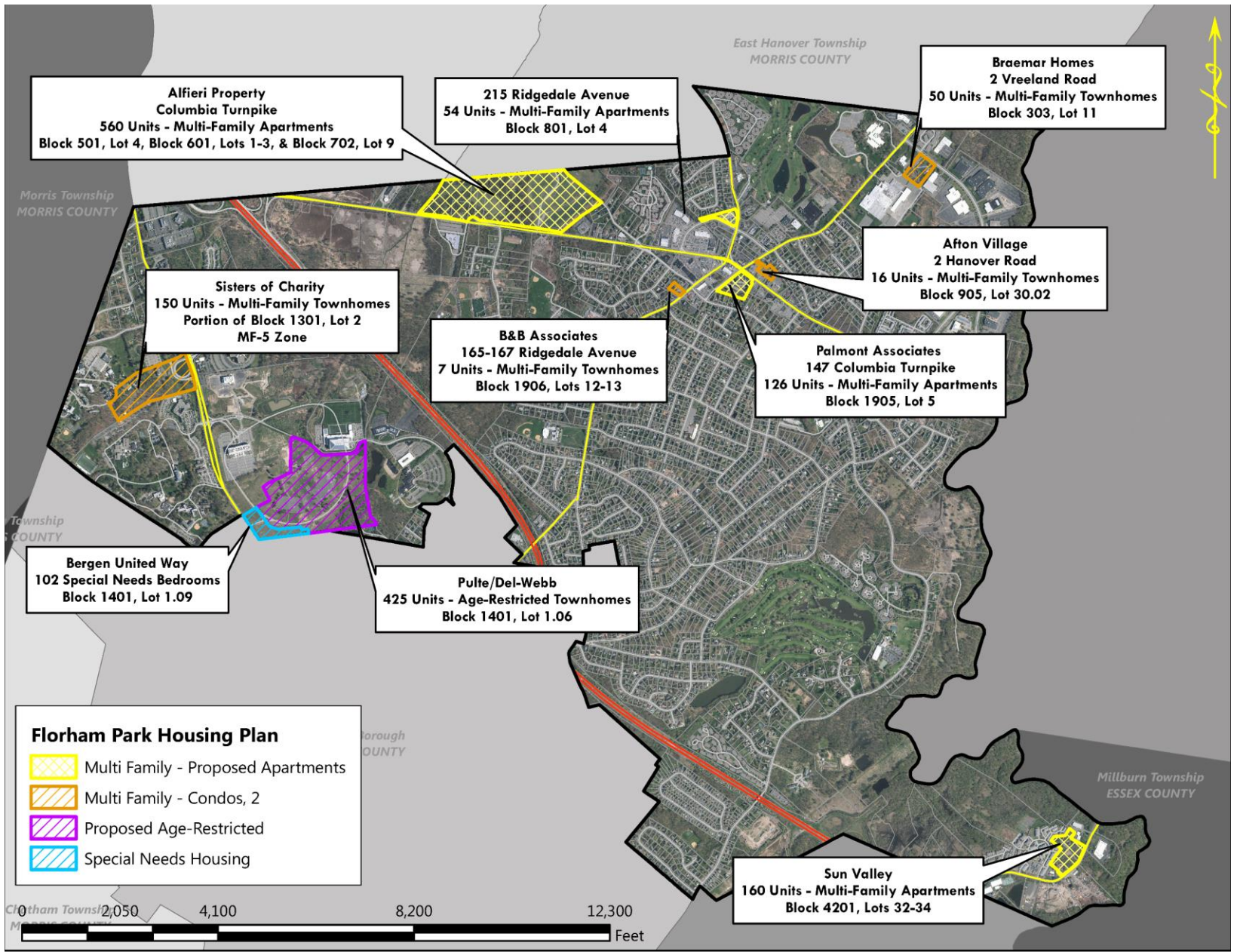
		1 Person	*1.5 Person	2 Person	*3 Person	4 Person	*4.5 Person	5 Person	6 Person	7 Person	8+ Person	Max Increase		Regional Asset Limit****
												Rents**	Sales***	
Region 1 Bergen, Hudson, Passaic and Sussex	Median	\$66,607	\$71,365	\$76,122	\$85,637	\$95,153	\$98,959	\$102,765	\$110,377	\$117,989	\$125,602	2.6%	4.73%	\$183,994
	Moderate	\$53,286	\$57,092	\$60,898	\$68,510	\$76,122	\$79,167	\$82,212	\$88,302	\$94,391	\$100,481			
	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	\$21,489	\$22,827	\$25,691	\$28,546	\$29,688	\$30,830	\$33,112	\$35,397	\$37,680			
Region 2 Essex, Morris, Union and Warren	Median	\$70,537	\$75,576	\$80,614	\$90,691	\$100,767	\$104,798	\$108,829	\$116,890	\$124,952	\$133,013	2.6%	5.67%	\$193,321
	Moderate	\$56,430	\$60,460	\$64,491	\$72,553	\$80,614	\$83,838	\$87,063	\$93,512	\$99,961	\$106,410			
	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			
Region 3 Hunterdon, Middlesex and Somerset	Median	\$82,819	\$88,725	\$94,631	\$106,478	\$118,325	\$123,832	\$129,340	\$137,288	\$145,236	\$153,184	2.6%	9.64%	\$225,261
	Moderate	\$66,248	\$70,980	\$75,712	\$85,176	\$94,640	\$98,426	\$102,211	\$109,782	\$117,354	\$124,925			
	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			
Region 4 Mercer, Monmouth and Ocean	Median	\$72,165	\$77,319	\$82,474	\$92,783	\$103,092	\$107,216	\$111,340	\$119,587	\$127,834	\$136,082	2.6%	3.91%	\$193,919
	Moderate	\$57,732	\$61,855	\$65,979	\$74,226	\$82,474	\$85,773	\$89,072	\$95,670	\$102,268	\$108,865			
	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			
Region 5 Burlington, Camden and Gloucester	Median	\$63,070	\$67,575	\$72,080	\$81,090	\$90,100	\$93,704	\$97,308	\$104,516	\$111,724	\$118,932	2.6%	3.09%	\$166,981
	Moderate	\$50,456	\$54,060	\$57,664	\$64,872	\$72,080	\$74,963	\$77,846	\$83,613	\$89,379	\$95,146			
	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			
Region 6 Atlantic, Cape May, Cumberland, and Salem	Median	\$53,714	\$57,550	\$61,387	\$69,061	\$76,734	\$79,803	\$82,873	\$89,011	\$95,150	\$101,289	2.6%	5.15%	\$143,713
	Moderate	\$42,971	\$46,040	\$49,110	\$55,248	\$61,387	\$63,843	\$66,298	\$71,209	\$76,120	\$81,031			
	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.

OVERVIEW OF THIRD ROUND NEW CONSTRUCTION



OVERVIEW OF THIRD ROUND NEW CONSTRUCTION



PLAN OVERVIEW: MULTI-FAMILY RENTAL PROJECTS



TOTAL MULTI-FAMILY
RENTAL PROJECTS:

4 SITES



TOTAL NUMBER OF MULTI-
FAMILY RENTAL UNITS:

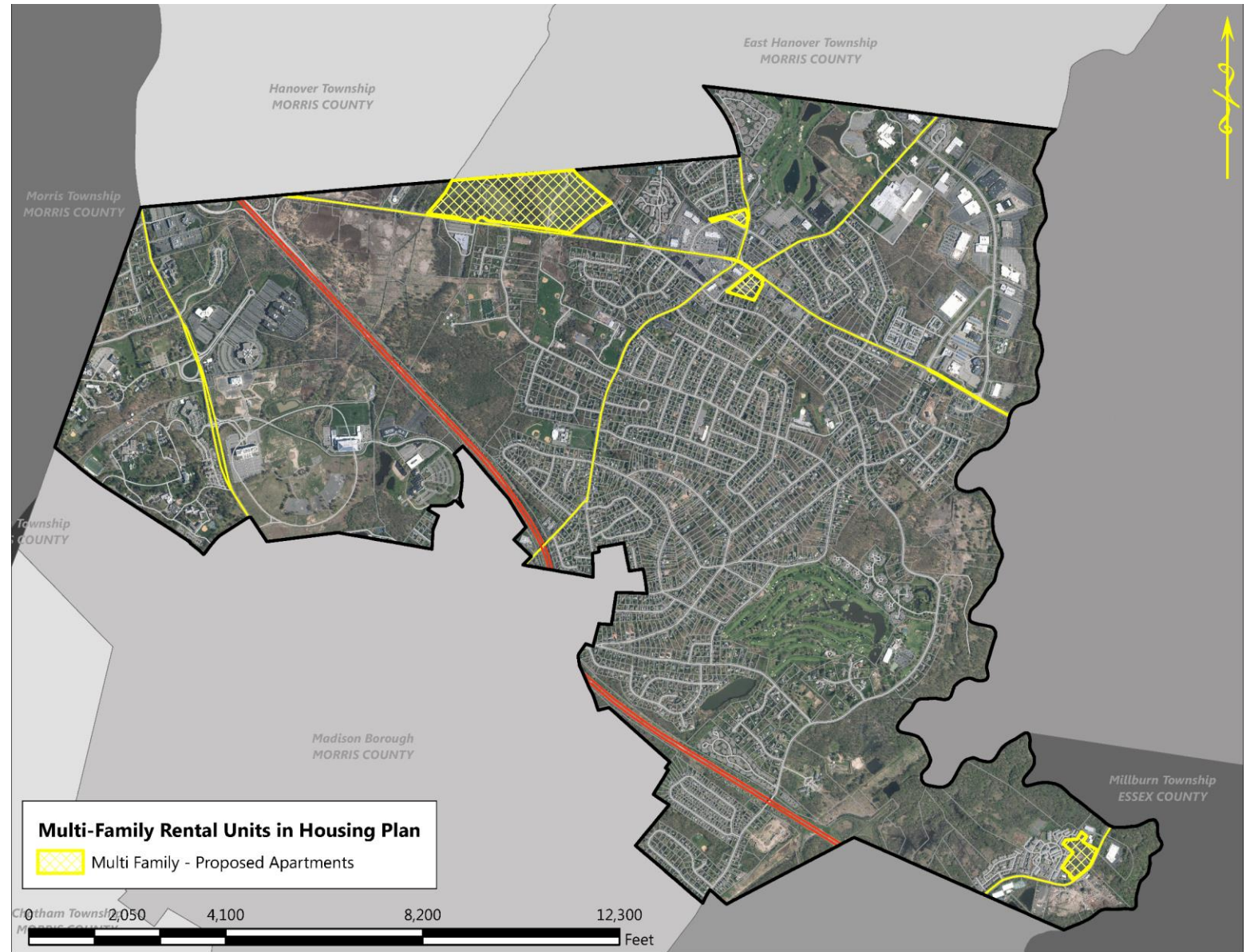
900 UNITS



TOTAL MULTI-FAMILY
RENTAL SET-ASIDE:

180 AFFORDABLE UNITS

PLAN OVERVIEW: MULTI-FAMILY RENTAL PROJECTS



MULTI-FAMILY RENTAL PROJECTS: SUN VALLEY (PASSAIC AVENUE)

PROJECT DETAILS

- 160 Rental Apartments
- 32 Affordable Rental Units (20% Set-Aside)

SITE DETAILS

- Block 4201, Lots 32, 33, & 34
- 8.8 Acres
- Density : 18.2 Units/Acre
- MF-4 Zone Changed by Ordinance No. 15-11 adopted July 16, 2015

STATUS

- Approvals Received
 - Application No. 16SP-4 Approved by Planning Board by Resolution dated July 11, 2016
- Fully Constructed

MULTI-FAMILY RENTAL PROJECTS: SUN VALLEY (PASSAIC AVENUE)



MULTI-FAMILY RENTAL PROJECTS: ALFIERI (COLUMBIA TPKE)

PROJECT DETAILS

- 560 Rental Apartments
- 112 Affordable Rental Units (20% Set-Aside)

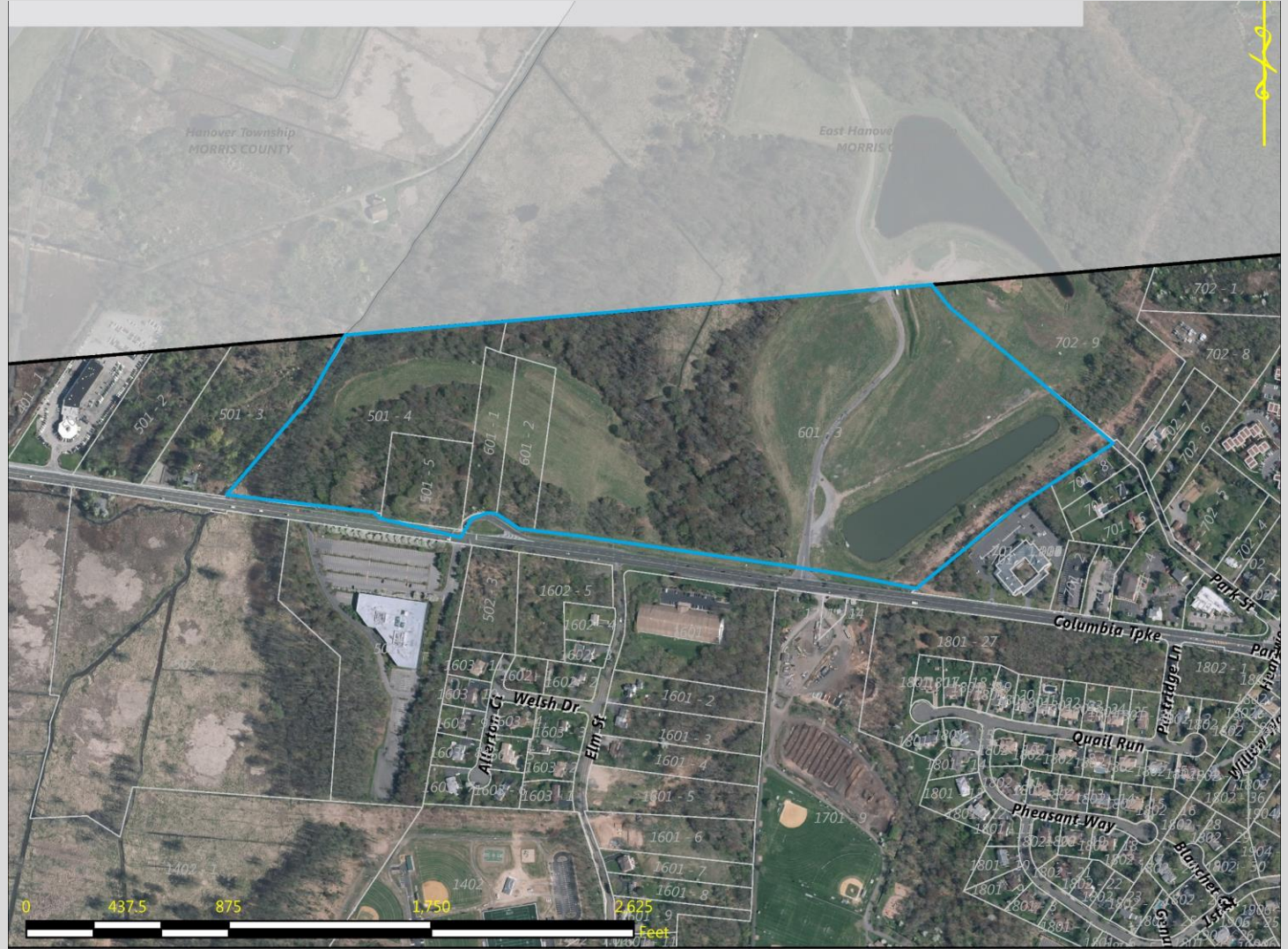
SITE DETAILS

- Block 501, Lot 4, Block 601, Lots 1-3, & Block 702, Lot 9
- 124 Acres
- Density : 4.5 Units/Acre
- C-2 Zone Amended by Ordinance No. 18-21 adopted September 20, 2018

STATUS

- Approvals Received
 - None to Date Related to Inclusionary Housing Development

MULTI-FAMILY RENTAL PROJECTS: ALFIERI (COLUMBIA TPKE)



MULTI-FAMILY RENTAL PROJECTS: 215 RIDGEDALE AVENUE

PROJECT DETAILS

- 54 Rental Apartments
- 11 Affordable Rental Units (20% Set-Aside)

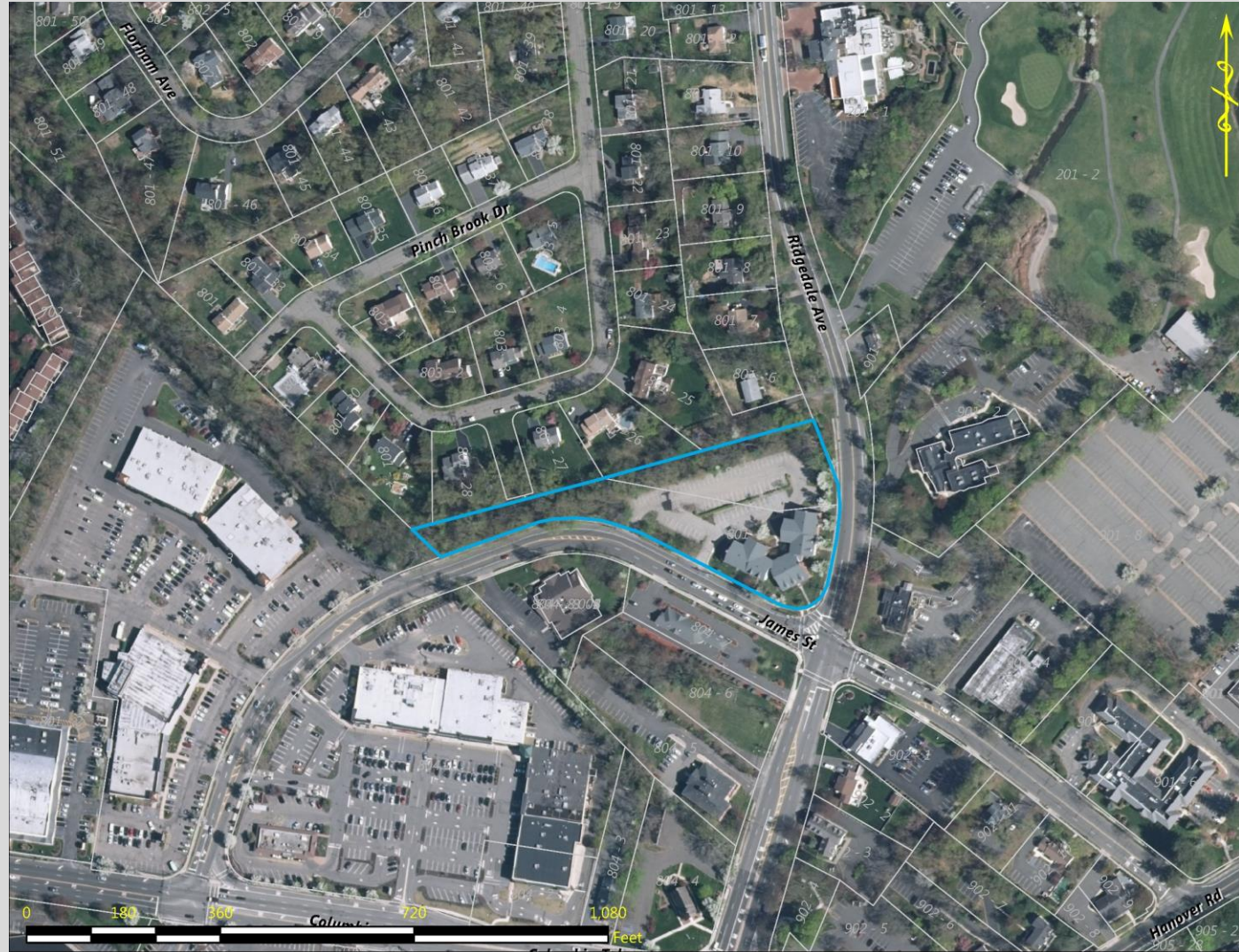
SITE DETAILS

- Block 801, Lot 4
- 2.48 Acre Parcel
- Density : 22 Units/Acre
- MF-8 Zone Changed by Ordinance No. 18-10 adopted May 17, 2018

STATUS

- Approvals Received
 - None to Date

MULTI-FAMILY RENTAL PROJECTS: 215 RIDGEDALE AVENUE



MULTI-FAMILY
RENTAL
PROJECTS:
PALMONT
ASSOCIATES
(147 COLUMBIA TPKE)

PROJECT DETAILS

- 126 Rental Apartments
- 25 Affordable Rental Units (20% Set-Aside)

SITE DETAILS

- Block 1903, Lot 5
- 5.35 Acre Parcel
- Density : 23.6 Units/Acre
- MF-6 Zone Changed by Ordinance No. 18-11 adopted May 17, 2018

STATUS

- Approvals Received
 - Application No. 19SP-4 Approved by Planning Board by Resolution dated January 13, 2020
- Not Yet Under Construction

MULTI-FAMILY
RENTAL
PROJECTS:
PALMONT
ASSOCIATES
(147 COLUMBIA TPKE)



PLAN OVERVIEW: MULTI-FAMILY FOR-SALE PROJECTS



TOTAL MULTI-FAMILY FOR-SALE PROJECTS:

4 SITES



TOTAL NUMBER OF MULTI-FAMILY FOR-SALE UNITS:

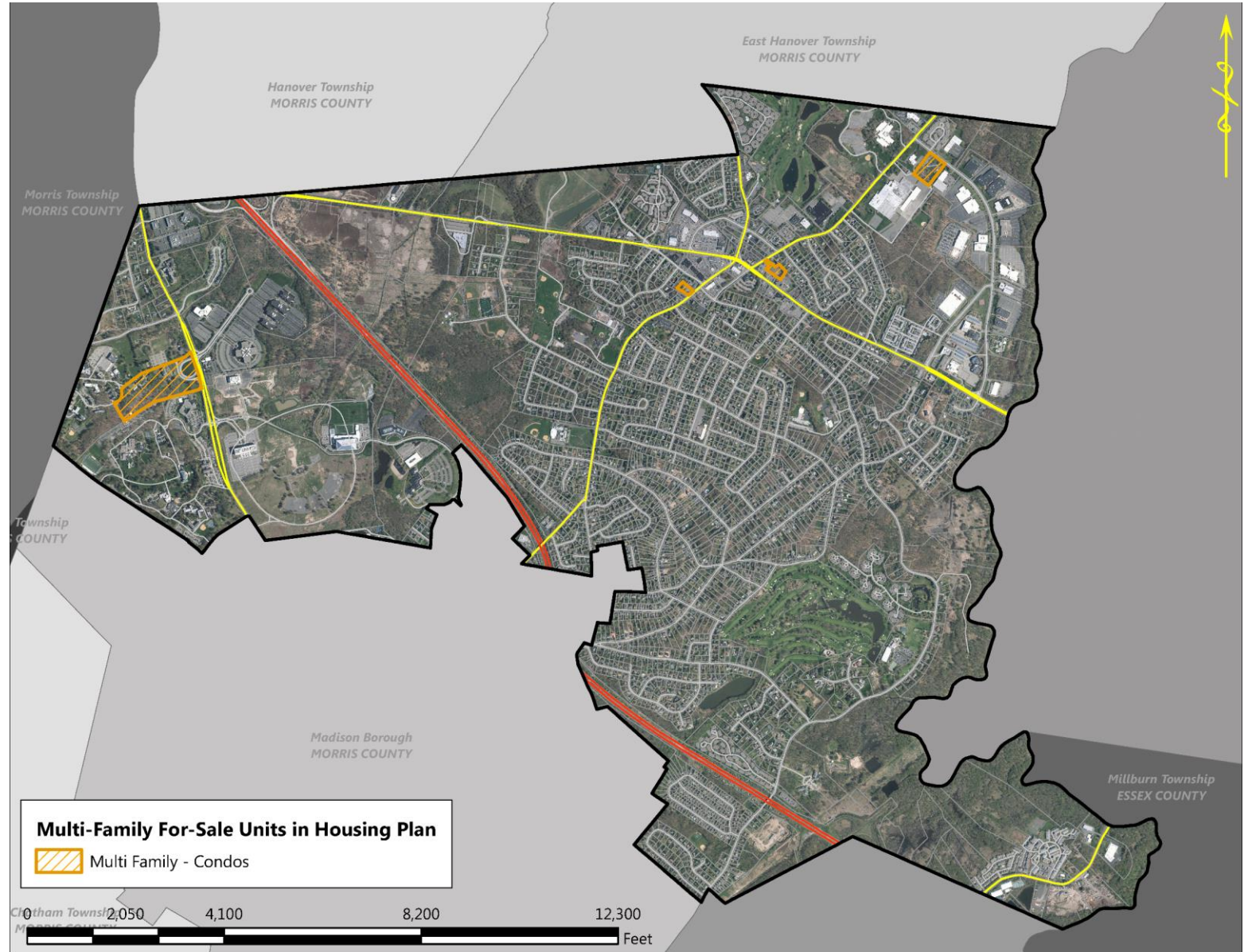
222 UNITS



TOTAL MULTI-FAMILY FOR-SALE SET-ASIDE:

43 AFFORDABLE UNITS

PLAN OVERVIEW: MULTI-FAMILY FOR-SALE PROJECTS



MULTI-FAMILY FOR-SALE PROJECTS: BRAEMAR HOMES

(2 VREELAND ROAD)

PROJECT DETAILS

- 49 For-Sale Townhomes
- 10 Affordable For-Sale Units (20% Set-Aside)

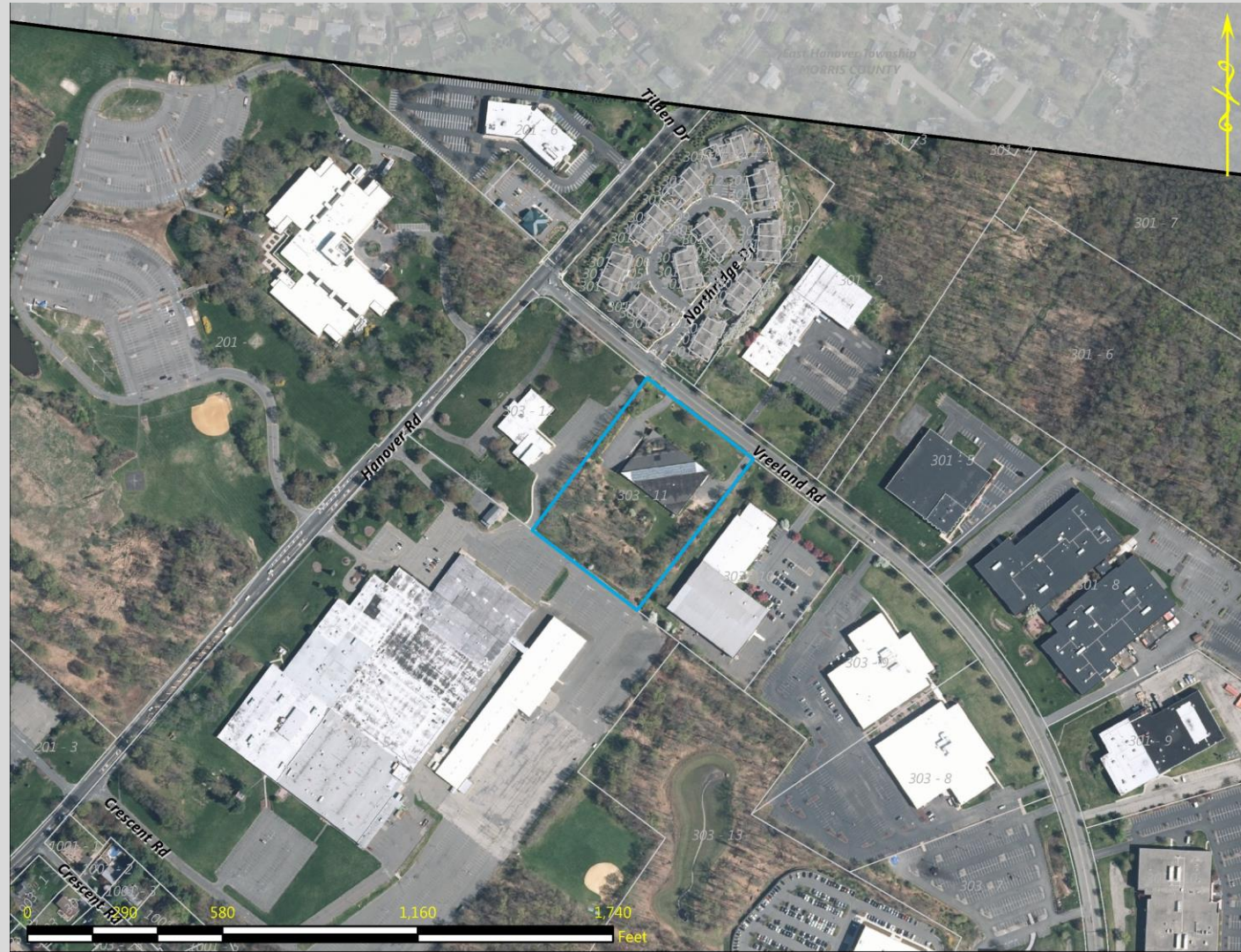
SITE DETAILS

- Block 303, Lot 11
- 5 Acre Parcel
- Density : 10 Units/Acre
- MF-9 Zone Changed by Ordinance No. 18-9 adopted May 17, 2018

STATUS

- Approvals Received
 - Approved by Planning Board Application #18SP-6 by Resolution dated October 22, 2018
- Not yet under construction

MULTI-FAMILY FOR-SALE PROJECTS: BRAEMAR HOMES (2 VREELAND ROAD)



MULTI-FAMILY FOR-SALE PROJECTS: SISTERS OF CHARITY

(PARK AVENUE)

PROJECT DETAILS

- 150 For-Sale Townhomes
- 30 Affordable For-Sale Units (20% Set-Aside)

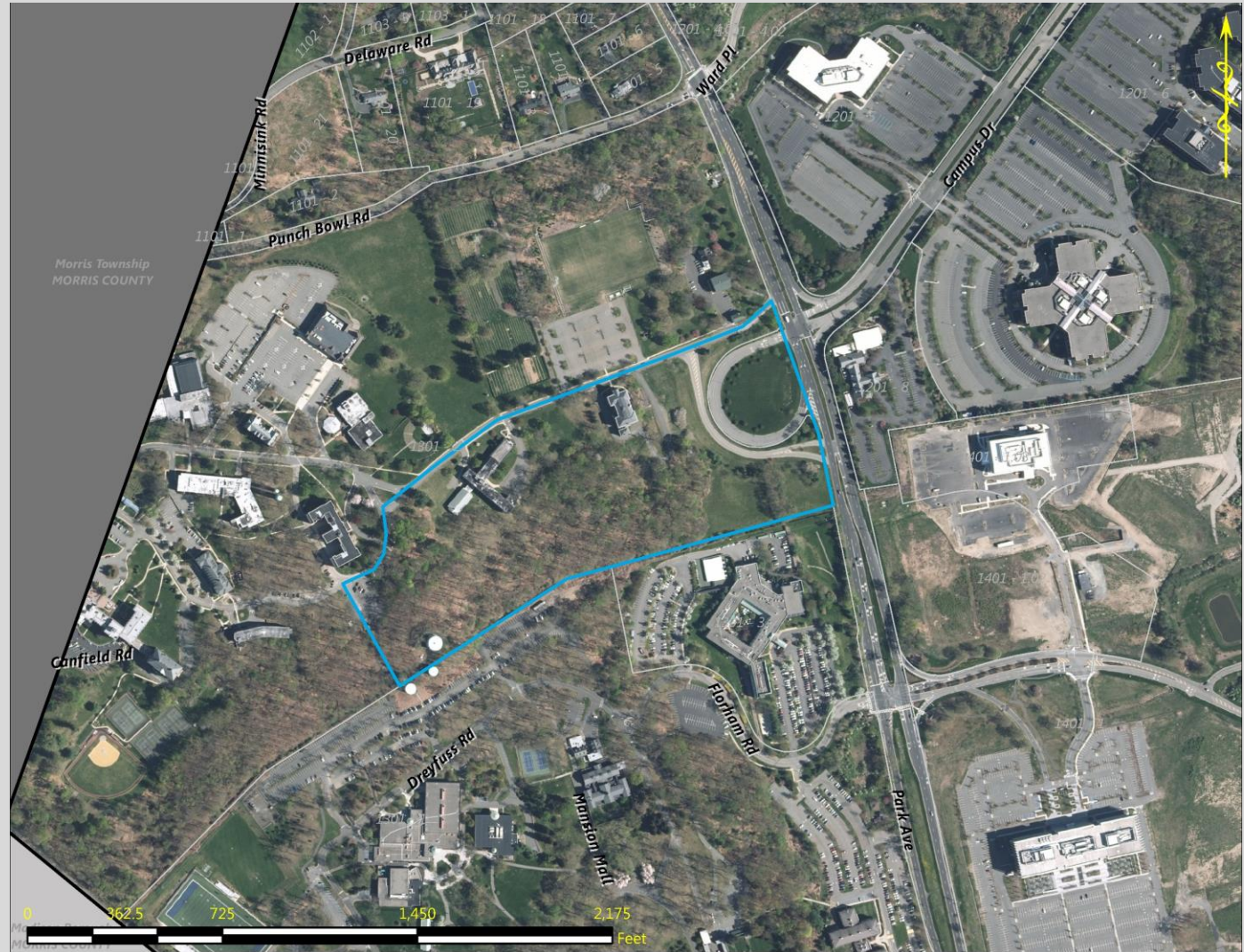
SITE DETAILS

- Portion of Block 1301, Lot 2
- 22.17 Acre Parcel
- Density : 6.8 Units/Acre
- MF-5 Zone Changed by Ordinance No. 17-19 adopted December 14, 2017

STATUS

- Approvals Received
 - None to Date
 - Application #20SP-1 and #20MSD-1 are scheduled before the Planning Board on February 11, 2020

MULTI-FAMILY FOR-SALE PROJECTS: SISTERS OF CHARITY (PARK AVENUE)



**MULTI-FAMILY
FOR-SALE
PROJECTS:
AFTON VILLAGE**
(2 HANOVER ROAD)

PROJECT DETAILS

- 16 For-Sale Townhomes
- 2 Affordable For-Sale Units (20% Set-Aside)

SITE DETAILS

- Block 905, Lot 30.02
- 1.906 Acre Parcel
- Density : 8.4 Units/Acre
- Application No. BOA 15-18 approved by Board of Adjustment by Resolution dated October 26, 2016

STATUS

- Approvals Received
 - Use Variance Approved By Zoning Board in 2016
- Under Construction

MULTI-FAMILY
FOR-SALE
PROJECTS:
AFTON VILLAGE
(2 HANOVER ROAD)



**MULTI-FAMILY
FOR-SALE
PROJECTS:
B&B ASSOCIATES**
(165-167 RIDGEDALE AVE)

PROJECT DETAILS

- 2 For-Sale Townhomes
- 1 Affordable For-Sale Units (20% Set-Aside)

SITE DETAILS

- Block 1906, Lots 12 & 13
- 1 Acre Parcel
- Density : 7 Units/Acre
- MF-7 Zone Changed by Ordinance No. 18-1 adopted February 15, 2018

STATUS

- Approvals Received
 - Approved by Planning Board Application # 18SP-5 by Resolution dated August 6, 2018
- Under Construction

MULTI-FAMILY FOR-SALE PROJECTS: B&B ASSOCIATES (165-167 RIDGEDALE AVE)



PLAN OVERVIEW: AGE-RESTRICTED PROJECTS



TOTAL AGE-RESTRICTED
PROJECTS:

1 SITES



TOTAL NUMBER OF AGE-
RESTRICTED UNITS:

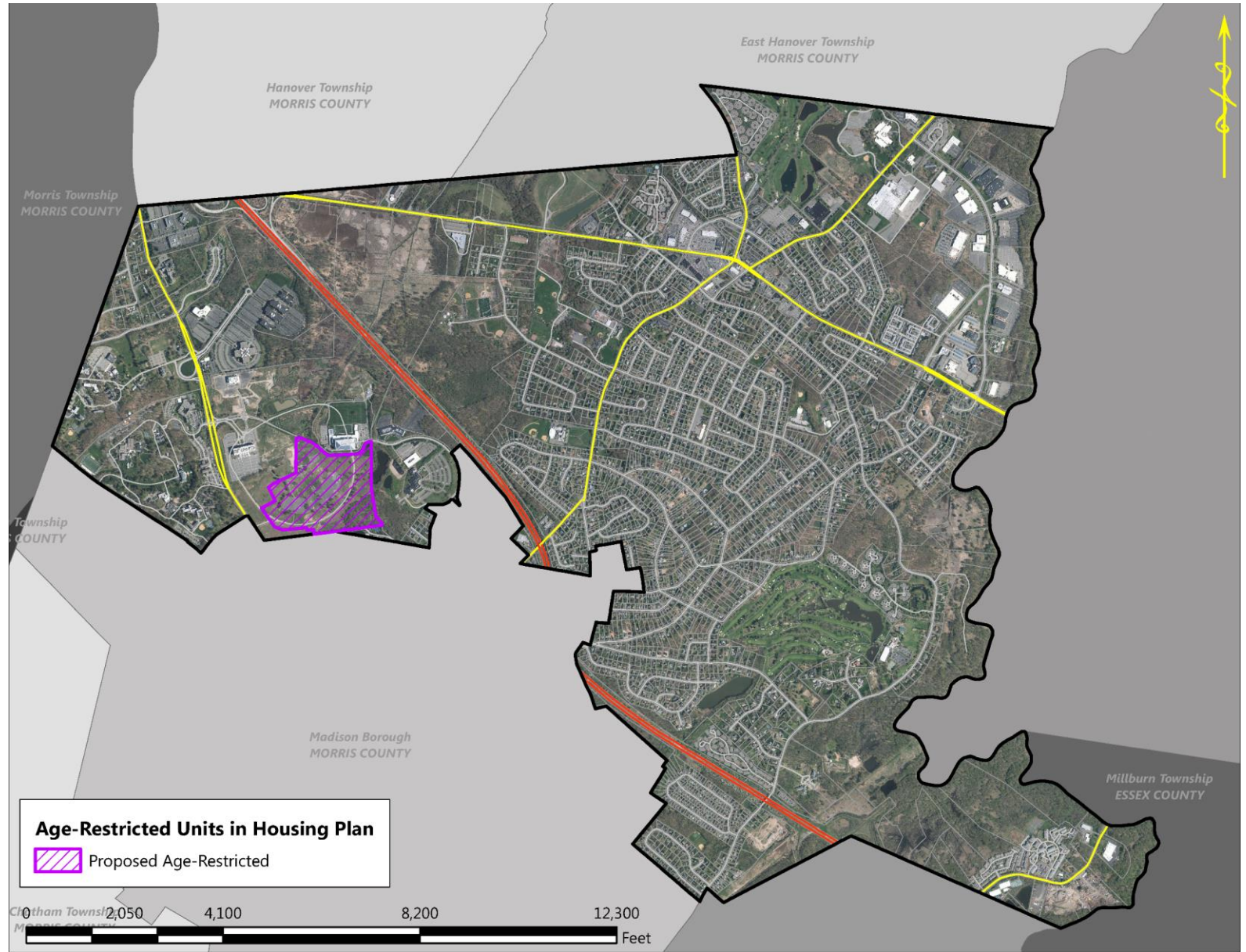
425 UNITS



TOTAL AGE-RESTRICTED
SET-ASIDE:

18 AFFORDABLE UNITS

PLAN OVERVIEW: AGE-RESTRICTED PROJECTS



AGE- RESTRICTED PROJECTS: PULTE/DEL- WEBB

(86 PARK AVENUE/
THE GREEN AT
FLORHAM PARK)

PROJECT DETAILS

- 425 For-Sale Townhomes and Single-Family Homes
- 18 Affordable For-Sale Units

SITE DETAILS

- Block 1401, Lot 1.06
- 79 Acre Parcel
- Density : 5.4 Units/Acre
- Approved by Planning Board Application #17SP-3 & 17MSD-2
March 12, 2018

STATUS

- Approvals Received
 - Approved by Planning Board Application #17SP-3 & 17MSD-2
March 12, 2018
- Under Construction

AGE-RESTRICTED PROJECTS: PULTE/DEL-WEBB

(PARK AVENUE / THE GREEN AT FLORHAM PARK)



PLAN OVERVIEW: SPECIAL NEEDS PROJECTS



TOTAL SPECIAL NEEDS
PROJECTS:

1 SITES



TOTAL SPECIAL NEEDS
UNITS:

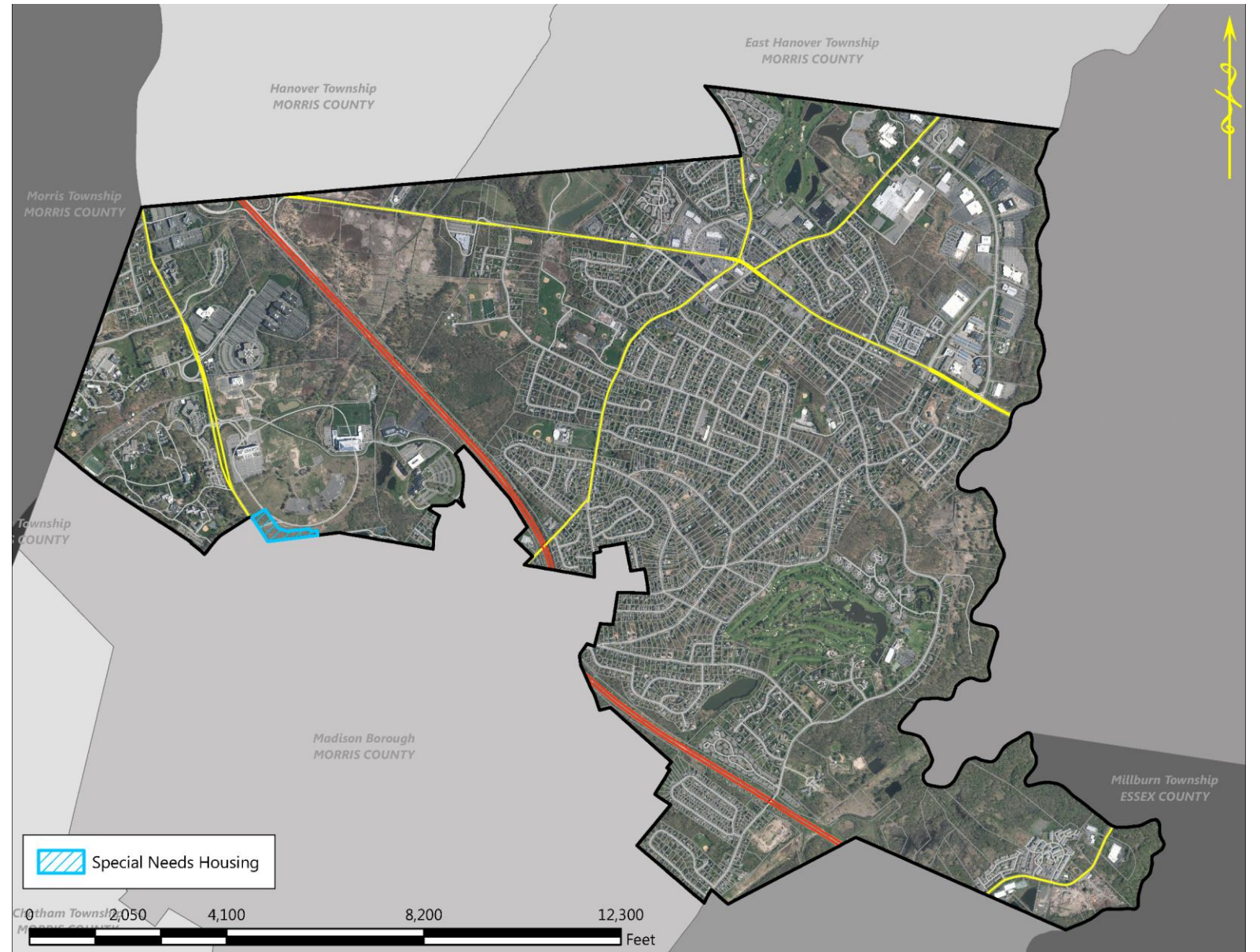
102 BEDS



TOTAL SPECIAL NEEDS SET-
ASIDE:

102 AFFORDABLE UNITS

PLAN OVERVIEW: SPECIAL NEEDS PROJECTS



SPECIAL NEEDS PROJECTS: BERGEN UNITED WAY

*(PARK AVENUE /
THE GREEN AT
FLORHAM PARK)*

PROJECT DETAILS

- 102 Special Needs Beds
- 100% Affordable

SITE DETAILS

- Block 1401, Lot 1.09
- 8 Acre Parcel
- Application #19SP-1 Approved by Planning Board by Resolution dated February 12, 2019

STATUS

- Approvals Received
 - Application #19SP-1 Approved by Planning Board by Resolution dated February 12, 2019
- Under Construction

SPECIAL
NEEDS
PROJECTS:
BERGEN
UNITED WAY
(PARK AVENUE /
THE GREEN AT
FLORHAM PARK)

