

**2016 AMENDMENT & SUPPLEMENT
TO
THE 2008 HOUSING ELEMENT AND
FAIR SHARE PLAN
September 2016**

**Hardyston Township
Sussex County, New Jersey**

Reviewed by Hardyston Planning Board

Prepared By:

Carrine Piccolo-Kaufer, AICP, PP
Township Planner

Revised September 14, 2016

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

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I. INTRODUCTION

Purpose

The following is intended to supplement and amend the Township of Hardyston's 2008 Housing Element and Fair Share Plan, which received substantive certification from the New Jersey Council on Affordable Housing in May 2009. The plan will provide updated information on population, housing and development patterns since the prior plan was adopted utilizing data from the 2010 US Census and 5 year estimates from the 2014 American Community Survey.

In addition the revised Fair Share Plan will address the new municipal fair share obligation utilizing the process outlined by the New Jersey Supreme Court in their March 10, 2015 decision. Given the Township's history and the fact that they were granted substantive certification in 2009 for the period from 1987- 2018, prior to the invalidation of the 3rd round rules N.J.A.C 5:97, the Township is relying on the existing 2008 Housing Element and Fair Share Plan (HEFSP) as the basis for meeting its affordable housing obligation. The 2008 HEFSP and Substantive Certification Report prepared by COAH are included as part of this plan as Appendix A and Appendix B. Also attached as Appendix C is the Settlement Dismissal with Fair Share Housing Center before the New Jersey Superior Court Appellate Division settling and dismissing FSHC's objections before COAH to the Township's 2008 HEFSP.

Municipal Summary

Hardyston Township is 32 square miles in size and has localized developed areas with less developed environmentally constrained outlying areas, especially in the west. The Township is bounded by several municipalities including Vernon Township, West Milford Township, Jefferson Township, Sparta Township, Borough of Ogdensburg, Lafayette Township, and Wantage Township. Moreover, Township itself surrounds the Borough of Hamburg and the Borough of Franklin.

The population of Hardyston Township has increased from 6,171 in 2000 to 8,213 in 2010. The 2014 American Community Survey estimates the population to be slightly less than the 2010 census at 8,126. The 2010 median age in Hardyston Township was 42.8 years, which was slightly older than the Sussex County median age of 41.8 years. The median household size dropped slightly from the 2000 level of 2.66 persons to 2.52 persons in 2010.

The housing stock of the Township is predominantly single-family detached dwelling units of which a majority was built after 1980. The Township is not a job intensive area compared with the counties of the surrounding region. According to the guidelines established by COAH, Hardyston Township is located in the affordable housing Region 1, a region that consists of Sussex, Bergen, Hudson and Passaic counties.

Mount Laurel Background

In the case of Southern Burlington County NAACP v. the Township of Mount Laurel, (commonly known as Mount Laurel I), the New Jersey Supreme Court established the doctrine that developing municipalities in New Jersey have a constitutional obligation to provide a realistic opportunity for the construction of low and moderate income housing in their communities. In its Mount Laurel decision, decided on January 20, 1983 (Mount Laurel II), the Supreme Court expanded the Mount Laurel doctrine by stating that this constitutional responsibility extended to all municipalities in New Jersey. The Court also established various remedies, including the “builder remedy” or court-imposed zoning, to ensure that municipalities actually addressed this obligation.

In response to the Mount Laurel II decision, the New Jersey Legislature adopted the Fair Housing Act in 1985 (Chapter 222, Laws Of New Jersey, 1985). The Fair Housing Act established a Council on Affordable Housing (COAH) as an administrative alternative to the courts. COAH was also given the responsibility of establishing various housing regions in the state, determining regional and municipal fair share affordable housing obligations and adopting regulations establishing the guidelines and approaches that municipalities may use in addressing their affordable housing need.

New Jersey municipalities, by and through the voluntary process known as Substantive Certification, would petition COAH to endorse and approve the municipal housing element and fair share plan component of a municipal master plan. The Substantive Certification process previously assured administrative protection to municipalities from legal challenges to their respective municipal housing elements and fair share plans for municipalities that chose to participate in the substantive certification process. The Substantive Certification process was organized into three separate rounds of compliance, known as First, Second and Third Round Substantive Certification, whereby municipalities would submit separate First, Second and Third Round Municipal Housing Elements and Fair Share Plans.

Since 2005, COAH and the Substantive Certification process have been in a constant state of flux. The Third Round Substantive Certification process and rules as set forth in N.J.A.C. 5:97-1, et seq were invalidated by the New Jersey Supreme Court. Since then numerous legal challenges have been filed with the Court and multiple revisions of the rules have been drafted but not adopted.

On March 10, 2015, the New Jersey Supreme Court issued an order in response to previous legal action filed by the Fair Share Housing Center. The Supreme Court Order authorizes the courts to hear and decide actions addressing municipal compliance with constitutional Mount Laurel obligations by municipalities that had previously sought the protections of the FHA through COAH. The Supreme Court Order effectively eliminates the substantive certification administrative process as overseen and enforced by COAH, through which Municipal Housing Elements and Fair Share Plans were previously endorsed and approved.

The Supreme Court Order recognizes two categories of municipalities that previously participated in the substantive certification process; "certified" municipalities and "participating" municipalities. A certified municipality is a town that previously received First, Second and Third Round Substantive Certification from COAH. A participating municipality is a town that participated in the substantive certification process but had yet to receive Third Round Substantive Certification at the time of the invalidation of the Third Round rules. Hardyston is a certified municipality. Accordingly, its HEFSP should not be lightly disturbed unless necessary in re Adoption of N.J.A.C 5:96 and 5:97 ex rel. New Jersey Council on Affordable Housing (221 NJ 1, 25 2015).

History of Mt. Laurel Compliance

For nearly two decades, Hardyston Township has willingly and proactively participated in the affordable housing process in New Jersey. Hardyston received Second Round Substantive Certification of its Municipal Housing Element and Fair Share Plan from COAH on November 7, 2001 and received Third Round Substantive Certification of its Municipal Housing Element and Fair Share Plan from COAH on May 14, 2009. The Township of Hardyston Municipal Housing Element and Fair Share Plan, adopted December 5, 2008 fully addressed the prior round obligation, rehab obligation, and growth share obligation as determined by the methodology adopted in the Third Round rules set forth in N.J.A.C 5:97-1, et seq. The Township's prior round obligation was addressed using a combination of existing group homes, a proposed group home, and rental bonuses. The Township's Third Round obligation was addressed using a

combination of proposed group homes, approved inclusionary developments, and a market-to-affordable program.

Since receiving Substantive Certification, Hardyston has actively moved forward to implement the 2008 plan. Despite the stalled economy which has limited residential development and prevented the construction of affordable units within inclusionary developments the Township has created new affordable housing units, utilizing development fees from the Township's affordable housing trust fund. The Township's inclusionary developments continue to be viable projects, and will generate affordable units in the future.

Although the Third Round Substantive Certification process and rules as set forth in N.J.A.C. 5:97-1, et. seq. were invalidated by the New Jersey Supreme Court, subsequent to Hardyston receiving Third Round Substantive Certification, Hardyston voluntarily petitioned for Second and Third Round Substantive Certification and has demonstrated full compliance with all applicable affordable housing obligations as required.

Content of the Housing Element & Fair Share Plan

Pursuant to both the Fair Housing Act and the Municipal Land Use Law (MLUL), municipalities in New Jersey are required to include a housing element in their master plans. The principal purpose of the housing element is to provide for methods of achieving the goal of access to affordable housing to meet the municipality's low and moderate income housing needs. The statutory required contents of the housing element are:

- a. An inventory of the municipality's housing stock by age, condition, purchase or rental value, occupancy characteristics, and type, including the number of units affordable to low and moderate income households and substandard housing capable of being rehabilitated;
- b. A projection of the municipality's housing stock, including the probable future construction of low and moderate income housing, for the ten years, taking into account, but not necessarily limited to, construction permits issued, approvals of applications for development and probable residential development of lands;
- c. An analysis of the municipality's demographic characteristics, including but not necessarily limited to, household size, income level and age;

- d. An analysis of the existing and probable future employment characteristics of the municipality;
- e. A determination of the municipality's present and prospective fair share for low and moderate income housing and its capacity to accommodate its present and prospective housing needs, including its fair share for low and moderate income housing; and
- f. A consideration of the lands that are most appropriate for construction of low and moderate income housing and of the existing structures most appropriate for conversion to, or rehabilitation for low and moderate income housing, including a consideration of lands of developers who have expressed a commitment to provide low and moderate income housing.

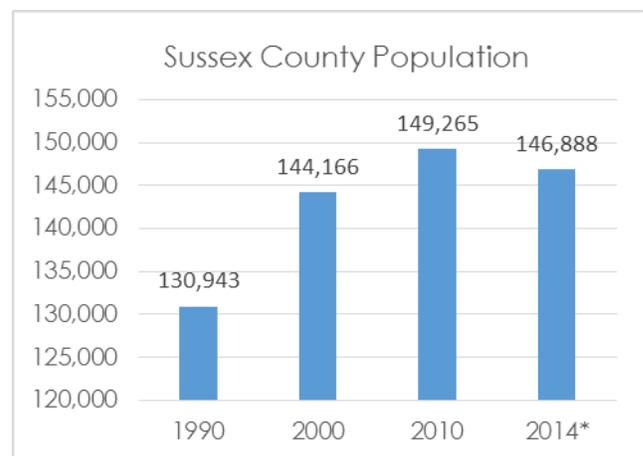
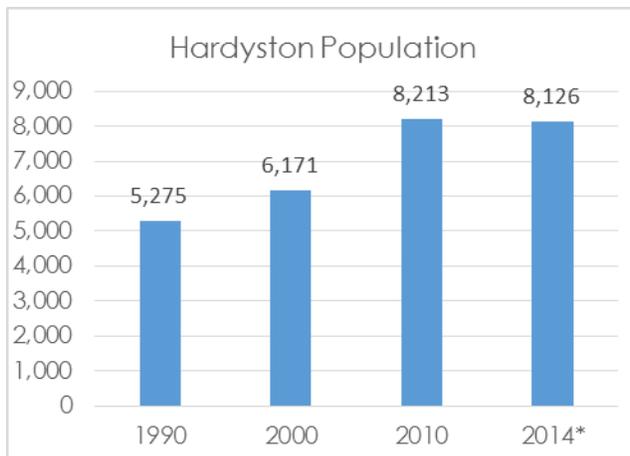
II. DEMOGRAPHICS

POPULATION

In 2010, the population of Hardyston Township was 8,213, an increase of 2,042 people or 33 percent from the 2000 population. The large population growth is a result of the housing boom in the early 2000's and the development of a few large scale residential and resort-oriented developments. However, since 2010 the American Community Survey estimates that both Hardyston and Sussex County have seen a modest decline in population. The decline is likely the result of the Great Recession and the decline of the housing market. In addition, statewide trends demonstrate that millennials and younger people are choosing to live in areas outside of Hardyston and Sussex County. The population trends experienced in Hardyston Township, Sussex County and the State of New Jersey from 1930 through 2014 are shown below.

Populations Trends, 1930 to 2014									
Year	Hardyston Township			Sussex County			New Jersey		
	Population	Change		Population	Change		Population	Change	
		Number	Percent		Number	Percent		Number	Percent
1930	947	-	-	27,830	-	-	4,041,334	-	-
1940	1,034	88	9.3	29,632	1,802	6.5	4,160,165	118,831	2.9
1950	1,279	245	23.7	34,423	4,791	16.2	4,835,329	675,164	16.2
1960	2,206	927	72.5	49,255	14,832	43.1	6,066,782	1,231,453	20.3
1970	3,499	1,293	58.6	77,528	28,273	57.4	7,171,112	1,104,330	18.2
1980	4,553	1,054	30.1	116,119	38,591	49.8	7,365,011	463,899	6.5
1990	5,275	722	15.9	130,943	14,824	12.8	7,730,188	365,177	5.0
2000	6,171	896	16.9	144,166	13,223	10.1	8,414,350	684,162	8.9
2010	8,213	2,042	33.1	149,265	5,099	3.5	8,791,894	377,544	4.5
2014*	8,126	-87	-1.1	146,888	-2,377	-1.6	8,874,374	82,480	.9

* 2014 data is based on the 2014 population estimates from U.S. Census American Community Survey



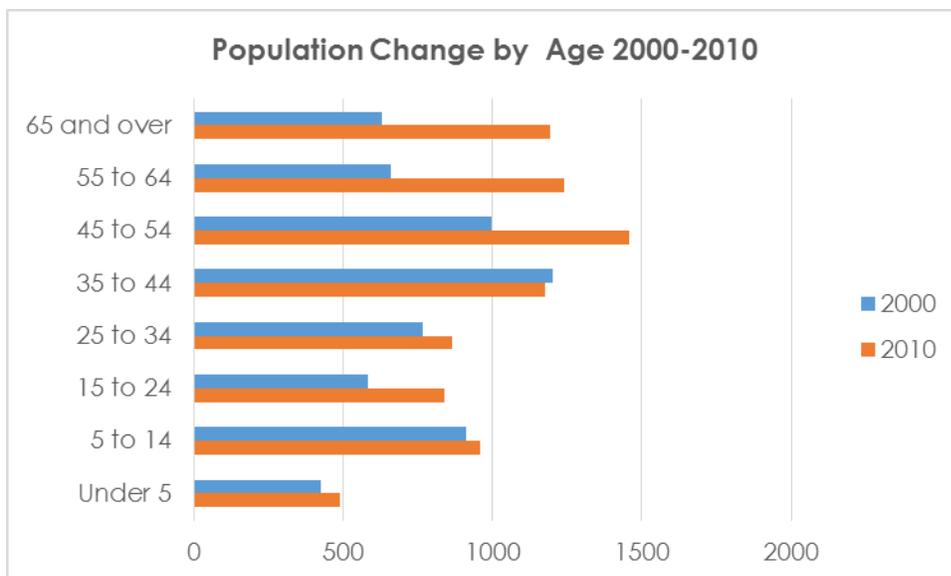
POPULATION COMPOSITION BY AGE

The largest increases in the Township occurred in the 55 to 64 and 65 and over age cohorts, which experienced increases of 88.2 % and 89.5%, respectively. There was a decline in the 35 to 44 age cohort (-2.2%).

Population by Age 2000 and 2010, Hardyston Township						
Population	2000		2010		Change, 2000 to 2010	
	Number	Percent	Number	Percent	Number	Percent
Under 5	424	6.9	487	5.9	63	14.9
5 to 14	913	14.7	959	11.7	46	5
15 to 24	581	9.4	839	10.2	258	44.4
25 to 34	768	12.4	864	10.5	96	12.5
35 to 44	1,200	19.4	1,174	14.3	-26	-2.2
45 to 54	996	16.1	1,456	17.7	460	46.2
55 to 64	659	10.6	1,240	15.1	581	88.2
65 and over	630	10.3	1,194	14.5	564	89.5
Total	6,171	100	8,213	100	2,042	33.1

Population by Age, 2000 and 2010, Sussex County						
Population	2000		2010		Change, 2000 to 2010	
	Number	Percent	Number	Percent	Number	Percent
Under 5	9,815	6.8	7,963	5.3	-1,852	-18.9
5 to 14	23,876	16.6	20,571	13.8	-3,305	-13.8
15 to 24	15,517	10.7	18,528	12.4	3,011	19.4
25 to 34	17,501	12.1	14,178	9.5	-3,323	-19.0
35 to 44	27,881	19.3	21,480	14.4	-6,401	-23.0
45 to 54	23,384	16.2	27,845	18.7	4,461	19.1
55 to 64	13,040	9	20,850	14.0	7,810	59.9
65 and over	13,152	9.1	17,850	12.0	4,698	35.7
Total	144,166	100	149,265	100	5,099	3.5

The County also saw significant increases in the 55 to 64 and 65 and over age cohorts, and a significant decrease in all other age cohorts except the 15 to 24 and 45 to 54 age cohorts. The median age of Hardyston Township in 2010 was 43.4 years. Analysis of age group characteristics provides insight regarding the actual changes in population. Available data makes it clear that both Hardyston and the County are experiencing little to no growth and that the existing population is aging. Population trend indicate that younger singles and families are leaving for other places. This comparison is helpful to determine the impacts of these changes on housing needs, community facilities and services for the municipality and County overall.



HOUSEHOLDS

A household is defined as one or more persons, whether related or not, living together in a dwelling unit. In 2010, there were a total of 3,255 households in Hardyston Township. The average number of persons per household for the Township in 2010 was 2.52 slightly lower than the County's average of 2.69. Both the Township's and the County's largest percentage of households was two-person households (37.5 and 32.5 respectively)

HOUSEHOLD SIZE- Occupied Housing Units Hardyston Township and Sussex County				
	Township	Percent	County	Percent
1-person household	718	22.1	11,482	21
2-person household	1,221	37.5	17,807	32.5
3-person household	566	17.4	10,100	18.4
4-person household	495	15.2	9,412	17.2
5-person household	186	5.7	4,108	7.5
6-person household	49	1.5	1,290	2.4
7-or-more-person household	20	.6	553	1
Average Household Size	2.52		2.69	

Family households are defined as two or more persons, living in the same household related by blood, marriage or adoption. The largest percentage of households was family households comprising 73 percent with the average family size being 2.97. Furthermore, the majority of the family households were married-couple family (59.9%) with 31 percent of them having children under the age of 18. Only 22 percent of households were one-person households with 12.2 percent being female and 9.8 percent being male. Non-family households are defined a

household that consists of a householder living alone or where the householder shares the home exclusively with people whom he/she is not related. These households only comprised 5 percent of the Township while other family households comprised 13.1 percent.

Household Size and Type Hardyston Township		
	Total	Percent
	3,255	100
1-person household:	718	22.1
Male householder	320	9.8
Female householder	398	12.2
2 or more person household:	2,537	77.9
Family households:	2,375	73
Married-couple family:	1,949	59.9
With own children under 18 years	79	23
No own children under 18 years	1,200	36.9
Other family:	426	13.1
Male householder, no wife present:	123	3.8
With own children under 18 years	51	1.6
No own children under 18 years	72	2.2
Female householder, no husband present:	303	9.3
With own children under 18 years	142	4.4
No own children under 18 years	161	4.9
Non-family households:	162	5
Average Family Size	2.97	

INCOME

Hardyston Township had a lower median household income compared to the County and the State. As measured in the 2014 American Community Survey by the U.S. Census Bureau, the median income in Hardyston Township was \$90,625, \$3,228 more than the County and \$18,563 more than the State's median income. Approximately 31 percent of the households within the Township had a household income within the range of \$35,000 to \$75,000. Those who fell into the \$75,000 to 150,000 equaled approximately 47 percent.

Per Capita and Household Income 2014 Hardyston Township, Sussex County, New Jersey		
	2014 Per Capita	2014 Median Household
Hardyston Township	41,723	90,625
Sussex County	38,454	87,937
New Jersey	36,359	72,062

Households Income In 2014 Hardyston Township and Sussex County				
	Hardyston Township		Sussex County	
	Number	Percent	Number	Percent
Total households	3,3334	100	54,248	100
Less than \$10,000	63	1.9	1,285	2.4
\$10,000 to \$14,999	73	2.2	1,589	2.9
\$15,000 to \$24,999	130	3.9	2,976	5.5
\$25,000 to \$34,999	177	5.3	3,333	6.1
\$35,000 to \$49,999	134	4	5,257	9.7
\$50,000 to \$74,999	717	21.5	8,875	16.4
\$75,000 to \$99,999	668	20	8,034	14.8
\$100,000 to \$149,999	888	26.6	12,371	22.8
\$150,000 to \$199,999	230	6.9	5,664	10.4
\$200,000 or more	254	7.6	4,864	9
Median household income	90,625		87,397	

POVERTY STATUS

Of the 8,126 persons in Hardyston in 2014, 3.8 percent lived in poverty. 5 percent of those living in poverty are between the ages of 18 and 65.

Poverty Status 2014 Hardyston Township and Sussex County				
	Hardyston Township		Sussex County	
		Percent		Percent
Total persons	8,126	100	146,888	100
Total persons below poverty level		3.8		5.7
Under 18		3.7		7.4
18 to 65		4.8		5.5
Over 65		0		3.8

HOUSEHOLD COSTS

The tables below show the expenditures for housing for those who own and rent in Hardyston Township. Approximately 46 percent of renters spend 30 percent or more of their household income on housing. Moreover, approximately 39.5 percent of owners spent 30 percent or more of their household income on housing. The general affordability standard used is that no more than 30 percent of gross income should be allocated for housing costs.

Selected Monthly Owner Costs As A Percentage Of Household Income in Hardyston Township 2014		
	Number	Percent
Total owner-occupied housing units	2,096	100
Less than 20 percent	517	24.7
20 to 24 percent	493	23.5
25 to 29 percent	259	12.4
30 to 34 percent	239	11.4
35 percent or more	588	28.1
Not computed	0	

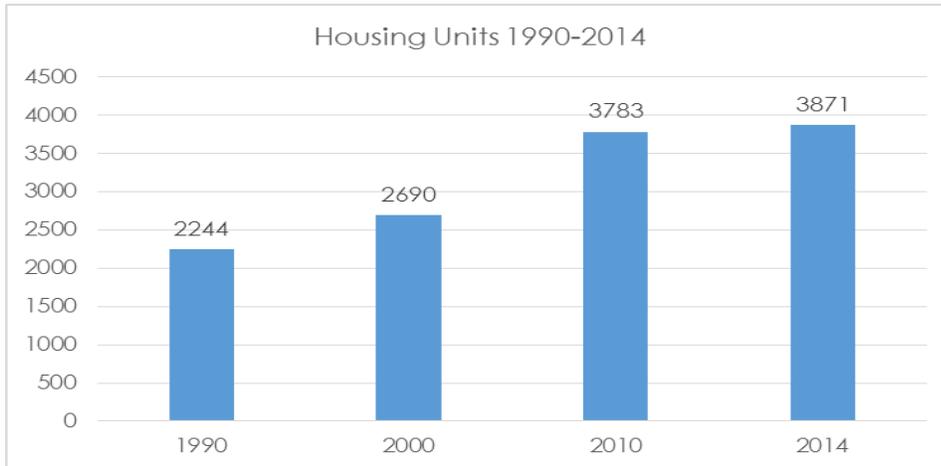
Source: 2014 American Community Survey – U.S. Census

Gross Rent As A Percentage Of Household Income Hardyston Township 1999		
	Number	Percent
Total renter-occupied housing units	409	100
Less than 15 percent	17	4.2
15 to 19 percent	65	15.9
20 to 24 percent	125	30.6
25 to 29 percent	13	3.2
30 to 34 percent	6	1.5
35 percent or more	182	44.7
Not computed	62	

III. EXISTING HOUSING CONDITIONS

HOUSING UNIT DATA

According to the 2014 American Community Survey, Hardyston Township had a total of 3,871 housing units. This is an increase of 1,627 units since 1990.



Of the 3,334 occupied housing units, 2,863 or 85.9 percent were owner occupied while 471 or 14.1 percent were renters. As result of the housing boom in the early 2000's, approximately 43% of the housing stock was built from 1999 to 2009. The Great Recession has since slowed the growth of new housing stock.

Housing Data Hardyston Township		
	Total	Percent
HOUSING UNITS		
Total Occupied Units	3334	100
TENURE		
Owner occupied	2,863	85.9
Renter occupied	471	14.1
YEAR STRUCTURE BUILT		
Built 2010 or later	12	.3
Built 2000 to 2009	1,060	27.4
Built 1990-1999	607	15.7
Built 1980 to 1989	434	11.2
Built 1970 to 1979	386	10.0
Built 1960 to 1969	583	15.1
Built 1950 to 1959	454	11.7
Built 1940 to 1949	174	4.5
Built 1939 or earlier	161	4.2

HOUSING TYPE AND SIZE

A majority of the housing stock in Hardyston Township is single-family detached housing. In 2014, there were 2,391 single-family detached homes representing 61.8 percent of the housing stock. The second largest type, with 27 percent, was single-family attached. All multi-family housing represented approximately 10.2 percent of the housing stock within the Township with no single structure containing more than 20 units.

The median number of rooms within housing structures in the Township was 6.1 with the largest percentage of structure (24.1%) having six rooms. Approximately 65 percent of the structures had six or more rooms while 35 percent had four or less rooms.

Housing Type and Size Hardyston Township		
UNITS IN STRUCTURE		
Total	3,871	100
1, detached	2,391	61.8
1, attached	1,044	27
2	33	.9
3 or 4	116	3.0
5 to 9	129	3.3
10 to 19	106	2.7
20 or more	10	.3
Mobile home	42	1.1
Boat, RV, van, etc.	0	0
ROOMS		
1 room	0	0
2 rooms	86	2.2
3 rooms	107	2.8
4 rooms	451	11.7
5 rooms	716	18.5
6 rooms	932	24.1
7 rooms	524	13.5
8 rooms	437	11.3
9 or more rooms	618	16
Median number of rooms	6.1	

OCCUPANCY

According to the 2014 American Community Survey, out of the 3,871 units in Hardyston Township, 3,334 or 86 percent were occupied while 537 or 13.9 percent were vacant.

OCCUPANCY STATUS Hardyston Township		
	Total	Percent
Total	3,871	100
Occupied	3,334	86.1
Vacant	537	13.9

HOUSING VALUES AND CONTRACT RENTS

Housing values for owner-occupied housing units in 2014 are listed in the table below along with the contract rents. 41.5 percent of the owner-occupied housing has a value that falls within \$200,000 to \$299,999. The second highest value range was \$300,000 to 499,999 followed by housing values in the \$150,000 to \$199,999 range. The median value in Hardyston Township was \$274,600 and, of the owner-occupied units 767 or 26.8 percent have no mortgage. The median contract rent in Hardyston Township in 2014 was \$1,655. The largest group of renters (58.9%) paid rents greater than \$1,500.

VALUE FOR ALL OWNER-OCCUPIED HOUSING UNITS Hardyston Township		
	Total	Percent
Total	2,863	100
Less than \$50,000	96	3.4
\$50,000- \$99,999	16	.6
\$100,000- \$149,999	48	1.7
\$150,000- \$199,999	434	15.2
\$200,000 to \$299,999	1,187	41.5
\$300,000 to \$499,999	878	30.7
\$500,000 to \$999,999	151	5.3
\$1,000,000 or more	53	1.9
Median value	274,600	
MORTGAGE STATUS		
Housing units with a mortgage, contract to purchase, or similar debt:	2,096	73.2
Housing units without a mortgage	767	26.8

CONTRACT RENT Hardyston Township		
	Total	Percent
Total renter occupied units	409	100
Less than \$200	0	0
\$200- \$299	0	0

\$300-\$499	10	2.4
\$500-\$749	0	0
\$750-999	38	9.3
\$1,000-\$1,499	120	29.3
\$1,500 or more	241	58.9
Median Contract Rent	1,655	

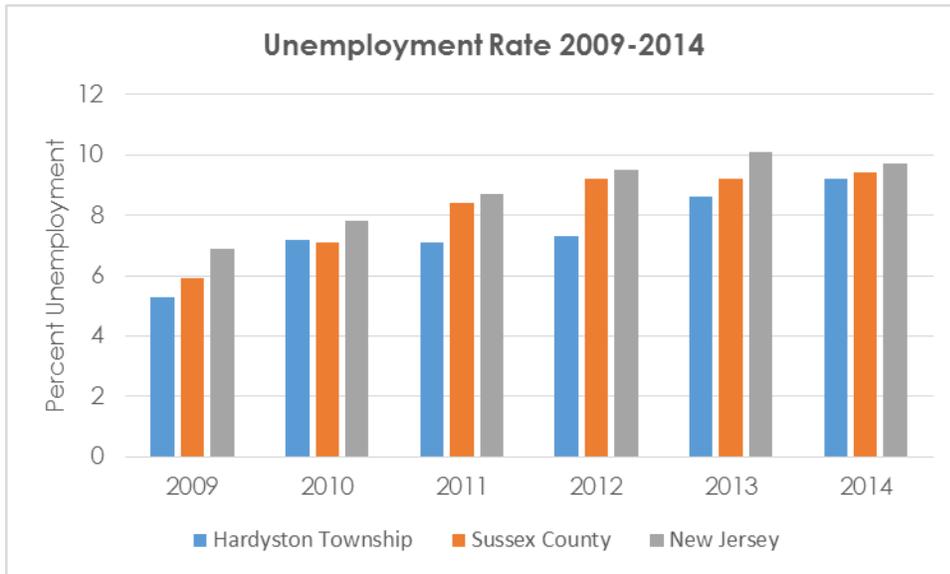
HOUSING CONDITIONS

The table below details the condition of housing within Hardyston Township based on heating fuel, plumbing facilities, kitchen facilities, telephone service and overcrowding. These factors are utilized in determining housing deficiency. According to the 2014 American Community Survey, Hardyston Township only had 26 units lacking in plumbing facilities and 32 lacking in complete kitchen facilities. Moreover, only 63 or 1.9 percent of the units had no telephone service. In addition with 99 percent of the units having one or less occupant per room, overcrowding is not an issue in Hardyston Township.

Housing Conditions Hardyston Township		
	Total	Percent
House Heating Fuel- Occupied housing units		
Total	3,334	100
Utility gas	1,442	43.3
Bottled, tank, or LP gas	174	5.2
Electricity	229	6.9
Fuel oil, kerosene, etc.	1,304	39.1
Coal or coke	0	0
Wood	167	5.0
Solar energy	0	0
Other fuel	18	.5
No fuel used	0	0
Occupants per Room-Occupied housing units		
Total	3,334	100
1.00 or less	3,315	99.4
1.01 to 1.50	19	.6
1.51 or more	0	0.0
Facilities- Total units		
Total	3,334	100
Lacking complete plumbing facilities	26	.8
Lacking complete kitchen facilities	32	1.0
No Telephone Service	63	1.9

IV. EMPLOYMENT DATA

The chart details the unemployment rate for Hardyston, Sussex County and the State from 2009 to 2014. The unemployment rate for Hardyston Township has been consistently lower than the State and lower than or equal to Sussex County. The unemployment rate in 2014 for Hardyston Township was 9.2 percent.



Source: U.S. Census American Community Survey 2009-2014

CLASS OF WORKER AND OCCUPATION

The majority of workers living in Hardyston Township were a part of the private wage and salary worker group (76.5%). The second largest category was government workers (14.8%) followed by those who were self-employed (8.7%). Those that worked within the private wage field were concentrated heavily in management /professional positions and sales and office occupations. These two categories of worker equaled 69.2 percent of employed residents within Hardyston Township (39.2% and 30% respectively).

Class of Worker, 2014 Hardyston Township		
	Number	Percent
Total	4,401	100
Private wage and salary worker	3,366	76.5
Government worker	651	14.8
Self-employed worker	384	8.7
Unpaid family worker	0	0

Occupation, 2014 Hardyston Township		
	Number	Percent
Employed civilian population 16 years and over	4,401	100
Management, professional, and related occupations	1,723	39.2
Service occupations	507	11.5
Sales and office occupations	1,322	30.0
Natural resources, construction, and maintenance occupations	340	7.7
Production, transportation, and material moving occupations	509	11.6

COMMUTING TO WORK

According to the 2014 American Community Survey, the mean travel time to work for those who lived in Hardyston Township was approximately forty-one (41) minutes. Thirty-one percent traveled more than an hour to get to work while only 18.3 percent traveled less than fifteen minutes. The largest proportion of workers commuted by automobile (86.4%). Of the percentage that traveled by automobile, an overwhelming 79.8 percent of them drove alone while only 6.7 percent carpooled. Those who used public transportation only comprised 2.9 percent.

Travel Time to Work, 2014 Hardyston Township	
	Percent
Workers who did not work at home	100
Less than 10 minutes	11.4
10 to 14 minutes	6.9
15 to 19 minutes	11.5
20 to 24 minutes	6.3
25 to 29 minutes	3.1
30 to 34 minutes	7.1
35 to 44 minutes	6.8
45 to 59 minutes	15.7
60 to 89 minutes	31.4
Mean travel time to work (minutes)	40.8

Means Of Commute, 2014 Hardyston Township		
	Number	Percent
Workers 16 years and over	4,359	100
Car, truck, or van		
Drove alone	3,478	79.8
Carpooled	290	6.7
Public transportation	128	2.9
Walked	25	0.6
Other means	72	1.7
Worked at home	366	8.4

Covered Employment

There is currently very limited information available on actual job opportunities within municipalities. The Department of Labor collects information on covered employment, which is employment and wage data for private employees covered by unemployment insurance. The tables below provide a snapshot of private employers located within Hardyston Township. The first table reflects the number of jobs covered in private employment from 2010 through 2014. The second table reflects the disbursement of jobs by industry as per NAICS classification and salaries in 2014.

Private Wage Covered Employment: 2010-2014, Hardyston

Year	Number of Jobs	# Change	% Change
2010	1,033	-	-
2011	956	-77	-7.5
2012	957	1	.1
2013	941	-16	-1.7
2014	1,307	366	38.9

According to the New Jersey employment & wages annual municipality report by sector (NAICS based), in 2014 there were no agriculture, forestry, fishing and hunting, mining, utilities, transportation and warehousing, information, administrative and waste services, and educational services industries within the municipality. The largest number of jobs in 2014 was in the health care and social assistance industry while the highest annual wage could be found in the manufacturing industry.

Private Employment and Wages 2014, Hardyston Township

Industry	Employment				Wages	
	March	June	September	December	Weekly	Annual
Utilities						
Construction	47	35	50	49	\$749	\$38,965
Manufacturing	34	30	30	31	\$937	\$48,745
Wholesale trade						
Retail trade	39	42	40	41	\$396	\$20,579
Transportation/Warehousing	92	79	91	84	\$467	\$24,280
Finance and insurance						
Real estate	9	8	7	7	\$680	\$35,358
Professional and technical services						
Administration/Waste Remediation						
Education						
Health care and social assistance	130	131	134	140	\$439	\$22,836
Arts, entertainment, and recreation						
Accommodation and food services						
Other services, except public administration	45	52	52	44	\$445	\$23,154
Unclassified entities						
Private Sector Total	983	911	909	1307	\$570	\$29,651

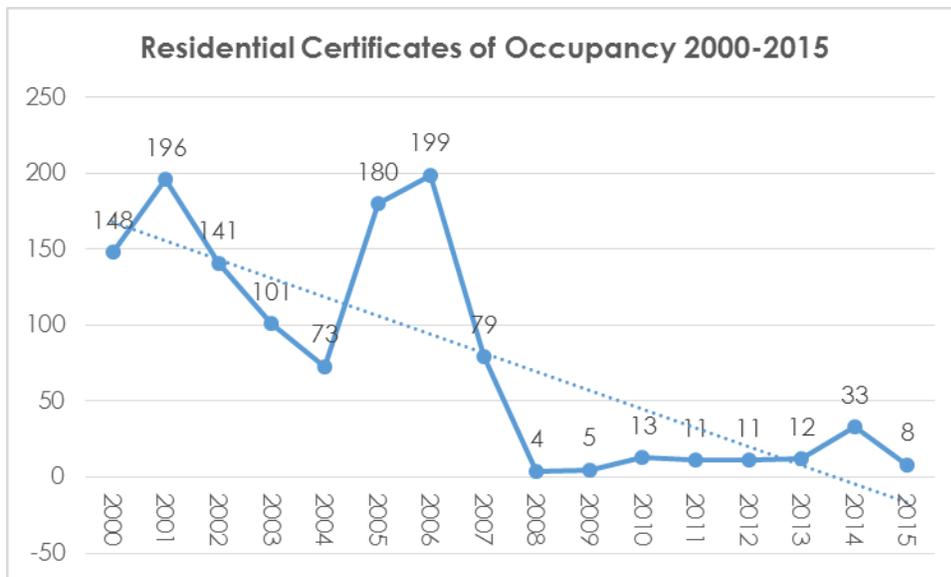
Source: New Jersey Department of Labor Quarterly Census of Employment and Wages

IV. PROJECTED FUTURE HOUSING STOCK

The Municipal Land Use Law requires the Municipal Housing Element to consider future housing stock. In the previous 2008 Housing Element and Fair Share Plan, Hardyston Township relied upon the residential and non-residential growth projections for the period 2008-2018 prepared by the Council on Affordable Housing as part of the invalidated third-round growth share methodology.

Since the growth share methodology has been invalidated and the courts have moved the process for compliance with the Fair Housing Act to the courts, municipalities must determine their projected growth by relying on historical trends and actual growth data.

As noted previously, the American Community Survey prepared by the U.S. Census Bureau has noted a population decline in Hardyston that is similar to the trend throughout Sussex County. While the early part of the 21st century was marked by significant residential growth, with more than 100 new residential units per year being constructed, the dramatic decline in the housing market and the Great Recession post 2008 have resulted in near halt on new construction compared to earlier years. The following chart depicts the dramatic shift in residential development over the course of the last fifteen years.



Despite the existing land use approvals that would allow for a large scale new residential development, the current economy, demographic trends and slowly recovering housing market would assume minimal new residential growth over the next ten years. In addition, any new residential development that would occur over the next ten years would likely be part of existing

developments with approvals that incorporate affordable housing as part of the Township's inclusionary zoning practices and noted in the Township's 2008 Housing Element and Fair Share Plan.

V. AFFORDABLE HOUSING OBLIGATION

2008 Housing Element & Fair Share Plan Obligation

The prior Third Round methodology used for determining a municipality's obligation in 2008 was composed of three parts; the rehabilitation share, prior round share (1987-1999) and the growth share based on actual growth from the period 2004-2018.

Hardyston Township's total obligation as determined in the 2008 HEFSP is represented in the table below.

Hardyston Township Obligation	
Rehabilitation Share 1999-2018	9
1987-1999 Prior Round Obligation	18
Growth Share	213
Total Obligation	240

Current Obligation

The determination of the affordable housing obligation for each municipality was once the function of the Council on Affordable Housing. The 2015 Court Order eliminated the assignment of need by COAH and instead has required each municipality to prepare a new estimate of their municipal obligation and a Fair Share Plan to address that obligation.

Pursuant to the Court's determination and a Settlement Agreement with Fair Share Housing Center (Dated September 14, 2016 and attached as Appendix I), Hardyston Township is relying on the obligation as identified in the Fair Share Housing Center Report prepared by David N. Kinsey, dated July 26, 2016. The total current obligation is as follows:

Hardyston Township Obligation	
Present Need (Rehab)	31
1987-1999 Prior Round	18
Prospective Need	270
Total Obligation	319

Development Analysis – Addressing the Obligation

The following will examine the key factors affecting the future development potential of Hardyston Township and the ability for the Township to address the affordable housing obligation as detailed above. Hardyston Township is impacted by a number of significant environmental and regulatory constraints as well a limited public water and sewer infrastructure/capacity

Infrastructure

Sussex County Wastewater Management Plan – Sewer Service Areas

In July 2013, the Sussex Countywide Wastewater Management Plan (WMP) Map was approved by the Sussex County Freeholders and the New Jersey Department of Environmental Protection. The following map depicts the existing and future sewer service areas for the Township. The County WMP is currently in draft form and is not anticipated to be adopted until the NJDEP adopts their revised Wastewater Management Planning rules later in 2016.

The existing and future sewer service area are serviced by the existing wastewater treatment facility (NJPDES Permit No.NJ0053350), located on Route 94 North in Hardyston Township. This facility serves Hamburg Borough, Franklin Borough, Hardyston Township (Hardyston Township MUA and the Walkkill Sewer Company, Vernon Township, the Borough of Sussex, Sparta Township, Wantage Township, SCMUA Sludge/Septage Recycle and leachate from the SCMUA Landfill.

The current annual average flow for this facility is approximately 1,800,000 GPD. The permitted discharge from this facility to the Walkkill River is 3,000,000 GPD. This facility is owned and operated by the Sussex County Municipal Utilities Authority. The planning agencies for sewers in Hardyston Township are the Hardyston Township Municipal Utilities Authority and the Walkkill Sewer Company.

The total sewer allocation to Hardyston Township is 607,000 GPD of which 452,000 GPD is administered through the Hardyston Township MUA and 155,000 GPD is administered through the Walkkill Sewer Company. Sewer allocations in the Township are described as follows:

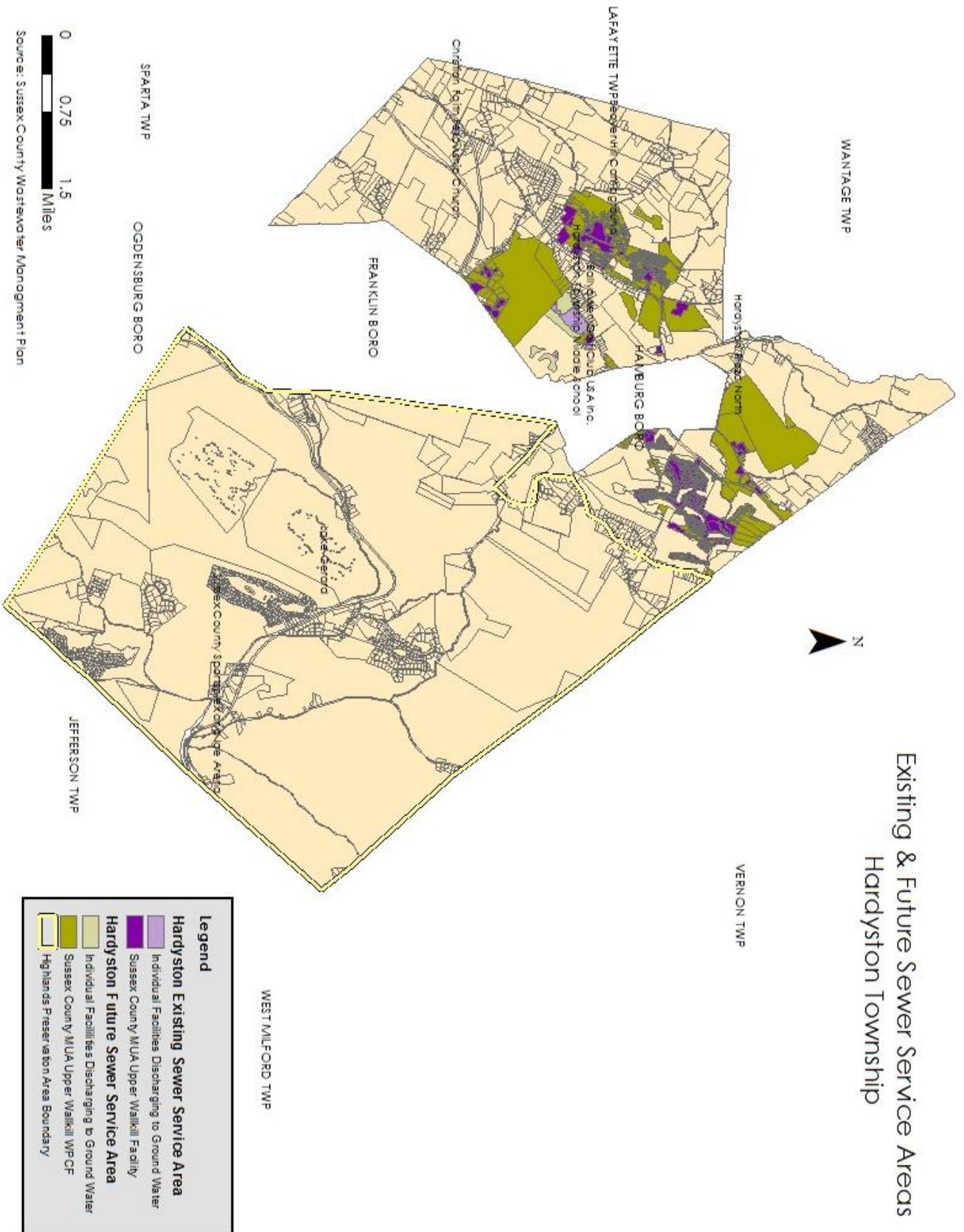
- Carlton/Walden Village & Ridgefield Commons – This residential and commercial development is located along Route 94 just south and abutting the Indian Field Development noted below. The Walkkill Sewer Company has reserved 155,000 gpd of sewer allocation for this sewer service area.

- Indian Field – This residential and commercial development is located along NJSH Route 94 just south of the intersection of Beaver Run Road (County Route 661) and Route 94. The Hardyston Township MUA has reserved 87,500 gpd of sewer allocation for this project.
- Crystal Springs – This residential and commercial village center development is located along both sides Route 94 just north of Hamburg Borough municipal boundary. The Hardyston Township MUA has reserved 335,500 gpd of sewer allocation for this project.
- North Church Technical Center – This industrial development is located along North Church Road (County Route 631) just west of the Franklin Borough Municipal Boundary. Franklin Borough has reserved sewer allocation for this project.
- Walkkill Valley Regional High School – This regional high school is located at the intersection of Grumm Road (County Route 673) and Beaver Run Road. The Hardyston Township MUA has reserved 17,000 gpd of sewer allocation for this facility.
- Sussex County YMCA – This facility is located along Wits End Road abutting the Carlton/Walden Village/Ridgefield Commons Development. The Hardyston Township MUA has reserved 10,000 gpd of sewer allocation for this regional facility.
- Storage Solutions – A storage facility located adjacent to the SCMUA treatment facility. The Hardyston Township MUA has 350 gpd of sewer allocation.
- Uncommitted Allocation – 1,650 gpd. This available allocation represents approximately 7 additional residential units at an average flow of 226 gpd.

Of the committed allocation, 578,000 gpd (97% of the Township's total allocation) is committed and paid for by developers of three inclusionary projects; Crystal Springs, Indian Fields and Ridgefield Commons. With the exception of the 1,650 gallons of uncommitted gallonage, there is no additional capacity available. While there are a few undeveloped parcels in future sewer service areas on the County Future Sewer Service Area Map these areas do not have existing allocation and are not suitable for residential development. Further detail on the suitability of these sites is provided in the Fair Share Plan.

Furthermore, based on the recent update to the County Wastewater Management Plan and the NJDEP rules governing the expansion of sewer service areas it is not anticipated that additional future sewer service areas will be permitted.

Existing & Future Sewer Service Areas Hardyston Township



Public Water Systems

There are several public community water systems in Hardyston Township. These include Lake Stockholm which is owned and operated by the Lake Stockholm Community Association, Lake Tamarack which is owned and operated by the Lake Tamarack Community Association, Summit Lake which is owned and operated by Sparta Township, Crystal Springs Water System and Indian Field Water System which are both owned and operated by the Hardyston Township MUA and the Aqua New Jersey – Walkill System which owns and operates the system serving Carlton/Walden Village/Ridgefield Commons. Each of these systems use groundwater wells as their source of water for each of these water systems. All other development within Hardyston Township is serviced by individual on-site wells.

The existing water allocation permits for each of these public water systems are as follows:

Indian Fields – monthly allocation 4.74 mgm / annual allocation 40.88 mgy

Crystal Springs – monthly allocation 21.59 mgm / annual allocation 215.18 mgy

Ridgefield Commons – monthly allocation 5 mgm / annual allocation 30 mgy

Newark Watershed Properties

A significant section of Southern Hardyston is owned by the Newark Watershed Conservation and Development Corporation (NWCDC). The lands owned by the NWCDC make up approximately 35,000 acres in the region in three counties and several municipalities. Of that, the land within Hardyston constitutes 4,274 acres. This land constitutes the main potable water supply for the City of Newark. These lands are under moratorium by the State and no development can occur on these lands at this time.

State Development and Redevelopment Plan

The State Plan Policy Map of the SDRP divides the State into five Planning Areas, each of which has specific policy recommendations associated with it. As shown on the State Planning Areas Map, Hardyston Township lies in three planning areas:

- The southwest corner of the Township is located in Planning Area 4, Rural Planning Area;
- An area in the western portion of the Township bordering the Borough of Franklin and Hamburg extending into Lafayette and Sparta Townships is identified as Planning Area 4B and
- The remaining parts of the Township are located in Planning Area 5, Environmentally Sensitive Planning Area.

The State Plan policy guidelines for these Planning Areas concentrate development within Centers to utilize existing infrastructure resources and protect the natural resources of the municipality.

Pursuant to the Fair Housing Act, Mount Laurel, Mount Laurel II and the stated objectives of the State Planning Act and the SDRP, the designated growth areas, corridors and centers depicted on the State Plan Map are the areas in which future affordable housing obligations should be located and enforced. No portion of Hardyston Township is located in any such growth area, corridor or center under the SDRP despite the fact that the Township requested the Hardyston Township Village Center be a designated center. Therefore, Hardyston should bear the responsibility for the affordable housing obligation for which it has already planned or accommodated, and no more. All expert allocation models should use the lowest weighting factor for vacant land due to the fact that all the available vacant land in Hardyston is in Planning Areas 4 or 5, and not designated for growth.

Highlands

Hardyston Township is also a part of the Highlands Region. The New Jersey Highlands Region (Highlands Region) is an area of 859,358 acres located in the northwest part of the State, and includes 88 municipalities and parts of seven Highlands counties – Bergen, Hunterdon, Morris, Passaic, Somerset, Sussex, and Warren.

The Highlands Water Protection and Planning Act was enacted on August 10, 2004. The Act serves to protect, preserve and enhance water resources, open space and natural resources within the Highlands Region, limit development which is incompatible with such preservation, and encourage appropriate development consistent with the State Plan. The latest Highlands Regional Master Plan was approved on July 17, 2008 by the Highlands Water Protection and Planning Council (Highlands Council).

As currently mapped, the eastern part of the Township is included in the Highlands Preservation Area – 12,557 acres or about 60% of the Township area; while the western part is part of the Highlands Planning Area – 8,254 acres or about 40% of the Township. Both of these designations affect how development can and will occur in the Township since specific regulations vary depending on whether a site or municipality is within the Highlands Planning Area or the more restrictive Highlands Preservation Area.

Plan Conformance is required for the portions of the Township located in the Preservation Area and voluntary for the Planning Area. Hardyston Township has not opted into the RMP for the Planning Area and therefore is still subject to the SDRP and the planning objectives for Planning Areas 4 and 5.

Hardyston Township received Basic Plan Conformance on September 15, 2011 for the portion of the Township in the Preservation Area. Hardyston Township has provided through its land use regulations, sound land use, and long range planning a realistic opportunity for a fair share of its region's present and prospective needs for housing for low and moderate income families as stated in the Highlands Regional Master Plan, Policy No. 607.

While the Preservation Area severely limits development by permitting one new residential unit for every 88 acres, the Planning Area has the effect of requiring more stringent reviews and requirements from additional State agencies including the NJDEP. Those restrictions apply regardless of whether a municipality has voluntarily conformed to the Highlands Regional Master Plan.

VII. FAIR SHARE PLAN

The Fair Share Plan will include the following:

- Descriptions of any specific project(s) intended to provide for the total municipal fair share of affordable housing, which shall include rehabilitation programs, ECHO units, municipally sponsored construction projects, supportive and special needs housing, assisted living residences, market to affordable programs, accessory apartments, zoning for inclusionary development, municipally sponsored and 100 percent affordable programs, assisted living residences, affordable housing partnership programs, extension of expiring controls, and other innovative approaches.
- Descriptions of any bonuses
- Descriptions of any adjustments or waivers that are being requested regarding the fair share obligation

As outlined previously, Hardyston Township has a total obligation of 319 units; a Present Need obligation of 31 units, an 18 unit Prior Round (1987-1999) obligation and a 270 Prospective Need obligation. Hardyston Township is part of Region 1 where the median income for a four-person household is \$84,422, the moderate-income level is \$67,538 and the low-income level is \$42,211. The following outlines the measures that the Township will use to meet its fair share obligation and constitutes the Township's Fair Share Plan.

Prior Round Obligation 1987-1999

Hardyston Township received COAH 2nd round substantive certification in November of 2001. The 18 unit obligation from the 1987-1999 prior round is addressed through a combination of alternative living arrangement/supportive housing and rental bonuses. The Township has a total of 4 group homes with 14 bedrooms for 14 credits. The Township will apply 13 of those credits to the prior round and seek 5 rental bonuses to address the balance of the obligation. Detailed information on each of the group homes was submitted as part of the 2008 HEFSP.

Present Need (Rehabilitation Share) Obligation

Hardyston Township has a Present Need (Rehab) obligation of 31 units. Hardyston will address its rehab obligation through a municipal affordable housing rehabilitation program. The Township will commit affordable housing developer's fee trust fund monies to complete the rehab of 31

units. In addition the Township will identify and seek additional funding sources in order to address the Township's obligation.

3rd Round Prospective Need Obligation (2015-2025)

Hardyston has a prospective need obligation of 270 units based on the report prepared by Econsult Solutions. The Township will be utilizing approved mechanisms to meet the Fair Share Obligation and these mechanisms will include:

- Market to Affordable Program
- Supportive and Special Needs Housing
- Inclusionary Zoning

Market to Affordable Housing Program

In a market to affordable program units are purchased at market rate prices and then sold or rented to low and moderate income households. The new affordable units must have 30 year deed restrictions and comply with the Uniform Housing Affordability Controls.

Hardyston Township plans to meet a portion of the Township's total prospective need with eight (8) market to affordable units. The Township utilized trust fund monies to purchase structurally sound houses and then re-sell those units to income qualified households at the low to moderate income sales prices with 30 year deed restrictions. The money received from the sale of the units is deposited back to the trust fund essentially establishing a revolving fund for the purchase of affordable units.

The Township has created eight (8) moderate income units through the Market to Affordable Program, of which 6 have been sold to income qualified households.

Supportive and Special Needs Housing

Supportive and special needs housing is a compliance mechanism for addressing a municipality's fair share obligation. Supportive and special needs housing include; group homes for the developmentally disabled and mentally ill as licensed and/or regulated by the New Jersey Department of Human Services. The unit of credit for group homes under is based on the bedroom. The units are required to be affordable to low-income households, must serve populations that are 18 years of age or older.

Hardyston Township plans to address a portion of the Township's Prospective need with fourteen (14) group home credits. The Township has completed 2 group homes since the certification of the 2008 HEFSP for a total of 5 bedroom credits. Those units were created with partnerships with SEED Corp. and Capitol Care Inc. The Township utilized municipal trust fund dollars to help subsidize the costs of the projects. The Township will partner with other supportive housing providers to create the additional group home credits.

Inclusionary Zoning

Hardyston Township currently has six inclusionary development sites that have received prior land use approvals. Combined, the six inclusionary development sites will produce one-hundred-ninety (190) units of affordable housing. The following sites are included in the Township's plan to address prospective need obligation for the 2015-2025 time period:

- Crystal Springs Village Center
- Crystal Springs Grand Cascades Hotel
- Ridgefield Commons: Phases 5 -12
- Indian Fields: Phases IV & V
- Forest Knolls
- Emerald Estates – CJS

Crystal Springs Village Center

The Crystal Springs Village Center received preliminary site plan and minor subdivision approval in November 2007. Pursuant to the Township's Village Center ordinance and the developer's agreement, at least 143 affordable units shall be constructed as part of the Village Center Planned Development. It is proposed that the 143 units will be rental units. A copy of the Village Center Ordinance is included as Appendix D.

Crystal Springs Grand Cascades Lodge

The Crystal Springs Grand Cascades Lodge is located in the Crystal Springs Resort Development. As part of the conditions for development approval the owner and developer, Crystal Springs Builders, LLC, entered into a developer's agreement dated May 23, 2006 to provide for 8 units of affordable housing which are to be located off-site within the Crystal Springs Development.

Ridgefield Commons

Ridgefield Commons, owned by SMS Hardyston LLC, is a residential development located off of Route 94 in Hardyston Township. The property was recently purchased by a new developer after going into foreclosure and has undergone a zone change allow the existing units to be built as apartments rather than townhomes. Ridgefield Commons will provide twenty-four (24) affordable rental housing units in connection with the construction of the market rate units.

Indian Fields Phases IV & V

Indian Fields Phases IV & V, are part of the larger Indian Fields residential development. Indian Fields is a residential and commercial development located along Route 94 just south of the intersection of Beaver Run Road (County Route 661) and Route 94. The proposed inclusionary development is located in the R-4 zone.

As part of the Indian Fields development, the developer submitted an application for an affordable housing plan for the construction of eight (8) affordable family units in Phases IV and V. Four units are to be located in Phase IV, and four units are to be located in Phase V. The affordable housing plan received Hardyston Township Planning Board approval on September 28, 2006.

Forest Knolls

Forest Knolls, owned by Peter Babalo and Andrea Zeibekis, is a proposed residential development located at the intersection of Franek Road and Route 94 in Hardyston Township, Block 72, Lots 5.01 and 21. The proposed inclusionary development is located in the MIDD-5 zone. The development project received preliminary and final subdivision approval from the Township Planning Board on February 28, 2008. The project received approval to subdivide the above mentioned parcels into 26 lots. As a condition of approval, the developer is required to enter into a developer's agreement with the Township to locate 3 units of affordable housing on one of the lots. Currently, the developer has not entered into an approved developer's agreement, but will be required to do so prior to construction.

Emerald Estates- CJS Investments

Emerald Estates, owned by CJS Investments, is a proposed residential development located on Wheatsworth Road in Hardyston Township, Block 63, Lots 26 and 27. The proposed inclusionary development is located in the MIDD-5 zone. The development project received preliminary and

final subdivision approval from the Township Planning Board on September 27, 2007. The residential development will include twenty-nine (29) single family market rate lots, and one lot which will contain four affordable housing units. The developer entered into a developer's agreement with the Township on July 1, 2008 for the construction of four affordable housing units to be located at Block 63, Lot 26.01. The development project will be required to construct the affordable units in connection with the construction of the market rate units. To date six (6) market rate units have been constructed.

Horse Valley

Horse Valley, owned by Crystal Springs North, is a proposed residential development located off of Orts Road in Hardyston Township, Block 14, Lots 30.01, 30.03 and 31. The proposed inclusionary development is located in the MIDD-5 zone. The development project received preliminary and final subdivision approval from the Township Planning Board on June 23, 2011. The residential development is a twenty-three (23) lot subdivision that will include twenty-one (21) single family market rate lots and two (2) additional lots with five (5) affordable housing units.

Rental Bonuses

The Court in their March 2015 decision approved the allowance of bonus credits towards meeting the municipality's affordable housing obligation. Rental bonuses are awarded on a 2 for 1 basis for the construction of new rental units. However the number of rental bonus cannot exceed the number of rental units required as part of the municipal obligation. N.J.A.C 5:94 and 5:95 require that twenty-five (25) percent of municipality's obligation be addressed through the creation of rental units. As such, rental bonuses are limited to twenty-five (25) percent of the municipality's obligation. Using this methodology, Hardyston's rental bonuses are calculated as follows:

Rental Projects	Units	Bonus
<i>Crystal Springs Village</i>	143	143
<i>Grand Cascades Lodge</i>	8	8
<i>Ridgefield Commons</i>	24	24
<i>Total</i>	175	175

Rental Obligation = Total Obligation (270)*.25

67

Maximum permitted bonuses = 67

Vacant Land/Infrastructure Analysis

Hardyston Township has conducted a vacant land and infrastructure analysis. Detailed tables of the analysis are attached as appendices to this document.

As has been previously stated, Hardyston Township has limited future development potential as a result of NJDEP and NJ Highlands restrictions on septic densities and sewer expansion through the wastewater management planning regulations and the Highlands Regional Master Plan. As indicated previously, the Township's sewer service area and available sanitary sewer allocation is severely limited. Of the Township's 607,000 gallon allocation 97 percent is committed to existing, approved inclusionary projects located in the portion of the Township identified as suitable for higher density and mixed use development. Hardyston evaluated each of the lots located in the NJDEP approved future sewer service area and made a determination as to the development potential for affordable housing. The table included as Appendix E lists the undeveloped lots in the future sewer service area, available allocation and development potential. Based on this analysis there are is one additional parcel that could potentially accommodate 7 additional residential units. A 20 percent affordable housing set aside would allow for the realistic development potential of one (1) additional affordable unit.

Outside the sewer service area, Hardyston Township is served by individual sub-surface disposal systems (septic systems). The Draft 2015 Sussex County Wastewater Management Plan (WMP) determines the number of new septic systems permitted under the NJDEP standards based on HUC-11 Watershed. Hardyston Township consists of three HUC-11 watersheds; the Paulins Kill (above Stillwater Village), the Walkill River (above road to Martins) and the Pochuk Creek. The NJDEP standards permit one new septic system for every 4.8 acres. Based on this standard, there is no suitable land outside the sewer service area to support the densities needed (6 dwelling units/acre) to construct additional affordable housing.

Furthermore, in conducting the vacant land analysis the Township is arguing that due to the fact that the all land outside of the Highlands Preservation Area is located in State Planning Areas classified as Rural, Rural/Environmentally Sensitive or Environmentally Sensitive the only land that should be consider for development is land classified as vacant. Farmland qualified parcels should be excluded from the analysis. The table in Appendix F is a list of the vacant properties outside the sewer service area. Using the existing zoning and minimum lot size requirements there is the development potential for 164 additional residential units. Many of these units are a part of existing approvals and are already partially constructed. These projects have satisfied their

affordable housing obligation through development fees or on-site affordable units. Based on these findings, there is the realistic development potential (RDP) for 14 additional affordable units not accounting for environmental constraints and septic system requirements as established in the WMP.

In the event that any new residential projects in the future receive approval for more than five (5) dwelling units, the Township will require the construction of affordable housing at a twenty (20) percent set-aside using the appropriate mechanisms and incentives.

In addition to the restrictions on development resulting from septic systems densities and limited sewer service areas, future development potential in Hardyston is severely constrained for the portion of the Township located in the Highlands Preservation Area. Sixty (60) percent of the Township is located in the Preservation Area. Of the land in the Preservation Area, seventy-three (73) percent or approximately 9,209 acres is already preserved open space. Based on the limited development potential of 1 unit for every 88 acres and the likelihood that an new development will be single-family construction on in-fill lots the Highlands has projected that only seven (7) new units will be built. Therefore there is no realistic development potential for additional affordable housing in the Preservation Area.

Any future unmet need will be addressed through inclusionary zoning for future development projects resulting in five or more residential units.

Summary of Total Fair Share Obligation

Hardyston Township Obligation	
Rehabilitation Share	31
<i>Proposed Municipally Sponsored Program</i>	-31
Total Obligation	0
Prior Round	18
<i>Alternative Living Arrangements</i>	-13
<i>Rental Bonus Credits</i>	-5
Total Obligation	0
Prospective Need	270
<i>Crystal Springs Village</i>	-143
<i>Grand Cascades Lodge</i>	-8
<i>Ridgefield Commons</i>	-24
<i>Indian Fields</i>	-8
<i>Forest Knolls</i>	-3
<i>Emerald Estates</i>	-4
<i>Horse Valley</i>	-5
<i>Market to Affordable</i>	-8
<i>SEED Corp. Group Homes</i>	-1
<i>Capitol Care Group Homes</i>	-4
<i>Municipal Partnership Group Homes</i>	-9
<i>Rental Bonus</i>	-67
Total Remaining Obligation (surplus credits to be available for 4th round)	-14