

TOWNSHIP OF LONG HILL, MORRIS COUNTY

ANNUAL STATUS OF AFFORDABLE HOUSING

Per Settlement Agreement between the Township of Long Hill and the Fair Share Housing Center

June 10, 2022

This is the 2022 Annual Monitoring Report for Affordable Housing in the Township of Long Hill, Morris County, New Jersey. The Township Committee passed a resolution approving a settlement agreement with the Fair Share Housing Center on September 13, 2017 (signed September 27, 2017), which met the Township’s affordable housing obligation through a variety of mechanisms including overlay inclusionary zoning, extensions of expiring controls, group home units and completed inclusionary and 100 percent affordable development. New third round inclusionary units were durationally adjusted due to a sewer ban on new development because of capacity issues at the Township’s sewer treatment facility. The Township was granted a Final Judgement of repose and immunity from exclusionary zoning litigation on June 15, 2018. The Township has addressed the sewer upgrades through the sale of its sewer utility to New Jersey American Water (NJAW) where NJAW agreed to complete all necessary upgrades to the sewer system to result in a lifting of the sewer ban.

The Township, in the meantime, has met its prior round obligation of 62 units and completed six (6) rehabilitation units. The Township also completed 124 units of credit as shown in the table below. Notably the Township developed two (2) family inclusionary developments, assisted in the development of two (2) group homes and extended expiring controls on Lounsberry Meadows, a 100 percent affordable housing development. The Township also renegotiated an agreement with Lounsberry Meadows, providing a PILOT and updating age-restrictions on the 52-unit project. Also of interest, was the review of unit types in the development to find that of the 52 units, 10 are reserved for handicapped residents of any age and are therefore not age-restricted. The remaining 42 units are age-restricted. The tables below have been updated to reflect this change. Additionally, the Township has created five (5) inclusionary zones that could result in up to 133 credits. Two (2) of the five (5) zones have received development approvals.

Affordable Housing Activity since 2021 Annual Report:

Affordable Housing Trust Fund Summary from January 1, 2022 – April 4, 2022	
Total Income	\$17,081.45
Administrative Costs	\$663.00
Affordability Assistance	-
Barrier Free Conversion	-
Housing Activity	-
Total Expenditures	\$663.00
Balance	\$101,568.26

Planning Board Approval in 2022

- Planning Board Approval: **Preliminary & Final Major Site Plan** for Block 10801 / Lot 3 (621 Valley Road), Application No. 2020-07P, Applicant (Elite Properties at Long Hill, LLC) proposes to construct a multi-family residential property and related improvements. The residential building will consist of 62 units, 9 of which are proposed to be reserved for affordable housing. The Application was approved with conditions on February 22, 2022.

Summary of Obligation and Credits

Category	Obligation	Addressed
Prior Round	62 units	62 units
Present Need	6 units	6 units
Third Round Prospective Need	220 units	257 units (124 units complete/133 units pending ¹)
4th Round Carryover	N/A	61 units

Prior Round

Project	Type	Units	Bonuses	Total Credits	Carryover Credits	
Accessory Apartments	Family Rental	13	1	14	0	
Lounsberry Meadow Senior /Handicapped (42 Senior/10 Handicapped)	Age-Restricted/Handicapped, 100% Affordable	15*	5	20	27 Senior 10 Handicapped	
RCA (Newark)	RCA	28**	0	28	14	
				<u>Prior Round Total</u>	<u>62</u>	-
				<u>Prior Round Obligation</u>	<u>62</u>	-
				<u>Total Carryover Credits for Third Round</u>	-	<u>51</u>

* 15 units apply due to 25% cap on age-restricted units in the Prior Round

** RCAs are capped at 50% of the obligation; remaining carry over

Third Round Based on 220 Unit Obligation

Completed Units

Project	Type	Units	Bonuses	Total Credits	Carryover Credits
Lounsberry Meadow Senior	Age-Restricted, 100% Affordable	27	0	27	0
Lounsberry Meadow Handicapped	Handicapped 100% Affordable	10	0	10	0
RCA (Newark)	RCA	14	0	14	0
Stirling Manor	Family Rental	8	0	16	0
Chestnut Run	Family Rental	6	0	12	0
Community Options Group Home	Group Home	7	0	7	0
Lounsberry Meadow Senior Extension of Expiring Controls (42 Senior Units)	Extension of Expiring Controls	28	0	28	14
Lounsberry Meadow Handicapped Extension of Expiring Controls (10 Handicapped Units)	Extension of Expiring Controls	10	0	10	0
		<u>Total Third Round Completed</u>	-	<u>124</u>	-

¹ Pending units are units zoned for and/or approved by Planning Board.

	<u>Total Units Applied Third Round</u>			<u>124</u>		
	<u>Total Carryover Credits Fourth Round</u>	-	-	-	<u>14</u>	
Inclusionary Zoning & Redevelopment Plans						
Project	Type	Status	Units	Bonuses	Total Credits	Carryover Credits
Block 10801, Lot 3 (621 Valley Road, "Gillette Office") R-MF 4 Multifamily Residential Zone 4 South side of Valley Road; east of Mountain Avenue	Family Rental	Planning Board Approval	9	0	9	-
Block 11501, Lots 1 & 4; Block 11502, Lots 1, 2, and 14 ("Warren Avenue") R-MF 4-O Multifamily Residential 4 Overlay Zone East side of Warren Avenue, between the PSEG/JCPL right-of-way and Morris Street)	Family Rental	Zoned, not built	33	0	33	-
Block 10401, Lots 1-4; Block 11514, Lots 6, 31-32 RAHO Redevelopment Affordable Housing Overlay Zone Along Valley Road, east of Main Avenue	Family Rental	Zoned, not built ²	11	0	0	-
Block 11001, Lot 22, 488-490 Valley Road R-MF-5 Multifamily Residential Zone 5	Family Rental	Zoned, not built	15	0	15	
Block 10100, Lot 7.01 and Block 12301, Lot 1 ("Tifa Site") MU-O Mixed Use Overlay Zone North side of Stone House Road, west side of Division Avenue extending north to the NJ Transit Railroad	Family Rental	Planning Board Approval	21	0	21	-
Potential Bonuses (25% of 220 units for rental units)				55	55	
<u>Total Inclusionary Zoning</u>					<u>133</u>	-
<u>Total Inclusionary + Third Round Completed</u>					<u>257</u>	<u>37</u>

² The RAHO Redevelopment Zone was adopted; however, the NJDEP would not issue residential development permits due to the location in the Flood Hazard Area. As a result, no credits are applied. The R-MF-5 Zone was adopted to replace the 11 units proposed in this redevelopment area.

Carryover Units						
Project	Type	Status	Units	Bonuses	Total Credits	Carryover Credits
Third Round Carryover (if all zoned constructed)	Carryover Units	Pending	37	0	37	37
Lounsberry Meadow Senior (Extension of Expiring Controls)	Extension of Expiring Controls	Complete	14	0	14	14
Stirling Urban Renewal (1106-1122 Valley Road)	Assisted Living	Proposed	10	0	10	10
					<u>Total Carryover for 4th Round</u>	<u>61</u>
					<u>TOTAL UNITS ADDRESSED IN THIRD ROUND</u>	<u>318</u>

