

# Township of Long Hill



## Housing Element Of The Master Plan

Prepared for:

The Long Hill Township  
Planning Board  
10 April 2018

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Kevin O'Brien, P.P.  
Shamrock Enterprises, Ltd.  
NJ License #5348

Original document has been signed and sealed in accordance with N.J.S.A. 45:14a-12

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The Planning Board wished to express its deep appreciation for the research performed by the Mayor's Master Plan Committee, chaired by Guy Roshto in 2015, Tom Behr in 2016 and David Hands in 2017 and 2018. Their work has proven invaluable in continuing the progress towards a new Housing Element and Fair Share Plan.

This Master Plan Element prepared with  
Kevin O'Brien, P.P. NJ License 5348  
Shamrock Enterprises, Ltd.  
Rahway, NJ 07065 732/388-4765

**TOWNSHIP OF LONG HILL**  
**Planning Board Resolution Adopting the**  
**Housing Element and Fair Share Plan**

**WHEREAS**, the Planning Board of the Township of Long Hill, in the County of Morris, State of New Jersey, adopted the Township’s current Master Plan pursuant to N.J.S.A. 40:55D-28 on April 23, 1996; adopted the Master Plan and Development Regulations Reexamination Report on November 25, 2003; adopted the Housing Element and Fair Share Plan of the Master Plan on December 16, 2008; and adopted the Master Plan and Development Regulations Reexamination Report on December 10, 2013; and

**WHEREAS**, the Master Plan includes a Housing Element pursuant to N.J.S.A. 40:55D-28b (3); and

**WHEREAS**, N.J.A.C. 5:97-2.1(a) requires the adoption of the Housing Element by the Planning Board and endorsement thereof by the Governing Body; and

**WHEREAS**, N.J.A.C. 5:97-3.1(a) requires the preparation of a Fair Share Plan to address the total affordable housing obligation of the Township of Long Hill; and

**WHEREAS**, N.J.A.C. 5:97-3.1(b) requires the adoption of the Fair Share Plan by the Planning Board and endorsement thereof by the Governing Body; and

**WHEREAS**, on March 10, 2015, the New Jersey Supreme Court, in response to a motion filed by the Fair Share Housing Center, found that the COAH administrative process had become non-functioning and as a result returned primary jurisdiction over affordable housing matters to the trial courts (*In the matter of the adoption of N.J.A.C. 5:96 and 5:97 by the New Jersey Council on Affordable Housing, 221 N.J. (2015)*); and

**WHEREAS**, in doing so, the Supreme Court established a transitional process for municipalities that participated in the administrative process before COAH to file a declaratory judgment action with the trial court seeking to declare their housing elements and fair share plans as being constitutionally compliant and seeking similar protection to those that municipalities would have received if they had continued to proceed before COAH; and

**WHEREAS**, the Township filed a Declaratory Judgement action, captioned *In the Matter of the Application of the Township of Long Hill for Determination of Mount Laurel Compliance*, with the Honorable Stephan C. Hansbury, P.J.Ch. (“Judge Hansbury”) of the Superior Court of New Jersey, Morris County, at Docket No. MRS-L-1660-15, on July 6, 2015 (the “Declaratory Judgement Action”); and

**WHEREAS**, Judge Hansbury retired, so the Township's Declaratory Judgement action is now being handled by the Honorable Michael E. Hubner, J.S.C.; and

**WHEREAS**, the Township and Fair Share Housing Center entered into a Settlement Agreement which was memorialized in a September 27, 2017 letter; and

**WHEREAS**, that Settlement Agreement provided in relevant part that:

**"Settlement terms**

"The Township and FSHC hereby agree to the following terms:

"13. The Township shall adopt an updated Housing Element and Fair Share Plan consistent with this Agreement which will be submitted to the Court for review and approval, and shall propose and adopt any new or modified ordinances required to implement this Agreement, within 120 days of the entry of an order by the Court approving this Agreement pursuant to paragraph 22, unless a longer time period is otherwise specifically referenced in another provision of this Agreement."; and

**WHEREAS**, a Fairness and Preliminary Compliance Hearing was held before Judge Hubner on December 15, 2017; and

**WHEREAS**, the Court scheduled a Final Compliance Hearing for June 15, 2018; and

**WHEREAS**, upon notice duly provided pursuant to N.J.S.A. 40:55D-13, the Planning Board of the Township of Long Hill held a public hearing on the Housing Element and Fair Share Plan on April 10, 2018; and

**WHEREAS**, the Planning Board has determined that the Housing Element and Fair Share Plan are consistent with the goals and objectives of the Township of Long Hill's April 23, 1996 Master Plan and that adoption and implementation of the Housing Element and Fair Share Plan are in the public interest and protect public health and safety and promote the general welfare; and

**WHEREAS**, members of the public participated in the hearing and provided their comments; and

**WHEREAS**, the Board has made the following findings of fact:

1. The Housing Element and Fair Share Plan satisfied the Court-approved affordable housing obligations that resulted from the Settlement Agreement between Long Hill Township and the Fair Share Housing Center dated September 27, 2017.

2. The Housing Element addresses Long Hill Township's cumulative housing obligations through 2025 and complies with the mandatory requirements for a Housing Plan Element set forth in the New Jersey Fair Housing Act, N.J.S.A. 52:27D-310, et seq.
3. With respect to the Fair Share Plan, the Planning Board has concluded that the Fair Share Plan is consistent with the Court-approved affordable housing obligation for Long Hill Township.
4. Based on the Board Planner's testimony and documentary evidence as well as the Township review of site suitability of the inclusionary sites, the Planning Board concludes that each of the compliant sites is suitable for inclusionary housing;

**NOW THEREFORE BE IT RESOLVED** by the Planning Board of the Township of Long Hill, in the County of Morris, State of New Jersey, that the Planning Board hereby adopts the April 10, 2018 Housing Element and Fair Share Plan.

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Debra Coonce, Secretary

# A. HOUSING ELEMENT

## 1. Introduction to the Housing Element

With the passage of the Fair Housing Act in 1985 (P.L. 1985, C.222), the Municipal Land Use Law (MLUL) was amended to require a Housing Element as a mandatory element of the municipal Master Plan. A variety of components must be incorporated into every Housing Element, summarized as follows:

- An inventory of the municipality's housing stock by age, condition, value and occupancy characteristics;
- A projection of future housing construction;
- An analysis of the municipality's demographic characteristics including household size, income level and age;
- An analysis of existing and future probable employment characteristics of the municipality;
- A determination of the municipality's present and prospective fair share of low and moderate income housing and its capacity to accommodate low and moderate income housing; and
- A consideration of the lands that are most appropriate for the construction of low and moderate income housing, including structures which may be rehabilitated and lands of developers, if any, who have expressed a commitment to provide low and moderate income housing.

These components will be addressed in the course of this Draft Master Plan, as explained below.

## 2. Organization Of This Element

The intention of this Element of the Master Plan is to address the statutory requirements of the Municipal Land Use Law as noted above.

The next part of this Element, titled Section 3, will list the Housing Objectives of the Township. The next section (Section 4) will address the MLUL components cited above. An overview of the Township's affordable housing status will follow in Section 5.

### 3. Housing Objectives

Each Element of the Master Plan discusses the goals and objectives of that specific element. The goals and objectives of this Draft Housing Element are:

- A. Comply with the affordable housing court order and constitutional obligation while keeping in mind the practical limitations of the significant physical constraints on vacant land and the large amount of preserved open space in the Township.
- B. Seek and maintain Court approval of the Township's Housing Element and immunity from builder's remedy lawsuits to retain control of the methods by which affordable housing will be provided in the Township.
- C. Although there is limited available land capacity where higher density inclusionary housing could be encouraged in the Township, appropriate residential development should be inclusionary and provide for its share of affordable housing.
- D. Any housing development that is unable to provide inclusionary affordable housing shall contribute to a Township administered Affordable Housing Trust Fund. Commercial development shall also contribute to the Fund.
- E. The Township shall continue to allow accessory apartments in private residences and shall maintain the appropriate records to document these types of apartments.
- F. The Township shall continue to provide opportunities for the rehabilitation of homes which are in need of repair and which are occupied by low and moderate income households.
- G. The Township shall continue to encourage the establishment of Group Homes for the Developmentally Disabled, as well as other appropriate groups. This provides much needed assistance to a sector of the population in need.
- H. The Township shall continue to encourage senior citizen age restricted housing to offer our older residents a place to live near home when they no longer need a full size house with all of its attendant maintenance responsibilities.

## 4. Housing Inventory

### A. An inventory of the municipality's housing stock by age, condition, value and occupancy characteristics.

All data in this section is derived from the 2000 US Census, the 2010 US Census and the 2009 - 2013 American Community Survey unless otherwise indicated.

#### TERMS USED (from the US Census Bureau)

Family - a group of two or more people who reside together and who are related by birth, marriage, or adoption.

Family household (Family) - a family includes a householder and one or more people living in the same household who are related to the householder by birth, marriage, or adoption. All people in a household who are related to the householder are regarded as members of his or her family. A family household may contain people not related to the householder, but those people are not included as part of the householder's family in census tabulations. Thus, the number of family households is equal to the number of families, but family households may include more members than do families. A household can contain only one family for purposes of census tabulations. Not all households contain families since a household may comprise a group of unrelated people or one person living alone.

Household - a household includes all the people who occupy a housing unit as their usual place of residence.

Household size - the total number of people living in a housing unit.

Long Hill Township has 3,226 total housing units with 3,105 units occupied (96.2%) as of 2010. There were 2,657 owner occupied homes and 448 rental units.

Caused primarily by the Great Recession, vacant housing units increased to 121 units by 2010. This was an 81% spike from 2000 levels. During the same period, the rental vacancy rate tripled from 2.2 percent to 6.8 percent.

<b>HOUSING OCCUPANCY</b>	<b>2000</b>	<b>%</b>	<b>2010</b>	<b>%</b>	<b>CHG</b>
Total housing units	3,206	100	3,226	100	1%
Occupied housing units	3,139	97.9	3,105	96.2	-1%
Vacant housing units	67	2.1	121	3.8	81%
For seasonal or occasional use	12	0.4	12	0.4	0%
Homeowner vacancy rate (percent)	0.6		1		67%
Rental vacancy rate (percent)	2.2		6.8		209%

Households by Occupancy

<b>HOUSING TENURE</b>	<b>2000</b>	<b>%</b>	<b>2010</b>	<b>%</b>	<b>CHG</b>
Occupied housing units	3,139	100	3,105	100	-1%
Owner-occupied housing units	2,687	85.6	2,657	85.6	-1%
Renter-occupied housing units	452	14.4	448	14.4	-1%
Avg. household size of owner-occupied unit	2.91		2.87		-1%
Avg. household size of renter-occupied unit	2.05		2.37		16%

The chart below shows the estimated construction periods for homes in Long Hill Township. By 2013, the typical home was reaching 50 years old (median 1966) which is slightly older than all homes in the County (median 1969) and slightly younger than all homes in the State (median 1965).

Structure Built	Occupied Units	Margin of Error
2010 or later	0.4% (12*)	+/-0.6
2000 to 2009	6.4% (188*)	+/-3.0
1980 to 1999	28.6% (840*)	+/-4.7
1960 to 1979	27.0% (793*)	+/-5.2
1940 to 1959	26.1% (767*)	+/-4.6
1939 or earlier	11.5% (338*)	+/-3.6

Percent of occupied units by year built

\*Occupied units based on American Community Survey 2009 - 13 5-year estimates

The condition of Long Hill Township's housing stock is good. The Census Bureau reports that there are no owner occupied homes in the Township without complete plumbing and kitchen facilities. Renter occupied units have 100% full plumbing facilities and 96.2% have full kitchen facilities.

The U.S. housing market peaked in 2006 and started to decline due to an economic slowdown and finally reached the bottom in 2012. In Long Hill, the 2013 estimated median home value was \$477,700 which is roughly the median value for the typical 50 year old home. In 2000, the median home value was \$401,790\*, after adjusting for inflation (CPI). The Township was ranked seventeenth for home value in the County and home values were higher than Morris County as a whole. However, the Township was the eighth lowest performer in growth among the 39 municipalities.

Region	2000 Adj*	2009-2013	Change
Long Hill	\$ 401,790	\$ 477,700	19%
Morris County	\$ 348,218	\$ 432,400	24%
New Jersey	\$ 231,063	\$ 327,100	42%

SOURCE: U.S. Census Bureau, 2000 Census  
2009 - 2013 American Community Survey

\*2000 Housing values were adjusted to the 2013 CPI

Home Value by Year built (2013 Est.)	
Median Home Value	\$ 477,700
Built 2000 to 2009	\$ 806,800
Built 1990 to 1999	\$ 708,800
Built 1980 to 1989	\$ 456,900
Built 1970 to 1979	\$ 603,500
Built 1960 to 1969	\$ 475,800
Built 1950 to 1959	\$ 441,900
Built 1940 to 1949	\$ 378,800
Built 1939 or earlier	\$ 410,900

Home Value by year built  
2009 - 2013 American Community Survey

Long Hill has a housing stock with relatively large individual units and the trend to larger homes has continued from 1990 through 2013. As indicated in Table below, nearly half of all homes in Long Hill have eight or more rooms. The large number of single family homes in the Township makes the smaller housing unit the exception rather than the norm. Nevertheless the 2000 Census reported 665 homes with five or fewer rooms while the American Community Survey estimates 653 small homes in 2013. Median rooms per unit are 7.3

HOUSING UNIT TYPE	2000*	%	2013**	%	CHG
1 room	10	0.3%	0	0.0%	-100%
2 rooms	57	1.8%	13	0.4%	-77%
3 rooms	88	2.7%	60	2.0%	-32%
4 rooms	154	4.8%	218	7.3%	42%
5 rooms	356	11.1%	362	12.1%	2%
6 rooms	588	18.3%	431	14.4%	-27%
7 rooms	562	17.5%	531	17.7%	-6%
8 rooms	590	18.4%	535	17.9%	-9%
9 or more rooms	801	25.0%	847	28.3%	6%

Housing by number of rooms

\*U.S. Census Bureau, 2000 Census

\*\*2009 - 2013 American Community Survey

The occupancy characteristics reported by the Census Bureau are shown below.

HOUSING UNITS PER STRUCTURE	Number	Percentage
1 unit, detached	2,546	79.4
1 unit, attached	246	7.7
2 units	135	4.2
3 or 4 units	141	4.4
5 to 9 units	31	1.0
10 to 19 units	29	.9
20 or more units	57	1.8%
Mobile Home	21	.7
Boat, RV, van	0	0

Occupants per Room	Housing Units	Percentage
1.00 or less	3,124	99.5
1.01 to 1.50	0	0.0
1.51 or more	15	0.5
<b>Total:</b>	<b>3,139</b>	<b>100.0</b>

<b>HOUSEHOLDS BY TYPE</b>	<b>Households</b>	<b>Percentage</b>
Total households	3,139	100
Family households	2,458	78.3
With own children under 18 years	1,159	36.9
Married couple family	2,185	69.6
With own children under 18 years	1,057	33.7
Female householder, no husband	196	6.2
With own children under 18 years	81	2.6
Nonfamily households	681	21.7
Householder living alone	570	18.2
Householder 65 or older	227	7.2
Households with under 18 years old	1,202	38.3
Households with 65 years or older	782	24.9
Average household size	2.79	
Average family size	3.19	

<b>HOUSING TENURE</b>	<b>Units</b>	<b>Percentage</b>
Owner occupied	2,687	85.6
Renter occupied	452	14.4
<b>Total Occupied housing units</b>	<b>3,139</b>	<b>100.0</b>

Average household of owner occupied unit	2.97
Average household of renter occupied unit	2.05

\*\*2009 - 2013 American Community Survey

B. A projection of future housing construction for the next ten years.

The Township went through a lengthy and detailed analysis of buildable land during the fall of 2004. A special subcommittee met, along with the Township Engineer and Township Planner, to develop the “build out” plan to estimate the possible maximum sewer usage as a means of estimating possible growth as part of the NJ State Plan Cross Acceptance process.

At that time the Township estimated future growth to the year 2020 and reported an estimated 245 additional housing units and 61,607 square feet of commercial, office and industrial space. The Township also estimated that an additional 179 acres would be preserved as open space, primarily in the Great Swamp National Wildlife Refuge, 189 acres would be added to preserved farmlands and 284 acres of vacant land would be preserved.

When reviewing the number of housing units certified and demolitions performed between 1996 and 2013, a thirteen year period, 129 housing units were added to the Long Hill housing inventory. This averages 10 homes per year.

### RESIDENTIAL HOME GROWTH 1996 - 2013

YEAR	CERTIFICATES OF OCCUPANCY	DEMOLITIONS	NET HOUSING
1996	21	0	21
1997	12	1	11
1998	19	0	19
1999	16	1	15
2000	18	0	18
2001	16	2	14
2002	17	4	13
2003	5	1	4
2004	13	7	6
2005	9	10	-1
2006	5	1	4
2007	3	6	-3
2008	6	2	4
2009	6	4	2
2010	2	1	1
2011	2	2	0
2012	2	3	-1
2013	3	1	2
<b>TOTALS</b>	175	46	129

NJ Department of Community Affairs – Construction Report

Between 2003-2013, the residential growth rate was 1.6 units/year. By comparison, the rate between 1996-2002 was 15.9 units/year. This 969% decrease is due to a township wide sewer ban that affected development starting after 2002.

At the more recent rate of 1.6 units per year, assuming the sewer ban remains in place, the projected total new housing units through 2025 will reach 20 (19.2 rounded up) units. This reflects the low rate of new

housing built since 2003. If the sewer ban is lifted, a surge in new units would be expected at rates comparable to pre-2003 levels of between 10 and 16 units annually.

C. An analysis of the municipality's demographic characteristics including household size, income level and age.

1. Population History

The United States Census Bureau reported a 2010 population for Long Hill Township of 8,702 residents, a 0.9 percent decrease from 2000 levels. The 2010 population represented a 10.1% increase over the 1990 population, which was reported at 7,826 residents. Over the last two decades the local population has increased by 876 residents.

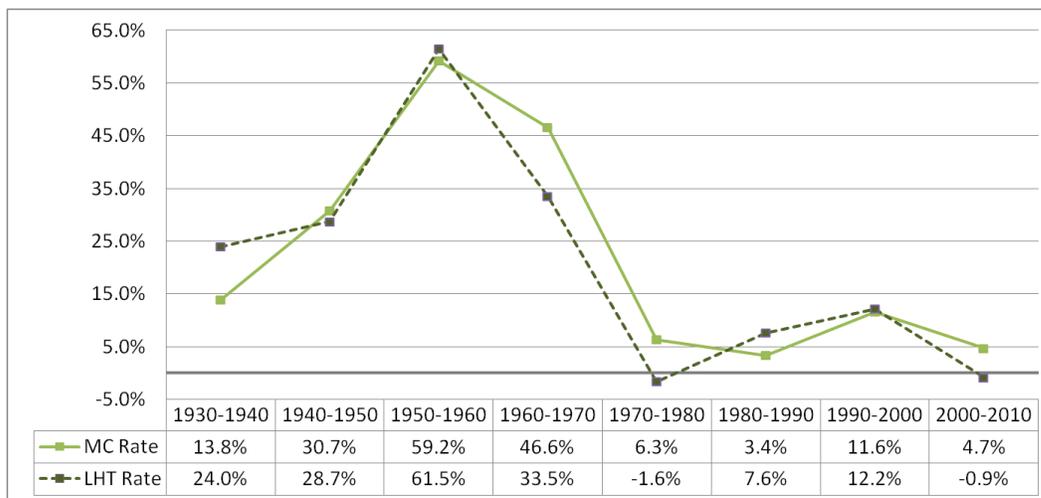
Population growth in Long Hill has not always been so modest. As indicated in Figure 1, population gains during the 1950's and 1960's were rather explosive, doubling the Township's population in less than 20 years.

The US Census Bureau also reports that there were 134 municipalities in New Jersey with a population size of between 5,000 and 9,999 persons. Between 2000 and 2010, these municipalities grew by 32,389 or 3.5%. Generally, municipalities with larger populations grew at a faster rate.

### Population History for Long Hill Township

Year	Population	Change	Percent
1920	1,520	-	-
1930	2,149	629	41.4%
1940	2,664	515	24.0%
1950	3,429	765	28.7%
1960	5,537	2,108	61.5%
1970	7,393	1,856	33.5%
1980	7,275	-118	-1.6%
1990	7,826	551	7.6%
2000	8,777	951	12.2%
2010	8,702	-75	-0.9%

### Population Growth by Decade (1930-2000)



SOURCES: 1920-2010, U.S. Census Bureau, 1920 through 2010 Census, 2015-2040, North Jersey Transportation Planning Authority, September 2013, Revised April 2014<sup>1</sup>

The 1920 population source is the 1996 Master Plan which sources to the U.S. Census. During the 1920 Census, however, Harding was part of Long Hill Township (then Passaic Township) and the combined population reported by the U.S. Census was 2,373.

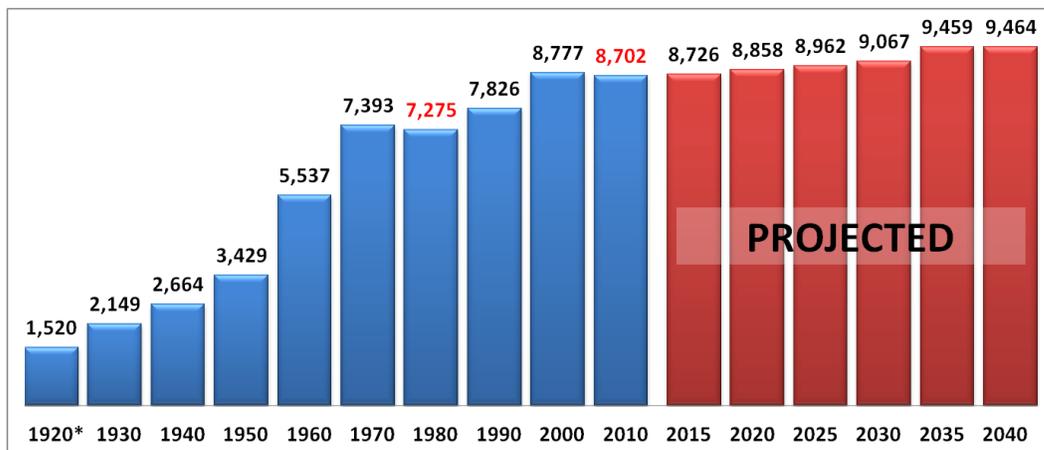
<sup>1</sup> <http://www.njtpa.org/Data-Maps/Demographics/Forecasts.aspx>

## 2. Population Projections

In Morris County, the New Jersey Department of Labor projects the population of school children ages 5-19 will decline by 6.5% by 2032.

The fastest growing population group in Morris County is ages 65 and over. It is projected that the senior population will grow 68,155 from the 2010 census to 130,400 in 2032, representing a 91.3% increase.<sup>2</sup>

Statistical Forecasting LLC projected that Long Hill Township would see a decline of between 145 and 156 students by the 2018-19 school year compared to the September 2013 enrollment of 848 students. The decline was attributed to a decline in the township birth rate and negative kindergarten replacement. In addition, the forecast concluded that fertility rate of Long Hill Township women aged 20-34 is lower than that of Morris County and the State of New Jersey.<sup>3</sup>



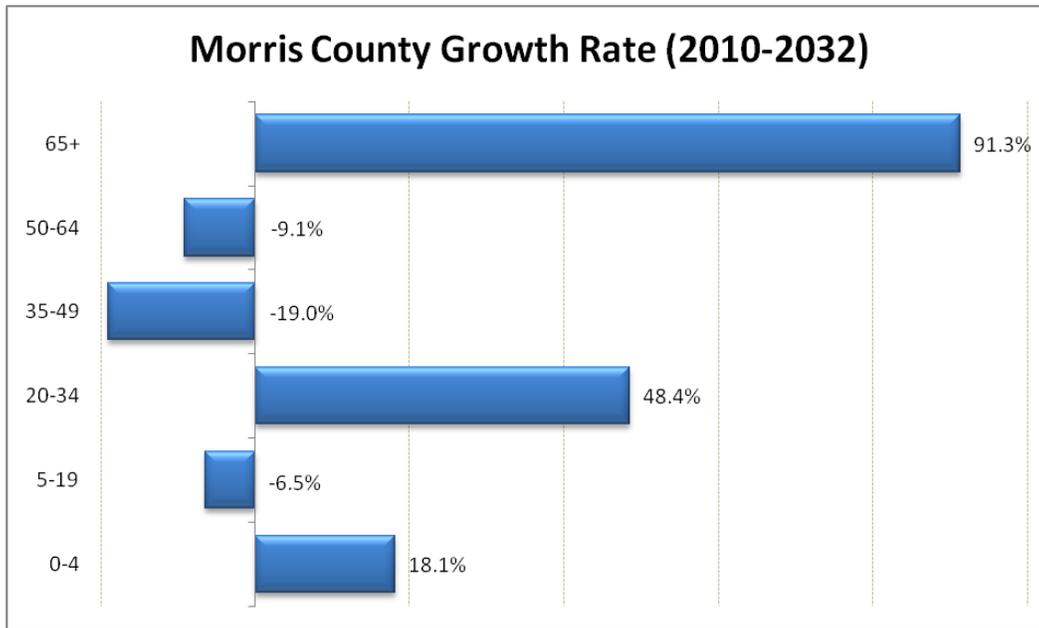
Population History for Long Hill Township

**UPDATE - 27 MARCH 2018**

**Place updated Superintendent statement on enrollment here.**

<sup>2</sup> New Jersey Department of Labor, Projections 2012-2032

<sup>3</sup> Source: Demographic Study Update for the Long Hill Township School District, October 2013, by Richard S. Grip, Statistical Forecasting LLC



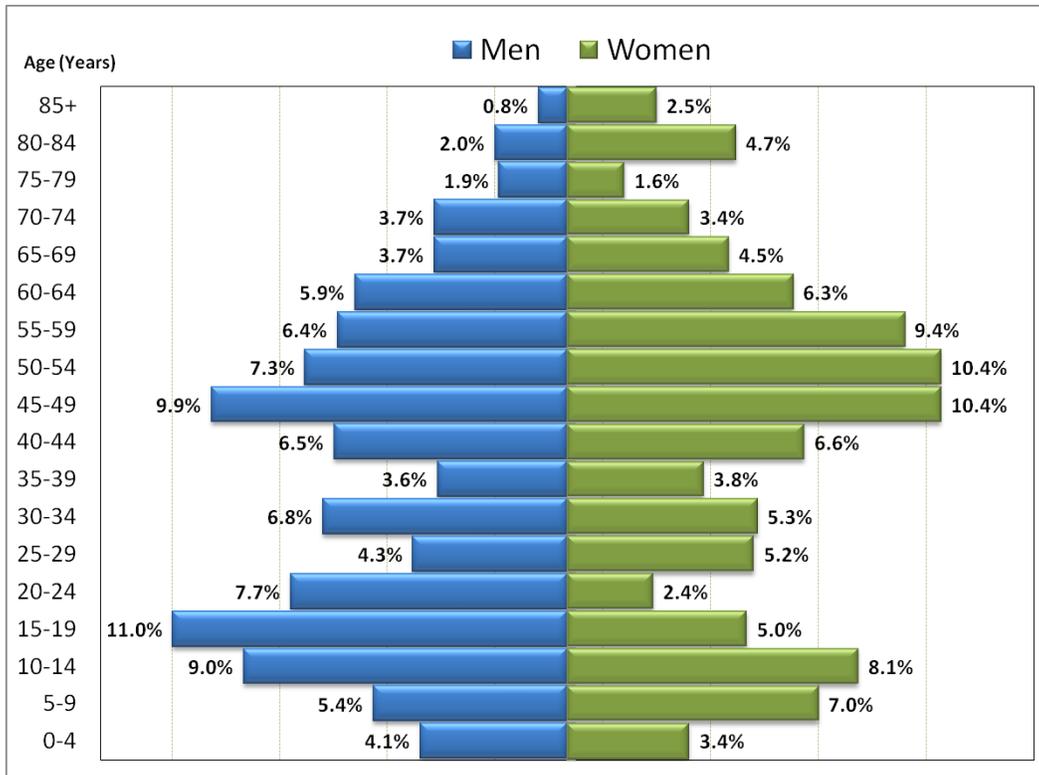
Projected rate of Morris County Growth from 2010 to 2032

### 3. Age of Population

The Township's population is somewhat older when compared to Morris County and the State of New Jersey as a whole. The 2010 Census reports a median age of 43.9 years for Long Hill versus 41.3 and 39.0 years for the County and State, respectively. The median age in 1990 was 36.7 years. Young adults between the ages of 20 to 34 represent just 10.7% of the town's population which is one of the smallest in the County for that age group.

At the 2010 Census, male adolescents between ages 15 to 24 years outnumbered females 2.5 to 1.

The total population was 8,749 people with 4,643 males and 4,106 females.



2010 Census Age Groups

U.S. Census Bureau, 2009-2013 5-Year American Community Survey

#### 4. Age Distribution

The aging population of the Township is highlighted in the Table below, which provides an age chart analysis of the local population in 2000 and 2010. The analysis shows that nearly half of the Township population is now over the age of 45, up significantly from 2000.

Another noteworthy trend in the local age distribution relates to the preschool age group, which in 2010 stood at 453 children, down 33 percent over 2000 levels. This has begun to decrease local school enrollments in the Township school system.

<b>SEX AND AGE</b>	<b>2000</b>	<b>%</b>	<b>2010</b>	<b>%</b>	<b>CHG</b>
Total population	8,777	100	8702	100	-1%
Male	4,258	48.5	4288	49.3	1%
Female	4,519	51.5	4414	50.7	-2%
Under 5 years	680	7.7	453	5.2	-33%
5 to 9 years	727	8.3	590	6.8	-19%
10 to 14 years	617	7	749	8.6	21%
15 to 19 years	410	4.7	622	7.1	52%
20 to 24 years	263	3	350	4	33%
25 to 34 years	950	10.8	577	6.7	-39%
35 to 44 years	1,788	20.4	1188	13.7	-34%
45 to 54 years	1,339	15.3	1747	20.1	30%
55 to 59 years	529	6	632	7.3	19%
60 to 64 years	365	4.2	514	5.9	41%
65 years and over	1109	12.6	1280	14.7	15%
Median age (years)	39.2		43.9		12%
18 years and over	6,470	73.7	6,472	74.4	0%
21 years and over	6,292	71.7	6,215	71.4	-1%
62 years and over	1,328	15.1	1,578	18.1	19%

Age Distribution, 2000 and 2010  
U.S. Census of Population and Housing

## 5. Household Size

In 2010, there were 3,105 households and the typical family household was 2.79 residents. Non-traditional households increased caused by a four percent decline in married families and an eight percent increase in non-relative households. There was also a fourteen percent increase in households with a relative 65 or over.

Half of all households in Long Hill Township are occupied by only one or two persons.

RELATIONSHIP by POPULATION	2000	%	2010	%	CHG
Total In households	8,754	99.7	8,678	99.7	-1%
Householder	3,139	35.8	3,105	35.7	-1%
Spouse	2,185	24.9	2,098	24.1	-4%
Child	2,902	33.1	2,923	33.6	1%
Other relatives	308	3.5	314	3.6	2%
Nonrelatives	220	2.5	238	2.7	8%
In group quarters	23	0.3	24	0.3	4%

Households by Population, 2000 and 2010

HOUSEHOLD SIZE	2000	%	2010	%	CHG
1-person	570	18.2%	569	18.3	0%
2-persons	1,033	32.9%	996	32.1	-4%
3-persons	556	17.7%	564	18.2	1%
4-persons	627	20.0%	622	20	-1%
5-persons	243	7.7%	256	8.2	5%
6 or more persons	110	3.5%	98	3.2	-11%

Households by Size, 2000 and 2010

## 6. Population Density

Population density is a measure of the number of people residing within a given land area. New Jersey has the highest population density in the nation with 1,210 persons per square mile.

The Township has a population density of 734 persons per square mile which represents a slight decrease over the 2000 density level. In comparison, the population density for Morris County increased from 1003 in 2000 to 1070 persons per square mile in 2010.

Population	Long Hill	Morris County	Municipal Rank
2000 Population	8,777	470,212	21
2000 Density (pop/sq.mi.)	741	1,022	31
2010 Population	8,702	492,276	22
2010 Density (pop/sq.mi.)	734	1,070	31

Population Density and Municipal Rank

U.S. Census Bureau, 2000 and 2010 Census

Land Area is 11.85 sq. mi.

7. Income

In 1999 1,765 households earned less than \$100,000 annually, or approximately 56% of total households. In 2010, that number lowered to 1,206 households, or 40%, making less than \$100,000 per year. By contrast, the number of households earning \$200,000 or more rose from 423 or 13.5% to 805 or 26.4%. This signals a decrease in less affluent households and a significant rise in the number of more affluent households.

Comparable figures are found in the family income chart, where 1,194 families, or 48%, made less than \$100,000 in 1999, compared to 2010 where 483 families, or 16%, earned less than \$100,000 annually, a decrease of 40%. At the same time, 423 families, or 13.5% earned over \$200,000 in 1999 compared to 805 families in 2010, an increase of 90%.

These figures show a significant decrease in less affluent families and households and a significant increase in more affluent households and families.

HOUSEHOLD INCOME	1999		2010	
	Number	Percentage	Number	Percentage
HOUSEHOLDS	3,140	100	3,046	100
Less than \$10,000	61	1.9	64	2.1
\$10,000 to 14,999	104	3.3	89	2.9
\$15,000 to 24,999	136	4.3	168	5.5
\$25,000 to 34,999	268	8.5	108	3.5
\$35,000 to 49,999	315	10	173	5.7
\$50,000 to 74,999	435	13.9	243	8.0
\$75,000 to 99,999	446	14.2	361	11.9
\$100,000 to 149,999	573	18.2	656	21.5
\$150,000 to 199,999	379	12.1	379	12.4
\$200,000 or more	423	13.5	805	26.4
Median household income	\$84,532		\$120,691	

FAMILY INCOME	1999		2010	
	Number	Percentage	Number	Percentage
FAMILIES	2,477	100	2410	100
Less than \$10,000	25	1	14	.6
\$10,000 to 14,999	26	1	14	.6
\$15,000 to 24,999	65	2.6	68	2.8

\$25,000 to 34,999	148	6	55	2.3
\$35,000 to 49,999	211	8.5	140	5.8
\$50,000 to 74,999	329	13.3	159	6.6
\$75,000 to 99,999	390	15.7	33	13.0
\$100,000 to 149,999	521	21	502	20.8
\$150,000 to 199,999	356	14.4	379	15.7
\$200,000 or more	406	16.4	766	31.8
Median family income	\$103,037		\$142,059	

D. An analysis of existing and future probable employment characteristics of the municipality.

EMPLOYMENT STATUS

1999                      2010

EMPLOYMENT STATUS	Number	Percent	Number	Percent
Population 16 years and older	6,638	100	6,595	100
In labor force	4,559	68.7	4,471	67.8
Civilian labor force	4,559	68.7	4,471	67.8
Employed	4,431	66.8	4,205	63.8
Unemployed	128	1.9	266	4.0
Armed Forces	0	0	0	0
Not in labor force	2,079	31.3	2,124	32.2

US Census

EMPLOYMENT 1990-2014

YEAR	EMPLOYMENT
1990	4,572
1991	4,367
1992	4,400
1993	4,372
1994	4,481
1995	4,608
1996	4,717
1997	4,855
1998	4,907
1999	5,003
2000	4,644
2001	4,608
2002	4,607
2003	4,626
2004	4,669

2005	4,721
2006	4,787
2007	4,822
2008	4,852
2009	4,610
2010	4,097
2011	4,080
2012	4,436
2013	4,408
2014	4,469

NJ Department of Labor

The above job statistics show employment numbers that have gone through two cycles of rise and fall. Between 1990 and 1999 employment rose almost 10% at a time when the population rose about 12%. The 10% drop from 1999 to 2000 erased the gains since 1990.

Employment numbers rose very slowly through 2008 when the effects of the Great Recession took hold and employment again dropped. Between 2008 and 2011 employment dropped by almost 9%. Since then it has risen to a number comparable with the 1990 employment rate, although population has increased 9%.

These numbers show that fewer people are employed full time. Coupled with a rise in the number of senior citizens (age 65 and over) of 15% from 2000 to 2010 and a decrease in the number of children under 10 years of age, the population is shifting towards an older and retired workforce. Not included in the statistics are those who left work as a result of the Great Recession but have continued working in their retirement as part timers or those who consult as independent contractors. Anecdotally there seems to be a fair number of people in the Township who are in those categories.

Based on the current employment numbers, it is somewhat difficult to arrive at job growth estimates. Between 1990 and 2014 the number of employed went down by 103 people while population and the number of seniors rose roughly 10%.

The NJ Dept of Labor projects Morris County employment increases of about 10% from 2012 through 2027, from 269,600 to 291,300 in 2017. This increase has not been shown in the Township statistics. The projected population growth rate is about 5%. Given the current economic climate of slow growth it seems reasonable to estimate a low figure of approximately 5% based on the Township's aging population and expected slow increase in population. Between 2012 and 2027 given a

5% growth rate, employment in Long Hill Township could rise to 4,581 people.

E. A determination of the municipality's present and prospective fair share of low and moderate income housing and its capacity to accommodate low and moderate income housing.

The Township has addressed its Prior Round obligation and met the bulk of its present need obligation. The Township addresses 98 units of prospective need immediately and received a durational adjustment for up to 163 units of prospective need. The Township met a prior round obligation of 62 units and has 32 age-restricted credits to carry over for future obligations. Up to an additional 40 units of bonus credits may apply to the Township's obligation as this plan is implemented.

F. A consideration of the lands that are most appropriate for the construction of low and moderate income housing, including structures which may be rehabilitated and lands of developers, if any, who have expressed a commitment to provide low and moderate income housing.

Several specific zoning changes are envisioned at this time. The 2015 - 2018 Master Plan Committee has discussed the possible development of the TIFA site on Division Avenue in Millington for a mixed use project. Recently the Township Committee and the Planning Board authorized an Area in Need of Redevelopment Study for the area east of the intersection of Valley Road and Main Avenue. Both of these sites will have inclusionary zoning that would allow an affordable housing component.

Additional inclusionary sites are located on Valley Road in Gillette and on Warren Avenue in Stirling.

The Township's partial reliance on Accessory Apartments and Group Homes to provide additional affordable housing units required by the Township's Mount Laurel obligation is a policy that precludes identification of specific sites. Rather, these additional affordable housing units will be located in established residences throughout the Township.

## 5. Overview of Township Affordable Housing Efforts

The Township of Long Hill is proud of its past collaboration with the New Jersey Council on Affordable Housing in providing Mount Laurel affordable housing. Since 1987 the Township has worked strenuously to provide affordable housing despite the restraints of limited available land coupled with environmental constraints.

Below is a listing summarizing our activities during the past two rounds. While unit credits from the time of approval by COAH are noted below, accounting of credits change over the years. Please see the Township's current Fair Share Plan for current credits and obligations.

A. Summary

- May 1986 COAH determines that the Township lower income housing need is 198 units. This includes 25 units of indigenous need, 103 units of reallocated present need, 90 units of prospective need and a 20 unit credit for fair share adjustments.
- 17 February 1987 Housing Element of Master Plan adopted. This addressed 1987 – 1993 obligation of 198 units.
- 12 May 1987 Housing Element amended to reflect COAH requirements. Proposed housing program lists 198 units of pre-credited need and 2 units of rehabilitation credits for 196 total units.

This was proposed to be accomplished through:

Handicapped/senior citizen	52 units
Accessory apartments	53 units
Inclusionary developments	22 units
Stirling Manor	6 units
Rental units credit	9 units
Rehabilitation	17 units
Regional Contribution Agreement	42 units
Total	196 units

- 2 May 1988 COAH grants certification. Precredited need of 198 units established, to be addressed by providing 179 inclusionary units and 19 indigenous need units.
- 11 May 1994 Township reported on the status of the Fair Share Plan. Of 192 units proposed, 113 units had been created and 20 units were in progress.
- 20 July 1994 Interim certification for nine months following effective date of substantive rules granted by COAH.
- 8 November 1994 Planning Board adopts revised Housing Plan Element.

- 16 February 1995 Long Hill files petition for substantive certification.
- 29 June 1995 COAH issues compliance report. Report states 1987 – 1993 fair share obligation was 196 units with 17 rehab and 179 new construction. Report states 1993 – 1999 need number was 85 units with 23 rehab and 62 new construction. Report found Long Hill had provided 155 units and that the second round obligation was zero with 70 excess credits.
- 2 August 1995 Substantive certification granted by COAH, effective to 2 August 2001. Resolution reflects 1987 – 1999 obligation of 85 units met. 155 units provided through 5 rehab units, 114 new construction units and 36 rental bonus credits. This results in a credit of 70 units.
- 23 July 2001 Township requests interim Substantive Certification from COAH. Township reports excess credits of 103 units.
- 1 August 2001 COAH extended the Township's second round certification to one year following the effective date of third round regulations.
- November 2004 Township reports in its October 2004 Monitoring Report the status of all units.
- 61 units – new construction  
42 units – RCA with Newark  
13 units – accessory apartments  
13 units - rehabilitation
- 50 units were required and 153 units provided.
- 13 December 2004 The Township applies for a one year extension of substantive certification and commits to applying for third round certification by 20 December 2005.
- 9 February 2005 COAH granted motion for extended substantive certification.
- 13 December 2005 The Township Planning Board adopts the "Housing Element and Fair Share Plan" dated 27 September 2005.

14 December 2005 The Township Committee endorsed the Housing Element and Fair Share Plan

16 December 2008 The Long Hill Township Planning Board adopted the Housing Element & Fair Share Plan and on the following day the Township Committee adopted Resolution 08-426 endorsing the Housing Element & Fair Share Plan and authorizing the filing of a Third Round Petition for Substantive Certification with COAH. In this plan, the Township proposed meeting its affordable housing obligation by creating 10 accessory apartments, continuing a successful municipal rehabilitation program, establishing of a group home for the developmentally disabled with 5 units, developing 33 units of age restricted housing in the Valley Road Business district and adopting an inclusionary zoning ordinance for 24 units of affordable units in the Valley Road Business District and the Tifa mixed use site. That plan also acknowledged the seven units credited from prior rounds.

29 December 2008 The Township filed a Petition for Third Round Substantive Certification with COAH.

21 May 2009 The Township received the determination of completeness from COAH and on 31 July 2009, the Township received a notice from COAH that no objections to the petition had been received. Despite the fact that the Township's Petition had been deemed complete and no objections were filed, COAH never acted on the Townships Petition for Third Round Substantive Certification.

The COAH website summarized the Township's status under the first two rounds of affordable housing in 2014. The listing for Long Hill provides the following information:

COAH status	Certified
Petition date	22 February 1995
Final certification	2 August 1995

Extend Substantive Cert	9 February 2005
1987 – 99 precredited need	85
Rehab	23
New	62
Approved at Certification	
Post 1990 rehab	5
New construct	44
COAH bonus	36
New units in excess of obligation	70

B. The Transfer of Jurisdiction To The Courts

N.J.A.C. 5:96 and 5:97, as adopted in 2008, were challenged in an appeal entitled *In the Matter of the Adoption of N.J.A.C. 5:96 and 5:97 by the New Council on Affordable Housing, 416 N.J. Super, 462 (App, Div. 2010)* (the "2010 Case"). In its October 8, 2010 decision, the Appellate Division determined, among other things, that the growth share methodology was invalid and that COAH should adopt regulations utilizing methodologies similar to the ones utilized in the First and Second Rounds for the period 1987 through 1999.

On September 26, 2013, the Supreme Court of New Jersey, in *In the Matter of the Adoption of N.J.A.C. 5:96 and 5:97 by the New Jersey Council on Affordable Housing, 215 NJ. 578 (2013)* (the "2013 Case"), affirmed the Appellate Division's invalidation of the third iteration of the Third Round regulations, sustained their determination that the growth share methodology was invalid, and directed COAH to adopt new regulations based upon the methodology utilized in the first and second rounds.

COAH thereafter proceeded to propose such regulations in accordance with the schedule and amended schedule established by the New Jersey Supreme Court in the 2013 Case.

On October 20, 2014, COAH deadlocked with a 3-3 vote and failed to adopt the revised Third Round regulations.

In response to COAH's failure to adopt the revised regulations and subsequent inaction, Fair Share Housing Center ("FSHC"), a party in the 2010 Case and the 2013 Case, filed a motion with the New Jersey Supreme Court to enforce litigant's rights.

On March 10, 2015, the New Jersey Supreme Court issued its decision on FSHC's motion to enforce litigant's rights. (*In the Matter of the Adoption of N.J.A.C. 5:96 and 5:97 by the New Jersey Council on Affordable Housing*, 221 N.J. (2015) (the "2015 Case"). The Supreme Court in the 2015 Case found that the COAH administrative process had become non-functioning and, as a result, returned primary jurisdiction over affordable housing matters to the trial courts.

In so doing, the Supreme Court established a transitional process for municipalities, like Long Hill Township, that participated in the administrative process before COAH to file a declaratory judgment action with the trial courts seeking to declare their HEFSP's as being constitutionally compliant and seeking similar protections to those that the participating municipalities would have received if they had continued to proceed before COAH.

In explaining the transitional process it contemplated, the Supreme Court equated these "Participating Municipalities" to those municipalities that had sought in 1985 to transfer jurisdiction from the Court to the newly created COAH and switch the forum from a judicial one to an administrative one under *NJ.S.A. 52:27D-316*.

While the Supreme Court in the 2015 Case declined to adopt a specific methodology or formula to calculate the third round affordable housing obligations of the municipalities and instead left that determination to the 15 Mount Laurel Judges (one in each vicinage), it did provide some guidance by reiterating its endorsement of the previous methodologies employed in the First and Second Round Rules as the template to establish third round affordable housing obligations, and as above mentioned, by treating Participating Municipalities filing Declaratory Judgment actions in the same way that the 1985 FHA when originally enacted on July 2, 1985 treated municipalities transitioning from the judicial to the administrative process.

## 6. Land Use Plan Amendment

### A. LAND USE PLAN AMENDMENT

This Land Use Plan Amendment is written to implement the Fair Share Plan of the Township by adding inclusive affordable housing as a principal use in a number of districts.

### B. UPDATED GOALS AND OBJECTIVES

The goals of this Amendment aim to: 1) preserve neighborhood character; 2) encourage housing diversity; and 3) create opportunities for very low, low and moderate income housing in fulfillment of the Township's constitutional obligation to satisfy its fair share of the regional need for affordable housing, consistent with all of the terms of its settlement with Fair Share Housing Center. This Reexamination effort is focused on these three goals. Specific recommendations related to Goals 1, 2 and 3 are outlined below.

Goal #1: Preserve the character of the Township's single-and two-family residential neighborhoods. Composed primarily of single-family homes, these traditional neighborhoods are a significant component of the Township's appeal.

Objective:

Ensure that new infill development in these neighborhoods considers and respects the context (established scale and character) of surrounding homes as much as possible given available land use tools.

Goal #2: Continue to encourage housing diversity to accommodate the needs of people of various ages and income levels in the community, in accordance with State requirements and local/regional needs.

Objectives:

- a) Continue to implement the vision of the 2013 Master Plan Reexamination.
- b) Provide diverse housing opportunities to allow residents to downsize and age in place.
- c) Monitor implementation of the Township's Housing Element & Fair Share Plan.

Goal #3: Create opportunities for very low, low and moderate income housing in fulfillment of the Township's constitutional obligation to satisfy its fair share

of the regional need for affordable housing, consistent with all of the terms of its settlement with Fair Share Housing Center.

Objective: Identify sites for inclusionary residential development and rezone such sites at appropriate densities that provide a set-aside of very low, low and moderate income housing. The use of inclusionary overlays is also encouraged at appropriate locations.

## C. RECOMMENDATIONS FOR LAND USE & DEVELOPMENT

Based on the goals and objectives discussed above, specific changes are being recommended to the Land Use Ordinance and Development Regulations as part of this updated report. These recommendations are listed below in this document.

### 1. Residential Zones

To achieve Goal #1, the Township has set reasonable standards for building dimensions and coverage that will continue to allow the construction of reasonably sized homes and additions to existing homes while limiting the type of out-of-scale homes that have compromised neighborhood character. The primary focus of this recommendation is the Township's single family residential Zones.

Residential building mass is a major concern. More specifically, residents and Township officials have been concerned that infill development pressures were leading to the construction of new or expanded houses that were out-of-scale and/or out-of-character with existing neighborhoods. The potential for incongruent housing development remains a major issue and is often viewed as disruptive to the established character of many neighborhoods.

The Township encourages positive residential design elements and greater flexibility for homeowners to undertake additions to existing residences. The Township should continue to monitor the residential floor area provisions over time to balance the needs of homeowner investment with neighborhood character.

The Township has set reasonable standards for building dimensions and coverage that will continue to allow the construction of reasonably sized homes and additions to existing homes while limiting the type of out-of-scale homes that have compromised neighborhood character.

### 2. Housing Diversity

To achieve Goal 2, the Township will continue to use a variety of existing programs, including accessory apartments, rehabilitation of substandard homes and encouraging group homes.

These programs allow our residents to downsize and age in place, as well as providing housing opportunities for the Developmentally Disabled.

3. Inclusionary Zones

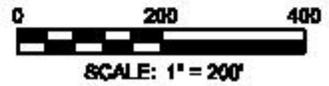
a. R-MF 4 Multi Family Residential 4 Zone (known as the Gillette site)

To achieve Goal #3, the Township will establish this zone on a current "O" (Office) zone property for inclusionary affordable housing multi-family dwelling units.

Three story buildings will be allowed, with two story buildings allowed facing Valley Road. All residential development will be required to be inclusionary with a 15% setaside for rental units and 20% setaside for sale units. Density may not exceed 12 units per acre.

This zone district includes this property:

Block 10801; Lot 3.



  
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**GILLETTE  
BLOCK 10801,  
LOT 1**

**AFFORDABLE  
HOUSING ZONING  
TOWNSHIP OF LONG HILL  
MORRIS COUNTY,  
NEW JERSEY**

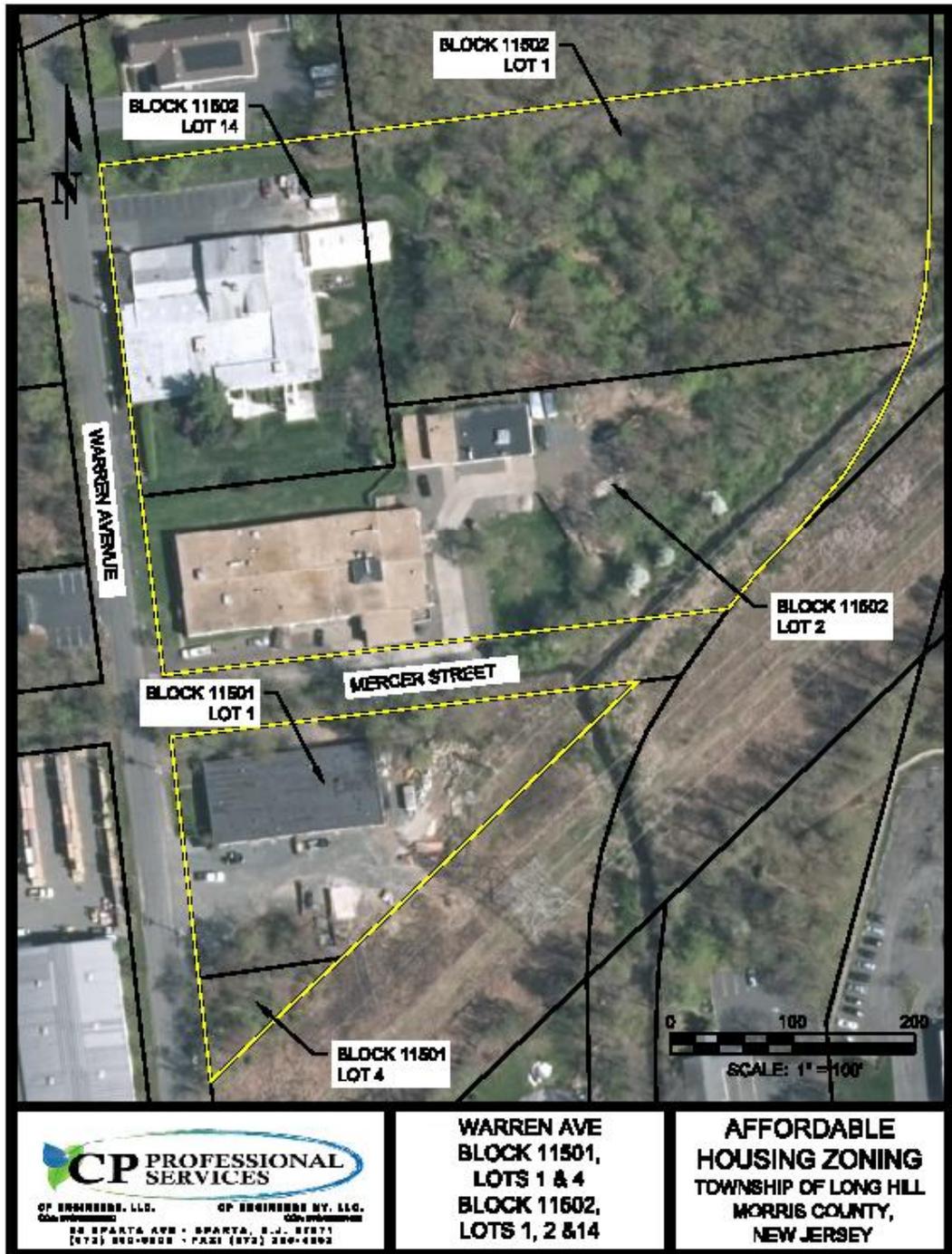
b. R-MF 4-0 Multi Family Residential 4 Overlay Zone (known as the Warren site)

In another opportunity to achieve Goal 3, the Township will establish a new R-MF 4-O zone which will allow inclusionary affordable housing in an Overlay zone on an existing LI-2 (Light Industrial) site. The underlying zoning will also remain in effect.

Three story buildings will be allowed. All residential development will be required to be inclusionary with a 15% setaside for rental units and 20% setaside for sale units. Density may not exceed 12 units per acre.

This zone district includes these properties:

Block 11501; Lots 1 and 4, Block 11502; Lots 1, 2 and 14.




  
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**WARREN AVE**  
**BLOCK 11501,**  
**LOTS 1 & 4**  
**BLOCK 11502,**  
**LOTS 1, 2 & 14**

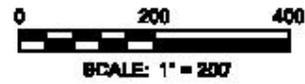
**AFFORDABLE**  
**HOUSING ZONING**  
**TOWNSHIP OF LONG HILL**  
**MORRIS COUNTY,**  
**NEW JERSEY**

c. MU - O Mixed Use Overlay Zone (known as the Tifa site)

Also promoting Goal 3 is another new overlay zone - the MU-O zone which should be implemented for the Tifa site at Stone House Road and Division Avenue. This zone should be revised to allow two floors of inclusionary residential development facing Stone House and Division, with three floors allowed behind. Mixed use development is allowed with a maximum 10,000 SF of neighborhood oriented commercial uses such as retail, personal services, restaurants and offices. All residential development will be required to be inclusionary with a 15% setaside for rental units and 20% setaside for sale units. Density may not exceed 12 units per acre. The underlying zoning is LI - 2 (Light Industrial), which will also remain in effect. The LI-2 Zone allows the manufacturing, processing, treatment or design of a number of items, plus research labs, recording studios, printing and publishing, wholesale trade, warehousing and offices.

This zone district includes this property:

Block 12301; Lot 1.



  
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TIFA  
BLOCK 12301,  
LOT 1

**AFFORDABLE  
HOUSING ZONING**  
TOWNSHIP OF LONG HILL  
MORRIS COUNTY,  
NEW JERSEY

d. RAH-O Redevelopment Affordable Housing Overlay Zone (known as the Redevelopment site)

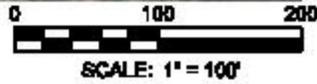
Also promoting Goal 3 is an additional overlay site which encompasses the current Redevelopment Zone. A Redevelopment Plan is being prepared which will establish allowed uses and all bulk standards for the zone. However, the short time frame to comply with the Court Order may not be enough time to establish the Redevelopment Plan. Accordingly, this Overlay Zone is proposed which will establish standards for the zone until a Redevelopment Plan is adopted.

The Township will establish a new RAH-O zone which will allow inclusionary affordable housing in an Overlay zone on an existing LI-2 (Light Industrial) site.

Three story buildings will be allowed. All residential development will be required to be inclusionary with a 15% setaside for rental units and 20% setaside for sale units. Density may not exceed 15 units per acre. The underlying zoning will also remain in effect.

This zone district includes these properties:

Block 10401; Lots 1, 2, 3 and 4. Block 11514; Lots 6, 31 and 32.



  
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**REDEVELOPMENT SITE**  
**BLOCK 10401, LOTS 1-4**  
**BLOCK 11514,**  
**LOTS 8, 31, & 32**

**AFFORDABLE**  
**HOUSING ZONING**  
**TOWNSHIP OF LONG HILL**  
**MORRIS COUNTY,**  
**NEW JERSEY**

## 6. Conclusion

This Housing Element and attached Fair Share Plan amends the Township's Master Plan to address current affordable housing planning requirements. It also addresses the Township's cumulative fair share obligation for the period from 1987 through 2025. This Element and Fair Share supersedes and replaces the Housing Element and Fair Share Plan that was previously adopted by the Long Hill Township Planning Board on 16 December 2008 and endorsed by the Long Hill Township Committee on 17 December 2008.

End of Document  
Housing Element V4b 032918