

# MIDPOINT REVIEW REPORT FOR THE 2017 HOUSING ELEMENT AND FAIR SHARE HOUSING PLAN

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## BOROUGH OF FLORHAM PARK



**June 22, 2020**

Prepared by

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*Project Number 2019035.001*

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



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**MIDPOINT REVIEW TO  
THE BOROUGH OF FLORHAM PARK  
2017 HOUSING ELEMENT AND FAIR SHARE PLAN**

**I. INTRODUCTION**

The terms of an agreement regarding In The Matter of The Application of the Borough of Florham Park for a Determination of Mount Laurel Compliance, County of Morris, Docket No.: MRS-L-1698-15, between the Borough of Florham Park, Fair Share Housing Center (FSHC), and the intervenors - Alfieri-Florham Park, LLC; Sisters of Charity of Saint Elizabeth; Palmont Associates, LLC; Ridgedale Plaza Associates, LLC; Braemar Homes, LLC; B&B Associates, LLC – were outlined in a Settlement Agreement signed July 6, 2017. Pursuant to Paragraph 46 of the Settlement Agreement:

- “46. *Mid-Point Review. The Fair Housing Act includes two provisions regarding action to be taken by the Borough during the ten-year period of protection provided in this Agreement. The Borough agrees to comply with those provisions as follows:*
- a. *For the midpoint realistic opportunity review due on July 1, 2020, as required pursuant to N.J.S.A. 52:27D-313, the Borough will post on its municipal website, with a copy provided to FSHC, a status report as to its implementation of its Plan and an analysis of whether any unbuilt sites or unfulfilled mechanisms continue to present a realistic opportunity and whether any mechanisms to meet unmet need should be revised or supplemented. Such posting shall invite any interested party to submit comments to the municipality, with a copy to FSHC, regarding whether any sites no longer present a realistic opportunity and should be replaced and whether any mechanisms to meet unmet need should be revised or supplemented. Any interested party may by motion request a hearing before the court regarding these issues.*

The Borough received a Judgement of Compliance and Repose (“JOR”), dated March 6, 2019. This Midpoint Review Report will serve to outline the conditions of the Settlement Agreement and any conditions imposed in the Borough’s JOR, as well as the status of the implementation of the Housing Element and Fair Share Plan, to determine whether any unbuilt sites or unfulfilled mechanisms continue to present a realistic opportunity and whether any mechanisms to meet unmet need should be revised or supplemented. Additionally, attached documentation regarding project monitoring (Appendix A), very-low income monitoring (Appendix B), and affordable housing trust fund monitoring (Appendix C).

**II. STATUS OF THE HOUSING ELEMENT AND FAIR SHARE PLAN IMPLEMENTATION AND SETTLEMENT AGREEMENT CONDITIONS**

Paragraph 5.b of the Settlement Agreement provides that the Borough has a Prior Round prospective need of 326 units, which has been satisfied in full, as evidenced in Paragraph 7.

Paragraph 5.c of the Settlement Agreement provides that “The Third Round Prospective Need obligation, for purposes of this Agreement includes the period 1999-2025, as calculated by Dr. Kinsey, PhD, FAICP, PP, is 624. Although the Borough does not concede nor does it agree that this

is an accurate calculation of its fair share obligation, the Parties agree for settlement purposes to utilize this calculation as the basis for the Prospective Need”.

Paragraph 8 details the mechanism to address the Third Round Prospective Need and details the agreed upon conditions of the realistic opportunity for the adoption of inclusionary zoning on specific sites contributing towards the satisfaction of the Third Round Prospective Need. The Borough utilized a number of previously constructed units and credits towards its Third Round need, which were duly documented to the Special Master prior to the Compliance Hearing and determined to be credit eligible for the Third Round.

**1. Satisfaction of the Third Round Prospective Need (Paragraph 8 of the Settlement Agreement)**

The following provides the status of the projects set forth to help fulfill the Borough’s Third Round Prospective Need, as stipulated by the corresponding sections referenced to the Settlement Agreement. These sites are summarized in the project monitoring table attached to this report as Appendix A.

**a. Existing Zoning/Approved**

- ✓ **The Green at Florham Park – Pulte/Del-Webb**  
**Pulte/Del-Webb, 86 Park Avenue (Block 1401, Lot 1.06)** - 425 age-restricted for-sale townhomes and single-family dwellings with 18 age-restricted affordable for-sale units.
  - Application #17SP-3 & 17MSD-2 approved by the Planning Board by Resolution dated March 12, 2018,
    - **Status:** Under Construction
  
- ✓ **The Green at Florham Park – Bergen United Way**  
**Bergen United Way, Park Avenue (Block 1401, Lot 1.09)** – 100% affordable development project with 102 special needs beds.
  - Application #19SP-1 approved by the Planning Board by Resolution dated February 12, 2019.
    - **Status:** Under Construction
  
- ✓ **Sun Valley III**  
**Sun Valley III, Passaic Avenue (Block 4201, Lots 32, 33 and 34)** - 160 rental apartment units, with a set-aside of 32 affordable rental units.
  - Zoning
    - **Completed:** MF-4 Zone Changed by Ordinance No. 15-11, adopted July 16, 2015.
  - Application No. 16SP-4 approved by the Planning Board by Resolution, dated July 11, 2016.

- **Status:** Under Construction, all buildings with affordable units have been completed as of May 2020. Deed Restrictions for the affordable units have been executed.

✓ **Afton Village**

**Afton Village, 2 Hanover Road, (Block 905, Lot 30.02)** - 16 townhome units for-sale, with a set-aside of 2 affordable rental units.

- Application No. BOA 15-18 approved by the Board of Adjustment by Resolution, dated October 26, 2016.
  - **Status:** Fully Constructed. Deed Restrictions for the affordable units have been executed.

**b. Proposed Zoning**

✓ **9-12. Settlement Terms Involving Alfieri**

**Alfieri Site, Columbia Turnpike (Block 501, Lot 4, Block 601, Lots 1-3, & Block 702, Lot 9)** – The zoning permits the development of a maximum of 560 dwelling units with a set-aside 112 affordable dwelling units.

- Zoning
  - **Completed:** C-2 Zone Amended by Ordinance No. 18-21, adopted September 20, 2018.

✓ **13-16. Settlement Terms Involving SCE**

**Sisters of Charity of St. Elizabeth, Park Avenue (Portion of Block 1301, Lot 2)** – 200 townhome units for-sale, with a set-aside of 40 affordable for-sale units.

- Zoning
  - MF-5 Zone Changed by Ordinance No. 17-19, adopted December 14, 2017.
- Application #20SP-1 and #20MSD-1 was scheduled before the Planning Board and first heard on February 11, 2020. The Application has been continued through multiple meetings, and has not yet received a vote due to the delays caused by the COVID-19 crisis.
- The Application has proposed a reduction in the total number of units to 150 total townhome units, with a set-aside of 30 affordable units.

✓ **17-22. Settlement Terms Involving Palmont**

**Palmont Associates, 147 Columbia Turnpike (Block 1903, Lot 5)** – 126 rental apartment units, with a set-aside of 25 affordable rental units.

- Zoning

- **Completed:** MF-6 Zone Changed by Ordinance No. 18-11, adopted May 17, 2018.
- Application No. 19SP-4 Approved by the Planning Board by Resolution, dated January 13, 2020.

✓ **23-28. Settlement Terms Involving Ridgedale**

**Ridgedale Plaza Associates, 125 Ridgedale Avenue (Block 801, Lot 4)** – 54 rental apartment units, with a set-aside of 11 affordable rental units.

- Zoning
  - **Completed:** MF-8 Zone Changed by Ordinance No. 18-10, adopted May 17, 2018.

✓ **29-31. Settlement Terms Involving Braemar**

**Braemar Homes, 2 Vreeland Avenue (Block 303, Lot 11)** – 49 townhome dwellings for-sale, with a set-aside of 10 affordable for-sale units.

- Zoning
  - **Completed:** MF-9 Zone Changed by Ordinance No. 18-9, adopted May 17, 2018.
- Application No. 18SP-6 approved by the Planning Board by Resolution dated October 22, 2018.

✓ **32-34. Settlement Terms Involving B&B**

**B&B Associates, 165-167 Ridgedale Avenue (Block 1906, Lots 12 and 13)** – 7 townhome dwellings for-sale, with a set-aside of 1 affordable for-sale unit.

- Zoning
  - **Completed:** MF-7 Zone Changed by Ordinance No. 18-1, adopted February 15, 2018.
- Application No. 18SP-5 approved by the Planning Board by Resolution dated August 6, 2018.
  - **Status:** Under Construction.

**III. STATUS OF OTHER SETTLEMENT TERMS AND COMPLIANCE ITEMS**

- ✓ **36. Very Low Income Units.** The Borough shall require and the Parties agree that thirteen percent (13%) of all units referenced in the draft Plan, with the exception of units constructed as of July 1, 2008, and units subject to preliminary or final site plan approval as of that date, shall be very-low-income units, with half of the very-low-income units being available to families. The Borough will comply with those requirements by amending its zoning ordinance to provide as such. At the time of the compliance hearing, the Borough will demonstrate its satisfaction of the low-, very low-, and moderate-income requirements and, if necessary, undertake

corrective action to address any deficiencies in income-split requirements during the period of repose.

- Very-low Income Monitoring is attached as Appendix B to this Report.

- ✓ **37. Realistic Development Credit for Bergen County United Way Project.** The Borough's draft Housing Plan currently claims credits for a 102-bedroom special needs project to be developed by Bergen County United Way on an eight (8) acre parcel located within the Green at Florham Park (the "BCUW Project"). By the time of the compliance hearing, the Borough shall demonstrate its entitlement to such credits by establishing that adequate funding is in place for the construction of the BCUW Project. In the alternative, if the Borough cannot demonstrate its entitlement to credit from the BCUW Project by the time of the compliance hearing by showing adequate funding is in place, then it shall amend its zoning ordinance and Housing Plan to provide for the shortfall in credits through inclusionary zoning or otherwise demonstrate how it will satisfy its Third Round affordable housing obligations in accordance with the parameters of this Agreement. For purposes of settlement and a fairness hearing, the Parties agree that the foregoing arrangement is sufficient. However, the Borough must exercise one of the foregoing options at least (thirty) 30 days prior to the compliance hearing. Florham Park agrees to request that the fairness hearing in this matter to be held on or before July 30, 2017 and that the compliance hearing occur within one-hundred-and-twenty (120) days thereafter and acknowledges that those timeframes provide adequate opportunity for the Borough to elect which option it intends to select and to adopt any necessary zoning ordinances.

- Application #19SP-1 for the Bergen United Way Project was approved by the Planning Board by Resolution dated February 12, 2019.
- The project has been under construction since Spring 2019.

- ✓ **39. Affirmative Marketing Requirement.** The Borough shall add to the list of community and regional organizations in its affirmative marketing plan, pursuant to N.J.A.C. 5:80- 26.15(f)(5), Fair Share Housing Center, the New Jersey State Conference of the NAACP, the Latino Action Network, and the Morris County Branch of the NAACP, and shall, as part of its regional affirmative marketing strategies during its implementation of this plan, provide notice to those organizations of all available affordable housing units. The Borough also agrees to require any other entities, including developers or persons or companies retained to do affirmative marketing, to comply with this paragraph.

- **Adoption of Affirmative Marketing Plan Resolution**
  - **Completed:** Adopted by Resolution No. 19-34, dated February 7, 2019.

- ✓ **42. Introduction of Ordinance:** As an essential term of this settlement, within 120 days of the trial court's approval of this Agreement, the Borough shall introduce an ordinance providing for the amendment of the Borough's Affordable Housing Ordinance and Zoning Ordinance to implement the terms of this Agreement and the zoning contemplated herein. Notwithstanding the foregoing, the Borough shall



commence the drafting of implementing ordinance(s) upon execution of this Agreement by all Parties, and in consultation with the Parties and the Special Master. The Borough shall submit draft implementing ordinance(s) to the Special Master by the time of the fairness hearing to be held in this matter. Subsequent to the fairness hearing, and assuming the Special Master approves the draft implementing ordinance(s), the Borough shall undertake all commercially reasonable, good faith efforts to introduce and adopt said ordinance(s) prior to the compliance hearing.

- **Adoption of Affordable Housing Ordinance, Including Mandatory-Set Aside Requirement**

- **Completed:** Adopted by Ordinance No. 19-4, introduced February 7, 2019 and adopted February 21, 2019.

- ✓ **44. Spending Plan.** The Parties acknowledge that the Borough has long maintained a development fee ordinance, and affordable housing trust fund, approved by the Court and COAH, authorizing the imposition, collection and expenditure of affordable housing trust funds. The Borough currently maintains an affordable housing trust fund balance and will prepare a Spending Plan that will be a part of the HEFSP. The Borough intends to seek Court approval of the Spending Plan in a future compliance hearing or by way of formal motion filed with the Court. The Parties acknowledge and agree that, should the Spending Plan be approved by the Court, the expenditure of funds constitute a “commitment” for expenditure pursuant to N.J.S.A. 52:27D- 329.2 and -329.3, with the four-year time period for expenditure designated pursuant to those provisions beginning to run with the entry of final judgment approving this settlement in accordance with the provisions of In re Tp. Of Monroe, 442 N.J. Super. 565 (Law Div. 2015) (aff’d N.J. Super. 563). On the first anniversary of the execution of this Agreement, and every anniversary thereafter through the end of this agreement, the Borough agrees to provide annual reporting of trust fund activity to the New Jersey Department of Community Affairs, Council on Affordable Housing, or Local Government Services, or other entity designated by the State of New Jersey, with a copy provided to Fair Share Housing Center and posted on the municipal website, using forms developed for this purpose by the New Jersey Department of Community Affairs, Council on Affordable Housing, or Local Government Services. The reporting shall include an accounting of all housing trust fund activity, including the source and amount of funds collected and the amount and purpose for which any funds have been expended.

- **Adoption of Spending Plan Resolution**

- **Completed:** Adopted by Resolution No. 19-35, dated February 7, 2019.

- **Trust Fund Monitoring**

- See Appendix C for annual Affordable Housing Trust Fund monitoring reports.

✓ **Resolutions to Appoint Municipal Housing Liaison and Administrative Agent**

- **Adoption of Resolution to Appoint Municipal Housing Liaison**

- **Completed:** Adopted by Resolution No. 19-48, dated February 21, 2019.

- **Adoption of Resolution to Appoint Administrative Agent**
  - **Completed:** Adopted by Resolution No. 19-49, dated February 21, 2019.

✓

#### **Accessory Apartment Ordinance**

- **Adoption of Accessory Apartment Ordinance**
  - **Completed:** Adopted by Resolution No. 19-3, introduced February 7, 2019 and adopted February 21, 2019.

#### **IV. STATUS OF THE REHABILITATION PROGRAM (PRESENT NEED)**

Paragraph 6 of the Settlement Agreement provides that: “The Borough’s efforts to meet its present need, which may be reduced by the Court, include participation in Morris County’s rehabilitation program and the allocation of funding for qualified rehabilitation projects in the Borough’s Spending Plan, as the same will be prepared in the future. All Parties agree that the foregoing is sufficient to satisfy the Borough’s present need obligation of 74 units, as the same may be reduced by the Court. If the Court reduces the Borough’s Present Need obligation, then the Borough may subsequently modify its efforts to meet the reduced obligation”.

The Borough has an Inter-local Services Agreement with Morris County to participate in the Morris County Community Development and Home Program dated April 24, 2017. To comply with the requirement for a municipal program to offer the rehabilitation of up to 59 owner occupied and at least 15 rental units, the Borough adopted a rehabilitation manual entitled “Home Improvement Program, Policies and Procedures Manual for the Borough of Florham Park”, dated February 27, 2019.

## **V. APPENDICES**

**APPENDIX A.**  
ANNUAL UNIT MONITORING

**FLORHAM PARK, MORRIS COUNTY, NJ  
AFFORDABLE HOUSING MIDPOINT REVIEW**

*Date of Judgement of Compliance and Repose – March 6, 2019  
Annual Reporting through March 7, 2020*

**a. Project Status – Completed Units – Part 1**

<b>Site / Project Name</b>	<b>Riverbend</b>			<b>Sun Valley I</b>			<b>Sun Valley II</b>		
<b>Project Type</b>	50 Rental Apartments			75 Rental Apartments			29 Rental Apartments		
<b>Block &amp; Lot / Address</b>	Block 42.01, Lots 26 and 27 / Passaic Avenue			Block 4201, Lot 29 / 57 Passaic Avenue			Block 4201, Lot 29 / 57 Passaic Avenue		
<b>Site History</b>	Built in 2001			Built in 2001			Built in 2013		
<b>Status</b>	Completed			Completed			Completed		
<b>Length of Affordability Controls</b>	30 Years			30 Years			30 Years		
<b>Administrative Agent</b>	Sterling Properties (973) 665-0050 <a href="http://www.sterlingpropertiesnj.com/">http://www.sterlingpropertiesnj.com/</a>			Piazza and Associates, Inc. 216 Rockingham Row, Princeton, NJ 08540 (609) 786-1100 <a href="http://www.piazza-and-associates.com/afhousing.php">http://www.piazza-and-associates.com/afhousing.php</a>			Piazza and Associates, Inc. 216 Rockingham Row, Princeton, NJ 08540 (609) 786-1100 <a href="http://www.piazza-and-associates.com/afhousing.php">http://www.piazza-and-associates.com/afhousing.php</a>		
<b>Contribution</b>	20% Set-Aside			20% Set-Aside			Partial Inclusionary with Off-site units		
<b>Type of Units</b>	Rental			Rental			Rental		
<b>Total Affordable Units</b>	50 Rental Apartments			75 Rental Apartments			29 Rental Apartments		
<b>Income/Bedroom Distribution</b>	1 BR	2 BR	3 BR	1 BR	2 BR	3 BR	1 BR	2 BR	3 BR
<i>Very-Low Income</i>	-	-	-	-	-	-	2	1	1
<i>Low Income</i>	5	15	5	8	23	7	1	8	2
<i>Moderate Income</i>	5	15	5	7	22	8	1	9	3

**FLORHAM PARK, MORRIS COUNTY, NJ  
AFFORDABLE HOUSING MIDPOINT REVIEW**

*Date of Judgement of Compliance and Repose – March 6, 2019  
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**a. Project Status – Completed Units – Part 2**

<b>Site / Project Name</b>	<b>Ward Place / Woodfield Estates</b>			<b>Cheshire Home III</b>			<b>Villa at Florham Park</b>		
<b>Project Type</b>	155 Rental Apartments			8 Special Needs Rental			1 Medicaid Waiver Beds		
<b>Block &amp; Lot / Address</b>	Block 1201, Lot 4 / 188 Park Avenue			Block 2802, Lot 3 / 305 Greenwood Avenue			Block 1201, Lot 3 / 190 Park Avenue		
<b>Site History</b>	Built in 1996			Built in 1985			In December 2002, the new Saint Anne Villa was renovated to include 80 rooms for long-term care. In 2004, 21 Assisted Living suites were added. In 2016, Lutheran Social Ministries of New Jersey purchased site from the Sisters of Charity Saint Elizabeth.		
<b>Status</b>	Completed			Completed			Completed		
<b>Length of Affordability Controls</b>	30 Years			30 Years			Perpetual		
<b>Administrative Agent</b>	Bertram Associates 1325 Morris Ave, Union, NJ 07083 (908) 688-7711			Cheshire Home III (973) 966-1232 <a href="http://cheshirehome.org/">http://cheshirehome.org/</a>			Villa at Florham Park (973) 867-1500 <a href="https://www.thevillafp.org/">https://www.thevillafp.org/</a>		
<b>Contribution</b>	100% Affordable			100% Affordable			10% Medicaid Waivers		
<b>Type of Units</b>	Rental			Special Needs Rental			Medicaid/Rental		
<b>Total Affordable Units</b>	155 Rental Units			8 Special Needs Beds			1 Medicaid Waiver Bed		
<b>Income/Bedroom Distribution</b>	1 BR	2 BR	3 BR	1 BR	2 BR	3 BR	1 BR	2 BR	3 BR
<i>Very-Low Income</i>	-	-	-	7 very-low income beds, 1 low-income bed			1 Medicaid Waiver Beds, Low Income		
<i>Low Income</i>	16	47	15						
<i>Moderate Income</i>	15	46	16						

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AFFORDABLE HOUSING MIDPOINT REVIEW**

*Date of Judgement of Compliance and Repose – March 6, 2019  
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**a. Project Status – Completed Units – Part 3**

<b>Site / Project Name</b>	<b>Brookdale Assisted Living</b>			<b>Brighton Gardens</b>		
<b>Project Type</b>	8 Senior Medicaid Waiver Beds			14 Senior Medicaid Waiver Beds		
<b>Block &amp; Lot / Address</b>	Block 901, Lot 5 / 8 James Street			Block 2601, Lot 43 / 21 Ridgedale Ave		
<b>Site History</b>	Built in 1999			Built in 1999		
<b>Status</b>	Completed			Completed		
<b>Length of Affordability Controls</b>	Perpetual			Perpetual		
<b>Administrative Agent</b>	Brookdale Assisted Living (973) 443-0444 <a href="https://www.brookdale.com/en/communities/brookdale-florham-park.html?cid=yext">https://www.brookdale.com/en/communities/brookdale-florham-park.html?cid=yext</a>			Brighton Gardens (973) 966-8999 <a href="https://www.sunriseseniorliving.com/communities/brighton-gardens-of-florham-park/about.aspx">https://www.sunriseseniorliving.com/communities/brighton-gardens-of-florham-park/about.aspx</a>		
<b>Contribution</b>	10% Medicaid Waivers			10% Medicaid Waivers		
<b>Type of Units</b>	Medicaid/Rental			Medicaid/Rental		
<b>Total Affordable Units</b>	8 Medicaid Waiver Beds			14 Medicaid Waiver Beds		
<b>Income/Bedroom Distribution</b>	1 BR	2 BR	3 BR	1 BR	2 BR	3 BR
<i>Very-Low Income</i>	8 Medicaid Waiver Beds, Low Income			14 Medicaid Waiver Beds, Low Income		
<i>Low Income</i>						
<i>Moderate Income</i>						

**FLORHAM PARK, MORRIS COUNTY, NJ  
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*Date of Judgement of Compliance and Repose – March 6, 2019  
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**a. Project Status – Completed Units – Part 4**

<b>Site / Project Name</b>	<b>Universal Institute</b>			<b>Universal Institute</b>		
<b>Project Type</b>	5 Special Needs Rental			4 Special Needs Rental		
<b>Block &amp; Lot / Address</b>	Block 1907, Lot 23 / 154 Ridgedale Avenue			Block 3701, Lot 41 / 9 Woodbine Road		
<b>Site History</b>	Completed in 2004			Completed in 2014		
<b>Status</b>	Completed			Completed		
<b>Length of Affordability Controls</b>	Perpetual			Perpetual		
<b>Administrative Agent</b>	Universal Institute (973) 410-9433 <a href="https://uirehabcorp.com/">https://uirehabcorp.com/</a>			Universal Institute (973) 410-9433 <a href="https://uirehabcorp.com/">https://uirehabcorp.com/</a>		
<b>Contribution</b>	Special Needs Beds			Special Needs Beds		
<b>Type of Units</b>	Special Needs Rental			Special Needs Rental		
<b>Total Affordable Units</b>	5 Special Needs Beds			4 Special Needs Beds		
<b>Income/Bedroom Distribution</b>	1 BR	2 BR	3 BR	1 BR	2 BR	3 BR
<i>Very-Low Income</i>	5 Special Needs, Low-Income			4 Special Needs, Low-Income		
<i>Low Income</i>						
<i>Moderate Income</i>						



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AFFORDABLE HOUSING MIDPOINT REVIEW**

*Date of Judgement of Compliance and Repose – March 6, 2019  
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**b. Project Status – Constructed / Under Construction, Part 1**

<b>Site / Project Name</b>	<b>Sun Valley III</b>			<b>The Afton of Morris</b>			<b>Pulte/Del-Webb</b>		
<b>Project Type</b>	160 Rental Apartments			16 For-Sale			425 Age-Restricted, For-Sale Townhomes Single-Family Homes		
<b>Block &amp; Lot / Address</b>	Block 4201, Lot 29 / 55, 57, 61, 75, 81 and 83 Passaic Avenue			Block 905, Lot 30.02 / 2 Hanover Road			Block 1401, Lot 1.06 / 86 Park Avenue		
<b>Site History</b>	Zoning - MF-4 Zone Changed by Ordinance No. 15-11 adopted July 16, 2015 Approvals Received - Application No. 16SP-4 Approved by Planning Board by Resolution dated July 11, 2016			Approvals Received - Application No. BOA 15-18 approved by Board of Adjustment by Resolution dated October 26, 2016			Approvals Received - Approved by Planning Board Application #17SP-3 & 17MSD-2 March 12, 2018		
<b>Status</b>	Constructed			Constructed			Under Construction		
<b>Length of Affordability Controls</b>	30 Years			30 Years			30 Years		
<b>Administrative Agent</b>	Piazza and Associates, Inc. 216 Rockingham Row, Princeton, NJ 08540 (609) 786-1100 <a href="http://www.piazza-and-associates.com/afhousing.php">http://www.piazza-and-associates.com/afhousing.php</a>			CGP&H, LLC 1249 South River Road, Suite 301, Cranbury, NJ 08512 (609) 664-2769 <a href="https://www.affordablehomesnewjersey.com/">https://www.affordablehomesnewjersey.com/</a>			CGP&H, LLC, 1249 South River Road, Suite 301, Cranbury, NJ 08512 (609) 664-2769 <a href="https://www.affordablehomesnewjersey.com/">https://www.affordablehomesnewjersey.com/</a>		
<b>Contribution</b>	20% Set-Aside			20% Set-Aside			Partial Inclusionary with Off-site units		
<b>Type of Units</b>	Rental			For-Sale			Age-Restricted, For-Sale		
<b>Total Affordable Units</b>	32 Affordable Units			2 Affordable Units			18 Affordable Units		
<b>Income/Bedroom Distribution</b>	1 BR	2 BR	3 BR	1 BR	2 BR	3 BR	1 BR	2 BR	3 BR
<i>Very-Low Income</i>	-	-	-	-	-	-	-	-	-
<i>Low Income</i>	3	10	3	1	-	-	1	8	-
<i>Moderate Income</i>	3	9	4	-	1	-	2	7	-

**FLORHAM PARK, MORRIS COUNTY, NJ  
AFFORDABLE HOUSING MIDPOINT REVIEW**

*Date of Judgement of Compliance and Repose – March 6, 2019  
Annual Reporting through March 7, 2020*

**b. Project Status – Constructed / Under Construction, Part 2**

<b>Site / Project Name</b>	<b>B&amp;B Associates</b>			<b>Bergen United Way</b>
<b>Project Type</b>	7 For-Sale Townhomes			102 Special Needs Beds
<b>Block &amp; Lot / Address</b>	Block 1906, Lots 12 & 13 / 165-167 Ridgedale Ave			Block 1401, Lot 1.09 / Park Avenue
<b>Site History</b>	Zoning - MF-7 Zone Changed by Ordinance No. 18-1 adopted February 15, 2018 Approvals Received - Approved by Planning Board Application # 18SP-5 by Resolution dated August 6, 2018			Approvals Received - Application #19SP-1 Approved by Planning Board by Resolution dated February 12, 2019
<b>Status</b>	Under Construction			Constructed
<b>Length of Affordability Controls</b>	30 Years			30 Years
<b>Administrative Agent</b>	To Be Determined			To Be Determined
<b>Contribution</b>	20% Set-Aside			100% Affordable
<b>Type of Units</b>	For-Sale			Special Needs / Group Home
<b>Total Affordable Units</b>	1 Affordable Unit			98 Special Needs Beds 4 Group Home Beds
<b>Income/Bedroom Distribution</b>	1 BR	2 BR	3 BR	102 Low-Income Group Home Beds
<i>Very-Low Income</i>	-	-	-	
<i>Low Income</i>	-	-	-	
<i>Moderate Income</i>	1	-	-	

**FLORHAM PARK, MORRIS COUNTY, NJ  
AFFORDABLE HOUSING MIDPOINT REVIEW**

*Date of Judgement of Compliance and Repose – March 6, 2019  
Annual Reporting through March 7, 2020*

**c. Project Status – Approved, Not Constructed**

<b>Site / Project Name</b>	<b>Braemar Homes</b>			<b>Palmont Associates</b>		
<b>Project Type</b>	49 For-Sale Townhomes			126 Rental Apartments		
<b>Block &amp; Lot / Address</b>	Block 303, Lot 11 / 2 Vreeland Road			Block 1903, Lot 5 / 147 Columbia Turnpike		
<b>Site History</b>	Zoning - MF-9 Zone Changed by Ordinance No. 18-9 adopted May 17, 2018			Zoning - MF-6 Zone Changed by Ordinance No. 18-11 adopted May 17, 2018		
<b>Status</b>	Application No. 18SP-6 approved by the Planning Board by Resolution, dated October 22, 2018			Application No. 19SP-4 approved by the Planning Board by Resolution, dated January 13, 2020		
<b>Length of Affordability Controls</b>	30 Years			30 Years		
<b>Administrative Agent</b>	To Be Determined			To Be Determined		
<b>Contribution</b>	20% Set-Aside			20% Set-Aside		
<b>Type of Units</b>	For-Sale			Rental		
<b>Total Affordable Units</b>	10 Affordable Units			25 Affordable Units		
<b>Income/Bedroom Distribution</b>	<b>To Be Determined Pursuant to Deed Restriction</b>			<b>To Be Determined Pursuant to Deed Restriction</b>		
	1 BR	2 BR	3 BR	1 BR	2 BR	3 BR
<i>Very-Low Income</i>	1	1	-	2	1	1
<i>Low Income</i>	1	2	1	2	4	2
<i>Moderate Income</i>	-	3	1	1	10	2

**FLORHAM PARK, MORRIS COUNTY, NJ  
AFFORDABLE HOUSING MIDPOINT REVIEW**

*Date of Judgement of Compliance and Repose – March 6, 2019  
Annual Reporting through March 7, 2020*

**d. Project Status – Zoning Implemented**

<b>Site / Project Name</b>	<b>215 Ridgedale Avenue</b>			<b>Alfieri</b>			<b>Sisters of Charity</b>		
<b>Project Type</b>	54 Rental Apartments			560 Rental Apartments			150 For-Sale Townhouses		
<b>Block &amp; Lot / Address</b>	Block 801, Lot 4 / 215 Ridgedale Avenue			Columbia Turnpike			Park Avenue		
<b>Site History</b>	Zoning - MF-8 Zone Changed by Ordinance No. 18-10 adopted May 17, 2018			Zoning - C-2 Zone Amended by Ordinance No. 18-21 adopted September 20, 2018			Zoning - MF-5 Zone Changed by Ordinance No. 17-19 adopted December 14, 2017		
<b>Status</b>	No Approvals to Date			No Approvals to Date			Approvals Pending, Planning Board Application #20SP-1 and #20MSD-1		
<b>Length of Affordability Controls</b>	30 Years			30 Years			30 Years		
<b>Administrative Agent</b>	To Be Determined			To Be Determined			To Be Determined		
<b>Contribution</b>	20% Set-Aside			20% Set-Aside			20% Set-Aside		
<b>Type of Units</b>	Rental			Rental			For-Sale		
<b>Total Affordable Units</b>	11 Affordable Units			112 Affordable Units			30 Affordable Units		
<b>Income/Bedroom Distribution</b>	<b>To Be Determined Pursuant to Deed Restriction</b>			<b>To Be Determined Pursuant to Deed Restriction</b>			<b>To Be Determined Pursuant to Deed Restriction</b>		
	1 BR	2 BR	3 BR	1 BR	2 BR	3 BR	1 BR	2 BR	3 BR
<i>Very-Low Income</i>	1	1	-	6	6	3	2	1	1
<i>Low Income</i>	1	2	1	8	23	10	1	9	1
<i>Moderate Income</i>	-	3	2	8	28	10	1	8	4

**APPENDIX B.**  
VERY-LOW INCOME UNIT TRACKING

## Borough of Florham Park, Morris County: Very-Low Income Units 2020

Development/Compliance Mechanism	Project Status	Controls Date	Affordable Units	Very-Low Income Units
Cheshire Homes, 305 Greenwood Ave	Constructed	1985	8	7
Sun Valley II, Passaic Ave.	Constructed	2013	29	4
The Green at FP – Bergen United Way	Proposed/Zoned	N/A	102	14
Sun Valley II, Passaic Ave.	Proposed/Zoned	N/A	32	5
Palmont Associates, 147 Columbia Turnpike	Proposed/Zoned	N/A	25	4
Ridgedale Plaza Associates, 125 Ridgedale Ave.	Proposed/Zoned	N/A	11	2
Alfieri Site, Columbia Turnpike	Proposed/Zoned	N/A	112	15
Sisters of Charity of St. Elizabeth, Park Avenue	Proposed/Zoned	N/A	30	4
Braemar Homes, 2 Vreeland Avenue	Proposed/Zoned	N/A	10	2
<b>Totals:</b>			<b>359</b>	<b>57</b>
(% of VLI units:				<b>15.9%</b>

**APPENDIX C.**  
ANNUAL AFFORDABLE HOUSING TRUST FUND MONITORING

**FLORHAM PARK, MORRIS COUNTY**

**TRUST FUND MONITORING**

*First Annual Monitoring Report (July 7, 2017 – July 7, 2018)*

*Date of Settlement – July 7, 2017  
JOR – March 6, 2019*

**Revenue Summary**

<b>Type</b>	<b>Amount Existing</b>	<b>Amount 7/7/2017-7/7/2018</b>	<b>Total to Date</b>
Barrier Free Escrow	\$0.00	\$0.00	\$0.00
Development Fees	\$2,685,355.50	\$375,301.50	\$3,060,657.00
Interest Earned	\$25,976.45	\$34,524.16	\$60,500.61
Other Income	\$401,353.91	\$0.00	\$401,353.91
Payments in Lieu of Construction	\$0.00	\$0.00	\$0.00
<b>Total</b>	<b>\$3,112,685.86</b>	<b>\$409,825.66</b>	<b>\$3,522,511.52</b>

**Expenditure Summary**

Administration	\$296,994.05	\$89,159.52	\$386,153.57
Affordability Assistance	\$0.00	\$0.00	\$0.00
Barrier Free Conversions	\$0.00	\$0.00	\$0.00
Housing Activity	\$400,000	\$0.00	\$400,000
<b>Total</b>	<b>\$696,994.05</b>	<b>\$89,159.52</b>	<b>\$786,153.57</b>

*Trust Fund Account Balance as of July 7, 2017*      \$2,415,691.81

**Trust Fund Account Balance as of July 7, 2018**      **\$2,736,357.95**



**FLORHAM PARK, MORRIS COUNTY**

**TRUST FUND MONITORING**

*Second Annual Monitoring Report (July 8, 2018 - July 7, 2019)*

*Date of Settlement – July 7, 2017*

*JOR – March 6, 2019*

**Revenue Summary**

<b>Type</b>	<b>Amount Existing</b>	<b>Amount 7/8/2018-7/7/2019</b>	<b>Total to Date</b>
Barrier Free Escrow	\$0.00	\$0.00	\$0.00
Development Fees	\$3,060,657.00	\$128,164.46	\$3,188,821.46
Interest Earned	\$60,500.61	\$63,991.40	\$124,492.01
Other Income	\$401,353.91	\$0.00	\$401,353.91
Payments in Lieu of Construction	\$0.00	\$0.00	\$0.00
<b>Total</b>	\$3,522,511.52	\$192,155.86	\$3,714,667.38

**Expenditure Summary**

Administration	\$386,153.57	\$67,451.12	\$453,604.69
Affordability Assistance	\$0.00	\$0.00	\$0.00
Barrier Free Conversions	\$0.00	\$0.00	\$0.00
Housing Activity	\$400,000	\$0.00	\$400,000
<b>Total</b>	\$786,153.57	\$67,451.12	\$853,604.69

*Trust Fund Account Balance as of July 8, 2018*      \$2,736,357.95

**Trust Fund Account Balance as of July 7, 2019**      **\$2,861,062.69**

**FLORHAM PARK, MORRIS COUNTY**

**TRUST FUND MONITORING**

*Third Annual Monitoring Report (July 8, 2019 – June 1, 2020)*

*Date of Settlement – July 7, 2017  
JOR – March 6, 2019*

**Revenue Summary**

<b>Type</b>	<b>Amount Existing</b>	<b>Amount 7/8/2019-6/1/2020</b>	<b>Total to Date</b>
Barrier Free Escrow	\$0.00	\$0.00	\$0.00
Development Fees	\$3,188,821.46	\$226,873.98	\$3,415,695.44
Interest Earned	\$124,492.01	\$45,867.25	\$170,359.26
Other Income	\$401,353.91	\$0.00	\$401,353.91
Payments in Lieu of Construction	\$0.00	\$0.00	\$0.00
<b>Total</b>	<b>\$3,714,667.38</b>	<b>\$272,741.23</b>	<b>\$3,987,408.61</b>

**Expenditure Summary**

Administration	\$453,604.69	\$22,342.29	\$475,946.98
Affordability Assistance	\$0.00	\$0.00	\$0.00
Barrier Free Conversions	\$0.00	\$0.00	\$0.00
Housing Activity	\$400,000	\$0.00	\$400,000
<b>Total</b>	<b>\$853,604.69</b>	<b>\$22,342.29</b>	<b>\$875,946.98</b>

*Trust Fund Account Balance as of July 8, 2019*      \$2,861,062.69

**Trust Fund Account Balance as of June 1, 2020**      **\$3,111,461.63**