

# Housing Element and Fair Share Plan



**July 9, 2025**

**Prepared by:**



**J Caldwell  
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Community Planning Consultants

# **2025 Housing Element and Fair Share Plan**

## **Vernon Township Sussex County, New Jersey**

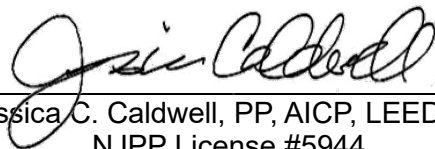
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**JULY 9, 2025**

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# Vernon Township Fourth Round (2025-2035) Housing Element and Fair Share Plan

## 1. Introduction

### 1.1 Community Overview

Vernon Township is located in the northeastern corner of Sussex County and encompasses approximately 44,769 acres. The Township is situated in the geographic province of ridges and valleys, including the Hamburg, Wawayanda, and Pochuck Mountains. The municipality is also a regional tourist destination and is the home of the only ski resort in New Jersey – Mountain Creek. Other area attractions include the Mountain Creek Water Park and the Crystal Springs Resort's Minerals Hotel and Elements Spa. There are several unincorporated lakes and/or residential communities throughout the Township, as follows:

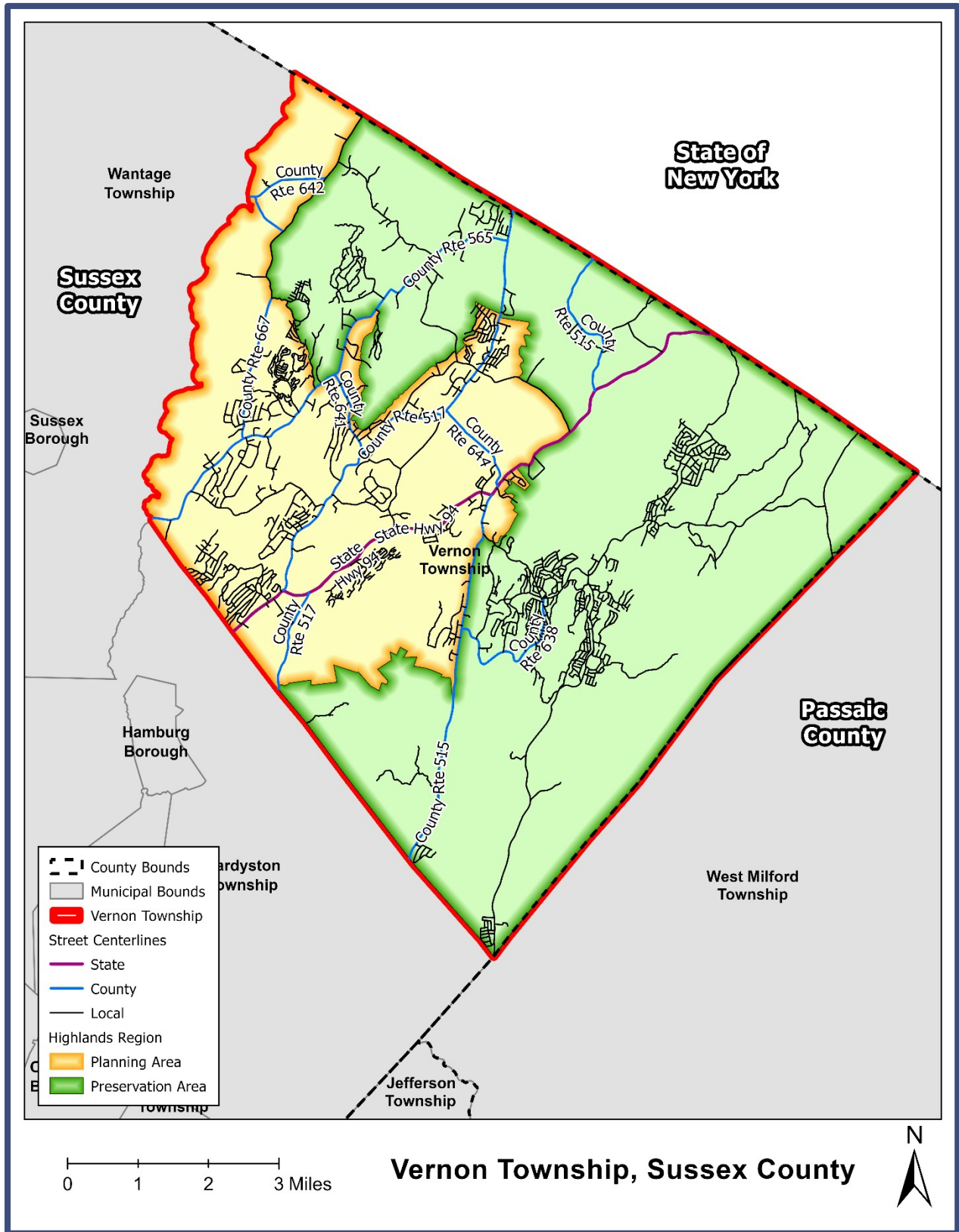
Barry Lakes	Kampe P.O.	Owens
Canistear Reservoir	Lake Conway	Pleasant Valley Lake
Cedar Ridge	Lake Panorama	Prices Switch
Cliffwood Lake	Lake Pochung	Scenic Lake
DeKays	Lake Wanda	Vernon Village "Town Center"
Glenwood	Lake Wallkill	Vernon Valley "The Valley"
Great Gorge	Lake Wildwood	Vernon Valley Lake
High Breeze	Maple Grange	Wawayanda
Highland Lakes	McAfee	Wawayanda Lake
Independence Corners	Mud Pond	

The Township is surrounded by two Sussex County municipalities: Wantage Township to the west and Hardyston Township to the south. Vernon also borders West Milford in Passaic County to the east and Warwick Township in New York State to the north.

The Township is located within the Highlands Region with 34.5 percent (15,464 acres) within the Planning Area and 65.5 percent within the Preservation Area. Preservation Area conformance was approved by the Highlands Council on May 17, 2012. Additionally, the Township is located within several New Jersey State Development and Redevelopment Plan (SDRP) Planning Areas. The Vernon Town Center is specifically within Planning Area 4 (PA 4), the Rural Planning Area, Planning Area 5 (PA 5), the Environmentally Sensitive Planning Area, and the Park Planning Area (PPA). Vernon's Town Center was designated by the State Planning Commission in 2003. The Township received Plan Endorsement and extension of the Center Designation from the State Planning Commission for the Planning Area portion of the municipality on August 24, 2021.

# Vernon Township Fourth Round (2025-2035) Housing Element and Fair Share Plan

Figure 1. Context Map



## Vernon Township Fourth Round (2025-2035) Housing Element and Fair Share Plan

### 1.2 Relationship to Other Plans

#### *Vernon Township Master Plan*

The Township adopted a comprehensive Master Plan in 1995, with an amendment in 2003. An updated Land Use Element, Historic Preservation Element and Recycling Element were adopted in July 2010, with Reexamination Reports prepared in 2012, 2013, and 2022. The following goals and objectives which are of particular relevance to this Housing Element and Fair Share Plan are as follows:

1. To achieve a balance between continued development and the preservation of the extensive natural resources of the community.
  - a. Upgrade zoning in appropriate areas in order to protect ground water quality, steep slopes and scenic vistas.
  - b. Create new land use categories and apply zoning techniques that permit development of land while preserving environmentally sensitive areas.
  - c. Recognize and protect the Appalachian Trail through cluster or density zoning techniques.
  - d. Maintain low density zoning in that area adjacent to the Wallkill National Wildlife Refuge.
  - e. Avoid location of intensive land use areas in wetland and buffer areas.
2. To preserve the existing residential neighborhoods and Lake communities.
  - a. Review the residential zoning standards governing the Lake communities in order to avoid unnecessary variances.
  - b. Maintain the current zoning standards of existing residential areas outside of lake communities.
  - c. Provide for new residential growth at densities sensitive to water quality and environmental constraints.
3. To ensure adequate infrastructure to accommodate the projected level of intensity of development.
  - a. Residential development, other than single-family, should be served by utilities.
4. To provide for Vernon Township's Affordable Housing obligation.
  - a. Rehabilitate existing substandard housing with State or Federal funds.

#### *State Development and Redevelopment Plan (2001)*

At the time of the preparation of this Housing Element and Fair Share Plan (HEFSP), the update to the New Jersey State Development and Redevelopment Plan (SDRP) is expected to be completed in late 2025. The last update to the SDRP was adopted in 2001 and identified several goals and objectives for housing, specifically as they relate to the PA 4, Rural Planning Area, PA 5, Environmentally Sensitive Planning Area, and the PPA, Parking Planning Area. These goals, objectives, and policies, which in part guide the preparation of this HEFSP, are as follows:

1. **Housing:** Provide for a full range of housing choices primarily in Centers at appropriate densities to accommodate projected growth. Ensure that housing in general – and in particular affordable, senior citizen, special needs and family housing – is developed with access to a range of commercial, cultural, educational, recreational, health and

## Vernon Township Fourth Round (2025-2035) Housing Element and Fair Share Plan

transportation services and facilities. Focus multi-family and higher-density, single-family housing in Centers. Any housing in the Environs should be planned and located to maintain or enhance the cultural and scenic qualities and with minimum impacts on environmental resources.

2. **Natural Resource Conservation:** Protect and preserve large, contiguous tracts and corridors of recreation, forest or other open space land that protects natural systems and sensitive natural resources, including endangered species, ground and surface water resources, wetland systems, natural landscapes of exceptional value, critical slope areas, scenic vistas and other significant environmentally sensitive features.
3. **Redevelopment:** Encourage environmentally appropriate redevelopment in existing Centers and existing developed areas that have the potential to become Centers or in ways that support Center-based development to accommodate growth that would otherwise occur in the Environs. Redevelop with intensities sufficient to support transit, a range of uses broad enough to encourage activity beyond the traditional workday, efficient use of infrastructure, and physical design features that enhance public safety, encourage pedestrian activity and reduce dependency on the automobile to attract growth otherwise planned for the Environs.
4. **Public Facilities and Services:** Phase and program for construction as part of a dedicated capital improvement budget or as part of a public/private development agreement the extension or establishment of public facilities and services, particularly wastewater systems, to establish adequate levels of capital facilities and services to support Centers; to protect large contiguous areas of environmentally sensitive features and other open spaces; to protect public investments in open space preservation programs; and to minimize conflicts between Centers and the Environs. Encourage private investments and facilitate public/private partnerships to provide adequate facilities and services, particularly wastewater systems, in Centers. Make community wastewater treatment a feasible and cost-effective alternative.
5. **Intergovernmental Coordination:** Coordinate efforts of state agencies, county and municipal governments to ensure that state and local policies and programs support environmental protection by examining the effects of financial institution lending practices, government regulation, taxation and other governmental policies and programs.

### *Highlands Regional Master Plan*

The Highlands Regional Master Plan was adopted in 2008 in response to the Highlands Water Policy and Planning Protection Act (N.J.S.A. 13:20-1 et seq.) of 2004. This RMP has been updated several times, in 2018, 2019, and 2024. Two-thirds of the Township is situated within the Preservation Area where conformance with the RMP is mandatory, and the remaining third falls within the planning Area, where conformance is optional.

The Highlands Council adopted, “RMP Addendum 2024-3: Highlands Affordable Housing Guidelines” on July 18, 2024, which established standards for identifying locations for affordable housing and availability of land and resources in the region. This guidance was used as part of the preparation of this HEFSP. This HEFSP also supports the RMP’s Housing and Community Facilities Goal 60: “Market rate and affordable housing sufficient to meet the needs of the Highlands Region within the context of economic, social, and environmental considerations and constraints.”

## Vernon Township Fourth Round (2025-2035) Housing Element and Fair Share Plan

### *Sussex County Comprehensive Plan*

The Sussex County Strategic Growth Plan (SGP) was adopted in 2005 to provide guidance of the County's development in a sustainable manner. This HEFSP is consistent with the following goals and policy objectives outlined in the 2005 Sussex County SGP:

1. Minimize sprawl through incentives for density transfer and focus development into designated growth areas (centers); and
2. Expand the range of housing opportunities through judicious planning of service infrastructure.

### *Surrounding Municipalities' Master Plans*

#### Hardyston Township, Sussex County

Vernon shares its southern border with the Township of Hardyston (approximately 8 miles). Several local roads connect these municipalities, including Scenic Lake Road, Hamburg McAfee Road / New Jersey State Highway (NJSH) Route 94, County Road 517, and Vernon Stockholm Road / County Road 515. Given that portions of the Highlands Preservation Area encompass this area of both municipalities, strategic land use planning of this section is vital. Hardyston's 2003 Master Plan was last amended in 2016; this HEFSP does not significantly impact this or other notable features of Hardyston.

#### Wantage Township, Sussex County

Vernon Township shares just under 7 miles of its western border with the Township of Wantage. The Wallkill River acts as a border between these two municipalities and there are several local roads that connect the municipalities such as Glenwood Road / County Road 565, and Owens Station Road / County Road 642. This HEFSP does not significantly impact Wantage Township or its Master Plan, which was last reexamined in 2023.

#### West Milford Township, Passaic County

Just over 9 miles of Vernon's eastern border is shared with West Milford Township and the municipalities are connected via Canistear Road and Warwick Turnpike. The Highlands Preservation Area encompasses this area of both municipalities therefore, strategic land use planning of this section is vital. The recommendations set forth in this HEFSP do not negatively impact West Milford, its planning efforts, or its Master Plan, which was last reexamined in 2023.

## 1.3 History of Affordable Housing

### *Overview*

The New Jersey Supreme Court, in Mount Laurel I (1975) and Mount Laurel II (1983) required all New Jersey municipalities to take affirmative actions toward providing their "fair share" of the region's need for affordable housing for low- and moderate-income people. In response to the Mount Laurel II decision, the New Jersey Legislature adopted the Fair Housing Act (FHA) in 1985. This act created the Council on Affordable Housing (COAH) to assess the statewide need for affordable housing, allocate that need on a municipal fair share basis, and review and approve municipal housing plans aimed at implementing the local fair share obligation. Subsequently, the New Jersey Municipal Land Use Law (MLUL) was amended to require a housing element as a mandatory element of the municipal master plan. According to the MLUL, "a municipality's housing element shall be designed to achieve the goal of access to affordable housing to meet present and prospective housing needs, with particular attention to low- and moderate-income housing (52: 27D-310)."



## Vernon Township Fourth Round (2025-2035) Housing Element and Fair Share Plan

COAH adopted its Third Round Rules in December 2004. On January 25, 2007, the Appellate Division issued a decision on an appeal of COAH's Third Round regulations. COAH was precluded from issuing Third Round Substantive Certifications until new rules for the Third Round were revised and adopted. Subsequent to the Appellate Division ruling, the Highlands Council adopted the Highlands Regional Master Plan ("RMP") on July 17, 2008. The RMP provides the basis to determine the capacity of the Highlands Region to accommodate appropriate economic growth while ensuring the sustainability of the resources in the region. On September 5, 2008, Governor Corzine issued Executive Order 114, which addressed implementation of the Highlands Regional Master Plan (RMP) and the need for coordination between the Highlands Council and the COAH. On November 12, 2008, COAH granted an extension from the December 31, 2008 petition deadline to December 8, 2009 for any Highlands municipality under COAH's jurisdiction, based on certain conditions.

On October 8, 2010, the Appellate Division invalidated COAH's Rules in In re Adoption of N.J.A.C. 5:96 & 5:97 by the New Jersey Council on Affordable Housing, 416 N.J. Super. 462 (App. Div. 2010). The decision stated, among other things, that growth share methodology was invalid, and directed COAH to adopt rules utilizing methodologies similar to those used in the First and Second Round Rules. On September 26, 2013 the Supreme Court affirmed the Appellate Division's 2010 decision and remanded COAH to undertake new rulemaking based on COAH's prior round rules and methodologies. COAH failed to formally adopt amended Third Round Rules.

In a 2015 decision known as Mount Laurel IV, the New Jersey Supreme Court divested COAH of jurisdiction of affordable housing, resulting in the process being left to the trial court system. This ruling dissolved the substantive certification process, turning instead to a judicial determination wherein a municipality files for a declaratory judgment action to certify that their Housing Element and Fair Share Plan has satisfied their Third Round obligation. At the same time, the Court appointed "Mount Laurel" judges for each of the State's judicial vicinages.

In 2024, New Jersey Legislature passed into law amendments to the Fair Housing Act (N.J.S.A. 52:27D-304.1 et seq. via NJ A4/S50) ("Amended FHA" or "P.L. 2024, c.2") that abolished and replaced COAH with the Affordable Housing Dispute Resolution Program ("the Program"), and set forth new methodology for the calculations of a municipality's affordable housing obligations for the Fourth Round and beyond. Subsequent to the adoption of the Amended FHA, the Highlands Council adopted an amendment to the RMP<sup>1</sup> governing the potential location of affordable housing and availability of land and resources in the region.

### *Vernon Township*

Vernon Township is in Affordable Housing Region 1, which includes Bergen, Hudson, Passaic, and Sussex Counties. The Township adopted a revised Housing Element and Fair Share Plan (HEFSP) in June 2009 and the most recent HEFSP was adopted in January 2011. The 2009 HEFSP addressed the Township's cumulative 1987-1999 affordable housing obligations.

### Second Round

The Township of Vernon received its Substantive Certification from COAH for the First and Second Rounds on December 15, 2004. The Township's pre-credited obligation was 131 units, consisting of 71 rehabilitation units and 60 new construction units. The Township completed Regional Contribution Agreements for a total credit of 54 units. A SCARC group home with three (3)

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<sup>1</sup> New Jersey Highlands Water Protection and Planning Council, RMP Addendum 2024-3: Highlands Affordable Housing Guidelines, adopted via Resolution 2024-24 on July 18, 2024.

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bedrooms was constructed in the Township, which provided three (3) credits and three (3) rental bonuses. The Township completed 25 rehabilitation units in the prior round and has completed seven (7) rehabilitation units since.

### Third Round

COAH adopted its Third Round Regulations on December 20, 2004, requiring Vernon Township to petition for Third Round substantive certification in order to remain under COAH's jurisdiction. Vernon Township petitioned for COAH for Third Round certification in late 2005. The petition included an updated Housing Element and Fair Share Plan adopted by the Vernon Planning Board in December 2005. On January 25, 2007, the Appellate Division issued a decision on an appeal of COAH's Third Round regulations, which required COAH to revise its Third Round rules. As a result, Vernon's petition for substantive certification was put on hold during the rule making process. On May 6, 2008, COAH adopted new Third Round rules, which became effective on June 2, 2008. At the same time, COAH proposed amendments to those rules. Those amendments were published in the New Jersey Register on June 16, 2008. The amendments were adopted on September 22, 2008, with an additional amendment proposed on the same day. The amended rules were then adopted on October 20, 2008. As a result of the newly adopted Third Round substantive rules, communities petitioning to COAH for Third Round substantive certification were required to submit updated Housing Elements and Fair Share Plans that met the new rules by December 31, 2008.

On July 17, 2008, Governor Corzine signed a comprehensive affordable housing reform bill into law, P.L.2008, c.46, which included amendments to the Fair Housing Act. Also known as A-500, the amendments have been noted to be some of the most sweeping housing reform in New Jersey since the passage of the Fair Housing Act. These amendments were also required to be considered and included in all new Housing Elements and implemented by municipalities. On September 5, 2008, Governor Corzine issued Executive Order 114, which addressed implementation of the Highlands Regional Master Plan (RMP) and the need for coordination between the Highlands Council and the Council on Affordable Housing (COAH). In order to facilitate the coordination, the Executive Order required COAH and the Highlands Council to enter into a Memorandum of Understanding (MOU) to lay the groundwork for coordination on substantive certification in Highlands communities.

Accordingly, on October 29, 2008, COAH approved an MOU with the Highlands Council, which the Highlands Council approved on October 30, 2008. The MOU addressed a range of issues related to substantive certification that the Highlands Council was implementing through the Plan Conformance Process and COAH was implementing through the Substantive Certification process. (This MOU was later struck down in the courts in 2014).

On November 12, 2008, COAH granted an extension from the December 31, 2008 petition deadline to December 8, 2009 for any Highlands municipality under COAH's jurisdiction that had, before December 31, 2008: 1) submitted a duly adopted Notice of Intent in accordance with the Highlands Council Plan Conformance Guidelines; and 2) submitted a duly adopted resolution notifying COAH of its intent to petition COAH no later than December 8, 2009. Vernon submitted both the Notice of Intent and Resolution in conformance with COAH's requirements and was granted an extension to submit its petition for substantive certification on or before December 8, 2009. The extension was again granted by COAH to allow municipalities until June 8, 2010 to file their revised petitions. Unfortunately, Vernon was unable to meet the June 8, 2010 deadline. The Township was released from COAH's jurisdiction in July 2010. The Township revised its Housing Element and Fair Share Plan pursuant to the Round 3 Regulations in place and adopted the

## **Vernon Township Fourth Round (2025-2035) Housing Element and Fair Share Plan**

revised plan in January 2011. The Township submitted a petition to COAH for substantive certification on June 9, 2011, which was deemed completed by COAH on May 8, 2012. The Township issued notice to petition to COAH on May 21, 2012 and did not receive any objections.

Vernon's latest Housing Element and Fair Share Plan, dated January 2011, included a Third Round obligation for 389 new construction units and 31 rehabilitation units. The Township proposed to continue its rehabilitation program to address the 31 rehabilitation units. Since that time, seven (7) units have been completed. For new construction, the Township proposed an inclusionary zone in the Town Center to provide for 97 units and included development approvals already granted for 27 units.

On September 26, 2013 the Supreme Court affirmed the Appellate Division's 2010 decision and remanded to COAH to undertake new rulemaking based on COAH's prior round rules and methodologies. COAH failed to formally adopt amended Third Round Rules. The Supreme Court on March 10, 2015 ordered the following:

1. The Fair Housing Act's exhaustion of administrative remedies requirements is dissolved and the Courts may resume their role as the forum of first resort for evaluating municipal compliance with Mount Laurel obligations.
2. The effective date of the Order was June 8, 2015.
3. Municipalities that were under COAH's administrative review were permitted to file declaratory judgement actions with the Court by July 8, 2015.

Vernon Township did not file with the Court by the July 8, 2015 deadline and remains on the sidelines with respect to affordable housing compliance. The Township has taken affirmative steps by preparing an inclusionary component of its Town Center Redevelopment Plan, which requires any housing development that results in a density of more than six (6) units per acres and a total of six (6) units or more must provide a 20 percent set-aside for affordable housing. Additionally, as a part of the PIA for Center Designation, the Township has agreed to update its Housing Element and Fair Share Plan to current standards.

### Fourth Round

On March 20, 2024, Governor Murphy signed into law Bill A4/S50 (P.L. 2024, c.2), which set forth the rules and regulations governing the Fourth Round (2025-2035) of affordable housing obligations in New Jersey. This law abolished COAH and shifted implementation of the Fair Housing Act to the New Jersey Department of Community Affairs (DCA), creating the Affordable Housing Dispute Resolution Program (the Program).

On October 18, 2024, the DCA prepared and submitted a non-binding report ("DCA Report")<sup>2</sup> on the Fourth Round affordable housing fair share obligations for all municipalities within the State of New Jersey. The DCA indicated that Vernon Township's Fourth Round Present Need/Rehabilitation Obligation is 33 units and the Prospective Need is 274 units. The FHA, as amended by P.L. 2024, c.2, ("Amended FHA") explicitly stated the DCA's numbers are non-binding. In response, Vernon Township's staff and professionals conducted a site-by-site analysis to confirm the developability of lands identified as such by the DCA. This resulted in a decrease of lands which are "vacant and developable" and a subsequent decrease to the Prospective Need Obligation to 194 units.

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<sup>2</sup> NJ DCA, Affordable Housing Obligations for 2025-2035 (Fourth Round): Methodology and Background, October 2024.



## Vernon Township Fourth Round (2025-2035) Housing Element and Fair Share Plan

On January 27, 2025, pursuant to P.L.2024, c.2, the Township Council adopted Resolution #25-49, committing to its fair share obligation for the Fourth Round (2025-2035). This Resolution set forth the following obligations (not including any durational or vacant adjustments):

*Table 1. Vernon Township Fourth Round Obligations*

Fourth Round Rehabilitation/Present Need Obligation (pursuant to P.L. 2024, c.2 <sup>3</sup> )	33
Fourth Round (2025-2035) Prospective Need Obligation (pursuant to Land Capacity Review <sup>4</sup> )	194

An objection to the proposed obligation was filed by the New Jersey Builder's Association; however, following a settlement meeting and session with the Dispute Resolution Program, Vernon's prospective need obligation proposal was upheld by the Superior Court at 194 units. The final decision on the Township's obligation was issued on May 6, 2025, 36 days after the March 31, 2025 statutory deadline. Accordingly, the Township petitioned for a grace period to adopt and endorse the Housing Element and Fair Share Plan due to, "circumstances beyond the control of the municipality" pursuant to N.J.S.A. 52:27D-313. The June 4, 2025 decision from the Superior Court allowed an extension to July 30, 2025 for the Township to adopt and endorse the Fourth Round HEFSP.

### Timeline of Affordable Housing

- August 10, 2004** Highlands Water Protection and Planning Act becomes effective, greatly diminishing the Township's availability to provide realistic opportunities for new development of affordable housing
- December 15, 2004** Vernon Township receives its Substantive Certification from COAH for the First and Second Rounds
- December 20, 2004** COAH adopts Third Round Rules
- December 2005** Vernon Township petitions COAH for Third Round substantive certification. The petition includes an updated HEFSP adopted in December 2005
- January 25, 2007** Appellate Division issued a decision requiring COAH revise Third Round Rules
- July 17, 2008** Highlands Regional Master Plan adopted by the Highlands Council
- September 5, 2008** Governor Corzine issues Executive Order 114, addressing the need for coordination between the Highlands Council and COAH
- November 12, 2008** COAH grants extension to December 31, 2008 deadline to December 8, 2009 for any Highlands municipality
- June 2009** Vernon Township adopts a revised Housing Element and Fair Share Plan addressing the Township's obligations for the years 1987 through 1999

<sup>3</sup> David N. Kinsey, PhD, PP, FAICP, New Jersey Low and Moderate Income Housing Obligations for 1999-2025 Calculated Using the NJ COAH Prior Round (1987-1999) Methodology, May 2016.

<sup>4</sup> Review of Land Capacity Factor and Prospective Need Obligation Prepared for Vernon Township, Sussex County, J. Caldwell & Associates, LLC, date January 23, 2025.

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<b>October 8, 2010</b>	Appellate Division invalidates COAH's Rules – growth share methodology is invalid; COAH must adopt rules utilizing methodologies similar to those used in the First and Second Round Rules.
<b>July 2010</b>	Vernon Township is released from COAH's jurisdiction
<b>January 2011</b>	Most recent HEFSP for Vernon Township is adopted
<b>June 9, 2011</b>	Vernon Township submits a petition to COAH for substantive certification. COAH deems the petition complete on May 8, 2012
<b>September 26, 2013</b>	Supreme Court affirms October 2010 decision, remands COAH to undertake new rulemaking based on Prior Round Rules and Methodologies
<b>March 10, 2015</b>	Supreme Court divests COAH of jurisdiction of affordable housing and municipalities must file declaratory judgment actions with the Court by July 8, 2015
<b>July 2015</b>	Vernon Township misses the deadline to file for declaratory judgement and remains non-compliant in respect to affordable housing
<b>March 20, 2024</b>	Governor Murphy signs Bill A4/S50 (P.L. 2024, c.2), which sets forth the rules for the Fourth Round of affordable housing in New Jersey and creates the Affordable Housing Dispute Resolution Program
<b>October 18, 2024</b>	The NJ Department of Community Affairs publishes non-binding present and prospective need obligations
<b>January 27, 2025</b>	Vernon Township adopts Resolution #25-49 adopting Fourth Round affordable housing obligations
<b>January 29, 2025</b>	The Township files a Complaint for Declaratory Judgment in Superior Court seeking Certification of compliance with the Fair Housing Act, Docket No. SSX-L-000067-25
<b>May 6, 2025</b>	<i>Decision and Order Fixing Municipal Obligations for “Present Need” and “Prospective Need” for the Fourth Round Housing Cycle</i> was issued by the Superior Court confirming Township Resolution #25-49 proposed affordable housing obligations
<b>June 4, 2025</b>	<i>Decision and Order Granting in Part Motion to Extend Deadline for Adoption of Housing Element and Fair Share Plan</i> was issued by the Superior Court allowing a 30-day “grace period,” until July 30, 2025, for the Township to adopt and endorse the Fourth Round HEFSP, due to circumstances beyond the control of the municipality. Specifically, the May 6 <sup>th</sup> decision date which was issued after the statutory deadline of March 31, 2025.
<b>July 9, 2025</b>	The Vernon Township Land Use board adopts the Fourth Round Housing Element and Fair Share Plan.

### 1.4 Purpose and Goals

The purpose of this Housing Element and Fair Share Plan is to provide a realistic opportunity to address the housing needs of Vernon residents across all income levels. This plan proposes multiple opportunities to develop a variety of housing types to meet these needs, which can be integrated into the existing land use pattern and character of the Township. This Plan has been prepared to meet the requirements of the Municipal Land Use Law (MLUL), Fair Housing Act (FHA), the New Jersey State Development and Redevelopment Plan (SDRP), and Bill A4/S50 (P.L. 2024, c.2).

## **Vernon Township Fourth Round (2025-2035) Housing Element and Fair Share Plan**

This HEFSP supports the following goals of the Township's Master Plan, and re-affirmed in subsequent Reexamination Reports.

1. To achieve a balance between continued development and the preservation of the extensive natural resources of the community.
  - a. Upgrade zoning in appropriate areas in order to protect ground water quality, steep slopes and scenic vistas.
  - b. Create new land use categories and apply zoning techniques that permit development of land while preserving environmentally sensitive areas.
  - c. Recognize and protect the Appalachian Trail through cluster or density zoning techniques.
  - d. Maintain low density zoning in that area adjacent to the Wallkill National Wildlife Refuge.
  - e. Avoid location of intensive land use areas in wetland and buffer areas.
2. To preserve the existing residential neighborhoods and Lake communities.
  - a. Review the residential zoning standards governing the Lake communities in order to avoid unnecessary variances/
  - b. Maintain the current zoning standards of existing residential area outside of lake communities.
  - c. Provide for new residential growth at densities sensitive to water quality and environmental constraints.
3. To ensure adequate infrastructure to accommodate the projected level of intensity of development.
  - a. Residential development, other than single-family, should be served by utilities.
4. To provide for Vernon Township's Affordable Housing obligation.
  - a. Rehabilitate existing substandard housing with State or Federal funds.

### **1.5 Contents of the Plan**

Municipal Land Use Law (N.J.S. § 52:27D-310) and the Fair Housing Act (P.L. 1985, c.222) require that the Housing Element and Fair Share Plan include the following:

- a. An inventory of the municipality's housing stock by age, condition, purchase or rental value, occupancy characteristics, and type, including the number of units affordable to low- and moderate-income households and substandard housing capable of being rehabilitated, and in conducting this inventory the municipality shall have access, on a confidential basis for the sole purpose of conducting the inventory, to all necessary property tax assessment records and information in the assessor's office, including but not limited to the property record cards;
- b. A projection of the municipality's housing stock, including the probable future construction of low- and moderate-income housing, for the next ten years, taking into account, but not necessarily limited to, construction permits issued, approvals of applications for development and probable residential development of lands;

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- c. An analysis of the municipality's demographic characteristics, including but not necessarily limited to, household size, income level, and age;
- d. An analysis of the existing and probable future employment characteristics of the municipality;
- e. A determination of the municipality's present and prospective fair share for low- and moderate-income housing and its capacity to accommodate its present and prospective housing needs, including its fair share for low- and moderate-income housing, as established pursuant to section 3 of P.L.2024, c.2 (C.52:27D-304.1);
- f. A consideration of the lands that are most appropriate for construction of low- and moderate-income housing and of the existing structures most appropriate for conversion to, or rehabilitation for, low- and moderate-income housing, including a consideration of lands of developers who have expressed a commitment to provide low- and moderate-income housing;
- g. An analysis of the extent to which municipal ordinances and other local factors advance or detract from the goal of preserving multigenerational family continuity as expressed in the recommendations of the Multigenerational Family Housing Continuity Commission, adopted pursuant to paragraph (1) of subsection f. of section 1 of P.L. 2021, c. 273 (C.52:27D-329.20);
- h. For a municipality located within the jurisdiction of the Highlands Water Protection and Planning Council, established pursuant to section 4 of P.L. 2004, c. 120 (C.13:20-4), an analysis of compliance of the housing element with the Highlands Regional Master Plan of lands in the Highlands Preservation Area, and lands in the Highlands Planning Area for Highlands-conforming municipalities. This analysis shall include consideration of the municipality's most recent Highlands Municipal Build Out Report, consideration of opportunities for redevelopment of existing developed lands into inclusionary or 100 percent affordable housing, or both, and opportunities for 100 percent affordable housing in both the Highlands Planning Area and Highlands Preservation Area that are consistent with the Highlands regional master plan; and
- i. An analysis of consistency with the State Development and Redevelopment Plan, including water, wastewater, stormwater, and multi-modal transportation based on guidance and technical assistance from the State Planning Commission.

## **2. Demographic Characteristics**

### **2.1 Population**

#### ***Population Change, 1990-2020***

The Township of Vernon encompasses a total land area of approximately 70 square miles (44,769 acres) and had a population of 22,358 people according to the 2020 U.S. Decennial Census, which translates to a population density of about 319.9 people per square mile. This section analyzes population changes in Vernon Township, Sussex County, and the State of New Jersey over the 30-year period from 1990 to 2020. The data reflects Decennial population counts reported by the U.S. Census Bureau.

The Township experienced significant growth during 1990 to 2000, with the population increasing from 21,211 to 24,686. This represents a 16.4% increase, the highest growth rate in any decade

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observed for Vernon. A reversal occurred during this decade, as the population declined to 23,686; a 3% decrease. This marked the beginning of a downward trend in local population growth. The decline continued into the next decade, with the population falling to 22,358; a 6.6% decrease. This was a sharper decline compared to the previous decade, suggesting a continuing trend of outmigration or population stagnation.

Similar to Vernon, Sussex County saw positive growth from 1990 to 2000 (10%) and from 2000 to 2010 (4%). Conversely, it experienced a slight population decrease of 3% from 2010 to 2020. However, New Jersey's overall population steadily increased across all three decades. This contrasts with the Township's and County's declines in the last two decades, suggesting localized factors across affecting population change.

In summary, Vernon Township showed a strong growth in the 1990s but has experienced a consistent population decline since 2000. While Sussex County began to show signs of decline after 2010, New Jersey as a whole continued to grow steadily. This trend may indicate shifting regional preferences, economic factors, or changes in housing and employment opportunities in Vernon Township and Sussex County.

**Table 2. Population Change, 1990 - 2020**

	1990	% Change	2000	% Change	2010	% Change	2020
Vernon Township	21,211	+16.4%	24,686	-3.0%	23,943	-6.6%	22,358
Sussex County	130,943	+10%	144,166	+4%	149,265	-3%	144,221
New Jersey	7,730,188	+9%	8,414,347	+4%	8,791,894	+6%	9,288,994

Sources:

U.S. Census Bureau. (2010). POPULATION AND HOUSING UNITS: 1990 TO 2010; AND AREA MEASUREMENTS AND DENSITY: 2010.

U.S. Census Bureau. (2020). PROFILE OF GENERAL POPULATION AND HOUSING CHARACTERISTICS. *Decennial Census, Profile of General Population and Housing Characteristics, Table DP1.*

### Age

Between 2000 and 2020, Vernon Township experienced notable shifts in its age demographics. The total population declined from 24,686 in 2000 to 22,358 in 2020, reflecting an overall decrease of 9.6%. One of the most significant trends during this period is the steady decline in the number of children and young residents. The population of children under 5 years dropped by 20.6%, while those in the 5 to 9 and 10 to 14 age groups saw even sharper declines of 48.2% and 40.6% respectively. These changes suggest a reduction in the number of young families in the area, potentially due to lower birth rates, housing affordability challenges, or migration to other regions.

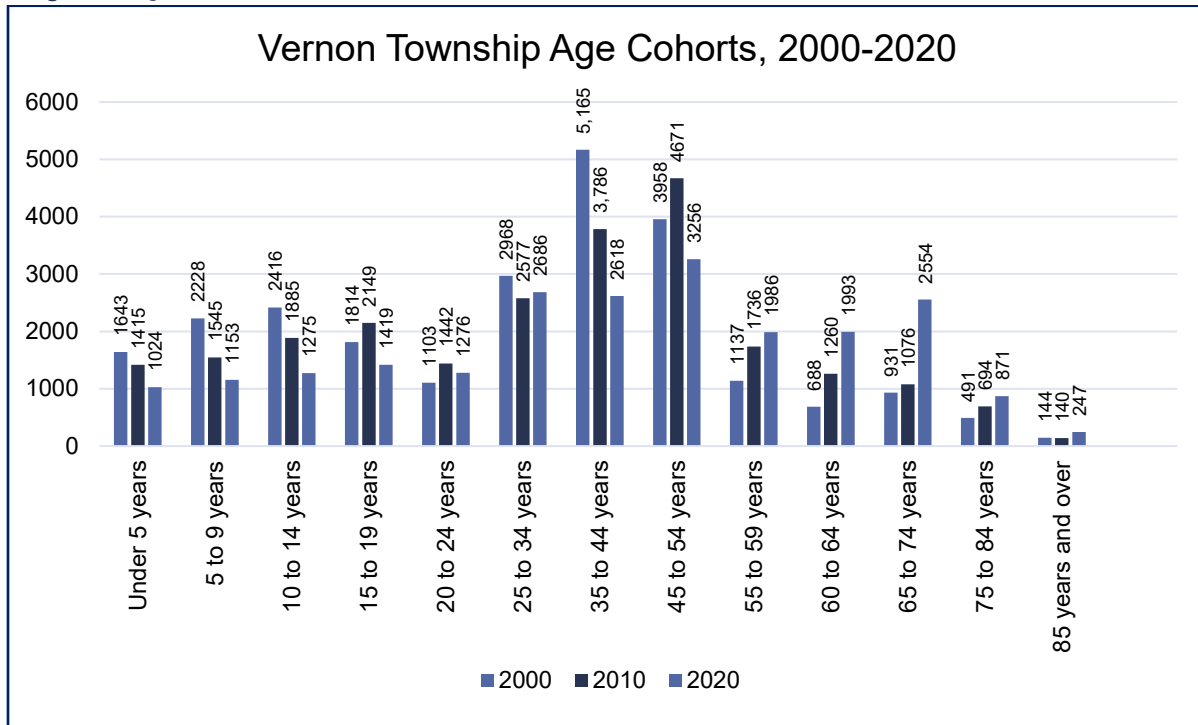
Similarly, middle-aged working adults, particularly those aged 35 to 44 saw a sharp population decline of nearly 50% over the last two decades. This suggests that Vernon may be losing mid-career professionals and families, which could have long-term effects on the local labor force and community involvement. In contrast, the 25 to 34 age group experienced modest growth, increasing by 24.2%, and the 55 to 64 age groups grew significantly, with the 60 to 64 group nearly doubling in size. These shifts indicate that while some younger adults may be staying or moving into the Township, a large portion of the community is aging in place.

The most substantial growth occurred among older adults. The 65 to 74 age group increased by 11.4%, and those aged 75 to 84 rose by 3.9%. This trend highlights Vernon Township's aging population and signals a growing need for services catering to seniors, such as healthcare,

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transportation, and accessible housing. Overall, the data suggests that Vernon is evolving into an older, more retirement-aged community.

Figure 3. Age Cohorts, 2000-2020



### Households

Between 2000 and 2020, Vernon Township experienced a noticeable shift toward smaller household sizes, a trend that mirrors patterns observed in Sussex County and across the state of New Jersey. In Vernon, the proportion of 1-person households rose steadily from 16.3% in 2000 to 22% in 2020. Similarly, 2-person households increased from 29.2% to 35.8% during the same period, making them the most common household type by 2020. In contrast, 4-or-more-person households declined significantly, dropping from 36.3% in 2000 to just 24.2% in 2020. This reduction reflects a decline in larger family households and may be tied to aging populations, fewer children per family, or fewer multigenerational living arrangements.

At the county level, Sussex County showed similar changes. The share of 1-person households rose from 18.9% in 2000 to 23.3% in 2020, while 2-person households increased from 31% to 35.1%. Meanwhile, the proportion of 4-or-more-person households decreased from 31.7% to 24.3%. These trends were consistent with statewide figures, where 1-person households represented 25.6% of all households in 2020, and 2-person households made up 30%. Across New Jersey, 3-person and 4-or-more-person households both declined slightly over the two decades.

Overall, the data shows that households across Vernon Township, Sussex County, and New Jersey are becoming smaller. This shift highlights the growing prevalence of single-person and couple-based living arrangements, driven by aging residents, lifestyle changes, and potentially rising housing costs. These patterns may have long-term implications for housing design, community planning, and the types of services in demand.



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*Table 3. Household Size, 2000-2020*

Household Size	2000	%	2010	%	2020	%
<b>Total Households (Vernon)</b>	<b>8,368</b>	<b>100%</b>	<b>8,622</b>	<b>100%</b>	<b>8,612</b>	<b>100%</b>
1-person household	1,362	16.3%	1,635	19.0%	1,892	22.0%
2-person household	2,447	29.2%	2,665	30.9%	3,079	35.8%
3-person household	1,519	18.2%	1,764	20.5%	1,560	18.1%
4-or-more-person household	3,040	36.3%	2,558	29.7%	2,081	24.2%
<b>Total Households (County)</b>	<b>50,831</b>	<b>100%</b>	<b>54,752</b>	<b>100%</b>	<b>55,915</b>	<b>100%</b>
1-person household	9,595	18.9%	11,482	21.0%	13,056	23.3%
2-person household	15,742	31.0%	17,807	32.5%	19,604	35.1%
3-person household	9,361	18.4%	10,100	18.4%	9,690	17.3%
4-or-more-person household	16,133	31.7%	15,363	28.1%	13,565	24.3%
<b>Total Households (State)</b>	<b>3,064,645</b>	<b>100%</b>	<b>3,214,360</b>	<b>100%</b>	<b>3,426,102</b>	<b>100%</b>
1-person household	751,353	24.5%	811,221	25.2%	876,661	25.6%
2-person household	927,354	30.3%	957,682	29.8%	1,026,368	30.0%
3-person household	531,987	17.4%	558,029	17.4%	592,617	17.3%
4-or-more-person household	853,951	27.9%	887,428	27.6%	930,456	27.2%

Source:

U.S. Census Bureau. (2000). HOUSEHOLD SIZE. *Decennial Census, DEC Summary File 1, Table H016.*

U.S. Census Bureau. (2010). HOUSEHOLD SIZE. *Decennial Census, DEC Summary File 1, Table H13.*

U.S. Census Bureau. (2020). HOUSEHOLD SIZE. *Decennial Census, Demographic and Housing Characteristics, Table H9.*

### Income

Between 1999 and 2020, Vernon experienced significant upward shifts in household income levels. The percentage of households earning less than \$25,000 steadily declined from 10.9% in 1999 to 7.3% in 2020. This indicates a decreasing proportion of low-income households over time. Additionally, middle-income brackets saw a decline where households earning between \$25,000 and \$74,999 made up 46.7% of the population in 1999, but dropped to 27% by 2020. The largest decrease occurred in the \$50,000 to \$74,999 category, which fell from 25.7% in 1999 to 16.5% in 2020. This drop suggests that many former middle-income households may have shifted into higher income brackets. Households earning \$100,000 or more increased significantly. In 1999, only 14.8% of households earned between \$100,000 and \$149,999; by 2020, that share rose to 21.2%. Similarly, the percentage of households earning between \$150,000 and \$199,999 grew from 3.4% to 16.2%, and those earning \$200,000 or more jumped from 2.2% to 11.1% over the same period.

Vernon's median household income rose from \$67,566 in 1999 to \$97,400 in 2020, an increase of nearly 44% in inflation-adjusted dollars. This figure consistently outpaced both Sussex County and New Jersey overall. In 2020, Sussex County's median was \$96,222, slightly below Vernon's, while New Jersey's median was notably lower at \$85,245.

From 1999 to 2020, the Township experienced strong upward income mobility, with a clear reduction in lower- and middle-income households and a significant increase in high-income earners. Vernon's median income now surpasses both the county and state averages, reflecting a growing, economically stable, and increasingly affluent community. These trends suggest rising standards of living but may also point to a growing attention to affordability, economic diversity, and access to housing and services across income levels.

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**Table 4. Income in the Past 12 Months, 2000 - 2020**

Household Income	Percent of Households		
	1999	2010	2020
Total Households	8,386	8,719	8,478
Less than \$10,000	2.7%	1.9%	2.3%
\$10,000 to \$14,999	2.8%	1.4%	0.9%
\$15,000 to \$24,999	5.4%	4.6%	4.1%
\$25,000 to \$34,999	6.3%	6.0%	3.0%
\$35,000 to \$49,999	14.7%	10.2%	7.5%
\$50,000 to \$74,999	25.7%	22.4%	16.5%
\$75,000 to \$99,000	22%	18.8%	17.2%
\$100,000 to \$149,999	14.8%	23.6%	21.2%
\$150,000 to \$199,999	3.4%	6.1%	16.2%
\$200,000 or more	2.2%	5.0%	11.1%
<b>Vernon Median Household Income</b>	<b>\$67,566</b>	<b>\$81,129</b>	<b>\$97,400</b>
Sussex County Median Household Income	\$65,266	\$84,115	\$96,222
New Jersey Median Household Income	\$55,146	\$67,681	\$85,245

Source:

U.S. Census Bureau. (2000). PROFILE OF SELECTED ECONOMIC CHARACTERISTICS: 2000. Decennial Census, *DEC Summary File 4 Demographic Profile, Table DP3*.

U.S. Census Bureau. (2010). INCOME IN THE PAST 12 MONTHS (IN 2010 INFLATION-ADJUSTED DOLLARS). American Community Survey, *ACS 5-Year Estimates Subject Tables, Table S1901*.

U.S. Census Bureau. (2020). INCOME IN THE PAST 12 MONTHS (IN 2020 INFLATION-ADJUSTED DOLLARS). American Community Survey, *ACS 5-Year Estimates Subject Tables, Table S1901*.

## 2.2 Employment Characteristics

### Workforce

In 2020, the Township had a total population of 18,535 residents aged 16 years and older. Of this population, 70.3% (13,039 individuals) were part of the labor force.<sup>5</sup> The civilian labor force also totaled 13,039, indicating that there were no active-duty military members reported in the community. Among those in the labor force, 12,290 people were employed, representing 66.3% of the working-age population. Meanwhile, 749 individuals were unemployed, accounting for 4% of the population aged 16 and older, resulting in a local unemployment rate of 5.7%. Additionally, 29.7% of the population (5,496 individuals), were not in the labor force, which typically includes retirees, students, and other not seeking employment.

**Table 5. Employment Status, 2020**

Employment Status	Estimate	%
Population 16 years and older	18,535	
In labor force	13,039	70.3%
Civilian labor force	13,039	70.3%
Employed	12,290	66.3%
Unemployed	749	4.0%
Armed Forces	0	0.0%
Not in labor force	5,496	29.7%
Unemployment rate (Vernon)	5.7%	
Unemployment rate (County)	5.3%	
Unemployment rate (State)	5.8%	

Source:

U.S. Census Bureau. (2020). SELECTED ECONOMIC CHARACTERISTICS. American Community Survey, *ACS 5-Year Estimates Data Profiles, Table DP03*.

When comparing Vernon's unemployment rate to regional and State benchmarks, it falls between the County and State levels. Sussex County's unemployment rate was slightly lower at 5.3%,

<sup>5</sup> According to the United States Census Bureau Glossary, "The labor force includes all people classified in the civilian labor force, plus members of the U.S. Armed Forces (people on active duty with the United States Army, Air Force, Navy, Marine Corps, or Coast Guard). The civilian labor force consists of people classified as employed or unemployed."



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while New Jersey reported a slightly higher rate of 5.8%. This suggests that Vernon Township's local labor market was relatively stable and closely aligned with broader employment conditions, both regionally and statewide, during 2020.

### *Commuting Characteristics*

In 2020, the American Community Survey (ACS) 5-Year Estimates reported that Vernon had 11,691 residents aged 16 and over. Of these, 11,539 individuals commuted to work rather than working from home. The vast majority (86.8%) used a car, truck or van as their primary means for transportation with 80.3% driving alone and 6.5% carpooling. A small portion of commuters used public transportation (6.2%), while very few traveled by bicycle (0.4%) or by taxi, motorcycle, or other means (1.04%). Notably, there were no workers who reported walking to work, reflecting the Township's car-dependent layout.

When examining the location of employment, most residents (88.6%) worked within New Jersey, though only 42.6% worked within Sussex County. A significant portion (46%) commuted outside of the County, and 11.4% worked outside the State entirely, indicating a strong trend of regional commuting beyond local boundaries.

Commute times in Vernon were relatively long, with a mean travel time of 43.9 minutes. Over one-third of commuters (34.1%) traveled 60 minutes or more to reach work, and an additional 17.1% had commutes ranging from 45 to 59 minutes. Only a small percentage (16.44%) had commutes under 20 minutes. These figures suggest that Vernon is primarily a commuter community, where many residents travel considerable distances (often outside of the County or the State) for employment. This commuting pattern emphasizes the importance of regional transportation infrastructure and the potential need for local job creation to reduce long-distance travel burdens.

**Table 6. Commuting Characteristics, 2020**

Commuting Characteristics	Estimate
Workers 16 years and over	11,691
Did not work from home	11,539
Means of transportation to work	
Car, truck, or van	86.8%
Drove alone	80.3%
Carpooled	6.5%
Public transportation (excluding taxicab)	6.2%
Walked	0.0%
Bicycle	0.4%
Taxicab, motorcycle, or other means	1.04%
Place of work	
Worked in state of residence	88.6%
Worked in county of residence	42.6%
Worked outside county of residence	46.0%
Worked outside state of residence	11.4%
Travel time to work	
Less than 10 minutes	7.7%
10 to 14 minutes	8.7%
15 to 19 minutes	7.7%
20 to 24 minutes	4.1%
25 to 29 minutes	1.6%
30 to 34 minutes	9.4%
35 to 44 minutes	9.7%
45 to 59 minutes	17.1%
60 or more minutes	34.1%
Mean Travel time to work (minutes)	43.9

Source:

U.S. Census Bureau. (2020). COMMUTING CHARACTERISTICS BY SEX. *American Community Survey, ACS 5-Year Estimates Subject Tables, Table S0801.*

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### *Employment by Industry*

Vernon Township had a civilian employed population of 12,290 individuals aged 16 years and over in 2020. The largest share of employment was concentrated in the educational services, health care and social assistance sector, which employed 2,668 residents and accounted for 21.7% of the workforce. This was followed by the professional, scientific, management, administrative, and waste management services sector, which employed 1,741 individuals (14.2%). These two sectors alone represented over one-third of all civilian employment in the Township, indicating a strong base in both education/healthcare and professional services.

Other notable industries included retail trade (10.8%), manufacturing (10.4%), and construction (9.5%), which together reflect a balance of both service-oriented and hands-on labor employment. The finance insurance, real estate, and rental/leasing sector, along with arts, entertainment, recreation, and accommodation/food services, each accounted for 7.6% of employment, suggesting moderate engagement in both financial and hospitality-related work.

Smaller employment shares were found in sectors such as other services except public administration (5.2%), transportation and warehousing, and utilities (4.4%), and public administration (3.8%). The lowest levels of employment were seen in wholesale trade (2.2%), information (2%), and agriculture, forestry, fishing, hunting, and mining, which made up just 0.7% of the workforce.

Overall, Vernon's employment landscape in 2020 was diverse, with an emphasis on education, healthcare, and professional services. The spread across various industry sectors reflects a mixed economy with both white-collar and blue-collar opportunities, while the minimal agricultural employment aligns with Township's large residential and suburban character.

*Table 7. Industries of Employment, 2020*

Industry	Estimate	%
Civilian employed population 16 years and over	12,290	
Educational services, and health care and social assistance	2,668	21.7%
Professional, scientific, and management, and administrative and waste management services	1,741	14.2%
Retail trade	1,329	10.8%
Manufacturing	1,281	10.4%
Construction	1,168	9.5%
Finance and insurance, and real estate and rental and leasing	936	7.6%
Arts, entertainment, and recreation, and accommodation and food services	930	7.6%
Other services, except public administration	633	5.2%
Transportation and warehousing, and utilities	535	4.4%
Public administration	470	3.8%
Wholesale trade	269	2.2%
Information	245	2.0%
Agriculture, forestry, fishing and hunting, and mining	85	0.7%

Source:  
U.S. Census Bureau. (2020). SELECTED ECONOMIC CHARACTERISTICS. *American Community Survey, ACS 5-Year Estimates Data Profiles, Table DP03.*

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### 3. Housing Characteristics

#### 3.1 Inventory of Housing Stock

##### *Housing Occupancy and Tenure*

In 2020, the U.S. Decennial Census reported a total of 10,538 housing units in Vernon Township, in which 8,612 (81.7%) were occupied. The Township had a relatively high housing vacancy rate of 18.3%, with a homeowner vacancy rate of 2.9% and a rental vacancy rate of 8.3%. These figures suggest a strong preference for homeownership among residents, as well as a notable amount of unoccupied housing stock, particularly in rental properties.

Compared to boarder geographic areas, Vernon's vacancy rates were significantly higher. In Sussex County overall, the vacancy rate was 10%, with a homeowner vacancy rate of 2.2% and a rental vacancy rate of 6.8%. Vernon also had a lower percentage of owner-occupied housing (70.8%) than the county average (72.9%), and a considerably lower share of renter-occupied housing of 10.8% compared to 16.3% in the county. At the state level, New Jersey had an even lower total vacancy rate of 8.9%, with 91.1% of housing units occupied. The State's renter-occupied share was much higher at 35.3%, indicating a more balanced mix of rental and owner-occupied housing statewide.

*Table 8. Housing Occupancy and Tenure, 2020*

Housing Occupancy and Tenure	Estimate	%
Vernon		
Total housing units	10,538	100%
Occupied housing units	8,612	81.7%
Owner-occupied	7,460	70.8%
Renter-occupied	1,152	10.9%
Vacant housing units	1,926	18.3%
Homeowner vacancy rate	2.9%	
Rental vacancy rate	8.3%	
Sussex County		
Total housing units	62,709	100%
Occupied housing units	55,915	89.2%
Owner-occupied	45,705	72.9%
Renter-occupied	10,210	16.3%
Vacant housing units	6,794	10.8%
Homeowner vacancy rate	2.2%	
Rental vacancy rate	6.8%	
New Jersey		
Total housing units	3,761,229	100%
Occupied housing units	3,426,102	91.1%
Owner-occupied	2,098,500	55.8%
Renter-occupied	1,327,602	35.3%
Vacant housing units	335,127	8.9%
Homeowner vacancy rate	1.5%	
Rental vacancy rate	5.7%	

Source:  
United States Census Bureau, 2020 Decennial Census, *Profile of General Population and Housing Characteristics, DP1.*

These comparisons highlight Vernon Township's strong homeownership trend and relatively limited rental housing stock. However, the elevated vacancy rates especially among rental units may point to challenges in the rental market, such as affordability, housing condition, or demand. Addressing these issues could help ensure a more balanced and accessible housing landscape for all residents.

##### *Vacancy Status*

Vernon Township reported a total of 1,926 vacant housing units in 2020, representing 18.3% of all housing units in the municipality. The majority of these vacancies (1,289 units or 12.2%) were designated for seasonal, recreational, or occasional use, indicating the Township's role as a secondary home or vacation destination. This high proportion of seasonal housing significantly contributes to Vernon's overall vacancy rate.

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Other types of vacancies were relatively minimal. Units listed “for sale only” accounted for 2.1% of total housing, while “other vacant” units also made up 2.1%. Furthermore, the “other vacant” category includes a variety of situations,<sup>6</sup> as follows:

1. The owner does not want to rent or sell;
2. The owner is elderly and living in a nursing home or with family members;
3. The unit is being held by the settlement of an estate;
4. The unit is being renovated; or
5. The unit is being foreclosed.

Homes that were “rented but not occupied” and those “sold but not occupied” represent only 0.2% and 0.6% respectively. Just 1% of housing units were available for rent, suggesting limited availability in the local rental market.

Overall, Vernon Township’s vacancy profile highlights a unique dynamic shape by its seasonal housing stock. The data suggests that the elevated vacancy rate is not primarily driven by long-term unoccupied units or lack of demand, but rather by the area’s popularity as a location for part-time or vacation homes. This characteristic has implications for local services, housing affordability, and community engagement, especially in off-peak seasons when part-time residents are less likely to be present.

### Units In Structure

Vernon Township had a total of 10,705 housing units, which is dominated by single-family detached homes (8,264 units or 77.2%) of all housing. This reflects the Township’s suburban and rural character, where low-density residential development is more frequent. In contrast, single-unit attached homes made up a much smaller share at 3.6%, and multi-family housing was limited. Structures with 2 units represented 1.3%, 3 or 4 units made up 1.3%, and 5 to 9 units accounted for 8.6% - the largest share among multi-unit housing types. Larger apartment buildings were rare, with only 0.5% of housing units located in structures with 20 or more units, and 0.3% in 10-to-19-unit buildings.

*Table 9. Vacancy Housing Unit Type, 2020*

Vacancy Status	Count	%
Total vacant units	1,926	18.3%
For rent	106	1.0%
Rented, not occupied	20	0.2%
For sale only	224	2.1%
Sold, not occupied	63	0.6%
For seasonal, recreational, or occasional use	1,289	12.2%
Other vacant	224	2.1%

Source:

U.S. Census Bureau. (2020). PROFILE OF GENERAL POPULATION AND HOUSING CHARACTERISTICS. Decennial Census, DEC Demographic Profile, Table DP1.

*Table 10. Units In Structure, 2020*

Units In Structure	Estimate	%
Total housing units	10,705	100%
1-unit, detached	8,264	77.2%
1-unit, attached	382	3.6%
2-units	136	1.3%
3 or 4 units	125	1.2%
5 to 9 units	918	8.6%
10 to 19 units	325	3.0%
20 or more	58	0.5%
Mobile home	497	4.6%
Boat, RV, van, etc.	0	0.0%

Source:

U.S. Census Bureau. (2020). UNITS IN STRUCTURE. American Community Survey, ACS 5-Year Estimates Data Profiles, Table B25024.

<sup>6</sup> Kresin, M. “Other” Vacant Housing Units: An Analysis from the Current Population Survey/Housing Vacancy Survey.” U.S. Census Bureau, Social, Economic, and Housing Statistics Division. Retrieved from <https://www.census.gov/housing/hvs/files/qtr113/PAA-poster.pdf>

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Additionally, mobile homes represented a notable 4.6% (497 units) of the housing stock, indicating the presence of more affordable housing options or housing with recreational or seasonal use. No housing units were classified as boats, RVs, vans, or other similar categories. Overall, Vernon Township's housing structure is characterized by low-density, predominantly detached single-family homes, with limited higher-density or multi-family residential development. This composition supports a car-dependent, homeowner-oriented community but may limit housing diversity and affordability, especially for renters or those seeking smaller or more compact living arrangements.

### *Year Structure Built*

The Township of Vernon had a total of 107,705 housing units, with the majority of its housing stock built between 1970 and 1989. Specifically, 26.5% of homes were constructed between 1970 and 1979, and 24.1% between 1980 and 1989, accounting for more than half (50.6%) of all housing in the Township. This indicates that much of Vernon's residential development occurred during those two decades, reflecting a period of rapid suburban growth.

Older housing also makes up a substantial portion of Vernon's housing inventory. Approximately 15.6% of homes were built between 1960 and 1969, and 8.8% from 1950 to 1959. Homes built prior to 1940 still account for a combined 10.5% of the stock, with 4.5% constructed between 1949 and 6% built in 1939 or earlier. These older homes may require more maintenance and updates but also contribute to the area's historical character.

Newer construction has been relatively limited. Only 0.5% of homes were built in 2014 or later, and less than 6% were built since 2000. This trend suggests that residential development has slowed considerably in recent decades. The limited supply of newer homes may impact housing availability, affordability, and modernization efforts, especially as older units age and require reinvestment. Planning for housing rehabilitation opportunities for new construction may be necessary to maintain a balance and sustainable housing stock in the future.

### 3.2 Costs and Value

There are numerous methods by which to view the value of Vernon Township's housing stock. The ACS provided counts for the following items: Selected Monthly Owner Costs (SMOC), the values of owner-occupied and renter-occupied units, and mortgage characteristics.

*Table 11. Age/Year Structure Built*

Year Structure Built	Estimate	%
Total	10,705	100%
Built 2014 or later	50	0.5%
Built 2010 to 2013	85	0.8%
Built 2000 to 2009	516	4.8%
Built 1990 to 1999	902	8.4%
Built 1980 to 1989	2,583	24.1%
Built 1970 to 1979	2,842	26.5%
Built 1960 to 1969	1,665	15.6%
Built 1950 to 1959	940	8.8%
Built 1940 to 1949	477	4.5%
Built 1939 or earlier	645	6.0%

Source:

U.S. Census Bureau. (2020). SELECTED HOUSING CHARACTERISTICS. American Community Survey, ACS 5-Year Estimates Data Profiles, Table DP04.

## Vernon Township Fourth Round (2025-2035) Housing Element and Fair Share Plan

### Selected Monthly Owner Costs

SMOC is a figure which consists of all costs associated with homeownership.<sup>7</sup> In 2020, the ACS reported that the median SMOC for all housing units with a mortgage in Vernon was \$1,882, which was significantly lower than both Sussex County's (\$2,236) and New Jersey's (\$2,476) median. Among the 5,613 housing units with a mortgage in Vernon, the largest share of households (33.9%) paid between \$1,500 and \$1,999 monthly. Additionally, 18.9% paid between \$2,000 and \$2,499, and 12.4% each paid between \$2,500 and \$2,999 or \$3,000 or more. A smaller share, (18.8%) paid between \$1,000 and \$1,499, while only a 2.7% paid below \$1,000 monthly. This distribution suggests that while Vernon is generally more affordable than the County and State overall, housing costs are still concentrated in the mid-to-upper range of affordability.

*Table 12. Selected Monthly Owner Costs (SMOC), 2020*

SMOC	Count (Vernon)	%	Count (County)	%	Count (State)	%
Housing units with a mortgage	5,613	100%	32,078	100%	1,382,654	100%
Less than \$500	11	0.2%	38	0.1%	2,772	0.2%
\$500 to \$999	192	3.4%	691	2.2%	34,504	2.5%
\$1,000 to \$1,499	1,055	18.8%	4,195	13.1%	138,116	10.0%
\$1,500 to \$1,999	1,904	33.9%	7,702	24.0%	253,824	18.4%
\$2,000 to \$2,499	1,061	18.9%	7,236	22.6%	275,392	19.9%
\$2,500 to \$2,999	695	12.4%	5,269	16.4%	231,946	16.8%
\$3,000 or more	695	12.4%	6,947	21.7%	446,100	32.3%
<b>Median</b>	<b>\$1,882</b>		<b>\$2,236</b>		<b>\$2,476</b>	
Housing units without a mortgage	1,910	100%	13,210	100%	711,773	100%
Less than \$250	64	3.4%	257	1.9%	14,747	2.1%
\$250 to \$399	62	3.2%	253	1.9%	18,836	2.6%
\$400 to \$599	97	5.1%	1,012	7.7%	48,655	6.8%
\$600 to \$799	538	28.2%	2,698	20.4%	96,262	13.5%
\$800 to \$999	497	26.0%	3,207	24.3%	136,283	19.1%
\$1,000 or more	652	34.1%	5,783	43.8%	396,990	55.8%
<b>Median</b>	<b>\$900</b>		<b>\$950</b>		<b>\$1,062</b>	

Source:

U.S. Census Bureau. (2020). SELECTED HOUSING CHARACTERISTICS. American Community Survey, ACS 5-Year Estimates Data Profiles, Table DP04.

For housing units without a mortgage, Vernon's median month owner cost was \$900, slightly below the County and State medians of \$950. Out of 1,910 such households in Vernon, the largest portion (34.1%) reported paying \$1,000 or more per month, followed by 28.2% who paid between \$600 and \$799, and 26% who paid \$800 to \$999. A relatively small percentage paid less than \$600 monthly. These figures reflect substantial monthly housing costs.

All in all, while Vernon Township's SMOC are generally lower than those at the County and State levels, a considerable number of households still experience relatively high housing expenses, particularly among those with mortgages. This trend suggests a need to monitor housing affordability, especially for middle-income homeowners and those living on fixed incomes.

<sup>7</sup> According to the United States Census Bureau Glossary, "Selected monthly owner costs are calculated from the sum of payment for mortgages, real estate taxes, various insurances, utilities, fuels, mobile home costs, and condominium fees. Listing the items separately improves accuracy and provides additional detail."



## Vernon Township Fourth Round (2025-2035) Housing Element and Fair Share Plan

### Value

The ACS reported 7,523 owner-occupied housing units in 2020 and a median home value of \$238,000. The majority of these homes (42.9%) were valued between \$200,000 and \$299,999, and another 23.2% were valued between \$300,000 and \$499,999. Homes valued between \$150,000 and \$199,999 accounted for 15.8% of owner-occupied units, while only a small percentage (3.1%) were worth less than \$50,000. Less than 0.1% of homes were valued at \$1,000,000 or more, reflecting a housing market that is moderately priced compared to many areas in New Jersey.

Among the 876 occupied rental units, over half of renters (52.3%) paid between \$1,000 and \$1,499 per month, an additional 26.3% paid \$1,500 to \$1,999, indicating a concentration of rent costs in the mid to upper range. Only 6.8% of renters paid less than \$1,000, and very small portion (0.5%) paid between \$2,500 and \$2,999. The median gross rent in Vernon was \$1,381, which aligns with regional averages but may still pose affordability challenges for lower-income residents. Additionally, 79 rental households reported paying no rent which could include units provided as part of employment arrangements or housing assistance programs.

Overall, the Township's housing values and rents suggest a market that is accessible for many middle-income homeowners but less so for those with lower incomes. While the majority of home values are within the \$200,000 to \$300,000 range, the rental market is relatively expensive, with few options under \$1,000 per month. These figures emphasize the importance of maintaining housing affordability and expanding rental opportunities for a broader range of household incomes.

### 3.3 Housing Units Capable of Being Rehabilitated

In 2020, Vernon Township had 8,478 occupied housing units, the vast majority of which were reported to be in good physical condition. According to ACS data, none of the occupied units lacked complete plumbing facilities, and only 10 units (0.1%) were reported as lacking complete kitchen facilities. Additionally, 77 units (0.9%) had no telephone service available, which may reflect a shift toward exclusive cell phone use rather than a sign of inadequate housing infrastructure.

**Table 13. Value of Occupied Units, 2020**

Value of Occupied Units	Estimate	%
Owner-occupied units	7,523	100%
Less than \$50,000	231	3.1%
\$50,000 to \$99,000	255	3.4%
\$100,000 to \$149,999	574	7.6%
\$150,000 to \$199,999	1,185	15.8%
\$200,00 to \$299,999	3,224	42.9%
\$300,000 to \$499,999	1,749	23.2%
\$500,000 to \$999,999	296	3.9%
\$1,000,000 or more	9	0.1%
<b>Median</b>	<b>238,000</b>	
Occupied Units Paying Rent	876	100%
Less than \$500	0	0.0%
\$500 to \$999	60	6.8%
\$1,000 to \$1,499	458	52.3%
\$1,500 to \$1,999	230	26.3%
\$2,000 to \$2,499	108	12.3%
\$2,500 to \$2,999	4	0.5%
\$3,000 or more	16	1.8%
<b>Median</b>	<b>1,381</b>	
No rent paid	79	9.0%

Source:  
U.S. Census Bureau. (2020). SELECTED HOUSING CHARACTERISTICS. American Community Survey, ACS 5-Year Estimates Data Profiles, Table DP04.

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These low percentages suggest that housing in the Township is generally well-maintained and that very few units are in need of basic rehabilitation. The near-universal availability of essential facilities such as plumbing and kitchens indicates strong housing quality standards throughout the community. While there may be ongoing needs for updates due to the age of the housing stock, the data suggests that serious housing deficiencies are minimal and not a widespread concern for most residents.

**Table 14. Housing In Need of Rehabilitation, 2020**

Facilities	Estimate	%
<b>Vernon</b>		
Occupied housing units	8,478	100%
Lacking complete plumbing facilities	0	0.0%
Lacking complete kitchen facilities	10	0.1%
No telephone service available	77	0.9%
<b>Sussex County</b>		
Occupied housing units	54,166	100%
Lacking complete plumbing facilities	60	0.1%
Lacking complete kitchen facilities	174	0.3%
No telephone service available	523	1.0%

Source:

United States Census Bureau, 2020 American Community Survey, 5-Year Estimates. *Data Profiles, Table DP04.*

### 3.4 Projection of Housing Stock

#### *Housing Units Certified*

Since 2004, Vernon Township certified 356 housing units, split evenly between 178 single- and two-family dwellings and 179 mixed-use units. Most development occurred before 2007, with 212 units certified in 2006 alone, including all mixed-use units. Since then, new construction has been minimal, averaging just a few units per year, with no units certified in 2024 to date. This trend reflects a significant slowdown in residential development over the past 15+ years.

**Table 15. Housing Units Certified, 2004 - 2024**

	1&2 Family	Multi	Mixed-use	Total
2004	27	0	0	27
2005	40	0	0	40
2006	34	0	178	212
2007	28	0	0	28
2008	11	0	0	11
2009	4	0	0	4
2010	2	0	0	2
2011	3	0	0	3
2012	4	0	0	4
2013	1	0	0	1
2014	1	0	0	1
2015	1	0	0	1
2016	2	0	0	2
2017	2	0	0	2
2018	0	0	0	0
2019	2	0	0	2
2020	2	0	0	2
2021	4	0	0	4
2022	6	0	0	6
2023	4	0	0	4
Sept 2024 YTD	0	0	0	0
<b>Total</b>	<b>178</b>	<b>0</b>	<b>178</b>	<b>356</b>

Source:

New Jersey Department of Community Affairs, *Housing Units Certified, 2000 – 2024.*



## Vernon Township Fourth Round (2025-2035) Housing Element and Fair Share Plan

### *Land Use Board Approvals*

The Land Use Board of Vernon Township approved several residential projects in 2023, 2024 and 2025 that may not yet be reflected in the DCA's certificate of occupancy reporting as follows:

1. A 55-unit multi-family development was approved in 2013; however, extensions of time for the approval were granted in 2019 and 2023. The development is on Theta Drive within the Vernon Town Center Zone and consists of age-restricted one-bedroom rental units.<sup>8</sup> The project is currently under construction.
2. Two (2) detached single-family dwellings were approved along the shores of Pleasant Valley Lake situated and within the PLC, Private Lake Community Residential Zone.<sup>9</sup>
3. Three (3) residential dwelling rental units were approved in the Vernon Town Center Zone as part of a mixed-use development.<sup>10</sup>
4. A 27-unit multi-family development was approved on Omega Drive within the Vernon Town Center Zone, consisting of 21 market rate units and six (6) affordable units.<sup>11</sup>

### *Lands Available for New Construction and Redevelopment*

Vernon Township has focused future development efforts in the Township into a two-square-mile area known as the "Town Center". The area is a Designated Center by the State Planning Commission and is located within the Highlands Designated Planning Area of the Township. The vast majority of new development will occur within Vernon's Town Center. A large section of the Town Center was also designated an Area in Need of Redevelopment in 2018. A Town Center Redevelopment Plan was adopted for the Town Center Area in 2021. The area is almost entirely located within the Vernon Municipal Utility Authority (VMUA) sewer service area and public water service is available in many locations from Veolia Water. While additional water capacity is needed, utilities are expected to be expanded within this area to provide service to development.

The potential for large-scale new development outside of the Town Center and outside of the existing sewer service area are limited due to environmental constraints, the Highlands Preservation Area restrictions and a lack of public water and sewer availability. There is a sewer service area around the Legends Hotel and Golf Course facility. A redevelopment plan is in place for this property that would provide for redevelopment of the hotel and potential development of resort housing.

Due to Vernon's environmental sensitivity and lack of sewer and water infrastructure, with the exception of the Legends Hotel area outside of the Town Center, Township efforts should be focused on identifying key opportunities for Highlands Redevelopment Area Designations and seeking Highland Exemptions and Waivers where practical. The municipality should also continue to support the rehabilitation of the existing housing stock for affordable housing opportunities.

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<sup>8</sup> Block 403, Lots 4, 5, and 6.

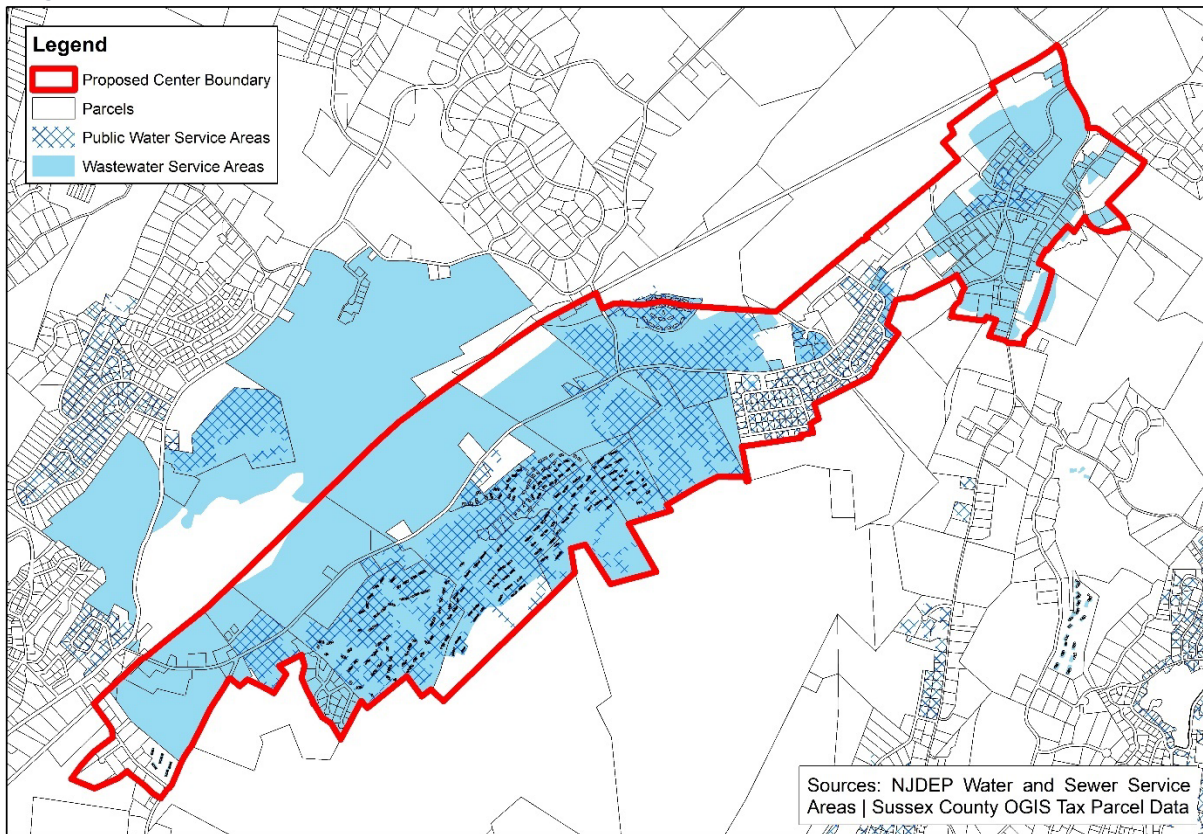
<sup>9</sup> Block 592, Lots 69, 70, and 71 (Proposed Lots 69.01 and 70.01).

<sup>10</sup> Block 381, Lots 1 and 11.

<sup>11</sup> Block 402, Lots 2 & 3

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**Figure 4. Water and Sewer Service Areas, Vernon Township, Sussex County, New Jersey**



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### Residential Zones

The development of future housing stock is influenced by many factors, including availability of necessary infrastructure, such as sewer and water, zoning regulations, and environmental resource constraints.

Vernon Township is situated in both the Highlands Preservation and Planning Areas under the Highlands Water Protection and Planning Act. Similarly, the New Jersey SDRP identifies the Township within Planning Area 4 (PA 4), the Rural Planning Area, Planning Area 5 (PA 5), the Environmentally Sensitive Planning Area, and the Park Planning Area (PPA). Of Vernon's 44,769 acres, approximately 26,391 acres (58.9%) are preserved and are comprised of local, state, private, and non-profit open space. Due to the high environmental constraints in the Township, new construction is not a possibility without a Highlands exemption or waivers such as a Highlands Redevelopment Area Designation. Additionally, the Township has sewer infrastructure constraints.

#### R-1, Single-Family Residential District

The R-1 Zone is primarily designated to promote low-density residential development requiring a minimum lot size of 5 acres to preserve the suburban character of the community by ensuring that residential development aligns with the existing neighborhood aesthetics and infrastructure capacities. Permitted residential principal uses include

## Vernon Township Fourth Round (2025-2035) Housing Element and Fair Share Plan

community residences for the developmentally disabled, single-family detached dwellings and cluster development.<sup>12</sup>

### R-2, Single-Family Residential District

The R-2 Zone is intended to accommodate single-family detached dwellings, community residences for the developmentally disabled, and cluster development on three-acre lots, balancing residential development with the preservation of the Township's suburban character. This district aims to provide residential neighborhoods that offer a sense of community while maintaining adequate open space and ensuring compatibility with surrounding land uses.

### R-3, Single-Family Residential District

The R-3 Zone is designed to accommodate single-family detached dwellings, community residences for the developmentally disabled, and cluster development on 30,000-square-foot (0.68 acre) lots. This district seeks to provide residential neighborhoods that offer a sense of community while maintaining adequate open space and ensuring compatibility with the surrounding land.

### R-4, Single-Family Residential District

The R-4 Zone is intended to support low-density residential development including community residences for the developmentally disabled, single-family detached dwellings, cluster development, multi-family age-restricted housing, and planned adult community<sup>13</sup> developments on 10,000-square-foot lots (0.22 acre) lots. This zoning district is primarily designed for single-family detached homes, offering a quiet and spacious living environment consistent with surrounding neighborhoods.

### PLC, Private Lake Community Residential District

The PLC Zone is designed to preserve and enhance the unique character of residential communities centered around private lakes. This zoning district aims to maintain the environmental integrity of these area while accommodating residential uses that complement the natural landscape and recreational opportunities associated with lake living. Permitted residential uses consist of single-family dwellings, planned adult communities, and private lake communities.<sup>14</sup> The PLC Zone's regulations are crafted to ensure that development is compatible with the lake ecosystem, to prevent overcrowding and to maintain the aesthetic of the community.

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<sup>12</sup> Chapter 330, Article II of the Vernon Township Land Development ordinance defines, Cluster Development as development design technique that concentrates buildings on a part of the site to allow the remaining land to be used for recreation, common open space, and preservation of environmentally sensitive features.

<sup>13</sup> Chapter 330, Article II of the Vernon Township Land Development ordinance defines Planned Adult Community, as a residential community provided for permanent residents aged 55 years or over in which the residential property and the residential-related open space, recreational facilities and common area are all owned by a mutual nonprofit corporation or corporations established pursuant to the laws of the State of New Jersey and also governed by Section 213 of Title 11 of the National Housing Act (or provisions of a substantially similar or comparable nature) or by individuals, condominium associations or other entities, all of which shall have rules and regulations controlling the development, operation and maintenance in conformance with this chapter.

<sup>14</sup> Chapter 330, Article II of the Vernon Township Land Development ordinance defines Private Lake Community, as a community of one or more neighborhoods within an identifiable area surrounding one or more lakes, sharing a common residential and social purpose pursuant to a charter, bylaws and other regulations, and in which the rights to the use of the lake(s) and other common areas are exclusive to member residents and their invitees, and which is controlled and managed by a community association.

## Vernon Township Fourth Round (2025-2035) Housing Element and Fair Share Plan

### *PLLC, Private Leasehold Lake Community<sup>15</sup>*

The purpose of the PLLC Zone is to establish specific regulations for structures in unsubdivided lake communities such as Lake Pochung and Laurel Lake. The primary objective of this district is to address the unique characteristics and planning needs of these communities, where properties are often held under leasehold arrangements rather than traditional fee-simple ownership. Permitted residential principal uses include single-family detached dwellings and private lake communities.

### *TC, Town Center Zone*

It is the purpose of the TC District to create a mixed-use Town Center in the Township of Vernon which provides for commercial and residential uses in a development pattern and with design guidelines that promote a pedestrian scale center that reinforces the unique sense of place of Vernon. Residential permitted principal uses consist of multi-family apartments and condominiums, and live/work units where first-floor commercial and second-, or upper-floor residential space is allowed. Where six (6) or more residential units are created at six (6) or more units per acre, a 20 percent set-aside for affordable housing is required.

### *CR, Commercial Recreation*

The CR Zone is intended to accommodate and promote recreational and resort-related commercial activities that leverage the Township's natural landscapes and tourism potential. This zoning district aims to support businesses and facilities that provide recreational opportunities for both residents and visitors, contributing to the local economy and enhancing Vernon's reputation as a recreational destination. Although single-family detached dwellings are not, a principal permitted use within the district, it is however, considered a permitted conditional use.

### *151-161 NJSH Route 94 Redevelopment Plan (Golf Course Village Zone)*

The purpose of the Golf Course Village Zone is to provide for a primarily residential village development comprised of townhouses, small lot single family, stacked townhouses and some limited commercial. The Zone allows for up to 100 townhouses and 150 single-family residences. There is a 20% set-aside requirement for any residential development in the zone.

### *P, Public Land*

The P Zone is designated to encompass areas owned any utilized by governmental or public entities for the benefit of the community. This zoning classification ensures that public lands are preserved and used in ways that serve the general welfare, providing spaces for governmental operations, public services, recreation, and cultural enrichment. Single-family detached residential dwellings are a permitted principal use within the district.

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<sup>15</sup> Chapter 330, Article II of the Vernon Township Land Development ordinance defines Private Leasehold Lake Community, as a community in which the land is not in fee-simple ownership in connection with a structure (for example, the Lake Pochung and Laurel Lake communities). Such uses may include existing single-family detached homes, clubhouses, and public and private recreational facilities.

## Vernon Township Fourth Round (2025-2035) Housing Element and Fair Share Plan

### *Multigenerational Housing*

P.L. 2021, c. 273 established the Multigenerational Family Housing Continuity Commission (the Commission) and assigned the Commission the responsibility of preparing and adopting, "...recommendations on how State government, local government, community organizations, private entities, and community members may most effectively advance the goal of enabling senior citizens to reside at the homes of their extended families, thereby preserving and enhancing multigenerational family continuity, through the modification of State and local laws and policies in the areas of housing, land use planning, parking and streetscape planning, and other relevant areas" (N.J.S.A. 52:27D-329.20f[1]). Municipalities are now required to provide an analysis of the extent to which local ordinances advance or detract from these recommendations. At the time this Housing Element and Fair Share Plan is being prepared, no such recommendations have been published by the Commission. The Township should consider opportunities to provide for multigenerational housing, particularly in the single-family residential zones.

## 4. Fair Share Plan

### 4.1 Plan Purpose and Goals

The Fair Share Plan will describe specific projects, programs, strategies and funding sources to meet the Vernon Township's affordable housing obligation while also complying with the Fourth Round Regulations, Fair Housing Act, and the Dispute Resolution Program Directive #14-24. The overriding goal of this Fair Share Plan is to present a framework for the Township to provide for its fair share of the present and prospective regional need for low- and moderate-income housing for the Fourth Round period of 2025 through 2035.

### 4.2 Determination of Housing Need

On January 27, 2025, pursuant to P.L.2024, c.2, the Township Council adopted Resolution #25-49, committing to its fair share obligation for the Fourth Round (2025-2035). This Resolution set forth the following obligations (not including any durational or vacant adjustments):

**Table 16. Fourth Round Obligation**

Fourth Round Rehabilitation/Present Need Obligation (pursuant to P.L. 2024, c.2 <sup>16</sup> )	33
Fourth Round (2025-2035) Prospective Need Obligation (pursuant to Land Capacity Review <sup>17</sup> )	194

An objection to the proposed obligation was filed by the New Jersey Builder's Association; however, following a settlement meeting and session with the Dispute Resolution Program, Vernon's prospective need obligation proposal was upheld by the Superior Court at 194 units.

<sup>16</sup> David N. Kinsey, PhD, PP, FAICP, New Jersey Low and Moderate Income Housing Obligations for 1999-2025 Calculated Using the NJ COAH Prior Round (1987-1999) Methodology, May 2016.

<sup>17</sup> Review of Land Capacity Factor and Prospective Need Obligation Prepared for Vernon Township, Sussex County, J. Caldwell & Associates, LLC, date January 23, 2025.



## Vernon Township Fourth Round (2025-2035) Housing Element and Fair Share Plan

### *Prior Round Obligation (1987-1999)*

The Township of Vernon received its Substantive Certification from COAH for Rounds 1 and 2 on December 15, 2004. The Township's met its 60-unit Prior Round obligation through two mechanisms, the Regional Contribution Agreement (RCA) and a group home development. The Township completed Regional Contribution Agreements for a total of 54 units. A Sussex County ARC group home with 3 bedrooms was constructed in the Township which provided 3 credits and 3 bonuses. The Prior Round is met.

**Table 17. Prior Round Credits**

<b>Mechanism</b>	<b>Project Name</b>	<b>Credits</b>
<b>Special Needs Housing</b>	Sussex County ARC	3 credits+ 3 rental bonuses
<b>Regional Contribution Agreement</b>	Ridgefield Borough	20
<b>Regional Contribution Agreement</b>	Ogdensburg Borough	20
<b>Regional Contribution Agreement</b>	Passaic City	14
<b>Total</b>		<b>60 credits</b>

### *Third Round Obligation (1999-2025)*

The Township of Vernon received its Substantive Certification from COAH for Rounds 1 and 2 on December 15, 2004. The Township's last adopted Housing Element and Fair Share Plan was from 2011 and superseded a 2009 Round Three Housing Element and Fair Share Plan. Following 2011, the Township did not submit a revised Housing Element and Fair Share Plan to the Superior Court for certification. According to the report, "Statewide and Municipal Obligations Under Jacobson Opinion," prepared by Econsult Solutions, dated March 28, 2018, the Township had a Prior Round obligation of 60 units, a Present Need obligation of 37 units and a Prospective and Gap Present Need of 396 units for Round Three. The Third Round obligation is met through two inclusionary zones and one development approval as outlined below.

#### *TC, Town Center Inclusionary Redevelopment Zone*

It is the purpose of the TC District to create a mixed-use Town Center in the Township of Vernon which provides for commercial and residential uses in a development pattern and with design guidelines that promote a pedestrian scale center that reinforces the unique sense of place of Vernon. Residential permitted principal uses consist of multi-family apartments and condominiums, and live/work units where first floor commercial and second, or upper floor residential space is allowed. Where six (6) or more residential units are created at six (6) or more units per acre, a 20 percent set-aside for affordable housing is required. The Zoning is flexible and permits buildings up to four (4) stories in height. The total zone covers 306 acres, with a presumed density of eight (8) du/acre for half of the zone, up to 165 affordable for sale units could be created. With a presumed density of 15 du/acre for the remaining half of the zone, 309 rental units could be created. The total potential estimated affordable development based on this inclusionary zone is 474 units. Of the 165 for sale units, 120 will apply to the Third Round and 45 will apply to the Fourth Round. Of the 309 rental units, 121 will apply to the Third Round and 188 will apply to the Fourth Round.

## Vernon Township Fourth Round (2025-2035) Housing Element and Fair Share Plan

### 151-161 NJSH Route 94 Redevelopment Plan (Golf Course Village Zone)

The purpose of the Golf Course Village Zone is to provide for a primarily residential village development comprised of townhouses, small lot single family, stacked townhouses and some limited commercial. The Zone allows for up to 100 townhouses and 150 single-family residences. There is a 20% set-aside requirement for any residential development in the zone. With a development of 250 units, 50 units of for sale affordable would be developed.

### Red Hands LLC, Multi-Family Development Approval, Block 402, Lots 2 & 3

Red Hands, LLC, Block 402, Lots 2 and 3, comprises a 0.75 acre in the Town Center. The two lots were granted a development approval for a multi-family development consisting of a 27-unit multi-family building with 6 affordable units.

**Table 18. Third Round Fair Share Plan**

Summary of Third Round Fair Share Plan Township of Vernon, Sussex County				
Project Name	Type	Units	Bonuses	Total Credits
<b>Third Round Obligation 396 units</b>				
<b>Town Center Zone</b>	Family Rental	121	93	334
	Family for Sale	120		
<b>Village Golf Course Zone</b>	Family For Sale	50	0	50
<b>Red Hands LLC</b>	Family Rental	6	6	12
<b>Total</b>				396
<b>Third Round Fair Share Plan Total</b>				<b>396</b>
<b>Third Round Obligation</b>				<b>396</b>
<b>Maximum Bonus – 25% (99 units)</b>				<b>99</b>
<b>Maximum Senior – 25% (99 units)</b>				<b>0</b>
<b>Minimum Family Housing – 50% (198 units)</b>				<b>396</b>
<b>Minimum Rental – 25% (99 units)</b>				<b>127</b>
<b>Minimum Family Rental – 50% of Rental (50 units)</b>				<b>127</b>
<b>Rehabilitation</b>				
<b>Municipal Rehabilitation Program</b>	Rehabilitations	37		37
<b>Third Round Rehabilitation/Present Need Total</b>				<b>37</b>

### Fourth Round Obligation

On January 27, 2025, pursuant to P.L.2024, c.2, the Township Council adopted Resolution #25-49, committing to its fair share obligation for the Fourth Round (2025-2035) of a present need of obligation of **44 units** and prospective need obligation of **194 units**. An objection to the proposed obligation was filed by the New Jersey Builder's Association; however, following a settlement meeting and session with the Dispute Resolution Program, Vernon's prospective need obligation proposal was upheld by the Superior Court.

### **4.3 Proposed Mechanisms**

#### ***Rehabilitation Program***

The Township of Vernon proposes to address its rehabilitation obligation of 44 units through a municipal rehabilitation program. According to N.J.A.C. 5:93-5.2, the purpose of a rehabilitation program is to rehabilitate substandard housing units occupied by low- and moderate-income households. A substandard housing unit is defined as a unit with health and safety code violations that require the repair or replacement of a major system, including weatherization, a roof, plumbing, heating, electricity, sanitary plumbing (including septic systems) and/or a load-bearing structural system. Upon rehabilitation, housing deficiencies must be corrected and the house must be brought up to code standard. Vernon has a municipal rehabilitation program in place that initially utilized a Small Cities Grant to fund the rehabilitation of several housing units. The Township will utilize any recaptured funds from this program and/or from the Affordable Housing Trust Fund to fund the Township' rehabilitation program.

#### ***TC, Town Center Inclusionary Redevelopment Zone***

It is the purpose of the TC District to create a mixed-use Town Center in the Township of Vernon which provides for commercial and residential uses in a development pattern and with design guidelines that promote a pedestrian scale center that reinforces the unique sense of place of Vernon. Residential permitted principal uses consist of multi-family apartments and condominiums, and live/work units where first-floor commercial and second-, or upper-floor residential space is allowed. Where six (6) or more residential units are created at six (6) or more units per acre, a 20 percent set-aside for affordable housing is required. The Zoning is flexible and permits buildings up to four (4) stories in height. The total zone covers 306 acres, with a presumed density of eight (8) du/acre for half of the zone, up to 165 affordable for sale units could be created. With a presumed density of 15 du/acre for the remaining half of the zone, 309 rental units could be created. The total potential estimated affordable development based on this inclusionary zone is 474 units. Of the 165 for sale units, 120 will apply to the Third Round and 45 will apply to the Fourth Round. Of the 309 rental units, 121 will apply to the Third Round and 188 will apply to the Fourth Round.



## Vernon Township Fourth Round (2025-2035) Housing Element and Fair Share Plan

### Summary Table

The table below summarizes the proposed mechanisms to address the Fourth Round Obligation for the Township of Vernon.

**Table 19. Summary of Fourth Round Fair Share Plan**

Summary of Fourth Round Fair Share Plan Township of Vernon, Sussex County				
Project Name	Type	Units	Bonuses	Total Credits
Fourth Round Obligation 194 units				
Town Center Zone	Family Rental	188	*	233
	Family for Sale	45		
Total Completed				233
Third Round Fair Share Plan Total				233
Third Round Obligation				194
Maximum Bonus – 25% (48 units)				48*
Maximum Senior – 25% (58 units)				0
Minimum Family Housing – 50% (97 units)				233
Minimum Rental – 25% (49 units)				188
Minimum Family Rental – 50% of Rental (25 units)				188
Rehabilitation				
Municipal Rehabilitation Program	Completed Rehabilitations	44		44
Fourth Round Rehabilitation/Present Need Total				44

\*Bonuses may apply as units are completed up to the maximum permitted.

# Appendix A – Resolutions

**TOWNSHIP OF VERNON**

**RESOLUTION #25-49**

**RESOLUTION ESTABLISHING FOURTH ROUND AFFORDABLE  
HOUSING PRESENT NEED AND PROSPECTIVE NEED OBLIGATIONS  
FOR VERNON TOWNSHIP**

**WHEREAS**, on March 20, 2024, Governor Murphy signed into law an Amendment to the Fair Housing Act (N.J.S.A. 52:27D-301 *et seq.*) (hereinafter “Amended FHA”); and

**WHEREAS**, the Amended FHA requires the Department of Community Affairs (“DCA”) to produce non-binding estimates of fair share obligations on or before October 20, 2024; and

**WHEREAS**, the DCA issued a report on October 18, 2024 (“DCA Report”) wherein it reported its estimate of the obligation for all municipalities based upon its interpretation of the standards in the Amended FHA; and

**WHEREAS**, the DCA Report calculates Vernon Township’s Round 4 (2025-2035) obligations as follows: a Present Need or Rehabilitation Obligation of 33 and a Prospective Need or New Construction Obligation of 304; and

**WHEREAS**, the Amended FHA provides that the DCA Report is non-binding, thereby inviting municipalities to demonstrate that the Amended FHA would support lower calculations of Round 4 affordable housing obligations; and

**WHEREAS**, the Amended FHA further provides that “all parties shall be entitled to rely upon regulations on municipal credits, adjustments, and compliance mechanisms adopted by COAH unless those regulations are contradicted by statute, including P.L. 2024, c.2, or binding court decisions” (N.J.S.A. 52:27D-311(m)); and

**WHEREAS**, pursuant to N.J.S.A. 52:27D-304.3, a municipality’s average allocation factor is comprised of the equalized nonresidential factor, income capacity factor, and land capacity factor, and shall be averaged to yield the municipality’s average allocation factor; and

**WHEREAS**, the DCA has released Geographic Information Systems spatial data representation of the Land Capacity Analysis for P.L. 2024, c.2 containing the Vacant and Developable land information that serves as the basis for calculating the land capacity factor; and

**WHEREAS**, Vernon Township employees and professionals have reviewed the lands identified by the DCA for the land capacity factor with respect to the MOD-IV Property Tax List data, construction permit data, land use board approvals, configuration, and accessibility to ascertain whether these identified developable lands may accommodate development; and

**WHEREAS**, based on the foregoing, Vernon Township refined the DCA calculations of Vernon Township's fair share obligations as modified herein to account for Vernon Township's review of the lands identified by the DCA for the land capacity factor with respect to the MOD-IV Property Tax List data, construction permit data, land use board approvals, configuration, and accessibility to ascertain whether these identified developable lands may accommodate development, and the Township seeks to commit to provide its fair share of affordable housing, subject to any vacant land and/or durational adjustments it may seek as part of the Housing Plan element and Fair Share Plan element it subsequently submits in accordance with the Amended FHA; and

**WHEREAS**, the Township's employees and professionals have reviewed the land capacity factor and prospective need obligation determined by the DCA and have recommend that the Township adopt a resolution indicating a fourth-round affordable housing obligation with a present need of 33 units and prospective need obligation of 194 affordable housing units based on finding a reduced land capacity factor which reduced the Township's average allocation factor; and

**WHEREAS**, based on the foregoing, Vernon Township accepts the DCA calculations as refined as Vernon Township's fair share obligations and commits to its fair share of 33 units present need and 194 units prospective need subject to any vacant land and/or durational adjustments it may seek as part of the Housing Element and Fair Share Plan it subsequently submits in accordance with the Amended FHA; and

**WHEREAS**, Vernon Township reserves the right to comply with any additional amendments to the FHA that the Legislature may enact; and

**WHEREAS**, Vernon Township also reserves the right to adjust its position in the event of any rulings in the *Montvale* case (MER-L-1778-24) or any other such action that alters the deadlines and/or requirements of the Amended FHA; and

**WHEREAS**, in the event that a third party challenges the calculations provided for in this Resolution, Vernon Township reserves the right to take such position as it deems appropriate in response thereto, including that its Round 4 Present or Prospective Need Obligations should be lower than described herein; and

**WHEREAS**, in light of the above, the Council of Vernon Township finds that it is in the best interest of Vernon Township to declare its commitment to the obligations reported by the DCA on October 18, 2024 subject to the reservations set forth herein; and

**WHEREAS**, in addition to the above, the Acting Administrative Director issued Directive #14-24, dated December 13, 2024, and made the directive available later in the week that followed; and

**WHEREAS**, pursuant to Directive #14-24, a municipality seeking a certification of compliance with the FHA shall file an action in the form of a declaratory judgment complaint in

the county in which the municipality is located within 48 hours after adoption of the municipal resolution of fair share obligations, or by February 3, 2025, whichever is sooner”; and

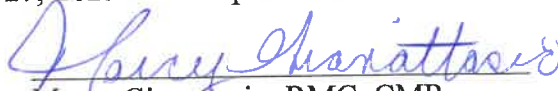
**WHEREAS**, Vernon Township seeks a certification of compliance with the FHA and, therefore, directs its attorney Louis I. Karp, Esq. to file a declaratory relief action within 48 hours of the adoption of this resolution in Sussex County.

**NOW, THEREFORE, BE IT RESOLVED** on this 27th day of January, 2025 by the Council of Vernon Township as follows:

1. All of the above Whereas Clauses are incorporated into the operative clauses of this resolution.
2. Vernon Township hereby commits to an adjusted DCA Round 4 Present Need Obligation of 33 units and the Round 4 Prospective Need Obligation of 194 units described in this resolution, subject to all reservations of rights set forth above.
3. Vernon Township hereby directs Louis I. Karp, Esq., to file a declaratory judgment complaint in Sussex County within 48 hours after adoption this resolution, attaching this resolution.
4. Vernon Township authorizes Louis I. Karp, Esq., to attach this resolution as an exhibit to the declaratory judgment action that is filed and to submit and/or file this resolution with the Program or any other such entity as may be determined to be appropriate.
5. Vernon Township authorizes and directs the Township Planner to prepare a Housing Element and Fair Share Plan for submission to the Dispute Resolution program prior to June 30, 2025.
6. This resolution shall take effect immediately, according to law.

#### **CERTIFICATION**

I certify that this is a true copy of the Resolution adopted by the Council of the Township of Vernon at their Reorganization Meeting held on January 27, 2025 at 7:00 pm in the Vernon Municipal Center.

  
Marcy Gianattasio, RMC, CMR  
Municipal Clerk

**VERNON TOWNSHIP COUNCIL**

<b>NAME</b>	<b>MOTION</b>	<b>SECOND</b>	<b>YES</b>	<b>NO</b>	<b>ABSTAIN</b>	<b>ABSENT</b>
Buccieri, N.		<b>X</b>	<b>X</b>			
DeBenedetto, J.	<b>X</b>		<b>X</b>			
Higgins, W.			<b>X</b>			
Sparta, B.			<b>X</b>			
Rizzuto, P.			<b>X</b>			



## **TOWNSHIP OF VERNON**

### **RESOLUTION # 25-77**

#### **APPOINTMENT OF A MUNICIPAL HOUSING LIAISON**

**WHEREAS**, Vernon Township was granted substantive certification of its Housing Element and Fair Share Plan by the Council of Affordable Housing (COAH), second round, on December 15, 2004; and

**WHEREAS**, on March 20, 2024, Governor Murphy signed into law an Amendment to the Fair Housing Act (N.J.S.A. 52:27D-301 et seq.) (hereinafter “Amended FHA”); and

**WHEREAS**, the Amended FHA requires the Department of Community Affairs (“DCA”) to produce non-binding estimates of fair share obligations on or before October 20, 2024; and

**WHEREAS**, the DCA issued a report on October 18, 2024 (“DCA Report”) wherein it reported its estimate of the obligation for all municipalities based upon its interpretation of the standards in the Amended FHA; and


**WHEREAS**, Vernon Township adopted Fourth Round obligations pursuant to the DCA report as refined by the Township for an obligation of 33 units and the Round 4 Prospective Need Obligation of 200 units via Resolution #25-49 and subsequently filed the same with the Dispute Resolution Program via a Declaratory Judgment action with the Superior Court; and

**WHEREAS**, pursuant to N.J.A.C. 5-94-7 and N.J.A.C. 5:80-26.1 et. seq., Vernon Township is required to appoint a Municipal Housing Administrator and liaison, as per Chapter 130 Section § 133-3 of the Vernon Township Code and Fair Housing Act Requirements, for the administration of Vernon Township’s affordable housing program to enforce the requirements of N.J.A.C. 5:94-7 and N.J.A.C. 5-80-26.1 et. seq.; and

**NOW THEREFORE BE IT RESOLVED**, by the governing body of Vernon Township in the County of Sussex, and the State of New Jersey that Jessica Caldwell, PP, AICP, is hereby appointed by the Governing Body of Vernon Township as the Municipal Housing Administrator and liaison for the administration of the affordable housing program, pursuant to and in accordance with Section § 133-3 of Chapter 130 of the Vernon Township Code.

#### **CERTIFICATION**

I certify that this is a true copy of the Resolution adopted by the Council of the Township of Vernon at their meeting regular held on February 24, 2025 at 7:00 pm in the Vernon Municipal Center.

  
Marcy Gianattasio, RMC, CMR  
Municipal Clerk

**VERNON TOWNSHIP COUNCIL**

<b>NAME</b>	<b>MOTION</b>	<b>SECOND</b>	<b>YES</b>	<b>NO</b>	<b>ABSTAIN</b>	<b>ABSENT</b>
Buccieri, N.	<b>X</b>		<b>X</b>			
DeBenedetto, J.			<b>X</b>			
Higgins, W.		<b>X</b>	<b>X</b>			
Sparta, B.			<b>X</b>			
Rizzuto, P.			<b>X</b>			

**PREPARED BY THE COURT:**

**IN THE MATTER OF THE  
DECLARATORY JUDGMENT  
ACTION OF THE TOWNSHIP  
OF VERNON, SUSSEX  
COUNTY PURSUANT TO P.L.  
2024, CHAPTER 2 (N.J.S.A.  
52:27D-304.1, et seq.),**

Petitioner.

SUPERIOR COURT OF NEW JERSEY  
LAW DIVISION – CIVIL PART  
SUSSEX COUNTY  
DOCKET NO. SSX-L-000067-25

**FILED**

MAY - 6 2025

Civil Action

Mt. Laurel Program

Janine M. Allen, J.S.C.

**DECISION AND ORDER FIXING  
MUNICIPAL OBLIGATIONS FOR  
“PRESENT NEED” AND “PROSPECTIVE  
NEED” FOR THE FOURTH ROUND  
HOUSING CYCLE**

**THIS MATTER**, having come before the Court on referral from and recommendation issued by the Affordable Housing Dispute Resolution Program (“Program”), pursuant to the Complaint for Declaratory Judgment filed on January 29, 2025 (“DJ Complaint”) by the Petitioner, **TOWNSHIP OF VERNON** (“Petitioner” or “Municipality”), pursuant to N.J.S.A. 52:27D-304.2, -304.3, and -304.1(f)(1)(c) of the New Jersey Fair Housing Act, N.J.S.A. 52:27D-301, et seq. (collectively, the “FHA”), and in accordance with Section II.A of Administrative Directive #14-24 (“Directive #14-24”) of the “Program”, seeking a certification of compliance with the FHA;

**AND IT APPEARING** that, the Municipality timely adopted Resolution #25-49 on January 27, 2025, agreeing to DCA’s calculation of 33 affordable housing units of “present need” but seeking a downward deviation from “prospective need” calculations allocated to it by the New Jersey Department of Community Affairs (“DCA”) in its report dated October 18, 2024 entitled *Affordable Housing Obligations for 2025-2035 (Fourth Round)* (the “DCA’s Fourth Round Report”) – specifically, a “prospective need” obligation of 304 affordable housing units, which calculations have been deemed “presumptively valid” - and based on the Municipality planners’

recommendation for 194 units for a “prospective need” affordable housing obligation for the Fourth Round housing cycle based on their planner’s report asserting that DCA had included many acres of property in its land capacity analysis that should have been excluded from consideration;

**AND IT APPEARING** that, a challenge to the Municipality’s calculations (“Challenge”) was timely and properly filed by the New Jersey Builders Association (“NJBA” or “Challenger”), by and through its counsel, wherein the Challenger disputed the Municipality’s proposed obligation for prospective need and supported DCA’s prospective need obligations, with the Municipality’s position and the NJBA Challenge supported by their own expert reports;

**AND IT APPEARING** that, pursuant to the Program, the Administrative Office of the Courts (“AOC”) appointed and assigned the case to Program Member, the Hon. Stephan C. Hansbury, J.S.C. (Ret.) (“Program Member”) to manage the proceedings, host settlement conferences, and make recommendations to the Court in accordance with the FHA and the AOC’s Directive #14-24 (“Directive #14-24”), and that the Program Member appointed James Kyle, PP, an independent affordable housing expert, as special adjudicator (“Special Adjudicator”) in this case to work with closely with the Program Member, make recommendations to, and assist the Program;

**AND IT APPEARING** that, on March 26, 2025 a settlement conference was conducted followed by a session on that same date, on notice to all parties with the participation of local officials, attorneys for the Municipality and NJBA, and the Special Adjudicator, with the session following the settlement conference when efforts at resolution through mediation failed;

**AND IT APPEARING** that, the Program Member heard argument at the session of March 26, 2025 from counsel for the Municipality and for the NJBA in support of their respective positions, and determined to reserve decision to allow for further consideration;



**AND IT APPEARING** that, after reviewing the arguments of all parties, the Program Member issued his written Report and Program Recommendation on April 3, 2025, wherein he found that the NJBA's challenge fails to state with particularity how the Municipal calculation fails to comply with Sections 6 and 7 of N.J.S.A. 52:27D-301, et al. and further failed to include the Challenger's own calculation of fair share obligations in compliance with Sections 6 and 7 of N.J.S.A. 52:27D-301, et al. and, consequently, recommended to the Court that the Municipality's calculation be endorsed and effectuated, thereby establishing the prospective need for Vernon at 194 units, and for the reasons set forth in the Program Member's Statement of Reasons accompanying the Recommendation;

**AND THE COURT**, having received the Program Member's Report and Recommendation dated April 3, 2025, the findings, terms, and recommendations of which are incorporated by reference as though more fully set forth herein (the "Report");

**AND THE COURT**, having reviewed and considered the Program Member's Report and Recommendations, having been satisfied with the recommendation to fix the municipal present need obligation of the Township of Vernon for 33 affordable units for the Fourth Round housing cycle, and to accept a modification such that the prospective need obligation be fixed at 194 affordable units for the Fourth Round cycle in the place and stead of the DCA's calculated number of 304 units, without revoking immunity, and that an Order fixing those obligations at those numbers will be fair and equitable as well as in the best interests of the protected class of low- and moderate-income households in the Municipality, and for good and sufficient cause having otherwise been shown:

**IT IS, THEREFORE**, on and effective as of the 6th day of **May 2025** **ADJUDGED AND ORDERED**, that the Program Member's Report and Recommendations, be, and the same hereby **ACCEPTED** and **ADOPTED** in their entirety; and to that end, more specifically, it is further **ORDERED**, as follows:

1. That the "present need" obligation of the Municipality, be, and hereby is fixed as thirty (33) affordable units for the Fourth Round housing cycle.

2. That the "prospective need" obligation of the Municipality, be, and hereby is fixed as one hundred ninety four (194) affordable units for the Fourth Round housing cycle.

3. That the Petitioner is hereby authorized to proceed to the compliance phase with preparation and adoption of its proposed Housing Element and Fair Share Plan for the Fourth Round, incorporating therein the "present need" and "prospective need" allocations aforesaid (and which plan shall include the elements set forth in the "Addendum" attached to Directive #14-24), by or before June 30, 2025, as provided for and in accordance with Section III.A of Directive #14-24, with immunity, and without further delay; and

4. That any and all "challenges" to the Petitioner's Housing Element and Fair Share Plan as adopted by Paragraph 3 above must be filed by August 31, 2025, by way of Answer/Objection filed in the eCourts case jacket for this matter, and as provided for and in accordance with Section III.B of AOC Directive #14-24



**IT IS FURTHER ORDERED**, that a copy of this Order shall be deemed served on the Petitioner, Petitioner's counsel, and Challenger NJBA's counsel upon its posting by the Court to the eCourts case jacket for this matter pursuant to R. 1:5-1(a) and R. 1:32-2A.

SO ORDERED:



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**HON. JANINE M. ALLEN, J.S.C.**

*Designated Mt. Laurel Judge – Morris/Sussex Vicinage*

(X) Challenged.

**Pursuant to R. 1:7-4(a), the Court's Statement of Reasons is attached hereto and made a part hereof.**

## **STATEMENT OF REASONS**

[R. 1:7-4(a)]

Having reviewed and considered the Program Recommendation prepared by the Affordable Housing Dispute Resolution Program in this matter - specifically, that filed on April 3, 2025 by Program Member, Hon. Stephan C. Hansbury, J.S.C. (Ret.) - and for the reasons that follow, the Court hereby adopts the Program Member's recommendation in full and thus fixes the "present need" obligation of 33 units and a "prospective need" obligation of 194 units for the Petitioner, Township of Vernon, for the Fourth Round housing cycle.

### **I. Discussion and Analysis.**

The Fair Housing Act, N.J.S.A. 52:27D-302 to 313.3 (the "Act"), mandates municipalities to determine their fair share of affordable housing obligations. The Act's Fourth Round covers the period from 2025 to 2035, with specific calculations conducted and completed by the New Jersey Department of Community Affairs (DCA) in accordance with the Act. Specifically, in October 2024, DCA published its Affordable Housing Obligations for the 2025-2035 (Fourth Round) Methodology and Background Report (DCA Report), which assigned numerical obligations to all non-exempt municipalities. Municipalities were then required to file binding resolutions establishing their fair share obligations by January 31, 2025, and could challenge these calculations by providing alternative ones in compliance with the Act. The Affordable Housing Dispute Resolution Program, established by the Legislature, provides a mechanism for resolving such disputes.

The case at hand involves the determination of affordable housing obligations for the Township of Vernon as part of the Fourth Round process established by the Legislature. More

specifically at issue is Vernon's "prospective need" obligation for the Fourth Round. "Prospective Need" represents the projection of housing needs for low and moderate-income households based on expected development and growth over the next decade. Vernon contested DCA's calculation of 304 affordable units, proposing a reduced number of 194 units, citing alleged lack of land capacity as the principal basis for its downward deviation and calculation, and which had the effect of reducing Vernon's projected prospective need by 110 units.

Program Member Judge Hansbury found that the NJBA's challenge lacked particular calculations as to why Vernon's proposed recalculation was inadequate. In so doing, Program Member Judge Hansbury relied on the language in the Act which states at N.J.S.A. 52:27D-304.2 and 304.3 "any challenge must create with particularity how the municipal calculation fails to comply with section 6 and 7 of its provisions." He further found that the challenge must also include the challenger's own calculations of the Fair Share obligation in compliance with N.J.S.A. 52:27D-304.2 and 304.3. Here, NJBA filed a generic challenge to Vernon's calculations without particularity and therefore Program Member Judge Hansbury recommends that the challenge be summarily dismissed.

The Court agrees.

Having reviewed the record, expert analyses presented, and arguments of counsel for the Petitioner and Challenger, the Court endorses Judge Hansbury's recommendation.

## **II. Conclusion & Decision.**

For the foregoing reasons, the Court concurs in the Program Member's findings, and will implement the Program Member's recommendation to dismiss the NJBA's challenge.

Accordingly, the Court hereby adopts the Report and Recommendations of the Program Member filed on April 3, 2025, in their entirety, and will enter an Order fixing a "present need"

obligation of 33 affordable units, and a modified “prospective need” obligation of 194 affordable units for the Petitioner, Township of Vernon, for the Fourth Round housing cycle.

The Petitioner will be authorized to proceed to the compliance phase with preparation and adoption of its proposed Housing Element and Fair Share Plan for the Fourth Round, incorporating therein the “present need” and “prospective need” allocations aforesaid (and which plan shall include the elements set forth in the “Addendum” attached to Directive #14-24), by or before June 30, 2025, as provided for and in accordance with Section III.A of Directive #14-24, with immunity, and without further delay.

An appropriate form of Order implementing the Court’s decision above accompanies this Statement of Reasons.

**SO ORDERED.**



**PREPARED BY THE COURT:**

**IN THE MATTER OF THE  
DECLARATORY JUDGMENT  
ACTION OF THE TOWNSHIP  
OF VERNON, SUSSEX  
COUNTY PURSUANT TO P.L.  
2024, CHAPTER 2 (N.J.S.A.  
52:27D-304.1, et seq.),**

Petitioner.

SUPERIOR COURT OF NEW JERSEY  
LAW DIVISION – CIVIL PART  
SUSSEX COUNTY  
DOCKET NO. SSX-L-000067-25

**FILED**

Civil Action

JUN - 4 2025

Mt. Laurel Program Janine M. Allen, J.S.C.

**DECISION AND ORDER GRANTING IN  
PART MOTION TO EXTEND DEADLINE  
FOR ADOPTION OF HOUSING ELEMENT  
AND FAIR SHARE PLAN**

**THIS MATTER**, having come before the Court on application (“Motion”) filed on May 7, 2025 by Michelle Yang, Esq. of the law firm of Weiner Law Group, LLP., attorneys for and on behalf of the Petitioner, **TOWNSHIP OF VERNON** (“Petitioner” or “Township”), seeking an Order granting a “grace period” and extension of sixty (90) days to file an adopted Housing Element and Fair Share Plan (“HE/FSP”) pursuant to N.J.S.A. 52:27D-304.1.f(3)(a) and N.J.S.A. 52:27D-313 and providing the Petitioner immunity from exclusionary zoning suits until such time as the HE/FSP is filed prior to the expiration of the requested “grace period” if and as granted;

**AND THE COURT**, having reviewed and considered the moving papers submitted on behalf of the Petitioner in support of the Motion; those filed on May 15, 2025 by Esmé M. Devenney, Esq. counsel for and on behalf of the interested party, **FAIR SHARE HOUSING CENTER** (“FSHC”) in response and in opposition thereto; and those filed on May 15, 2025 by Richard J. Hoff, Jr., counsel for and on behalf of the New Jersey Builders Association (“NJBA”) and those filed on May 19, 2025 on behalf of the Petitioner in reply; and for good cause having been shown;

**IT IS** on this 4<sup>th</sup> day of June, 2025, **ORDERED AND ADJUDGED**, as follows;

1. That the Motion, be, and hereby is **GRANTED IN PART**, and that the Township shall be granted a “grace period” of thirty (30) days, i.e. Until July 30, 2025 to endorse and adopt its HE/FSP for the Fourth Round Housing cycle for the reasons stated herein;
2. That the grant shall be deemed with prejudice as to the basis on which this grace period was awarded, but without prejudice to the right of the Petitioner to renew the application for “grace period” relief prior to July 30, 2025 by demonstrating to the Court’s satisfaction that its failure or inability to materially adhere to the extended July 30, 2025 deadline was or is “due to circumstances beyond the control of the municipality” as required by and pursuant to N.J.S.A. 52:27D-304.1.f(3)(a).

**IT IS FURTHER ORDERED**, that a copy of this Order shall be deemed served on the Petitioner, Petitioner’s counsel, FSHC’s counsel, and NJBA’s counsel upon its posting by the Court to the eCourts case jacket for this matter pursuant to R. 1:5-1(a) and R. 1:32-2A.

**SO ORDERED:**



**HON. JANINE ALLEN, J.S.C.**

*Designated Mt. Laurel Judge – Morris/Sussex Vicinage*

(x) Opposed.

**Pursuant to R. 1:6-2(f) and R. 1:7-4(a), the Court’s Statement of Reasons is attached Hereto and made a part hereof.**



**STATEMENT OF REASONS****[R. 1:6-2(f) and R. 1:7-4(a)]**

Having reviewed and considered the submissions of the Petitioner in support of its Motion, those submitted by FSHC and NJBA in opposition thereto, and those submitted by the Petitioner in reply, upon applying the governing legal principles and standards to the Motion, and for the reasons that follow, the Court hereby grants the Motion in part, with prejudice as to the basis on which the 30 day extension “grace period” was awarded, but without prejudice to the right of the Petitioner to renew the application for “grace period” relief prior to July 30, 2025 by demonstrating to the Court’s satisfaction that its failure or inability to materially adhere to the extended July 30, 2025 deadline was or is “due to circumstances beyond the control of the Municipality” as required by and pursuant to N.J.S.A. 52:27D-304.1.f(3)(a).

The Fair Housing Act, N.J.S.A. 52:27D-302 to 313.3 (the “Act”), as amended, mandates municipalities to determine their fair share of affordable housing obligations for the Fourth Round housing cycle. The Act’s Fourth Round covers the period from 2025 to 2035, with specific calculations conducted and completed by the New Jersey Department of Community Affairs (“DCA”) in accordance with the Act. Specifically, on October 18, 2024, DCA published its Affordable Housing Obligations for the 2025-2035 (Fourth Round) Methodology and Background Report (“DCA Report”), which assigned numerical obligations to all non-exempt municipalities for the Fourth Round.

On December 13, 2024, pursuant to the Act, the Administrative Office of the Court (“AOC”) adopted “Directive #14-24” – which was posted on December 18, 2024 – setting forth its guidelines and procedures for the new “Affordable Housing Dispute Resolution Program”

(“Program”) to facilitate implementation of the Fourth Round compliance requirements established by the new Act.

Municipalities were then required to file binding resolution establishing their fair share obligations by January 31, 2025, and municipalities and/or “interested parties” could thereafter challenge these calculations by providing alternative ones in compliance with the Act. The Program, established by the Legislature, provides a mechanism for resolving such disputes, the particulars of which are set forth in Directive #14-24.

More specifically, the Act established deadlines for each of the two (2) compliance phases established by the Act, the initial phase of which, and pertinent to the motion before the Court here, was designed to fix the state-wide, regional and, in turn, municipal affordable housing obligations of “present need” and “prospective need” to be met by each New Jersey municipality in the Fourth Round housing cycle. The specific deadlines for the first phase are as follows:

**January 31, 2025:** Municipal determination of “present need” and “prospective need” fair share obligation shall be made pursuant binding resolution by this date. Within 48 hours of adopting such resolution, the municipality shall file “an action” with the “Affordable Housing Dispute Housing Program” (“Program”) established by section 5 of the new law.

**February 28, 2025:** Date by which a “challenge” to this municipal determination of its fair share obligation must be filed by an interested party. If no challenge is filed by this date, the municipality’s determination is provided a presumption of validity, assuming the determination is established pursuant to sections 6 and 7 the new law.

**March 31, 2025:** The deadline by which the Program shall issue a decision which resolves any disputes raise by an interested party concerning a municipality’s compliance with the new law in determining its fair share obligation.

**June 30, 2025:** after the entry of an Order by the Court determining the “present need” and “prospective need” fair share obligations, the deadline by which the municipality must file with the Program its adopted HE/FSP within 48 hours after adoption or by June 30, 2025, whichever is sooner. Actions that do not meet the statutory deadline will not be considered by the Program. **A municipality may apply prior to the expiration of the deadline to the vicinage’s Mount Laurel judge for a grace period pursuant to N.J.S.A. 52:27D-313.**

## II. PROCEDURAL HISTORY

The case at hand involves the determination of affordable housing obligations for the Township of Vernon for the Fourth Round Housing cycle, and the ensuing implementation of those obligations by the Township as part of the Fourth Round process established by the Legislature.

Here, the record discloses that the Township timely adopted Resolution #25-49 on January 27, 2025 agreeing to DCA’s calculation of 33 units for “present need” but contesting the DCA’s calculation of 304 units for “prospective need” and requesting that the Court fix the “prospective need” as 194 units through the action filed by way of Complaint for Declaratory Judgment filed on January 29, 2025.

NJBA and FSHC timely filed a challenge to the Complaint by way of answer. Consequently, the parties appeared at a Settlement session on March 26, 2025 with the Program Member and Special Adjudicator. Despite negotiations, the parties did not come to a resolution, and the Program Member submitted a recommendation to this Court for review.

On May 6, 2025, this Court issued an “Order Fixing Municipal Obligations for “Present Need” and “Prospective Need” for the Fourth Round Housing Cycle”, fixing the Township’s present need at 33 units and prospective need at 194 units, and authorizing the Township to proceed



with preparation and adoption of its proposed Housing Element and Fair Share Plan for the Fourth Round incorporating the above allocations, by or before June 30, 2025.

### III. ANALYSIS AND DECISION

N.J.S.A. 52:27D-313 provides for an extension and “grace period” to municipal petitioners to meet the June 30, 2025 deadline by which to adopt Housing Elements and Fair Share Plans that will satisfy now judicially established affordable housing obligations for the Fourth Round housing cycle, and pursuant to N.J.S.A. 52:27D-304.1(f)(3). The Third Round formally ends on July 1, 2025 with the Fourth Round beginning immediately thereafter. The Petitioner here seeks a 90 day “grace period” beyond the June 30, 2025 statutory deadline contending that the June 30, 2025 deadline has become problematic to meet on time “due to circumstances beyond the control of the Municipality” – the statutorily imposed standard for such “grace period” relief.

That process has been underway for the Township, and information and actual timelines have been articulated for the Court to assess and permit it to find, as a matter of fact, the deadline is unattainable and cannot be met “due to circumstances beyond” the Township’s control, thus requiring the “brief extension” that is sought here.

Given the strict deadlines imposed by the Amended FHA, as well as the standard by which a court is bound to assess requests for a “grace period” extension, the court is satisfied that there is just cause to grant a “brief extension” at this juncture and finds the request to be factually supported in this case.

However, though the Township seeks 90 days, the Court will grant a “grace period” extension of 30 days, i.e. until July 30, 2025 by which to formally endorse and adopt its Fourth Round HE/FSP which would provide sufficient time for the Township to notice and prepare.

An appropriate Order implementing the Court's decision accompanies this Statement of Reasons.

**SO ORDERED.**

# Appendix B – Ordinances



ARTICLE XIV  
**Affordable Housing<sup>1</sup>**

**§ 330-212. Purpose.**

This article regulates and provides for low- and moderate-income housing in and for the Township of Vernon, pursuant to the Fair Housing Act of 1985 and the provisions of N.J.A.C. 5:93 et seq., effective June 6, 1997.

**§ 330-213. Development fees. [Added 5-22-2000 by Ord. No. 00-13]**

A. Imposition of fees.

- (1) Mandatory participation. Any developer of residential or nonresidential property shall have the responsibility to participate in the Township's efforts to provide its fair share of lower income housing. These fees will apply in all zones of the Township of Vernon. The level and type of mandatory participation shall be as follows:

- (a) Residential. Residential development fees shall be 1/2 of 1% of the equalized assessed value for residential development. If a "d" variance is granted pursuant to N.J.S.A. 40:55D-70d(5), then the additional residential units realized (above what is permitted by right under the existing zoning) will incur a bonus development fee of 6% of the equalized assessed value rather than the development fee of 1/2 of 1%. However, if the zoning on a site has changed during the two-year period preceding the filing of the "d" variance application, the base density for purposes of calculating the bonus development fee shall be the highest density permitted by right during that two-year period preceding the filing of the "d" variance application. Residential development of single-family residences being developed by an owner for owner occupancy shall be exempt from the fees set forth herein unless said residential development shall be part of a major subdivision which received Planning Board approval on or after June 12, 2000. **[Amended 3-28-2005 by Ord. No. 05-05<sup>2</sup>]**
- (b) Nonresidential. Nonresidential development fees shall be 1% of the equalized value for nonresidential development. If a "d" variance is granted pursuant to N.J.S.A. 40:55D-70d(4), then the additional floor area realized (above what is permitted by right under the existing zoning) will incur a bonus development fee of 6% of the equalized assessed value rather than the development fee of 1%. However, if the zoning on a site has changed during the two-year period preceding the filing of the "d" variance application, the floor area for purposes of calculating the bonus development fee shall be the highest floor area permitted by right during that two-year period preceding the filing of the "d" variance application.

- (2) Optional participation.

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1. See also Volume I, Chapter 133, Affordable Housing.

2. Editor's Note: This ordinance also provided that it shall apply to all residential development as set forth in this section for which applications for building permits have been made within six months prior to the date this Ord. No. 05-05 takes effect.

- (a) Residential; developer's agreement. The Township of Vernon may collect fees exceeding those permitted in this section for residential developments; provided, however, that the Township of Vernon enters into a voluntary, written agreement with a residential developer, and provided further that such written agreement sets forth a financial incentive that shall include, but not be limited to, a tax abatement, reduction in the development design standards, waiver of off-tract improvement requirements and/or waiver of certain fees for the residential site of the developer. No agreement may provide for an increased voluntary residential developer fee without also providing for a comparable offsetting financial incentive. All such agreements are subject to COAH approval.
- (b) Nonresidential; developer's agreement. The Township of Vernon may collect fees exceeding those permitted in this section for nonresidential developments; provided, however, that the Township of Vernon enters into a voluntary, written agreement with a nonresidential developer, and provided further that such written agreement sets forth a financial incentive for paying higher fees. The financial incentive may be in the form of a tax abatement, increased commercial/industrial square footage, increased commercial/industrial lot coverage, increased commercial/industrial impervious coverage and/or increased building height than permitted in the zoning ordinance for the reduction in the development design standards, waiver of off-tract improvement requirements and/or waiver of certain fees for the residential site of the developer. No agreement may provide for an increased voluntary residential developer fee without also providing for a comparable offsetting financial incentive. All such agreements are subject to COAH approval.

B. Collection of fees.

- (1) The following procedures shall be followed with respect to the collection of development fees:
  - (a) When a cash development fee is to be made in a sum determined by applying a percentage figure against the equalized assessed value of the property, the following rule shall apply: The value of the property shall be the equalized assessed value of each dwelling unit at the time of project completion or, where feasible, completion of the unit in question.
  - (b) The developer shall pay 50% of the calculated development fee, which is nonrefundable, to the Township of Vernon at the issuance of building permits. The development fee shall be estimated by the Tax Assessor prior to the issuance of building permits based upon construction costs.
  - (c) The developer shall pay the remaining fee to the Township of Vernon at the issuance of certificate of occupancy. At the issuance of certificates of occupancy, the Tax Assessor shall calculate the equalized assessed value and the appropriate development fee. The developer shall be responsible for paying the difference between the fee calculated at the time of issuance of the certificate of occupancy and the amount paid at the time of issuance of the building permit.

- (d) Payments shall be certified check or bank money order to the Township of Vernon and shall be deposited in a separate interest-bearing Housing Trust Fund account established by this section.
- (2) Mandatory provisions relating to the application of funds payable to the Township of Vernon Fair Share Housing Trust Fund. The following mandatory provisions required by COAH regulations are hereby made applicable to the Vernon Township Fair Share Housing Trust Fund:
  - (a) The Township of Vernon shall establish a separate interest-bearing Housing Trust Fund account for the purpose of receiving development fees from residential and nonresidential developers with a financial interest otherwise qualified for the investment of public funds at the time the account is established. The Township shall provide the financial institution with the written authorization required by N.J.A.C. 5:93-8.15 permitting COAH to direct disbursement of development fees pursuant to N.J.A.C. 5:93-8.18 and 8.19. All development fees paid by developers pursuant to this section shall be deposited in this account. No money shall be expended from this Housing Trust Fund account unless the expenditure conforms to the municipal spending plan approved by COAH for the Township of Vernon.
  - (b) If COAH determines that the Township is not in conformance with COAH's development fee rules, COAH is authorized to direct the manner in which all development fees collected from developers shall be expended. Such authorization is pursuant to the Township of Vernon ordinance, COAH's rules on development fees and the written authorization from the Township Council to the financial institution in which the Housing Trust Fund is maintained.
- C. Use of funds. The following mandatory provisions required by COAH regulations are hereby made applicable to that separate interest-bearing Housing Trust Fund account established in this section:
  - (1) Money deposited in the separate interest-bearing Housing Trust Fund account may be used for any activity approved by COAH for addressing the Township of Vernon's low- and moderate-income housing obligation. Such activities may include, but are not limited to, housing rehabilitation, new construction, regional contribution agreements, the purchase of land for low- and moderate-income housing, extension and/or improvements of roads and infrastructure to low- and moderate-income housing sites, assistance designed to render units to be more affordable to low- and moderate-income persons (such as the write-down/buy-down program) and administrative costs necessary to implement the Township of Vernon's housing element. The expenditures of all money from that separate interest-bearing Housing Trust Fund account shall conform to a spending plan approved by COAH as per its regulation. The expenditure of all money from that separate interest-bearing Housing Trust Fund account may be expended with the approval of and resolution of the Township Council in accordance with the regulations governing any expenditure of funds.
  - (2) At least 30% of the revenues collected shall be devoted to render units more affordable. Examples of such activities include, but are not limited to, down payment assistance, low interest loans and rental assistance. This requirement may be waived in whole or in

part when the Township demonstrates the ability to address requirements of affordability assistance from another source.

- (3) No more than 20% of the revenues shall be expended on administrative costs necessary to develop, revise or implement the housing element. Examples of eligible administrative activities include personnel, consultant services, space costs, consumable supplies and rental or purchase of equipment.
- (4) Development fee revenues shall not be expended to reimburse the Township for housing activities that preceded substantive certification.

D. Exemption and partial exemption from development fees.

- (1) Developers of low- and moderate-income housing units shall be exempt from paying development fees.
- (2) Developers that have received preliminary or final approval prior to the effective date of this section shall be exempt from paying a development fee unless the developer seeks a substantial change in the approval. Substantial changes may include, but are not limited to, a substantial alteration in the site layout, development density or types of uses within the development. The granting by the Planning Board of an approval of a general development plan for a planned development under the provisions of § 330-40, Planned developments, shall not constitute a preliminary or final approval as set forth in N.J.A.C. 5:93-8.12(d).
- (3) Emergency services shall be exempt from paying development fees.
- (4) Alterations/expansions to existing single-family residences, two-family residences, multifamily residences (including residences in mixed-use buildings) and/or permitted accessory structures shall be exempt from paying development fees.
- (5) Alterations/expansions to existing retail buildings, office buildings, public utilities, financial institutions, eating establishments and/or industrial buildings under 5% of the total gross floor area of the existing building or 1,000 square feet, whichever is less, shall be exempt from paying development fees.
- (6) Alterations/expansions to existing institutional uses under 5% of the total gross floor area of the existing building or 1,000 square feet, whichever is less, shall be exempt from paying development fees.

E. Continuing ability to collect and implement fees.

- (1) Pursuant to N.J.A.C. 5:93-8.18, if any of the conditions set forth below occur, COAH shall be authorized to direct the manner in which development fees shall be dispersed:
  - (a) Failure to submit a plan pursuant to N.J.A.C. 5:93-5.1(c) within the time limits imposed by COAH.
  - (b) Failure to meet deadlines for information required by COAH in its review of a housing element, development fee ordinance, or plan for spending fees.

- (c) Failure to proceed through COAH's administrative process toward substantive certification in a timely manner.
  - (d) Failure to address COAH's conditions for approval of a plan to spend development fees within the deadlines imposed by COAH.
  - (e) Failure to address COAH's conditions for substantive certification within the deadlines imposed by COAH.
  - (f) Failure to submit accurate monitoring reports within the time limits imposed by COAH.
  - (g) Failure to implement the plan to spend development fees within the time limits imposed by COAH, or within reasonable extensions granted by COAH.
  - (h) Revocation of certification.
  - (i) Other good cause demonstrating that the revenues are not being used for the intended purpose.
  - (j) Such revenues shall immediately become available for expenditure once COAH has notified the Township Clerk and Chief Financial Officer that such a condition has occurred. In furtherance of the foregoing, the Township shall, in establishing a bank account pursuant to N.J.A.C. 5:93-8.15, ensure that it has provided whatever express written authorization may be required by the bank to permit COAH to direct the disbursement of such revenues from the account following the delivery to the bank of the aforementioned written notification provided by COAH to the Township Clerk and Chief Financial Officer.
  - (k) COAH may, after a hearing pursuant to the Administrative Procedure Act, N.J.S.A. 52:14B-1 et seq., revoke development fee ordinance approval if the Township fails to comply with the requirements of N.J.A.C. 5:93-8.1 et seq.
  - (l) Neither loss of development fees, nor loss of the Township's ability to impose and collect development fees, shall alter its responsibilities pursuant to substantive certification.
- (2) Monitoring. The Township of Vernon shall complete and return to COAH all monitoring forms relating to the collection of development fees, expenditures of revenues and implementation of the plan certified by COAH. Quarterly financial reports, annual program implementation reports, auditing reports and such other reports as required by COAH shall be on forms designed and designated by COAH.

F. Expiration. This § 330-213 shall expire if:

- (1) COAH dismisses or denies the Township's petition for substantive certification;
- (2) COAH revokes substantive certification or this section;
- (3) The substantive certification expires prior to the Township's filing an adopted housing element with COAH, petitioning for substantive certification or receiving COAH's

approval of this section.



# Appendix C – Spending Plan

# **AFFORDABLE HOUSING TRUST FUND SPENDING PLAN**

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## **TOWNSHIP OF VERNON SUSSEX COUNTY, NEW JERSEY**

June 11, 2025

Prepared by: Jessica C. Caldwell, P.P., A.I.C.P.  
NJPP License #5944

# SPENDING PLAN

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## INTRODUCTION

The Township of Vernon, Sussex County, has prepared a Housing Element and Fair Share plan that addresses its regional fair share of the present and prospective affordable housing need in accordance with the Municipal Land Use Law (MLUL), the Fair Housing Act (FHA), the regulations of the Council on Affordable Housing (COAH) and recent decisions by the Courts.

A development fee ordinance creating a dedicated revenue source for affordable housing following state guidelines was adopted in June 1997. The ordinance established a fee of 0.5% of equalized assessed value for new residential construction and 1.0% for new commercial construction (however, the State minimum is now 2.5%). This ordinance will be updated as part of the Fourth Round to 1.5% for residential and 2.5% for non-residential development. The ordinance established the need for a Township of Vernon Affordable Housing Trust Fund. All development fees, payments in lieu of constructing affordable units on site, funds from the sale of units with extinguished controls, and interest generated by affordable housing fees are deposited in a separate-interest-bearing affordable housing trust fund account for the purposes of affordable housing. This Spending Plan supersedes any prior spending plans adopted by the Township of Vernon.

The Township of Vernon has prepared this Spending Plan (2025) to guide the allocation of funds within the Township of Vernon Affordable Housing Trust Fund. As of December 31, 2024, the Township of Vernon has \$549,992.26 in funds in its Affordable Housing Trust Fund. The funds shall be spent in accordance with N.J.A.C. 5:97-8.7-8.9, as described in the sections that follow.

## **REVENUES FOR CERTIFICATION PERIOD**

To calculate a projection of revenue anticipated during the period of Fourth Round substantive certification, the Township of Vernon considered the following:

- (a) Development fees:
  - 1. Nonresidential projects which have had development fees imposed upon them at the time of preliminary or final development approvals;
  - 2. All nonresidential projects currently before the planning and zoning boards for development approvals that may apply for building permits and certificates of occupancy; and
  - 3. Future development that is likely to occur based on historical rates of development.
- (b) Payments in Lieu (PIL): Payments in Lieu of development into the Township 's Housing Trust are permitted in some cases according to the Vernon Code.
- (c) Other funding sources: The Township reserves the option to pursue various public funding options to support its municipal rehabilitation program.
- (d) Projected interest: Interest on the projected revenue in the municipal affordable housing trust fund at the current average interest rate is 0.5% based on prevailing interest rates for savings accounts.

**Projected Revenue Schedule, 2025-2035**  
**Township of Vernon Affordable Housing Trust Fund**

Source of Funds	Up to 12/31/2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	Total
(a) Development Fees	\$549,992												
1. Approved Residential and Nonresidential Development Projects	NA	\$2,500	\$2,500	\$2,500									\$7,500
2. Projected Residential Development Projects Only	NA	\$20,000	\$20,000	\$20,000	\$20,000	\$20,000	\$20,000	\$20,000	\$20,000	\$20,000	\$20,000	\$20,000	\$220,000
3. Projected Non-Residential Development Projects (New construction only)	NA	\$50,000	\$50,000	\$50,000	\$50,000	\$50,000	\$50,000	\$50,000	\$50,000	\$50,000	\$50,000	\$50,000	\$550,000
(b) Payments in lieu of Construction	NA												
(c) Other Funds (specify source)	NA												
<b>Subtotal</b>	\$549,992	\$72,500	\$72,500	\$72,500	\$70,000	\$70,000	\$70,000	\$70,000	\$70,000	\$70,000	\$70,000	\$70,000	\$845,000
(d) Interest	NA	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$11,000
<b>Total Revenue from Development Fees</b>	\$549,992	\$73,500	\$73,500	\$73,500	\$71,000	\$71,000	\$71,000	\$71,000	\$71,000	\$71,000	\$71,000	\$71,000	\$1,405,992

The Township of Vernon projects a total of **\$856,000** to be collected between January 1, 2025 and December 31, 2035 for residential and non-residential new construction. There is an existing balance of \$549,992, resulting in a total of \$1,405,992 for use on affordable housing. Projections are based on projected development as it relates to permits issued within the Township over the last five years and revenues generated by the fund over the last ten years.

## **ADMINISTRATIVE MECHANISM TO COLLECT AND DISTRIBUTE FUNDS**

Vernon will follow the process for the collection and distribution of development fee revenues detailed below.

- (a) Collection of development fee revenues: Vernon will collect development fee revenues in a manner that is consistent with the Township's development fee ordinance for both residential and nonresidential development and in accordance with applicable regulations.
- (b) Distribution of development fee revenues: Vernon will distribute funds with the oversight of the Township Council. The Council will work with the Township Manager and the Municipal Housing Liaison to manage the projects outlined in this spending plan.

## **DESCRIPTION OF ANTICIPATED USE OF AFFORDABLE HOUSING FUNDS**

The Township of Vernon proposes to use the monies in its Affordable Housing Trust Fund for the following purposes:

- (a) **Rehabilitation Projects** (N.J.A.C. 5:97-6.2): the Township of Vernon will dedicate the following funds to Rehabilitation projects in order to meet its fair share affordable unit obligation:  
**Township Rehabilitation Program: At least \$12,500 per unit for a total of 33 units for a budget of \$412,500.**
- (b) **Administrative Expenses** (N.J.A.C. 5:97-8.9) the Township of Vernon will dedicate no more than 20 percent of revenue from the affordable housing trust fund to be used for administrative purposes. **The current budget for administrative expenses is \$150,000 subject to the twenty percent (20%) cap are as follows:**
  - Administration of affordable housing programs;
  - Legal fees associated with affordable housing administration;
  - Planning fees for any necessary updates and/or revision to the Housing Element and Fair Share Plan; and,
  - Other expenses associated with the development and implementation of the Housing and Fair Share Plan and the monitoring of current and future affordable housing programs within Vernon Township.
- (c) **Affordability Assistance** (N.J.A.C. 5:97-8.8) Vernon will dedicate **\$422,000** from the affordable housing trust fund to render units more affordable, including at \$130,000 to render units more affordable to households earning thirty percent (30%) or less of median income by region.
- (d) **Supportive Living and Special Needs** (N.J.A.C. 5:97-6.10): Vernon will dedicate funds to assist in the development and renovation of supportive and special needs homes as the budget permits. Vernon will budget **\$250,000** to supportive living and special needs units.



- (e) **Other Programs/Excess Funds:** Any excess funds will be dedicated to emergent projects such as municipally sponsored 100% affordable housing, market to affordable program, redevelopment and other permitted affordable housing programs. The current budget for other programs is **\$171,492**.

**Projected Expenditure Schedule, 2025-2035**  
**Township of Vernon Affordable Housing Trust Fund**

[illegible]

## SUMMARY

Vernon intends to spend affordable housing trust fund revenues pursuant to N.J.A.C. 5:97-8.7 through 8.9 and consistent with the affordable housing programs outlined in the Township's Housing Element and Fair Share Plan dated June 11, 2025.

### Spending Plan Summary Vernon Affordable Housing Trust Fund

Trust fund balance as of 12/31/2024	\$549,992
<b>Projected Revenue (2025-2035)</b>	
Development fees	\$856,000
Payments in lieu of construction	
Other funds	
Interest	\$11,000
<b>Total Revenue (Rounded)</b>	<b>\$845,000</b>
<b>Expenditures</b>	
Rehabilitation	\$412,500
Administration	\$150,000
Affordability Assistance	\$422,000
Supportive Living	\$250,000
Other programs	\$171,492
<b>Total Projected Expenditures</b>	<b>\$1,405,992</b>

# Appendix D – Marketing Plan

**TOWNSHIP OF VERNON  
COUNTY OF SUSSEX, STATE OF NEW JERSEY**

Affordable Housing

Affirmative Marketing Plan

Township of Vernon Municipal Building  
21 Church Street  
Vernon, NJ 07462  
973-764-4055

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## **Overview**

All affordable units are required to be affirmatively marketed using the Township of Vernon's Affirmative Marketing Plan. An Affirmative Marketing Plan is a regional marketing strategy designed to attract households of all majority and minority groups, regardless of race, creed, color, national origin, ancestry, marital or familial status, gender, affectional or sexual orientation, disability, age, or number of children to housing units which are being marketed by an Administrative Agent or a developer, sponsor, owner or property manager of affordable housing. The primary objectives of an Affirmative Marketing Plan are to target households who are least likely to apply for affordable housing, and to target households throughout the entire housing region in which the units are located.

The Township of Vernon provides this Affirmative Marketing Plan for any affordable housing within the Township. Individual projects may develop their own affirmative marketing plan in compliance with this plan.

Every Affirmative Marketing Plan must include all of the following:

1. Publication of at least one advertisement in a newspaper of general circulation within the housing region;
2. Broadcast of at least one advertisement by radio or television throughout the housing region; and
3. At least one additional regional marketing strategy such as a neighborhood newspaper, religious publication, organizational newsletter, advertisement(s) with major employer(s), or notification through community and regional organizations such as non-profit, religious, and civic organizations.

For each affordable housing opportunity within the municipality, the Affirmative Marketing Plan must include the following information:

1. The address of the project and development name, if any;
2. The number of rental units;
3. The price ranges of the rental units;
4. The name and contact information of the Municipal Housing Liaison, Administrative Agent, property manager, or landlord;
5. A description of the Random Selection method that will be used to select applicants for affordable housing; and
6. Disclosure of required application fees, if any.

Advertisements must contain the following information for each affordable housing opportunity:

1. Location of the units;
2. Directions to the units;
3. Range of prices for the units;
4. Size, as measured in bedrooms, of units;

5. The maximum income permitted to qualify for the housing units;
6. The locations of applications for the housing units;
7. The business hours when interested households may obtain an application for a housing unit; and
8. Application fees, if any.

### **Regional Preference**

The Township of Vernon has provided that households that live or work in Housing Region #1 (comprised of Bergen, Hudson, Passaic, and Sussex Counties) shall be selected for an affordable housing unit before households from outside of this region. Units that remain unoccupied after households who live or work in the region are exhausted, may be offered to the households outside the region.

### **Implementation**

The affirmative marketing process for affordable units shall begin at least four months prior to expected occupancy. In implementing the marketing program, the Administrative Agent shall undertake all of the strategies outlined in the Township of Vernon's Affirmative Marketing Plan. Advertising and outreach shall take place during the first week of the marketing program and each month thereafter until all the units have been sold. Applications for affordable housing shall be available in several locations in accordance with the Affirmative Marketing Plan. The time period when applications will be accepted will be posted with the applications. Applications shall be mailed to prospective applicants upon request.

All newspaper articles, announcements and requests for applications for low- and moderate-income units will appear in the following daily regional newspapers/publications when units are available and there is no wait list for existing units and when any new units may be constructed in the future:

1. The New Jersey Herald
2. The Star Ledger

The primary marketing will take the form of at least one (1) press release sent to the above publications and a paid display advertisement in each of the above newspapers. Additional advertising and publicity will be on an as-needed basis. The advertisement will include a description of the:

1. Location of the units;
2. Directions to the units;
3. Range of prices for the units;
4. Size, as measured in bedrooms, of units;
5. Maximum income permitted to qualify for the units;
6. Location of applications;
7. Business hours when interested households may obtain an application; and
8. Application fees.

All newspaper articles, announcements and requests for applications for low- and moderate-income housing will appear in the following neighborhood-oriented weekly newspapers, religious publications and organizational newsletters within the region:

1. Sunday Herald
2. Advertiser News

The primary marketing shall take the form of at least one press release and a paid display advertisement in the above newspapers once a week for four consecutive weeks. Additional advertising and publicity shall be on an "as needed" basis. The developer/owner shall disseminate all public service announcements and pay for display advertisements. The developer/owner shall provide proof of all publications to the Administrative Agent. All press releases and advertisements shall be approved in advance by the Administrative Agent.

The following regional cable television stations or regional radio stations shall be used during the first month of advertising. The developer must provide satisfactory proof of public dissemination:

1. Station(s): Select stations from Attachment A.

The Administrative Agent shall develop, maintain and update a list of community contact person(s) and/or organizations(s) in Bergen, Hudson, Passaic, and Sussex Counties that will aid in the affirmative marketing program with particular emphasis on those contacts that are able to reach out to groups that are least likely to apply for housing within the region, including major regional employers identified in Attachment A, Part III, Marketing, Section 3d of COAH's Affirmative Fair Housing Marketing Plan for Affordable Housing in Region #1 (attached to and hereby made part of this Resolution) as well as the following entities:

1. Quarterly informational flyers and applications shall be sent to the Bergen, Hudson, Passaic, and Sussex Counties' Boards of Realtors for publication in their journals and for circulation among their members; and
2. Quarterly informational circulars and applications shall be sent to the administrators of each of the following agencies within the municipalities and counties of Bergen, Hudson, Passaic, and Sussex.

Applications will be mailed to prospective applicants upon request.

The following is the location of applications, brochure(s), signs and/or poster(s) used as part of the affirmative program, including specific employment centers within the region:

1. Municipal Building: 21 Church Street, Vernon, NJ 07462
2. Municipal Library: Sussex County Library- Dorothy Henry Branch, 66 NJ 94, Vernon, NJ 07462

The following is the community contact person who will aid the affirmative marketing program:

Municipal Housing Liaison  
21 Church Street, Vernon, NJ 07462  
973-764-4055

Additionally, quarterly informational circulars and applications for new units which may be constructed in the future will be sent to the chief administrative employees of each of the following agencies in the counties of Bergen, Hudson, Passaic, and Sussex:

1. Welfare or Social Service Board;
2. Rental assistance office (local office of DCA);
3. Office on Aging.
4. Housing Agency or Authority.
5. County Library.
6. Area community action agencies.

Applications, brochure(s), sign(s) and/or poster(s) used as part of the affirmative marketing program shall be available/posted in the following locations:

1. Township of Vernon Administrative Offices;
2. Township of Vernon website;
3. Developer's Sales/Rental Offices;
4. Bergen, Hudson, Passaic, and Sussex Counties' Administration Buildings;
5. Bergen, Hudson, Passaic, and Sussex Counties' Libraries (all branches); and
6. Other public buildings and agencies as deemed appropriate by the Administrative Agent.

Applications shall be mailed by the Administrative Agent and Municipal Housing Liaison to prospective applicants upon request. Also, applications shall be available at the developer's sales/rental office and multiple copies of application forms shall be mailed to Fair Share Housing Center, the New Jersey State Conference of the NAACP, the Latino Action Network, County NAACP, Newark NAACP, East Orange NAACP, Housing Partnership for Morris County, Community Access Unlimited, Inc., Northwest New Jersey Community Action Program, Inc. (NORWESCAP), Homeless Solutions of Morristown, and the Supportive Housing Association for dissemination to their respective constituents. In addition, the foregoing entities shall be notified directly whenever an affordable housing unit(s) becomes available in the Township of Vernon.

The following is a listing of community contact person(s) and/or organizations in Bergen, Hudson, Passaic, and Sussex Counties that will aid in the affirmative marketing program and provide guidance and counseling services to prospective occupants of very low-, low-and moderate-income units:

1. Family Promise of Sussex County: [www.familypromisesussex.org](http://www.familypromisesussex.org) ; 973-579-1180
2. NJHMFA: [www.nj.gov.dca.hmf](http://www.nj.gov.dca.hmf); 609-278-7400
3. Norwescap: [www.norwescap.org](http://www.norwescap.org); 908-454-7000
4. New Jersey Housing Resource Center: [www.nj.gov.njhrc](http://www.nj.gov.njhrc) ; 1-877-428-8844

5. Affordable Housing Alliance: [www.housingall.org](http://www.housingall.org) ; 732-389-2958

A random selection method to select occupants of very low-, low- and moderate-income housing will be used by the Administrative Agent, in conformance with N.J.A.C. 5:80-26.16 (I). The Affirmative Marketing Plan shall provide a regional preference for very low-, low- and moderate-income households that live and/or work in Housing Region #1, comprised of Bergen, Hudson, Passaic, and Sussex Counties. Pursuant to the New Jersey Fair Housing Act (C.52:27D-311), a preference for very low-, low- and moderate-income veterans duly qualified under N.J.A.C. 54:4-8.10 may also be exercised, provided an agreement to this effect has been executed between the developer or landlord and the municipality prior to the affirmative marketing of the units.

The Administrative Agent shall administer the Affirmative Marketing Plan. The Administrative Agent has the responsibility to income qualify very low-, low- and moderate-income households; to place income-eligible households in very low-, low- and moderate-income units upon initial occupancy; to provide for the initial occupancy of very low, low and moderate income units with income qualified households; to continue to qualify households for re-occupancy of units as they become vacant during the period of affordability controls; to assist with outreach to very low-, low- and moderate-income households; and to enforce the terms of the deed restriction and mortgage loan as per N.J.A.C. 5:80-26-1, et seq.

The Administrative Agent shall provide or direct qualified very low-, low- and moderate-income applicants to counseling services on subjects such as budgeting, credit issues, mortgage qualifications, rental lease requirements and landlord/tenant law and shall develop, maintain and update a list of entities and lenders willing and able to perform such services. In addition, it shall be the responsibility of the Administrative Agent to inform owners of affordable units and prospective occupants of affordable units of the Borough's affordability assistance programs and to assist with the implementation of such programs.

All developers/owners of very low-, low- and moderate-income housing units shall be required to undertake and pay the costs of the marketing of the affordable units in their respective developments, subject to the direction and supervision of the Administrative Agent.

The implementation of the Affirmative Marketing Plan for a development that includes affordable housing shall commence at least 120 days before the issuance of either a temporary or permanent certificate of occupancy. The implementation of the Affirmative Marketing Plan shall continue until all very low-, low- and moderate-income housing units are initially occupied and thereafter upon the re-sale or re-rental of an affordable unit for as long as an affordable unit remains deed restricted.

The Administrative Agent shall provide the Affordable Housing Liaison with the information required to comply with monitoring and reporting requirements pursuant to the Borough's adopted Affordable Housing Ordinance.

An applicant pool will be maintained by the Administrative Agent for re-rentals.

1. When a re-rental affordable unit becomes available Administrative Agent will select applicants from the applicant pool and, if necessary, the unit will be affirmatively marketed as described above. The selection of applicants from the applicant pool is described in more detail in this manual under the section **Random Selection & Applicant Pool(s)**.

### **Sample Advertisement for Available Rental Units**

The **Town/Township/Borough** of **municipality** hereby announces that **# affordable housing units** will be available for rent in the **name of development/project**. The housing is under development by **developer** and is available for **type of income** households. **Development** is located at **address, description**.

The affordable housing available includes rents from **\$\$,###/month** and includes **#-bedroom units**. Utilities are included (if applicable). Interested households will be required to submit **application, documentation if applicable, and any other requirements** in order to qualify. The maximum household incomes permitted are **\$41,471 for a one person household, \$47,395 for a two person household, \$53,320 for a three person household, \$59,244 for a four person household, \$63,984 for a five person household, and \$69,723 for a six person household**. Once certified, households will be matched to affordable units through a lottery system. All successful applicants will be required to demonstrate the ability to pay a security deposit (**requirements of security deposit**).

Applications are available at **Location(s), hours of operation**. Applications can also be requested via mail by calling **Realtor** at **Phone #**. Applications will be accepted until **mm/dd/yy** and there is a **\$5 fee for the credit check**.

Visit [www.njhousing.gov](http://www.njhousing.gov) or call 1-877-428-8844 for more affordable housing opportunities.

Although any income eligible households may apply, workers of **[Insert counties in the COAH Housing regional preference zone]**; Sussex County will be selected before residents of other counties or states.

### **Sample Public Service Announcement**

10 second slot:

Affordability priced homes available in Mayberry Borough. Income restrictions apply. Call (800) 555-1234 for information.

30-35 second slot:

Affordably priced, brand new two, three, and four-bedroom attractive homes with nice amenities are available at the Equality at Mayberry Development in desirable Mayberry Borough. Call A Home For You at (800) 555-1234 for information on sales prices and income limits and to get a pre-application. The deadline to submit a pre-application is August 1, 2020, so don't delay. These homes are in accordance with State requirements for low- and moderate-income housing.



### **Random Selection & Applicant Pool(s)**

The following is a description of the random selection method that will be used to select occupants for low- and moderate-income housing:

There will be a period in which to complete and submit applications. Households that have completed applications in that timeframe and have been determined that they are income eligible will be randomly selected to establish an order (service list) in which they will be evaluated by the Administrative Agent for the available unit(s). A copy of the first page of the applications will be folded and placed in a container of sufficient size to allow the applications to be randomly mixed. Once mixed, all applications will be drawn one by one from the container until none are left. The first application drawn will be the first position on the service list, and so on.

At least two people will be present during a random selection and both will sign the resulting service list as having participated and/or witnessed the random selection. Once the applicant is placed on the service list, they shall remain in that position until they are served or asked to be withdrawn from the list. Applicants on the service list shall not be a part of any future random selections. If the household on the list is not of an appropriate household size, income or does not live or work in the Housing Region, that applicant will be skipped and the next applicant household with sufficient income will be evaluated for the available unit. This will continue until a properly sized household with sufficient income or purchase or rent the unit is reached.

The applicant household will be required to submit a complete application to establish their eligibility as defined by the Fair Housing Act. If the end of the service list is reached before an appropriately-sized household that lives or works in the New Jersey Housing Region is identified the Administrative Agent will review skipped households in the order of the random selection. Households that live or work in the Housing Region that are smaller than the ideal household size, as defined by the Township's Affordable Housing Ordinance, will be considered next.

Any applicants that are skipped for size, income or regional preference will remain on the list and continue to be considered for future restricted units in the order in which they were selected in the random selection.

Unless applicants ask to be removed from the list or become ineligible for assistance, or are unresponsive to our communications, they will remain on the service list. Therefore, these applicants will not need to be in future random selections. Instead, the service order created by future random selections will be placed at the end of the service list set by all prior random selections.

If there are sufficient names remaining on the service list to fill two years of resales and rentals, the applicant pool may be closed by the Administrative Agent. The Administrative Agent will notify the Township in writing if it intends to close the waiting list. Any households calling or writing to express their interest in an affordable home will be directed to call back on a future date determined by the Administrative Agent. When the applicant pool is being depleted to a point where there is not a sufficient number of people to fill two (2) years of re-sales or rentals, the Administrative Agent will re-open the pool and conduct a new random selection process after fulfilling the affirmative marketing requirements. The service list established by subsequent random selection shall be added to the end of the previous service list.

### **Initial Randomization**

Applicants are selected at random before income-eligibility is determined, regardless of household size or desired number of bedrooms. The process is as follows:

1. After advertising is implemented, applications are accepted for 120 days.
2. At the end of the period, sealed applications are selected one-by-one through a lottery (unless fewer applications are received than the number of available units, then all eligible households will be placed in a unit).
3. Households are informed of the date, time and location of the lottery and invited to attend.
4. An applicant pool is created by listing applicants in the order selected.
5. Applications are reviewed for income-eligibility.
6. Ineligible households are informed that they are being removed from the applicant pool or given the opportunity to correct and/or update income and household information.
7. Eligible households are matched to available units based upon the number of bedrooms needed (and any other special requirements, such as [regional preference or] the need for an accessible unit).
8. If there are sufficient names remaining in the pool to fill future re-rental, the applicant pool shall be closed.
9. When the applicant pool is close to being depleted, the Administrative Agent will re-open the pool and conduct a new random selection process after fulfilling the affirmative marketing requirements. The new applicant pool will be added to the remaining list of applicants.

### **Randomization After Certification**

Random selection is conducted when a unit is available, and only certified households seeking the type and bedroom size of the available unit are placed in the lottery. The process is as follows:

1. After advertising is implemented, applications are accepted for 120 days.
2. All applications are reviewed and households are either certified or informed of non-eligibility. (The certification is valid for 180 days, and may be renewed by updating income-verification information.)
3. Eligible households are placed in applicant pools based upon the number of bedrooms needed (and any other special requirements, such as regional preference or the need for an accessible unit)
4. When a unit is available, only the certified households in need of that type of unit are selected for a lottery.
5. Households are informed of the date, time, and location of the lottery and invited to attend.

6. After the lottery is conducted, the first household selected is given 3 days to express interest or disinterest in the unit. (If the first household is not interested in the unit, this process continues until a certified household selects the unit.)
7. Applications are accepted on an ongoing basis, certified households are added to the pool for the appropriate household income and size categories, and advertising and outreach is ongoing, according to the Affirmative Marketing Plan.

#### Matching Households to Available Units

1. In referring certified households to specific restricted units, to the extent feasible, and without causing an undue delay in occupying the unit, the Administrative Agent shall strive to implement the following policies:
  - a. Maximum of two person per bedroom;
  - b. Children of same sex in same bedroom;
  - c. Unrelated adults or persons of the opposite sex other than husband and wife in separate bedrooms;
  - d. Children not in same bedroom with parents;
  - e. Provide an occupant for each unit bedroom;
  - f. Provide children of different sex with separate bedrooms;
  - g. Require that all the bedrooms be used as bedrooms; and
  - h. Require that a couple requesting a two-bedroom unit provide a doctor's note justifying such request.

In no case shall a household be referred to an affordable housing unit that provides for more than one additional bedroom per household occupancy as stated in the policies above.

The Administrative Agent cannot require an applicant household to take an affordable unit with a greater number of bedrooms, as long as overcrowding is not a factor.

A household can be eligible for more than one unit category, and should be placed in the applicant pool for all categories for which it is eligible.

**ATTACHMENT A**

Affirmative Fair Housing Marketing Plan  
For Affordable Housing in Region #1

# AFFIRMATIVE FAIR HOUSING MARKETING PLAN

For Affordable Housing in **(REGION 1)**

## I. APPLICANT AND PROJECT INFORMATION

(Complete Section I individually for all developments or programs within the municipality.)

1a. Administrative Agent Name, Address, Phone Number		1b. Development or Program Name, Address	
1c. Number of Affordable Units:  Number of Rental Units:  Number of For-Sale Units:	1d. Price or Rental Range  From  To	1e. State and Federal Funding Sources (if any)	
1f.  <input type="checkbox"/> Age Restricted  <input type="checkbox"/> Non-Age Restricted	1g. Approximate Starting Dates  Advertising: Occupancy:		
1h. County  <b>Bergen, Hudson, Passaic, Sussex</b>		1i. Census Tract(s):	
1j. Managing/Sales Agent's Name, Address, Phone Number			
1k. Application Fees (if any):			

(Sections II through IV should be consistent for all affordable housing developments and programs within the municipality. Sections that differ must be described in the approved contract between the municipality and the administrative agent and in the approved Operating Manual.)

## II. RANDOM SELECTION

2. Describe the random selection process that will be used once applications are received.

### III. MARKETING

3a. Direction of Marketing Activity: (indicate which group(s) in the housing region are least likely to apply for the housing without special outreach efforts because of its location and other factors)

☐ White (non-Hispanic)    ☒ Black (non-Hispanic)    ☒ Hispanic    ☐ American Indian or Alaskan Native  
☒ Asian or Pacific Islander    ☐ Other group:

3b. **HOUSING RESOURCE CENTER** ([www.njhousing.gov](http://www.njhousing.gov)) A free, online listing of affordable housing

☐

3c. Commercial Media (required) (Check all that applies)



	DURATION & FREQUENCY OF OUTREACH	NAMES OF REGIONAL NEWSPAPER(S)	CIRCULATION AREA
<b>TARGETS ENTIRE HOUSING REGION 1</b>			
Daily Newspaper			
<input type="checkbox"/>		Star-Ledger	Northern and Central New Jersey
<b>TARGETS PARTIAL HOUSING REGION 1</b>			
Daily Newspaper			
<input type="checkbox"/>		Record, The	Bergen
<input type="checkbox"/>		Jersey Journal	Hudson
<input type="checkbox"/>		Herald News	Passaic
<input type="checkbox"/>		New Jersey Herald	Sussex
<b>TARGETS PARTIAL HOUSING REGION 1</b>			
Non-Daily Newspaper			
	DURATION & FREQUENCY OF OUTREACH	NAMES OF REGIONAL NEWSPAPER(S)	CIRCULATION AREA
<input type="checkbox"/>		Bayonne Community News	Hudson
<input type="checkbox"/>		Northern Valley Suburbanite	Northern Bergen
<input type="checkbox"/>		Teaneck Suburbanite	Teaneck, Bergen
<input type="checkbox"/>		Twin Boro News	Northern Bergen
<input type="checkbox"/>		Shopper News	Bergen
<input type="checkbox"/>		The Ramsey Reporter	Ramsey, Bergen
<input type="checkbox"/>		The Town Journal	Franklin Lakes, Bergen

<input type="checkbox"/>		The Village Gazette	Ridgewood, Bergen
<input type="checkbox"/>		Messenger	Garfield, Bergen
<input type="checkbox"/>		Observer	Hasbrouck Heights, Bergen
<input type="checkbox"/>		Weekly News	Hasbrouck Heights, Bergen
<input type="checkbox"/>		Hawthorne Press	Hawthorne, Passaic
<input type="checkbox"/>		Journal America	Passaic
<input type="checkbox"/>		Hoboken Reporter	Hoboken, Hudson
<input type="checkbox"/>		Hudson Current	Hudson
<input type="checkbox"/>		Jersey City Register	Hudson
<input type="checkbox"/>		The Shoppers' Friend	Sussex
<input type="checkbox"/>		The Commercial Leader	Lyndhurst, Bergen
<input type="checkbox"/>		North Bergen Register	Hudson
<input type="checkbox"/>		Secaucus Reporter	Secaucus, Hudson
<input type="checkbox"/>		Weehawken Reporter	Weehawken, Hudson
<input type="checkbox"/>		West New York/Union City Reporter	West New York/Union City, Hudson
<input type="checkbox"/>		Observer	Hudson
<input type="checkbox"/>		The Commercial Leader	Lyndhurst, Bergen
<input type="checkbox"/>		The Leader Free Press	Lyndhurst, Bergen
<input type="checkbox"/>		News Leader of Rutherford	Rutherford, Bergen
<input type="checkbox"/>		North Arlington Leader	North Arlington, Bergen

<input type="checkbox"/>		Our Town	Maywood, Bergen
<input type="checkbox"/>		The Ridgewood Times – Zone 2	Midland Park/Ridgewood, Bergen
<input type="checkbox"/>		The Villadom Times Midland Park	Midland Park/Ridgewood, Bergen
<input type="checkbox"/>		The Palisadian	Bergen
<input type="checkbox"/>		Aim Community News/Aim Action Ads	Passaic
<input type="checkbox"/>		Shoppers Guide to Sussex County	Sussex
<input type="checkbox"/>		Bergen News	Bergen
<input type="checkbox"/>		Press Journal	Palisades Park, Bergen
<input type="checkbox"/>		Korean Bergen News	Bergen
<input type="checkbox"/>		Sun Bulletin	Bergen
<input type="checkbox"/>		News Beacon	Paramus
<input type="checkbox"/>		Slovak Catholic Falcon	(Slovak/English) Passaic
<input type="checkbox"/>		Independence News	Passaic
<input type="checkbox"/>		Home and Store News	Bergen
<input type="checkbox"/>		Our Town	Northern Bergen
<input type="checkbox"/>		The Glen Rock Gazette	Glen Rock, Bergen
<input type="checkbox"/>		Ridgewood News	Ridgewood, Bergen
<input type="checkbox"/>		Suburban News	Northern Bergen
<input type="checkbox"/>		Town News	Northern Bergen
<input type="checkbox"/>		Wyckoff Suburban News	Wyckoff, Bergen

<input type="checkbox"/>		The South Bergenite	Southern Bergen
<input type="checkbox"/>		Secaucus Home News	Secaucus, Hudson
<input type="checkbox"/>		The Advertiser	Sussex
<input type="checkbox"/>		The Advertiser News	Sussex
<input type="checkbox"/>		Sparta Independent	Sparta, Sussex
<input type="checkbox"/>		Sussex County Chronicle	Sparta, Sussex
<input type="checkbox"/>		The Connection Newspaper	Southern Bergen
<input type="checkbox"/>		Jewish Community News	(Jewish) Bergen
<input type="checkbox"/>		Jewish Standard	(Jewish) Bergen
<input type="checkbox"/>		Avance	(Spanish) Hudson
<input type="checkbox"/>		Continental	(Spanish) Hudson
<input type="checkbox"/>		La Tribuna de North Jersey	(Spanish) Hudson
<input type="checkbox"/>		The Argus	West Paterson, Passaic
<input type="checkbox"/>		Suburban Life	Passaic
<input type="checkbox"/>		Today Newspaper	Passaic
<input type="checkbox"/>		Community Life	Northern Bergen
<input type="checkbox"/>		Wood Ridge Independent	Wood Ridge

#### TARGETS ENTIRE HOUSING REGION 1

	DURATION & FREQUENCY OF OUTREACH	NAMES OF REGIONAL TV STATION(S)	CIRCULATION AREA AND/OR RACIAL/ETHNIC IDENTIFICATION OF READERS/AUDIENCE

<input type="checkbox"/>		2 WCBS-TV Cbs Broadcasting Inc.	NYC Metropolitan Area
<input type="checkbox"/>		4 WNBC NBC Telemundo License Co. (General Electric)	NYC Metropolitan Area
<input type="checkbox"/>		5 WNYW Fox Television Stations, Inc. (News Corp.)	NYC Metropolitan Area
<input type="checkbox"/>		7 WABC-TV American Broadcasting Companies, Inc (Walt Disney)	NYC Metropolitan Area
<input type="checkbox"/>		11 WPIX Wpix, Inc. (Tribune)	NYC Metropolitan Area
<input type="checkbox"/>		13 Wpix, Inc. (Tribune) Educational Broadcasting Corporation	NYC Metropolitan Area
<input type="checkbox"/>		25 WNYE-TV New York City Dept. Of Info Technology & Telecommunications	NYC Metropolitan Area
<input type="checkbox"/>		31 WPXN-TV Paxson Communications License Company, Llc	NYC Metropolitan Area
<input type="checkbox"/>		41 WXTV Wxtv License Partnership, G.p. (Univision Communications Inc.)	NYC Metropolitan Area, Spanish-language
<input type="checkbox"/>		47 WNJU NBC Telemundo License Co. (General Electric)	NYC Metropolitan Area, Spanish-language
<input type="checkbox"/>		50 WNJN New Jersey Public Broadcasting Authority	New Jersey
<input type="checkbox"/>		62 WRNN-TV Wrnn License Company, Llc	Hudson Valley
<input type="checkbox"/>		63 WMBC-TV Mountain Broadcating Corporation	Northern New Jersey, Various ethnic

<input type="checkbox"/>		66 WFME-TV Family Stations Of New Jersey, Inc.	Northern New Jersey, Christian
<input type="checkbox"/>		68 WFUT-TV Univision New York Llc	NYC Metropolitan Area, Spanish-language
<b>TARGETS PARTIAL HOUSING REGION 1</b>			
<input type="checkbox"/>		8 WTNH Wtnh Broadcasting, Inc. (LIN TV Corp.)	Bergen
<input type="checkbox"/>		49 WEDW Connecticut Public Broadcasting, Inc.	Bergen
<input type="checkbox"/>		17 WEBR-CA K Licensee, Inc.	Bergen, Hudson (Christian)
<input type="checkbox"/>		26 WNXV-LP Island Broadcasting Company	Bergen, Hudson
<input type="checkbox"/>		32 WXNY-LP Island Broadcasting Company	Bergen, Hudson
<input type="checkbox"/>		35 WNYX-LP Island Broadcasting Company	Bergen, Hudson
<input type="checkbox"/>		39 WNYN-LP Island Broadcasting Company	Bergen, Hudson (Spanish)
<input type="checkbox"/>		21 WLIW Educational Broadcasting Corporation	Bergen, Hudson, Passaic
<input type="checkbox"/>		60 W60AI Ventana Television, Inc.	Bergen, Hudson, Passaic
<input type="checkbox"/>		6 WNYZ-LP Island Broadcasting Co.	Bergen, Sussex
<input type="checkbox"/>		22 WMBQ-CA Renard Communications Corp.	Hudson
<input type="checkbox"/>		34 WPXO-LP Paxson Communications License Company, Llc	Hudson

<input type="checkbox"/>		42 WKOB-LP Nave Communications, Llc	Hudson (Christian)
<input type="checkbox"/>		3 WBQM-LP Renard Communications Corp.	Hudson, Sussex
<input type="checkbox"/>		52 WNJT New Jersey Public Broadcasting Authority	Hudson, Sussex
<input type="checkbox"/>		28 WBRE-TV Nexstar Broadcasting, Inc.	Passaic, Sussex
<input type="checkbox"/>		36 W36AZ New Jersey Public Broadcasting Authority	Passaic, Sussex
<input type="checkbox"/>		16 WNEP-TV New York Times Co.	Sussex
<input type="checkbox"/>		22 WYOU Nexstar Broadcasting, Inc.	Sussex
<input type="checkbox"/>		23 W23AZ Centenary College	Sussex
<input type="checkbox"/>		38 WSWB Mystic Television of Scranton Llc	Sussex
<input type="checkbox"/>		39 WLVT-TV Lehigh Valley Public Telecommunications Corp.	Sussex
<input type="checkbox"/>		44 WVIA-TV Ne Pa Ed Tv Association	Sussex
<input type="checkbox"/>		49 W49BE New Jersey Public Broadcasting Authority	Sussex
<input type="checkbox"/>		56 WOLF-TV Wolf License Corp	Sussex
<input type="checkbox"/>		60 WBPH-TV Sonshine Family Television Corp	Sussex



<input type="checkbox"/>		64 WQPX Paxson Communications License Company, Llc (Ion Media Networks)	Sussex
<input type="checkbox"/>		69 WFMZ-TV Maranatha Broadcasting Company, Inc.	Sussex
	<b>DURATION &amp; FREQUENCY OF OUTREACH</b>	<b>NAMES OF CABLE PROVIDER(S)</b>	<b>BROADCAST AREA</b>
<b>TARGETS PARTIAL HOUSING REGION 1</b>			
<input type="checkbox"/>		Time Warner Cable of Bergen & Hudson Counties	Partial Bergen
<input type="checkbox"/>		Comcast of the Meadowlands	Partial Bergen
<input type="checkbox"/>		Cablevision of New Jersey, Oakland, Ramapo, and Rockland	Partial Bergen
<input type="checkbox"/>		US Cable of Paramus-Hillsdale	Partial Bergen
<input type="checkbox"/>		Cablevision of NJ (Bayonne System), Hudson	Partial Hudson
<input type="checkbox"/>		Comcast of Jersey City, Meadowlands, NJ (Union System)	Partial Hudson
<input type="checkbox"/>		Time Warner Cable of Bergen & Hudson Counties	Partial Hudson
<input type="checkbox"/>		Cablevision of Oakland, Paterson	Partial Passaic
<input type="checkbox"/>		Hometown Online	Partial Passaic

<input type="checkbox"/>		Cable Vision of Morris, Warwick	Partial Sussex
<input type="checkbox"/>		Hometown Online	Partial Sussex
<input type="checkbox"/>		Service Electric Broadband Cable	Partial Sussex
<input type="checkbox"/>		Time Warner Cable of Bergen & Hudson Counties	Partial Bergen
<input type="checkbox"/>		Comcast of the Meadowlands	Partial Bergen
<input type="checkbox"/>		Cablevision of New Jersey, Oakland, Ramapo, and Rockland	Partial Bergen
<input type="checkbox"/>		US Cable of Paramus-Hillsdale	Partial Bergen
<input type="checkbox"/>		Cablevision of NJ (Bayonne System), Hudson	Partial Hudson
<input type="checkbox"/>		Comcast of Jersey City, Meadowlands, NJ (Union System)	Partial Hudson
<input type="checkbox"/>		Time Warner Cable of Bergen & Hudson Counties	Partial Hudson
<input type="checkbox"/>		Cablevision of Oakland, Paterson	Partial Passaic
<input type="checkbox"/>		Hometown Online	Partial Passaic
<input type="checkbox"/>		Cable Vision of Morris, Warwick	Partial Sussex
<input type="checkbox"/>		Hometown Online	Partial Sussex

<input type="checkbox"/>		Service Electric Broadband Cable	Partial Sussex
<input type="checkbox"/>		Time Warner Cable of Bergen & Hudson Counties	Partial Bergen
<input type="checkbox"/>		Comcast of the Meadowlands	Partial Bergen
<input type="checkbox"/>		Cablevision of New Jersey, Oakland, Ramapo, and Rockland	Partial Bergen
<input type="checkbox"/>		US Cable of Paramus-Hillsdale	Partial Bergen
<input type="checkbox"/>		Cablevision of NJ (Bayonne System), Hudson	Partial Hudson
<input type="checkbox"/>		Comcast of Jersey City, Meadowlands, NJ (Union System)	Partial Hudson
<input type="checkbox"/>		Time Warner Cable of Bergen & Hudson Counties	Partial Hudson
<input type="checkbox"/>		Cablevision of Oakland, Paterson	Partial Passaic
<input type="checkbox"/>		Hometown Online	Partial Passaic
<input type="checkbox"/>		Cable Vision of Morris, Warwick	Partial Sussex
<input type="checkbox"/>		Hometown Online	Partial Sussex
<input type="checkbox"/>		Service Electric Broadband Cable	Partial Sussex

	DURATION & FREQUENCY OF OUTREACH	NAMES OF REGIONAL RADIO STATION(S)	BROADCAST AREA AND/OR RACIAL/ETHNIC IDENTIFICATION OF READERS/AUDIENCE
<b>TARGETS ENTIRE HOUSING REGION 1</b>			
AM			
<input type="checkbox"/>		WFAN 660	
<input type="checkbox"/>		WOR 710	
<input type="checkbox"/>		WABC 770	
<input type="checkbox"/>		WCBS 880	
<input type="checkbox"/>		WBBR 1130	
FM			
<input type="checkbox"/>		WFNY-FM 92.3	
<input type="checkbox"/>		WPAT-FM 93.1	Spanish
<input type="checkbox"/>		WNYC-FM 93.9	
<input type="checkbox"/>		WFME 94.7	Christian
<input type="checkbox"/>		WPLJ 95.5	
<input type="checkbox"/>		WQXR-FM 96.3	
<input type="checkbox"/>		WQHT 97.1	
<input type="checkbox"/>		WSKQ-FM 97.9	Spanish
<input type="checkbox"/>		WAWZ 99.1	Christian
<input type="checkbox"/>		WBAI 99.5	
<input type="checkbox"/>		WHTZ 100.3	

<input type="checkbox"/>		WHUD 100.7	
<input type="checkbox"/>		WCBS-FM 101.1	
<input type="checkbox"/>		WQCD 101.9	
<input type="checkbox"/>		WNEW 102.7	
<input type="checkbox"/>		WKTU 103.5	
<input type="checkbox"/>		WAXQ 104.3	
<input type="checkbox"/>		WWPR-FM 105.1	
<input type="checkbox"/>		WLTW 106.7	
<input type="checkbox"/>		WBLS 107.5	
<b>TARGETS PARTIAL HOUSING REGION 1</b>			
<b>AM</b>			
<input type="checkbox"/>		WEEX 1230	Bergen
<input type="checkbox"/>		WKDM 1380	Bergen, Hudson (Chinese/ Mandarin)
<input type="checkbox"/>		WMCA 570	Bergen, Hudson, Passaic (Christian)
<input type="checkbox"/>		WNYC 820	Bergen, Hudson, Passaic
<input type="checkbox"/>		WRKL 910	Bergen, Hudson, Passaic (Polish)
<input type="checkbox"/>		WPAT 930	Bergen, Hudson, Passaic (Caribbean, Mexican, Mandarin)
<input type="checkbox"/>		WWDJ 970	Bergen, Hudson, Passaic (Christian)
<input type="checkbox"/>		WINS 1010	Bergen, Hudson, Passaic

<input type="checkbox"/>		WEPN 1050	Bergen, Hudson, Passaic
<input type="checkbox"/>		WVNJ 1160	Bergen, Hudson, Passaic
<input type="checkbox"/>		WLIB 1190	Bergen, Hudson, Passaic (Christian)
<input type="checkbox"/>		WADO 1280	Bergen, Hudson, Passaic (Spanish)
<input type="checkbox"/>		WWRV 1330	Bergen, Hudson, Passaic (Spanish)
<input type="checkbox"/>		WNSW 1430	Bergen, Hudson, Passaic (Portuguese)
<input type="checkbox"/>		WZRC 1480	Bergen, Hudson, Passaic (Chinese/Cantonese)
<input type="checkbox"/>		WQEW 1560	Bergen, Hudson, Passaic
<input type="checkbox"/>		WWRL 1600	Bergen, Hudson, Passaic
<input type="checkbox"/>		WWRU 1660	Bergen, Hudson, Passaic (Korean)
<input type="checkbox"/>		WMTR 1250	Passaic
<input type="checkbox"/>		WGHT 1500	Passaic
<input type="checkbox"/>		WNNJ 1360	Sussex
FM			
<input type="checkbox"/>		WSOU 89.5	Bergen, Hudson
<input type="checkbox"/>		WCAA 105.9	Bergen, Hudson (Latino)
<input type="checkbox"/>		WBGO 88.3	Bergen, Hudson, Passaic
<input type="checkbox"/>		WFDU 89.1	Bergen, Hudson, Passaic
<input type="checkbox"/>		WKCR-FM 89.9	Bergen, Hudson, Passaic

<input type="checkbox"/>		WNYU-FM 89.1	Bergen, Hudson, Passaic
<input type="checkbox"/>		WFUV 90.7	Bergen, Hudson, Passaic
<input type="checkbox"/>		WFMU 91.1	Bergen, Hudson, Passaic
<input type="checkbox"/>		WNYE 91.5	Bergen, Hudson, Passaic
<input type="checkbox"/>		WRKS 98.7	Bergen, Hudson, Sussex
<input type="checkbox"/>		WRTN 93.5	Bergen, Hudson, Sussex
<input type="checkbox"/>		WHCR-FM 90.3	Bergen, Passaic
<input type="checkbox"/>		WPSC-FM 88.7	Passaic
<input type="checkbox"/>		WRHV 88.7	Passaic
<input type="checkbox"/>		WNJP 88.5	Sussex
<input type="checkbox"/>		WNTI 91.9	Sussex
<input type="checkbox"/>		WCTO 96.1	Sussex
<input type="checkbox"/>		WSUS 102.3	Sussex
<input type="checkbox"/>		WNNJ-FM 103.7	Sussex
<input type="checkbox"/>		WDHA -FM 105.5	Sussex
<input type="checkbox"/>		WHCY 106.3	Sussex
<input type="checkbox"/>		WWYY 107.1	Sussex

3d. Other Publications (such as neighborhood newspapers, religious publications, and organizational newsletters) (Check all that applies)

	NAME OF PUBLICATIONS	OUTREACH AREA	RACIAL/ETHNIC IDENTIFICATION OF READERS/AUDIENCE



<b>TARGETS ENTIRE HOUSING REGION 1</b>				
Bi-weekly				
<input type="checkbox"/>		Al Manassah		Arab-American
Monthly				
<input type="checkbox"/>		Sino Monthly	North Jersey/NYC area	Chinese-American
<b>TARGETS PARTIAL HOUSING REGION 1</b>				
Daily				
<input type="checkbox"/>		24 Horas	Bergen, Essex, Hudson, Middlesex, Passaic, Union Counties	Portuguese-Language
Weekly				
<input type="checkbox"/>		Arab Voice Newspaper	North Jersey/NYC area	Arab-American
<input type="checkbox"/>		La Voz	Hudson, Union, Middlesex Counties	Cuban community
<input type="checkbox"/>		Italian Tribune	North Jersey/NYC area	Italian community
<input type="checkbox"/>		Jewish Standard	Bergen, Passaic, Hudson Counties	Jewish community
<input type="checkbox"/>		El Especialito	Union City	Spanish-Language
<input type="checkbox"/>		El Nuevo	Hudson County	Spanish-Language
<input type="checkbox"/>		La Tribuna Hispana	Basking Ridge, Bound Brook, Clifton, East Rutherford, Elizabeth, Fort Lee, Greebrook, Linden, Lydenhurst, Newark, North Plainfield, Orange, Passaic, Paterson, Plainfield, Roselle, Scotch Plains, Union, Union City, West NY	Spanish-Language
<input type="checkbox"/>		Su Guia	Bergen and Passaic	Spanish-Language

<input type="checkbox"/>		Banda Oriental Latinoamérica	North Jersey/NYC area	South American community
<input type="checkbox"/>		Ukranian Weekly	New Jersey	Ukranian community
3e. Employer Outreach (names of employers throughout the housing region that can be contacted to post advertisements and distribute flyers regarding available affordable housing) (Check all that applies)				
<b>DURATION &amp; FREQUENCY OF OUTREACH</b>		<b>NAME OF EMPLOYER/COMPANY</b>		<b>LOCATION</b>
Hudson County				
<input type="checkbox"/>		United Parcel Service Inc. NY Corp	492 County Ave, Secaucus	
<input type="checkbox"/>		USPS	80 County Road, Jersey City	
<input type="checkbox"/>		Liz Claiborne Inc	1 Claiborne Ave, North Bergen	
<input type="checkbox"/>		Credit Suisse First Boston LLC	1 Pershing Plz Jersey City	
<input type="checkbox"/>		HealthCare Staffing and Consult	26 Journal Square, Jersey City	
<input type="checkbox"/>		Ritter Sysco Food Service	20 Theodore Conrad Dr. Jersey City	
<input type="checkbox"/>		Jersey City Medical Center Inc.	50 Grand St, Secaucus	
<input type="checkbox"/>		Marsh USA Inc.	121 River St, Hoboken	
<input type="checkbox"/>		National Retail Systems Inc.	2820 16th St North Bergen	
<input type="checkbox"/>		Community Corrections Corp	Lincoln Hwy Kearny	
<input type="checkbox"/>		Marine Personnel & Provisioning Inc.	1200 Harbor Blvd Weehawken	
<input type="checkbox"/>		Port Authority of NY and NJ	241 Erie St. Jersey City and 120 Academy St. Jersey City	
<input type="checkbox"/>		Christ Hospital Health Service	176 Palisade Ave, Jersey City	
<input type="checkbox"/>		Bayonne Hospital	29th Street and Ave E, Bayonne	
<input type="checkbox"/>		Salson Logistics Inc.	2100 88th St.and 7373 West Side Ave, North Bergen, NJ	

<input type="checkbox"/>		National Financial Service	1000 Plaza, Jersey City
<input type="checkbox"/>		Fleet NJ Company Development Corp.	10 Exchange Place, Jersey City
<input type="checkbox"/>		Maidenform Inc	154 Ave E, Bayonne
<input type="checkbox"/>		Lord Abbett & Company	90 Hudson City, Jersey City
<input type="checkbox"/>		Liberty Health Plan Inc.	50 Baldwin Ave Jersey City
<input type="checkbox"/>		Port Imperial Ferry Corp.	Pershing Rd Secaucus
<input type="checkbox"/>		Hudson News	1305 Paterson Plank Rd, North Bergen
<input type="checkbox"/>		Palisades General Hospital	7600 River Rd North Bergen, NJ
<input type="checkbox"/>		Equiserve Inc.	525 Washington Blvd Jersey city
<input type="checkbox"/>		Ciricorp Data Systems Incorporated	1919 Park Ave Secaucus
<input type="checkbox"/>		Meadowlands Hospital Medical Center	Meadowlands Pkwy Secaucus
<input type="checkbox"/>		Retailers & Manufacturers Dist Marking Serv.	50 Metro Way Secaucus
<input type="checkbox"/>		Dynamic Delivery Corp	125 Pennsylvania Ave Kearny, NJ
<input type="checkbox"/>		Bowne Business Communications Inc.	215 County Ave Secaucus
<input type="checkbox"/>		North Hudson Community Action Corp.	5301 Broadway West New York 07093
<input type="checkbox"/>		Goya Foods Inc.	100 Seaview Dr. Secaucus
<input type="checkbox"/>		Cristi Cleaning Service	204 Paterson Plank Rd Union, NJ
Bergen County			
<input type="checkbox"/>		Hackensack University Medical Center	30 Prospect Ave, Hackensack, NJ 07601
<input type="checkbox"/>		Professional Employer Group Service	2050 Center Ave Ste 336 Fort Lee

<input type="checkbox"/>		County of Bergen, NJ	1 Bergen County Plaza Hackensack, NJ 07601
<input type="checkbox"/>		Society of the Valley Hospital	223 N Van Dien Ave Ridgewood
<input type="checkbox"/>		NJ Sports & Expo Authority	50 State Highway 120 East Rutherford
<input type="checkbox"/>		Merck-Medco Managed Care LLC	100 Parsons Pond Dr. Franklin Lakes 07417
<input type="checkbox"/>		Quest Diagnostics Incorporated	1 Malcolm Ave Teterboro ,NJ 07608
<input type="checkbox"/>		AT&T	15 E Midland Ave Paramus
<input type="checkbox"/>		Englewood Hospital and Medical Center	350 Engle St. Englewood
<input type="checkbox"/>		Aramark Svcs Management of NJ Inc	50 Route 120 East Rutherford
<input type="checkbox"/>		Holy Name Hospital	718 Teaneck Road Teaneck
<input type="checkbox"/>		Doherty Enterprises Inc	7 Pearl Ct Allendale
<input type="checkbox"/>		Bergen Regional Medical Center	230 East Ridgewood Ave Paramus
<input type="checkbox"/>		Inserra supermarkets, Inc.	20 Ridge Rd Mahwah
<input type="checkbox"/>		Howmedica Osteonics Corp	59 Route 17 Allendale
<input type="checkbox"/>		Becton Dickinson & Company Corp	1 Becton Dr. Franklin Lakes
<input type="checkbox"/>		Pearson Education, Inc.	1 Lake St. Upper Saddle River
Passaic County			
<input type="checkbox"/>		D&E Pharmaceutical Co.	206 Macoprin Rd Bloomingdale, NJ 07403
<input type="checkbox"/>		Acme Markets	467 AllWood Rd Clifton, NJ 07012
<input type="checkbox"/>		St. Mary's Hospital	350 Boulevard Passaic, NJ 07055
<input type="checkbox"/>		Merry Maids	14 Riverside Square Mall, Bloomingdale, NJ 07403

<input type="checkbox"/>		Health Center at Bloomingdale	255 Union Ave Bloomingdale, NJ 07403
<input type="checkbox"/>		Sommers Plastic Product Co. Inc.	31 Styertowne Rd Clifton, NJ 07012
<input type="checkbox"/>		St. Joseph's Hospital	703 Main St. Paterson, NJ 07503
<input type="checkbox"/>		BAE Systems	164 Totowa Rd, Wayne, NJ 07470
<input type="checkbox"/>		Drake Bakeries Inc	75 Demarest Dr, Wayne, NJ 07470
<input type="checkbox"/>		Toys R Us National Headquarters	1 Geoffrey Way, Wayne, NJ 07470
<input type="checkbox"/>		GAF Materials Corporation	1361 Alps Rd, Wayne, NJ 07470
<input type="checkbox"/>		Valley National Bank Headquarters	1455 Valley Road Wayne, New Jersey 07470
Sussex County			
<input type="checkbox"/>		Selective Insurance	40 Wantage Ave, Branchville, NJ
<input type="checkbox"/>		Andover Subacute and Rehab Center	99 Mulford Rd Bldg 2, Andover, NJ
<input type="checkbox"/>		Mountain Creek Resorts	200 State Rt 94, Vernon, NJ
<input type="checkbox"/>		County of Sussex	One Spring Street, Newton, NJ 07860
<input type="checkbox"/>		Newton Memorial Hospital Inc.	175 High St, Newton, NJ
<input type="checkbox"/>		Vernon Township Board of Education	539 State Rt 515, Vernon, NJ
<input type="checkbox"/>		F.O. Phoenix (Econo-Pak)	1 Wiebel Plz, Sussex, NJ
<input type="checkbox"/>		Hopatcong Board of Education	2 Windsor Ave, Hopatcong, NJ
<input type="checkbox"/>		Saint Clare's Hospital	20 Walnut St, Sussex, NJ
<input type="checkbox"/>		Ames Rubber Corp	19 Ames Blvd, Hamburg, NJ

3f. Community Contacts (names of community groups/organizations throughout the housing region that can be contacted to post advertisements and distribute flyers regarding available affordable housing)			
Name of Group/Organization	Outreach Area	Racial/Ethnic Identification of Readers/Audience	Duration & Frequency of Outreach

#### IV. APPLICATIONS

Applications for affordable housing for the above units will be available at the following locations:																
4a. County Administration Buildings and/or Libraries for all counties in the housing region (list county building, address, contact person) (Check all that applies)																
	<table border="1"> <thead> <tr> <th></th> <th>BUILDING</th> <th>LOCATION</th> </tr> </thead> <tbody> <tr> <td><input type="checkbox"/></td> <td>Sussex County Main Library</td> <td>125 Morris Turnpike, Newton, NJ 07860</td> </tr> <tr> <td><input type="checkbox"/></td> <td>Hudson County Administration Building</td> <td>595 Newark Avenue, Jersey City, NJ 07306</td> </tr> <tr> <td><input type="checkbox"/></td> <td>Passaic County Administration Building</td> <td>401 Grand Street, Paterson, NJ 07505 (973) 225-3632</td> </tr> <tr> <td><input type="checkbox"/></td> <td>Bergen County Administration Building</td> <td>One Bergen County Plaza, Hackensack, NJ 07601 (201)336-6000</td> </tr> </tbody> </table>		BUILDING	LOCATION	<input type="checkbox"/>	Sussex County Main Library	125 Morris Turnpike, Newton, NJ 07860	<input type="checkbox"/>	Hudson County Administration Building	595 Newark Avenue, Jersey City, NJ 07306	<input type="checkbox"/>	Passaic County Administration Building	401 Grand Street, Paterson, NJ 07505 (973) 225-3632	<input type="checkbox"/>	Bergen County Administration Building	One Bergen County Plaza, Hackensack, NJ 07601 (201)336-6000
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4b. Municipality in which the units are located (list municipal building and municipal library, address, contact person)																
4c. Sales/Rental Office for units (if applicable)																

#### V. CERTIFICATIONS AND ENDORSEMENTS

I hereby certify that the above information is true and correct to the best of my knowledge. I understand that knowingly falsifying the information contained herein may affect the (select one: Municipality's substantive certification or DCA Balanced Housing Program funding or HMFA UHORP/MONI/CHOICE funding).

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Name (Type or Print)

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Title/Municipality

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Signature

Date