

---

# Housing Element & Fair Share Plan

---

GREEN TOWNSHIP  
SUSSEX COUNTY, NEW JERSEY

---

October 18, 2016

---

Prepared by:



# Housing Element and Fair Share Plan

Green Township  
Sussex County, New Jersey

October 2016

Prepared by:



---

Jessica C. Caldwell, P.P., A.I.C.P., Township Planner

License No. 5944

# Table of Contents

HOUSING ELEMENT	
.....	2
INTRODUCTION .....	2
Background.....	2
DEMOGRAPHIC ANALYSIS.....	4
Population.....	4
Sex and Age .....	4
Income.....	6
Household Size .....	7
EMPLOYMENT ANALYSIS.....	8
INVENTORY OF EXISTING HOUSING STOCK.....	13
PROJECTION OF FUTURE HOUSING STOCK.....	17
DETERMINATION OF HOUSING NEED.....	18
LANDS AVAILABLE FOR NEW CONSTRUCTION AND REDEVELOPMENT .....	18
New Construction .....	18
FAIR SHARE PLAN .....	20
INTRODUCTION .....	20
Fair Share Obligation .....	20
Present Need (Rehabilitation).....	21
Prospective Need (Third Round through 2025).....	21
Durational Adjustment .....	21
PROPOSED MECHANISMS .....	21
Inclusionary Zoning – 5 units.....	22
Accessory Apartments – 5 units.....	22
Market-to-Affordable (Family For-Sale) – 5 units.....	22
Supportive/Special Needs Housing – 3 units .....	22
Prior Round Credits – 20 units.....	23
Durational Adjustment .....	24
APPENDIX A: SEWER SERVICE AREAS MAP.....	25

# HOUSING ELEMENT

---

## INTRODUCTION

Green Township is a scenic and rural community located along the southern border of Sussex County in the northwestern corner of the State. The Township occupies an area of approximately 16.25 square miles and has a population of 3,569 residents, according to 2013 American Community Survey estimates. This represents a slight decrease from the 2010 Census when the population was estimated at 3,601 residents. Green, like the rest of Sussex County, has been losing population over the last decade. This has been attributed to several factors including the economic downturn, changing trends and preferences in housing locations and type, increases in transportation costs, lack of developable land and regulatory restrictions on development.

Green Township is located entirely within the Highlands region, with the majority of its area inside the Planning Area and a small portion of land in the far southern end of the Township in the Preservation Area. The Planning Area also has many environmental constraints severely limiting development including critical wildlife habitat areas, forest resource areas, land preservation areas and natural heritage areas. The Preservation Area lands are restricted from all new development as they are located in the Allamuchy Mountain State Park.

Similarly, the New Jersey State Development and Redevelopment Plan identifies all of Green Township as either Rural Environmental Sensitive Area, Environmentally-Sensitive Planning Area or Parks and Natural Areas, where the location, character and magnitude of development must be linked to the capacity of the natural and built environment to support new growth and large contiguous areas of undisturbed habitat should be maintained. The Township does not have any designated Centers or sewer service areas and lacks a public water system.

## Background

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).”

Green Township received Substantive Certification for Rounds 1 and Round 2 from the Council on Affordable Housing (COAH). The Township received Substantive Certification for Round 2 on December 15, 2004. The Township's prior round obligation was 20 units. The Township addressed its prior round obligation through establishment of a three-bedroom group home, the proposal to create three affordable family rental units in accessory apartments, and a Regional Contribution Agreement with the City of Hoboken.

Green Township's most recent prior Housing Element and Fair Share Plan was adopted on December 11, 2008. It was submitted to COAH on December 31, 2008 for Third Round Substantive Certification. The Township received a determination of completeness on January 14, 2009. No objections were received to the Housing Elements and Fair Share Plan during the public comment period. The plan outlined how the Township affirmatively addressed its affordable housing obligation of 84 units (20 prior round units, 59 new construction units and 5 rehabilitation units).

Following the submission, 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 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:

- a) 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.
- b) The effective date of the Order was delayed until June 8, 2015.
- c) Municipalities that were under COAH's administrative review were permitted to file declaratory judgment actions with the Court by July 8, 2015.

Green Township filed a declaratory judgment filing on June 30, 2015. This plan is being submitted to the court for approval.

## DEMOGRAPHIC ANALYSIS

### Population

Green Township is a rural community of approximately 16.25 square miles located along the southern edge of Sussex County near its border with Warren County. According to 2014 New Jersey Department of Labor estimates, Green had a population of 3,512 residents, for a population density of 216 persons per square mile. This represents a slight decrease from the 2010 Census when the population was estimated at 3,597 residents, and mirrors a larger trend of population loss in Sussex County as a whole in the period from 2010 to 2014.

The population trends experienced in Green Township, Sussex County and the State of New Jersey from 1990 to 2014 are shown in the data tables below. Green's population has expanded and contracted along a bell curve over the past 24 years, ranging from a population of 2,722 to almost a 29 percent increase by 2010 and then experiencing a slow decline over the past four years, similar to Sussex County.

**Population Growth, 1990-2014**  
(Sources: American Community Survey)

Population Change	1990	2000	2010	2013	2014
Green Township	2,709	3,220	3,594	3,569	3,552
Sussex County	130,943	144,166	149,962	147,924	146,888
New Jersey	7,747,750	8,414,350	8,721,577	8,832,406	8,874,374

### Sex and Age

The median age of residents in Green Township is approximately 45 years old. This is slightly older than the Sussex County median age of approximately 43 years old and nearly five years older than the State median age of nearly 40 years old. Green's largest age group includes residents ages 45 to 54 years old (19.6%), followed closely by those ages 35 to 44 years old (10.6%). Children under age 18 constitute 22.9 percent of residents, while senior adults ages 65 years and older constitute 12.5 percent of residents. These numbers are nearly equivalent to the rest of Sussex County, as shown in the data table below.

Finally, there is a roughly even distribution of male (52%) and female (48%) residents in Green Township.

**Selected Demographic Characteristics**  
**2010-2014 American Community Survey 5 year Estimates**  
**Green Township, Sussex County**

SEX AND AGE	New Jersey		Sussex County		Green Township	
	Estimate	Percent	Estimate	Percent	Estimate	Percent
<b>Total population</b>	8,874,374	100	146,888	100%	3,552	100
<b>Male</b>	4,326,518	48.8	72,897	49.6	1,844	52.0
<b>Female</b>	4,547,856	51.2	73,991	50.4	1708	48.0
<b>Under 5 years</b>	541,336.8	6.1	7,178	4.9	120.8	3.4
<b>5 to 9 years</b>	567,959.9	6.4	9,207	6.3	177.6	5.0
<b>10 to 14 years</b>	585,708.7	6.6	10,004	6.8	220.2	6.2
<b>15 to 19 years</b>	585,708.7	6.6	10,406	7.1	408.5	11.5
<b>20 to 24 years</b>	559,085.6	6.3	8,147	5.5	266.4	7.5
<b>25 to 34 years</b>	1,127,045.5	12.7	14,196	9.7	213.1	6.0
<b>35 to 44 years</b>	1,206,914.9	13.6	19,212	13.1	376.5	10.6
<b>45 to 54 years</b>	1,313,407.4	14.8	26,936	18.3	696.2	19.6
<b>55 to 59 years</b>	603,457.4	6.8	11,988	8.2	312.6	8.8
<b>60 to 64 years</b>	505,839.3	5.7	10,029	6.8	316.1	8.9
<b>65 to 74 years</b>	683,326.8	7.7	11,933	8.1	266.4	7.5
<b>75 to 84 years</b>	399,346.8	4.5	5,267	3.6	124.3	3.5
<b>85 years and over</b>	195,236.2	2.2	2,385	1.6	53.3	1.5
<b>Median age (years)</b>	39.3	(X)	42.8	(X)	44.9	(X)
<b>18 years and over</b>	6,842,142.4	77.1	113,679	77.4	2,756.4	77.6
<b>62 years and over</b>	1,544,141.1	17.4	25,442	17.3%	589.6	16.6
<b>65 years and over</b>	1,251,286.7	14.1	19,585	13.3%	444.0	12.5

## Income

The median household income in Green Township is \$122,000 and the per-capita income is \$48,442 according to 2014 American Community Survey Five-Year Estimates. While these figures are higher than the median incomes for New Jersey and Sussex County, the Township also has a significant amount of households earning Social Security and retirement income. A smaller number of households receive SSI and TANF benefits. Over 86 percent of households in Green earned more than \$50,000 in income in 2014, and approximately 60 percent of households earned more than \$100,000. Less than 5 percent of households earned below \$25,000 in 2014.

**Income and Benefits**  
**2010-2014 American Community Survey 5-Year Estimates**  
**Green Township, Sussex County**

INCOME AND BENEFITS*	New Jersey		Sussex County		Green Township	
	Estimate	Percent	Estimate	Percent	Estimate	Percent
<b>Total households</b>	3,188,498	(X)	54,248	(X)	1,190	(X)
<b>Less than \$10,000</b>	172,623	5.4	1,285	2.4	5	0.4
<b>\$10,000 to \$14,999</b>	121,595	3.8	1,589	2.9	43	3.6
<b>\$15,000 to \$24,999</b>	258,445	8.1	2,976	5.5	15	1.4
<b>\$25,000 to \$34,999</b>	248,678	7.8	3,333	6.1	55	4.6
<b>\$35,000 to \$49,999</b>	336,137	10.5	5,257	9.7	41	3.4
<b>\$50,000 to \$74,999</b>	509,599	16.0	8,875	16.4	179	15.0
<b>\$75,000 to \$99,999</b>	406,137	12.7	8,034	14.8	127	10.7
<b>\$100,000 to \$149,999</b>	546,533	17.1	12,371	22.8	243	20.4
<b>\$150,000 to \$199,999</b>	276,523	8.7	5,664	10.4	249	20.9
<b>\$200,000 or more</b>	312,228	9.8	4,864	9.0	233	19.6
<b>Median household income</b>	72,062		87,397		122,000	
<b>Median family income</b>	87,999		100,713		141,250	
<b>Median nonfamily income</b>	40,065		44,737		44,688	
<b>Per capita income</b>	36,359		38,454		48,442	
<b>Median earnings for workers</b>	39,546		41,631		52,033	

*\*In 2014 inflation-adjusted dollars*

## Household Size

The 2014 American Community Survey estimated average household size in Green Township at 2.97 persons per household. This represents a steady decline from the 2000 Census, but remains notably higher than average household size for Sussex County and the State of New Jersey. In addition, the 2014 American Community Survey estimates 1,190 households in Green Township, of which 977 or 82.1 percent are “family” households, with equal distribution between two- and three-person family households (constituting 25 percent of total households in the Township). The U.S. Census Bureau defined a “family household” as a householder and one or more other people related to the householder by birth, marriage, or adoption. Only 17.8 percent of all households in Green Township are “non-family households,” with the majority of these being a single person living alone.

### Size of Households 2000-2014 American Community Survey Green Township, Sussex County

HOUSEHOLD SIZE	2000	2010	2013	2014
Green Township	3.07	3.04	3.03	2.97
Sussex County	2.80	2.66	2.67	2.67
State of New Jersey	2.68	2.69	2.71	2.72

### Household Type by Household Size, 2010 2010 U.S. Census Green Township, Sussex County

HOUSEHOLD TYPE	New Jersey	Sussex County	Green Township
<b>Total Households</b>	3,188,498	54,248	1,190
<b>Family households:</b>	2,208,075	40,051	977
2-person household	837,828	16,206	299
3-person household	545,412	9,720	299
4-person household	493,946	8,922	239
5-person household	212,003	3,499	76
6-person household	73,658	1,054	27
7-or-more-person household	45,228	650	37
<b>Nonfamily households:</b>	980,423	14,197	213
1-person household	822,993	11,672	176
2-person household	129,621	2,247	37
3-person household	17,037	224	0
4-person household	7,083	54	0
5-person household	2,486	0	0
6-person household	796	0	0
7-or-more-person household	407	0	0

## EMPLOYMENT ANALYSIS

In order to more fully understand Green Township’s housing needs, it is important to analyze the municipality’s employment characteristics. Green has a working-age population of 2,891 persons according to 2010-2014 American Community Survey 5-Year Estimates. Of these, 1,991 are in the labor force, 1,836 are employed and 155 unemployed, for an unemployment rate of just 5.4 percent. The unemployment rate for Green is slightly lower than Sussex County (6.6 percent) or the State of New Jersey (6.4 percent); however, the unemployment rate alone does not provide a full picture of Township employment levels.

It is important to also consider “discouraged workers” those workers who have stopped looking for work altogether, and are therefore not counted as part of the total unemployment numbers. The number of these residents who are not in the labor force or not looking for work is 31.1 percent which is higher than the rate for Sussex County but slightly lower than the rate for the State of New Jersey.

The data table below illustrates employment characteristics for Green residents for the most recent year of data available (2014) as measured by the 2010-2014 American Community Survey. As was noted in the “Income” section above, the median income for an individual worker in 2014 was \$52,033 according to these same estimates.

**Employment Status**  
**2010-2014 American Community Survey 5-Year Estimates**  
**Green Township, Sussex County**

EMPLOYMENT STATUS	New Jersey		Sussex County		Green Township	
	Estimate	Percent	Estimate	Percent	Estimate	Percent
<b>Population 16 years and over</b>	7,080,181	(X)	118,245	(X)	2,891	(X)
<b>In labor force</b>	4,695,156	66.3	82,769	70.0	1,991	68.9
<b>Civilian labor force</b>	4,688,186	66.2	82,728	70.0	1,991	68.9
<b>Employed</b>	4,235,089	59.8	74,954	63.4	1,836	63.5
<b>Unemployed</b>	453,097	6.4	7,774	6.6	155	5.4
<b>Armed Forces</b>	6,970	0.1	41	0.0	0	0
<b>Not in labor force</b>	2,385,025	33.7	35,476	30.0	900	31.1
<b>Civilian labor force</b>	4,688,186	(X)	82,728	(X)	1,991	(X)
<b>Percent Unemployed</b>	(x)	6.4	(X)	6.6	(X)	5.4%

Of Green’s employed population, the largest percentage of workers (20%) are employed in the “educational services, and health care and social assistance” sector. The percentage of employed residents working in other sectors roughly mirrors that of Sussex County and the state as a whole; however, there are three (3) sectors where Green has noticeably greater employment than the rest of the State: Agriculture, Forestry, Fishing and Hunting and Mining, Construction, and Manufacturing.

**Employment by Industry**  
**2010-2014 American Community Survey 5-Year Estimates**  
**Green Township, Sussex County**

INDUSTRY	New Jersey		Sussex County		Green Township	
	Estimate	Percent	Estimate	Percent	Estimate	Percent
<b>Civilian employed population 16 years and over</b>	4,235,089		74,954		1,836	
<b>Agriculture, forestry, fishing and hunting, and mining</b>	13,701	0.3	646	0.9	74	4.0
<b>Construction</b>	235,821	5.6	5,664	7.6	166	9.0
<b>Manufacturing</b>	366,432	8.7	7,890	10.5	243	13.2
<b>Wholesale trade</b>	145,450	3.4	2,460	3.3	71	3.9
<b>Retail trade</b>	474,440	11.2	9,383	12.5	223	12.1
<b>Transportation and warehousing, and utilities</b>	242,152	5.7	3,852	5.1	80	4.4
<b>Information</b>	121,100	2.9	1,903	2.5	44	2.4
<b>Finance and insurance, and real estate and rental and leasing</b>	365,497	8.6	5,654	7.5	162	8.8
<b>Professional, scientific, and management, and administrative and waste management services</b>	540,734	12.8	8,927	11.9	193	10.5
<b>Educational services, and health care and social assistance</b>	1,002,887	23.7	16,756	22.4	368	20.0
<b>Arts, entertainment, and recreation, and accommodation and food services</b>	350,495	8.3	5,377	7.2	93	5.1
<b>Other services, except public administration</b>	190,576	4.5	3,157	4.2	63	3.4
<b>Public administration</b>	185,804	4.4	3,285	4.4	56	3.1

The majority of the workers in Green are employed in the private sector (76.5%), while only 11.7 percent are employed by the government. It should be noted that 11.5 percent of Green Township residents are self-employed. This is almost double the estimate for Sussex County (6.7%) and nearly triple that of State average (4.7%). This is supported by data in the “Commute to Work” section later in this chapter which notes that 15.4 percent of workers work from home.

**Class of Worker**  
**2010-2014 American Community Survey 5-Year Estimates**  
**Green Township, Sussex County**

CLASS OF WORKER	New Jersey		Sussex County		Green Township	
	Estimate	Percent	Estimate	Percent	Estimate	Percent
<b>Civilian employed population 16 years and over</b>	4,235,089	X	74,954	X	1,836	X
<b>Private wage and salary workers</b>	3,429,937	81.0	59,430	79.3	1,405	76.5
<b>Government workers</b>	599,894	14.2	10,447	13.9	215	11.7
<b>Self-employed in own not incorporated business workers</b>	200,083	4.7	5,013	6.7	212	11.5
<b>Unpaid family workers</b>	5,175	0.1	64	0.1	4	0.2

There are very few employers headquartered in Green Township. Data from the New Jersey Department of Labor and Workforce Development Office of Research and Information, Division of Economic and Demographic Research indicates that in 2014 lists only twelve (12) local government and private employers in the entire municipality. However, this information does not list non-profit or tax-exempt employers or persons who are self-employed nor companies located in the Township but headquartered elsewhere. The Township does have a couple of small non-profit employers, such as churches, schools and retreat centers.

**List of Employers**  
**Green Township, Sussex County**

Sector	Legal Name	Industry
<b>Local Government</b>	Green Township (Municipal Building)	Executive & Legislative Offices Combined
<b>Local Government</b>	Green Township Board of Education	Elementary and Secondary Schools
<b>Private</b>	Bob Viersma and Sons, LLC	Residential Site Preparation Contractors
<b>Private</b>	Gang and Associates, LLC	Offices of Lawyers
<b>Private</b>	Green Apple Academy Pre-School	Child Day Care Services
<b>Private</b>	Marcomet.com	Computer Systems Design Services
<b>Private</b>	East Coast Equine Veterinary Services	Veterinary Services
<b>Private</b>	Green Valley Foods, Inc.	Dairy Product Merchant Wholesalers
<b>Private</b>	Pub 517, Inc.	Drinking Places (Alcoholic Beverages)
<b>Private</b>	Valley National Bank	Commercial Banking
<b>Private</b>	Lombardo Excavating, Inc.	Residential Site Preparation Contractors
<b>Private</b>	Tranquility Veterinary Clinic	Veterinary Services

Prepared by: NJ Department of Labor and Workforce Development Office of Research and Information, Division of Economic and Demographic Research

As illustrated from the data in the tables below, workers in Green Township have an average travel time to work of 38.6 minutes. This is roughly equivalent to the Sussex County average of 38.3 minutes and around 20 percent higher than the State average of 30.7 minutes. In addition, more than a quarter of workers, or 26.2 percent, commute more than an hour each way to work.

Longer commutes could be attributed to a lack of major employers within Green Township, as noted above, as well as the distance from Green Township to major employment centers such as Morristown and the New York City metropolitan area. In fact, nearly half workers, or 52.1 percent of those surveyed, stated that they commuted to jobs outside the County and an additional 7.2 percent commuted to jobs outside the State.

The majority of commuters (73.8%) drove alone to work, while some carpooled (8.0%) and a small number (2.4%) took public transportation to work. Just under half of a percent of the workforce walked or biked to work. A relatively large number of Green Township residents also worked from home (15.4%). This is significantly higher than the statewide average of 3.9 percent and more than double the Sussex County average of 6.0 percent. This, again, could be attributed to the County's lack of major employers and distance from major employment centers, but could also be attributed to the large number of persons who are self-employed, as noted above.

**Commuting to Work**  
**2010-2014 American Community Survey 5-Year Estimates**  
**Green Township, Sussex County**

COMMUTING TO WORK	New Jersey		Sussex County		Green Township	
<b>Workers 16 years and over</b>	4,144,855	X	73,103	X	1,821	X
<b>Car, truck, or van -- drove alone</b>	2,980,567	71.9	61,123	83.6	1,343	73.8
<b>Car, truck, or van -- carpooled</b>	344,371	8.3	4,839	6.6	146	8.0
<b>Public transportation</b>	452,797	10.9	1,279	1.7	44	2.4
<b>Walked</b>	125,477	3.0	633	0.9	5	0.3
<b>Other means</b>	78,533	1.9	817	1.1	2	0.1
<b>Worked at home</b>	163,110	3.9	4,412	6.0	281	15.4
<b>Mean travel time to work (minutes)</b>	30.7	(X)	38.3	(X)	38.6	(X)

PLACE OF WORK	Green Township	Percentage
<b>Worked in state of residence</b>	1,691	92.8
<b>Worked in county of residence</b>	742	40.7
<b>Worked outside county of residence</b>	949	52.1
<b>Worked outside state of residence</b>	130	7.2

TRAVEL TIME TO WORK	New Jersey	Sussex County	Green Township
Less than 10 minutes	10.4%	9.9%	4.7%
10-14 minutes	12.2%	9.3%	10.6%
15-19 minutes	12.9%	9.5%	15.3%
20-24 minutes	13.1%	10.0%	11.0%
25-29 minutes	5.8%	3.9%	8.2%
30-34 minutes	13.4%	10.3%	7.0%
35-44 minutes	7.6%	7.9%	6.2%
45-59 minutes	9.6%	13.2%	10.6%
60 or more minutes	14.8%	25.9%	26.2%
<b>Mean travel time to work (minutes)</b>	30.7	38.3	38.6

Long-Term Occupational Employment Projections provided by the New Jersey Department of Labor estimates that by the year 2022, total employment in Sussex County will be at 44,800 positions. This represents an increase of 2,800 positions over 2012 employment numbers of 42,000 positions, resulting in a projected employment growth rate of 6.6 percent. However, Green Township is not home to any major employers with 50 or more employees so employment growth in Green Township is not likely to be markedly increased.

**Industry Employment Projections  
Sussex County, New Jersey**

Area Name	Industry title	2012 Estimated Employment	2022 Projected Employment	Annual Growth Rate	Percent Change
<b>Sussex County</b>	Total All Industries	42,000	44,800	0.6	6.6

Source: New Jersey Department of Labor and Workforce Development, Office of Research and Information

## INVENTORY OF EXISTING HOUSING STOCK

According to the 2014 American Community Survey estimates, there were 1,274 housing units in Green Township of which 1,190 (or 93.4%) were occupied. Of the 1,175 occupied housing units, 1,153 (or 96.9%) were owner-occupied and just 37 units (or 3.1%) were renter occupied.

The 2010 Census provides additional information as to the status of the unoccupied homes. The U.S. Census Bureau estimated that of the unoccupied or vacant housing units, approximately 31 or 36.9 percent were seasonal homes, eighteen (18) were sold but not occupied and 35 were all other vacant properties.

### Housing Occupancy 2014 American Community Survey Green Township, Sussex County

SUBJECT	Number	Percent
<b>OCCUPANCY STATUS</b>		
<b>Total Housing units</b>	1,274	100.0
<b>Occupied housing units</b>	1,190	93.4
<b>Vacant housing units</b>	84	6.6
<b>TENURE</b>		
<b>Occupied housing units</b>	1,190	100.0
<b>Owner Occupied</b>	1,153	96.9
<b>Owned with a mortgage or loan</b>	871	73.2
<b>Owned free and clear</b>	282	23.7
<b>Renter Occupied</b>	37	3.1
<b>VACANCY STATUS</b>		
<b>Vacant housing units</b>	84	100.0
<b>For rent</b>	0	0
<b>Rented, not occupied</b>	0	0
<b>For sale only</b>	0	0
<b>Sold, not occupied</b>	18	21.5
<b>For seasonal, recreational, or occasional use</b>	31	36.9
<b>For migratory workers</b>	0	0
<b>Other vacant</b>	35	41.6

The vast majority of housing units in Green Township (97.5%) are single-family detached homes, with less than twenty (20) multi-family dwellings in the entire Township. Most housing units were built between 1970 and 2000, and all are two or more bedrooms with complete kitchen and plumbing facilities. In addition, no housing unit had an occupancy rate of more than 1.0 person per room, an indicator of overcrowding. The majority of homes use fuel oil for heating, with some using other sources such as bottled, tank or LP gas, electricity or wood. Detailed information on Green's housing inventory based on 2010-2014 American Community Survey 5-Year Estimates is shown below.

**Selected Housing Characteristics**  
**2010-2014 American Community Survey 5-Year Estimates**  
**Green Township, Sussex County**

<b>HOUSING TENURE</b>	<b>Estimate</b>	<b>Percent</b>
Owner-occupied	1,153	
Renter-occupied	37	
Average household size of owner-occupied unit	2.98	
Average household size of renter-occupied unit	2.76	
<b>UNITS IN STRUCTURE</b>	<b>Estimate</b>	<b>Percent</b>
Total housing units	1,274	
1-unit, detached	1,242	97.5
1-unit, attached	13	1.0
2 units	14	1.1
3 or 4 units	0	0
5 to 9 units	0	0
10 to 19 units	0	0
20 or more units	5	0.4
<b>YEAR STRUCTURE BUILT</b>		
Total housing units	1,274	100.0
Built 2010 or later	12	0.9
Built 2000 to 2009	171	13.4
Built 1990 to 1999	220	17.3
Built 1980 to 1989	202	15.9
Built 1970 to 1979	315	24.7
Built 1960 to 1969	93	7.3
Built 1950 to 1959	140	11
Built 1940 to 1949	0	0
Built 1939 or earlier	121	9.5
<b>BEDROOMS</b>		
Total housing units	1,274	
No bedroom	18	1.4
1 bedroom	0	0
2 bedrooms	45	3.5
3 bedrooms	540	42.4
4 bedrooms	546	42.9
5 or more bedrooms	125	9.8

<b>HOUSE HEATING FUEL</b>			
<b>Occupied housing units</b>	1,190	100.0	
Utility gas	14	1.2	
<b>Bottled, tank, or LP gas</b>	270	22.7	
Electricity	177	14.9	
Fuel oil, kerosene, etc.	673	56.6	
Coal or coke	0	0	
Wood	25	2.1	
Solar energy	0	0	
Other fuel	31	2.6	
No fuel used	0	0.0	
<b>SELECTED CHARACTERISTICS</b>		<b>Estimate</b>	<b>Percent</b>
<b>Occupied housing units</b>	1,190	100.0	
Lacking complete plumbing facilities	0	0	
Lacking complete kitchen facilities	0	0	
No telephone service available	6	0.5	

The average value of an owner-occupied dwelling in Green was estimated at \$376,600 in 2014, and approximately 41.7 percent were valued at between \$300,000 and \$499,999. The other half of the Township’s housing stock was distributed between homes valued at \$500,000 or more (29.6% of homes) and those valued at less than \$300,000 (28.7% of homes).

To understand how these housing values translate into affordability, it is important to look at the “selected monthly owner costs” or SMOC. This is defined as the sum of payments for mortgages, real estate taxes, various insurances, utilities, fuels, mobile home costs, and condominium fees. The median SMOC for owner-occupied homes with a mortgage was \$2,998 in 2014. This number was significantly lower for owner-occupied homes with no mortgage at and \$952.

Detailed information on the value of Green’s housing stock is shown in the data tables below.

**Selected Housing Characteristics**  
**2010-2014 American Community Survey 5-Year Estimates**  
**Green Township, Sussex County**

<b>VALUE</b>	<b>Estimate</b>	<b>Percent</b>
<b>Owner-occupied units</b>	1,153	100.0
<b>Less than \$50,000</b>	33	2.9
<b>\$50,000 to \$99,999</b>	0	0
<b>\$100,000 to \$149,999</b>	18	1.6
<b>\$150,000 to \$199,999</b>	42	3.6
<b>\$200,000 to \$299,999</b>	237	20.6
<b>\$300,000 to \$499,999</b>	481	41.7
<b>\$500,000 to \$999,999</b>	283	24.5
<b>\$1,000,000 or more</b>	59	5.1
<b>Median (dollars)</b>	376,600	(X)

<b>MORTGAGE STATUS</b>	<b>Estimate</b>	<b>Percent</b>
<b>Owner-occupied units</b>	1,153	100.0
<b>Housing units with a mortgage</b>	871	75.5%
<b>Housing units without a mortgage</b>	282	24.5%

<b>SELECTED MONTHLY OWNER COSTS (SMOC)</b>	<b>Estimate</b>	<b>Percent</b>
<b>Housing units with a mortgage</b>	871	100.0
<b>Less than \$300</b>	5	0.6
<b>\$300 to \$499</b>	0	0
<b>\$500 to \$699</b>	5	0.6
<b>\$700 to \$999</b>	0	0
<b>\$1,000 to \$1,499</b>	56	6.4
<b>\$1,500 to \$1,999</b>	125	14.4
<b>\$2,000 or more</b>	680	78.1
<b>Median (dollars)</b>	2,998	(X)

Meanwhile, the monthly costs of ownership for owner-occupied housing can be compared to the median rent for renter-occupied housing units, which were estimated at \$1,338 in 2014. As shown in the table below, there are thirty-seven (37) rental units available in the Township, and of these, about half rent for between \$1,000 and \$1,500 a month, and the other half rent for \$1,500 or more. Just five (5) units rent for between \$750 and \$1000 per month.

<b>GROSS RENT</b>	<b>Estimate</b>	<b>Percent</b>
<b>Occupied units paying rent</b>	37	(X)
<b>Less than \$200</b>	0	0.0%
<b>\$200 to \$299</b>	0	0.0%
<b>\$300 to \$499</b>	0	0.0%
<b>\$500 to \$749</b>	0	0.0%
<b>\$750 to \$999</b>	5	13.5%
<b>\$1,000 to \$1,499</b>	20	54.1%
<b>\$1,500 or more</b>	12	32.4%
<b>Median (dollars)</b>	1,338	(X)

Green Township has also worked diligently to provide rental housing that is affordable to low- and moderate-income households, particularly supporting the creation of supportive housing for developmentally disabled adults. The Township has supported the creation of two (3), three-bedroom group homes, the Center for Humanistic Change and Community Options, Inc. group homes, for a total of six (6) affordable supportive housing units. In addition, the Township has supported the creation of one (1) Market-to-Affordable family ownership unit in the Lake Tranquility neighborhood through a partnership with Habitat for Humanity of Morris County.

## PROJECTION OF FUTURE HOUSING STOCK

In order to project the future housing stock in Green Township, it is important to look at recent trends in housing construction for the municipality. The 2013 American Community Survey showed that during the period 2000-2009, an estimated 171 new housing units were constructed in Green, for an average of 17.1 homes constructed each a year; however, during the period 2010-2014, only 12 new homes were constructed, a rate of less than three (3) new homes per year. .

This trend is further supported by information collected by the New Jersey Department of Community Affairs on certificates of occupancy (or COs) issued for new residential dwellings. This data showed that Green issued only two (2) COs in 2013 and seven (7) in 2014 and only 1 CO has been issued prior to September 2015, for which data is available.

### Residential Building Permits Authorized, 2005-2015 Green Township, Sussex County

Housing Type	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015 (Sept. Ytd)	Total
Single	11	14	15	4	6	3	2	7	2	7	1	72
Multi	0	0	0	0	0	0	0	0	0	0	0	0
Total	11	14	15	4	6	3	2	7	2	7	1	72

Prepared by: New Jersey Department of Labor & Workforce Development, June 2015

This data would suggest that demand for new housing in Green Township is somewhat limited and is entirely driven by demand for single-family detached homes, as opposed to single-family semi-detached or multiple-family dwellings.

Any future construction will also be limited by various constraints on new development, including the availability of vacant land, lack of public sewer and water and environmental protections from the Highlands Council and the New Jersey Department of Environmental Protection (NJDEP). These factors are examined in greater detail in the section “Lands Available for New Construction” below.

## **DETERMINATION OF HOUSING NEED**

The Municipal Land Use Law requires that the Housing Element include a determination of the municipality's present and prospective fair share for low and moderate income housing and its capacity to accommodate this need. This number is typically provided for each municipality throughout the State by a single entity determining and allocating a statewide obligation or need. Until March 2015, the task of providing affordable housing obligation numbers for each municipality was with the Council of Affordable Housing (COAH). However, this responsibility is now with municipalities with confirmation through the Courts. The Fair Share Plan outlines the Township of Green's affordable housing obligation and proposals for addressing that obligation.

## **LANDS AVAILABLE FOR NEW CONSTRUCTION AND REDEVELOPMENT**

The Municipal Land Use Law requires that a Housing Element include consideration of the lands that are most appropriate for construction of low and moderate income housing. This section will evaluate housing structures in Green appropriate for rehabilitation as well as land available for new construction, with a particular emphasis on the challenges Green faces in developing what land it has left for residential use.

### **New Construction**

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 restraints. The availability of vacant land is also a critical component, and this is examined in greater detail here.

As noted previously, Green is located entirely within the Highlands Region, with the majority of its area inside the Planning Area and a small portion of land in the far southern end of the Township in the Preservation Area. The Preservation Area lands are restricted from all new development as they are located in the Allamuchy Mountain State Park. The Planning Area also has many environmental constraints severely limiting development, including critical wildlife habitat areas, forest resource areas, land preservation areas and natural heritage areas.

Similarly, the New Jersey State Development and Redevelopment Plan identifies all of Green Township as either Rural Environmentally Sensitive Area, Environmentally-Sensitive Planning Area or Parks and Natural Areas, where the location, character and magnitude of development must be linked to the capacity of the natural and built environment to support new growth and large contiguous areas of undisturbed habitat should be maintained.

The potential for large-scale new development in the Township is also severely restricted by the lack of sewer and water infrastructure. Green does not have public water or public sewer, and new development must rely on septic systems and wells to provide for utility needs.

Finally, new development is also linked to land use regulations put into place by the municipality, mainly, the Township's Zoning Code. The vast majority of Green is zoned AR/5 or Agricultural

Residential 5, which permits one (1) dwelling unit per five (5) acres of land. There are also two areas zoned for denser residential development that allow one and a half (1.5) and one (1) dwelling unit per acre, respectively. The rest of the Township is zoned Agricultural Industrial, Neighborhood Commercial or Rural Business, which allow for new residential development as a conditional use.

# FAIR SHARE PLAN

## INTRODUCTION

Once a municipality has subtracted its credits (pursuant to N.J.A.C. 5:93-3) from its calculated need, and/or applied an adjustment pursuant to N.J.A.C. 5:93-4, it must develop a Fair Share Plan to address its municipal housing obligation. Green adopted an amended Third Round Housing Element and Fair Share Plan in 2008 based on affordable housing regulations that have since been invalidated by the Courts. For this reason, Green has revised its Fair Share Plan to remain constitutionally compliant. The overriding goal of this Fair Share Plan is to provide a framework for the Township to take affirmative steps towards providing a realistic opportunity to achieve its fair share of the present and prospective regional need for low- and moderate-income housing.

### Fair Share Obligation

The Municipal Land Use Law requires that the Housing Element include a determination of the municipality's present and prospective fair share for low and moderate income housing and its capacity to accommodate this need. This number is provided for each municipality throughout the state. Until March 2015, the task of providing the affordable housing obligation number for each municipality was with the Council on Affordable housing (COAH). However, this responsibility is now with the courts.

The court ordered each municipality to prepare a new estimate of obligation and provide details as to how it proposed to meet its obligation. There were several reports prepared to determine the municipal housing obligation. The Township has opted to use the obligations outlined in the May 16, 2016 report “New Jersey Low and Moderate Income Housing Obligations for 1999-2025 Calculated Using the NJ COAH Prior Round (1987-1999) Methodology,” prepared by David N. Kinsey, PhD, FACIP, PP for the Fair Share Housing Center (hereafter, the “Kinsey Report”). Green is seeking a settlement with Fair Share Housing Center (FSHC) to achieve housing certification from the Courts utilizing the Kinsey Report and a 30 percent reduction in the prospective need as outlined below:

Obligation	Prior (1987-1999)	Present (Rehab.)	Prospective (1999-2025)
	20	0	102 (145-30%)
Total Obligation			122 units

### Prior Round Obligation

The Green Township prior round obligation is 20 units. Green Township received its prior round certification on December 15, 2004. The Township addressed its prior round obligation through establishment of two three-bedroom group homes and a Regional Contribution Agreement with the City of Hoboken.

### Prior Round Projects

Projects	Mechanism	Units
Regional Contribution Agreement	RCA with Hoboken (Total 13 units)	11
Supportive Housing	Center for Humanistic Change	3
Bonus		3
Supportive Housing	Community Options	3
	Total	20
	Obligation	20

### Present Need (Rehabilitation)

Present need, also known as “the indigenous need” or “rehabilitation share” represents the current stock of deficient housing within each municipality occupied by low and moderate income households. Based on the report, Green Township’s obligation of present need is **0**.

### Prospective Need (Third Round through 2025)

The Kinsey Report identified a Third Round prospective need of 145 units. This need represents an estimate of the anticipated need for affordable housing units for the Third Round period up to 2025.

Prospective need is derived from population projections, income projections and Round 1 and Round 2 methodology. Further, FSHC has suggested that the prospective need obligation can be reduced by 30 percent to reach a settlement, which provides for a prospective need of **102 units**.

### Durational Adjustment

The Township proposes a durational adjustment authorized pursuant to N.J.A.C. 5:93-4.1-4.3 and based upon lack of adequate sewage capacity and lack of other infrastructure within the Township. Green Township is applying a durational adjustment for zero (0) units due to a complete lack of public water and sewer available in the Township. The Township is proposing mechanisms to address a portion of its Third Round obligation of 102 units pursuant to N.J.A.C. 5:93-4.3 through a total of 20 credits that do not rely on the availability of water and sewer. The remaining 82 units not addressed in the plan for the Third Round will be addressed if and/or when public sewer and water become available.

### PROPOSED MECHANISMS

Municipal housing obligations may be addressed through a combination of techniques, including, but not necessarily limited to: municipally sponsored construction; inclusionary zoning, alternative living arrangements; the creation of accessory apartments; market to affordable units and the extension of expiring controls.

The sections below contain a detailed plan of how of how Green will utilize some of these permitted affordable housing mechanisms to address its obligation as funds become available through a market to affordable program and an accessory apartment program.

### **Inclusionary Zoning – 5 units**

Green has an agreement with a developer of a 241 acre site located at Block 6, Lots 5.05, 5.01, 4.03 to an Inclusionary Zone. The project area, known as Greenfield Hills, is irregular in shape and has frontage on Wolf's Corner Road, Henry Road and Hibler Road. Final approval for development of this site permitted the builder to construct forty (40) market rate housing units and five (5) affordable units. The units are proposed for low and moderate income for sale units.

### **Accessory Apartments – 5 units**

Green's Zoning Ordinance permits accessory apartments in all zoning districts, provided the units are affordable to low- and moderate-income households. Green will provide a minimum of \$20,000 per unit to subsidize the creation of each moderate-income accessory apartment and \$25,000 to subsidize the creation of each low-income accessory apartment. These units will be deed-restricted with affordability controls for a minimum of ten (10) years, and shall be rented to low- or moderate-income households per COAH and UHAC regulations.

Accessory apartments must comply with all applicable State statutes and regulations, as well as all building codes. In addition, since all of Green is served by an individual well and/or septic system, the additional capacity necessitated by the new unity must meet appropriate NJDEP standards.

### **Market-to-Affordable (Family For-Sale) – 5 units**

The Township is proposing a five (5) unit market-to-affordable for-sale program in which the Township will either purchase or subsidize purchase of housing units to be sold to low- and moderate-income households. Housing units offered for sale will be new, pre-owned or vacant, and certified to be in sound condition as a result of an inspection performed by a licensed building inspector. The Township shall provide a minimum of \$25,000 per unit to subsidize each moderate-income unit and \$30,000 to subsidize each low-income unit, with additional subsidy, as may be necessary depending on market prices.

Green has worked with Morris Habitat for Humanity to begin realizing its market to affordable for-sale program. In 2012, the Township Committee approved an ordinance 2012-08 authorizing expenditures of \$205,000 from the affordable housing trust fund to purchase *29 Hillside Terrace (Block 59, Lot 25)* for use as affordable housing. In 2014, the Township Committee issued Resolution 2014-44 authorizing sale of the property to Habitat for Humanity for \$40,000 with the agreement that they would renovate the property and market it for affordable home ownership to a qualified moderate-income households and placed a 50-year deed restriction on the property. Work will begin on the interior renovations to the house in March 2015, which should be completed by December 2015. The Township is actively working to identify other properties that could be likely candidates for this program.

### **Supportive/Special Needs Housing – 3 credits**

Alternative living arrangements may be used to address a municipal housing obligation, such a group home for disabled adults. The unit of credit for an alternative living arrangement shall be the bedroom, and controls on affordability on alternative living arrangements shall remain in effect for

at least 10 years. Green has already supported the establishment of one (1) group homes containing three (3) units of supportive housing as follows:

- *Center for Humanistic Change Group Home, 87 Decker Pond Road (Block 35, Lot 4.01)*  
In 2014, Green Township authorized transfer of \$50,000 from its affordable housing trust fund to Center for Humanistic Change to rehabilitate a house to create a 3-bedroom group home for occupancy by low-income, developmentally-disabled adults.

**Prior Round Credits – 13 units**

The Prior Round RCA with Hoboken was for a total of thirteen (13) units; however, only eleven (11) units were applied in the Prior Round to a maximum RCA limit of 50 percent. Therefore, the remaining two (2) units will be used to satisfy Green’s Third Round obligation.

**Summary of Fair Share Plan, Green Township**

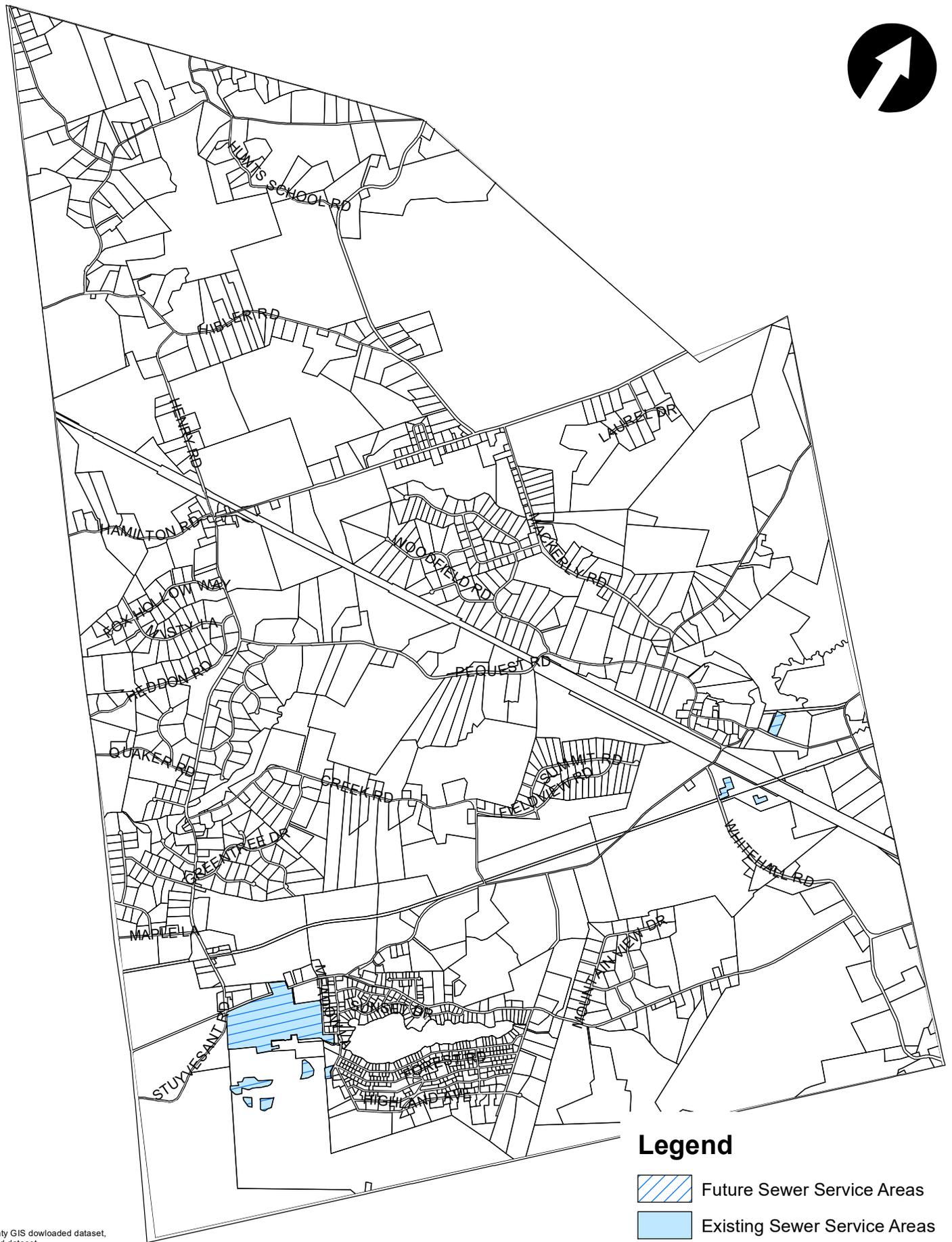
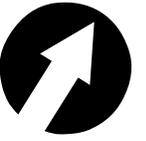
**Fair Share Summary Obligation**

Mechanism	Project Name	Description	Units/Credits
<b>Third Round</b>			
<b>Inclusionary Zoning</b>	Greenfield Hills	Family for-sale	5
<b>Prior Round Credits</b>	RCA Hoboken	RCA	2
<b>Accessory Apartments</b>		Family Rental	5
<b>Market to Affordable</b>		5 Family for Sale	5
<b>Supportive Housing</b>	Willow Glen Academy	Group home for disabled adults	3
<b>Third Round Subtotal</b>			<b>20</b>
<b>Prior Round</b>			
<b>Regional Contribution Agreement</b>	RCA Hoboken	RCA	11
<b>Supportive Housing</b>	Center for Humanistic Change	Group home for disabled adults	3
<b>Supportive Housing</b>	Community Options	Group home for disabled adults	3
<b>Rental Bonus</b>			3
<b>Prior Round Subtotal</b>			<b>20</b>
<b>Green Township Fair Share Plan Total</b>			<b>40</b>
<b>Third Round Proposed Credits</b>			<b>20</b>
<b>Green Township Third Round Obligation</b>			<b>102</b>
<b>Durational Adjustment</b>			<b>0*</b>
<i>*82 units will be addressed if/when water and sewer become available; 20 units are proposed in the plan pending funding availability</i>			

## **Durational Adjustment**

Green Township has met its prior round obligation of 20 units. The Township has proposed 20 units of credit with projects to be constructed as funds become available for its accessory apartment and market to affordable programs. One (1) unit market to affordable unit has been completed and three (3) supportive living residences with a total of nine (9) bedrooms are in the process of being completed. Because the Township completely lacks public water and sewer utilities, inclusionary zoning is not an option and the Township is seeking a durational adjustment of zero (0); however the Township proposes mechanisms that do not rely on water and sewer availability for 20 units with the remaining 82 units proposed to be addressed if public water and/or sewer become available to complete the 102 unit obligation.

**APPENDIX A: SEWER SERVICE AREAS MAP**



Source: Sussex County GIS downloaded dataset,  
NJDEP GIS download dataset.

### Legend

-  Future Sewer Service Areas
-  Existing Sewer Service Areas

## Existing and Future Sewer Service Areas

Green Township

Sussex County, New Jersey

Dated: June 14, 2016

Drawn: MA

Scale: NTS

J Caldwell & Associates, LLC