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KINNELON HOUSING ELEMENT
&
FAIR SHARE PLAN

July, 2009

This report has been signed and sealed in
the original in accordance with
N.J.A.C. 13:41 - 1.3

Adrian P. Humbert, AICP/P.P.

INTRODUCTION

In 1988 the Borough of Kinnelon prepared and adopted its first Housing Element and Fair Share Plan. The Borough acted in response to the Mount Laurel II decision, which was handed down by the New Jersey Supreme Court in January 1983. The decision required that all municipalities in the State provide a realistic opportunity for the construction of housing affordable to those households of lower income. The plan was submitted to the Council on Affordable Housing (COAH) and the Council granted the Borough its original six-year substantive certification. This certification covered the years 1987 through 1993, the first round obligation.

In 1996 the Borough, responding to COAH second round fair share housing numbers covering the 1993 to 1999 period, prepared and adopted a new fair share plan. COAH granted certification of the Borough's plan on May 1, 1996. This plan included a fair share obligation for low and moderate income housing of 81 units including a rehabilitation obligation of 9 units. The plan was implemented by rezoning property now known as Kinnelon Ridge/Kinnelon Heights (Gabrellian tract, Block 133, Lot 16). The rezoning allowed a total of 295 dwelling units, 241 market units and 54 affordable units including a rental bonus of 18 units. On March 9, 2005 the second round certification was extended by COAH until December 20, 2005. COAH's resolution granting certification found that the Borough has complied with all the terms of the 1987-1999 Substantive Certifications.

COAH issued its initial Third Round (1987-2014) substantive rules on December 20, 2004. In 2005 the Borough submitted its first petition for Third Round Substantive Certification but this petition was never acted on by COAH. Subsequently, the 2004 rules were invalidated in part by the Appellate Division of the New Jersey Superior Court in 2007. As a result of the Court's decision, COAH drafted new Third Round Rules, NJAC 5:97, which were adopted on June 2, 2008 and

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shortly thereafter amended them. These amendments became effective on October 20, 2008. In addition, PL 2008 Chapter 46 made changes to municipal affordable housing obligations under the Fair Housing Act.

It is the intent of this new Housing Element and Fair Share Plan to maintain the Borough's substantive certification and address its obligations under the new substantive rules as they modified by the Borough of Kinnelon's location within the Preservation Area of the Highlands Regional Master Plan (RMP).

In 1985 the New Jersey Fair Housing Act created the Council on Affordable Housing (COAH) to provide an administrative alternative to the courts in reviewing fair share housing plans and mediating fair housing litigation. COAH adopts rules governing the periodic calculation of fair share obligations and the methods by which the obligation may be addressed by communities. Participating in COAH's administrative process and receiving substantive certification of a municipal fair share plan gives a municipality legal protection from Mt. Laurel litigation during the period of certification, now until 2018.

THIRD ROUND RULES

COAH's third round rules are based on a "growth share" approach to affordable housing. This is a significant departure from the first and second round methodologies. It links the production of affordable housing to municipal development and growth.

Three components comprise the Borough's third round obligation as follows:

- Rehabilitation share - any units needing rehabilitation as of 4/1/00

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- Prior round obligation - any remaining prior round obligation for the period 1987-1999 that has not been addressed
- Growth share - generated by residential and non-residential growth during the period from 1999 through 2018 and delivered from January 1, 2004 to December 31, 2018. Under "growth share" one (1) affordable housing unit among every five (5) new dwellings and for every sixteen (16) new jobs created in the Borough is required.

HOUSING ELEMENT REQUIREMENTS

The Municipal Land Use Law (MLUL) was amended in 1985 to require that a housing element be part of the municipal Master Plan. The housing element must provide the following information:

- an inventory and analysis of the municipality's housing stock, demographic characteristics and existing and future employment characteristics;
- a projection of future housing construction;
- a determination of the municipality's present and prospective fair share of low and moderate income housing and its capacity to accommodate low and moderate income housing; and
- consideration of the land that is most appropriate for the construction of low and moderate income housing including land owned by developers who have expressed a commitment to provide affordable housing.

In addition to the above, COAH's 2008 rules require that the housing element contain the

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following:

1. A projection of the municipality's probable future construction of housing and employment growth for fourteen (14) years covering the period January 1, 2004 through December 31, 2018 based on either required 2004-2018 COAH projections, and resulting growth share, or optional 2001-2018 municipal projection resulting in a higher growth share.
2. An analysis of the existing jobs and employment characteristics of the municipality
3. An analysis of how existing zoning or planned changes in zoning provide adequate capacity to accommodate residential and non-residential growth projections.
4. The number of new affordable units the municipality was obligated to provide during the period 1987 to 1999 and the number of affordable units actually provided.
5. The number of deficient units occupied by low and moderate income households that the municipality is obligated to rehabilitate.
6. The projected growth share affordable housing need.
7. A general description of any sites slated for affordable housing including acreage, owner, block and lot, current zoning, surrounding land uses and street access.

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FAIR SHARE PLAN

The Fair Share Plan of the Borough must be adopted by the Planning Board and endorsed by the governing body prior to the municipality's petition for substantive certification. The fair share plan must address the municipality's total 1987-2018 fair share obligation including implementing ordinances designed to insure that the fair share of affordable housing for the 1987-2018 period is met.

The fair share plan must also include a strategy for insuring the development of one (1) affordable housing unit for every four (4) market rate units of new construction and/or one (1) affordable unit for every sixteen (16) newly created jobs as measured by new or expanded non-residential construction within the municipality. Recent trends in the Borough as reported by Morris County Planning Board indicate a significant slowing in the rate of residential development in the Borough. The County reports that only eleven (11) single-family lots from major subdivisions have been recorded at the Office of the County Clerk between 2004 and 2008. Five (5) of these lots were recorded in 2005 and six (6) in 2006.

Actual residential growth in the Borough as reported by the New Jersey Department of Community Affairs (DCA) has been twenty-seven (27) residential dwellings since January 1, 2004 through March 2009. The DCA reports that only two (2) of these dwellings occurred in the first quarter of 2009.

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POPULATION CHANGES

Between 1990 and 2000 the Borough's population grew by 895 persons, a gain of 10.6%. As a result of this growth, the density of population increased from 460 to 524 persons per square mile, a gain of 35.7%. The Borough's male population grew by 454, a gain of 10.8%. The number of females increased by 451 or 10.4%. Meanwhile, over the 90's decade, the Borough's median age increased by 1.8 years from 37.8 to 39.6 years of age. This represents an increase in median age of 4.8%.

TABLE 1 POPULATION DATA KINNELON BOROUGH			
	1990	2000	CHANGE
Total Population	8,470	9,365	895
Land Size (sq. mi.)*	18.4	17.9	-0.5
Density (persons/sq. mi.)	460	524	64
Male	4,219	4,673	454
Female	4,251	4,692	441
Median Age	37.8	39.6	1.8

*Reduction in land area is as reported in Morris County 2000 Census Profiles, p. 32

Source: U.S. Census, 1990 & 2000

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In 1990 the Census reported that 684 Kinnelon residents were age 65 and over. By 2000 this age group had grown to 841 persons or 9% of the total population. This represents a gain of 157 seniors in the community or growth of 23% in this age group. In its existing certified fair share plan, in addition to the 54 lower income units, the Borough's ordinance also provides for 25 market rate sales units which are restricted to households where one adult is age 52 or older.

TABLE 2 AGE GROUPS KINNELON BOROUGH		
	2000	%
18 years & over	6,556	70.0
male	3,210	34.3
female	3,346	35.7
65 years and over	841	9.0
male	400	4.3
female	441	4.7

Source: U.S. Census, 1990 & 2000

HOUSING CHARACTERISTICS

At the time of the 2000 Census the vast majority, 3,083 or 98.7% of the 3,123 total housing units, were single-family detached housing. There are only 25 single-family attached units and 15

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duplex units reported. With the completion and occupancy of the Kinnelon Ridge and Kinnelon Heights affordable housing projects these numbers will increase at the time of the 2010 Census.

Between 1990 and 2000 only 293 new housing units were constructed in the Borough. This represents 9.4% of the Borough's housing stock. This average of 29 new units per year between the censuses has dropped to 20 units per year based upon the number of residential certificate of occupancies issued. Further construction declines, as anticipated and noted, have occurred since 2007. This trend is likely to continue as the Borough is 97% in the Highlands Preservation Area and intends to opt into the Preservation Area for the remaining 3%.

<p>TABLE 3 YEAR STRUCTURE BUILT: 2000 KINNELON BOROUGH</p>		
YEAR STRUCTURE BUILT	NUMBER	PERCENT
1999 to March 2000	59	1.9
1995 to 1998	120	3.8
1990 to 1994	114	3.7
1980 to 1989	486	15.6
1970 to 1979	454	14.5
1960 to 1969	685	21.9
1940 to 1959	987	31.6
1939 or earlier	218	7.0

Source: U.S. Census, 1990 & 2000

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TABLE 4 UNITS IN STRUCTURE: 2000 KINNELON BOROUGH		
Subject	Number	Percent
Total housing units	3,123	100.0
UNITS IN STRUCTURE		
1-unit detached	3,083	98.7
1-unit attached	25	0.8
2 units	15	0.5
3 or 4 units	0	0
5 to 9 units	0	0
10 to 19 units	0	0
20 or more units	0	0
Mobile home	0	0

Source: U.S. Census, 1990 & 2000

HOUSING CHARACTERISTICS CHANGES

Kinnelon's housing inventory increased by 220 units from 2,903 to 3,123 between 1990 and 2000. This represents growth of 7.6%. Occupied units increased by 286 units, a gain of 10.3%. Owner-occupied units increased by 311 while renter-occupied units declined by 25 from 115 to 90

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units. The average size of households in owner-occupied units remained unchanged at 3.07 while the household size in renter-occupied grew slightly from 2.51 to 2.60 persons per household. The number of vacant units declined by 66 and the number of seasonal or occasional use units declined by 10 between 1990 and 2000.

TABLE 5 HOUSING TENURE: 1990 & 2000 KINNELON BOROUGH			
	1990	2000	CHANGE
Total housing units	2,903	3,123	220
Occupied units	2,776	3,062	286
Owner occupied	2,661	2,972	311
Renter occupied	115	90	-25
Average size owner-occupied	3.07	3.07	0
Average size renter-occupied	2.51	2.60	0.09
Vacant units	127	61	-66
Seasonal or occasional use	29	19	-10

Source: U.S. Census, 1990 & 2000

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HOUSEHOLDS

The 2000 U.S. Census reports that there were 3,062 total households living in the Borough in the year 2000. Family households comprise 2,685 units or 87.7% of the total. Less than half of those, 45.4% or 1389 families, had children under 18 years old living at home. Married couple households comprise 2,467 of the family households or 80.6%.

Single female heads of households number 163 or 5.3% of Kinnelon's households.

The average family size at 3.27 members was larger than the average household size at 3.06 members.

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TABLE 6 HOUSEHOLD BY TYPE KINNELON BOROUGH		
	2000	%
Total households	3,062	100.0
Family households	2,685	87.7
with children under 18	1,389	45.4
Married couple	2,467	80.6
with children under 18	1,299	42.4
Female householder, no husband	163	5.3
with children under 18	70	2.3
Non-family households	377	12.3
Householder living alone	287	9.4
Householder 65 and over	111	3.6
Households w/indiv. under 18	1,440	47.0
Households w/indiv 65 & over	586	19.1
Average household size	3.06	
Average family size	3.27	

Source: U.S. Census 2000

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AVERAGE HOME VALUES

In 1990 the average value of single-family detached owner-occupied housing in the Borough was \$333,719. In 2000 the median reported value had increased to \$354,000.

TABLE 7 VALUE OF OWNER-OCCUPIED HOUSING: 2000 KINNELON BOROUGH		
VALUE	NUMBER	PERCENT
Less than \$50,000	12	0.4
\$50,000 to \$99,999	11	0.4
\$100,000 to \$149,999	56	2.0
\$150,00 to \$199,999	182	6.4
\$200,00 to \$299,999	817	28.6
\$300,00 to \$499,999	1,128	39.5
\$500,00 to \$999,999	564	19.7
\$1,000,000 or more	89	3.1
Median (dollars)	\$354,000	

Source: U.S. Census, 2000

EMPLOYMENT CHARACTERISTICS OF RESIDENTS

The 2000 Census reports that there were 4,664 persons, or 56.4% of the Borough's population 16-years and over (6,820 persons), in the civilian labor force. Of these, 4,578 or 67.1% of the population 16 years and over, were employed. The unemployment rate at the time of the Census was 1.3%.

Out of 4,459 workers 16-years and over, 3,758 or 84.3% commuted to work alone. Another 139 or 3.1% car pooled. Only 4.6% (203 persons) took public transportation and another 0.9% (40 persons) walked to work. Those who worked at home, 7.0%, numbered 314. The average commuter travel time for Kinnelon Borough residents was 34.1 minutes.

Management, professional and related occupations (2,701 persons) constituted 59.0% of the civilian labor force. The next largest group by occupation, 1,164 employees or 25.5% of the labor force, worked in sales and office occupations. Service occupations accounted for 302 persons or 6.6% of the total while construction, extraction and maintenance personnel totaled 214 or 4.7% of the labor force. Another 192 persons, 4.2%, worked in production, transportation and material moving activities.

A detailed break-down of employment by industry follows:

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TABLE 8 EMPLOYMENT BY INDUSTRY: 2000 KINNELON BOROUGH		
Industry	Number	Percent
Agriculture, forest, fishing hunting and mining	11	0.2
Construction	148	3.2
Manufacturing	813	17.8
Wholesale trade	249	5.4
Retail trade	436	9.5
Transportation, warehousing and utilities	175	3.8
Information	183	4.0
Finance, insurance, real estate and rental/leasing	439	9.6
Professional, scientific, management, administrative and waste management services	689	15.1
Educational, health & social services	947	20.7
Arts, entertainment, recreation, accommodation and food services	171	3.7
Other services (except public administration)	213	4.7
Public administration	104	2.3

Source: U.S. Census 2000

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Private wage and salary workers constituted 3,682 persons or 80.4% of the labor force. Only 11.6% of the Borough's workers (532 persons) were in government employment. Self-employed workers totaled 353 persons or 7.7% of the labor force.

Median family income in 2000 was \$110,593 and median household income was \$105,991 as reported by the Census. Full-time male workers had median earnings of \$79,870 while full-time female workers earned \$45,069. One hundred fifteen (115) Borough families (4.3%) earned less than \$25,000 per year in 2000.

CURRENT PLAN COMPLIANCE

As stated in the introduction of this report the Borough of Kinnelon was granted substantive certification on May 1, 1996. By action of COAH on March 9, 2005 this substantive certification was extended to December 20, 2005.

The Borough's cumulative 1987-1999 obligation was 81 units consisting of 72 new construction units and 9 rehabilitation units.

The Borough's original new construction component has been addressed by completion of the Kinnelon Ridge/Kinnelon Heights inclusionary development (Block 133, Lot 16). This rezoning provides a total of 295 dwelling units with 241 market units and 54 affordable units including a rental bonus of 18 units. All 54 low/moderate units required have been constructed and issued certificates of occupancy by the Borough.

In granting extended second round substantive certification COAH found the Borough compliant with the terms of its 1987-1999 substantive certification (See Appendix "A"-COAH

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Resolution Granting Kinnelon Borough Extension of Substantive Certification).

RESIDENTIAL GROWTH PROJECTIONS

COAH requires that each municipality make a growth projection for residential growth. It also advises that municipal projections which are equal to or greater than the MPO projections i.e. North Jersey Transportation Planning Authority or State Plan projections (which are not available as of this date), must be used as a benchmark for growth. Municipal projections which are equal to or greater than the MPO projections will have a presumption of validity in the petition for substantive certification.

Kinnelon's growth projection based on the MPO numbers is for a population increase of 993 persons or 325 households between 2005 and 2015. This projection is deemed to be unrealistically high based upon the analysis which follows.

TABLE R-1 MPO RESIDENTIAL GROWTH PROJECTION KINNELON BOROUGH								
2015	-	2005				2000		
MPO Population	-	MPO Population	=	Population Change	÷	Household Size	=	Household Growth
10,585	-	9,592	=	993	÷	3.06	=	324.5

Source: North Jersey Transportation Planning Authority (MPO)

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TABLE R-2
Ten-year Historic Trend
Certificates of Occupancy & Demolition Permits
KINNELON BOROUGH

	'95	'96	'97	'98	'99	'00	'01	'02	'03	'04
CO's Issued	28	36	21	42	42	45	27	18	14	102
Demolitions	0	-1	0	-3	-3	-3	-2	-1	-2	-3
NET	28	35	21	39	39	42	25	17	12	99

Source: Borough of Kinnelon Construction Official

As noted in Table R-2 the trend analysis of CO's shows a significant decline in net residential growth, excluding units completed as part of the Kinnelon Ridge/Kinnelon Heights inclusionary project, beginning in 2001 and continuing through 2004 during a time period when the economy was improving and mortgage rates remained very low. Further, all of the Borough except for a small portion in its southeastern corner, lies within the "Preservation Area" of the New Jersey Highlands Region. This designation drastically reduces the Borough's future development potential. Also, since adoption of the State Development and Redevelopment Plan (SDRP) and readoption in 2001, most of the Borough's land area has been classified as PA-5, Environmentally Sensitive Planning Area. Using the COAH format to project residential housing unit growth results in a residential growth share of 14.33 units when adjusted for the construction of second round

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affordable and inclusionary market rate units in the Kinnelon Ridge/Kinnelon Heights project area.
(See Tables R-3 through R-8).

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TABLE R-3 ANTICIPATED DEVELOPMENTS & NUMBER OF RESIDENTIAL UNITS BY THE YEAR THAT CO's ARE ANTICIPATED TO BE ISSUED KINNELON BOROUGH										
	'05	'06	'07	'08	'09	'10	'11	'12	'13	TOTAL
Approved Dev. Applications										
Centex Homes, Inc.	7	7	6	6	6	6	6	6	6	56
MNB Realty Co.	1	1	1							3
TSA Realty Dev.	1	1	1	1	1					5
Gallego, Luis	1									1
Brook Valley Vistas	1									2
Kinnelon Hts.	22	17								39
Pending Dev. Applications										
Cicero #766		1								1
Moratto #770		1	1	1	1					4
Walljhis #771		1								1
Anticipated Dev. Applications										
Other Projected Development										
TOTAL	33	30	9	8	8	6	6	6	6	112

Source: Borough of Kinnelon Planning Board

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**TABLE R-4
PROJECTED MISCELLANEOUS
CERTIFICATES OF OCCUPANCY & DEMOLITION PERMITS
KINNELON BOROUGH**

	'05	'06	'07	'08	'09	'10	'11	'12	'13	TOTAL
Total CO's Issued (from Table R-3)	33	30	9	8	8	6	6	6	6	112
Demolitions	-2	-2	-2	-2	-2	-2	-2	-2	-2	-18
NET	31	28	7	6	6	4	4	4	4	94

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TABLE R-5 TOTAL NET RESIDENTIAL GROWTH (Sum of Actual & Projected Growth) KINNELON BOROUGH											
<i>Actual</i>	<i>Projected→→</i>										
	'04	'05	'06	'07	'08	'09	'10	'11	'12	'13	TOTAL
Total CO's Issued (from Table R-3)	102	33	30	9	8	8	6	6	6	6	214
Demolitions	-3	-2	-2	-2	-2	-2	-2	-2	-2	-2	-21
NET	99	31	28	7	6	6	4	4	4	4	193

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**TABLE R-6
SECOND ROUND AFFORDABLE & MARKET-RATE UNITS
IN INCLUSIONARY DEVELOPMENTS TO BE EXCLUDED
FROM GROWTH PROJECTION, BY THE YEAR
THAT CO's ARE ANTICIPATED TO BE ISSUED
KINNELON BOROUGH**

	'04	'05	'06	'07	'08	'09	'10	'11	'12	'13	TOTAL
Kinnelon Ridge	36										36
Kinnelon Hts.	44	22	17								83
TOTAL	80	22	17								119

Source: Borough of Kinnelon, Assessor's Office

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**TABLE R-7
NET RESIDENTIAL GROWTH PROJECTIONS
AFTER SUBTRACTING
SECOND ROUND AFFORDABLE & INCLUSIONARY
MARKET-RATE UNITS
KINNELON BOROUGH**

	Net Residential Growth (Table R-5)	Second Round Units (Table R-6)	Final Net Growth
'04	99	-80	19
'05	31	-22	9
'06	28	-17	11
'07	7		7
'08	6		6
'09	6		6
'10	4		4
'11	4		4
'12	4		4
'13	4		4
TOTAL	193	-119	74

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TABLE R-8 AFFORDABLE HOUSING UNIT GROWTH PROJECTIONS KINNELON BOROUGH		
	Table R-7 Total	Divided by Nine
'04	19	2.11
'05	9	1.00
'06	11	1.22
'07	7	0.78
'08	6	0.67
'09	6	0.67
'10	4	0.44
'11	4	0.44
'12	4	0.44
'13	4	0.44
TOTAL	74	8.21

NON-RESIDENTIAL GROWTH PROJECTION

As with residential growth COAH requires that each municipality make a growth projection for non-residential growth between 2005 and 2014. Municipal non-residential projections, like those of residential growth, which are equal to or greater than MPO projections must also be used as a benchmark for non-residential growth. Municipal projections which are equal to or greater than the MPO projections will have a presumption of validity in the petition for substantive certification.

Kinnelon's growth projection based upon the MPO numbers is for employment growth of 1,932 jobs between 2000 and 2015. This number is obviously grossly unrealistic when looked at in the context of the Borough's location in the Highlands Preservation Area, its ten-year historic trend of non-residential certificates of occupancy and an employment growth projection of only 82 jobs from approved and pending development applications.

Absence of vacant non-residential land and limited demolitions and redevelopment of existing non-residential uses indicate that employment growth in jobs, if any at all, will be very limited after the build-out of projects already approved has occurred. Currently, the Borough Assessor's Office reports that there is no vacant industrial land and the commercial land which remains (24 acres) is highly restricted for environmental and regulatory reasons. Approximately 11.5 acres are wetlands and the other parcels are within the Preservation Area and in small splinter parcels.

TABLE NR-1

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MPO NON-RESIDENTIAL GROWTH PROJECTION KINNELON BOROUGH				
2015 MPO Employment	-	2005 MPO Employment	=	Employment Change
5221	-	3289	=	1932

Source: North Jersey Transportation Planning Authority (MPO)

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TABLE NR-2
Ten-year Historic Trend of Certificates of Occupancy & Demolition Permits
by square feet
KINNELON BOROUGH

	'95	'96	'97	'98	'99	'00	'01	'02	'03	'04
CO's Issued B-Office										
CO's Issued M-Retail				1,420					11,857	
CO's Issued S-Warehouse										
CO's Issued A-2 Restaurant										
Demolitions M-Retail				1320						
Demolitions S-Warehouse										
Demolitions R1-Model										

Source: Borough of Kinnelon, Construction Official

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TABLE NR-3 "M" USE GROUP: ACTUAL DEVELOPMENTS BY YEAR THAT CO's WERE ISSUED (one job per 1,000 square feet) KINNELON BOROUGH				
	'98	'03	Total sq. ft.	Jobs
TOTAL NEW DEVELOPMENT				
Wayne Johnson Strip Mall		11,857	11,857	11.9
Gulf Station	1420		1420	1.4
TOTAL DEMOLITIONS				
Gulf Station	-1320		1320	-1.3

Source: Borough of Kinnelon, Construction Official

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TABLE NR-4
"M" USE GROUP: DEVELOPMENTS AND ANTICIPATED DEVELOPMENTS
BY YEAR THAT CO's ARE ANTICIPATED TO BE ISSUED
(one job per 1,000 square feet)
KINNELON BOROUGH

	'05	'06	'07	'08	'09	'10	'11	'12	'13	Total sq. ft.	Jobs
Approved Dev. Appl.											
Bed Bath & Beyond		23,500								23,500	23.5
Lowe's Garden Center		21,000								21,000	21.0
Kosco Harley Davidson		12,100								12,100	12.1
Pending Dev. Appl.											
Big Box Retail			25,000							25,000	25.0
Anticipated Dev. Appl.											
Other Projected Dev.											
Total New Dev.		56,600	25,000							81,600	81.6
Total Demolitions											

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**TABLE NR-5
NET PROJECTED EMPLOYMENT GROWTH
KINNELON BOROUGH**

	Total New Development Table NR-5	Total Projected Net Employment Growth
'05		
'06	56.6	56.5
'07	25	25
'08		
'09		
'10		
'11		
'12		
'13		
TOTAL	81.6	81.6

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TABLE NR-6
TOTAL NET NON-RESIDENTIAL (EMPLOYMENT) GROWTH
(Sum of Actual & Projected Growth)
KINNELON BOROUGH

<i>Actual</i>		<i>Projected→→→→</i>									
	'04	'05	'06	'07	'08	'09	'10	'11	'12	'13	Total
Total New Development			56.6	25							81.6
Total Demolitions											
TOTAL NET EMPLOYMENT GROWTH			56.6	25							81.6

KINNELON BOROUGH
HOUSING ELEMENT & FAIR SHARE PLAN
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TABLE NR-7 AFFORDABLE HOUSING UNIT GROWTH NON-RESIDENTIAL DEVELOPMENT KINNELON BOROUGH		
	Table NR-6 Total	Divided by 25
'04		
'05		
'06	56.6	2.26
'07	25	1.00
'08		
'09		
'10		
'11		
'12		
'13		
TOTAL	81.6	3.26

KINNELON BOROUGH
HOUSING ELEMENT & FAIR SHARE PLAN
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TABLE T-1 TOTAL PROJECTED AFFORDABLE HOUSING OBLIGATION GENERATED BY RESIDENTIAL & NON-RESIDENTIAL DEVELOPMENT 2004-2014 KINNELON BOROUGH			
	Table R-8 Residential Total	Table NR-7 Non-Residential	TOTAL
'04	2.11		2.11
'05	1.00		1.00
'06	1.22	2.26	3.48
'07	0.78	1.00	1.78
'08	0.67		0.67
'09	0.67		0.67
'10	0.44		0.44
'11	0.44		0.44
'12	0.44		0.44
'13	0.44		0.44
TOTAL	8.21	3.26	11.47

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COMPLIANCE PLAN FOR THIRD ROUND (1987-2014)

Based on the preceding analysis and calculations the Borough of Kinnelon proposes to resubmit its current certified Housing Element and Fair Share Plan for Third Round Substantive Certification based upon its calculated municipal fair share obligation (1987-2014) of eighteen (18) affordable units (See Kinnelon Borough Growth Share Forecast). Applying the Borough's 33 surplus credits from prior rounds (1987-1999) to this fair share obligation of eleven (11) units leaves twenty-two (22) surplus credits to be applied to obligations post-2014.

If the household growth and employment projections of the MPO are applied a municipal fair share obligation of 113 affordable units would result. This amount of growth is patently unachievable considering the constraints and limitations on growth as set forth in this report. These restrictions and constraints include the sharp decline in residential development, the absence of vacant non-residential land which can be developed, the location of the Borough within PA-5, Environmentally Sensitive Planning Area of the SDRP and the Borough's location in the highly regulated Preservation Area of the Highlands Region.

A copy of COAH's resolution of March 9, 2005 granting the Borough extended second round substantive certification is attached hereto as Appendix "A".

Summary of Adjusted Growth Share Projection Based On Land Capacity
(Introduction to Workbook D)

Municipality Code: 1415

[Muni Code Lookup](#)

Municipality Name: Kinnelon Borough

This workbook is to be used for determining the projected Municipal Growth Share Obligation by comparing growth projected by COAH with actual growth based on certificates of occupancy that have been issued from 2004 through 2008 and the RMP build-out analysis conducted under Module 2 of the Highlands RMP conformance process. Data must be entered via the "tabs" found at the bottom of this spreadsheet which may also be accessed through the highlighted links found throughout the spreadsheet. This workbook consists of five worksheets that, when combined on this introduction page, provide a tool that allows the user to enter exclusions permitted by N.J.A.C. 5:97-2.4 to determine the projected Growth Share Obligation. COAH-generated Growth Projections included in Appendix F(2) of the revised Third Round Rules, Highlands Council build-out figures based on Mod 2 Reports and actual growth based on COs as published by the DCA Division of Codes and Standards in The Construction Reporter are imported automatically upon entry of the Municipal Code.

[Click Here to enter COAH and Highlands Council data](#)

Municipalities seeking to request a revision to the COAH-generated growth projections based on opting in to the Highlands RMP may do so by providing this comparative analysis of COAH and RMP build-out projections. After completing this analysis, the growth projections may be revised based on the Highlands RMP build-out analysis. Actual growth must first be determined using the Actual Growth worksheet. The RMP adjustment applies only to RMP capacity limitations that are applied to growth projected from 2009 through 2018.

[Click Here to Enter Actual Growth to Date](#)

[Click Here to Enter Permitted Exclusions](#)

[Click Here to View Detailed Results from Analysis](#)

Summary Of Worksheet Comparison

	COAH Projected Growth Share	Growth Share Based on Highlands RMP
Residential Growth	264	121
Residential Exclusions	0	0
Net Residential Growth	264	121
Residential Growth Share	52.80	24.20
Non-Residential Growth	104	157
Non-Residential Exclusions	0	0
Net Non- Residential Growth	104	157
Non-Residential Growth Share	6.50	9.80
Total Growth Share	59	34

The Highlands RMP analysis results in a revision to the COAH-generated growth projection. Kinnelon Borough may file this Workbook and use a Residential Growth Share of 24.2 plus a Non-residential Growth Share of 9.8 for a total Highlands Adjusted Growth Share Obligation of 34 affordable units

Growth Projection Adjustment - Actual Growth

Actual Growth 01/01/04 to 12/31/08

Municipality Name: Kinnelon Borough

Residential COs Issued

As Published by D C S	120
Per Municipal Records (if different)	120
Qualified Residential Demolitions	

Note: To **qualify** as an offsetting residential demolition, the unit must be the primary residence of the household for which the demolition permit has been issued, it had to be occupied by that owner for at least one year prior to the issuance of the demolition permit, it has to continue to be occupied by that household after the re-build and there can be no change in use associated with the property. (See N.J.A.C.5:97-2.5(a)1.v.) A Certification Form must be completed and submitted for each qualifying demolition.

Get Demolition Certification Form

Non-residential CO's by Use Group	Square Feet Added (COs Issued) As Published by D C S	Square Feet Added (COs Issued) per Municipal Records (if different)	Square Feet Lost Demolition Permits Issued)	Jobs Per 1,000 SF	Total Jobs
B	56,003	56,003		2.8	156.81
M	0	0		1.7	0.00
F	0	0		1.2	0.00
S	0	0		1.0	0.00
H	0	0		1.6	0.00
A1	0	0		1.6	0.00
A2	0	0		3.2	0.00
A3	0	0		1.6	0.00
A4	0	0		3.4	0.00
A5	0	0		2.6	0.00
E	30,810	30,810		0.0	0.00
I	0	0		2.6	0.00
R1	0	0		1.7	0.00
Total	86,813	86,813	0		156.81

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Proceed to COAH Data and RMP Module 2 Build-out Data

Proceed to Exclusions Tab

Affordable and Market-Rate Units Excluded from Growth

Municipality Name: Kinnelon Borough

Prior Round Affordable Units NOT included in Inclusionary Developments Built Post 1/1/04

Development Type	Number of COs Issued and/or Projected
Supportive/Special Needs Housing	0
Accessory Apartments	0
Municipally Sponsored and 100% Affordable	0
Assisted Living	0
Other	0
Total	0

Market and Affordable Units in Prior Round Inclusionary Development Built post 1/1/04

N.J.A.C. 5:97-2.4(a)

(Enter Y for yes in Rental column if affordable units are rentals)

Development Name	Rentals? (Y/N)	Total Units	Market Units	Affordable Units	Market Units Excluded
	0	0	0	0	0
	0	0	0	0	0
	0	0	0	0	0
	0	0	0	0	0
	0	0	0	0	0
Total		0	0	0	0

Jobs and Affordable Units Built as a result of post 1/1/04 Non-Residential Development

N.J.A.C. 5:97-2.4(b)

Development Name	Affordable Units Provided	Permitted Jobs Exclusion
	0	0
	0	0
	0	0
	0	0
Total	0	0

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[Return to COAH Data and RMP Module 2 Build-out Data](#)

[Return to Actual Growth](#)

[View Detailed Results from Analysis](#)

COAH Growth Projections and Highlands Buildout Data

Must be used in all submissions

Municipality Name: Kinnelon Borough

The COAH columns have automatically been populated with growth projections from Appendix F(2) found at the back of N.J.A.C. 5:97-1 et seq. The Highlands RMP Build-out columns have automatically been populated with residential and non-residential build-out figures from the municipal build-out results with resource and utility constraints found in Table 4 of the RMP Module 2 report. Always check with the Highlands Council for updates. If figures have been updated, enter updated build-out results. Use the Tabs at the bottom of this page or the links within the page to toggle to the exclusions worksheet of this workbook. After entering all relevant exclusions, toggle back to the introduction page to view the growth share obligation that has been calculated based on each approach.

COAH Projections

From Appendix F(2) found at the back of N.J.A.C. 5:97-1 et seq.
Allocating Growth To Municipalities

Residential	Non-Residential
264	104

Highlands RMP Buildout Analysis

From Module 2

Table 4 – Municipal Build-Out Results With Resource and Utility Constraints
Updated as of October 2, 2009

	Preservation Area	Planning Area	Totals
Residential units – Sewered	0	0	0
Septic System Yield	1	0	1
Total Residential Units	1	0	1
Non-Residential Jobs – Sewered	0	0	0

Note: Always check with the Highlands Council for updated municipal Build-out numbers. Enter build-out figures in the appropriate boxes only if revised figures have been provided by the Highlands Council.

[Click Here to link to current Mod 2 Build-Out Reports](#)

[Proceed to Enter Prior Round Exclusions](#)
[Retrun to Enter Actual Growth](#)
[Return to Main Page \(Workbook D Intro\)](#)

Comparative Analysis Detail For Kinnelon Borough

The following chart applies the exclusions permitted pursuant to N.J.A.C 5:97-2.4 to both the COAH growth projections and the projected growth that results from the Highlands RMP build-out analysis plus actual growth for the period January 1, 2004 through December 31, 2008.

COAH			Highlands		
	Residential	Non-Residential		Residential	Non-Residential
Projected Growth From COAH Appendix F(2)	264	104	RMP Build-out results from Mod2 Table 4	1	0
			Actual Growth from COs issued 2004 through 2008	120	157
Residential Exclusions per 5:97-2.4(a) from "Exclusions" tab			Residential Exclusions per 5:97-2.4(a) from "Exclusions" tab		
COs for prior round affordable units built or projected to be built			COs for prior round affordable units built or projected to be built		
Inclusionary Development	0		Inclusionary Development	0	
Supportive/Special Needs Housing	0		Supportive/Special Needs Housing	0	
Accessory Apartments	0		Accessory Apartments	0	
Municipally Sponsored or 100% Affordable	0		Municipally Sponsored or 100% Affordable	0	
Assisted Living	0		Assisted Living	0	
Other	0		Other	0	
Market Units in Prior Round Inclusionary development built post 1/1/04	0		Market Units in Prior Round Inclusionary development built post 1/1/04	0	
Subtract the following Non-Residential Exclusions per 5:97-2.4(b) from "Exclusions" tab			Subtract the following Non-Residential Exclusions per 5:97-2.4(b) from "Exclusions" tab		
Affordable units	0		Affordable units	0	
Associated Jobs		0	Associated Jobs		0
Net Growth Projection	264	104	Net Growth Projection	121	157
Projected Growth Share (Residential divided by 5 and jobs divided by 16)	52.80	6.50	Projected Growth Share (Residential divided by 5 and jobs divided by 16)	24.20	9.80
Total Projected Growth Share Obligation	59	Affordable Units	34	Affordable Units	

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[Return to COAH Data and RMP Module 2 Build-out Data](#)
[Return to Actual Growth](#)
[Return to Exclusions](#)

Municipal Codes

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Municipality	County	Code
Mahwah Township	Bergen	0233
Oakland Borough	Bergen	0242
Alexandria Township	Hunterdon	1001
Bethlehem Township	Hunterdon	1002
Bloomsbury	Hunterdon	1003
Califon Borough	Hunterdon	1004
Clinton Town	Hunterdon	1005
Clinton Township	Hunterdon	1006
Glen Gardner Borough	Hunterdon	1012
Hampton Borough	Hunterdon	1013
High Bridge Borough	Hunterdon	1014
Holland Township	Hunterdon	1015
Lebanon Borough	Hunterdon	1018
Lebanon Township	Hunterdon	1019
Milford Borough	Hunterdon	1020
Tewksbury Township	Hunterdon	1024
Union Township	Hunterdon	1025
Boonton Town	Morris	1401
Boonton Township	Morris	1402
Butler Borough	Morris	1403
Chester Borough	Morris	1406
Chester Township	Morris	1407
Denville Township	Morris	1408
Dover Town	Morris	1409
Hanover Township	Morris	1412
Harding Township	Morris	1413
Jefferson Township	Morris	1414
Kinnelon Borough	Morris	1415
Mendham Borough	Morris	1418
Mendham Township	Morris	1419
Mine Hill Township	Morris	1420
Montville Township	Morris	1421
Morris Township	Morris	1422
Morris Plains Borough	Morris	1423
Morristown Town	Morris	1424
Mountain Lakes Borough	Morris	1425
Mount Arlington Borough	Morris	1426
Mount Olive Township	Morris	1427
Netcong Borough	Morris	1428
Parsippany-Troy Hills Twp	Morris	1429
Pequannock Township	Morris	1431
Randolph Township	Morris	1432
Riverdale Borough	Morris	1433
Rockaway Borough	Morris	1434
Rockaway Township	Morris	1435
Roxbury Township	Morris	1436
Victory Gardens Borough	Morris	1437
Washington Township	Morris	1438
Wharton Borough	Morris	1439

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Bloomington Borough	Passaic	1601
Pompton Lakes Borough	Passaic	1609
Ringwood Borough	Passaic	1611
Wanaque Borough	Passaic	1613
West Milford Township	Passaic	1615
Bedminster Township	Somerset	1801
Bernards Township	Somerset	1802
Bernardsville Borough	Somerset	1803
Far Hills Borough	Somerset	1807
Peapack-Gladstone Boro	Somerset	1815
Byram Township	Sussex	1904
Franklin Borough	Sussex	1906
Green Township	Sussex	1908
Hamburg Borough	Sussex	1909
Hardyston Township	Sussex	1911
Hopatcong Borough	Sussex	1912
Ogdensburg Borough	Sussex	1916
Sparta Township	Sussex	1918
Stanhope Borough	Sussex	1919
Vernon Township	Sussex	1922
Allamuchy Township	Warren	2101
Alpha Borough	Warren	2102
Belvidere Town	Warren	2103
Franklin Township	Warren	2105
Frelinghuysen Township	Warren	2106
Greenwich Township	Warren	2107
Hackettstown Town	Warren	2108
Harmony Township	Warren	2110
Hope Township	Warren	2111
Independence Township	Warren	2112
Liberty Township	Warren	2114
Lopatcong Township	Warren	2115
Mansfield Township	Warren	2116
Oxford Township	Warren	2117
Phillipsburg Town	Warren	2119
Pohatcong Township	Warren	2120
Washington Borough	Warren	2121
Washington Township	Warren	2122
White Township	Warren	2123

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