



**TOWNSHIP
OF
ALLAMUCHY
WARREN COUNTY
NEW JERSEY**

**MASTER PLAN
HOUSING PLAN ELEMENT
AND
FAIR SHARE PLAN**



**THE ORIGINAL OF THIS REPORT WAS SIGNED AND SEALED
IN ACCORDANCE WITH N.J.S.A. 45:14A-12**

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**PREPARED BY COPPOLA & COPPOLA ASSOCIATES
PRINCETON JUNCTION ~ NEW JERSEY**

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MASTER PLAN**

**DRAFT HOUSING PLAN ELEMENT
AND
FAIR SHARE PLAN**

NOVEMBER 17, 2010

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**TOWNSHIP OF ALLAMUCHY
MASTER PLAN**

**HOUSING PLAN ELEMENT
AND
FAIR SHARE PLAN**

November 17, 2010

INTRODUCTION

The overriding policy of the "Housing Plan Element" of the Master Plan is to ensure provision of a variety of housing opportunities sufficient to address the needs of the community and the region, including the need for affordable housing, while at the same time respecting the density limits of the Highlands Element Land Use Plan, the resource constraints applicable to the Highlands Area, and the numerous other policies, goals, and objectives set forth by the Township Master Plan. The Housing Plan furthers the purposes of zoning found in the Municipal Land Use Law at N.J.S.A. 40:55D-2 (specifically, 2a., 2e., 2g., 2l.) and fulfills the requirements of the New Jersey Fair Housing Act (N.J.S.A. 52:27D-301 et seq.) which, in keeping with New Jersey Supreme Court doctrine and as expressed in the "Mount Laurel" decisions, recognizes that every municipality in a "growth area" has a constitutional obligation to provide, through its land use regulations, a realistic opportunity for provision of a fair share of its region's present and prospective needs for housing for low and moderate income families.

In accordance with the Municipal Land Use Law (N.J.S.A. 40:55D-1, et seq.), a municipal Master Plan must include a "Housing Plan Element" as a prerequisite for the adoption of zoning ordinance provisions within the municipality. More specifically, pursuant to Section 10 of P.L. 1985, c. 222 (C.52:27D-310), 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, and shall contain at least:

- 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 household and substandard housing capable of being rehabilitated, and in conducting this inventory the municipality shall have access, on a confidential basis or 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;
- 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; and
- 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."

Additional requirements to be included in a "Housing Plan" and a "Fair Share Plan" to address the 1987-2018 affordable housing obligation of a municipality are set forth in The Council On Affordable Housing's "Third Round Substantive Rules" at N.J.A.C. 5:97 and are addressed in this document.

GOALS AND OBJECTIVES

In furtherance of Township efforts to ensure sound planning, this "Housing Plan Element and Fair Share Plan" incorporates the following goals and objectives with respect to future housing in the Township, particularly in the Highlands Preservation Areas:

1. To satisfy the Township's 1987-2018 affordable housing obligation.
2. To the extent feasible, the zone plan will guide anticipated new residential development into compact, center-based projects.
3. To provide a realistic opportunity for the provision of the municipal share of the region's present and prospective needs for housing for low and moderate income families.

4. To the maximum extent feasible, to incorporate affordable housing units into any new residential construction that occurs within the Highlands Preservation Area, including any mixed use, redevelopment, and/or adaptive reuse projects. Consistent with 2008 amendments to the Fair Housing Act and the Highlands Council's Affordable Housing Guidelines, units reserved for occupancy by low or moderate income households shall be provided at a ratio of at least one (1) for every four (4) market units developed to the extent this is economically feasible.
5. To preserve and monitor existing stocks of affordable housing.
6. To reduce long term housing costs through:
 - a. The implementation of green building and energy efficient technology in the rehabilitation, redevelopment and development of housing. Recent innovations in building practices and development regulations reflect significant energy efficiency measures, and therefore cost reductions, through building materials, energy efficient appliances, water conservation measures, innovative and alternative technologies that support conservation practices, and common sense practices such as recycling and re-use.
 - b. The promotion of the use of sustainable site design, efficient water management, energy efficient technologies, green building materials and equipment, and retrofitting for efficiencies.
 - c. Maximizing the efficient use of existing infrastructure, through such means as redevelopment, infill and adaptive reuse.
7. To use a "smart growth" approach to achieving housing needs:
 - a. Use land more efficiently to engender economically vibrant communities, complete with jobs, houses, shopping, recreation, entertainment and multiple modes of transportation.
 - b. Support a diverse mix of housing that offers a wide range of choice in terms of value, type and location. In addition, seek quality housing design that provides adequate light, air, and open space.
 - c. Target housing to areas with existing higher densities and without environmental constraints, within walking distance of schools, employment, services, transit and community facilities with sufficient capacity to support them.

DESCRIPTION OF ALLAMUCHY TOWNSHIP AND ITS ENVIRONMENTAL CHARACTERISTICS

The Township of Allamuchy is situated in the most eastern part of Warren County and contains approximately 20.54 square miles, or 13,145 acres of land, and 0.23 square miles of water. The Township of Allamuchy is bounded by the Township of Frelinghuysen to the northwest, by the Township of Independence to the southwest, and by the Town of Hackettstown to the south, all of which are within Warren County. To the northeast are the Townships of Green and Byram in Sussex County, and to the southeast is the Township of Mount Olive in Morris County.

The municipality is traversed from the northwest to the southeast by Interstate 80 and from the southwest to the northeast by County Route 517. A number of other minor Warren County roadways cross through Allamuchy Township.

The Musconetcong River creates the natural boundary between the Township of Allamuchy and the Township of Mount Olive. Together with the Pequest River, Trout Brook and Bear Creek, these major bodies of water are significant, since they affect the environmental attributes of the vast majority of the lands within Allamuchy Township. The "Critical Areas Map", dated April 1994 and appearing on the following page, reflects the three (3) predominant environmental features in the Township which limit the development potential of the underlying lands: steep slopes fifteen percent (15%) or greater, 100-year flood plain and freshwater wetlands.

With the exception of the lands within the Panther Valley Planned Development in the central western portion of the Township, which lands are served by both public sewerage and public water facilities, the remaining land areas of Allamuchy Township are rural and sparsely developed.

Agricultural land uses are located mainly in the valley area northeast of Interstate 80 and north of Alphano Road, exemplifying the farming tradition in this part of the Township. A substantial amount of the land area in the valley area has been preserved, either as farmland or as open space via Green Acres funding. Much of this area of the Township is greatly encumbered with wetlands. Additionally, the flood plains of the Pequest River, the Trout Brook and Bear Creek extend across the valley area.

The lands within the valley portion of the Township are part of the "Appalachian Ridge and Valley" physiographic province which is characterized by carbonate rock formations. Almost all the Township's land area within the valley is underlain with the Kittatinny limestone, which poses natural hazards and risks for development due to the high solubility of the bedrock.



April 1994

CRITICAL AREAS MAP

TOWNSHIP OF ALLAMUCHY

WARREN COUNTY, NEW JERSEY

STEEP SLOPE (15% OR GREATER)

SOURCE: U.S. GEOLOGICAL SURVEY MAPS; BLAIRSTOWN AND TRANQUILITY QUADRANGLES, DATED 1971 WITH SLOPE OVERLAYS DATED 1976.

100-YEAR FLOOD PLAIN

SOURCE: FLOOD INSURANCE RATE MAPS AUGUST 15, 1983, FEDERAL EMERGENCY MANAGEMENT AGENCY, COMMUNITY-PANEL NUMBERS: 340480 0005 B, 340480 0006 B, AND 340480 0007 B.

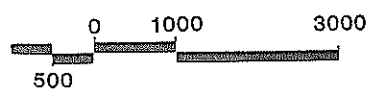
WETLANDS

NOTE: SEE ACCOMPANYING CHART FOR DESCRIPTION OF WETLANDS.

SOURCE 1: STATE OF NEW JERSEY DEPARTMENT OF ENVIRONMENTAL PROTECTION, FRESHWATER WETLANDS MAPS, TRANQUILITY QUADRANGLE.

SOURCE 2: U.S. DEPARTMENT OF THE INTERIOR, FISH AND WILDLIFE SERVICE, OFFICE OF BIOLOGICAL SERVICES NATIONAL WETLANDS INVENTORY MAP DATED DECEMBER 18, 1972, BLAIRSTOWN QUADRANGLE.

----- Unimproved Road
 Paper Road



UPDATED BASE MAP PREPARED BY: Richard Thomas Coppola and Associates, Princeton-New Jersey, November 1990 from Original Base Map Prepared By Queale & Lynch, Professional Planners, 1981. Revised March 1991 in accordance with Township request.

The southern half of the Township is characterized by mountainous ridges and woodlands, with some scattered residential and non-residential development southwest of the Panther Valley Planned Development. Southeast of County Route 517 is the Allamuchy Mountain State Park. As noted in the Township's Master Plan, approximately seventy-nine percent (79%) of all the housing units in the Township are located in the Panther Valley Planned Development, one of the first planned residential developments in the State of New Jersey. The lands within the gated community have all been developed or approved for development, except for the preserved open spaces and recreational lands.

The mountainous portion of the Township contains many areas with topographic slopes fifteen percent (15%) or greater. Isolated areas of wetlands also are present within this area of the Township. The flood plain of the Musconetcong River lies along the southeast municipal boundary. The physiographic province of the Highlands encompasses this portion of the Township which is primarily underlain with granite bedrock.

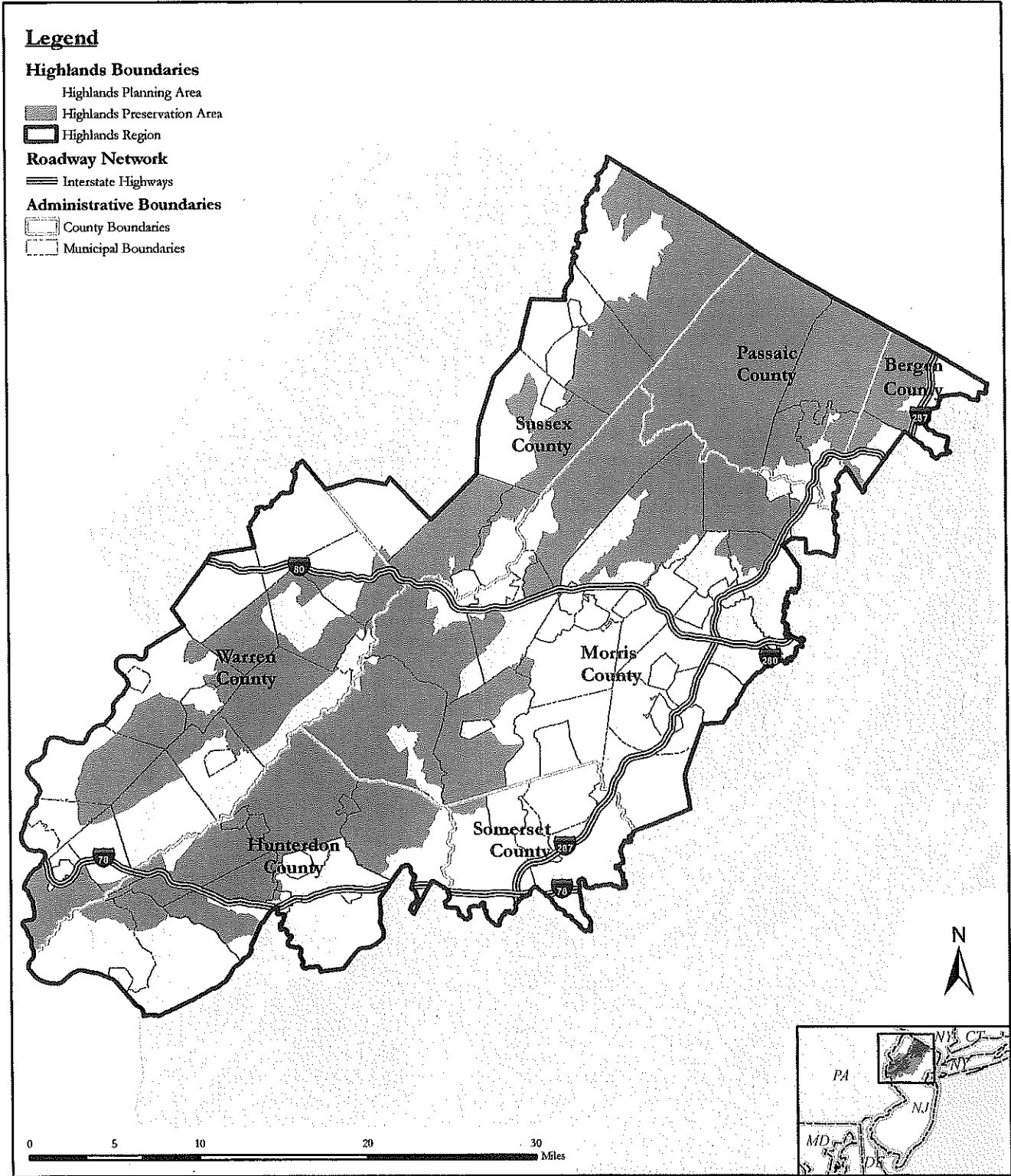
As a result of the "Highlands Water Protection and Planning Act", the Township of Allamuchy has been designated as part of the Highlands region. As shown on the "Highlands Region" map on the following page, the areas east of County Route 517 and south of Ridge Road have been included in the Highlands Preservation Area as well as the land area south of Interstate 80 and northwest of the abandoned Lehigh And Hudson River Railroad right-of-way. Any new development within the Highlands Preservation Area is greatly restricted under the recently adopted act. A discussion of the Highlands Regional Master Plan and its relationship to Allamuchy Township is found later in this report.

THE NEW JERSEY STATE DEVELOPMENT AND REDEVELOPMENT PLAN

On June 12, 1992, the New Jersey State Planning Commission adopted "Communities Of Place: The New Jersey State Development and Redevelopment Plan" (SDRP) which serves as a guide for municipal and county master planning. The SDRP was reexamined in the late 1990s, with input from the municipalities and counties as part of the "Cross Acceptance II" process. As a result, the New Jersey State Planning Commission adopted an updated and modified plan on March 1, 2001, entitled "The New Jersey State Development and Redevelopment Plan".

The "New Jersey State Development and Redevelopment Plan" (SDRP) has allocated the land within New Jersey into "Planning Areas" and "Centers". The "Centers" are those lands within the "Planning Areas" where growth is first encouraged; the surrounding areas, or "Environs", are those lands located outside the "Centers".

Highlands Region



The Highlands Council makes no representations of any kind, including, but not limited to, the warranties of merchantability or fitness for a particular use, nor are any such warranties to be implied with respect to the information contained on this map. The State of New Jersey shall not be liable for any actions taken or omissions made from reliance on any information contained herein from whatever source nor shall the State be liable for any other consequences from any such reliance. Additional sources of information may include NJDOT and NJDEP GIS digital data, but this secondary product has not been verified by NJDOT or NJDEP.

Highlands Regional Master Plan
Final Draft, November 2007



Sources:
 New Jersey Highlands Council, 2006

As indicated on the "Policy Map Of The New Jersey State Development And Redevelopment Plan", which replaced the prior "Resource Planning And Management Map" of the SDRP, the New Jersey State Planning Commission has included most of Allamuchy Township's land area within "Planning Area 4B", the "Rural/ Environmentally Sensitive Planning Area", and "Planning Area 8", the "Park Planning Area". "Planning Area 8" encompasses the lands of the Allamuchy Mountain State Park and other preserved open space lands. The remaining areas of the Township are designated within "Planning Area 5", the "Environmentally Sensitive Planning Area".

Both the "Planning Area 4B" and "Planning Area 5" designations are in recognition of the environmentally sensitive nature of the lands within the Township. The "General Description" of these two (2) Planning Areas is similar, since they both contain valuable ecosystems, geological features and/or wildlife habitats.

The following are excerpts from the "Policy Objectives" sections of the March 1, 2001 "New Jersey State Development and Redevelopment Plan" with regards to housing in "Planning Area 4B" and "Planning Area 5":

The "Rural/Environmentally Sensitive Planning Area" (PA4B)

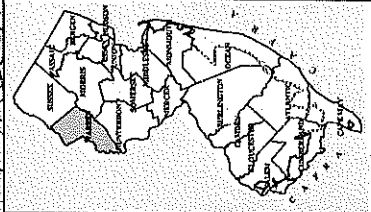
"Provide for a full range of housing choices primarily in Centers at appropriate densities to accommodate projected growth, recognizing the special locational needs of agricultural employees and minimizing conflicts with agricultural operations. Ensure that housing in general – and in particular affordable, senior citizen, special needs and family housing – is developed with maximum access to a full range of commercial, educational, recreational, health and transportation services and facilities in Centers. 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."

The "Environmentally Sensitive Planning Area" (PA5)

"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 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."

Policy Map of the New Jersey State Development And Redevelopment Plan WARREN COUNTY

- Centers**
- U.C. - Urban Center
- D.R. - Designated Regional Center
- P.R. - Proposed Regional Center
- D.T. - Designated Town
- P.T. - Proposed Town
- D.V. - Designated Village
- P.V. - Proposed Village
- D.H. - Designated Hamlet
- P.H. - Proposed Hamlet
- Urban Complex
- Endorsed Plan
- Center Geometry
- Node
- Planning Areas**
- Metropolitan Planning Area
- Suburban Planning Area
- Fringe Planning Area
- Rural Planning Area
- Rural/Env. Sensitive Planning Area
- Env. Sensitive Planning Area
- Env. Sense/Barrier Is. Planning Area
- Parks and Natural Areas
- Hackensack/Meadowlands
- Military Installations
- Water
- Critical Environmental Site
- Historic & Cultural Site
- Highlands Management Areas
- Highlands Planning Area
- Highlands Preservation Area
- Protection
- Conservation
- Enduring Community
- Enduring Community Constrained
- Lake Community
- Wildlife Management
- Pinelands Management Areas**
- Pinelands Boundary
- Regional Growth Area
- Town
- Village
- Rural Development Area
- Agricultural Production Area
- Special Agricultural Area
- Forest & Preservation Area
- Military & Federal
- Municipal Boundary
- County Boundary
- Interstate & Toll Roads
- State & County Roads
- CA/PA Boundary
- Commuter Rail & Stations



The State Plan is not itself a regulation, but a statement of State policy that has been adopted by the State Planning Commission pursuant to statute to guide State, regional and local agencies in the exercise of their statutory authority.



There are no "designated" centers within or adjacent to Allamuchy Township. Although the 2001 SDRP "identified" the Village of Allamuchy as a "Proposed Hamlet" and Panther Valley as a "Village" center, the "Draft Final New Jersey State Development And Redevelopment Plan Policy Map", shown on the following page, no longer shows these centers.

The "Housing Plan Element And Housing Compliance Program", adopted by the Township Planning Board on June 23, 1993, identified the Panther Valley Planned Development as the location for two (2) inclusionary sites to address the "New Construction" component of the Township's second round affordable housing obligation. When the Township of Allamuchy petitioned the Council On Affordable Housing for "Substantive Certification" on its second round affordable housing obligation, the Township requested a waiver from designating the Panther Valley Planned Development as a "Center".

The waiver was granted by the Director of the then Office of State Planning in a letter dated August 2, 1996. Therefore, "Panther Valley" will not be "designated" as a "Center". The Township continues to rely on the previously granted waiver, with the understanding that initial Plan Endorsement from the State Planning Commission is required by the three-year anniversary of the date the Township receives "Substantive Certification" for the third round from the Council On Affordable Housing.

Regarding the location of "low" and "moderate" affordable housing within a municipality, there is a relationship between the recommendations of the SDRP and the requirements of the New Jersey Council On Affordable Housing (COAH). Specifically, COAH's "Substantive Rules" for the third round states that sites designated to produce affordable housing shall be consistent with the State Development and Redevelopment Plan and shall be in compliance with the rules and regulations of all agencies with jurisdiction over the site, including, but not limited to, the following [N.J.A.C. 5:97-3.13(b)]:

- "1. Sites that are located in Planning Areas 1 or 2 or located within a designated center or located in an existing sewer service area are the preferred location for municipalities to address their fair share obligation."
- "2. Municipalities or developers proposing sites located in Planning Areas 3, 4, 4B, 5 or 5B that are not within a designated center or an existing sewer service area shall demonstrate to the Council that the site is consistent with sound planning principles and the goals, policies and objectives of the State Development and Redevelopment Plan. The Council may seek a recommendation from the Executive Director of the Office of Smart Growth on the consistency of the site with sound planning principles and the goals, policies and objectives of the State Development and Redevelopment Plan."

The State Planning Commission is in the process of reexamining the SDRP once again, and there are proposed changes to the "State Plan Policy Map" which affect the Township of Allamuchy, as shown on the "Draft Final New Jersey State Development And Redevelopment Plan Policy Map". Specifically, some of the open space areas within the Township that have been preserved through Green Acres funding and other means have been cited for planning area designation changes from "PA4B" or "PA5" to "PA6" or "PA8", and the "PA5" area south of Panther Valley and west of Route 517 is proposed to change to "PA4B".

HIGHLANDS REGIONAL MASTER PLAN

As noted above, the Township of Allamuchy lies within the Highlands region of New Jersey and is subject to the requirements of the "Highlands Water Protection and Planning Act". Approximately one third of the Township is located in the Preservation Area of the Highlands and the rest of the Township lies within the Planning Area of the Highlands.

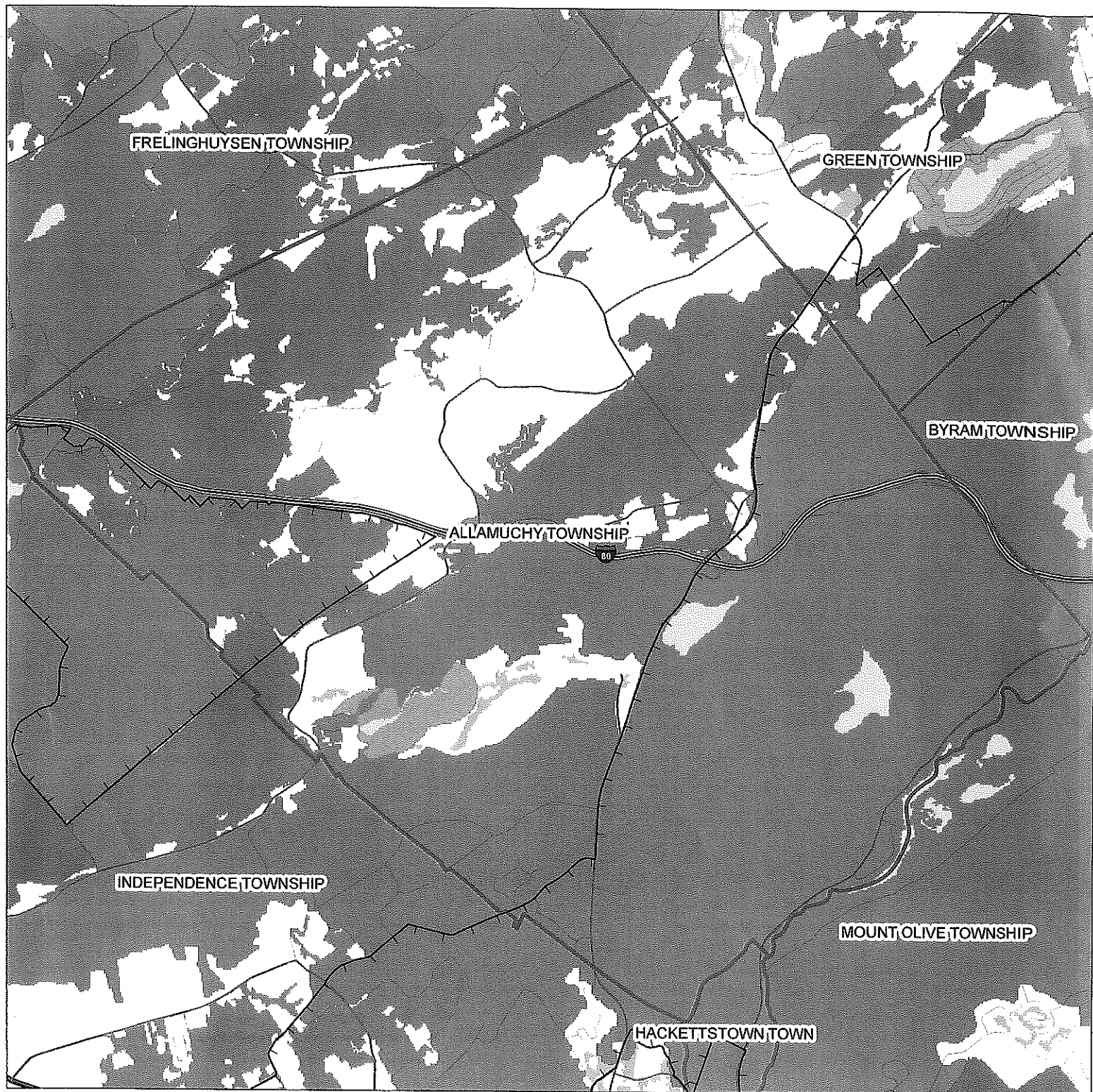
As shown on the "Land Use Capability Zone Map" on the following page, the areas east of County Route 517 and south of Ridge Road as well as the land area south of Interstate 80 and northwest of the abandoned Lehigh And Hudson River Railroad right-of-way lie within the "Protection Zone" of the Preservation Area. There also are lands within the Planning Area that have been designated as part of the "Protection Zone".

The remaining Planning Area lands are designated as part of the "Conservation Zone" and the "Conservation Environmentally Constrained Sub-Zone" of the Planning Area, except for the existing planned development of Panther Valley, which is designated as "Existing Community Zone" and "Lake Community Sub-Zone".








The Allamuchy Township Council adopted a resolution in November of 2008 stating the Township's intent to petition the Highlands Council for Plan Conformance with the Highlands Regional Master Plan. The Township Council also adopted a resolution in November of 2008 seeking an extension of the deadline to petition for Substantive Certification pursuant to Executive Order 114 and a Memorandum of Understanding between the Highlands Council and COAH. Over the course of 2009, the Township was actively involved with preparing the necessary documents for Basic Plan Conformance and has submitted these documents to the Highlands Council.

During the course of the Basic Plan Conformance document preparation, the Township Council determined that it would seek Plan Conformance only for the Preservation Area of the Township, as mandated by the Highlands Act. Moreover, the Township Council determined that it would accept the growth share housing obligation assigned to Allamuchy Township by the New Jersey Council On Affordable Housing for the third round period from January 1, 2004 through December 31, 2018.




Land Use Capability Zone Map







Legend

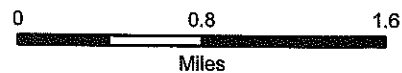
-  Preservation Area
-  Municipal Boundaries
-  Interstate Highways
-  U.S. Routes
-  State Routes
-  County Routes
-  Lakes Greater Than 10 acres

Land Use Capability Zone

-  PROTECTION
-  CONSERVATION
-  EXISTING COMMUNITY

Land Use Capability Sub-Zone

-  CONSERVATION ENVIRONMENTALLY CONSTRAINED
-  EXISTING COMMUNITY ENVIRONMENTALLY CONSTRAINED
-  LAKE COMMUNITY
-  WILDLIFE MANAGEMENT



EXISTING LAND USE DEVELOPMENT AND ZONE PLAN

During the fall of 1990, a field survey was undertaken to document the existing land uses throughout the Township of Allamuchy on a lot-by-lot basis. Aerial photographs also were utilized in addition to the field survey. The findings of the analysis are illustrated on the December 1990 "Existing Land Use" map photograph, which is found on the following page and which shows eleven (11) land use categories encompassing all the lands within the Township.

The information from the field survey also was tallied to show the approximate acreage distribution attributed to each of the eleven (11) land use categories. As evidenced by the "Existing Land Use Acreage Distribution" chart, only 442.83 acres, or 3.41% of the total Township land area, was devoted to single-family residential use. Another 57.5 acres, or 0.44% of the total area, was used for townhouse or multiple family housing. Approximately 79% of all the housing units in the Township were located in the Panther Valley Planned Development.

The largest land use category in 1990 was vacant/agricultural/roads, accounting for 35.21% of the Township land. Combining the Allamuchy Mountain State Park lands with the private open space, the wooded areas of the Township and the vacant/agricultural/roads land use category, 93.92% of the Township land area consisted of "undeveloped" lands. Only 0.34% of the total land area was devoted to industrial or commercial/office land use categories.

Subsequent to the 1990 field survey, a "Build-Out Analysis", dated December 1996, was prepared for the Township which updated the information contained in the 1990 existing land use analysis. As noted in the "Build-Out Analysis", only eight (8) major subdivisions and three (3) minor subdivisions had been approved by the end of 1995 since the preparation of the 1991 Township Base Map. It is noted that the land area of one of the major subdivisions recently was acquired by the Township as open space. There had been no new significant non-residential development approved since the 1990 field survey.













The information contained in the 1996 "Build-Out Analysis" was further reexamined and updated in the Township's "Master Plan And Development Regulations Periodic Reexamination Report", dated July 1999. The report noted that only a couple of single-family residential developments had been approved since December of 1995, and no significant site plan approvals for non-residential development had been granted since 1990.

The 1999 report summarized that, at total build-out of the Township's residentially zoned lands, an additional 1,243 dwelling units could *theoretically* be built under the then current zoning. For non-residential development, the *theoretic* development potential was estimated to be 359,370 to 586,753 square feet for commercial space, 945,077 square feet for office space, and 653,400 square feet for industrial space.



EXISTING LAND USE



December 1990

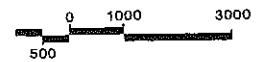
-  SINGLE FAMILY DETACHED RESIDENTIAL
-  TOWNHOUSE SINGLE FAMILY ATTACHED RESIDENTIAL
-  MULTIPLE FAMILY RESIDENTIAL
-  PUBLIC
-  QUASI-PUBLIC
-  COMMERCIAL/OFFICE
-  INDUSTRIAL
-  VACANT/AGRICULTURAL
-  BARN
-  WOODED and UNDEVELOPED
-  PRIVATE OPEN SPACE
-  STATE PARK

SOURCES: Field Survey December 1990; Aerial Photographs taken March 24, 1984 by Aerial Data Reduction Associates, Pennsauken, New Jersey; Review of 1990 Tax Duplicate; Input from Municipal Officials and Staff.

TOWNSHIP OF ALLAMUCHY

WARREN COUNTY, NEW JERSEY

-  Unimproved Road
-  Paper Road



SCALE IN FEET

UPDATED BASE MAP PREPARED BY: Richard Thomas Coppola and Associates, Princeton-New Jersey, November 1990 from Original Base Map Prepared By Queale & Lynch, Professional Planners, 1981. Revised March 1991 in accordance with Township request.
 DISPLAY PREPARED BY: Richard Thomas Coppola and Associates, Princeton-New Jersey.

**ALLAMUCHY TOWNSHIP
EXISTING LAND USE ACREAGE DISTRIBUTION
DECEMBER 1990**

<u>Land Use Categories</u>	<u>Approximate Acreage (1)</u>	<u>Percentage of Total</u>
Single-Family Detached Residential (2)	442.83	3.41%
Townhouse Single-Family Attached Residential (3)	41.29	0.32%
Multiple-Family Residential	16.21	0.12%
Public	30.93	0.24%
Quasi-Public	214.64	1.65%
Commercial/Office	35.96	0.28%
Industrial	7.56	0.06%
Vacant/Agricultural/Roads	4,574.57	35.21%
Wooded (Excluding State Park)	3,998.86	30.78%
Private Open Space	183.59	1.41%
State Park	<u>3,445.56</u>	<u>26.52%</u>
TOTAL:	12,992.00 Acres	100.00%

- NOTES: (1) Allamuchy Township contains 20.30 square miles, or 12,992 acres.
- (2) Yellow square designations for "residential" uses were attributed one (1) acre each.
- (3) This category consists of single-family attached townhouses in buildings containing between three (3) and eight (8) units.

SOURCES: Allamuchy Township Tax Maps revised to May 1990 and "Existing Land Use" map dated December 1990 and revised March 1991 in accordance with Township's request.

However, the 1999 report recommended changes to the zone plan of the Township, which were later effectuated by the adoption of enabling ordinances. The minimum lot size requirements in the two (2) major residential zoning districts were changed from three (3) acres to four (4) acres for the "RR" Rural Residential zoning district, and from one (1) acre to two (2) acres in the non-sewered portions of the "SFR" Single-Family Residential zoning district. For some of the non-residential zoning districts, the maximum permitted Floor/Area Ratio (FAR) was decreased.

The Township Planning Board again reexamined the Township Master Plan in the early part of 2005 and adopted a "Master Plan And Development Regulations Periodic Reexamination Report And Land Use Plan Update Report" on August 25, 2005. The report analyzed the prevailing character of the residential zoning district areas in the Township and the zoning of adjacent municipalities.

Additionally, a "Hydrogeologic Study Nitrate Based Carrying Capacity Assessment" was conducted by Maser Consulting for the Township to determine the ability of the soils and geology in the Township to support additional residential development without detrimental impacts to the environment and groundwater due to nitrates discharged from septic systems, and the results of the study were incorporated in the 2005 report.

As a result of these analyses, the report recommended changes to the minimum residential lot size requirements of the "SFR" and "RR" zoning districts and the establishment of two (2) new zoning districts, a "RS" Residential Settlement District and a "PD" Planned Development District, in addition to other minor changes to the "Land Use Plan Element".

An enabling ordinance was adopted during November 2005 which changed the minimum required lot sizes for the "SFR" and "RR" zoning districts from two (2) acres for unsewered lots in the "SFR" zoning district to six (6) acres, and from four (4) acres to ten (10) acres for all lots in the "RR" zoning district.

A new zoning district, the "RS" Residential Settlement District, with a minimum required lot size of one and one-half (1½) acre, was created by the enabling ordinance to encompass clusters of existing undersized lots throughout the Township, most of which were developed on lots ranging in size from one (1) to three (3) acres. The "APT" zoning district also was deleted since the land area within the "APT" zoning district had been acquired as open space and was incorporated into the "PPE" zoning district area.

The regulations for a new "PD" Planned Development District, which were to govern the development of lands in the sewer service area on the north side of Catswamp Road in the "CC" Community Commercial District and "SFR" Single-Family Residential District, were not included in the November 2005 enabling ordinance. The 2005 report had recommended that an "inclusionary" planned development of age-restricted dwelling units, non age-restricted apartments, an optional assisted living facility, offices and retail uses be permitted, as discussed in the prior May 2005 "Housing Plan Element And Fair Share Plan".

The lands in the "CC" Community Commercial zoning district are the only non-residentially zoned areas remaining available for future development. The Fair Share Plan had proposed that five (5) affordable units be provided in the proposed mixed-use planned development on the "CC" zoning district lands in addition to affordable units that would be required under a "Growth Share" ordinance.

However, issues subsequently arose regarding the ability to provide public sewer and water facilities to the site to support the recommended density, as discussed in the "Public Water Supply And Sewerage Treatment Facilities" section of this report. Therefore, the Fair Share Plan no longer proposes an "inclusionary" development in the "CC" zoning district to address a portion of the Township's "Growth Share" component of its affordable housing obligation.

These issues, coupled with the steep slopes on the properties and a 300 foot wide stream corridor buffer for a Class I waterway recently required by the New Jersey Department of Environmental Protection on the adjacent property which will continue onto the "CC" lands, will significantly reduce the maximum amount of square footage that can be developed in the "CC" zoning district area when developed in accordance with the current zoning requirements. The actual development potential of the "CC" zoning district areas is unknown at this time.

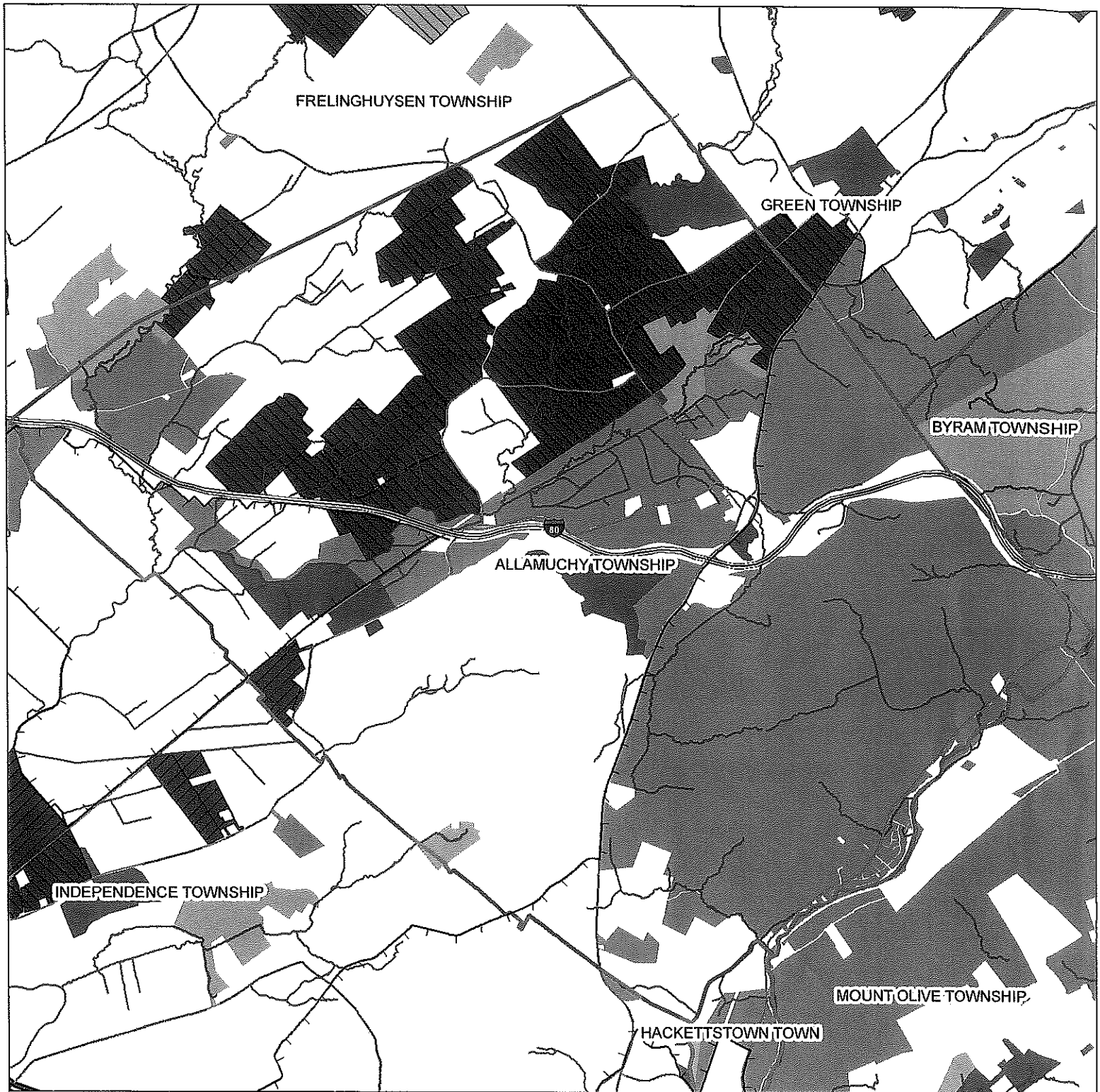
In addition to the changes in zoning, a number of properties have been acquired for open space since 1996 by the Township or by the State of New Jersey. These land acquisitions, coupled with the zoning changes, have significantly reduced the theoretic development potential of both the residential and non-residential zoning districts in the Township. The designation of the "Highlands Preservation Area" over much of the land area in the Township also has reduced any significant development potential on the remaining vacant lands.

More specifically, with regards to the future residential development in the Township, the number of potential new dwelling units has been substantially reduced by the amount of lands preserved for open space and farmland. The map prepared by the Highlands Council, entitled "Preserved Open Space & Agricultural Lands", shows the areas of preserved open space and farmland existing to date. Coupled with the "Existing Land Use" map photograph, the lack of available land for future development is readily apparent.

The Township's "Zoning Map", which is dated September 2005 and which follows the "Preserved Lands" map, indicates the location of the zoning districts in the Township. Eleven (11) districts are delineated on the "Zoning Map".

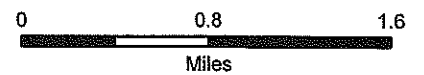
The entirety of the "PR" Park Residential, "PO" Professional Office, "OR" Office Research and "LM" Limited Manufacturing zoning district lands lie within the Highlands Preservation Area, leaving only the "CC" Community Commercial and the "VN" Village Neighborhood zoning districts as the only non-residential zoning districts outside the Highlands Preservation Area.

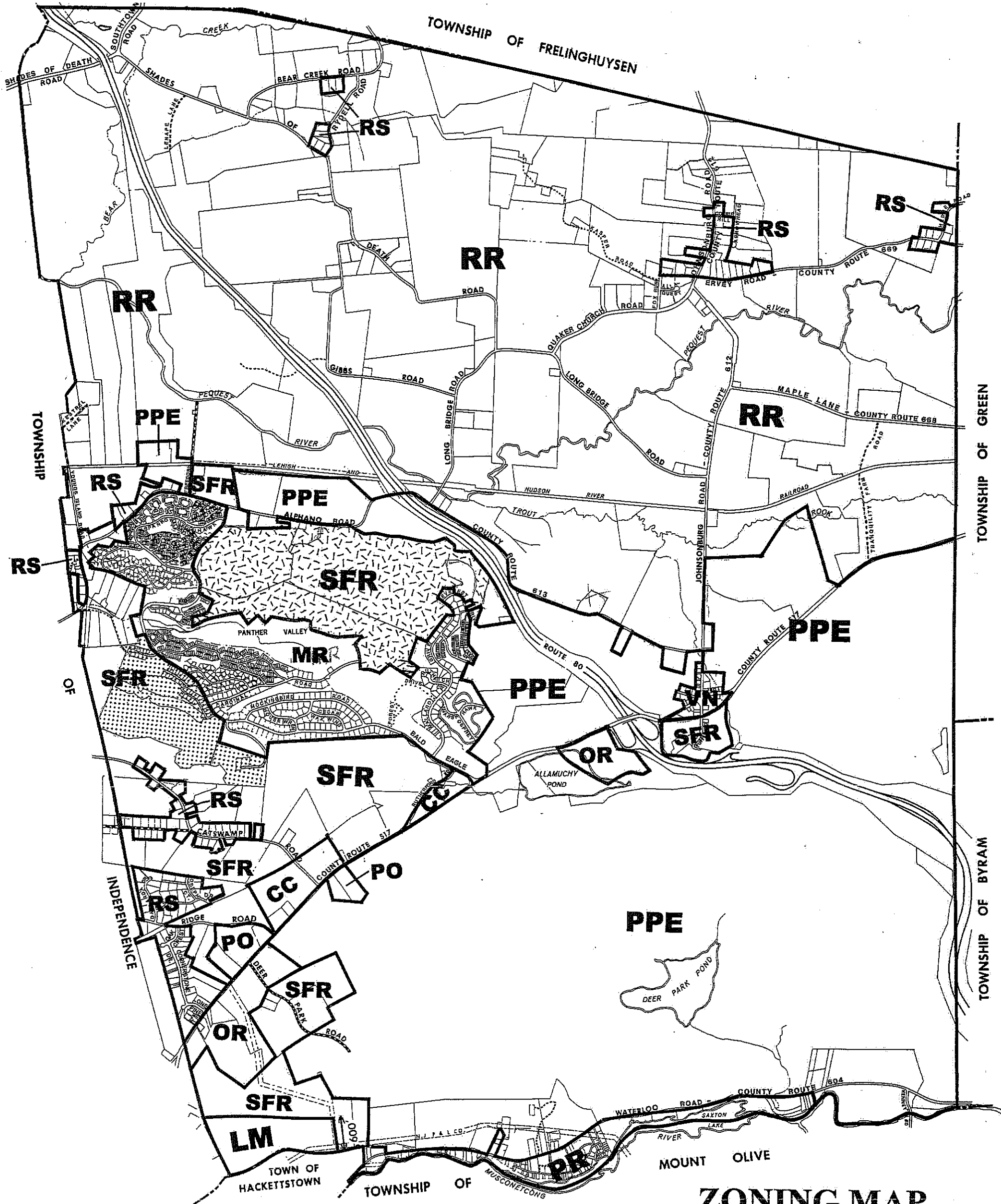
Preserved Open Space & Agricultural Lands



Legend

Preservation Area	Conservation Easements	Open Space Class
Municipal Boundaries	GA CONSERVATION	Federal Open Space
Interstate Highways	SADC Easements	State Open Space
U.S. Routes	SADC FINAL	County Open Space
State Routes	SADC 8 YEAR	Municipal Open Space
County Routes	SADC PRESERVED	Non-Profit/Private Open Space
Streams	Military	Water Supply Watershed Lands
		Preserved Farmland



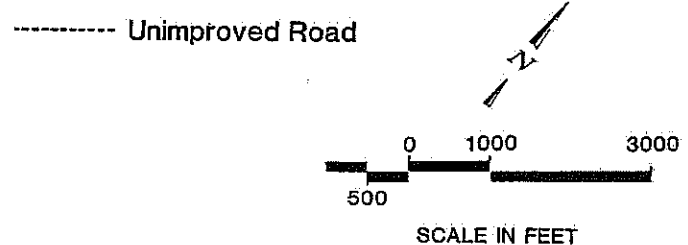


ZONING MAP

SEPTEMBER 2005

TOWNSHIP OF ALLAMUCHY

WARREN COUNTY, NEW JERSEY



ZONING DISTRICTS	
RR	RURAL RESIDENTIAL
SFR	SINGLE-FAMILY RESIDENTIAL
MR	MIXED RESIDENTIAL
RS	RESIDENTIAL SETTLEMENT
PR	PARK RESIDENTIAL
VN	VILLAGE NEIGHBORHOOD
PO	PROFESSIONAL OFFICE
CC	COMMUNITY COMMERCIAL
OR	OFFICE RESEARCH
LM	LIMITED MANUFACTURING
PPE	PARKS, PUBLIC & EDUCATION

OPTIONAL DEVELOPMENT ALTERNATIVES	
	SMALL LOT SINGLE-FAMILY CLUSTER
	LARGE LOT SINGLE-FAMILY AND TOWNHOUSE CLUSTER

BASE MAP PREPARED BY: Richard Thomas Coppola and Associates, Princeton-New Jersey, November 1990 from Original Base Map Prepared By Queale & Lynch, Professional Planners, 1981.
 UPDATED BASE MAP PREPARED BY: Coppola & Coppola Associates, Princeton Junction, NJ, from Township Tax Maps revised to November 2003.

Prepared By: Coppola & Coppola Associates, Princeton Junction ~ New Jersey

The "MR" Mixed Residential zoning district, which includes most of the Panther Valley Planned Development, is built out. Moreover, there is limited undeveloped land in the "VN" Village Neighborhood zoning district. Therefore, the only remaining zoning district areas with any lands available for development are found in the "RR" Rural Residential, the "SFR" Single-Family Residential, and the "CC" Community Commercial zoning districts.

However, due to the recent changes in the zoning provisions for the "RR" and "SFR" zoning districts because of environmental constraints, the Highlands Preservation Area designations, and issues regarding the extension of public sewer and water to the "CC" zoning district area, very little additional development is envisioned in Allamuchy Township.

PUBLIC WATER SUPPLY AND SEWERAGE TREATMENT FACILITIES

The Township's "Wastewater Management Plan", originally dated July 1988 and prepared by Killam Associates, was last revised during December 1989 and during July 1994; this "Wastewater Management Plan" remains the plan of record with the New Jersey Department of Environmental Protection (NJDEP) for wastewater service in the Township of Allamuchy.

As noted in the Plan, the one existing sewage collection system and treatment facility in the Township, which has been in service since 1968, was originally owned, operated and maintained by a private company, the Pequest Sewer Company. The existing sewered areas included only the Panther Valley Planned Development and the Villa Madonna complex located east of County Route 517. Other areas of the Township surrounding the Panther Valley Planned Development were designated as "future areas to be sewered", as evidenced by the map entitled "Existing And Proposed Sewered Areas".

Additionally, a small area in the most southern corner of the Township, coinciding with the "LM" zoning district, lies within the Hackettstown Municipal Utilities Authority service area. It was envisioned that this approximately 100 acre area would be sewered in the future with the extension of the sewage collection system from the industrial area of Hackettstown. However, the area within Allamuchy Township has not developed and now lies within the "Highlands Preservation Area".

The Township of Allamuchy acquired the existing sanitary sewer system and water supply facilities during the latter part of 1994 from the Pequest Sewer and Water Companies. Shortly thereafter, an analysis and evaluation of the adequacy of these utility systems to serve the present and future needs of the Township was conducted by the Township Engineer's office.

The "Water System Study" and the "Sewer System Study", each dated May 1996 and prepared by Maser Sosinski & Associates, PA, found that extensive improvements would be required to extend the existing sewer and water systems beyond the existing service areas, and due to the impact upon the zone plan, the Township of Allamuchy determined that extensions were not appropriate. However, the studies did set forth the need for certain improvements within the existing service areas.



EXISTING AND PROPOSED SEWERED AREAS

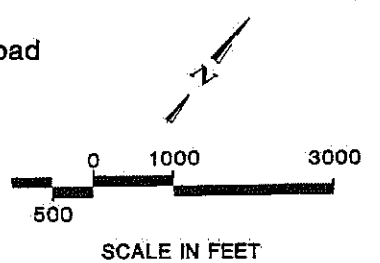
- EXISTING SEWERED AREAS
- PROPOSED AREAS TO BE SEWERED

TOWNSHIP OF ALLAMUCHY

WARREN COUNTY, NEW JERSEY

- Unimproved Road
- Paper Road

SOURCE: ALLAMUCHY TOWNSHIP WASTEWATER MANAGEMENT PLAN
 REVISED TO DECEMBER 1989, PREPARED BY: KILLAM ASSOCIATES, INC.



UPDATED BASE MAP PREPARED BY: Richard Thomas Coppola and Associates,
 Princeton-New Jersey, November 1990 from
 Original Base Map Prepared By Queale & Lynch,
 Professional Planners, 1981.

Subsequent to the utility systems studies, much of the land area within the "future areas to be sewerred" north and east of the Panther Valley Planned Development was purchased for open space and no longer requires sewer or water service. This fact, coupled with the extensive improvements that would be necessary to extend the existing services to properties beyond the existing service areas and the costs associated with those improvements, suggests that the areas designated as "proposed areas to be sewerred" are no longer viable and that other areas of the Township could benefit from the excess available capacity.

Therefore, the Township has amended its "Wastewater Management Plan" to eliminate the future sewer service area from the lands north of Interstate 80 and from those properties which have been preserved as open space. This plan, which is on the verge of adoption, eliminates the need for an expansion of the current wastewater treatment plant; the plan only proposes to service projects that were previously approved by the Township or developed sites such as the former Villa Madonna property and the existing elementary school in the Village area.

However, two (2) issues recently have arisen with regards to future public water and sewer service in the Township. Both the Township's sewer treatment plant and public water wells are located in the Highlands Preservation Area and in "Planning Area 4B". Limited water allocation is left under the Township's water allocation permit which was approved by the NJDEP during October of 2007. The remaining capacity granted under the permit is to be utilized by Baker Residential for the construction of the "inclusionary" development of "Village VI" in the Panther Valley Planned Development.

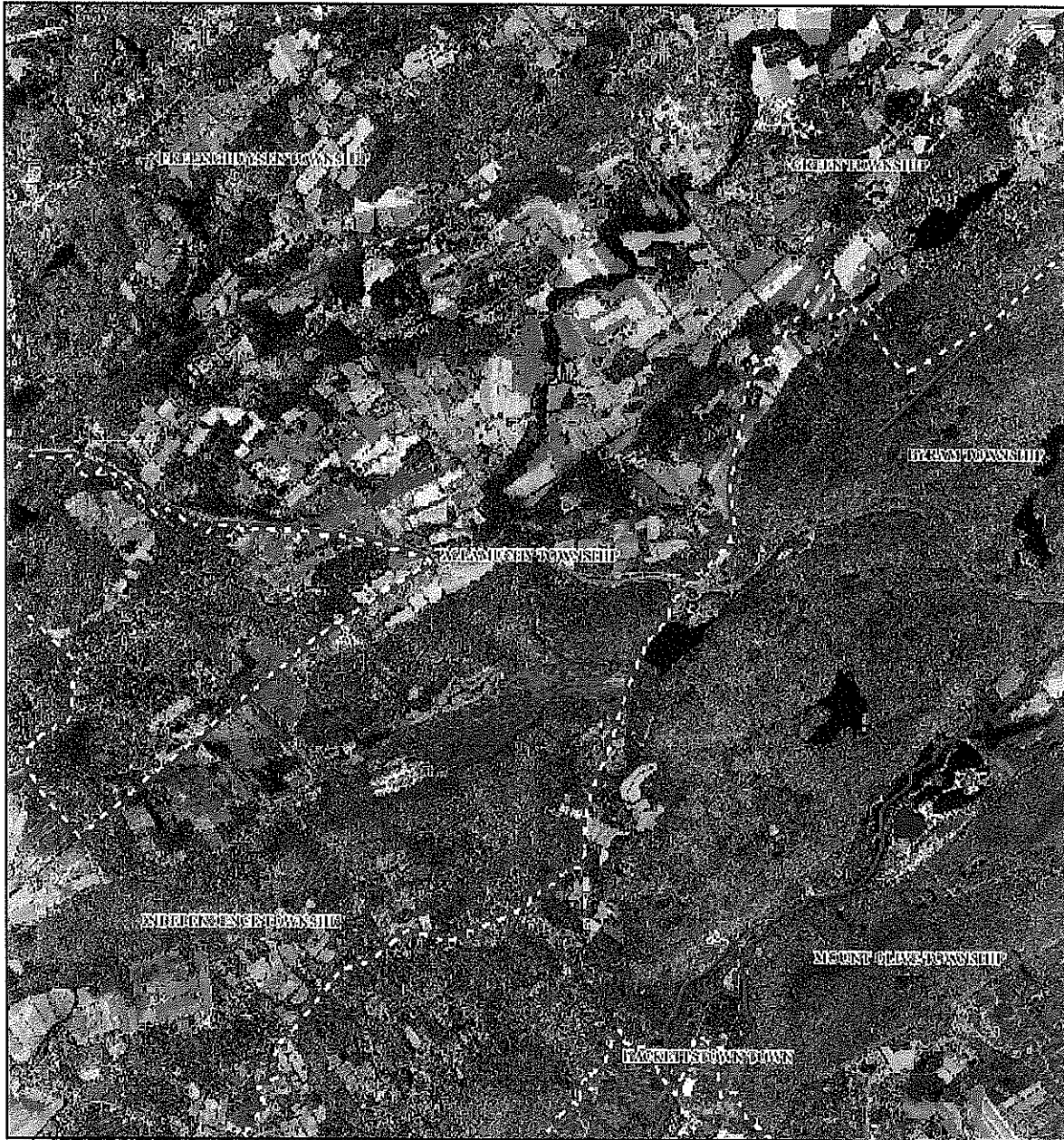
At the present time, there is zero capacity left for any other development in the Township. Due to the location of the wells in the Highlands Preservation Area, the NJDEP has indicated that other future water permits will not be issued. The NJDEP also has proposed statewide amendments which may revoke sewer service areas in Planning Areas 3, 4 and 5 where a Wastewater Management Plan is not up-to-date. This could affect any future extension of sewer service in Allamuchy Township.




The areas within the Township that currently are served by public water and public sewerage facilities are shown on the following maps prepared by the Highlands Council, entitled "Public Community Water Systems" and "Highlands Domestic Sewerage Facilities".

HOUSING, POPULATION AND ECONOMIC CHARACTERISTICS

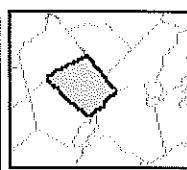
The following is a summary of the outstanding characteristics of the Township of Allamuchy's housing stock, population and employment, drawn from the 2000 U.S. Census data and supplemented by data published by the State of New Jersey Department of Labor. The Summary File 1 (SF-1) and the Tables DP-1 through DP-4 data sheets from the 2000 Census for the Township of Allamuchy, as published by the Census Bureau, are included as Addendums I and II, respectively, to this report.

Public Community Water Systems



-  Public Community Water Systems
-  Preservation Area
-  Municipal Boundaries

ALLAMUCHY TOWNSHIP



1 inch = 0.84 miles






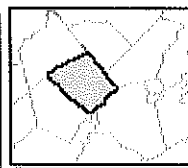
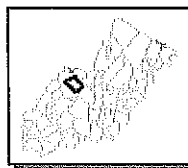
Highlands Domestic Sewerage Facilities



Highlands Domestic Sewerage Facilities

ALLAMUCHY TOWNSHIP

-  Existing Area Served
-  Preservation Area
-  Municipal Boundaries



1 inch = 0.84 miles



Inventory Of Municipal Housing Stock

The "Selected Housing Characteristics, 2000" table includes selected data regarding Allamuchy Township's housing stock as reported in the 2000 Census. In 2000, Allamuchy had a total of 1,774 housing units; single-family units (detached and attached) accounted for 1,534 units or approximately 86.5% of the total units, and two-family units accounted for an additional 39 units or approximately 2.2% of the total. Therefore, approximately 88.7% or 807 units of the total 1,774 units reported to be in the Township in 2000 were either detached or attached single-family or two-family dwelling units. Multi-family units with three or more units per building accounted for 201 units or 11.33% of the total.

According to the "GCT-PH1: Population Housing Units and Density: 2000" chart from the 2000 Census data, of the 1,774 housing units in the Township, 1,497 units, or 84.4% of the total units, were located within the Panther Valley CDP Planned Development.

Regarding housing tenure, 1,692 units, or approximately 95.4% of the total 1,774 units, were occupied at the time the 2000 Census was taken in the Township. Of the 1,692 occupied housing units, approximately 14.95%, or 253 units, were renter occupied.

Therefore, in terms of housing vacancy, 4.6% or 82 of the total 1,774 units in the Township were vacant in 2000. Of the 82 vacant housing units, 25.6% were for sale (21 units), 13.4% were for rent (11 units), and 9.8% (8 units) already were rented or sold, but not yet occupied. The remaining 51.2% (42 units) were for "seasonal, recreational or occasional use" or for "other" use.

The median value of owner-occupied homes in the Township of Allamuchy in 2000 was \$192,500 and the median monthly contract rent was \$1,075. Throughout Warren County, the 2000 median value for owner-occupied homes was \$155,500 and the median monthly contract rent was \$689.

Regarding the age of housing units in the Township of Allamuchy, slightly more than eighty percent (83.6%), or 1,483 units, of the total 1,774 housing units existing in the Township in March of 2000 were constructed after 1970; 52.6%, or 933 units, were constructed after 1980. This data indicates the relatively newer character of the existing residential development within Allamuchy Township, with relatively few historic structures existing in the Township compared to the total number of housing units.

**SELECTED HOUSING CHARACTERISTICS, 2000
TOWNSHIP OF ALLAMUCHY**

Total Housing Units, 2000 1,774 units

Housing Type, 2000

Single-family detached	746 units
Single-family attached	788
Multi-family (two units at address)	39
Multi-family (three or more units at address)	201
Mobile home or trailer	0
Other	0

Housing Tenure, 2000

Occupied housing units	1,692 units
Owner occupied	1,439
Renter occupied	253
Renter occupied as percent of occupied units = 14.95%	

Housing Vacancy, 2000

Vacant housing units	82 units
For rent	11
For sale only	21
Rented or sold, not occupied	8
For seasonal, recreational or occasional use	25
For migrant workers	0
Other	17

Housing Value, 2000

Median value, specified owner-occupied housing units = \$ 192,500
 Median contract rent, specified renter-occupied units = \$ 1,075

Age Of Housing Units, 2000

<u>Year Constructed</u>	<u>No. of Units</u>	<u>Percentage of Total</u>
1990 - March 2000	315	17.7%
1980 - 1989	618	34.8%
1970 - 1979	550	31.0%
1960 - 1969	120	6.8%
1940 - 1959	37	2.1%
1939 or earlier	134	7.6%
Totals:	1,774 units	100.0%

SOURCE: U.S. Census Bureau, Census 2000, "Summary File 1" and "Table DP-4. Profile of Selected Housing Characteristics: 2000".

More specifically, the housing units existing in the Township of Allamuchy as of March 2000 were broken down by the decade in which they were constructed as follows:

- 134 units or 7.6% constructed 1939 or earlier;
- 37 units or 2.1% constructed between 1940 and 1959;
- 120 units or 6.8% constructed between 1960 and 1969;
- 550 units or 31.0% constructed between 1970 and 1979;
- 618 units or 34.8% constructed between 1980 and 1989; and
- 315 units or 17.7% constructed between 1990 and March 2000.

Regarding construction activity in the Township of Allamuchy, the "Residential Building Permits Issued" table indicates the number of residential units for which building permits were issued for each year between 1996 and 2008. Additionally, the table indicates the number of demolitions for each year.

As indicated on the "Residential Building Permits Issued" table, during the thirteen (13) year time period between 1996 and 2008, a total of 415 building permits were issued for new residential construction in the Township of Allamuchy. Of the 415 building permits, 170 were issued for multiple family dwelling units, and 168 of these 170 building permits were for dwelling units in Village IX which include 22 affordable dwelling units as discussed in more detail later in this report.

The annual average of building permits issued during the thirteen (13) year time period was 31.9 permits. Slightly more than one-half of the total building permits (55.4%) were issued in 2005 and 2006, with the highest number of permits (180) issued in 2006. Many of the residential building permits issued after 2002 are attributable to the Village V development in Panther Valley.

A total of 14 building permits were issued in the first seven (7) months of 2009. Adding the 1,774 total housing units existing in the early part of 2000 to the 322 dwelling units for which building permits were issued in 2000 through July of 2009 would mean that the Township of Allamuchy had approximately 2,096 housing units built or under construction by the end of July of 2009.

**RESIDENTIAL BUILDING PERMITS ISSUED, 1996-2008
TOWNSHIP OF ALLAMUCHY**

<u>Year</u>	<u>Total Permits</u>	<u>Single-Family</u>	<u>Two or More Family</u>	<u>Demolitions</u>
1996	20	20	0	2
1997	24	22	2	2
1998	40	40	0	1
1999	23	23	0	1
2000	13	13	0	0
2001	12	12	0	0
2002	4	4	0	0
2003	24	24	0	1
2004	18	18	0	0
2005	50	50	0	1
2006	180	12	168	0
2007	6	6	0	0
2008	1	1	0	0
Totals:	415	245	170	8

Annual Average Building Permits Issued = 31.9 permits/year

SOURCES: 1996-2008 data from "The New Jersey Construction Reporter", N.J. Department of Community Affairs, Division of Codes and Standards (1997 data regarding "Two or More Family" Building Permits from N.J. Department of Labor, Annual Building Permit Summaries & U.S. Bureau of the Census, "Residential Housing Units Authorized By Building Permits").

The so-called "Housing Quality Surrogates" used to indicate inferior or deficient housing are:

- Constructed Prior To 1940;
- Overcrowded (more than one person per room);
- Inadequate Plumbing Facilities (incomplete plumbing facilities or the lack of exclusive use of plumbing facilities);
- Inadequate Kitchen Facilities (either the shared use of a kitchen or the lack of a stove, a refrigerator or a sink with piped water);
- Inadequate Heating (where no fuel or coal, coke or wood is used for heating);
- Inadequate Sewer Services (no public sewer, septic tank or cesspool); or
- Inadequate Water Supply (no public water, drilled well or dug well).

Although the U.S. Census does not measure housing quality directly, several items in the Census are indirect indicators of substandard housing conditions. The 2000 Census collected data on the first five (5) surrogates but not on the sewer service and water supply characteristics of housing units.

According to the 2000 Census, and as summarized hereinbelow, at least 168 housing units in the Township of Allamuchy were included in one and/or another of these seven (7) surrogates. It should be emphasized that some units may have been multiply counted, since the Census data did not account for overlapping data. The data is more indicative of the age, rather than the quality, of the housing stock in Allamuchy Township since 134 of the 168 units were included in the surrogate for dwelling units constructed prior to 1940.

Moreover, in order for a housing unit to be considered substandard by the New Jersey Council On Affordable Housing (COAH) and be included as an "indigenous need" unit, it must exhibit at least two (2) of the seven (7) surrogates and be occupied by a qualified "low" or "moderate" income household.

Number Of Deficient Units By Housing Quality Surrogate

Constructed Prior To 1940	134 units
Overcrowded	0
Inadequate Plumbing Facilities	0
Inadequate Kitchen Facilities	6
Inadequate Heating	<u>28</u>
Total:	168 units

Existing Units In Allamuchy Township
Theoretically Affordable To Low And Moderate Income Households

The actual number of housing units in the Township of Allamuchy theoretically affordable to "low" and "moderate" income households can only be estimated given the data available. According to the "2009 Regional Income Limits" adopted by the Council On Affordable Housing (COAH), the eligible "low" and "moderate" incomes for Region 2, which includes Warren County, for a one and one-half person household were \$32,818 and \$52,508, respectively, for a three (3) person household were \$39,381 and \$63,010, respectively, and for a four and one-half (4.5) person household were \$45,507 and \$72,812, respectively.

To estimate the number of owner-occupied housing units existing in Allamuchy Township which theoretically are affordable to "low" and "moderate" income households, the COAH chart for Region 2 on the following page, entitled "Illustrative 2009 Low and Moderate Income Sales Prices for New Construction", reflects the approximate cost of a dwelling in Allamuchy's housing region, based upon household size and income, as follows:

Household Size	"Low" Income (max. 50%) Household	"Moderate" Income (70%) Household
One and one-half (1.5) persons	\$73,840	\$103,376
Three (3) persons	\$88,608	\$124,051
Four and one-half (4.5) persons	\$102,391	\$143,348

For a "low" income household, none of the 1,262 owner occupied units in Allamuchy Township on Table DP-4 of the 2000 Census are indicated to be valued less than \$50,000, but 67 (5.3%) are indicated to be valued less than \$100,000.

For a "moderate" income household, 67 (5.3%) of the 1,439 owner occupied units in Allamuchy Township on Table DP-4 of the 2000 Census are indicated to be valued less than \$100,000, and 418 (33.1%) are indicated to be valued less than \$150,000.

Illustrative*
2009
Low and Moderate Income
Sales Prices for New Construction

Region 2 Essex - Morris - Union - Warren

Median Income 1.5 person \$65,636
Median Income 3 person \$78,763
Median Income 4.5 person \$91,015

Size	Very Low Income (30%)	Low Income (40%)	Max. Low (50%)	Average (55%)	Max. Moderate (70%)
1 bedroom	\$44,304	\$59,072	\$73,840	\$81,224	\$103,376
2 bedroom	\$53,165	\$70,886	\$88,608	\$97,469	\$124,051
3 bedroom	\$61,435	\$81,913	\$102,391	\$112,631	\$143,348

NOTE: One bedroom housing is affordable to a 1.5 person household
Two bedroom housing is affordable to a 3 person household
Three bedroom housing is affordable to a 4.5 person household

*Illustrative Only: The prices will vary depending upon municipal tax rate, county equalization ratio, permanent interest rate and condominium association fee, if applicable.

To estimate the number of rental housing units existing in Allamuchy Township which theoretically are affordable to "low" and "moderate" income households, the COAH chart for Region 2 on the following page, entitled "Illustrative 2009 Low and Moderate Income Rents for New Construction and/or Reconstruction", reflects the approximate cost of renting a dwelling in Allamuchy Township's housing region, inclusive of utilities and based upon household size and income, as follows:

Household Size	"Low" Income (max. 46%) Household	"Moderate" Income (60%) Household
One and one-half (1.5) persons	\$755	\$985
Three (3) persons	\$906	\$1,181
Four and one-half (4.5) persons	\$1,047	\$1,365

For a "low" income household, 31 (12.6%) of the 245 renter occupied units specified for Allamuchy Township on Table DP-4 of the 2000 Census are indicated to be rented at less than \$750, and 85 (34.7%) are indicated to be rented at less than \$1,000.

For a "moderate" income household, 85 (34.7%) of the 245 renter occupied units specified for Allamuchy Township on Table DP-4 of the 2000 Census are indicated to be rented at less than \$1,000, and 206 (84.1%) are indicated to be rented at less than \$1,500.

Summarily, there are a number of existing housing units within Allamuchy Township, particularly rental units, that are theoretically affordable to "low" and "moderate" income households, depending upon their size.

Illustrative*
2009
Low and Moderate Income
Rents for New Construction and/or Reconstruction

Region 2 Essex - Morris - Union - Warren

Median Income 1.5 person \$65,636
Median Income 3 person \$78,763
Median Income 4.5 person \$91,015

Low Income (30% Median)

Size	Gross Rent	Utility Allowance*	Net Rents
1 bedroom	\$492	\$100	\$392
2 bedroom	\$591	\$125	\$466
3 bedroom	\$683	\$151	\$532

Low Income (35% Median)

Size	Gross Rent	Utility Allowance*	Net Rents
1 bedroom	\$574	\$100	\$474
2 bedroom	\$689	\$125	\$564
3 bedroom	\$796	\$151	\$645

Low Income (46% Median)

Size	Gross Rent	Utility Allowance*	Net Rents
1 bedroom	\$755	\$100	\$655
2 bedroom	\$906	\$125	\$781
3 bedroom	\$1,047	\$151	\$896

Moderate Income (60% Median)

Size	Gross Rent	Utility Allowance*	Net Rents
1 bedroom	\$985	\$100	\$885
2 bedroom	\$1,181	\$125	\$1,056
3 bedroom	\$1,365	\$151	\$1,214

At least one rent shall be set for low-income units by bedroom size and at least one rent shall be set for moderate-income units by bedroom size. However, the rents must average no more than 52 percent of median income. At least 10 percent of all low- and moderate-income units shall be affordable to households earning no more than 35 percent of median income.

NOTE: One bedroom housing is affordable to a 1.5 person household
Two bedroom housing is affordable to a 3 person household
Three bedroom housing is affordable to a 4.5 person household

***Illustrative Only - Use the HUD Utility Allowances for the appropriate unit type**

Population, Households And Income

In 2000, the total population of the Township of Allamuchy was 3,877 persons, of whom 3,853 resided in households. The 3,853 people residing in households were distributed among 1,692 households for an average of 2.28 persons per household.

Allamuchy Township's population has increased 426.8% since 1950, while the population of Warren County has increased by 88.4% during the same period. As shown on the "Population Trends, 1950-2000" table following the "Existing Housing In Allamuchy Township Theoretically Available To Low And Moderate Income Households" tables, the population of Allamuchy Township increased most rapidly during the 1970s (125.0%), then experienced a decline in the growth rate to 36.1% during the 1980s, with a further decline in the growth rate (11.3%) in the 1990s.

In comparison, the population of Warren County increased the most during the 1960s (17.0%), then declined to a 14.2% growth rate during the 1970s and continued to decline during the 1980s (8.5%). However, the County then experienced a slight increase in growth rate in the 1990s (11.8%).

The population of Allamuchy Township as a percentage of the population of Warren County was 1.4% in 1950. In 1960 and 1970, it increased to 1.5% with a further increase in 1980 to 3.0%, followed by a continued increase during 1990 and 2000 to 3.8%.

In 2000, the median age of the Township's population was 44.1 years; 43.7 years for males and 44.4 for females. As shown on the "Population By Sex And Age Cohort, 2000" table, the population of Allamuchy Township in 2000, both male and female, was normally distributed among the age cohorts, although with a slightly older population; i.e., 48.3% of the population was 45 years of age or older. The total number of males in 2000 was 1,800 (46.4%) and the total number of females was slightly more at 2,077 (53.6%) for a total population of 3,877.

Regarding income, the "Household Income In 1999" table indicates that the median household income in 1999 in the Township of Allamuchy was \$70,107. The largest income group, 368 households, or 21.6% of the total, earned between \$50,000 and \$74,999.

Only 116 households, or 6.8% of the total, earned less than \$25,000, and only 10 households, or 0.6% of the total, had incomes of less than \$10,000. Slightly more than one-third of the total households in the Township (592 or 34.7%) earned \$100,000 or more annually.

POPULATION TRENDS, 1950 - 2000
TOWNSHIP OF ALLAMUCHY AND WARREN COUNTY

	<u>Township of Allamuchy</u>	<u>Warren County</u>	<u>Allamuchy's Total Population As A Percentage Of Warren County</u>
1950	736	54,374	1.4%
1950-1960 Increase	237 (32.2%)	8,846 (16.3%)	
1960	973	63,220	1.5%
1960-1970 Increase	165 (17.0%)	10,740 (17.0%)	
1970	1,138	73,960	1.5%
1970-1980 Increase	1,422 (125.0%)	10,469 (14.2%)	
1980	2,560	84,429	3.0%
1980-1990 Increase	924 (36.1%)	7,178 (8.5%)	
1990	3,484	91,607	3.8%
1990-2000 Increase	393 (11.3%)	10,830 (11.8%)	
2000	3,877	102,437	3.8%
Percentage Growth 1950-2000	426.8%	88.4%	

SOURCE: NJSDC 1990 Census Publication; "New Jersey Population Trends 1790 To 1990", State Data Center, April 1991, and 2000 U.S. Census data.

**POPULATION BY SEX AND AGE COHORT, 2000
TOWNSHIP OF ALLAMUCHY**

<u>Age</u>	<u>Total</u>	<u>Male</u>	<u>Female</u>	<u>Percentage Of Total</u>
0 - 4	229	116	113	5.9%
5 - 14	394	185	209	10.2%
15 - 24	281	129	152	7.2%
25 - 34	448	209	239	11.6%
35 - 44	652	303	349	16.8%
45 - 54	667	304	363	17.2%
55 - 64	569	282	287	14.7%
65 - 74	385	166	219	9.9%
75 +	<u>252</u>	<u>106</u>	<u>146</u>	<u>6.5%</u>
Total:	3,877	1,800	2,077	100.0%

SOURCE: 2000 U.S. Census data, STF-1, Profile 1.

**HOUSEHOLD INCOME IN 1999
TOWNSHIP OF ALLAMUCHY**

	<u>Households</u>	
	<u>Number</u>	<u>Percent</u>
Under \$10,000	10	0.6%
\$10,000 - 14,999	23	1.3%
\$15,000 - 24,999	83	4.9%
\$25,000 - 34,999	150	8.8%
\$35,000 - 49,999	265	15.5%
\$50,000 - 74,999	368	21.6%
\$75,000 - 99,999	214	12.6%
\$100,000 - 149,999	318	18.7%
\$150,000 - 199,999	158	9.3%
\$200,000 +	<u>116</u>	<u>6.8%</u>
Total:	1,705	100.00%

Median Household Income: \$70,107

SOURCE: 2000 U.S. Census data, Table DP-3.

Between 1989 and 1999, the per capita money income of the Township of Allamuchy increased from \$28,900 in 1989 to \$43,552 in 1999, an increase of 50.7%. The per capita money income average of all Warren County municipalities increased from \$16,716 in 1989 to \$25,728 in 1999, an increase of 53.9%.

	<u>1989</u>	<u>1999</u>	<u>Percent of Change</u>
Allamuchy Township	\$ 28,900	\$43,552	50.7%
Warren County*	\$ 16,716	\$25,728	53.9%

*Average of all municipalities in Warren County.

The poverty rate for all persons in Allamuchy Township was 1.8%, or a total of 71 persons, in 1999. The poverty rate for Warren County was 5.4%, or a total of 5,492 persons, in 1999.

Existing Employment

The New Jersey Department of Labor indicates that, in 2008, the Township of Allamuchy had 271 covered jobs in the private sector and Warren County had 30,722 covered jobs in the private sector. The term "covered jobs" refers to employment covered by the New Jersey Unemployment Compensation Program.

As indicated on the "Covered Employment, 1995 - 2008" table, employment in Allamuchy Township decreased from 286 covered jobs in 1995 to 271 covered jobs in 2008 while in Warren County employment increased from 27,725 covered jobs in 1995 to 30,722 jobs in 2008.

The overall change in the number of private sector covered jobs between 1995 and 2008 was -15, or -5.2%, for the Township of Allamuchy and +2,997, or +10.8%, for Warren County, indicating that employment growth in Warren County was greater than that of Allamuchy Township during the 14-year period. Covered jobs in Allamuchy Township as a percentage of covered jobs in Warren County ranged over the 14-year period from a low of 0.78% in 2005 to a high of 1.07% in 1996 and 1998.

**COVERED EMPLOYMENT, 1995 - 2008
TOWNSHIP OF ALLAMUCHY AND WARREN COUNTY**

Year	Covered Jobs		Allamuchy Township As Percent Of County
	Allamuchy Township	Warren County	
1995	286	27,725	1.03%
1996	293	27,317	1.07%
1997	277	28,297	0.98%
1998	308	28,881	1.07%
1999	285	28,561	1.00%
2000	292	28,595	1.02%
2001	275	30,262	0.91%
2002	280	30,898	0.91%
2003	253	31,466	0.80%
2004	269	31,533	0.85%
2005	256	32,780	0.78%
2006	249	31,681	0.79%
2007	268	31,305	0.86%
2008	271	30,722	0.88%
Increase 1995 Through 2008	-15 (-5.2%)	+ 2,997 (+10.8%)	

SOURCES: Private Sector Covered Jobs, Third Quarter, 1995-1999,
New Jersey Department of Labor and
2000-2008 New Jersey Department of Labor Employment & Workforce Development's
Employment & Wage Data For The Third Quarter.

COMPLIANCE WITH THE SECOND ROUND AFFORDABLE HOUSING OBLIGATION

In accordance with the "Substantive Rules" (N.J.A.C. 5:92) of the New Jersey Council On Affordable Housing (COAH) and the "New Jersey Council On Affordable Housing Municipal Number Summary" dated February 3, 1993, the mandated net "fair share" housing need obligation for Allamuchy Township for the years 1987 to 1999 is thirty-four (34) affordable units, including twenty-one (21) net "Indigenous Need" units (the "Rehabilitation Component") and thirteen (13) net combined "Present Need" and "Prospective Need" units (the "New Construction Component").

The "Housing Plan Element And Housing Compliance Program" of the Township of Allamuchy, as adopted on June 23, 1993, was based upon the rehabilitation of existing dwelling units to meet the twenty-one (21) "Rehabilitation Component" units and, in order to satisfy the "New Construction Component", the construction of thirteen (13) new affordable units within two (2) "inclusionary" developments and/or a "Regional Contribution Agreement" in lieu thereof, which would transfer some of the Township's affordable housing obligation to another municipality.

The funding for the "Rehabilitation Component" was to be provided via the collection of development fees from all new or expanded non-residential and residential development. Of the twenty-one (21) unit "Rehabilitation Component", fourteen (14) housing units have been rehabilitated in Allamuchy Township to date, as follows:

Date of Completion	1999	2000	2001	2002	2003	2004
Rehabilitated DUs	3	1	2	3	2	3

With regards to the thirteen (13) unit "New Construction Component", the Township of Allamuchy adopted zoning provisions in 1994 for two (2) "inclusionary" sites within the Panther Valley Planned Development and an "Affordable Housing Ordinance" in 1996 to effectuate its 1993 "Housing Plan Element And Housing Compliance Program" (Housing Plan), which was certified by the New Jersey Council On Affordable Housing. A "Housing Trust Fund" was established for collected development fees, and a "Housing Authority" was designated to administer and oversee the affordable housing program of the Township.

The designated two (2) "inclusionary" sites consisted of a site owned by Baker Residential, L.P. known as "Village VI" within the Panther Valley Planned Development and a site owned by Carco Construction Corporation (Carco) in the "APT" Apartment zoning district abutting Panther Valley. The thirteen (13) affordable units were to be provided by the onsite construction of the units on these two (2) sites, with a possible transference of the unit obligation to the other "inclusionary" site, and/or the funding of a Regional Contribution Agreement (RCA) in lieu of constructing the units in the Township.

The Township subsequently amended its Housing Plan in September of 2000 to propose a Regional Contribution Agreement (RCA) for all thirteen (13) units with the Town of Phillipsburg. A signed RCA agreement with the Town of Phillipsburg was executed, and the Township of Allamuchy provided them with \$260,000 to fund said RCA. The "Amendment To Housing Compliance Program And Land Use Plan Element" which was adopted on September 27, 2000 by the Allamuchy Planning Board, was forwarded by resolution from the Township to COAH for its review and approval.

Two (2) objectors to the petition to amend the Township's Housing Plan were received by COAH. One of the two (2) objectors, Carco, subsequently entered into an agreement with the Township for the sale of the "inclusionary" site within the "APT" zoning district for the purposes of open space preservation. As a result, the Township acquired the obligations attached to the site for three (3) affordable units which the Township proposed to satisfy with an RCA.

With regards to the other "inclusionary" site, the Allamuchy Planning Board granted final major site plan and subdivision approval on August 19, 2002 to Baker Residential, L.P., for the construction of a 324 townhouse and 47 single-family residential "inclusionary" development referred to as "Village VI", or the Village of Mountainside, on a 368 acre tract.

This "inclusionary" development initially included a setaside of ten (10) "low" and "moderate" income units. However, the developer voluntarily agreed to provide a setaside of an additional twenty (20) "low" and "moderate" income units to help the Township meet a portion of the "growth share" obligation resulting from this "inclusionary" development under the "Third Round Substantive Rules".

As a condition of approval and as offered by the applicant, the Planning Board recommended that all thirty (30) affordable units be rental units. This satisfied the twenty-five percent (25%) rental obligation of the "Substantive Rules" adopted on June 6, 1994 for the second round, which was not in effect at the time the Township's "Housing Plan Element And Housing Compliance Program" was adopted in 1993. Under N.J.A.C. 93-5.15(d), a municipality would receive a credit of two (2) units for every rental unit not in excess of the rental obligation.

Therefore, three (3) credits are applicable to the ten (10) rental units in "Village VI" (i.e., $25\% \times 13 \text{ du} = 3.25$ or 3 du). As a result of the rental credit, the thirteen (13) affordable unit obligation from the second round will be met by the ten (10) affordable rental units in "Village VI" (10 units plus 3 rental credits = 13). The previously proposed RCA, which no longer is permitted under COAH's rules, has been eliminated.

ALLAMUCHY TOWNSHIP'S CURRENT COAH MANDATED AFFORDABLE HOUSING OBLIGATION

COAH's new/proposed rules require that a municipality address three (3) components of its affordable housing obligation, including the "Rehabilitation Share", the "Prior Round Obligation" and the "Growth Share" obligation.

For the purposes of this "Housing Plan Element And Fair Share Plan" document, Allamuchy Township has formulated a plan to satisfy COAH's calculated "fair share" affordable housing obligation for each of the three (3) components as mandated by COAH's current rules; however, the Township reserves the right to amend the plan in the future should different options become available and/or should rule changes be adopted by COAH and/or should decisions be made by the courts affecting the rules and/or should new legislation be adopted.

Rehabilitation Component

Allamuchy Township has been assigned a four (4) unit rehabilitation share obligation; the rehabilitation share is the number of unspecified housing units in the Township as of April 1, 2000 which have a physical deficiency such as problematic plumbing, heating or septic systems and which are occupied by eligible COAH households.

In accordance with N.J.A.C. 5:97-6.2 of COAH's "Substantive Rules", the Township will address its rehabilitation share obligation via a rehabilitation program. The rehabilitation program will be funded from the Township's "Housing Trust Fund"; any shortfall will be paid from general funds or via bonding.

Prior Round Obligation

Allamuchy Township's prior round (1987-1999) affordable housing obligation was 13 units.

On September 4, 1996, Allamuchy Township received "Substantive Certification" from the New Jersey Council On Affordable Housing (COAH) for its "Housing Plan Element And Housing Compliance Program" (Housing Plan) which was adopted on June 23, 1993. As noted above, the Township's thirteen (13) unit prior round affordable housing obligation will be met by the ten (10) affordable rental units (plus the 3 rental bonus credits) within the "Village VI" development by Baker Residential, L.P., in the Panther Valley Planned Development.

Growth Share Obligation

Allamuchy Township's presumptive "growth share" affordable housing obligation totals 57 affordable units, including 53.6 units calculated from projected residential unit growth and 3.25 units calculated from projected nonresidential job growth, as set forth in Appendix F of COAH's "Third Round Substantive Rules".

However, based upon N.J.A.C. 5:97-2.4(a), a municipality may subtract from the projected residential "growth share" obligation those affordable housing units that received credit in the first or second round certified plan and the corresponding market rate housing units at a rate of four (4) times the affordable units [20% setaside], all of which are to be built post January 1, 2004.

As previously noted, ten (10) affordable rental units are to be provided as part of the "inclusionary" development known as "Village VI", the Village of Mountainside. These ten (10) units, with their corresponding three (3) rental bonus credits, satisfy the Township's second round affordable housing obligation, as noted in the Township's certified 1993 Housing Plan, and all 324 townhouses and 47 single-family dwellings in the "inclusionary" development of "Village VI" will be built after January 1, 2004.

Therefore, applying the permitted reduction under N.J.A.C. 5:97-2.4(a) for the 10 affordable units and 57 market rate units results in a total obligation of 40.26 affordable units for the residential component of the Township's growth share, as shown in the COAH "Workbook A: Growth Share Determination Using Published Data" in Addendum III of this report. Adding the 40.26 affordable unit obligation for the residential growth to the 3.25 affordable unit obligation for the non-residential growth results in a total adjusted projected "growth share" obligation of 44 affordable units for the Township of Allamuchy.

COAH'S PRESCRIBED MINIMUMS & MAXIMUMS FOR ALLAMUCHY TOWNSHIP

Based upon the 44 unit "growth share" affordable housing obligation for Allamuchy Township, COAH's adopted/proposed rules establish the following minimum and maximum requirements:

- At least 50% of the units within the municipality (i.e., not including any bonus credits) addressing its 44 unit "growth share" housing obligation must be family for-sale or for-rent housing [N.J.A.C. 5:97-3.9].

As defined by COAH, a family unit "means a self-contained residential dwelling unit with a kitchen, sanitary facilities, sleeping quarters and a private entrance, which is available to the general public and not restricted to any specific segment of the population."

- At least 25% of its 44 unit total affordable housing obligation, or 11 units, must be rental housing units [N.J.A.C. 5:97-3.10(b)], and at least 50% of its 11 unit rental obligation, or 6 units (i.e., 5.5 du), must be family rental housing units [N.J.A.C. 5:97-3.4(b)].
- No more than 25% of its 44 unit affordable housing obligation, or 11 units, can be age-restricted units [N.J.A.C. 5:97-3.10(c) 1. & 2.].

- At least 13% of the units within the municipality (i.e., not including any bonus credits) addressing its 44 unit "growth share" housing obligation must be provided for "very low" income households, and at least 50% of the "very low" income units must be family units [N.J.S.A. 52:27D-329.1].
- No more than 10% of its 44 unit total affordable housing obligation, or 4 units (i.e., 4.4 du), can be "Accessory Apartments" [N.J.A.C. 5:97-6.8(b) 1.].
- Additionally, bonus credits for rental units will only be given to the second 25% of units provided; no rental bonuses will be given to the base number of required rental units (i.e., the first 25%) and no rental bonuses will be given to either age-restricted housing or accessory apartments.
 - a. Rental bonuses for supportive housing and group home bedrooms will be given at a ratio of 1:25 credits per bedroom.
 - b. Rental bonuses for family units will be given at a ratio of 2 credits per unit.
 - c. In any case, bonus credits are limited to no more than 25% or 11 units of the 44 unit affordable "growth share" housing obligation.

COMPONENTS OF THE PROPOSED "FAIR SHARE PLAN"

The following are the currently proposed components of Allamuchy Township's forty-four (44) unit "Fair Share Plan"; however, as previously stated, the Township reserves the right to amend the plan in the future should different options become available and/or should rule changes be adopted by COAH or decisions are made by the courts affecting the rules.

- Thirteen (13) family rental affordable units provided by a municipally sponsored program within the Baker Residential, L.P., development of Village IX in the Panther Valley Planned Development;
- Twenty (20) additional family rental affordable units to be provided by Baker Residential, L.P., within its development of Village VI in the Panther Valley Planned Development; and
- Eleven (11) rental bonus credits.

Therefore, as noted, Allamuchy Township's "Fair Share Plan" includes a total affordable housing unit credit of forty-four (44) units.

Municipally Sponsored Program

The Township of Allamuchy purchased from Baker Residential, L.P., twenty-two (22) of the 168 apartment units built in "Village IX", the Village of Old Farm, in the Panther Valley Planned Development, located on the north side of Alphano Road (Block 27, various lots). The construction of all 168 units in "Village IX" commenced in 2006, as indicated in the table on Page 30, entitled "Residential Building Permits Issued, 1996-2008", and was completed in 2007.

The twenty-two (22) units consist of ten (10) 1-bedroom units and twelve (12) 2-bedroom units, all of which are family rental units. Of the twenty-two (22) units, thirteen (13) shall be set aside and restricted as affordable rental units for "very low", "low" and "moderate" income households. A map of "Village IX", found in Addendum IV, has been provided by Baker Residential, L.P., which identifies the location of each of the units purchased by the Township within the development.

The Township contracted with Community Grants, Planning & Housing to administer the rental program which is fully operational.

Additional Affordable Units Provided By Baker Residential

Baker Residential, L.P., (Baker) entered into a Developer's Agreement with the Township of Allamuchy on May 14th of 2008, in which Baker agreed to provide twenty (20) additional family rental units within "Village VI", the Village of Mountainside, at no cost to the Township. These units are in addition to the ten (10) rental units provided as part of the approval for "Village VI".

This development includes 324 townhouses and 47 single-family residential lots located within the gated community of Panther Valley west of Bald Eagle Road and along the proposed extension of Mallard Drive (Blocks 701, 701.05-7.18, various lots). Addendum IX includes a map provided by Baker showing the location of all thirty (30) affordable rental units in "Village VI".

The affordable units shall consist of nineteen (19) 2-bedroom units and eleven (11) 3-bedroom units, all of which shall be family rental units.

"Village VI" does not contain any 1-bedroom units, and "Village IX" does not contain any 3-bedroom units. However, the total number of affordable housing units to be provided in both the Villages constructed by Baker in the Panther Valley Planned Development will meet the bedroom distribution requirements of N.J.A.C. 5:80-26.3.

More specifically, the bedroom mix for the forty-three (43) affordable units which shall meet the "Remaining Prior Round Housing Obligation" and the "Growth Share" obligation shall be as follows:

Eight (8) 1-bedroom units (maximum of 20% x 43 units = 8.6, or 8 units);
Twenty-four (24) 2-bedroom units (minimum of 30% x 43 units = 12.9, or 13 units); and
Eleven (11) 3-bedroom units (minimum of 20% x 43 units = 8.6, or 9 units).

If a waiver from the strict compliance with N.J.A.C. 5:80-26.3 is required to permit the required bedroom distribution to be met by the two (2) Villages within the one Planned Development, the Township of Allamuchy is requesting such a waiver.

Additionally, at least fifty percent (50%) of the total of forty-three (43) rental units (13 du + 30 du) within Villages VI and IX will be available to "very low" and "low" income households, with the remainder available to "moderate" income households.

The addition of the twenty (20) affordable housing units in Village VI did not substantially affect the subdivision and site plan design for which approval has been granted. Moreover, the Township Planning Board recognizes that the addition of these units not only will help satisfy the Township's affordable housing obligation, but that the footprints of those buildings which will house the additional affordable units will be slightly smaller, thereby easing some of the necessary grading on the site. Village VI shall be constructed in phases, in part to address the water allocation permit issue of NJDEP.

Proposed Accessory Apartments

If needed, Allamuchy Township proposes an "Accessory Apartment" program in accordance with COAH's definition which reads as follows"

"Accessory Apartments: A self-contained residential dwelling unit with a kitchen, sanitary facilities, sleeping quarters and a private entrance, which is created within an existing home, or through the conversion of an existing accessory structure on the same site, or by an addition to an existing home or accessory building, or by the construction of a new accessory structure on the site."

The accessory apartments would be located on farm properties within the "RR" or "SFR" residential zoning districts or along the network of collector through streets within the Township.

Allamuchy Township recognizes that the accessory apartments are not considered family units by COAH because property owners interested in having an accessory apartment on their property can decline households on a list of interested tenants and choose a specific household.

Allamuchy Township also acknowledges its intention to conform to the following in accordance with N.J.A.C. 5:97-6.8 of COAH's "Substantive Rules";

1. The Township will provide a minimum of \$20,000 per unit to subsidize a moderate income accessory apartment or \$25,000 per unit for low income apartments. The subsidy will be used to fund actual construction costs and/or to provide compensation for reduced rental rates.

2. There must be water and sewer infrastructure with sufficient capacity to serve the proposed accessory apartments, which includes adequate septic systems.
3. While need not meet the bedroom size distribution otherwise applicable to family units (i.e., max 20% efficiencies & 1-BR, min 30% 2-BR & min 20% 3-BR), the municipal ordinance will not restrict the number of bedrooms.
4. The accessory apartments will be deed restricted with 10-year controls on affordability.

Allamuchy Township will pay for the accessory apartment program from moneys within its "Housing Trust Fund"; any shortfall will be paid from general funds or via bonding.

Credits For Surplus Rental Units

In accordance with N.J.A.C. 5:94-4.20(d), Allamuchy Township seeks an additional affordable housing credit for eleven (11) of the rental units which exceed the Township's rental obligation of eleven (11) units; since the Township's "fair share plan" for its "growth share" includes a total of thirty-three (33) rental units, the Township is entitled to the rental bonus credits.

SUMMARY OF PROPOSED "FAIR SHARE PLAN"

The currently proposed "Fair Share Plan" to satisfy Allamuchy Township's COAH mandated affordable "growth share" housing obligation of 44 units is summarized on the chart on the following page of this report.

**SUMMARY OF PROPOSED "FAIR SHARE PLAN"
TO SATISFY ALLAMUCHY TOWNSHIP'S COAH MANDATED
44 UNIT AFFORDABLE HOUSING "GROWTH SHARE" OBLIGATION**

	Location	Units	Income Limits		
			Very Low	Low	Moderate
APPROVED FAMILY FOR RENT Village VI	Mallard Drive	20 units	-	10 units	10 units
EXISTING FAMILY FOR RENT Village IX	Alphano Road	13 units	5 units	2 units	6 units
TOTALS:		33 Units	5 Units	12 Units	16 Units
COMPLIANCE BONUS CREDITS		11 Units			
TOTAL AFFORDABLE HOUSING UNIT CREDITS:		44 Units			

Compared to COAH's prescribed minimums and maximums for Allamuchy Township, the proposed "Fair Share Plan" addresses these requirements as follows:

1. Family Units: At least 17 family units are required (i.e., 33 du within municipality addressing its "growth share" x 50% = 17 du), and 33 family units are provided.
2. Rental Units: At least 11 rental units are required and 33 rental units are provided.
3. Family Rental Units: At least 6 family rental units are required and 33 family rental units are provided.
4. Age-Restricted Units: No more than 11 age-restricted units are permitted and 0 age-restricted units are provided.
5. Very Low Income Units: At least 5 "very low" income units are required and 5 "very low" income units are provided, and all of the "very low" income units are family units.

ADDENDUM I

2000 U. S. CENSUS DATA FOR ALLAMUCHY TOWNSHIP

SUMMARY FILE - 1

P1/P15/P16/P17/P31/P32/P33. POPULATION SUMMARY
 Universe: Persons, Households, Families

Total Population	3,877	Total Families	1,134
Total Households	1,692	Population in Families	3,171
Population in Households	3,853	Average Family Size	2.80
Average Household Size	2.28		

P7/P8/P11. POPULATION BY RACE AND HISPANIC OR LATINO
 Universe: Persons

Total	3,877	Hispanic	104	Non-Hispanic	3,773
White Alone	3,702		70		3,632
Black or African American Alone	36		0		36
American Ind. and Alaska Native Alone	2		0		2
Asian Alone	72		0		72
Native Hawaiian/Other Pacific Islander Alone	0		0		0
Some Other Race Alone	27		20		7
Two or More Races	38		14		24

P15A-I/P16A-I/P17A-I. HOUSEHOLDS AND HOUSEHOLD POPULATION BY RACE
 Universe: Households and Population in Households

Householder:	Households	Pop. In HH	HH Size	Avg.
White Alone	1,633	3,698	2.26	2.26
Black or African American Alone	18	37	2.06	2.06
American Ind. and Alaskan Native Alone	0	0	0.00	0.00
Asian Alone	23	69	3.00	3.00
Native Hawaiian/Other Pacific Islander Alone	0	0	0.00	0.00
Some Other Race Alone	9	21	2.33	2.33
Two or More Races	9	28	3.11	3.11
Hispanic or Latino (Any Race)	31	84	2.71	2.71
White Alone, Not Hispanic	1,612	3,645	2.26	2.26

P31A-I/P32A-I/P33A-I. FAMILIES AND POPULATION IN FAMILIES BY RACE
 Universe: Families and Population in Families

Householder:	Families In Families	Population Average Family Size
White Alone	1,092	2.78
Black or African American Alone	11	2.45
American Ind. and Alaska Native Alone	0	0.00
Asian Alone	19	3.37
Native Hawaiian/Other Pacific Islander Alone	0	0.00
Some Other Race Alone	6	2.67
Two or More Races	6	4.17
Hispanic or Latino (Any Race)	19	3.58
White Alone, Not Hispanic	1,081	2.77

P12/P13. POPULATION BY AGE AND SEX
 Universe: Persons

	Both Sexes		Male		Female	
	Number	Pct.	Number	Pct.	Number	Pct.
Under 5	229	5.9	116	6.4	113	5.4
5 to 9	189	4.9	95	5.3	94	4.5
10-14	205	5.3	90	5.0	115	5.5
15 to 17	112	2.9	50	2.8	62	3.0
18 and 19	58	1.5	27	1.5	31	1.5
20	12	0.3	3	0.2	9	0.4
21	32	0.8	18	1.0	14	0.7
22 to 24	67	1.7	31	1.7	36	1.7
25 to 29	160	4.1	78	4.3	82	3.9
30 to 34	288	7.4	131	7.3	157	7.6
35 to 39	333	8.6	163	9.1	170	8.2
40 to 44	319	8.2	140	7.8	179	8.6
45 to 49	320	8.3	141	7.8	179	8.6
50 to 54	347	9.0	163	9.1	184	8.9
55 to 59	347	9.0	173	9.6	174	8.4
60 and 64	81	2.1	32	1.8	49	2.4
65 and 69	141	3.6	77	4.3	64	3.1
70 to 74	69	1.8	31	1.7	38	1.8
75 to 79	110	2.8	49	2.7	61	2.9
80 to 84	206	5.3	86	4.8	120	5.8
85 and over	114	2.9	59	3.3	55	2.6
65 and over	78	2.0	32	1.8	46	2.2
	60	1.5	15	0.8	45	2.2
65 and over	637	16.4	272	15.1	365	17.6
Median Age	44.1		43.7		44.4	

P19. HOUSEHOLDS BY TYPE AND PRESENCE OF PERSONS UNDER 18
 Universe: Households

Family Households:	Households With People Under 18	No People Under 18
Married Couple Families	421	713
Other Families:	340	636
Male Householder, no wife present	81	77
Female Householder, no husband present	19	18
Nonfamily Households:	62	59
Male Householder	2	556
Female Householder	2	227
	0	329

P26/H13. HOUSEHOLD SIZE BY HOUSEHOLD TYPE			
Universe: Households			
	Average	Total	Percent
Household Size	Households	Households	Percent
1-Person	28.5	482	28.5
2-Person	40.5	685	40.5
3-Person	14.4	241	14.4
4-Person	11.0	183	11.0
5-Person	3.8	65	3.8
6-Person	1.2	20	1.2
7 or more Person	0.6	10	0.6

H1/H3/H4/H5/H10/H11/H12. HOUSING UNITS AND HOUSEHOLD POPULATION BY TENURE; VACANCY STATUS BY TYPE			
Universe: Housing Units and Population			
	Units	Percent	Population
Average HH Size	Population	HH Size	Population
100.0	1,774	100.0	3,853
2.28	1,692	95.4	3,250
2.26	1,439	81.1	603
2.38	82	4.6	
	11	0.6	
	21	1.2	
	8	0.5	
	25	1.4	
	0	0.0	
	17	1.0	

H6/H7. HOUSING UNITS BY HOUSEHOLDER'S RACE BY HISPANIC OR LATINO			
Universe: Occupied Housing Units			
	Total	Hispanic	Non-Hispanic
Race of Householder	Number	Number	Number
Total	1,692	31	1,661
White Alone	1,633	21	1,612
Black/African American Alone	18	0	18
American Ind./Alaska Native Alone	0	0	0
Asian Alone	23	0	23
Native Hawaiian/Other Pacific Islander Alone	0	0	0
Some Other Race Alone	9	8	1
Two or More Races	9	2	7

PCT15. NONRELATIVES BY HOUSEHOLD TYPE			
Universe: Nonrelatives			
	Nonrelatives	Family	Nonfamily
Household Type	Number	Households	Households
Nonrelatives	6	6	5
Roomer or boarder	1	1	25
Housemate or roommate	24	24	43
Unmarried partner	0	0	0
Foster child	5	5	15
Other nonrelatives	0	0	0

H14. HOUSING UNITS BY HOUSEHOLDER'S RACE BY TENURE			
Universe: Occupied Housing Units			
	Owner Occupied	Renter Occupied	Total
Race of Householder	Number	Number	Number
Total	1,439	253	1,692
White Alone	1,369	244	1,613
Black/African American Alone	14	4	18
American Ind./Alaska Native Alone	0	0	0
Asian Alone	21	2	23
Native Hawaiian/Other Pacific Islander Alone	0	0	0
Some Other Race Alone	8	1	9
Two or More Races	7	2	9

H16. HOUSING UNITS BY HOUSEHOLDER'S AGE BY TENURE			
Universe: Occupied Housing Units			
	Owner Occupied	Renter Occupied	Total
Age of Householder	Number	Number	Number
15 to 24	6	0	6
25 to 34	145	10	155
35 to 44	288	20	308
45 to 54	327	22	349
55 to 64	320	22	342
65 to 74	216	15	231
75 to 84	116	8	124
85 and over	23	1	24

P14. SEX BY AGE FOR THE POPULATION UNDER 20 YEARS
 Universe: Population Under 20 Years

	Total	Pct.	Male	Pct.	Female	Pct.
Total	793	100	378	100	415	100
Under 1	50	6.3	26	6.9	24	5.8
1 year	40	5.0	20	5.3	20	4.8
2 years	45	5.7	21	5.6	24	5.8
3 years	41	5.2	19	5.0	22	5.3
4 years	53	6.7	30	7.9	23	5.5
5 years	35	4.4	19	5.0	16	3.9
6 years	29	3.7	14	3.7	15	3.6
7 years	46	5.8	23	6.1	23	5.5
8 years	40	5.0	19	5.0	21	5.1
9 years	39	4.9	20	5.3	19	4.6
10 years	51	6.4	16	4.2	35	8.4
11 years	42	5.3	20	5.3	22	5.3
12 years	39	4.9	14	3.7	25	6.0
13 years	32	4.0	18	4.8	14	3.4
14 years	41	5.2	22	5.8	19	4.6
15 years	36	4.5	20	5.3	16	3.9
16 years	34	4.3	11	2.9	23	5.5
17 years	42	5.3	19	5.0	23	5.5
18 years	32	4.0	16	4.2	16	3.9
19 years	26	3.3	11	2.9	15	3.6

P36. OWN CHILDREN UNDER 18 YEARS BY FAMILY TYPE AND AGE
 Universe: Own Children Under 18 Years

	Total	In Married Couple		In Male		In Female	
		Families	No Wife	Householder, No Husband Families	Householder, No Husband Families		
Total	696	590	116	25	81	81	
Under 3 years	122	116	4	4	2	2	
3 and 4 years	89	80	4	4	5	5	
5 years	32	25	2	2	5	5	
6 to 11 years	236	195	5	5	36	36	
12 to 17 years	217	174	10	10	33	33	

P38. GROUP QUARTERS POPULATION BY SEX BY AGE BY G.Q. TYPE
 Universe: Population in Group Quarters

	Total	Male	Pct. of Total	Female	Pct. of Total
Total	24	0	0.0	24	100.0
Under 18 years:	0	0	0	0	0
Institutionalized population:	0	0	0	0	0
Correctional institutions	0	0	0	0	0
Nursing homes	0	0	0	0	0
Other institutions	0	0	0	0	0
Non-Institutional population:	0	0	0	0	0
College dormitories	0	0	0	0	0
Military quarters	0	0	0	0	0
Other noninstitutional G.Q.	0	0	0	0	0
18 to 64 years:	3	0	0.0	3	100.0
Institutionalized population:	0	0	0	0	0
Correctional institutions	0	0	0	0	0
Nursing homes	0	0	0	0	0
Other institutions	0	0	0	0	0
Non-Institutional population:	3	0	0.0	3	100.0
College dormitories	0	0	0	0	0
Military quarters	0	0	0	0	0
Other noninstitutional G.Q.	3	0	0.0	3	100.0
65 years and over:	21	0	0.0	21	100.0
Institutionalized population:	0	0	0	0	0
Correctional institutions	0	0	0	0	0
Nursing homes	0	0	0	0	0
Other institutions	0	0	0	0	0
Non-Institutional population:	21	0	0.0	21	100.0
College dormitories	0	0	0	0	0
Military quarters	0	0	0	0	0
Other noninstitutional G.Q.	21	0	0.0	21	100.0

P22/23/24. HOUSEHOLDS BY PRESENCE OF PEOPLE 60 (65/75) YEARS AND OVER, HOUSEHOLD SIZE AND NONRELATIVES
 Universe: Households

	60+ Years	Pct.	65+ Years	Pct.	75+ Years	Pct.
Total	1,692	100.0	1,692	100.0	1,692	100.0
Households w/ one or more over 60/65/75:	581	34.3	442	26.1	191	11.3
1-person households	198		155		68	
2-or-more person households:	383		287		123	
Family households	365		277		119	
Non-family households	18		10		4	
Households with no people over 60/65/75:	1,111	65.7	1,250	73.9	1,501	88.7
1-person households	284		327		414	
2-or-more person households:	827		923		1,087	
Family households	769		857		1,015	
Non-family households	58		66		72	

P25. HOUSEHOLDS BY PRESENCE OF NONRELATIVES
 Universe: Households

Total	1,692		1,692		1,692	
Households with one or more non-relatives	482		410		410	
Households with no non-relatives	1,210		1,282		1,282	

H15. TENURE BY HOUSEHOLD SIZE
 Universe: Occupied Housing Units

	Total	Owner Occupied	Pct. Owner Occupied	Renter Occupied	Pct. Renter Occupied
Total	1,692	1,439	85.0	253	15.0
1-person households	482	410	85.1	72	14.9
2-person households	685	600	87.6	85	12.4
3-person households	243	191	78.6	52	21.4
4-person households	186	157	84.4	29	15.6
5-person households	65	59	90.8	6	9.2
6-person households	21	16	76.2	5	23.8
7+person households	10	6	60.0	4	40.0

P20. HOUSEHOLDS BY AGE OF HOUSEHOLDER BY HOUSEHOLD TYPE (INCLUDING LIVING ALONE) BY PRESENCE OF OWN CHILDREN
 Universe: Households

	Total Householder Households	15 to 64	65 and Over
Total	1,692	1,304	388
Family households:	1,134	906	228
Married couple families:	976	774	202
With own children under 18	323	322	1
No own children under 18	653	452	201
Other families:	158	132	26
Male householder, no wife present:	37	33	4
With own children under 18	18	18	0
No own children under 18	19	15	4
Female householder, no husband present:	121	99	22
With own children under 18	55	55	0
No own children under 18	66	44	22
Non-family households:	558	398	160
Householder living alone	482	327	155
Householder not living alone	76	71	5

P29. RELATIONSHIP BY AGE FOR THE POPULATION UNDER 18 YEARS
 Universe: Population Under 18 Years

	Excluding Head/Spouse		Householder or Spouse		In Households		Group Quarters	
	Total	In Households	Householder or Spouse	Householder or Spouse	Own Child	Other Relatives Nonrelatives	Total	Institution-Noninstitutionalized Pop.
Under 18	735	735	0	0	696	33	6	0
Under 3	135	135			122	12	1	0
3 and 4 years	94	94			89	4	1	0
5 years	35	35			32	2	1	0
6 to 11 years	247	247			235	8	3	0
12 and 13 years	71	71			69	2	0	0
14 years	41	41			41	0	0	0
15 to 17 years	112	112			107	5	0	0
% Under 3	18.4%	18.4%			17.5%	36.4%	16.7%	%
% 3 and 4 years	12.8%	12.8%			12.8%	12.1%	16.7%	%
% 5 years	4.8%	4.8%			4.6%	6.1%	16.7%	%
% 6 to 11 years	33.6%	33.6%			33.9%	24.2%	50.0%	%
% 12 and 13 years	9.7%	9.7%			9.9%	5.1%	0.0%	%
% 14 years	5.6%	5.6%			5.9%	0.0%	0.0%	%
% 15 to 17 years	15.2%	15.2%			15.4%	15.2%	0.0%	%

H17. TENURE BY HOUSEHOLD TYPE (INCLUDING LIVING ALONE) BY AGE OF HOUSEHOLDER

Universe: Occupied Housing Units

	Owner Occupied		Renter Occupied	
	Householder 15 to 34	Householder 35 to 64	Householder 15 to 34	Householder 35 to 64
Family households:	107	650	37	112
Married-couple family:	93	575	29	177
Other family:	14	75	8	35
Male householder, no wife	3	20	1	9
Female householder, no husband	11	55	7	26
Nonfamily households:	42	285	20	51
Living alone	23	127	12	25
Not living alone	17	103	7	20
Female householder:	6	24	5	5
Living alone	19	158	8	26
Not living alone	16	138	6	20
Male householder:	3	20	2	6
Living alone				
Not living alone				

P12.P12A-D/R13.P13A-D/R14.PCT12A-D. AGE BY SEX BY RACE AND HISP/LATINO ETHNICITY (INCLUDING MEDIAN AGE BY SEX), PT. 1 OF 2
 Universe: Persons (Total Population: 3,877)

All Ages:	---All Races Combined---		---White alone---		---Black alone---		---AmerInd/NatAlaskan alone---		---Asian alone---	
	Total	Pct.	Total	Pct.	Total	Pct.	Total	Pct.	Total	Pct.
0 to 4	3,877	100.0	3,702	95.4	36	0.9	2	0.0	72	1.9
5	229	5.9	211	5.7	0	0.0	0	0.0	8	0.2
6	50	1.3	47	1.3	0	0.0	0	0.0	1	0.0
7	40	1.0	37	1.0	0	0.0	0	0.0	1	0.0
8	45	1.2	39	1.1	0	0.0	0	0.0	1	0.0
9	41	1.1	39	1.1	0	0.0	0	0.0	2	0.0
10	53	1.4	49	1.3	0	0.0	0	0.0	4	0.1
11	189	4.9	176	4.8	1	0.0	0	0.0	6	0.2
12	35	0.9	33	0.9	0	0.0	0	0.0	1	0.0
13	29	0.7	27	0.7	0	0.0	0	0.0	2	0.0
14	46	1.2	43	1.2	0	0.0	0	0.0	1	0.0
15	39	1.0	36	1.0	0	0.0	0	0.0	2	0.0
16	39	1.0	37	1.0	0	0.0	0	0.0	2	0.0
17	205	5.3	195	5.3	3	0.1	0	0.0	3	0.1
18	51	1.3	45	1.2	2	0.0	0	0.0	1	0.0
19	42	1.1	42	1.1	0	0.0	0	0.0	1	0.0
20	39	1.0	38	1.0	0	0.0	0	0.0	1	0.0
21	32	0.8	32	0.9	0	0.0	0	0.0	0	0.0
22	41	1.1	38	1.0	1	0.0	0	0.0	1	0.0
23	170	4.4	158	4.3	1	0.0	0	0.0	5	0.1
24	36	0.9	33	0.9	1	0.0	0	0.0	0	0.0
25	34	0.9	32	0.8	1	0.0	0	0.0	0	0.0
26	42	1.1	40	1.1	0	0.0	0	0.0	1	0.0
27	42	1.1	40	1.1	0	0.0	0	0.0	1	0.0
28	160	4.1	152	4.1	2	0.0	0	0.0	3	0.1
29	288	7.4	278	7.5	2	0.0	0	0.0	5	0.1
30	333	8.6	322	8.7	1	0.0	0	0.0	3	0.1
31	319	8.2	295	8.0	5	0.1	0	0.0	11	0.3
32	320	8.3	303	8.2	5	0.1	0	0.0	6	0.2
33	347	9.0	329	8.9	4	0.1	0	0.0	7	0.2
34	347	9.0	343	9.3	3	0.1	0	0.0	7	0.2
35	222	5.7	212	5.7	3	0.1	0	0.0	6	0.2
36	179	4.6	172	4.5	4	0.1	0	0.0	2	0.0
37	206	5.3	203	5.5	1	0.0	0	0.0	2	0.0
38	114	2.9	113	3.1	0	0.0	0	0.0	0	0.0
39	78	2.0	77	2.1	1	0.0	0	0.0	0	0.0
40	60	1.5	58	1.6	1	0.0	0	0.0	1	0.0
41	623	16.1	582	15.7	4	0.1	0	0.0	17	0.4
42	102	2.6	95	2.6	4	0.1	0	0.0	3	0.1
43	169	4.4	157	4.2	1	0.0	0	0.0	6	0.2
44	2,505	64.6	2,392	64.6	24	0.6	0	0.0	47	1.2
45	2,336	60.3	2,235	60.4	23	0.6	0	0.0	41	1.1
46	44.1	1.1	44.4	1.1	48.0	1.2	38.0	1.0	40.0	1.0
47	43.7	1.1	44.0	1.1	49.5	1.3	46.5	1.2	40.0	1.0
48	43.7	1.1	44.0	1.1	49.5	1.3	46.5	1.2	40.0	1.0
49	44.4	1.1	44.4	1.1	49.5	1.3	46.5	1.2	40.0	1.0
50	44.4	1.1	44.4	1.1	49.5	1.3	46.5	1.2	40.0	1.0
51	44.4	1.1	44.4	1.1	49.5	1.3	46.5	1.2	40.0	1.0
52	44.4	1.1	44.4	1.1	49.5	1.3	46.5	1.2	40.0	1.0
53	44.4	1.1	44.4	1.1	49.5	1.3	46.5	1.2	40.0	1.0
54	44.4	1.1	44.4	1.1	49.5	1.3	46.5	1.2	40.0	1.0
55	44.4	1.1	44.4	1.1	49.5	1.3	46.5	1.2	40.0	1.0
56	44.4	1.1	44.4	1.1	49.5	1.3	46.5	1.2	40.0	1.0
57	44.4	1.1	44.4	1.1	49.5	1.3	46.5	1.2	40.0	1.0
58	44.4	1.1	44.4	1.1	49.5	1.3	46.5	1.2	40.0	1.0
59	44.4	1.1	44.4	1.1	49.5	1.3	46.5	1.2	40.0	1.0
60	44.4	1.1	44.4	1.1	49.5	1.3	46.5	1.2	40.0	1.0
61	44.4	1.1	44.4	1.1	49.5	1.3	46.5	1.2	40.0	1.0
62	44.4	1.1	44.4	1.1	49.5	1.3	46.5	1.2	40.0	1.0
63	44.4	1.1	44.4	1.1	49.5	1.3	46.5	1.2	40.0	1.0
64	44.4	1.1	44.4	1.1	49.5	1.3	46.5	1.2	40.0	1.0
65	44.4	1.1	44.4	1.1	49.5	1.3	46.5	1.2	40.0	1.0
66	44.4	1.1	44.4	1.1	49.5	1.3	46.5	1.2	40.0	1.0
67	44.4	1.1	44.4	1.1	49.5	1.3	46.5	1.2	40.0	1.0
68	44.4	1.1	44.4	1.1	49.5	1.3	46.5	1.2	40.0	1.0
69	44.4	1.1	44.4	1.1	49.5	1.3	46.5	1.2	40.0	1.0
70	44.4	1.1	44.4	1.1	49.5	1.3	46.5	1.2	40.0	1.0
71	44.4	1.1	44.4	1.1	49.5	1.3	46.5	1.2	40.0	1.0
72	44.4	1.1	44.4	1.1	49.5	1.3	46.5	1.2	40.0	1.0
73	44.4	1.1	44.4	1.1	49.5	1.3	46.5	1.2	40.0	1.0
74	44.4	1.1	44.4	1.1	49.5	1.3	46.5	1.2	40.0	1.0
75	44.4	1.1	44.4	1.1	49.5	1.3	46.5	1.2	40.0	1.0
76	44.4	1.1	44.4	1.1	49.5	1.3	46.5	1.2	40.0	1.0
77	44.4	1.1	44.4	1.1	49.5	1.3	46.5	1.2	40.0	1.0
78	44.4	1.1	44.4	1.1	49.5	1.3	46.5	1.2	40.0	1.0
79	44.4	1.1	44.4	1.1	49.5	1.3	46.5	1.2	40.0	1.0
80	44.4	1.1	44.4	1.1	49.5	1.3	46.5	1.2	40.0	1.0
81	44.4	1.1	44.4	1.1	49.5	1.3	46.5	1.2	40.0	1.0
82	44.4	1.1	44.4	1.1	49.5	1.3	46.5	1.2	40.0	1.0
83	44.4	1.1	44.4	1.1	49.5	1.3	46.5	1.2	40.0	1.0
84	44.4	1.1	44.4	1.1	49.5	1.3	46.5	1.2	40.0	1.0
85	44.4	1.1	44.4	1.1	49.5	1.3	46.5	1.2	40.0	1.0
86	44.4	1.1	44.4	1.1	49.5	1.3	46.5	1.2	40.0	1.0
87	44.4	1.1	44.4	1.1	49.5	1.3	46.5	1.2	40.0	1.0
88	44.4	1.1	44.4	1.1	49.5	1.3	46.5	1.2	40.0	1.0
89	44.4	1.1	44.4	1.1	49.5	1.3	46.5	1.2	40.0	1.0
90	44.4	1.1	44.4	1.1	49.5	1.3	46.5	1.2	40.0	1.0
91	44.4	1.1	44.4	1.1	49.5	1.3	46.5	1.2	40.0	1.0
92	44.4	1.1	44.4	1.1	49.5	1.3	46.5	1.2	40.0	1.0
93	44.4	1.1	44.4	1.1	49.5	1.3	46.5	1.2	40.0	1.0
94	44.4	1.1	44.4	1.1	49.5	1.3	46.5	1.2	40.0	1.0
95	44.4	1.1	44.4	1.1	49.5	1.3	46.5	1.2	40.0	1.0
96	44.4	1.1	44.4	1.1	49.5	1.3	46.5	1.2	40.0	1.0
97	44.4	1.1	44.4	1.1	49.5	1.3	46.5	1.2	40.0	1.0
98	44.4	1.1	44.4	1.1	49.5	1.3	46.5	1.2	40.0	1.0
99	44.4	1.1	44.4	1.1	49.5	1.3	46.5	1.2	40.0	1.0
100	44.4	1.1	44.4	1.1	49.5	1.3	46.5	1.2	40.0	1.0

	Total No.	Total Pct.	Hispanic or Latino No.	Hispanic or Latino Pct.	Not Hispanic/Latino No.	Not Hispanic/Latino Pct.
Universe: Total Population	3,877	100.0	104	100.0	3,773	100.0
Total:	3,839	99.0	90	86.5	3,749	99.4
Population of one race:	3,702	95.5	70	67.3	3,632	96.3
White alone	36	0.9	0	0.0	36	1.0
Black or African American alone	2	0.1	0	0.0	2	0.1
American Indian and Alaska Native alone	72	1.9	0	0.0	72	1.9
Asian alone	0	0.0	0	0.0	0	0.0
Native Hawaiian and Other Pacific Islander alone	27	0.7	0	0.0	27	0.7
Some other race alone	38	1.0	14	13.5	24	0.6
Population of two or more races:	38	1.0	14	13.5	24	0.6
White; Black or African American	2	0.1	0	0.0	2	0.1
White; American Indian and Alaska Native	14	0.4	0	0.0	14	0.4
White; Asian	4	0.1	0	0.0	4	0.1
White; Native Hawaiian and Other Pacific Islander	0	0.0	0	0.0	0	0.0
White; Some other race	11	0.3	7	6.7	4	0.1
Black or African American; American Indian and Alaska Native	0	0.0	0	0.0	0	0.0
Black or African American; Asian	0	0.0	0	0.0	0	0.0
Black or African American; Native Hawaiian and Other Pacific Islander	7	0.2	7	6.7	0	0.0
Black or African American; Some other race	0	0.0	0	0.0	0	0.0
American Indian and Alaska Native; Asian	0	0.0	0	0.0	0	0.0
American Indian and Alaska Native; Native Hawaiian and Other Pacific Islander	0	0.0	0	0.0	0	0.0
American Indian and Alaska Native; Some other race	0	0.0	0	0.0	0	0.0
Asian; Native Hawaiian and Other Pacific Islander	0	0.0	0	0.0	0	0.0
Asian; Some other race	0	0.0	0	0.0	0	0.0
Native Hawaiian and Other Pacific Islander; Some other race	0	0.0	0	0.0	0	0.0
Population of three or more races:	0	0.0	0	0.0	0	0.0
Population of three races*	0	0.0	0	0.0	0	0.0
Population of four races*	0	0.0	0	0.0	0	0.0
Population of five races*	0	0.0	0	0.0	0	0.0
Population of all six races	0	0.0	0	0.0	0	0.0

*Note: Tables P3 and P4 also include counts for all 41 specific combinations of three, four, and five races. They are not shown here to save space.
 For more information, contact the Census Bureau or the State Data Center which produced this report. See also Race Profile 3 below.

	Total	Hispanic or Latino	Not Hispanic or Latino
P9/P10. TOTAL RACES TALLIED BY HISPANIC/LATINO ETHNICITY	3,915	118	3,797
Universe: Total Races Tallied (3,915 or 101.0% of the total population)	3,733	77	3,656
(Greater than the total population because of multiple race reporting)			
Total Races Tallied:			
White alone or in combination with one or more other races	45	7	38
Black or African American alone or in combination with one or more other races	16	0	16
American Indian and Alaska Native alone or in combination with one or more other races	76	0	76
Asian alone or in combination with one or more other races	0	0	0
Native Hawaiian and Other Pacific Islander alone or in combination with one or more other races	45	34	11
Some other race alone or in combination with one or more other races			
As a Percent of Total Race Tallies:	100.0	100.0	100.0
White alone or in combination with one or more other races	95.4	65.3	96.3
Black or African American alone or in combination with one or more other races	1.1	5.9	1.0
American Indian and Alaska Native alone or in combination with one or more other races	0.4	0.0	0.4
Asian alone or in combination with one or more other races	1.9	0.0	2.0
Native Hawaiian and Other Pacific Islander alone or in combination with one or more other races	0.0	0.0	0.0
Some other race alone or in combination with one or more other races	1.1	28.8	0.3

P5/P6. RACE BY HISPANIC/LATINO ETHNICITY FOR THE POPULATION 18 AND OVER

	Total 18 & over	Hispanic or Latino	Not Hispanic/Latino
	No. Pct	No. Pct	No. Pct
Total 18 and over:	3,142 100.0	71 100.0	3,071 100.0
Population of one race:	3,122 99.4	63 88.7	3,059 99.6
White alone	3,015 96.0	47 66.2	2,968 96.6
Black or African American alone	31 1.0	0 0.0	31 1.0
American Indian and Alaska Native alone	2 0.1	0 0.0	2 0.1
Asian alone	52 1.7	0 0.0	52 1.7
Native Hawaiian and Other Pacific Islander alone	0 0.0	0 0.0	0 0.0
Some other race alone	22 0.7	16 22.5	6 0.2
Population of two or more races:	20 0.6	8 11.3	12 0.4
Population of two races:	20 0.6	8 11.3	12 0.4
White; Black or African American	0 0.0	0 0.0	0 0.0
White; American Indian and Alaska Native	8 0.3	0 0.0	8 0.3
White; Asian	0 0.0	0 0.0	0 0.0
White; Native Hawaiian and Other Pacific Islander	0 0.0	0 0.0	0 0.0
White; Some other race	8 0.3	4 5.6	4 0.1
Black or African American; American Indian and Alaska Native	0 0.0	0 0.0	0 0.0
Black or African American; Asian	0 0.0	0 0.0	0 0.0
Black or African American; Native Hawaiian and Other Pacific Islander	0 0.0	0 0.0	0 0.0
Black or African American; Some other race	4 0.1	4 5.6	0 0.0
American Indian and Alaska Native; Asian	0 0.0	0 0.0	0 0.0
American Indian and Alaska Native; Native Hawaiian and Other Pacific Islander	0 0.0	0 0.0	0 0.0
American Indian and Alaska Native; Some other race	0 0.0	0 0.0	0 0.0
Asian; Native Hawaiian and Other Pacific Islander	0 0.0	0 0.0	0 0.0
Asian; Some other race	0 0.0	0 0.0	0 0.0
Native Hawaiian and Other Pacific Islander; Some other race	0 0.0	0 0.0	0 0.0
Population of three or more races:	0 0.0	0 0.0	0 0.0
Population of three races*	0 0.0	0 0.0	0 0.0
Population of four races*	0 0.0	0 0.0	0 0.0
Population of five races*	0 0.0	0 0.0	0 0.0
Population of all six races	0 0.0	0 0.0	0 0.0

*Note: Tables P5 and P6 also include counts for all 41 specific combinations of three, four, and five races. They are not shown here to save space. For more information, contact the Census Bureau or the State Data Center which produced this report.

H8/H9. TOTAL RACES TALLIED FOR HOUSEHOLDERS BY HISPANIC/LATINO ETHNICITY

	Total	Hispanic or Latino	Not Hispanic or Latino
Universe: Total Races Tallied For Householders in Occupied Housing Units (1,701 or 100.5% of total households)	1,701	33	1,668
(Note: Sums to more than the total number of households because of multiple race reporting)	1,641	22	1,619
Total Races Tallied for Householders:			
White alone or in combination with one or more other races	19	1	18
Black or African American alone or in combination with one or more other races	4	0	4
American Indian and Alaska Native alone or in combination with one or more other races	23	0	23
Asian alone or in combination with one or more other races	0	0	0
Native Hawaiian and Other Pacific Islander alone or in combination with one or more other races	14	10	4
Some other race alone or in combination with one or more other races	100.0	100.0	100.0
As a Percent of Total Race Tallies for Householders:	96.5	66.7	97.1
White alone or in combination with one or more other races	1.1	3.0	1.1
Black or African American alone or in combination with one or more other races	0.2	0.0	0.2
American Indian and Alaska Native alone or in combination with one or more other races	1.4	0.0	1.4
Asian alone or in combination with one or more other races	0.0	0.0	0.0
Native Hawaiian and Other Pacific Islander alone or in combination with one or more other races	0.8	30.3	0.2

Race Combinations	White (WHITE)		Black or African American (BLACK)		American Indian & Alaska Native (NATAM)		Asian (ASIAN)		Native Hawaiian & Other Pacific Islander (HAWPI)		Some other race (OTHER)	
	Persons or Tallies	Pct of Tallies	Persons or Tallies	Pct of Tallies	Persons or Tallies	Pct of Tallies	Persons or Tallies	Pct of Tallies	Persons or Tallies	Pct of Tallies	Persons or Tallies	Pct of Tallies
One Race Alone	3,702	99.2	36	80.0	2	12.5	72	94.7	0	0	27	60.0
Two-Race combinations (15 in all, each presented twice)-- Total Tallies*	31	0.8	9	20.0	14	87.5	4	5.3	0	0	18	40.0
WHITE and...	2	0.1	2	4.4	14	87.5	4	5.3	0	0	11	24.4
BLACK and...	14	0.4	0	0.0	0	0.0	0	0.0	0	0	7	15.6
NATAM and...	4	0.1	0	0.0	0	0.0	0	0.0	0	0	0	0.0
ASIAN and...	0	0.0	0	0.0	0	0.0	0	0.0	0	0	0	0.0
HAWPI and...	11	0.3	7	15.6	0	0.0	0	0.0	0	0	0	0.0
OTHER and...												
Three-Race combinations (20, each presented three times)-- Total Tallies*	0	0.0	0	0.0	0	0.0	0	0.0	0	0	0	0.0
WHITE; BLACK; and...												
WHITE; NATAM; and...												
WHITE; ASIAN; and...												
WHITE; HAWPI; and...												
WHITE; OTHER; and...												
BLACK; NATAM; and...	0	0.0										
BLACK; ASIAN; and...	0	0.0										
BLACK; HAWPI; and...	0	0.0										
BLACK; OTHER; and...	0	0.0										
NATAM; ASIAN; and...	0	0.0	0	0.0								
NATAM; HAWPI; and...	0	0.0	0	0.0								
NATAM; OTHER; and...	0	0.0	0	0.0								
ASIAN; HAWPI; and...	0	0.0	0	0.0	0	0.0						
ASIAN; OTHER; and...	0	0.0	0	0.0	0	0.0						
HAWPI; OTHER; and...	0	0.0	0	0.0	0	0.0	0	0.0				
Four Races (15)--Total Tallies*	0	0.0	0	0.0	0	0.0	0	0.0	0	0	0	0.0
Five Races (6)--Total Tallies*	0	0.0	0	0.0	0	0.0	0	0.0	0	0	0	0.0
Six Races (1)--Total Tallies*	0	0.0	0	0.0	0	0.0	0	0.0	0	0	0	0.0
Total Tallies* for each race alone or in any combination:	3,733	100.0	45	100.0	16	100.0	76	100.0	0	0	45	100.0

*Notes: Summing across Total Tallies rows would give results greater than the corresponding population counts because of multiple counting (e.g., each person of three races would be counted three times). Detail is not shown for the four-race and five-race combinations. Each Percent shown represents that combination's share of total tallies for the race indicated in the column header. See Race Profile 1 for Grand Total Tallies.

Source: U.S. Bureau of the Census: Census 2000 Summary File 1 [machine-readable data file], 2001 (www.census.gov)
 Prepared by: New Jersey Department of Labor, Division of Labor Market and Demographic Research (www.state.nj.us/labor/lmra) 20AUG01; Area 2, Page 24

Table PCT1. NATIVE AMERICANS BY TRIBE		Table PCT8/PCT10. NATIVE HAWAIIAN AND OTHER PACIFIC ISLANDER POPULATION--SELECTED SUBGROUPS	
Universes: Persons who are American Indian/Alaska Native Alone		Two Universes: (1) Persons who are Asian Alone, and (2) Total Asian Tallies reported by all persons*	
	Persons	Pct.	Tallies*
Total:	72	100.0	76
With one subgroup specified:	70	97.2	---
American Indian tribe:	47	65.3	50
Apache	0	0.0	0
Blackfeet	0	0.0	0
Cherokee	0	0.0	0
Cheyenne	8	11.1	8
Chickasaw	4	5.6	5
Chippewa	0	0.0	0
Choctaw	0	0.0	0
Colville	1	1.4	1
Comanche	6	8.3	6
Cree	0	0.0	0
Creek	0	0.0	0
Crow	0	0.0	0
Delaware	2	2.8	2
Houma	0	0.0	0
Iroquois	0	0.0	0
Kiowa	2	2.8	2
Latin Amer. Indians	2	2.8	2
Lumbee	0	0.0	0
Menominee	0	0.0	0
Navajo	0	0.0	0
Osage	0	0.0	0
Ottawa	0	0.0	0
Paiute	0	0.0	0
Pima	0	0.0	0
Potawatomi	0	0.0	0
Pueblo	0	0.0	0
Puget Sound Salish	0	0.0	0
Seminole	0	0.0	0
Shoshone	0	0.0	0
Sioux	0	0.0	0
Tohono O'Odham	0	0.0	0
Ute	0	0.0	0
Yakama	0	0.0	0
Yaqui	0	0.0	0
Yuman	0	0.0	0
Other specified tribe	0	0.0	0
Amer. Indian not specified	0	0.0	0
Alaska Native tribe:	0	0.0	0
Alaska Athabaskan	0	0.0	0
Aleut	0	0.0	0
Eskimo	0	0.0	0
Tlingit-Haida	0	0.0	0
Other specified tribe	0	0.0	0
Alaska Native not specified	0	0.0	0
No subgroup specified	0	0.0	0
More than one specified	0	0.0	0
(An additional 14 persons are Native Amer. in combination with other races.)	0	0.0	0

Table PCT8/PCT10. NATIVE HAWAIIAN AND OTHER PACIFIC ISLANDER POPULATION--SELECTED SUBGROUPS		Table PCT11. HISP/LATINO BY SPECIFIC ORIGIN	
Two Universes: (1) Persons who are Pacific Islander Alone, (2) Total Pacific Islander Tallies reported**		Universe: Hispanic/Latino population*	
	Persons	Pct.	Tallies**
Totals (Each Universe):	0	100.0	0
Only one group specified:	0	0.0	0
Polynesian:	0	0.0	0
Native Hawaiian	0	0.0	0
Samoan	0	0.0	0
Tongan	0	0.0	0
Other Polynesian	0	0.0	0
Micronesian:	0	0.0	0
Guamanian or Chamorro	0	0.0	0
Other Micronesian	0	0.0	0
Melanesian:	0	0.0	0
Fijian	0	0.0	0
Other Melanesian	0	0.0	0
Other specified subgroup	0	0.0	0
No subgroup specified	0	0.0	0
More than one specified	0	0.0	0
(An additional 14 persons are Native Amer. in combination with other races.)	0	0.0	0

*Included are the 0 tallies of Pacific Islander alone persons who specified more than one Pacific Islander category, as well as the 0 Pacific Islander tallies of the 0 persons who are Pacific Islander in combination with one or more other races.

**Included are the 0 tallies of Pacific Islander alone persons who specified more than one Pacific Islander category, as well as the 0 Pacific Islander tallies of the 0 persons who are Pacific Islander in combination with one or more other races.

General note: Native American alone, Asian alone, Pacific Islander alone, and Hispanic persons represent 0.1%, 1.9%, 0.0%, & 2.7% respectively of this area's total population of 3,877.

Numbers for specific origin groups not fully comparable with 1990 counts because of changes in the Census questionnaire.

*Hispanic/Latino persons can be of any race; See Profile "Race-1" for racial breakdown.

Other South American: 4
 Other Hispanic/Latino: 14
 Spanish: 1
 Spanish American: 2
 All other Hisp/Latino: 11

20AUG01: Area 2. Page 25
 Source: U.S. Bureau of the Census: Census 2000 Summary File 1 [machine-readable data file], 2001 (www.census.gov)
 Prepared by: New Jersey Department of Labor, Division of Labor Market and Demographic Research (www.state.nj.us/labor/lra)

Table PCT16. GROUP QUARTERS POPULATION BY GROUP QUARTERS TYPE
 Universe: Population in group quarters (Total*: 24)

Group Quarters Type	Population
Institutionalized population:	24
Correctional institutions:	0
Federal prisons and detention centers	0
Halfway houses	0
Local jails, police lockups, etc.	0
Military disciplinary barracks	0
State prisons	0
Other types of correctional institutions	0
Nursing homes	0
Hospitals/wards, hospices, and schools for the handicapped:	0
Hospitals/wards and hospices for chronically ill:	0
Hospices or homes for chronically ill	0
Military hospitals or wards for chronically ill	0
Other hospitals or wards for drug/alcohol abuse	0
Hospitals or wards for the mentally retarded	0
Mental (Psychiatric) hospitals or wards	0
Schools, hospitals, or wards for the physically handicapped:	0
Schools, hospitals, or wards for the physically handicapped:	0
Institutions for the deaf	0
Institutions for the blind	0
Orthopedic wards/institutions for the physically handicapped	0
Wards in general hospitals for patients with no usual home elsewhere	0
Wards in military hospitals for patients with no usual home elsewhere	0
Juvenile institutions:	0
Long-term care:	0
Homes for abused, dependent, and neglected children	0
Residential treatment centers for emotionally disturbed children	0
Training schools for juvenile delinquents	0
Short-term care, detention or diagnostic centers for delinquent children	0
Type of juvenile institution unknown	0

*The group quarters population forms 0.6% of this area's total population.

Table PCT17. GROUP QUARTERS POPULATION BY SEX BY AGE BY GROUP QUARTERS TYPE
 Universe: Population in group quarters (Total: 24)

All types of group quarters: as a percent of total GQ population	All Ages		Under 18		18 to 64		65 and over	
	No.	Pct.	Male	Female	Male	Female	Male	Female
Institutionalized population:	0	0.0	0	0	0	0	0	0
Correctional institutions	0	0.0	0	0	0	0	0	0
Nursing homes	0	0.0	0	0	0	0	0	0
Hosp./wards & hospices for chronically ill	0	0.0	0	0	0	0	0	0
Mental (Psychiatric) hospitals/wards	0	0.0	0	0	0	0	0	0
Juvenile institutions	0	0.0	0	0	0	0	0	0
All Other institutions (see Table PCT16)	0	0.0	0	0	0	0	0	0
Noninstitutionalized population:	24	100.0	24	100.0	24	100.0	24	100.0
College dormitories (GQ on & off campus)	0	0.0	0	0.0	0	0.0	0	0.0
Military quarters	0	0.0	0	0.0	0	0.0	0	0.0
Other noninstitutional group quarters	0	0.0	0	0.0	0	0.0	0	0.0

ADDENDUM II

2000 U. S. CENSUS DATA FOR ALLAMUCHY TOWNSHIP

TABLES DP - 1 THROUGH DP - 4

Table DP-1. Profile of General Demographic Characteristics: 2000

Geographic area: Allamuchy township, Warren County, New Jersey

[For information on confidentiality protection, nonsampling error, and definitions, see text]

Subject	Number	Percent	Subject	Number	Percent
Total population	3,877	100.0	HISPANIC OR LATINO AND RACE		
SEX AND AGE			Total population	3,877	100.0
Male.....	1,800	46.4	Hispanic or Latino (of any race).....	104	2.7
Female.....	2,077	53.6	Mexican.....	15	0.4
Under 5 years.....	229	5.9	Puerto Rican.....	28	0.7
5 to 9 years.....	189	4.9	Cuban.....	9	0.2
10 to 14 years.....	205	5.3	Other Hispanic or Latino.....	52	1.3
15 to 19 years.....	170	4.4	Not Hispanic or Latino.....	3,773	97.3
20 to 24 years.....	111	2.9	White alone.....	3,632	93.7
25 to 34 years.....	448	11.6	RELATIONSHIP		
35 to 44 years.....	652	16.8	Total population	3,877	100.0
45 to 54 years.....	667	17.2	In households.....	3,853	99.4
55 to 59 years.....	347	9.0	Householder.....	1,692	43.6
60 to 64 years.....	222	5.7	Spouse.....	976	25.2
65 to 74 years.....	385	9.9	Child.....	935	24.1
75 to 84 years.....	192	5.0	Own child under 18 years.....	696	18.0
85 years and over.....	60	1.5	Other relatives.....	126	3.2
Median age (years).....	44.1	(X)	Under 18 years.....	33	0.9
18 years and over.....	3,142	81.0	Nonrelatives.....	124	3.2
Male.....	1,449	37.4	Unmarried partner.....	87	1.7
Female.....	1,693	43.7	In group quarters.....	24	0.6
21 years and over.....	3,072	79.2	Institutionalized population.....	-	-
62 years and over.....	778	20.1	Noninstitutionalized population.....	24	0.6
65 years and over.....	637	16.4	HOUSEHOLD BY TYPE		
Male.....	272	7.0	Total households	1,692	100.0
Female.....	365	9.4	Family households (families).....	1,134	67.0
RACE			With own children under 18 years.....	396	23.4
One race.....	3,839	99.0	Married-couple family.....	976	57.7
White.....	3,702	95.5	With own children under 18 years.....	323	19.1
Black or African American.....	36	0.9	Female householder, no husband present.....	121	7.2
American Indian and Alaska Native.....	2	0.1	With own children under 18 years.....	55	3.3
Asian.....	72	1.9	Nonfamily households.....	558	33.0
Asian Indian.....	47	1.2	Householder living alone.....	482	28.5
Chinese.....	8	0.2	Householder 65 years and over.....	155	9.2
Filipino.....	4	0.1	Households with individuals under 18 years.....	423	25.0
Japanese.....	1	-	Households with individuals 65 years and over.....	442	26.1
Korean.....	6	0.2	Average household size.....	2.28	(X)
Vietnamese.....	2	0.1	Average family size.....	2.80	(X)
Other Asian ¹	4	0.1	HOUSING OCCUPANCY		
Native Hawaiian and Other Pacific Islander.....	-	-	Total housing units	1,774	100.0
Native Hawaiian.....	-	-	Occupied housing units.....	1,692	95.4
Guamanian or Chamorro.....	-	-	Vacant housing units.....	82	4.6
Samoan.....	-	-	For seasonal, recreational, or		
Other Pacific Islander ²	-	-	occasional use.....	25	1.4
Some other race.....	27	0.7	Homeowner vacancy rate (percent).....	1.4	(X)
Two or more races.....	38	1.0	Rental vacancy rate (percent).....	4.2	(X)
Race alone or in combination with one or more other races: ³			HOUSING TENURE		
White.....	3,733	96.3	Occupied housing units	1,692	100.0
Black or African American.....	45	1.2	Owner-occupied housing units.....	1,439	85.0
American Indian and Alaska Native.....	16	0.4	Renter-occupied housing units.....	253	15.0
Asian.....	76	2.0	Average household size of owner-occupied units.....	2.26	(X)
Native Hawaiian and Other Pacific Islander.....	-	-	Average household size of renter-occupied units.....	2.38	(X)
Some other race.....	45	1.2			

- Represents zero or rounds to zero. (X) Not applicable.

¹ Other Asian alone, or two or more Asian categories.

² Other Pacific Islander alone, or two or more Native Hawaiian and Other Pacific Islander categories.

³ In combination with one or more of the other races listed. The six numbers may add to more than the total population and the six percentages may add to more than 100 percent because individuals may report more than one race.

Source: U.S. Census Bureau, Census 2000.

Table DP-2. Profile of Selected Social Characteristics: 2000

Geographic area: Allamuchy township, Warren County, New Jersey

[Data based on a sample. For information on confidentiality protection, sampling error, nonsampling error, and definitions, see text]

Subject	Number	Percent	Subject	Number	Percent
SCHOOL ENROLLMENT			NATIVITY AND PLACE OF BIRTH		
Population 3 years and over enrolled in school.....	644	100.0	Total population.....	3,877	100.0
Nursery school, preschool.....	50	7.8	Native.....	3,493	90.1
Kindergarten.....	6	0.9	Born in United States.....	3,434	88.6
Elementary school (grades 1-8).....	318	49.4	State of residence.....	2,168	55.9
High school (grades 9-12).....	155	24.1	Different state.....	1,266	32.7
College or graduate school.....	115	17.9	Born outside United States.....	59	1.5
EDUCATIONAL ATTAINMENT			Foreign born.....	384	9.9
Population 25 years and over.....	3,003	100.0	Entered 1990 to March 2000.....	148	3.8
Less than 9th grade.....	29	1.0	Naturalized citizen.....	224	5.8
9th to 12th grade, no diploma.....	135	4.5	Not a citizen.....	160	4.1
High school graduate (Includes equivalency).....	704	23.4	REGION OF BIRTH OF FOREIGN BORN		
Some college, no degree.....	573	19.1	Total (excluding born at sea).....	384	100.0
Associate degree.....	248	8.3	Europe.....	280	72.9
Bachelor's degree.....	858	28.6	Asia.....	51	13.3
Graduate or professional degree.....	456	15.2	Africa.....	-	-
Percent high school graduate or higher.....	94.5	(X)	Oceania.....	-	-
Percent bachelor's degree or higher.....	43.8	(X)	Latin America.....	42	10.9
MARITAL STATUS			Northern America.....	11	2.9
Population 15 years and over.....	3,278	100.0	LANGUAGE SPOKEN AT HOME		
Never married.....	531	16.2	Population 5 years and over.....	3,632	100.0
Now married, except separated.....	2,078	63.4	English only.....	3,209	88.4
Separated.....	72	2.2	Language other than English.....	423	11.6
Widowed.....	231	7.0	Speak English less than "very well".....	92	2.5
Female.....	179	5.5	Spanish.....	85	2.3
Divorced.....	366	11.2	Speak English less than "very well".....	7	0.2
Female.....	228	7.0	Other Indo-European languages.....	278	7.7
GRANDPARENTS AS CAREGIVERS			Speak English less than "very well".....	74	2.0
Grandparent living in household with one or more own grandchildren under 18 years.....	64	100.0	Asian and Pacific Island languages.....	41	1.1
Grandparent responsible for grandchildren.....	23	35.9	Speak English less than "very well".....	11	0.3
VETERAN STATUS			ANCESTRY (single or multiple)		
Civilian population 18 years and over ..	3,173	100.0	Total population.....	3,877	100.0
Civilian veterans.....	460	14.5	Total ancestries reported.....	4,980	128.4
DISABILITY STATUS OF THE CIVILIAN NONINSTITUTIONALIZED POPULATION			Arab.....	33	0.9
Population 5 to 20 years.....	543	100.0	Czech ¹	71	1.8
With a disability.....	24	4.4	Danish.....	34	0.9
Population 21 to 64 years.....	2,456	100.0	Dutch.....	82	2.1
With a disability.....	425	17.3	English.....	379	9.8
Percent employed.....	68.9	(X)	French (except Basque) ¹	92	2.4
No disability.....	2,031	82.7	French Canadian ¹	15	0.4
Percent employed.....	81.3	(X)	German.....	784	20.2
Population 65 years and over.....	633	100.0	Greek.....	34	0.9
With a disability.....	172	27.2	Hungarian.....	73	1.9
RESIDENCE IN 1995			Irish ¹	768	19.8
Population 5 years and over.....	3,632	100.0	Italian.....	701	18.1
Same house in 1995.....	1,747	48.1	Lithuanian.....	10	0.3
Different house in the U.S. in 1995.....	1,839	50.6	Norwegian.....	75	1.9
Same county.....	487	13.4	Polish.....	565	14.6
Different county.....	1,352	37.2	Portuguese.....	5	0.1
Same state.....	955	26.3	Russian.....	113	2.9
Different state.....	397	10.9	Scotch-Irish.....	41	1.1
Elsewhere in 1995.....	46	1.3	Scottish.....	71	1.8
			Slovak.....	65	1.7
			Subsaharan African.....	-	-
			Swedish.....	113	2.9
			Swiss.....	38	1.0
			Ukrainian.....	64	1.7
			United States or American.....	185	4.8
			Welsh.....	11	0.3
			West Indian (excluding Hispanic groups).....	-	-
			Other ancestries.....	558	14.4

-Represents zero or rounds to zero. (X) Not applicable.

¹The data represent a combination of two ancestries shown separately in Summary File 3. Czech includes Czechoslovakian. French includes Alsatian. French Canadian includes Acadian/Cajun. Irish includes Celtic.

Source: U.S. Bureau of the Census, Census 2000.

Table DP-4. Profile of Selected Housing Characteristics: 2000

Geographic area: Allamuchy township, Warren County, New Jersey

[Data based on a sample. For information on confidentiality protection, sampling error, nonsampling error, and definitions, see text]

Subject	Number	Percent	Subject	Number	Percent
Total housing units	1,774	100.0	OCCUPANTS PER ROOM		
UNITS IN STRUCTURE			Occupied housing units	1,692	100.0
1-unit, detached.....	746	42.1	1.00 or less.....	1,692	100.0
1-unit, attached	788	44.4	1.01 to 1.50	-	-
2 units	39	2.2	1.51 or more.....	-	-
3 or 4 units	39	2.2			
5 to 9 units	125	7.0	Specified owner-occupied units	1,262	100.0
10 to 19 units.....	19	1.1	VALUE		
20 or more units	18	1.0	Less than \$50,000.....	-	-
Mobile home.....	-	-	\$50,000 to \$99,999.....	67	5.3
Boat, RV, van, etc.....	-	-	\$100,000 to \$149,999.....	351	27.8
			\$150,000 to \$199,999.....	248	19.7
YEAR STRUCTURE BUILT			\$200,000 to \$299,999.....	332	26.3
1999 to March 2000	90	5.1	\$300,000 to \$499,999.....	226	17.9
1995 to 1998	74	4.2	\$500,000 to \$999,999.....	38	3.0
1990 to 1994	151	8.5	\$1,000,000 or more.....	-	-
1980 to 1989	618	34.8	Median (dollars).....	192,500	(X)
1970 to 1979	550	31.0	MORTGAGE STATUS AND SELECTED		
1960 to 1969	120	6.8	MONTHLY OWNER COSTS		
1940 to 1959	37	2.1	With a mortgage	961	76.1
1939 or earlier	134	7.6	Less than \$300	-	-
ROOMS			\$300 to \$499	-	-
1 room	-	-	\$500 to \$699	7	0.6
2 rooms	53	3.0	\$700 to \$999	34	2.7
3 rooms	38	2.1	\$1,000 to \$1,499	323	25.6
4 rooms	190	10.7	\$1,500 to \$1,999	223	17.7
5 rooms	269	15.2	\$2,000 or more	374	29.6
6 rooms	283	16.0	Median (dollars).....	1,631	(X)
7 rooms	255	14.4	Not mortgaged	301	23.9
8 rooms	378	21.3	Median (dollars).....	570	(X)
9 or more rooms	308	17.4	SELECTED MONTHLY OWNER COSTS		
Median (rooms)	6.7	(X)	AS A PERCENTAGE OF HOUSEHOLD		
			INCOME IN 1999		
Occupied housing units	1,692	100.0	Less than 15.0 percent.....	269	21.3
YEAR HOUSEHOLDER MOVED INTO UNIT			15.0 to 19.9 percent	229	18.1
1999 to March 2000	362	21.4	20.0 to 24.9 percent	239	18.9
1995 to 1998	520	30.7	25.0 to 29.9 percent	174	13.8
1990 to 1994	360	21.3	30.0 to 34.9 percent	98	7.8
1980 to 1989	321	19.0	35.0 percent or more	253	20.0
1970 to 1979	110	6.5	Not computed.....	-	-
1969 or earlier	19	1.1			
VEHICLES AVAILABLE			Specified renter-occupied units	245	100.0
None	17	1.0	GROSS RENT		
1	536	31.7	Less than \$200	-	-
2	958	56.6	\$200 to \$299	6	2.4
3 or more	181	10.7	\$300 to \$499	11	4.5
HOUSE HEATING FUEL			\$500 to \$749	14	5.7
Utility gas	1,242	73.4	\$750 to \$999	54	22.0
Bottled, tank, or LP gas	55	3.3	\$1,000 to \$1,499.....	121	49.4
Electricity.....	73	4.3	\$1,500 or more	27	11.0
Fuel oil, kerosene, etc	287	17.0	No cash rent.....	12	4.9
Coal or coke	-	-	Median (dollars).....	1,075	(X)
Wood	20	1.2	GROSS RENT AS A PERCENTAGE OF		
Solar energy	-	-	HOUSEHOLD INCOME IN 1999		
Other fuel	7	0.4	Less than 15.0 percent.....	24	9.8
No fuel used	8	0.5	15.0 to 19.9 percent	47	19.2
			20.0 to 24.9 percent	53	21.6
SELECTED CHARACTERISTICS			25.0 to 29.9 percent	31	12.7
Lacking complete plumbing facilities	-	-	30.0 to 34.9 percent	13	5.3
Lacking complete kitchen facilities	6	0.4	35.0 percent or more	65	26.5
No telephone service	6	0.4	Not computed.....	12	4.9

-Represents zero or rounds to zero. (X) Not applicable.

Source: U.S. Bureau of the Census, Census 2000.

ADDENDUM III

**COAH "WORKBOOK A: GROWTH SHARE DETERMINATION
USING PUBLISHED DATA"**

Workbook A: Growth Share Determination Using Published Data
 (Using Appendix F(2), *Allocating Growth To Municipalities*)

<p>COAH Growth Projections Must be used in all submissions</p>

Municipality Name: Allamuchy Township

Enter the COAH generated growth projections from Appendix F(2) found at the back of N.J.A.C. 5:97-1 et seq. on Line 1 of this worksheet. Use the Tab at the bottom of this page to toggle to the exclusions portion of this worksheet. After entering all relevant exclusions, toggle back to this page to view the growth share obligation that has been calculated. Use these figures in the Application for Substantive Certification.

	Residential	Non-Residential
1 Enter Growth Projections From Appendix F(2) *	268	52
2 Subtract the following Residential Exclusions pursuant to 5:97-2.4(a) from "Exclusions" tab	Click Here to enter Prior Round Exclusions	
built or projected to be built post 1/1/04		
Inclusionary Development	10	
Supportive/Special Needs Housing	0	
Accessory Apartments	0	
Municipally Sponsored or 100% Affordable	0	
Assisted Living	0	
Other	0	
Market Units in Prior Round Inclusionary development built post 1/1/04	57	
3 Subtract the following Non-Residential Exclusions (5:97-2.4(b))		
Affordable units	0	
Associated Jobs		0
4 Net Growth Projection	201	52
5 Projected Growth Share (Conversion to Affordable Units Dividing Households by 5 and Jobs by 16)	40.26 Affordable Units	3.25 Affordable Units
6 Total Projected Growth Share Obligation		44 Affordable Units

* For residential growth, see Appendix F(2), Figure A.1, Housing Units by Municipality. For non-residential growth, see Appendix F(2), Figure A.2, Employment by Municipality.

Affordable and Market-Rate Units Excluded from Growth

Municipality Name: Allamuchy Township

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 rental units resulted from N.J.A.C. 5:93-5.15(c)5 incentives)

Development Name	Rentals? (Y/N)	Total Units	Market Units	Affordable Units	Market Units Excluded
Village VI	y	371	361	10	57
		0			0
		0			0
		0			0
		0			0
Total		371	361	10	57

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

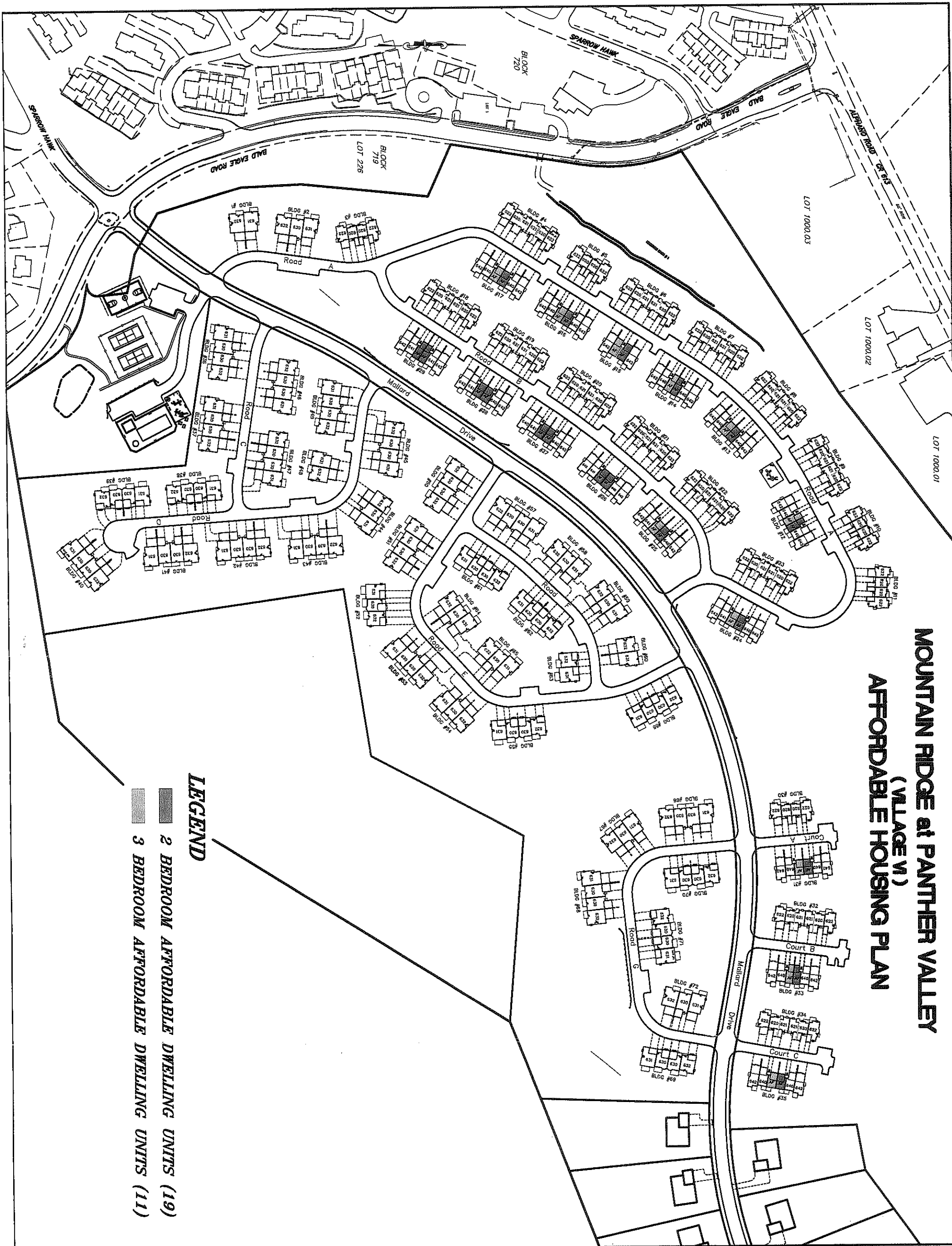
N.J.A.C. 5:97-2.4(b)

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

[Return To Workbook A Summary](#)

ADDENDUM IV

**MAPS OF AFFORDABLE UNITS IN VILLAGE VI & VILLAGE IX
WITHIN PANTHER VALLEY PLANNED DEVELOPMENT**



**MOUNTAIN RIDGE at PANTHER VALLEY
(VILLAGE V)
AFFORDABLE HOUSING PLAN**

LEGEND

■ 2 BEDROOM AFFORDABLE DWELLING UNITS (19)

■ 3 BEDROOM AFFORDABLE DWELLING UNITS (11)

**MOUNTAIN RIDGE @ PANTHER VALLEY
(SECTION 6)
AFFORDABLE HOUSING PLAN**

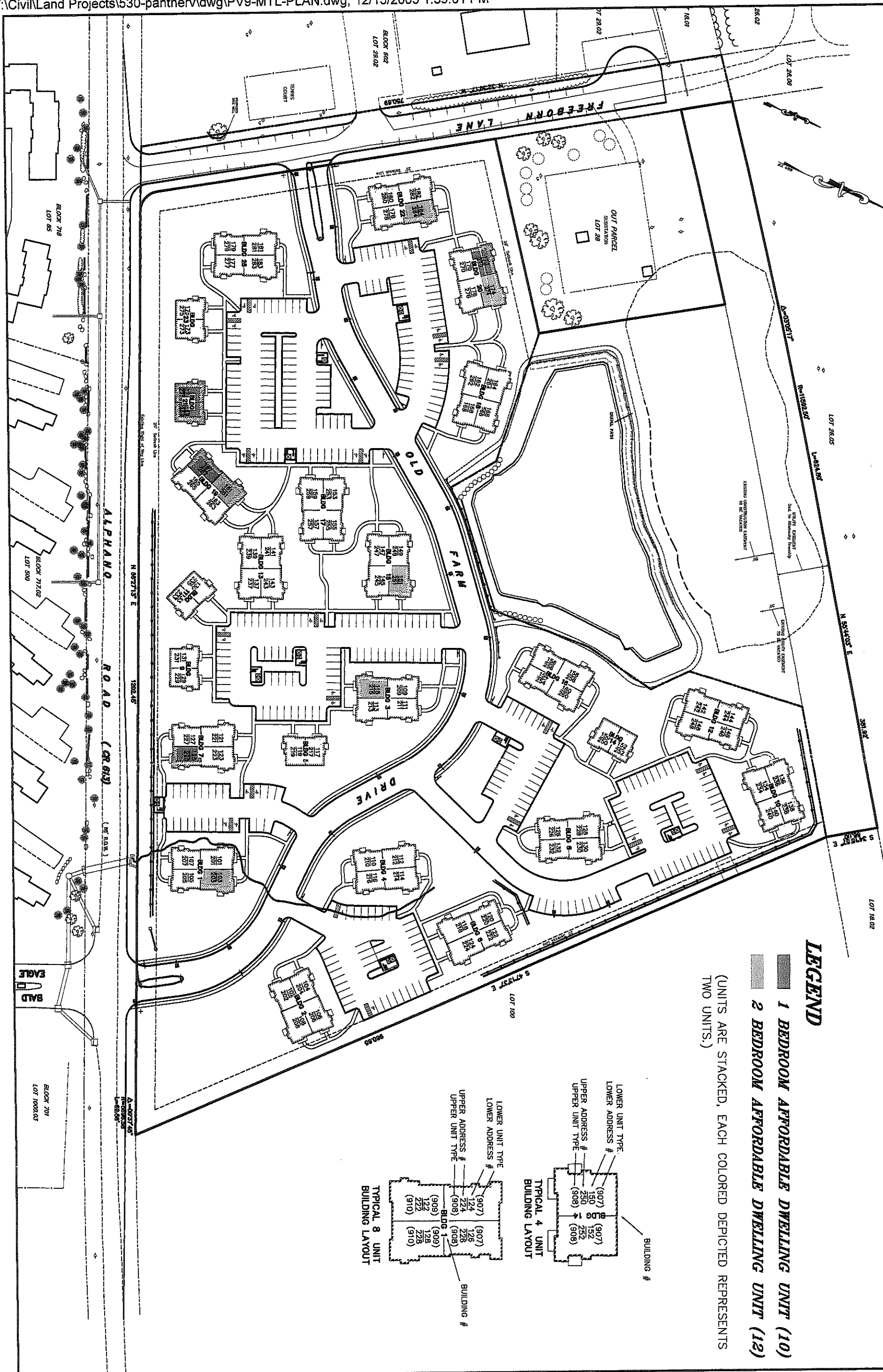
TOWNSHIP OF ALLAMUCHY, WARREN COUNTY, NEW JERSEY

The Baker Companies
485 Washington Ave., Parsippany, New Jersey 07054 (914) 747-1550

DATE: DATE	SCALE: SCALE	PLD. BK: PLD.BK.
PROJ: PROJ.	CHKD: CHKD.	PAGE: PAGE

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2	11
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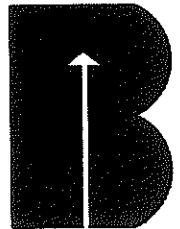
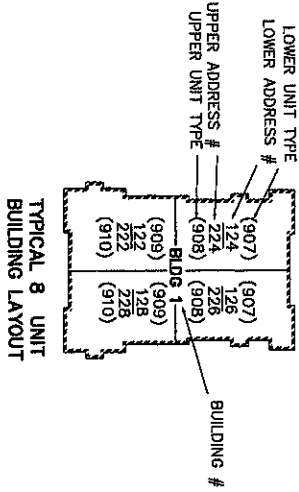
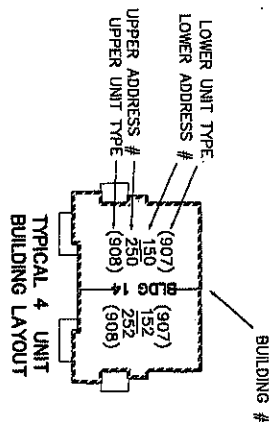
PANTHER VALLEY SECTION 9 AFFORDABLE HOUSING PLAN



LEGEND

- 1 BEDROOM AFFORDABLE DWELLING UNIT (10)
- 2 BEDROOM AFFORDABLE DWELLING UNIT (12)

(UNITS ARE STACKED, EACH COLORED DEPICTED REPRESENTS TWO UNITS.)



The Baker Companies

485 Washington Ave., Pleasantville, New York 10570 (914) 747-1550

VILLAGE 9 at PANTHER VALLEY AFFORDABLE HOUSING PLAN

TAX BLOCK 602, LOTS 26.07 & 27
TOWNSHIP OF ALLAMUCHY, WARREN COUNTY, NEW JERSEY

SCALE: 1"=120

DATE : 12/14/05