

Highlands Plan Conformance
Module 3 – Housing Element and Fair Share Plan Submission requirements for
December 8, 2009

Introduction

West Milford Township is located entirely within the Preservation Area of the Highlands Region. The Township will petition for substantive certification in accordance with the June 2010 deadline established by COAH. Said deadline applies to those Highlands municipalities that adopted the *Notice of Intent To Petition the Highlands Council For Plan Conformance* which West Milford did on November 26, 2008 (Resolution 2008-420).

The capacity analysis conducted by the Highlands Council for Modules 1 and 2 of Plan Conformance determined a potential future build-out of 19 residential units would be possible under the Highlands Regional Master Plan and Highlands Act regulations. The Highlands build-out analysis did not offer projections with regard to non-residential construction therefore the residential build-out might be less if individual subsurface disposal systems are apportioned to accommodate both new residential and nonresidential growth.

This synopsis is provided pursuant to the requirements of the Highlands 2009 Plan Conformance Grant. West Milford Township will prepare its Third Round HE/FSP as part of Highlands Full Plan Conformance and COAH's June 8, 2010 deadline.

A. Summary of Housing Obligations

i. Prior Round Obligation

West Milford Township has a prior round obligation of 98 new construction units.

ii. Highlands RMP Adjusted Growth Projections

COAH's Workbook D provides a comparison between COAH and the Highlands Affordable Housing Obligation for the Township (completed Workbook D, attached). Under the Highlands build-out scenario, which also reflects the obligation accrued by the Township's "actual" growth from January 1, 2004 to the present, a total of 40 affordable units would be required. COAH's projection shows an 88 unit obligation for the Third Round which terminates in December 2018. As noted, West Milford Township is entirely within the Highlands Preservation Area and will prepare a Third Round Housing Element and Fair Share Plan in accordance with the June 8, 2010 deadline to petition COAH for substantive certification.

B. Summary and Consistency Review of Proposed Prior Round Sites

West Milford Township has three prior round sites as follows:

- Stanford Village (Block 7702, Lot 4)
- Valley Ridge (Block 8002, Lot 4)
- Random Woods (Block 8001, Lot 1)

All three sites consist of mature forest and are situated in the Protection Overlay Zone. Highlands consistency reviews were performed and are transmitted electronically with this submission as required. Apart from the results of the consistency reviews which reveal considerable environmental concerns to be addressed, it is noted that Valley Ridge has had its Highlands Exemption revoked by NJDEP as of August 7, 2007, Random Woods, according to the Township's Third Round Housing Element and Fair Share Plan adopted on December 8, 2005 and amended on November 29, 2007, did not pursue final subdivision approval nor secure the requisite Highlands approvals.

C. Housing Partnership Program

West Milford Township is interested in investigating the possibility of utilizing the Regional Affordable Housing Development Planning Program (RAHDPP), however; the issue of funding will need to be addressed. At the projected cost of \$80,000 per unit the Township is confronted with limited resources to cover the costs of the program. More information will be needed to make an informed decision by the Township, but items such as funding, cost per unit and administration of such units will have to be further analyzed.