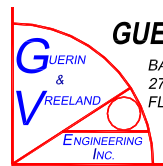

AMENDED HOUSING ELEMENT & FAIR SHARE PLAN STILLWATER TOWNSHIP, SUSSEX COUNTY

For

**Stillwater Township & Planning Board & Committee
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By



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March, 2016

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The original of this report was signed and sealed in accordance with NJSA 45:14A-12

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ATTACHMENTS

Abandoned Property Report (2016 update)

INTRODUCTION

According to the Fair Housing Act of 1985, a Housing Plan 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.

As part of previous planning activities Stillwater Township sought substantive certification and took affirmative steps towards providing a realistic opportunity to achieve its fair share of the present and prospective regional need for low and moderate income housing.

On March 10, 2015, the Supreme Court ruled that the New Jersey Council on Affordable Housing (hereinafter “COAH”) has failed to act and as a result, the Courts will be assuming jurisdiction over the Fair Housing Act. The Order divides municipalities into one of three categories – those that achieved Third Round Substantive Certification, those that filed or petitioned and those that had never participated in the COAH process. For a municipality like Stillwater, that petitioned or “participated” in 2008, the Order allows “participating” towns to file a Declaratory Judgment during a 30-day window (approximately June 8 – July 7) to alert the Court that the municipality wishes to comply with its constitutional mandate to provide affordable housing. Not only does Stillwater wish to comply with its constitutional mandate to provide affordable housing, the Township has prepared a plan to continue to address this obligation.

This is the Township of Stillwater’s Amended Housing Element and Fair Share Plan (hereinafter “HE&FSP”). The Township has endeavored to shape a HE&FSP that: is tailored specifically to Stillwater Township; continues to provide realistic affordable housing opportunities; provides these housing opportunities in a manner that will enhance the fabric of the community; and provides these housing opportunities in a manner that is consistent with the goals and objectives of the Township’s planning policies.

This HE&FSP is prepared utilizing the Prior Round Rules as well as the guidance provided in the March 10, 2015 Supreme Court Order. As indicated by the Court Order, each municipality in the State still has a three-part obligation:

1. Rehabilitation Obligation;
2. Any remaining Prior Round Obligation that has not been constructed; and
3. Third Round Obligation.

This document should be read together with the references noted herein for a complete evaluation.

AFFORDABLE HOUSING HISTORY

The Township of Stillwater has been active in all three rounds of COAH. A summary of Stillwater's historic COAH activities include:

1. Stillwater Township filed Petitions for Substantive Certification for First Round, Second and Extended Second Round;
2. Stillwater Township adopted a Deposit Account Agreement;
3. Stillwater Township adopted a Development Fee Ordinance;
4. Stillwater Township appointed a Municipal Housing Liaison;
5. Stillwater Township adopted and filed a Municipal Affordable Housing Spending Plan;
6. Stillwater Township adopted an Accessory Apartment Ordinance;
7. Stillwater Township adopted and filed an amended HEFSP; and
8. Stillwater Township filed a Petition for Substantive Certification for Third Round.

More importantly, Stillwater Township has, and will continue to, provide for low and moderate income housing through: rehabilitation of existing housing units; sponsoring affordable developments; approving inclusionary development; approving accessory apartments; purchasing existing homes; redevelopment; and administering write-down/buy-down programs.

MUNICIPAL SUMMARY

The Township encompasses approximately 28.5 square miles in Sussex County. Located along the western edge of Sussex County and bordering the Delaware Water Gap National Recreation Area, Stillwater Township is a historic farming community and former vacation spot for visitors from Brooklyn, New York.

The Township is primarily located within Planning Area 5 - Environmentally Sensitive Planning Area of the New Jersey Development and Redevelopment Plan. Approximately 12% of the Township can be characterized as wetlands. In addition, approximately 70% of the Township contains habitat which may be suitable for threatened and endangered species and is considered environmentally significant by the NJDEP.

The Township can be characterized as a rural residential and agricultural community with sparse low density residential development interspersed with higher density residential centers in the form of villages and lake communities. There are no state highways or public sewage systems within the Township. The rural nature of many roads within the Township poses challenges for walking and bicycling. Only one public community water system exists within the Township.

Land use within the Township is primarily a mixture of residential development, agricultural lands, open space and vacant lands. The vast majority of private land is within residential zones and is in farmland assessment. Large tracts of protected land exist within parks, recreation areas and open spaces. Stillwater is home to approximately 5,820 acres of preserved open space (making up approximately 32%

of the Township's approximate 18,076 acres). Very little of the Township land area is classified as commercial or industrial.

The Township is bordered by: Walpack Township to the northwest, Hampton Township to the northeast, Fredon Township to the southeast and Frelinghuysen and Hardwick Townships, in Warren County, to the southwest.

AFFORDABLE HOUSING OBLIGATION

Methodology yielding a calculation for affordable housing need and obligations for each municipality in New Jersey is documented in an Econsult Solutions entitled, "New Jersey Affordable Housing Need and Obligations", dated December 30, 2015. Stillwater Township's obligation, as outlined in the Econsult Solutions report, is summarized in the table below:

Initial Summary of Obligations - Stillwater Township						
Municipality	County	Region	Prior Round (1987-1999) Initial Obligation (unadjusted)	Capped Present Need	Capped Prospective Need	Initial Summary Obligation
Stillwater Township	Sussex	1	15	0	39	54

We reserve the right to adjust this report if relevant new or updated information becomes available.

CONTENT OF HOUSING ELEMENT

The Fair Housing Act requires that “the housing element 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”. As per the MLUL, specifically N.J.S.A. 52:27D-310, a housing element must contain at least the following items:

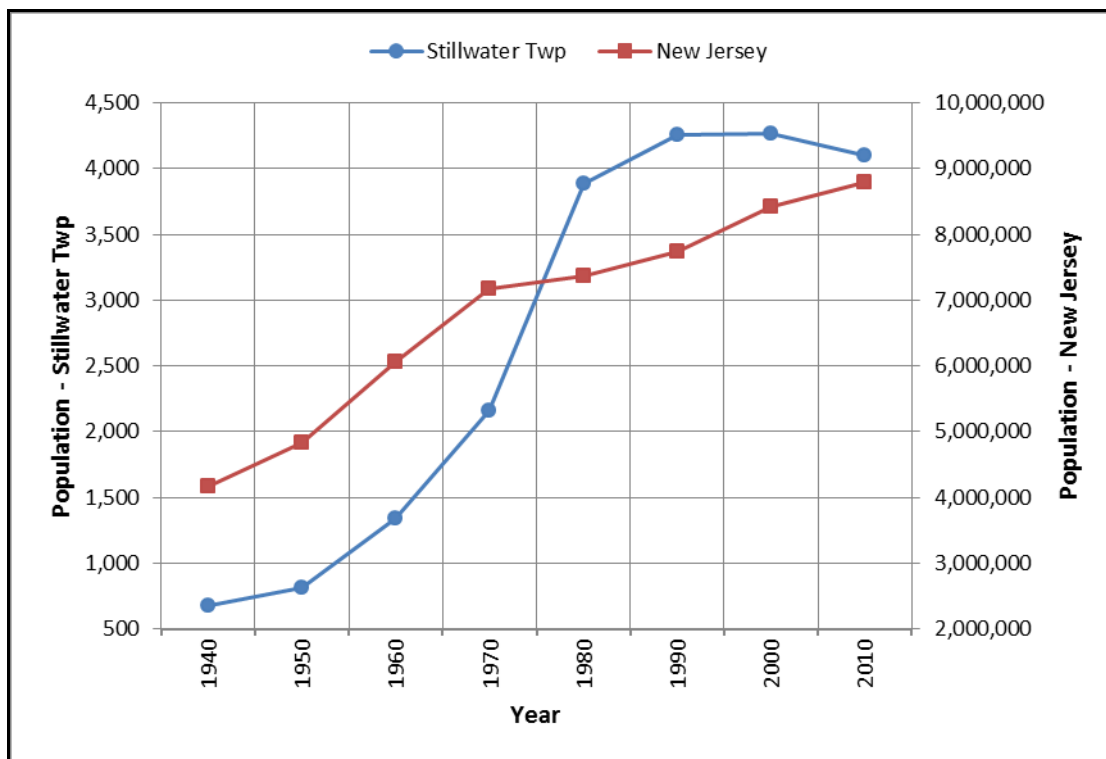
1. An inventory of the municipality's housing stock by age, condition, purchase or rental value, occupancy characteristics and type, including the number of units affordable to low and moderate income households and substandard housing capable of being rehabilitated;
2. A projection of the municipality's 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;
3. An analysis of the municipality's demographic characteristics, including but not necessarily limited to, household size, income level and age;
4. An analysis of the existing jobs and employment characteristics of the municipality, and a projection of the probable future jobs and employment characteristics of the municipality;
5. A determination of the municipality's present and prospective fair share for low and moderate income housing and its capacity to accommodate its housing needs, including its fair share for low and moderate income housing; and
6. A consideration of the lands 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.

POPULATION DEMOGRAPHICS

Population

The population trends experienced in Stillwater Township, Sussex County and the State of New Jersey from 1940 through 2010 according to Census Data is presented below. In 2010 there were 4,099 residents in Stillwater Township, a decrease of 168 people (just under 4% decline) since 2000. Stillwater Township experienced its greatest population growth in the eighties. Stillwater Township's 2010 population is less than its 1990 population. The population for the County and the State continued to increase between 1990 and 2010.

Population Trends 1940 to 2010									
Year	Stillwater Township			Sussex County			New Jersey		
	Population	Change		Population	Change		Population	Change	
		Number	Percent		Number	Percent		Number	Percent
1940	679			29,632			4,160,165		
1950	816	137	20.2	34,423	4,791	16.2	4,835,329	675,164	16.2
1960	1,339	523	64.1	49,255	14,832	43.1	6,066,782	1,231,453	25.5
1970	2,158	819	61.2	77,528	28,273	57.4	7,171,112	1,104,330	18.2
1980	3,887	1,729	80.1	116,119	38,591	49.8	7,365,011	193,899	2.7
1990	4,253	366	9.4	130,943	14,824	12.8	7,730,188	365,177	5.0
2000	4,267	14	0.3	144,166	13,223	10.1	8,414,350	684,162	8.9
2010	4,099	-168	-3.9	149,265	5,099	3.5	8,791,894	377,544	4.5



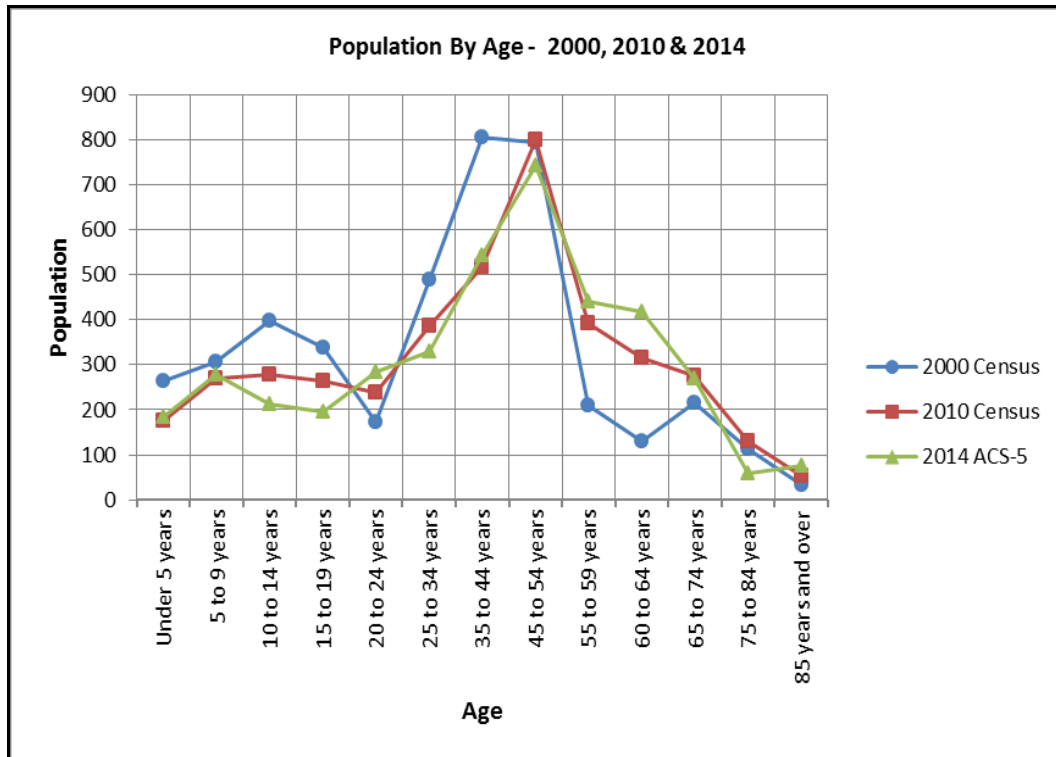
Population Age Composition

The population age composition in Stillwater Township from 2000 and 2010 Census Data is presented below. In general, the population age has increased. The population among 55 to 64 years experienced the greatest increase while the population among 25 to 44 years experienced the greatest decline. Moreover, the median age of residents in Stillwater increased from 37.2 years in 2000 to 43.8 years in 2010.

Population By Age 2000 and 2010						
Population	2000		2010		Change 2000 to 2010	
	Number	Percent	Number	Percent	Number	Percent
Under 5 years	265	6.2	177	4.3	-88	-1.9
5 to 9 years	306	7.2	271	6.6	-35	-0.6
10 to 14 years	397	9.3	279	6.8	-118	-2.5
15 to 19 years	338	7.9	265	6.5	-73	-1.4
20 to 24 years	172	4.0	238	5.8	66	1.8
25 to 34 years	490	11.5	387	9.4	-103	-2.1
35 to 44 years	804	18.8	516	12.6	-288	-6.2
45 to 54 years	794	18.6	798	19.5	4	0.9
55 to 59 years	211	4.9	393	9.6	182	4.7
60 to 64 years	130	3.0	316	7.7	186	4.7
65 to 74 years	216	5.1	276	6.8	60	1.7
75 to 84 years	112	2.6	129	3.2	17	0.6
85 years and over	32	0.7	54	1.3	22	0.6

Analysis of age group characteristics provides insight into the actual changes in population. This comparison is helpful in determining impacts these changes have on housing needs, community facilities and services for the municipality.

Additional more current population age composition information for Stillwater Township from the Census Bureau 2014 American Community Survey 5-year Estimates (hereinafter "2014 ACS-5") is presented below. In general, the population age has continued to increase. The median age of residents in Stillwater increased from 43.8 years in 2010 to 44.6 years in 2014.



Household Type

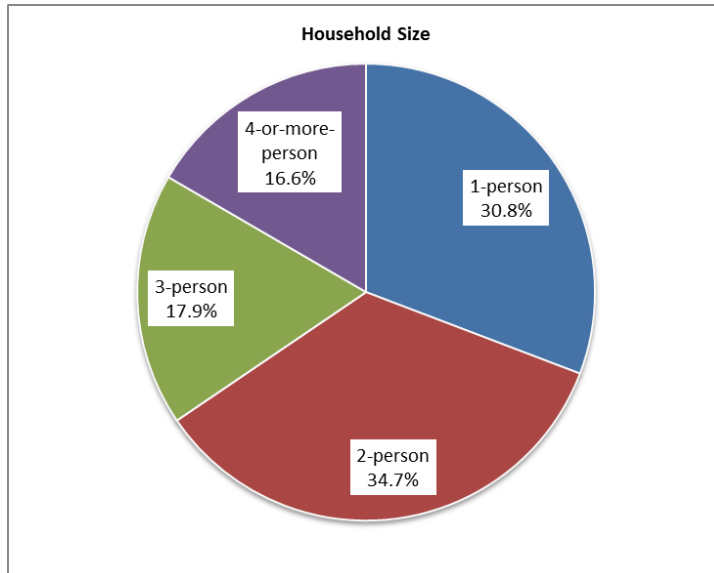
Household type in Stillwater Township according to 2014 ACS-5 is presented below. The 2014 ACS-5 estimates Stillwater Township had 1,076 family and 602 non-family households. Approximately 20% of the households within Township are estimated to contain children under the age of 18.

Households By Type	2014	
	Number	Percent
Total households (1+2)	1,678	100
(1) Family households (a+b+c)	1,076	64.1
(a) Husband-wife family	893	53.2
(b) Male householder, no wife present	65	3.9
(c) Female householder, no husband present	118	7.0
(2) Nonfamily households	602	35.9
Householder living alone	517	30.8
Householder not living alone	85	5.1
Households with related children under 18 years	333	19.8

Household Size

The household size in Stillwater Township according to 2014 ACS-5 is presented below. The ACS-5 data estimates the majority of the household within Stillwater are either 2-person or 1 person households (65.5%).

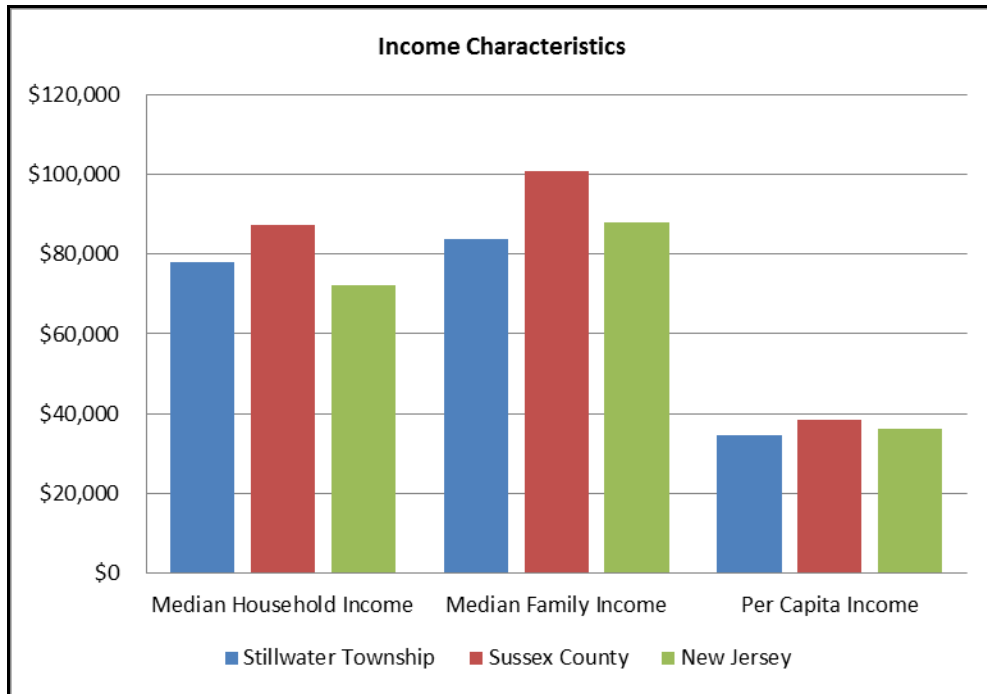
Households By Size	2014	
	Number	Percent
Total households	1,678	100
1-person	517	30.8
2-person	583	34.7
3-person	300	17.9
4-or-more-person	278	16.6



Income & Poverty Status

Income and poverty status according to 2014 ACS-5 for Stillwater Township, Sussex County and New Jersey is presented below. The ACS-5 data estimates the median household income for Stillwater Township was \$78,056. This is \$9,341 lower than the median household income for Sussex County and approximately \$6,000 higher than the State's median household income. The estimated Stillwater Township median family income was roughly \$17,000 less than Sussex County's and \$4,000 less than the State's. The estimated Stillwater Township per capita income was roughly 10 percent less than Sussex County's and 5 percent less than the State's.

Income Characteristics 2014			
Income Type	Stillwater Township	Sussex County	New Jersey
Median Household Income	\$78,056	\$87,397	\$72,062
Median Family Income	\$83,871	\$100,713	\$87,999
Per Capita Income	\$34,541	\$38,454	\$36,359
Poverty Status (Percent of People)	5.6%	5.7%	10.7%
Poverty Status (Percent of Families)	3.2%	4.0%	8.1%



Household Income 2014						
Income	Stillwater Township		Sussex County		New Jersey	
	Number	Percent	Number	Percent	Number	Percent
Total households	1,678	100	54,248	100	3,188,498	100
Less than \$10,000	8	0.5	1,285	2.4	172,623	5.4
\$10,000 to \$14,999	112	6.7	1,589	2.9	121,595	3.8
\$15,000 to \$24,999	119	7.1	2,976	5.5	258,445	8.1
\$25,000 to \$34,999	153	9.1	3,333	6.1	248,678	7.8
\$35,000 to \$49,999	179	10.7	5,257	9.7	336,137	10.5
\$50,000 to \$74,999	247	14.7	8,875	16.4	509,599	16.0
\$75,000 to \$99,999	367	21.9	8,034	14.8	406,137	12.7
\$100,000 to \$149,999	301	17.9	12,371	22.8	546,533	17.1
\$150,000 to \$199,999	146	8.7	5,664	10.4	276,523	8.7
\$200,000 or more	46	2.7	4,864	9.0	312,228	9.8

HOUSING DEMOGRAPHICS

Housing Type

The composition of the housing stock in Stillwater Township according to 2014 ACS-5 is presented below. The 2014 ACS-5 estimates 2,103 dwelling units in Stillwater Township. The majority of Township's housing stock includes single-family detached units (92.2%).

Housing Type By Units In Structure	2014	
	Number	Percent
Total housing units	2,103	100
1, detached	1,939	92.2
1, attached	0	0.0
2 apartments	83	3.9
3 or 4 apartments	0	0.0
5 to 9 apartments	42	2.0
10 or more apartments	0	0.0
Mobile home or other type of housing	39	1.9

Occupancy Status

The occupancy status of the housing stock in Stillwater Township according to 2014 ACS-5 is presented below. The 2014 ACS-5 estimates owners occupied a majority (79.8%) of the housing stock in the Township. Approximately 20.2% of the Township's housing stock was vacant. The estimated average household size of owner-occupied unit was 2.54 persons, while the average household size of renter-occupied unit was 1.39.

Occupancy Status	2014	
	Number	Percent
Total housing units	2,103	100
Occupied housing units	1,678	79.8
Owner-occupied housing units	1,485	88.5
Renter-occupied housing units	193	11.5
Vacant housing units	425	20.2
For rent	0	0.0
Rented, not occupied	0	0.0
For sale only	24	1.1
Sold, not occupied	0	0.0
For seasonal, recreational, or occasional use	311	14.8
All other vacants	90	4.3
Homeowner vacancy rate (percent)	1.6	
Rental vacancy rate (percent)	0.0	

Value & Rent of Housing Stock

Value and rent of housing stock according to 2014 ACS-5 for Stillwater Township is presented below.

The 2014 ACS-5 estimates more than 1/3 of owner-occupied housing stock in the Township is valued between \$200,000 and \$299,999 (36.15%). The median value of owner-occupied housing stock is \$248,200.

Value	2014	
	Number	Percent
Owner-occupied units	1,485	100
Less than \$50,000	33	2.2
\$50,000 to \$99,999	28	1.9
\$100,000 to \$149,999	144	9.7
\$150,000 to \$199,999	288	19.3
\$200,000 to \$299,999	536	36.1
\$300,000 to \$499,999	393	26.5
\$500,000 to \$999,999	65	4.4
\$1,000,000 or more	0	0.0
Median	\$248,200	

The 2014 ACS-5 estimates more than ½ of rental occupied housing stock in the Township rents for \$1,000 to \$1,499 (54.4%). The median rent paid for rental occupied housing stock is \$1,100.

Gross Rent	2014	
	Number	Percent
Occupied units paying rent	180	100
Less than \$200	0	0.0
\$200 to \$299	0	0.0
\$300 to \$499	42	23.3
\$500 to \$749	0	0.0
\$750 to \$999	32	17.8
\$1,000 to \$1,499	98	54.4
\$1,500 or more	8	4.4
Median	\$1,100	
No rent paid	13	

Condition of Housing Stock

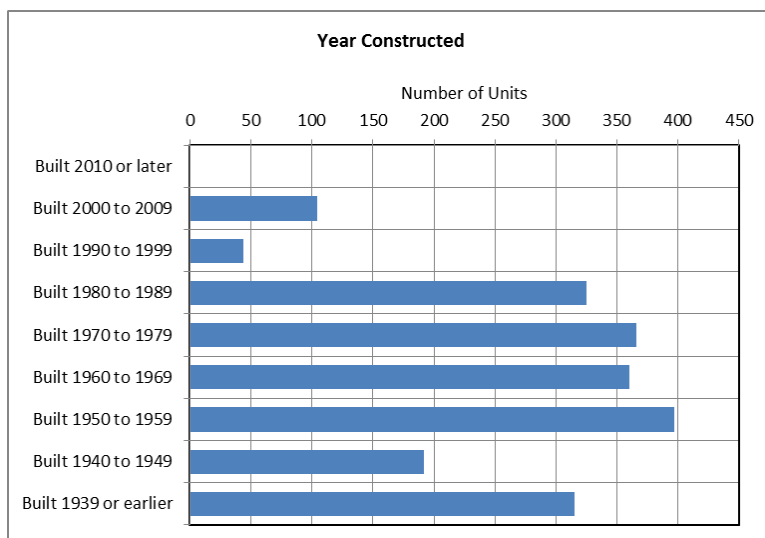
The Census does not classify housing units as standard or substandard, but it can provide an estimate of the substandard housing units that are occupied by low and moderate income households. The Appellate Division upheld COAH's use of three indicators to determine substandard housing in the State. Those three indicators are: houses built before 1959 and which are overcrowded with more than one person per room; homes lacking complete plumbing; and homes lacking kitchen facilities.

In general, the Census indicators available at the municipal level indicate a sound housing stock. 2014 ACS-5 information for housing stock characteristics, occupants per room and year structures were built for Stillwater Township is presented below.

Housing Stock Characteristics	2014	
	Number	Percent
Occupied housing units	1,678	100
Lacking complete plumbing facilities	0	0.0
Lacking complete kitchen facilities	0	0.0
No telephone service available	9	0.5

Occupants Per Room	2014	
	Number	Percent
Occupied housing units	1,678	100
1.00 or less	1,613	96.1
1.01 to 1.50	65	3.9
1.51 or more	0	0.0

Year Structure Built	2014	
	Number	Percent
Total housing units	2,103	100
Built 2010 or later	0	0.0
Built 2000 to 2009	104	4.9
Built 1990 to 1999	44	2.1
Built 1980 to 1989	325	15.5
Built 1970 to 1979	366	17.4
Built 1960 to 1969	360	17.1
Built 1950 to 1959	397	18.9
Built 1940 to 1949	192	9.1
Built 1939 or earlier	315	15.0



EMPLOYMENT DEMOGRAPHICS

Class of Worker

Class of worker information according to 2014 ACS-5 for Stillwater Township is presented below. The 2014 ACS-5 estimates approximately 87.4% of the residents are employed. Nearly ¾ of those employed are private wage and salary workers. No one was reported to be an unpaid family worker.

Class of Workers	2014	
	Number	Percent
Private wage and salary workers	1,873	72.9
Government workers	183	7.1
Self-employed in own business workers not incorporated	188	7.3
Unpaid family workers	0	0.0
Total employed population	2,244	87.4
Unemployed	324	12.6
Total labor force	2,568	100

Occupational Characteristics

Occupational information according to 2014 ACS-5 for Stillwater Township is presented below. The 2014 ACS-5 estimates approximately 1/2 of the residents are employed in management, professional, science or arts occupations or sales and office.

Occupation	2014	
	Number	Percent
Management, business, science, and arts occupations	617	27.5
Service	427	19.0
Sales and office	526	23.4
Natural resources, construction, and maintenance	385	17.2
Production, transportation, and material moving	289	12.9
Total employed population	2,244	100

Commuting Characteristics

Commuting information according to 2014 ACS-5 for Stillwater Township is presented below. The 2014 ACS-5 estimates the majority of residents drive to work alone. No resident utilize public transportation to get to their workplace.

Means of Travel	2014	
	Number	Percent
Car, truck, or van - drove alone	1,812	84.3
Car, truck, or van - carpooled	206	9.6
Public transportation (excluding taxicab)	0	0.0
Walked	0	0.0
Other means	9	0.4
Worked at home	123	5.7
Total	2,150	100

The 2014 ACS-5 estimates the mean travel time is approximately 38 minutes. Approximately 1/4 of the residents commute an hour or more to their workplace.

Travel Time Time	2014	
	Number	Percent
Less than 5 minutes	45	2.2
5 to 9 minutes	55	2.7
10 to 14 minutes	184	9.1
15 to 19 minutes	309	15.2
20 to 24 minutes	235	11.6
25 to 29 minutes	112	5.5
30 to 34 minutes	270	13.3
35 to 39 minutes	62	3.1
40 to 44 minutes	51	2.5
45 to 59 minutes	191	9.4
60 to 89 minutes	341	16.8
90 or more minutes	172	8.5
Total	2,027	100

Employment Projections

Employment projections according to The North Jersey Transportation Planning Authority (hereinafter "NJTPA") estimate that employment within the Township will grow by 400 jobs by 2040.

Employment Projection			
Year	Jobs	Change	Annualized Percent Change
2010	430		
2040	830	400	2.2

PROJECTION OF HOUSING STOCK

Historic Trends

NJ Department of Community Affairs' historical residential certificate of occupancy (hereinafter CO's) and demolition permit information for Stillwater Township is presented below. The Township's housing stock has grown very little between 2000 and 2015. It should be that the 2008 HEFSP predicted a net gain of 26 housing units between 2008 and 2015. However, the historical data indicates the Township experienced a much smaller net gain of 2 housing units during this period.

HISTORIC TREND OF RESIDENTIAL CERTIFICATES OF OCCUPANCY & DEMOLITION PERMITS																	
Year	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	Total
CO's Issued	7	7	13	5	3	11	8	8	3	3	0	0	0	1	2	2	73
Demolitions	0	1	0	2	1	0	0	0	0	0	3	0	0	4	1	1	13
Net	7	6	13	3	2	11	8	8	3	3	-3	0	0	-3	1	1	60

Based on the historic trend 4 CO's and 1 demolition (for a net gain of 3 housing units) are predicted to occur per year for the foreseeable future. The forecasted minimal annual increase in housing stock is also supported by the Township's aging and declining population.

Anticipated Development

Only 2 major subdivisions have been proposed in Stillwater Township within the last 15 years. As approved, both of these projects provide realistic opportunities to construct on-site affordable housing.

NJ Department of Community Affairs' historical building permit information for non-residential construction was also reviewed. The Township's non-residential construction has grown very little between 2000 and 2015. The permit information indicates that only 7 projects were undertaken in this 15 year period.

CAPACITY FOR FAIR SHARE

Infrastructure

Water - Stillwater Township is entirely dependent on groundwater for water supply. There are no surface reservoirs within the Township and the majority of the homes and businesses in town rely on individual wells. There is one, small public community water system that has a limited service area. The Paulinskill Lake Water Company primarily serves the Paulinskill Lake neighborhood.

Wastewater - Stillwater Township is entirely dependent on individual subsurface disposal system for wastewater management. There are no regional wastewater systems or sewer service areas within the Township. The larger wastewater facilities (discharge greater than 2,000 gallons per day) within the Township with individual New Jersey Pollutant Discharge Elimination System (NJPDES) Permits have limited service areas. These facilities services: Aldersgate Center, Camp Nejeda Foundation, Fairview Lake YMCA Camp, Mountain Shadows Lakes, Stillwater Twp. Elementary School and Swartswood State Park.

The NJDEP Nitrate Dilution Model recommends 4.8 acres per septic system to maintain ground water quality.

Zoning

The current and anticipated demand for residential and employment growth can be met through Stillwater Township's current zoning.

Residential

R-7.5 Residential District - This zone permits: Single-family dwellings, agricultural, horticultural, and aquacultural uses, public parks and playgrounds, libraries museums, water tanks and community center buildings and grounds, public utility, buildings or land used exclusively by federal, state, county or Township government for public purposes, planned residential development and open space. (Residential density shall be one unit per 7.5 acres.

R-5 Residential District: - This zone permits: Single-family dwellings, agricultural, horticultural, and aquacultural uses, public parks and playgrounds, libraries museums, water tanks and community center buildings and grounds, public utility, buildings or land used exclusively by federal, state, county or Township government for public purposes, planned residential development, and open space. (Residential density shall be one unit per 5 acres).

R-30 Residential District: - This zone permits: Single-family dwellings, horticultural, public parks and playgrounds, libraries, museums, water tanks, pumping stations and public recreation and community center buildings and grounds, and open space. (Residential density shall be one unit per 30,000 square feet).

Commercial

NC Neighborhood Commercial District: - This zone permits: food stores, markets, antique shops, clothing and apparel stores, upholstery shops, variety stores, retail sales establishments, sportswear shops, banks and drugstores, all of which are for the purpose of serving the neighborhood in which they are located; barbershops, beauty salons, stationery stores, luncheonettes, restaurants, feed stores, hotels, motels, government buildings, libraries, museums and community centers, professional office buildings, package goods, taverns, appliance repair, business offices, public parks and utilities.

C Commercial District: - This zone permits: shopping centers, lumber, coal fuel storage and distribution yards, warehouses, wholesale distribution centers, gasoline stations and automotive garages, contractor's garages, contractor's storage yards and public utility storage yards and workshops for repair purpose, and light manufacturing operations

CR Commercial Recreation District: - This zone permits: commercially operated swimming pools, indoor and outdoor tennis courts and other similar court games, golf courses, hotels and motels; lodges and nightclubs.

Other

RC Recreation/Conservation District - This zone permits: publicly owned park or recreation lands and facilities, camps operated for children and adults by the Boy Scouts of America, Girl Scouts of America, YMCA, YWCA, Diabetes Foundation or by religious organizations, trails, passive and active recreational facilities and other unstructured recreational uses and activities that will provide for the maintenance of open space in its natural condition and otherwise leave such areas undisturbed and in their natural state.

Development Constraints

An Environmental Resource Inventory (ERI) update was completed for Stillwater Township by The Land Conservancy of New Jersey in 2014. The ERI update is based on available data from federal, state and municipal resources. The ERI documents the natural resource within the Township and includes extensive mapping. As detailed in the ERI: approximately 12% of the Township can be characterized as wetlands; approximately 70% of the Township contains habitat which may be suitable for threatened and endangered species and is considered environmentally significant by the NJDEP; and approximately 32% of the Township is preserved open space.

Environmental, infrastructures and preserved open space constraints have and will continue to shape land use within the Township. However, the Land Use Plan provides realistic opportunities for development and redevelopment in various locations around the community.

Appropriate Locations for Affordable Housing

Existing structures appropriate for conversion to affordable housing include homes in foreclosure, which could be cost effective to buy and convert to affordable housing. Stillwater Township has adopted an Ordinance requiring registration of vacant and abandoned properties and granting the Township certain powers to rehabilitate these properties. Township Officials have recently identified 92 homes. A copy of the Township's Abandoned Property Report (2016 update) is attached.

AFFORDABLE HOUSING OBLIGATION

Methodology yielding a calculation for affordable housing need and obligations for each municipality in New Jersey is documented in an Econsult Solutions entitled, "New Jersey Affordable Housing Need and Obligations", dated December 30, 2015. Stillwater Township's obligation, as outlined in the Econsult Solutions report, is summarized in the table below:

Initial Summary of Obligations - Stillwater Township						
Municipality	County	Region	Prior Round (1987-1999) Initial Obligation (unadjusted)	Capped Present Need	Capped Prospective Need	Initial Summary Obligation
Stillwater Township	Sussex	1	15	0	39	54

We reserve the right to adjust this report if relevant new or updated information becomes available.

Credits & Adjustments

The 2008 petition for substantive certification and prior HE&FSP for Stillwater Township claimed the following credits:

1. Rehabilitation - 25 units
2. Gut Rehabilitation - 8 units
3. Group Home - 4 units
4. Renter-Occupied - 2 units
5. Owner-Occupied - 4 unit
6. Accessory apartments -15 units

The 2008 petition for substantive certification and prior HE&FSP for Stillwater Township sought a Vacant Land Adjustment and a Diurnal Adjustment for Lack of Water and Sewer.

CONTENT OF FAIR SHARE PLAN

The Fair Share Plan contains the following information:

1. Description of existing credits intended to satisfy the obligation;
2. Description of mechanisms that will be used to meet any outstanding obligation; and
3. An implementation schedule that sets forth a detailed timetable for units to be provided.

CREDITS

The 2008 petition for substantive certification and prior HE&FSP for Stillwater Township claimed the following credits:

1. Rehabilitation - 25 units
2. Gut Rehabilitation - 8 units
3. Group Home - 4 units
4. Renter-Occupied - 2 units
5. Owner-Occupied - 4 unit
6. Accessory apartments -15 units

MECHANISMS

The Township of Stillwater will continue to provide for low and moderate income housing through: rehabilitation of existing housing units; sponsoring affordable developments; approving inclusionary development; approving accessory apartments; purchasing existing homes; redevelopment; and administering write-down/buy-down programs.

To implement these mechanisms Stillwater Township will: utilize the adopted Development Fee Ordinance; utilize the adopted Accessory Apartment Ordinance; utilize the adopted Vacant and Abandoned Property Ordinance; waive and reduce municipal fees associated with developing affordable housing; explore payment in lieu of tax (PILOT) programs associated with developing affordable housing; seek grants and other resources to help develop affordable housing; and engage nonprofit housing developer and advocates to help expand housing opportunities with the Township.

TIMETABLE

The Township of Stillwater will continue to provide for low and moderate income as funds and opportunities become available. Based on historical data the Township anticipates the following affordable housing unit growth:

AFFORDABLE HOUSING UNIT GROWTH PROJECTIONS																	
Year	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	Total
Affordable Units	0	0	2	4	4	6	0	6	0	8	0	8	0	8	0	8	54

Abandoned Property Report (2016 update)

Stillwater Township

Sussex County

964 Stillwater Road, Newton, N.J. 07860

(973) 383-9484

Fax: (973) 383-8059

MEMORANDUM

TO: Stillwater Township Committee

FROM: Arlene Fisher, Zoning and Code Enforcement Official

DATE: March 1, 2016

RE: Abandoned Property Report 2016, update

Sixty homes are currently identified as abandoned homes in accordance with Stillwater Township Ordinance 2015-008. My last canvass was on February 26, 2016, of properties that we had received foreclosure notices. To date \$6,250.00 has been collected. There are thirty one additional foreclosed properties which are currently still occupied. Letters to the banks will be going out this week for the new abandoned homes and I will be mailing final notices to properties in which the banks failed to register. I have had some problems with finding the responsible party since some of the foreclosure law firms have changed since we received notice. One of the largest law firms handling foreclosures filed Chapter 11 and does not have updated contact information.

Respectfully submitted,

Arlene Fisher

Zoning and Code Enforcement Official

List of Abandoned Properties in Stillwater Township as of March 4, 2016

1. 902 Fairview Lake Lane, Block 2501, Lot 40.04, Former owner Alonzo Jackson
2. 956 Old School House Road, Block 2601, Lot 10.01, Ditech
3. 963 Old School House Road, Block 2601, Lot 12, Wells Fargo
4. 972 Old School House Road, Block 2601, Lot 5, Owner Blake Pupo
5. 957 Mt. Holly Road, Block 2602, Lot 8.06, Citibank,
6. 913 Hardwick Road, Block 2702, Lot 10.09, Wells Fargo
7. 927 Hardwick Road, Block 2702, Lot 10.02, Citibank
8. 936 Walnut Drive, Block 4203, Lot 11, Fannie Mae
9. 903 Ridge Road, Block 4303, Lot 2, Zucker, Goldberg, & Ackerman, Sold 12-15
10. 913 Edgewood Drive, Block 4201, Lot 8, Safeguard Properties
11. 905 Edgewood Drive, Block 4201, Lot 4, JP Morgan Chase
12. 927 Wall Street, Block 3305, Lot 18.02, Wells Fargo
13. 906 Cedar Ridge Road, Block 3302, Lot 6, Deceased owner Andrew Proshuto
14. 910 Main Street, Block 3206, Lot 7, Former owner Timothy Simonson
15. 905 Millbrook Road, Block 3201, Lot 10, Former owner Brian Leslie
16. 916 Maple Avenue, Block 3302, Lot 15, Owner Alex and John Egan
17. 940 Maple Avenue, Block 3203, Lot 5, JP Morgan Chase
18. 913 Maple Avenue, Block 3102, Lot 12, Owner Alex and John Egan
19. 1006 Fairview Lake Road, Block 1501, Lot 11.02, Corporation Service Company
20. 913 Iris Circle, Block 414, lot 22, Former owner Veronica Sanita
21. 908 Willow Drive, Block 508, Lot 9, CP-SRMOF II, 2012-A-Trust
22. 910 Willow Drive, Block 508, Lot 7, Owner Matthew Maring
23. 905 Curving Lane, Block 504, Lot 7, Former owner Thomas and Janet Forgione
24. 903 Pepperidge Drive, Block 310. Lot 18, Zucker, Goldberg, & Ackerman, LLC
25. 901 Timber Lane, Block 304, lot 14, Wells Fargo
26. 1009 Mt. Benevolence Road, Block 601, Lot 5, Former owner Michael & Nicole Marino
27. 1044 Owassa Road, Block 801, Lot 27, Federal Home Loan Mortgage
28. 919 Plymouth Lake Drive East, Block 1001, Lot 36, Capitol One
29. 911 Plymouth Lake Drive East, Block 1001, Lot 28, Federal National Mortgage Sold 12-15
30. 907 Plymouth Lake Drive East, Block 1001, Lot 24, Owner Andrea Hustik
31. 909 Plymouth Lake Drive East, Block 1001, Lot 26, Owner Andrea Hustik
32. 914 Upper Drive, Block 1103, Lot 30, Arthur Stevenson
33. 996 Owassa Road, Block 1301, Lot 7, Michael Migiliaro
34. 902 Anne Road, Block 1901, Lot 20, Wells Fargo
35. 937 Old Tannery Road, Block 704, Lot 1.02, Federal National Mortgage Association
36. 976 Old Foundry Road, Block 1601, Lot 6.08, Owner Margaret Canuci
37. 925 Five Points Lane, Block 2301, Lot 52.02, Citigroup Mortgage Loan Trust
38. 920 Thoenig Road, Block 602, Lot 26, Wilmington Trust, Sold 9-15
39. 933 Five Points Lane, Block 2301, Lot 52.02, Stanley Tyburski
40. 1022 Stillwater Road, Block 2301 Lot 25, Owner William Stephens

41. 918 Five Points Lane, Block 2301, Lot 45.03, Former Owner Arlean Szelesta
 42. 905 Winding Way, Block 504, Lot 16, Owner Michelle Aromando
 43. 1070 Mt. Benevolence Road, Block 802, Lot 7, The Huntington National Bank
 44. 905 Iris Circle, Block 417, Lot 29, Federal National Mortgage Association
 45. 901 Cherrywood Trail, Block 508, Lot 12&13, M&M Mortgage Services
 46. 931 Tulip Trail, Block 305, Lot 38 Wells Fargo
 47. 904 Curving Lane, Block 502, Lot 9&10, Safeguard Properties
 48. 921 Upper Drive, Block 1001, Lot 12, The Corporation Trust Company
 49. 977 Mt Benevolence Road, Block 801, Lot 6, Federal Home Loan Mortgage
 50. 901 Oak Lane, Block 3511, Lot 2, Pluse Becker & Saltzman, LLC
 51. 1004 Route 521, Block 2201, Lot 18, Field Asset Services
 52. 1037 Route 521, Block 2003, Lot 1, Wells Fargo
 53. 935 Ridge Road, Block 4101, Lot 4, Mortgage Contracting Services
 54. 911 Kill Drive, Block 4003, Lot 18, RAS Citron
 55. 927 Cedar Drive, Block , Lot, Code Compliance
 56. 918 Cedar Drive, Block 4201, Lot 11, Safeguard Properties
 57. 919 Walnut Drive West, Block 4407, Lot 3, Inner City Rehab, Inc
 58. 905 Gap View Court, Block 3805, Lot 2.09, Us Bank and Trust
 59. 956 Ridge Road, Block 4003, Lot 18, Valley National Bank
 60. 1036 Route 521, Block 2001, Lot 2, Estate owner Patrick Byrne
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March 8, 2016 Stillwater Township List of Properties Bank Owned, Still Occupied

1. 928 Old Foundry Road, Block 1602, Lot 7	Corporation Trust Company/Wells Fargo
2. 949 Mt. Benevolence Road, Block 1602, Lot 15	Wells Fargo
3. 914 Posssum Hill Road, Block 1501, Lot 24	Wells Fargo
4. 911 Plymouth Lake Drive, East Block 1001, Lot 27	Corporation Trust Company/Wells Fargo
5. 941 Owassa Road, Block 1401, Lot 30.02	Mark Childs@altisource.com
6. 901 Tulip Trail, Block 305, Lot 11	Phelan Hallianan& Diamond, PC
7. 1035 Stillwater Road, Block 2401, Lot 6	NJ REO Asset Mgt.& Realty, Inc.
8. 1040 Stillwater Road, 2301, Lot 33.02	Kivitz McKeever Lee, PC
9. 1061 Route 521, Block 1801, Lot 14	JPMorgan Chase Bank
10. 915 Swartswood Road, Block 1703, Lot 14	The Corporation Trust Company
11. 938 Walnut Drive, Block , Lot ,	Bank of America
12. 922 Ridge Road, Block 4104, Lot 18	Nationstar Mortgage, LLC
13. 924 Kill Drive, Block 4004, Lot 1	Phelan Hallinan Diamond & Jones, PC
14. 916 East End Drive, Block 4004, Lot 10	Safeguard Properties, Inc.
15. 953 Cedar Drive, Block 3902, Lot 11	Carrington Mortgage Services, LLC
16. 934 Cedar Drive, Block 4202 , Lot 11	Nationstar Mortgage LLC
17. 933 West Walnut Drive, Block 4406, Lot 1	Nationstar Mortgage, LLC
18. 910 West Walnut Drive, Block 4309 , Lot 2	Legacy Countrywide Shore Property Serv.
19. 916 West Walnut Drive, Block 4309, Lot 11	Shapiro & DeNardo, LLC
20. 901 Mountain View Terrace, Block 4407, Lot 9.01	Wells Fargo
21. 903 Gap View, Block , Lot	CitiMortgage, Inc.?
22. 949 Mount Holly Road, Block 2602, Lot 8.09	Wells Fargo
23. 903 Crest Road, Block 3904, Lot 7	Seterus, Inc.
24. 901 Carnation Terrace, Block 404, Lot 26&27	Federal Home Loan Mort. Corp.
25. 997 Stillwater Road, Block 2401, Lot 19.02	Federal Home Loan Mort. Corp.
26. 902 Stony Road, Block 4203, Lot 1	Garden State Property Services
27. 916 Edgewood Drive, Block 4102, Lot 9	Seretus Property Preservation Compliance
28. 921 Swartswood Road, Block 1703, Lot 18	Kivitz McKeever Lee, PC
29. 1007 Stillwater Road, Block 2401, Lot 16.01	Bayview Loan Servicing
30. 916 Edgewood Drive, Block 4102, Lot 9	Seterus Property Preservation Compliance
31. 964 Old School House Road, Block 2601, Lot 7.02	Countrywide Shore Property Service
32. 901 Dogwood Terrace, Block 4301, Lot 7	Legacy Countrywide Shore Property Service