



TOWNSHIP OF MOUNT OLIVE

Department of Planning

STATUS REPORT ON AFFORDABLE HOUSING IN MOUNT OLIVE TOWNSHIP OCTOBER 2022

The Township of Mount Olive received Substantive Certification for its Housing Element and Fair Share Plan (HEFSP) pursuant to an Order issued by Hon. Maryann Nergaard, J.S.C. on March 16, 2018 following a favorable report by the court-appointed Special Master and concurrence by the Fair Share Housing Center. The HEFSP was adopted by the Mount Olive Planning Board on December 21, 2017 and endorsed by the Mount Olive Township Council on January 16, 2018 in accordance with a July 20, 2017 Settlement Agreement between Mount Olive and the Fair Share Housing Center.

Mount Olive continues to make progress in meeting its Third Round obligation of 634 units with an existing inventory of 312 units/beds (258 affordable units; 54 beds in special needs facilities), 54 rental apartments, including four units for very low income households, in the Mountain Ridge Estates development where the all four buildings are now complete with anticipated full occupancy by December 2022.

Information regarding applications for Mountain Ridge Estates units can be obtained from the Township's Department of Planning at 973.691.0900, #7313 or mstrain@mtolivetwp.org. Interested parties may also contact the Township's Administrative Agent, Frank Piazza of Piazza & Associates Inc. at <http://www.piazza-and-associates.com/afhousing.php?pa=mountridgee>.

Marveland Crescent in Flanders provides 57 rental units for moderate income households. For information please contact Marjorie Labato or Alicia Sushko at 862-251-7227.

Planning Board hearings have commenced for a Planned Unit Residential Development consisting of 494 units including 100 units for low and moderate income households including 13 very low income units. This PURD within the FTZ-4 district is a realization of the 2015 Master Plan amendment and subsequent zoning ordinance change (Township Ordinance 24-2017) to provide affordable housing within an inclusionary development with shared passive and active recreation and open space amenities.

Progress is underway for the creation of an overlay zone to permit ten single family homes on fee simple lots on the former Cobblestone site. The Township will dedicate this land and contribute to the development cost for this Habitat for Humanity 100 percent affordable project.

The Township is working to establish a substantial rehabilitation program in partnership with Habitat for Humanity to assist income-qualified households with major system(s) improvements.

Mount Olive maintains an Affordable Housing Trust Fund with a balance of \$1.6 million as of September 2022. The funds are to be dispersed in accordance with the Township's February 13, 2018 Spending Plan, a copy of which is posted on the Township's website along with the HEFSP



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and related documents. Tables I through III below detail the existing and proposed affordable housing in the Township.

TABLE I
FAMILY UNITS

NAME	BLOCK/LOT	# UNITS	TYPE	STATUS
Camelot at Woodfield	8410/78	72	Rental	Occupied
Morris Habitat for Humanity	2203/2&3	2	Ownership	Occupied
Morris Habitat for Humanity	1300/44	1	Ownership	Occupied
Morris Habitat for Humanity	3512/9.01	1	Ownership	Occupied
Dorlan	8500/19	1	Ownership	Occupied
Mountain Ridge Estates	4100/84	54	Rental	Full occupancy December 2022
Marveland Crescent	6000/5.092	57	Rental	Occupied
FTZ-4 PURD	105/1 106/2, 3	100	Ownership	Plan review in progress
Cobblestone	3203/21; 28	10	Ownership	In planning stage; anticipated 2023 start
TOTAL		298		

TABLE II
AGE RESTRICTED UNITS

NAME	BLOCK/LOT	# UNITS	TYPE	STATUS
Abiding Peace	6000/12.01	60	Rental	Occupied
Mount Olive Manor	6000/12.01	50	Rental	Occupied
Paragon Village (independent living)	8400/9	14	Rental	Occupied
TOTAL		124		



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TABLE III
SUPPORTIVE & SPECIAL NEEDS HOUSING

NAME	BLOCK/LOT	PROVIDER	# BEDROOMS	STATUS
17 Glenside	1500/9	Association of Retarded Citizens	4	Occupied
Rose House	2507/1	The Rose House	8	Occupied
1 Locust Street	1503/12	Jane Smith Corp	4	Occupied
6 River Road	7100/1	NewBridge Services	11	Occupied
122 Pleasant Hill Road	6000/7	Pequannock Valley Mental Health Center	5	Occupied
44 Gold Mine Road	4400/75	NewBridge Services	3	Occupied
27 Mt. Olive Road	3807/4	NewBridge Services	2	Occupied
12 Ringenbach Lane	4100/109	NewBridge Services	2	Occupied
Paragon Village (assisted living)	8400/9	Paragon Senior Living	15	Occupied
TOTAL			54	