



TOWNSHIP OF MOUNT OLIVE

Department of Planning

STATUS REPORT ON AFFORDABLE HOUSING IN MOUNT OLIVE TOWNSHIP *FEBRUARY 2020*

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 is well on the way to 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 anticipated in the next 24 months, inclusionary zoning in the FTZ-4 district, a future 100 percent affordable housing site and 169 authorized credits.

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.

Approximately 140 affordable units are anticipated with proposed development in the FTZ-4 zone district made possible by a 2015 Master Plan amendment and subsequent zoning ordinance change (Township Ordinance 24-2017) to permit residential development. Planning Board hearings will commence in March 2020 on a development plan for several tracts comprising 124 acres for some 700 residential dwellings of which 20 percent will be set aside for low and moderate income households. Thirteen percent of the low income units will be designated for very low income households if the units are rental housing pursuant to the July 20, 2017 Settlement Agreement.

Subsequent to anticipated favorable results of environmental tests at the former Cobblestone nursing home site in Budd Lake, the Township intends to proceed with a nonprofit entity to redevelop this site for 100 percent affordable housing although the exact number of units has not been finalized at this stage.

Mount Olive maintains an Affordable Housing Trust Fund with a balance of \$1.2 million as of December 2019. 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 and related documents. Tables I through III below detail the existing and proposed affordable housing in the Township.



TOWNSHIP OF MOUNT OLIVE

Department of Planning

**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	26 units anticipated Fall 2020
Marveland Crescent	6000/5.092	57	Rental	Occupied
FTZ-4 General Development Plan	105/1 106/2, 3 202/1	143	To be determined	Plan review in progress
Cobblestone	3203/21; 28	10*	To be determined	In planning stage
TOTAL		341		

* Estimated

**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		



TOWNSHIP OF MOUNT OLIVE

Department of Planning

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	