

MASTER PLAN
FRELINGHUYSEN TOWNSHIP
COUNTY OF WARREN

ADOPTED

September 6, 2007

PREPARED BY:

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WITH

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**The original of this report was signed and sealed
In accordance with N.J.A.C. 13: 41-1.3**



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The 2007 Master Plan represents a consolidation of adopted and proposed municipal planning policies that were prepared by a variety of professional planning and environmental professionals in cooperation with the members of the Planning Board, the Environmental Commission and the Farmland Preservation Commission and the Farmland Preservation Commission.

The Farmland Preservation Plan dated September, 2005 was prepared by the Morris Land Conservancy in consultation with the Farmland Preservation Commission.

The Open Space and Recreation Plan, dated February 2006 was prepared by the Morris Land Conservancy in consultation with the Township Environmental Commission.

Finally, The Master Plan elements other than Farmland Preservation and Open Space and Recreation Plan Elements are the work of professional planners Eric Snyder and John Madden. Mr. Snyder prepared all of the background information and most of the goals and policies set forth on the various plan elements. All maps with the exception of the land use plan maps and carrying capacity maps were prepared by Witte Environmental Services. Mr. Madden prepared revisions to the goals and policies, mainly in the land use plan element. Mr. Madden's work was a result of the 2005 Master Plan Reexamination report which was adopted by the Planning Board on October 17, 2005. The Reexamination Report recommendations for changes to the land use plan and zoning ordinance and map were based in part by on an updated nitrate dilution based carrying capacity assessment by the Hydro geological Group of Maser Consulting, dated September 7, 2005.

INTRODUCTION

The New Jersey Municipal Land Use Law, NJSA 40:55D-25 provides under the powers of the Planning Board that it shall have the power to prepare a Master Plan pursuant to the provisions of NJSA 40:55D-28. The section states at section A, the Planning Board may prepare and, after public hearing, adopt or amend the Master Plan or components parts thereof, to guide the use of lands within the municipality in a manner which protects public health and safety and promotes the general welfare. This section goes on to state that the Master Plan shall consist of at least a statement of objectives, principals, assumptions, policies and standards upon the constituent proposals for the physical, economic, and social development of the municipality based. This is to be coupled with a land use element and a housing element. These three mandatory elements of the Master Plan may be supplemented by other elements such as circulation, conservation, community facilities, historic preservation, farmland preservation along with appendices or separate reports containing the technical foundation for the master plan and its constituent elements.

The reason the adoption of a Master Plan is so important is that the Municipal Land Use Law at section NJSA 40:55D-62 states “The governing body may adopt or amend the zoning ordinance relating to the nature and extent of the uses of land that have building and structures thereon. Such ordinance shall be adopted after the Planning Board has adopted the Land Use Plan Element and the Housing Plan Element of a Master Plan, and all of the provisions of such zoning ordinance or any amendment or revision thereto shall be substantially consistent with the Land Use Plan Element and the Housing Plan Element of the Master Plan or designed to effectuate such plan elements;...” In other words, if a municipality wishes to regulate land use it must first adopt a Master Plan indicating the rational underlying the regulations to be adopted.

GOALS AND OBJECTIVES

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The Municipal Land Use Law at section 2 sets out the purposes of planning and zoning in New Jersey. These overarching principals serve as the foundation for all municipal action in land use regulation and are as follows:

- a) To encourage municipal activity to guide the appropriate use or development of all lands in this State, in a manner which will promote the public health, safety, morals, and general welfare.
- b) To secure safety from fire, flood, panic and other natural and manmade disasters.
- c) To provide adequate air and open space.
- d) To ensure that the development of individual municipalities does not conflict with the development and general welfare of neighboring municipalities, the county and the State as a whole.
- e) To promote the establishment of appropriate population densities and concentrations that will contribute to the well-being of persons, neighborhoods, communities and regions and the preservation of the environment.
- f) To encourage the appropriate and efficient expenditure of the public funds by the coordination of public development with land use policies.
- g) To provide sufficient space in appropriate locations for a variety of agricultural, residential, recreational, commercial and industrial uses and open space, both public and private, according to their respective environmental requirements in order to meet the needs of all New Jersey citizens.
- h) To encourage the location and design of transportation routes which will promote the free flow of traffic while discouraging location of such facilities and routes which result in congestion or blight.
- i) To promote a desirable visual environmental through creative development techniques and good civic design and arrangements.
- j) To promote the conservation of historic sites and districts, open space, energy resources, and valuable natural resources, in the State and to prevent urban sprawl and degradation of the environment through improper use of land.

- k) To encourage planned unit developments which will incorporate the residential, commercial, industrial and recreational development to the particular site.
- l) To encourage senior citizen community housing construction.
- m) To encourage coordination of various public and private procedures and activities shaping land development with a view of lessening the cost of such development and to the more efficient use of land.
- n) To promote utilization of renewable energy resources.
- o) To promote the maximum practicable recovery, and recycling of recyclable material from municipal and solid waste through the use of planning practices designed to incorporate the State Recycling Plan goals and to compliment municipal recycling programs.

In addition to the State adopted goals and objectives of planning, Frelinghuysen Township has adopted the following goals and objectives relating to its specific land use concerns.

Goal 1. To provide for the growth of the Township in such a way that its open rural character and natural beauty is preserved.

Objectives:

- a) Plan for densities appropriate to rural areas.
- b) Establish open space on private lands.
- c) Encourage the continuation of agricultural uses and allow for associated structures and operational considerations.
- d) Maintain the current general alignment and corridor of township roads.
- e) Protect historic sites, and buildings and encourage development that is compatible with and accentuates existing historic resources.
- f) Protect the visual resources of the community, in particular ridge lines.

Goal 2. To promote a land use pattern that is in harmony with the environmental features of the Township.

Objectives:

- a) Protect groundwater and surface water supplies.
- b) Insure that protection of natural resources is an integral part of the planning process.
- c) Provide for protection of critical areas, such as wetlands, steep slopes, floodplains and flood-prone areas including 100-year floodplains.
- d) Protect unique and distinctive natural features through establishment of conservation easements on private lands.
- e) Provide adequate public land for diverse forms of recreation, to conserve wildlife and protect unique and distinctive natural features.
- f) Minimize storm water runoff water quality impact for the Township's high quality surface waters.
- g) Recognize unique challenges to development presented by limestone features, such as sinkholes and caves.
- h) Establish zoning densities that are environmentally supported.
- i) Insure that approved building lots have adequate water supply and provide for adequate wastewater treatment.

Goal 3. To provide self-sufficient residential development in line with the Township's housing needs.

Objectives:

- a) Provide low and moderate-income housing consistent with legal mandates.
- b) Encourage affordable housing for first time buyers and for senior citizens.
- c) Promote efficient housing that conserves resources.
- d) Maintain existing density patterns, but allow for alternative residential development where it encourages land and resource conservation.

Goal 4. To provide adequate and convenient commercial development compatible with the character and resources of the community.

Objectives:

- a) Provide for appropriate commercial development within town centers, and existing corridors.
- b) Provide for home occupation, which are not disruptive of residential expectations.

Goal 5. Provide a circulation system to serve all properties in Frelinghuysen, safely and conveniently incorporating movement to and from employment, recreation opportunities, and commercial and institutional services.

Objectives:

- a) Develop an information base of existing local, county and State roads in Frelinghuysen using maps, traffic volumes, cartway and right-of way width, road conditions, traffic accident information and hazardous locations.
- b) Determine currently expected road improvements by jurisdiction.
- c) Evaluate current public transportation systems as to how they serve Frelinghuysen Township and project needs for the ten-year period.
- d) Identify road and traffic improvements and new roads needed to alleviate existing traffic bottlenecks and hazardous conditions, taking into consideration-anticipated traffic for the ten-year period.
- e) Prepare a circulation element of the Master Plan and a road and traffic improvement section of a Capital Improvements Program.
- f) Review the pattern of roads in the Township and suggest additional connections to facilitate access to all areas of the Township.
- g) Evaluate the road network, identifying all hazardous points and other portions in the road network which require improvements, i.e., deteriorated and otherwise inadequate pavement.
- h) Require, as appropriate, all development proposals showing new road construction to make interconnection with adjacent development.

- i) Incorporate separate ways and paths for pedestrians and bicycle passage in all new development.
- j) Investigate opportunities for construction of pedestrian paths, ways, and /or sidewalks where current usage is unsafe.
- k) Encourage development patterns which promote mass transit.
- l) Provide that any development plan, containing or abutting railroad rights-of-way, incorporate these in a manner consistent with their eventual rehabilitation and reuse.
- m) Encourage non-motorized transportation in conjunction with energy conservation objectives.
- n) Identify all streets and roads in the Township according to their classification in the circulation network hierarchy.
 - 1. Limit access to arterial and collector roads to those points of access which are absolutely necessary to provide safe ingress and egress to property.
 - 2. Utilize the local road network, both existing and proposed as the primary focus for access to the vehicular circulation system.
- o) Encourage the design of roadways so as to make them self policing as to speeds by emphasizing a curvilinear design over "flat, straight and wide roadways".
- p) Ensure the retention of natural features along roadways (e.g. stone rows, hedge rows, historic elements).
- q) Secure drainage easements for all cross drains in the municipal road network.
- r) Evaluate the safety of the existing road network for pedestrian and bicycle traffic. Create where appropriate designated pedestrian and bike ways.
- s) In cooperation with state and county authorities, work to improve the safety of various intersections and points of hazard along the existing road network.
- t) Encourage construction of roadways which accommodate existing terrain to the greatest extent possible avoiding unnecessary land disturbance and allowing for points along the road which may exceed general grade standards as an alternative to excessive clearing and regrading.
- u) Incorporate the scenic road designations for all roadways, including County roads, so identified in the Environmental Resource Inventory prepared by the

Township Environmental Commission.

- v) Encourage localized recreation opportunities so as to minimize the need for children to utilize unsafe bicycle and pedestrian routes.
- w) Identify and prepare a priority list of roads to be speed zoned.
- x) Inventory all unimproved streets to determine the need to improve them.
- y) Review all vacated streets and reestablish the same where public safety and convenience would be enhanced.
- z) Permit the use of private roads as an option to encourage reduced density development.

Goal 6. Maintain a balanced Open Space Program.

- a) Support protection of current open space resources and additional resources where appropriate.
- b) Support the retention and continued viability of farm and forest activities and resources.
- c) Provide for recreation and cultural facilities, providing a variety of programs to meet the levels of community interest.

Objectives:

- a) Incorporate the Open Space Plan developed by the Environmental Commission, as information, planning, and capital programming source.
- b) Evaluate the Open Space Plan in the context of the overall projections, needs and public fiscal resources for Frelinghuysen Township.

Goal 7. Maintain and improve the level of contact and response in regard to adjoining municipal, county and State development and planning activities and their impact on the community.

Objectives:

- a) Review the Master Plan, development ordinances, and other relevant documents and activities of adjacent municipalities, Warren County and the State of New Jersey and the Highlands Area Regional Planning Council to determine their impact on Frelinghuysen Township.

- b) Encourage continuing dialogue with officials from the municipalities, the county and the State in order to mitigate conflicts in existing and proposed land development circulation and transportation, and community related activities, and to foster cooperation and coordination of public activities wherever economically and practically feasible.

Goal 8. Support increases of safety and health related activities such as fire, emergency squad, police protection and public health in order to meet and improve service to the community.

Objectives:

- a) Evaluate safety and health facilities, and their levels of activity, which are located or serve Frelinghuysen Township, and evaluate their effectiveness in relation to generally recognized norms.
- b) Indicate where corrective measures may be needed to serve Frelinghuysen community.

Goal 9. Identify and protect lands which may be needed to located or expand public facilities, or to protect for future expansion of open space and recreation lands.

Objectives:

- a) Prepare an Official Map identifying existing and proposed location of public facilities including, roads, right of way widths, drainage basins and drainage rights-of-way and their widths, the location of existing and proposed public buildings, and existing proposed open space and recreation lands.

Goal 10. Encourage the concept of a community identity for Frelinghuysen.

Objectives:

- a) Investigate those elements of community activities, which foster a sense of identity within Frelinghuysen i.e. history, town-side activities, government.
- b) Suggest types of activities where the Township can foster community identification and cohesion such as architectural and site design standards, and streetscape and signage measures in commercial areas, and improved pedestrian circulation.

Goal 11. Maintain a high level of performance and economy in the provision of municipal services.

Objectives:

- a) Evaluate present activities in the provision of municipal services.
- b) Project the level of services which may be needed in the ten-year target period.
- c) Project staffing and capital needs in order to meet service needs.
- d) Suggest alternate means of service provisions.

GOAL 12: Preserve and Enhance the Architectural and Historical Integrity of Johnsonburg.

Objectives:

- a) Evaluate the adequacy of the township zoning provisions for the Village Neighborhood zone to insure they protect the National and State Historic Site of Johnsonburg.
- b) Undertake a streetscape design study to be used in conjunction with any future public improvements.
- c) Consider as part of the overall land use planning and design of the Johnsonburg Historic District the establishment of open space buffers around the perimeter of the village through either township acquisition or conservation/historic preservation easement.

GOAL 13: Preserve and Enhance the Architectural and Historical Integrity of Marksboro.

Objectives:

- a) Consider development and submission of an application to the National Park Service for registration of Marksboro as a National Historic District.
- b) Evaluate township zoning provisions for the Village Neighborhood zone.
- c) Undertake a streetscape design study to be used in conjunction with any future public improvements.
- d) Consider as part of the overall land use planning and design of the Marksboro area the establishment of open space buffers around the perimeter of the village.

GOAL 14: Preserve and enhance the architectural and historic integrity of the Bending Brook area.

Objectives:

- a) Consider development and submission of an application to the National Park Service for registration of the Bending Brook area as an Agricultural and Industrial Historic District.
- b) Consider revision of the township zoning provisions to protect and enhance the historic and archaeological resources of the area.
- c) Consider other means of action to aide in the area's preservation.

GOAL 15: Preserve historic resources through municipal regulatory means.

Objectives:

- a) Update the historic sites survey and identify all architecturally/historically significant resources using the Cultural and Visual Resources chapter of the Environmental Resources Inventory, the Frelinghuysen section of the Warren County Cultural Resources Inventory, and other information sources.
- b) Consider creation of a Historic Preservation Commission.
- c) Review and consider the types of actions that can be taken by a Historic Preservation Commission regarding development review and the legal effect of these reviews.
- d) Evaluate the economic effect of historic designation.

Goal 16: Protect and enhance all Historic Resources within the Township

Objectives:

- a) Evaluate township codes with respect to their ability to bring about rehabilitation of historic structures, while still maintaining those necessary for general health and safety.
- b) Promote the availability of federal investment tax credits and other state and local actions favorable to rehabilitation efforts.
- c) Establish a plaque program for historic sites.

- d) Publish the results of the state-funded survey of historic resources of Frelinghuysen Township and make available to the public.
- e) Develop and publish a brochure for walking/windshield tours of the township historic sites.
- f) Promote consciousness of historic preservation within the local school system.

Goal 17: Protect all Significant Archeological Sites within the Township

Objectives:

- a) Revise township ordinances to insure they consider protection of archeological sites during development.
- b) Ensure the township protects archaeological sites in carrying out its responsibilities.

REGIONAL LOCATION

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Frelinghuysen Township is located in northern Warren County adjacent to the Sussex County boundary and bordered in part by the Paulenskill. It lies adjacent to the Sussex County municipalities of Green, Fredon and Stillwater and the Warren County municipalities of Allamuchy, Hardwick, Blairstown, Liberty and Independence.

Frelinghuysen comprises 23.55 square miles and has a population density of 88.9 persons per square mile. This lightly settled municipality lies generally between Blairstown Township in Warren County and the Town of Newton in Sussex County as the principal economic centers. Lying along Route 94 and within relatively close proximity to Interstate 80, Frelinghuysen combines the conveniences of connection to the larger markets and population centers with its strong rural and agricultural character. (See Exhibit 1, Regional Location)

EXHIBIT 1
REGIONAL LOCATION



REFERENCES & NOTES:

State, County and Municipal boundaries taken from NJDEP GIS database.
This map has been prepared as a guide for the Frelinghuysen Township Master Plan. Data on this map should not be relied upon for individual lot planning.
This map was developed using NJDEP & NJGS Geographic Information System digital data, but this secondary product has not been verified by the NJDEP or NJGS and is not State - authorized.

Regional Location Map
Municipal Master Plan
Township of Frelinghuysen
Warren County, NJ

Scale: 1" = 10 miles Date: 11/19/03

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HOUSING AND POPULATION ELEMENT

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Introduction

Over the past twenty years, the courts and legislature in New Jersey have wrestled with the question, "What is the municipal obligation to provide affordable housing for its current and future citizens?" After the New Jersey Supreme Court's 1983 ruling that municipal zoning must provide realistic opportunities for low and moderate income housing, the State Legislature passed and the Governor signed, the Fair Housing Act (Chapter 222, Laws of 1985).

The act establishes a nine member Council on Affordable Housing (COAH). The Council is directed to promulgate a set of procedures and guidelines to assist municipal governments in meeting their responsibility under the Act.

In order to provide structure to the Fair Housing Program, the COAH divided the State into six housing regions. The regions are defined by tying residential areas to the predominant employment centers for residents of those areas. The Township of Frelinghuysen lies within the Northwest Region as defined by COAH. This region includes Warren, Union, Morris and Essex Counties.

Through a consideration of the residential, commercial and industrial growth through 1999, a total housing shortfall for low and moderate income households of 10,616 units must be satisfied in the region. Of this total, Frelinghuysen has been assigned nineteen (19) units.

The Fair Housing Act requires each municipality to provide an opportunity, through its land use controls, for the market to meet this obligation.

Under the Fair Housing Act and the Municipal Land Use Law, each municipality has the obligation to prepare a Housing Element as part of its Master Plan.

The regulations promulgated by COAH require that the Housing Element cover the following:

- 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.
- A projection of the municipality's housing stock, including the probable future construction of low and moderate housing stock, for the next six years, taking into account, but not necessarily limited to, construction permits issued, approvals of applications for development and probable residential development of lands.

- An analysis of the municipality's demographic characteristics, including but not limited to, household size, income level and age.
- An analysis of the existing and probable future employment characteristics of the municipality.
- 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.
- 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.

1. HOUSING INVENTORY

The Township of Frelinghuysen, as of the 2000 Census, contained 755 housing units. This includes attached units and mobile homes, as well as single family detached homes. Since that time (3/2000 to 9/2004) additional development has occurred as shown below.

**TABLE 1
HOUSING GROWTH**

<u>2000 TOTAL</u> <u>UNITS</u>	<u>UNITS ADDED</u>	<u>UNITS</u> <u>DEMOLISHED</u>	<u>2004 TOTAL</u> <u>UNITS</u>
755	36	3	788

Source: 2000 Census; Municipal Construction Reports (N.J.)

As with any municipality, the housing stock of Frelinghuysen is a mix of old and new, single and multiple family, owner and renter occupied. Tables 2 through 7 outline the makeup of the housing stock as it existed in 2000. Some totals may be different as some questions on the census were sample questions which were then projected to a component total.

**TABLE 2
HOUSING UNITS BY TENURE**

OWNER	641
RENTAL	81
VACANT	<u>33</u>
<i>TOTAL</i>	755

Source: 2000 Census

Tables 3, 4, and 5 outline the general age distribution, pace of development and type of housing in the Township.

**TABLE 3
AGE OF STRUCTURE**

<u>YEAR BUILT</u>	<u>NUMBER OF UNITS</u>
1999 – 3/2000	14
1995 - 1998	79
1990 – 1994	47
1980 – 1989	209
1970 – 1979	79
1960 – 1969	35
1950 – 1959	45
1940 – 1949	22
1939 or earlier	<u>225</u>
<i>TOTAL</i>	755

Source: 2000 Census; NJ Department of Community Affairs (DCA), Division of Codes and Standards

**TABLE 4
ANNUAL AVERAGE OF HOUSING UNITS BUILT
(by decade)**

	<u>NUMBER OF UNITS BUILT</u>	<u>ANNUAL AVERAGE</u>
1999 – 3/00	14	11.2
1995 – 1998	79	19.8
1990 – 1994	47	11.4
1980 - 1989	209	20.9
1970 – 1979	79	7.9
1960 - 1969	35	3.5
1950 – 1959	45	4.5
1940 - 1949	22	2.2
1939 or earlier	225	

Source: 2000 Census; DEC Division of Codes and Standards

**TABLE 5
TYPES OF STRUCTURES BUILT**

<u>TYPE</u>	<u># OF STRUCTURES BUILT</u>	<u>PERCENTAGE</u>
Single, detached	726	96.2
Single, attached	8	1.1
Duplex	13	1.7
Three or more units	4	.5
Mobile homes or trailer	4	.5
Other	<u>0</u>	<u>0.0</u>
TOTAL	755	100.0

Source: 2000 Census; DCA Division of Codes and Standards

As can be seen in Table 3, a high percentage of housing in Frelinghuysen (22.5 percent) was built prior to 1940. The remainder, over 77 percent, has been built since 1940. More units were added to the housing stock from 1970 through March 2000 (429) than remains from the almost 200 years of settlement up to 1940 (225).

Table 4, an evaluation of information from the 2000 Census, shows that there has been a rapid increase in the pace of housing construction in Frelinghuysen. The annual average of housing added to the housing stock increased from 2.2 units in the decade from 1940 through 1949 to 11.6 units in the period from 1980 through March 2000. The Census was taken on April 1, 2000. For the four and one half years since April 1, 2000, 36 housing units have been added, an average of 8.22 units per year.

In addition to the structural character of housing, the value of the unit is important in determining its availability to various segments of the housing market. Tables 6 and 7 provide the market value of owner occupied structures and the value by contract rent of renter occupied units.

**TABLE 6
OWNER OCCUPIED UNITS BY VALUE**

<u>HOUSING UNIT VALUE</u>	<u>NUMBER</u>	<u>PERCENTAGE</u>
Less than 50,000	0	0.0
50,000 - 99,999	15	2.3
100,000 - 149,999	89	13.9
150,000 - 199,999	145	22.6
200,000 - 299,999	256	40.0
300,000 - 499,000	107	16.7
500,000 - 999,999	28	4.4
1,000,000 or more	<u>1</u>	<u>0.1</u>
TOTAL	641	100.0
Median Value	\$224,300	

Source: 2000 Census

**TABLE 7
RENTER OCCUPIED UNITS BY RENT PAID**

<u>CONTRACT RENT</u>	<u>NUMBER</u>	<u>PERCENTAGE</u>
Less than \$200	0	0.0
200 - 299	0	0.0
300 - 499	15	27.3
500 - 749	13	23.6
750 - 999	11	20.0
1000 - 1499	12	21.8
1500 or more	0	0.0
No cash rent	<u>4</u>	<u>7.3</u>
TOTAL	55	100.0
MEDIAN CONTRACT RENT	\$ 619	

Source: 2000 Census

Housing conditions are not defined solely by cost or type and age of structure. Standard housing must have complete plumbing facilities, heating plant, be in a reasonable state of repair, and not be overcrowded. Also included as an indicator is housing age, but only as a target indicator in combination with the other indicators.

Overcrowded and substandard housing conditions include:

- Year Structure Was Built - prior to 1940
- Room Occupancy of 1.01 persons or greater; an index of overcrowding
- Inadequate Plumbing Facilities; lack of exclusive use or incomplete plumbing facilities
- Inadequate Kitchen Facilities; indicated by shared use, or non-presence of a sink with piped water, a stove or a refrigerator
- Inadequate Heating; indicated by the use of coal, coke, wood or no fuel for heating
- Inadequate Sewer Services; indicated by lack of public sewer, septic tank or cesspool
- Inadequate Water Supply; indicated by either lack of city water, drilled well or dug well

A housing unit meeting any two of the above criteria is considered substandard. Tables 8 and 9 show the condition of occupied units as of 2000.

**TABLE 8
LACKING COMPLETE PLUMBING
FOR EXCLUSIVE USE**

Owner Occupied	4
Renter Occupied	0
Vacant	2

Source: 2000 Census

**TABLE 9
OCCUPIED HOUSING UNITS BY TENURE
BY PERSONS PER ROOM**

	<u>TOTAL</u>	<u>OWNER</u>	<u>RENTER</u>
0.50 or fewer	591	526	65
0.51 – 1.00	129	113	16
1.01 - 1.50	2	2	0
1.51 – 2.00	0	0	0
2.01 or more	0	0	0

Source: 2000 Census

The above data indicates that there are few households which are overcrowded and/or lack complete plumbing facilities for their exclusive use.

In order to see, on average, what housing was available to persons of low or moderate income, we need to look at value, rent, and income. The following outline shows a significant segment of the population with incomes in 1999 which were not sufficient to secure housing at the median value.

Median Value Home	\$ 224,300
Down Payment (10%)	22,430
Mortgage	201,870
Monthly Mortgage, Taxes and Insurance at @ 7.88% Interest*	\$ 2,160

* Housing payment should be no more than 28% of gross income.
 $\$2,160 / .28 = \$7,714 \times 12 = \$92,560$ per year

The median household income in 1999 was \$72,434. Approximately 33 percent of the households in Frelinghuysen could afford the median priced home based on a payment of 28 percent of gross income.

Median rent in 1999 was \$619 in Frelinghuysen. USHUD and NJCOAH have set a guideline for rentals that not more than 30% of gross income be used for shelter, the median rental opportunity would be available to households with an income of \$24,760 or more.

Using the COAH guidelines, an average household (2.81 persons) of low income (50 percent of the median income of \$72,434 = \$36,217), could not afford the median rental. The average sized moderate income household at 50-80% of median income could afford rentals plus insurance from \$905 to \$1,449 per month at 30% of gross income.

Of 55 households renting, 23 are paying 30 percent or more of their income for gross rent. Of these, 17 households are paying gross rents of 35 percent or more of their income.

Of the 483 reporting households in owner occupied dwellings, 129 (26.7 percent) are paying 30 percent or more of their income for Selected Monthly Owner Costs (mortgage, utilities, taxes, etc.); 91 households (18.8%) are paying 35 percent or greater.

From the above, the Township does appear to have a need to provide housing opportunities to some of its current residents (indigenous need). COAH has estimated that Frelinghuysen has an Indigenous Need of 16 housing units of Affordable Housing, part of its Calculated Need for 1999 of 19 units.

Table 10 shows the percentage of the population of families and non-family households at or below the poverty level.