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AMENDED JANUARY 26, 2026



BOROUGH OF FLORHAM PARK

MORRIS COUNTY, NEW JERSEY

MASTER PLAN HOUSING ELEMENT AND FAIR SHARE PLAN

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ACKNOWLEDGEMENTS

PREPARED FOR

BOROUGH OF FLORHAM PARK
111 RIDGEDALE AVENUE
FLORHAM PARK, NJ 07932

2026 BOROUGH COUNCIL

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GARY FEITH

JEFFREY NOSS

DAVE ROBERTS

LINDA TARTAGLIA

PREPARED BY

SARMAD PLANNING GROUP, LLC
PO BOX 4263
WARREN, NJ 07059



**SARMAD
PLANNING
GROUP**

DEREK ORTH, ESQ. – AFFORDABLE HOUSING ATTORNEY

MARLENE RAWSON – PLANNING ADMINISTRATOR

SHELBY SNOW – BOROUGH ADMINISTRATOR

JOSEPH BELL, IV – BOROUGH ATTORNEY

The original of this report was signed and sealed in accordance with N.J.S.A. 45:14A-12.

KATHERINE SARMAD, PP, AICP
#33LI006343

01 INTRODUCTION

This document is presented in two parts; which include (i) the Borough of Florham Park (“Borough” or “Florham Park”) Master Plan Housing Element and (ii) the Borough of Florham Park Fair Share Plan. This Housing Element and Fair Share Plan addresses the Borough’s compliance with the Municipal Land Use Law (“MLUL”), relevant Department of Community Affairs (“DCA”) regulations, relevant Uniform Housing Affordability Controls (“UHAC”) regulations, and other applicable law. The Master Plan Housing Element will examine the Borough’s demographics, and employment characteristics, population and demographic characteristics of the Borough of Florham Park, along with the housing stock and historic trends throughout the decades. A Housing Plan according to the N.J. Stat. § 52:27D-310 must include, but is not limited to, residential standards and proposals for the construction and improvement of housing. The Housing Element shall contain at least 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, and in conducting this inventory the municipality shall have access, on a confidential basis for the sole purpose of conducting the inventory, to all necessary property tax assessment records and information in the assessor's office, including but not limited to the property record cards;
- A projection of the municipality's housing stock, including the probable future construction of low and moderate 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;
- An analysis of the municipality's demographic characteristics, including but not necessarily 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, as established pursuant to section 3 of P.L.2024. c.2 (C.52:27D-304.1);
- A consideration of the lands most appropriate for the 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.
- An analysis of the extent to which municipal ordinances and other local factors advance or detract from the goal of preserving multigenerational family continuity as expressed in the

recommendations of the Multigenerational Family Housing Continuity Commission, adopted pursuant to paragraph (1) of subsection f. of section 1 of *P.L.2021. c.273 (C.52:27D-329.20)*;

- For a municipality located within the jurisdiction of the Highlands Water Protection and Planning Council, established pursuant to section 4 of *P.L.2004. c.120 (C.13:20-4)*, an analysis of compliance of the housing element with the Highlands Regional Master Plan of lands in the Highlands Preservation Area, and lands in the Highlands Planning Area for Highlands-conforming municipalities. This analysis shall include consideration of the municipality's most recent Highlands Municipal Build Out Report, consideration of opportunities for redevelopment of existing developed lands into inclusionary or 100 percent affordable housing, or both, and opportunities for 100 percent affordable housing in both the Highlands Planning Area and Highlands Preservation Area that are consistent with the Highlands regional master plan; and
- An analysis of consistency with the State Development and Redevelopment Plan, including water, wastewater, stormwater, and multi-modal transportation based on guidance and technical assistance from the State Planning Commission.

The Fair Share Plan will address the plan to meet Florham Park's Fair Share Housing Obligation. The Fair Share Plan is part of the "Fourth Round" from 2025 to 2035, and will include the projects and strategies to address the Fourth Round affordable housing obligations.

02 FOURTH ROUND HOUSING ELEMENT

A. OVERVIEW

This 2025 Housing Element and Fair Share Plan was prepared in response to the Amendments to the Fair Housing Act (P.L. 2024, c.2) which established the requirements for the “Fourth Round”, and has been prepared in accordance with the Municipal Land Use Law (MLUL) at N.J.S.A. 40:55D-28b(3). The Housing Element and Fair Share Plan has also been prepared to comply with all requirements of the Fair Housing Act (N.J.S.A. 52:27D-301 et seq.), Mount Laurel case law, and the NJ DCA Division of Local Planning Services Fair Housing Act Rules, Proposed New Rules (N.J.A.C. 5:99).

1. STATEWIDE AFFORDABLE HOUSING HISTORY

The affordable housing, or Mount Laurel doctrine, started with the 1975 decision by the N.J. Supreme Court involving the Township of Mount Laurel (So. Burl. Cty. N.A.A.C.P. v. Tp. of Mt. Laurel, 67 N.J. 151 (1975) or “Mount Laurel I”). In Mount Laurel I, the Supreme Court decided that under the State Constitution, each municipality “must, by its land use regulations, make realistically possible the opportunity for an appropriate variety and choice of housing for all categories of people who may desire to live there”, including those of low and moderate income. Thus, the Mount Laurel I decision prohibits municipalities from using zoning powers to prevent the potential for the development of affordable housing.

Displeased with progress under its earlier decision, in 1983, the NJ Supreme Court released a second Mount Laurel decision (So. Burlington Ct. N.A.A.C.P. v. Mount Laurel Tp., 92 N.J. 158 (1983) or “Mount Laurel II”). Because the Legislature had not enacted laws to implement the holding in Mount Laurel I, the Court in Mount Laurel II fashioned a judicial, or what is commonly referred to as a “Builder’s remedy”. That remedy created a special process by which builders could file suit for the opportunity to construct housing at much higher densities than a municipality otherwise would allow as long as they set-aside an amount of that housing for low- and moderate-income households. In essence, Builder’s Remedy lawsuits seek to force towns to meet their affordable housing obligations generally utilizing the site proposed by the builder bringing the lawsuit.

Responding to the builder’s remedy litigation generated by the Mount Laurel II decision and the high fair share obligations generated by the AMG Realty Co. v. Warren Tp., 207 N.J.Super. 388 (Law 1984) decision, the State Legislature passed the Fair Housing Act (hereinafter “FHA”) in 1985, which the Supreme Court upheld in (Hills Dev. Co. v. Bernards Twp., 103 N.J. 1 (1986) or “Mount Laurel III”).

The FHA created COAH, and required COAH to adopt criteria and guidelines not only to establish a fair share formula, but also to establish various means by which a municipality could adjust its fair share based upon credits, adjustments and other factors within COAH’s discretion. The FHA also required COAH to adopt criteria and guidelines to identify the techniques available to municipalities to meet its obligation. The FHA included a process for municipalities to obtain Substantive Certification, which, if granted by COAH, would protect municipalities against an exclusionary zoning lawsuit for a defined period of time. The FHA also provided a means by which a municipality in an exclusionary zoning case at that time could seek to transfer its case to the newly

created state agency, COAH. Finally, the FHA established an administrative process by which a municipality could bring itself under COAH's jurisdiction and comply "without litigation" N.J.S.A. 52:27D-303. To implement the FHA requirements, COAH adopted a series of regulations. COAH adopted the First Round regulations in 1986. In the First Round, COAH adopted regulations establishing a fair share formula by which any municipality could ascertain its fair share in the first instance. COAH also adopted regulations to enable municipalities with insufficient land and other critical resources to address the number generated by the formula to adjust their fair share to the number of units that could realistically be achieved through traditional inclusionary zoning, i.e., rezoning suitable sites at densities of at least 6 units per acre with a 20 percent set-aside. The adjusted fair share became the municipality's fair share and COAH imposed no obligation on the municipality beyond its fair share, as adjusted.

COAH adopted its Second Round regulations in 1994. As in the First Round, COAH adopted regulations (a) by which all municipalities could ascertain the number generated by a fair share formula and (b) by which municipalities with insufficient land or other critical resources could obtain an adjustment to the number generated by the formula. COAH labelled the adjusted number the "realistic development potential" or "RDP" and COAH labelled the difference between the number generated by the formula and the RDP as the "unmet need." In contrast to the First Round regulations, COAH gave itself the discretion to consider the imposition of alternative mechanisms for addressing all or a part of its unmet need. In this regard, N.J.A.C. 5:93-4.2 (h) provides that COAH "may" require a land or critical resource-poor municipality to adopt a development fee ordinance, and overlay ordinance and other ordinances to address all or a portion of the so-called unmet need.

Third Round regulations were supposed to be adopted in 1999 when the Second Round rules were set to expire. However, COAH did not adopt the first iteration of Third Round rules until 2004. In 2007, the Appellate Division affirmed portions of COAH's 2004 Third Round rules, but invalidated other aspects of them. See In Re Adoption of N.J.A.C. 5:94 & 5:95, 390 N.J. Super. 1 (App. Div. 2007). The opinion remanded the matter to COAH for adoption of new compliant regulations, and gave the agency six months to do so.

After the Appellate Division gave COAH two extensions of the six month deadline, COAH finally adopted a second set of Third Round rules in September of 2008. Many municipalities submitted Third Round affordable housing plans to COAH and to courts for approval in December of 2008 in response to the new Third Round rules.

On October 8, 2010, the Appellate Division concluded that COAH's revised 2008 regulations suffered from many of the same deficiencies as the first set of Third Round rules, and it invalidated substantial portions of the 2008 Third Round regulations again. See In re Adoption of N.J.A.C. 5:96 & 5:97, 416 N.J. Super. 462 (App. Div. 2010). The decision was appealed to the New Jersey Supreme Court, which invalidated the second version of the Third Round regulations and directed COAH to use a methodology for determining prospective affordable housing needs similar to the methodologies used in the prior rounds. See In re Adoption of N.J.A.C. 5:96 & 5:97, 215 N.J. 578, 612, 616-17 (2013).

During this same time period, Governor Christie initiated a series of steps to abolish or reduce the role of COAH. During this time period the Legislature introduced a Bill, which would have transformed the affordable housing world. The S-1 Bill in its initial form was supported by Governor

Christie. By the time it went through the Assembly, however, a very different bill passed and the Governor conditionally vetoed the Bill.

Frustrated with the lack of movement by COAH to adopt updated Third Round rules, the Supreme Court issued an order on March 14, 2014, which required COAH to adopt new Third Round regulations by October 22, 2014. COAH proposed the third version of Third Round regulations on April 30, 2014. Unfortunately, in October of 2014, the COAH Board deadlocked 3-3 when voting to adopt the third version of Third Round regulations. COAH never made any effort to overcome the deadlock and, consequently, COAH never adopted Third Round regulations for a third time.

In response to COAH's failure to adopt Third Round regulations, on March 10, 2015, the Supreme Court issued Mount Laurel IV. See In re Adoption of N.J.A.C. 5:96 & 5:97, 221 N.J. 1 (2015). In this decision, the Court (1) found that COAH had violated the March 14, 2014 Order by failing to adopt new Third Round regulations by October 22, 2014, (2) held that, without new Third Round regulations, COAH could not process municipalities' petitions for substantive certification, (3) directed trial courts to assume COAH's functions, and (4) authorized municipalities under COAH's jurisdiction to file Declaratory Judgment Actions along with a motion for Temporary Immunity between June 8, 2015 and July 8, 2015, or risk exposure to Builder's Remedy lawsuits.

While the Supreme Court in the 2015 case declined to adopt a specific methodology or formula to calculate the Third Round affordable housing obligations of the municipalities and instead left that determination to the 15 Mount Laurel Judges (one in each vicinage), it did provide some guidance. The Court also treated municipalities that had participated in the COAH process at the point it issued its decision, but had not yet secured COAH's approval of their affordable housing plans in the same way that the 1985 FHA treated municipalities that had been in builder's remedy litigation at that time and had thereafter secured a transfer of their case from the court to COAH. Such municipalities secured enormous protections from developers seeking to dictate how the municipalities satisfied their obligations.

On March 20, 2024, Governor Murphy signed P.L. 2024, c.2 into law, amending the Fair Housing Act (FHA) and establishing a new framework for determining and enforcing municipalities' affordable housing obligations under the New Jersey Supreme Court's Mount Laurel doctrine.

2. SUMMARY OF FLORHAM PARK'S AFFORDABLE HOUSING HISTORY AND ACTIVITIES

This Housing Element and Fair Share Plan (HEFSP) updates the previous plans completed in 2017, 2008, 2005, and 2000.

The Borough of Florham Park has had a long history of providing affordable housing with respect to its constitutional fair share obligations. A Housing Element was prepared as part of the 2000 Master Plan and it received substantive certification from the Council on Affordable Housing (COAH). Another Housing Element and Fair Share Plan was prepared in 2005 and was submitted to COAH for substantive certification. That plan was not fully reviewed by COAH. That Housing Element reported a surplus of affordable housing units pursuant to the requirements of the First and Second Rounds reported at that time. The Borough also adopted a development fee ordinance and has been collecting funds.

A Housing Element and Fair Share plan was prepared in 2008 which calculated the Borough's affordable housing obligation utilizing the growth share methodology. That plan was adopted by

the Planning Board and submitted to COAH for substantive certification. Due to court decisions invalidating the growth share methodology and other aspects of the regulations, that plan was not reviewed by COAH. Since that time the Borough has adopted amendments to its zoning ordinance to provide for additional low and moderate income housing, which are documented in this HEFSP update.

In regards to the Third Round, the terms of an agreement regarding In The Matter of the Borough of Florham Park, County of Morris, Docket No.: MRS-L-1698-15, between the Borough of Florham Park and Fair Share Housing Center (FSHC) and the intervenors - Alfieri-Florham Park, LLC; Sisters of Charity of Saint Elizabeth; Palmont Associates, LLC; Ridgedale Plaza Associates, LLC; Braemar Homes, LLC; B&B Associates, LLC – were outlined in a Settlement Agreement dated May July 6, 2017. The Borough’s Third Round Housing Element and Fair Share Plan is dated January 19, 2017. The Borough received a Judgement of Compliance and Repose (“JOR”) on March 6, 2019.

In accordance with the MLUL, the Amended FHA, DCA’s updated rules, the directives of the Administrative Office of the Courts, and other applicable law, the Borough hereby presents this Housing Element and Fair Share Plan.

B. HOUSING, DEMOGRAPHIC AND EMPLOYMENT INFORMATION

The following detailed Housing, Demographic, and Employment background information regarding Florham Park helps to describe and create an inventory of characteristics in the Borough of Florham Park that directly apply to current and future housing demand in the town and region. This analysis will include population demographics, housing characteristics, regional comparison, and recent trends.

1. Analysis of Population and Demographics

The following tables look to analyze the population trends in Florham Park from the decennial Census and American Community Survey data. An analysis of population demographics in a target area can help a community to understand and plan for the range of people that live and work within its borders. Also, local population demographics understood in the context of and compared to the larger regional area provides a unique opportunity to understand larger geographic implications of present conditions and future local and regional opportunities. This demographic profile was broken down into functional areas including: analyses of community population, housing stock, and employment data.

a. Population

Table 1 shows the population each decade from 1930 to 2020, based upon the Decennial Censuses. The table indicates that largest population growth occurred in the 1960s, when it more than tripled. The population has only seen a decrease in one decade, as recorded by the 1990 Census which showed an almost 9% decline. However, since 1990, there has been a steady growth in population, although numbers indicate that it may be slowing in recent years.

Table 1: Population 1930-2020, Borough of Florham Park		
Year	Total Population	% change
1930	1,269	--
1940	1,609	26.7%
1950	2,385	48.2%
1960	7,222	203%
1970	8,094	12.1%
1980	9,359	15.6%
1990	8,521	-8.9%
2000	10,294	20.8%
2010	11,696	13.6%
2020	12,585	7.6%
<i>Source: U.S. Bureau of the Census, Decennial Censuses</i>		

Table 2 shows the median age for the Borough of Florham Park, the County of Morris, the State of New Jersey, and the United States from 2000 through 2020. The median age in Florham Park has fluctuated over time, and while it decreased significantly from 2000 to 2010, it rose again in 2020. The other geographic areas show a steady increase from 2000 to 2020. Florham Park’s median age has been higher than the USA as a whole each decade, while it has trended lower than both Morris County and New Jersey as a whole since 2010. The age of residents is important because Florham Park will continue to need to plan for the appropriate age groups that it will be serving.

Table 2: Median Age in Florham Park (2000-2020)			
	2000	2010	2020
Florham Park	43.8	38.1	39.2
Morris County	37.8	41.2	42.6
New Jersey	36.7	38.9	39.8
USA	35.6	37.1	37.9
<i>U.S. Bureau of the Census, Decennial Censuses</i>			

b. *Age Characteristics*

Understanding the age make up of a community is important when planning for new housing, resources, and the future of the Borough as a whole. Looking at a further breakdown of population data by age and sex, it shows that the Borough’s population is concentrated in specific age cohorts.

Table 3 below demonstrates the Census documented changes in Florham Park’s population since 2000. The table indicates that the percentage of children under 5 has decreased as a proportion of the population since 2000, but have increase in numbers over time. Two age cohorts – 5 to 19 and 35 to 44 – have experienced both a drop in percentage of the total population makeup as well as sheer numbers in at least one decade. From 2010 to 2017, the 5 to 19 age cohort dropped from 2,654 persons or 22.7% of the population to 1,911 persons or 16.2% of the population. The 35 to 44 age cohort represented a decrease in number from both the 2000 and 2010 recordings,

declining from 1,368 people in 2000 to 1,187 in 2017. Additionally, both the 55 to 64 and 65 and over age cohorts have seen steady increases in population. In particular, the 65 and over population has increased by nearly 22% in sheer numbers and grown by 3.5% of the total proportion of the population between 2010 and 2017. There have been other steady increase in size and proportion of the 20 to 24 age cohort, while the 25 to 34 and 45 to 54 have also increased in numbers over time.

Age	2000		2010		% Change from 2000	2020		% Change from 2010
	#	%	#	%		#	%	
Under 5	542	6.1	554	4.7	+2.2	501	4.3	-10.5
5 to 19	1,502	16.9	2,654	22.7	+76.7	1,990	17.1	-25.9
20 to 24	325	3.7	1,246	10.7	+283	1,661	14.2	+33.3
25 to 34	865	9.7	1,000	8.5	+15.6	1,371	11.7	+37.1
35 to 44	1,368	15.4	1,423	12.2	+4.0	1,007	8.6	-29.2
45 to 54	1,356	15.3	1,515	12.9	+11.7	1,299	11.1	-14.3
55 to 64	1,093	12.3	1,337	11.4	+21.9	1,455	12.4	+8.8
65 & Over	1,806	20.3	1,967	16.8	+8.9	2,435	20.8	+23.8
Total	8,857	100	11,696	100	+32.1	11,719*	100	+0.2

Source: U.S. Decennial Censuses: 2000 and 2010, and 2023 American Community Survey 5-Year Estimates*

The largest percentage increase over this period was seen in the 25 to 34 age range, followed by the 20 to 24 and 65 and over age ranges. The largest decrease in population was in the 35 to 44 age range, followed by the 5 to 19 age range. The decrease in the 35 to 44 age range is notable as the groups both preceding and following this age range both experienced population growth. Addressing the needs of the older members of the community will be of great importance to Florham Park, but the needs of other age ranges, nonetheless, will also be quite significant. The Borough faces a future of substantial needs for growing families and senior services.

All of this information indicates that the population of Florham Park has an aging population, as well as a number of families with younger children. Adolescents in their earlier twenties may be more likely to live at home, which may account for the growth in that age cohort, while young professionals that are slightly older are moving to Florham Park because of its hub of businesses and proximity to job centers. Finally, combined with anecdotal knowledge of the Borough, there appears to be a trend of “lifelong” residents seeking to remain in the Borough, which has led to “aging in place” and overall growth of the senior population. The Borough is experiencing some of the same trends as seen throughout the U.S. of an increasing median age and greater proportion of seniors.

c. Race

	#	%
One Race	11,816	93.9
White	9,708	82.2
Black or African American	759	6.4

American Indian/Alaska Native	31	0.26
Asian	1,085	9.2
Native Hawaiian/Other Pacific Islander	9	0.08
Some Other Race	250	2.1
Two or More Races	769	6.1
Total population	12,585	100.0
<i>Source: 2020 U.S. Decennial Census.</i>		

Table 4 shows the racial breakdown of the population according to responses from the 2020 Decennial Census. Over 93% of the population responded as “One Race,” with 82.2% responding as White. The next largest racial group in Florham Park is Asian at 9.2%, followed by 6.4% responding as Black or African American and 6.1% responding as “two or more races”.

d. *Household Size and Characteristics*

In addition to population demographics, household size in relation to the population helps to characterize the Borough. Using Decennial Census data from 2000 and 2010 and 2020 ACS data, Table 6 shows the average number of people per household and household size from 2000 and 2020. The table indicates that the average household size dropped very slightly from 2000 to 2010 from 2.62 to 2.48, and again to 2.41 in 2020. Households of 1 Person increased steadily every decade, while every other household size decreased as a proportion of total households.

Table 5 shows the average number of people per household and household size from 2000 and 2020. The table indicates that the average household size dropped very slightly from 2000 to 2010 from 2.62 to 2.48, and again to 2.41 in 2020. Households of 1 Person increased steadily every decade, while every other household size decreased as a proportion of total households.

Household Size	2000		2010		2020	
	#	%	#	%	#	%
1 Person	671	20.7	1,067	26.7	1,390	32.7
2 Persons	1,161	35.8	1,344	33.6	1,388	32.6
3 Persons	551	17.0	635	15.9	590	13.9
4 or More Persons	856	26.4	957	23.8	886	20.8
Total	3,239	100	4,003	100	4,254*	100
Avg. Persons Per HH	2.62		2.48		2.41	

*Source: U.S. Decennial Censuses: 2000 and 2020, and 2023 American Community Survey 5-Year Estimates**

Table 6 below shows that the Average Household Size in Florham Park has fluctuated marginally from 2000 to 2020, in conjunction with a steady increase in population and a similar fluctuation in the number of occupied housing units. Morris County as a whole saw a similar fluctuation in the average household size from 2.72 to 2.68 to 2.62. Unlike Florham Park, Morris County as a whole experienced an increase in population with a fluctuation in total households between 2000 and 2020.

Table 6: Households and Population 2000 to 2020, Borough of Florham Park and Morris County									
	2000			2010			2020		
	HH Population	Total Households	Avg HH Size	HH Population	Total Households	Avg HH Size	HH Population	Total Households	Avg HH Size
Florham Park	24,847	8,679	2.86	25,734	9,013	2.85	26,504*	9,130	2.78
Morris County	470,012	169,711	2.72	492,276	189,842	2.68	509,285*	181,184	2.66

Source: U.S. Decennial Census, 2023 ACS 5-Year Estimates
*Values utilized from 2020 Decennial Census, while other household characteristics from ACS

The American Community Survey was utilized to evaluate Florham Park income characteristics compared to Morris County as a whole. Table 8 demonstrates that the per capita income and the median household income in Florham Park, \$59,088 and \$156,339, are both higher than the County per capita income and median household income, \$53,491 and \$130,058.

In addition to a higher per capita income, fewer Florham Park residents are living below the poverty level. Based on the 2020 American Community Survey (Table 7) 2.4% of Florham Park residents compared to 2.9% of Morris County residents are living below the poverty level. Compared to the State of New Jersey as a whole, Florham Park fares better economically.

Table 7: Income Characteristics Borough of Florham Park and Morris County			
	Borough of Florham Park	Morris County	State of New Jersey
Median Household Income	\$142,459	\$115,527	\$82,545
Mean Income	\$181,522	\$155,396	\$114,691
Per Capita Income	\$59,088	\$53,491	\$37,538
Percent of Persons Below Poverty Level	2.4%	2.9%	10.9%

Source: Selected Economic Characteristics, 2023 American Community Survey 5-Year Estimates

The income limits in Table 8 were produced by the Affordable Housing Professionals of New Jersey in 2024 to set the Affordable Housing Regional Income Limits. The table shows the very low income, low income, and moderate-income thresholds for Region 2, including Morris County, for each household size. Specific rows are for calculating the pricing for one and three-bedroom sale and rental units per N.J.A.C. 5:80-26.4(a).

Household Size	Moderate Income	Low Income	Very Low Income
1 Person	\$75,840	\$47,400	\$28,440
1.5 Persons*	\$81,240	\$50,775	\$30,465
2 Persons	\$86,640	\$54,150	\$32,490
2.5 Persons	\$92,040	\$57,525	\$34,515
3 Persons	\$97,440	\$60,900	\$36,540
4 Persons	\$108,240	\$67,650	\$40,590
4.5 Persons*	\$112,600	\$70,375	\$42,225
5 Persons	\$116,960	\$73,100	\$43,860
6 Persons	\$125,600	\$78,500	\$47,100
7 Persons	\$134,240	\$83,900	\$50,340
8 Persons	\$142,880	\$89,300	\$53,580

Source: Affordable Housing Professionals of New Jersey
* These are for calculating the pricing for one and three-bedroom sale and rental units per N.J.A.C. 5:80-26.4(a)

2. Analysis of Housing Characteristics

Florham Park is a substantially developed community. Population spikes in the 1940s to 1950s were caused by a large increase in the number of houses being built during this time. From 1940 to 1959, almost 20% of the current housing stock was built, with continued growth from 1960 to 1979 with 22.6% and from 1980 to 1999 with an additional 25.5%. The Borough continued to experience construction to a lesser extent through 2009 and beyond.

The Borough has continued to see both growth in housing and population, albeit slower than prior decades. Due to continued construction, the age of housing in Florham Park is more evenly distributed than Morris County as a whole. Whereas nearly 30% of Florham Park's housing has built since 2000, comparatively, Morris County has 14.1% in the same period. Morris County has a larger share of housing built prior to 1959, with 32.3%, while Florham Park has 22.3%.

Year Housing Unit Built	Borough of Florham Park		Morris County	
	Number of Units	Percent	Number of Units	Percent
2020 or later	231	5.0	3,143	1.6
2010 – 2019	792	17.3	9,690	5.0
2000 – 2009	339	7.4	14,411	7.5
1980 – 1999	1,170	25.5	45,947	23.8
1960 – 1979	1,035	22.6	57,547	29.8
1940 – 1959	884	19.3	40,013	20.7
1939 or earlier	136	3.0	22,461	11.6
Total	4,587	100%	193,192	100%

Note: Figures may not add due to rounding
Source: 2023 American Community Survey 5-Year Estimates

Table 11 shows that the number of residential building permits from 2018 through 2022 spiked significantly. This depiction is likely a result of building permits for multi-family residential units related to projects in the Borough's Third Round Housing Element and Fair Share Plan. In years outside of this range, the issuance of residential building permits is fairly consistent.

Year	Residential Building Permits
2013	27
2014	24
2015	16
2016	12
2017	48
2018	191
2019	152
2020	187
2021	261
2022	162
2023	29
Total	1,109

Source: New Jersey Department of Labor and Workforce Development

Table 12 shows the housing size by the number of rooms, and compares Florham Park to Morris County as a whole. In general, Morris County has a marginally larger number of occupied housing with more rooms, with nearly 65.4% of housing have 6 or more rooms. Of that proportion, 38.6% is accounted for by 8 or more rooms. In comparison, Florham Park has 65.1% of occupied units with 6 or more rooms, with 41.3% comprised of 8 or more rooms. Overall, Morris County as a whole has a more even distribution of housing sizes.

Number of Rooms	Morris County		Borough of Florham Park	
	Number of Units	Percent	Number of Units	Percent
1 Room	1,305	0.7	38	0.8
2 or 3 Rooms	20,731	10.7	541	11.8
4 or 5 Rooms	44,861	23.2	1,023	22.3
6 or 7 Rooms	51,800	26.8	1,090	23.8
8+ Rooms	74,495	38.6	1,895	41.3
Total	193,192	100%	4,587	100%

Source: 2023 American Community Survey 5-Year Estimates
Note: Percentages May Not Add Due to Rounding

The vast majority of housing in Florham Park is owner-occupied, with approximately 65% of all occupied housing as owner-occupied. The total vacancy rate in the Borough is 6.6%, based on the

2023 ACS, which estimated that 327 units were vacant out of 4,914 total units. The vacancy rate amongst unit tenure for owner occupied is 0.8, while the renter vacancy rate is 8.4.

Table 13: Tenure and Housing Vacancy Rates Borough of Florham Park	
	Total
Total Housing Units	4,914
Occupied Units	4,587
Vacant Units	327
Homeowner Vacancy Rate	0.8
Rental Vacancy Rate	8.4
<i>Source: 2023 ACS 5-year Estimates</i>	

Table 14 shows the value of owner-occupied housing reported by the 2023 American Community Survey. Based on the data provided, the majority of the housing in Florham Park at 32.9%, is valued between \$500,000 and \$749,999. The next most common bracket for housing value is \$750,000 to \$999,999 at 24.9%, meaning that over 77% of the housing in Florham Park is valued between \$500,000 and over \$1,000,000. Similarly, the majority of housing located within Morris County at 37.8% is valued between \$500,000 and \$749,999. However, housing values in the County are more evenly distributed in the lower values, with 34.8% of housing valued under \$499,999, whereas Florham Park’s housing stock is comprised of 21.5% for this bracket.

Table 14: Value of Owner Occupied Housing Borough of Florham Park and Morris County				
Housing Value	Borough of Florham Park		Morris County	
	Number of Units	Percent	Number of Units	Percent
Under \$50,000	0	0.0	1,654	1.8
\$50,000 to \$99,999	0	0.0	627	0.7
\$100,000 to \$299,999	35	1.9	4,760	5.2
\$300,000 to \$499,999	362	19.6	24,103	26.5
\$500,000 to \$749,999	606	32.9	34,367	37.8
\$750,000 to \$999,999	458	24.9	15,646	17.2
\$1,000,000 or more	367	19.9	9,777	10.8
Total	1,843	100%	90,934	100%
<i>Note: Figures may not add due to rounding.</i>				
<i>Source: Value of Owner-occupied housing units, 2023 American Community Survey 5-Year Estimates</i>				

Table 15 depicts that the majority of rent levels in Florham Park were found to be over \$3,000, with 42.6% reported falling in that range, and a close second 27.7% had rents of \$2,500 to 2,999. Rent levels under \$1,500 appear to be match up with the number of affordable rentals in the Borough, and is an indicator that the constructed Prior and Third Round projects help to keep rent more affordable for low and moderate income households.

Table 15: Rent Levels Borough of Florham Park		
Rent	Number of Units	Percent
Less than \$500	64	4.6
\$500 to \$999	55	3.9
\$1,000 to \$1,499	95	6.8
\$1,500 to \$1,999	174	12.5
\$2,000 to \$2,499	144	10.3
\$2,500 to 2,999	386	27.7
\$3,000 or more	594	42.6
Total Occupied Rental Units	1,394	100

Source: 2023 American Community Survey 5-Year Estimates

3. Analysis of Employment Characteristics

Recent employment data and trends for Morris County are illustrated in Table 16, which shows current labor force estimates for 2025, Quarter 1. The data items include monthly estimates of labor force, employment, unemployment volume, and unemployment rate for the current year, and these estimates are produced by the New Jersey Department of Labor and Workforce Development.

Table 16: Current Labor Force Estimates, 2025 Morris County			
Sector	Jan	Feb	March
Labor Force	276,685	279,805	280,300
Employment	265,478	268,208	268,645
Unemployment	11,207	11,597	11,655
Rate	4.1	4.1	4.2

Source: New Jersey Department of Labor and Workforce Development, Quarterly Census of Employment and Wages

Based on the “Major Employers in Morris County” prepared by the Morris County Office of Planning and Preservation, there are a number of major employers in the County with 500 employees or more. Table 17 depicts entities who employ over 500 people and it is not reflective of all of the businesses and employers within the County.

Table 17: Morris County, Major Employers The Morris County Office of Planning and Preservation
Atlantic Health System
Novartis
Picatinny Arsenal
Barclays
Bayer

ADP
Accenture
PricewaterhouseCoopers
Cigna
Deloitte & Touche
St. Clare's Health
County of Morris
UPS
Greystone Park Psychiatric Hospital
Reckitt Benckiser
Mondelēz International
BASF
Teva Pharmaceutical Industries
Zoetis
Siemens Health Care Diagnostics
Anywhere Real Estate (former Realogy)
Tiffany & Co.
Howmet Aerospace
MetLife
<i>Source: Major Employers in Morris County, prepared by the Morris County Office of Planning and Preservation</i>

The Borough of Florham Park has a population with a varied educational attainment. Over 66% of residents over 25 have attained a Bachelor's degree or higher, including 31.5% having a graduate or professional degree.

Table 18: Education and Employment Data for Florham Park	
For population 25 years and over	
Some college, no degree	1,195
Associate's degree	373
Bachelor's degree	2,943
Graduate or Professional degree	2,666
<i>Source: 2023 American Community Survey-5 Year Estimates</i>	

Historical employment data and trends for the Borough are illustrated in Table 19, which shows employment status for citizens ages 16 and over. Comparing the Borough and the County as a whole, the Borough has a smaller percentage of persons over 16 in the work force, with 62.4%, while the County has 69.7%. Similar proportions of the population were in the labor force and unemployed for both the Borough and the County.

Table 19: Employment Status for Citizens of the Age of 16, Florham Park Borough and Morris County				
Employment Status	Florham Park		Morris County	
	#	%	#	%
Employed	6,639	59.6%	282,802	67.0%
Unemployed	319	2.9%	11,270	2.7%

Total in Labor Force	6,958	62.4%	471,232	69.7%
Not in Labor Force	3,209	28.2%	128,094	30.3%
Total, 16 and over	11,145	100%	422,166	100%

Source: 2020 American Community Survey 5-Year Estimates Data Profiles
Note: Figures may not add due to rounding.

Table 20 provides commuting characteristics of Florham Park Residents based on the 2023 American Community Survey. About 64% of Florham Park residents worked in Morris County, while 6.4% of residents commuted out of state for work. An additional 29.2% worked outside of their County, but within New Jersey. The mean travel time to work for Florham Park workers was 26.1 minutes – with majority of people utilizing a vehicle to drive alone at 57.5%. In addition to over 27% of people reporting commutes under 15 minutes, over 26% of people also worked from home – which is both an indicator of the type of industries the population works in as well as the number of job opportunities within Florham Park.

Table 20: Commuting Characteristics Borough of Florham Park	
Place of Work	Estimates (%)
<i>Worked in State</i>	93.6
<i>Worked in County of residence</i>	64.5
<i>Worked outside County of residence</i>	29.2
<i>Worked outside State of residence</i>	6.4
Travel Time to Work	
<i>Less than 10 minutes</i>	12.7
<i>10 to 14 minutes</i>	15.1
<i>15 to 19 minutes</i>	21.0
<i>20 to 24 minutes</i>	6.2
<i>25 to 29 minutes</i>	5.7
<i>30 to 34 minutes</i>	12.1
<i>35 to 44 minutes</i>	12.0
<i>45 to 59 minutes</i>	4.6
<i>60 or more minutes</i>	10.4
Mean travel time to work	26.1
Means of Travel	
<i>Car, truck, or van -- drove alone</i>	57.5
<i>Car, truck, or van -- carpoled</i>	5.1
<i>Public transportation (excluding taxicab)</i>	5.3
<i>Walked</i>	4.5
<i>Bicycle</i>	0.0
<i>Other Means</i>	1.2
<i>Worked from Home</i>	26.4

Source: Commuting to Work, 2023 American Community Survey-5 Year Estimates

According to the New Jersey Transportation Planning Authority, as of 2015, there was a population of 11,788 in the Borough of Florham Park. By 2050, the NJTPA projects the population will grow to 16,277, or 0.2%, over the 35-year period.

Table 21: Population Projection Borough of Florham Park			
Year	Population	Change (#)	Percent Change
2015	11,788	-	-
2050	12,529	741	0.2%

Source: NJTPA Employment Forecast by County and Municipality 2015-2050

The same data retrieved from the New Jersey Transportation Planning Authority reported that in 2015 there were 17,763 jobs in the Borough of Florham Park. By 2050, the Borough is expected to have 19,850 jobs. This reflects a 2,087 job increase or 0.3% increase over current conditions. This is an increase of roughly 59 jobs per year from 2025 through 2050.

Table 22: Employment Projection Borough of Florham Park			
Year	Employment	Change (#)	Percent Change
2015	17,763	-	-
2050	19,850	2,087	0.3%

Source: NJTPA Employment Forecast by County and Municipality 2015-2050

4. Projection of Borough Housing Stock

As per MLUL, specifically, N.J.S.A. 52:27D-310.b, a housing element must contain a projection of the municipality’s housing stock, including a projection of future construction of low- and moderate-income housing for the next ten years, taking into account, but not limited to, construction permits issued, approvals of applications for development and probable residential development of lands.

The Department of Community Affairs’ Division of Codes and Standards website provides data on Certificates of Occupancy and demolition permits for both residential and non-residential development. Within the Division of Codes and Standards website is the New Jersey Construction Reporter, which contains building permit, certificate of occupancy and demolition data that is submitted by the municipal construction officials within the State each month. The New Jersey Construction Reporter has information dating back to 2000, which can be used to show the Borough’s historic development trends.

As shown in Table 23, 1,097 new housing units were issued Certificates of Occupancy (CO) from 2014 to 2023. During the 10-year period, 99 housing units were demolished. This yields a net gain of 998 housing units over the past 10 years, or an average of about 100 units per year.

Table 23: Historic Trend of Certificates of Occupancy and Demolition Permits, Borough of Florham Park											
Type	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	Total
CO	23	23	15	15	3	167	231	167	158	295	1,097
Demo	18	12	0	1	11	10	9	9	9	20	99
Net	5	11	15	14	-8	157	222	164	149	275	998

Source: NJDCA Housing Units Certified and Demolition Permits Issued

Projecting into the future, the Borough anticipates a large number of units that are part of this plan and currently under construction or commencing construction shortly.

Lastly, the Borough projects 10 years out for residential development between the present and 2035. The projected development includes an extrapolation of the historic trend of residential certificates of occupancy, and anticipated development through the projects in this Plan. Based on the data below, the Borough anticipates residential certificates of Occupancy between now and the end of 2031, based upon the measures the Borough is taking to implement its settlement agreement. Table 24 below provides a loose approximation of the timing of residential development based upon this Plan intended to depict that units will be constructed over time in the next 10 years and is no way an exact prediction.

Table 24: 10-Year Projection of Residential Development, Borough of Florham Park												
Type	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	Total
1. Approved Development Applications	--	205	--	--	--	--	--	--	--	--	--	205
2. Approved Development Permits Issued	--	--	--	--	--	--	--	--	--	--	--	--
3. Projected Historic Trends	15	15	15	15	15	15	15	15	15	15	15	165
4. Other Projected Development	--	--	318	1,310	--	--	--	--	--	--	--	1,628
Total Projected Development	--	220	333	1,325	15	15	15	15	15	15	--	1,998

Of the 1,998 projected new residences between now and 2035, almost 19% of the units are anticipated to be reserved for low- and moderate-income households in the Borough (Table 25).

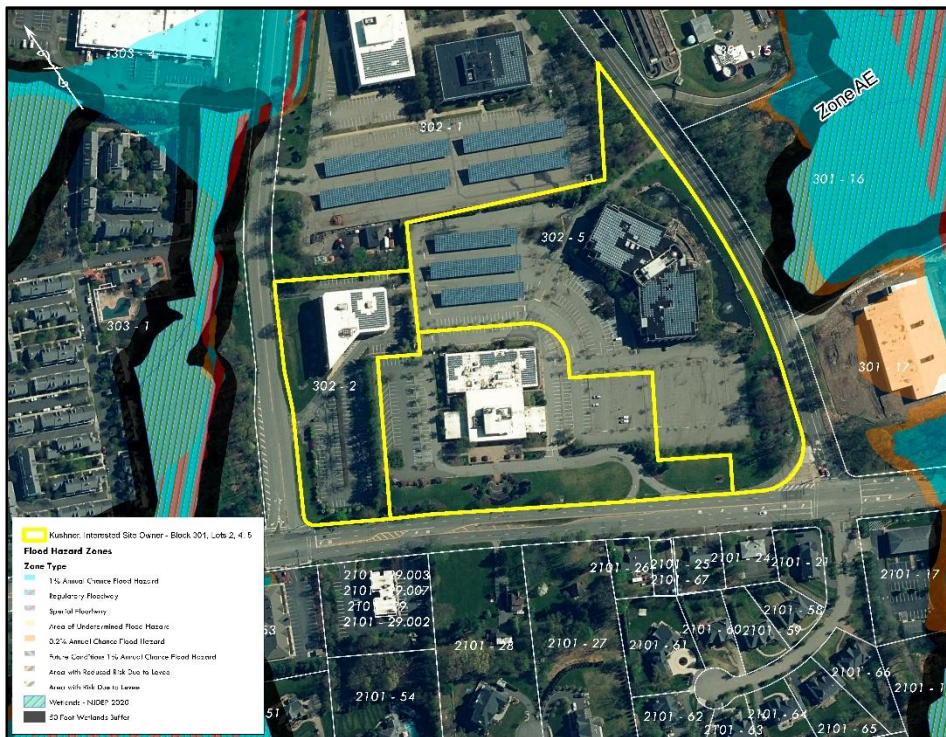
Table 25: Projection of Affordable Units Borough of Florham Park												
Type	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	Total
1. Approved Development Applications	--	41	--	--	--	--	--	--	--	--		41
2. Approved Development Permits Issued	--	--	--	--	--	--	--	--	--	--		--
3. Other Projected Development	--	--	66	268	--	--	--	--	--	--		334
Total Projected Development	--	41	66	268	--	--	--	--	--	--		375

5. A Consideration of Lands of Developers Who Have Expressed a Commitment to Provide Affordable Housing

Pursuant to the Fair Housing Act (N.J.S.A.52:27D-310 (f)) and the Municipal Land Use Law C.40:55D-28b(3), a Housing Element must include “a consideration of lands of developers who have expressed a commitment to provide low and moderate income housing.” Thus, it is the Borough’s responsibility to consider sites offered for affordable housing. However, the Borough does not have an obligation to include every parcel a developer has proposed. The Borough received interest from eight (8) interested property owners. The following outlines the nine (9) properties that proposed development via a letter of interest, but were ultimately not included in this Plan. The two (2) additional sites that submitted a letter of interest and have also been included in this Plan are detailed in the later sections under the section on “Site Suitability”.

i. Kushner Companies Block 302, Lots 2, 4, and 5

Kushner Companies sent a letter to the Borough Mayor and Council and met with the Borough and its professionals on August 1, 2024 and September 26, 2024. Kushner sent additional correspondence to the Borough Mayor and Council on October 29, 2024 and January 16, 2025, 2025. Additional correspondence dated May 28, 2025, reiterating the property owner’s position and reasons they believe their property is suited for redevelopment was sent to the Borough subsequently.



The site is identified as Block 302, Lots 2, 4, and 5, otherwise known as 30-34 Columbia Turnpike. The total site area is approximately 17.87 acres. The site is presently developed with three office buildings that have a total of 303,000 square feet. Kushner has proposed a mixed-use development plan with a grocery store/commercial/retail mix on one portion of the site and 315

total residential units on the other portion, inclusive of an affordable set-aside that is 31 supportive needs units (with 54 beds) and 32 units that is 20% of the total units. The proposal represents a gross density of approximately 17.6 dwelling units per acre over the entire site.

The Borough did engage in meetings with Kushner, and the proposal for the property did evolve over the course of those meetings. Ultimately, however, the Borough made certain requests to lower the density on the site that were not adequately responded to by Kushner. As a result, the Borough has explored other sites and identified sites that better represent the adequate density and intensity of uses for the Borough.

Ultimately, the Borough has a number of other mechanisms to produce adequate units and credits to fulfill its Fourth Round obligation, including extension of affordability controls on existing units that are expiring during the Fourth Round; existing Redevelopment Areas that have already been designated an area in need of redevelopment; and sites with less impact as a result of their proposed set-asides and location within the Borough.

**ii. Grogan, 8 Country Club Lane
Block 3601, Lot 23**



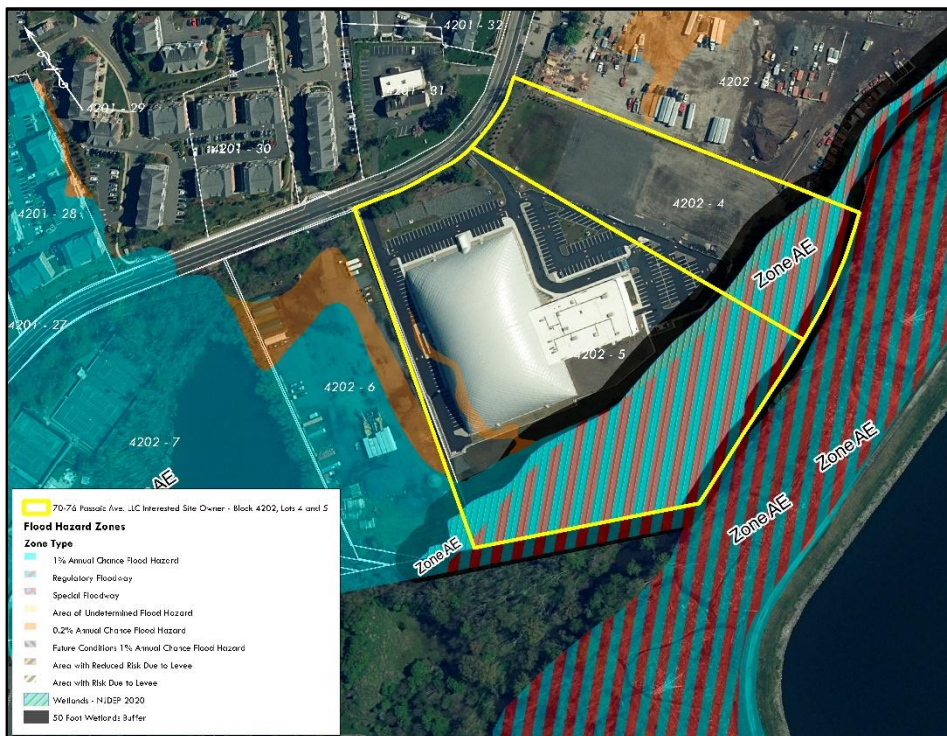
The property owner's legal representative submitted a letter to the Borough Clerk dated January 20, 2025. The site is identified as Block 3601, Lot 23 otherwise known as 8 Country Club Lane. The total site area is approximately 2 acres. The site is presently developed with a single-family home and is located in the R-88 Single-Family Residential Zone which requires a minimum of 87,120 square feet and permits single-family residential uses. The letter proposes a development of one-hundred and twenty (120) residential units, with a 20% set-aside of twenty-four (24) affordable units, noting that these will be comprised of twelve (12) 2-bedroom units and twelve (12) 1-bedroom

units. The letter notes that the development will consist of 3 buildings with parking, along with underground parking where necessary. The proposal represents a gross density of approximately 60 dwelling units per acre over the entire site. The letter was not accompanied by a concept plan, only the description as noted above.

The property is surrounded by single-family homes to the south, west, and east. It is bordered by the Brooklake Country Club golf course to the north. As shown on the aerial map, the property is irregularly shaped. It is unclear as to the building height needed to adequately develop 120 units on this site, and because no concept plan was provided, it remains unknown. Regardless, the gross density of 60 units is likely a much higher net density due to the shape of the property. This proposed density is higher than any site in the Borough, including multi-family zoned properties. The proposal also does not comply with UHAC requirements for bedroom distribution. Despite the letter noting that the “developer has a proven track record of developing well-designed inclusionary developments”, the blatant disregard for the UHAC bedroom distribution requirements does not seem to support that claim. Ultimately, the site is not suitable for this density due to the surrounding context of single-family homes, and no concept plan has been provided to otherwise contradict that.

The Borough has a number of other mechanisms to produce adequate units and credits to fulfill its Fourth Round obligation, including extension of affordability controls on existing units that are expiring during the Fourth Round; existing Redevelopment Areas that have already been designated an area in need of redevelopment; and sites with more appropriate locations and more appropriate densities that have less impact as a result of their proposed set-asides and location within the Borough.

**iii. 70-76 Passaic Avenue LLC
Block 4202, Lots 4 and 5**



The property owner's legal representative submitted a letter to the Borough Clerk dated December 23, 2024. The site is identified as Block 4202, Lots 4 and 5 otherwise known as 76 Passaic Avenue located in the C-1 Zone. The total site area is approximately 16.7 acres. The site is presently developed with commercial recreation facility known as "Florham Park Sports Dome and Event Center". The letter proposes a development of three-hundred and twenty-five (325) residential units, and does not specifically identify what the affordable housing set-aside would be. The proposed residential units represent a gross density of approximately 19.5 dwelling units per acre. The letter was not accompanied by a concept plan, only the description as noted above.

The property is surrounded by a mixture of uses, including multi-family residential uses to the north, industrial uses to the east and west, and the Passaic River to the south, along with the Conoe Brook Reservoir further south. As shown on the aerial map, the property is encumbered by FEMA regulatory floodway and 100-year flood plain, as well as wetlands and associated buffers. While the portion of the site outside of these area is previously disturbed, these encumbrances conservatively account for approximately 8 acres of undevelopable land, which could be even more if the required buffers from the flood hazard area and wetlands are greater than 50 feet. As such, the property is closer to 8.5 acres, representing a net density of 38 acres – which is calculated for the purposes of analyzing how the site would be able to accommodate the development proposed. Overall, the density of the site represents a much higher density than most of the multi-family zones in the Borough.

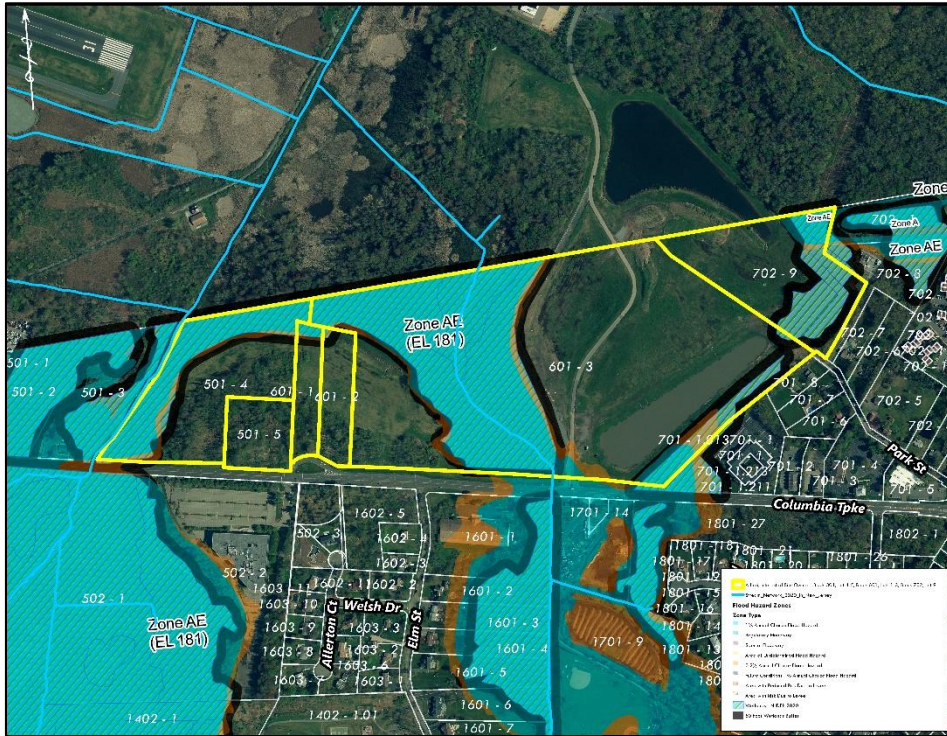
The Borough has a number of other mechanisms to produce adequate units and credits to fulfill its Fourth Round obligation, including extension of affordability controls on existing units that are expiring during the Fourth Round; existing Redevelopment Areas that have already been designated an area in need of redevelopment; and sites with more appropriate locations and more appropriate densities that have less impact as a result of their proposed set-asides and location within the Borough.

iv. Alfieri-Florham Park, LLC
Block 501, Lots 4 and 5, Block 601, Lots 1, 2, 3, and Block 702, Lot 9

The property owner's legal representative submitted a letter to the Borough Clerk dated December 23, 2024. Additional correspondence was provided on May 16, 2025, which adjusted the initial proposal by a reduction of 6 total units.

The site is identified as Block 501, Lots 4 and 5, Block 601, Lots 1, 2, 3, and Block 702, Lot 9. The total site area is approximately 124 acres. The properties are located on Columbia Turnpike in the C-2 Zone, which was amended by Ordinance No. 18-21 as part of the Borough's Third Round HEFSP to allow for 560 apartment units, with a 20% set-aside of 112 affordable units. The property submitted an application to the Florham Park Planning Board, which is still active, but has not proceeded with hearings yet due to regulatory approval delays. The Application seeks approval up to the re-zoned standards, including 4-story, 55-foot residential buildings and 5-story structured parking.

The second letter proposes to increase the previously included development yield from the Third Round of 560 to 994, or an increase of four-hundred and thirty-four (434) residential units. The letter notes that this would result in an increase of eighty-seven (87) additional affordable units.



As shown on the aerial map, the property is encumbered by the Hassock Brook which bisects the overall property and has significant flood hazard areas, wetlands, and buffers associated with it. The site plan submitted to the Planning Board for the 560 units depicted development up to the furthest extent of the flood hazard area boundary for buildings, roadways, parking, and stormwater detention. As noted above, the zoning standards adopted for the site previously provide for a substantial number of units and building height. The Borough spent significant time and consideration in re-zoning this site in the Third Round, and developed standards that balanced the Borough’s overall affordable housing need with this site’s maximum density that still represented sound planning. Because a concept plan was not submitted with the letter, it is unclear exactly how the increased density would be achieved. However, based upon a review of the environmental restrictions on the property, an 80% increase in unit yield on the site appears that it would have to completely change the housing type in order to support that number of units. The environmental sensitivity of this site, as well as the surrounding area within the Borough, should be considered, as well as the re-zoning that was previously accommodated during the Third Round. For these reasons, as well as that the Borough has a number of other mechanisms to produce adequate units and credits to fulfill its Fourth Round obligation, the density for this site has not been increased to address the Fourth Round prospective need.

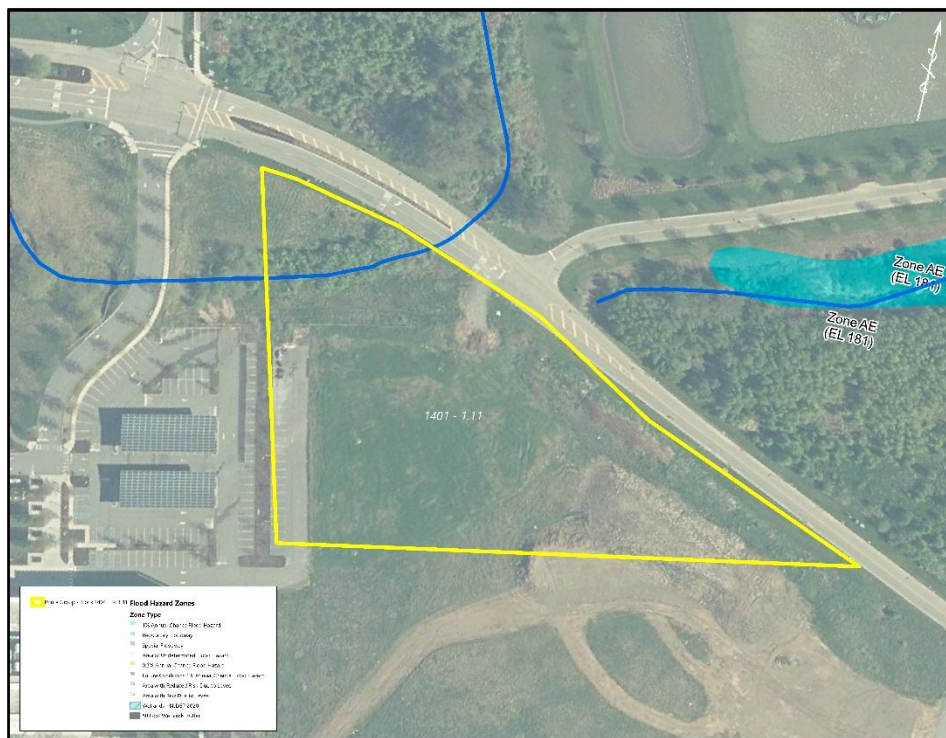
**v. Ponte Group
120 Park Avenue – Block 1401, Lot 1.11**

The property owner’s legal representative submitted an application for a concept review via transmittal dated February 24, 2025. The site is identified as Block 1401, Lot 1.11. The total site area is approximately 5.8 acres. The site is presently undeveloped and vacant, and as noted in the February 24th cover letter, is the last remaining buildable lot in the “Green at Florham Park” planned development. The letter proposes a development of forty-eight (48) age-restricted

residential units, with a 20% affordable housing set-aside. The proposed residential units represent a gross density of approximately 8 dwelling units per acre. It should be noted that this site is classified by the Tax Assessor as Class 1 and is part of the Borough's Vacant Land Adjustment analysis. Follow-up correspondence was transmitted to the Borough's Affordable Housing Attorney dated June 2, 2025 providing additional details related to the original proposal.

While the property is vacant and undeveloped, the larger General Development Plan (GDP) works hand-in-hand with the POD-S the zoning on the site. This GDP and the POD-S zone have been amended from time to time, and during the most recent amendment in 2020, it was understood and agreed upon by the property owner at the time that the proposed amendments would consequently limit the allowances for Floor Area Ratio for the final buildable lot. This development proposes almost triple what is allowed under the zoning, which is not consistent with the agreed upon zoning changes 5 years ago.

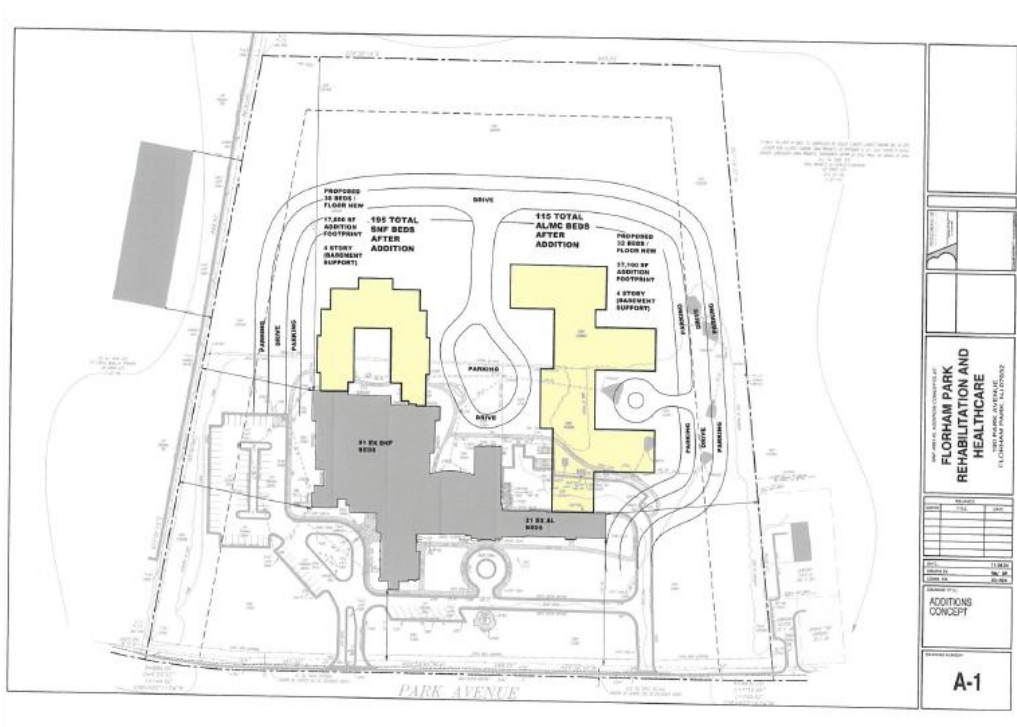
The Borough has a number of other mechanisms to produce adequate units and credits to fulfill its Fourth Round obligation, including extension of affordability controls on existing units that are expiring during the Fourth Round; existing Redevelopment Areas that have already been designated an area in need of redevelopment; and sites with family units. Ultimately, there are other age-restricted units contributing to the Borough's obligation up to the allowed cap and thus, the proposal does not currently work for the Borough.



**vi. Florham Park Property LLC
190 Park Avenue – Block 1201, Lot 3**

The property owner's legal representative submitted a letter to the Borough Administrator dated March 11, 2025. The site is identified as Block 1201, Lot 3, otherwise known as 190 Park Avenue.

The site is approximately 14.8 acres in area, and is currently developed with the Florham Park Rehabilitation and Healthcare (FPRH) facility. The correspondence notes that FPRH operates 54 skilled nursing beds and 21 Alzheimer's/memory care beds. These beds, including the Medicaid beds, are all provided in private rooms. These creditworthy Medicaid beds have been included in this Plan.

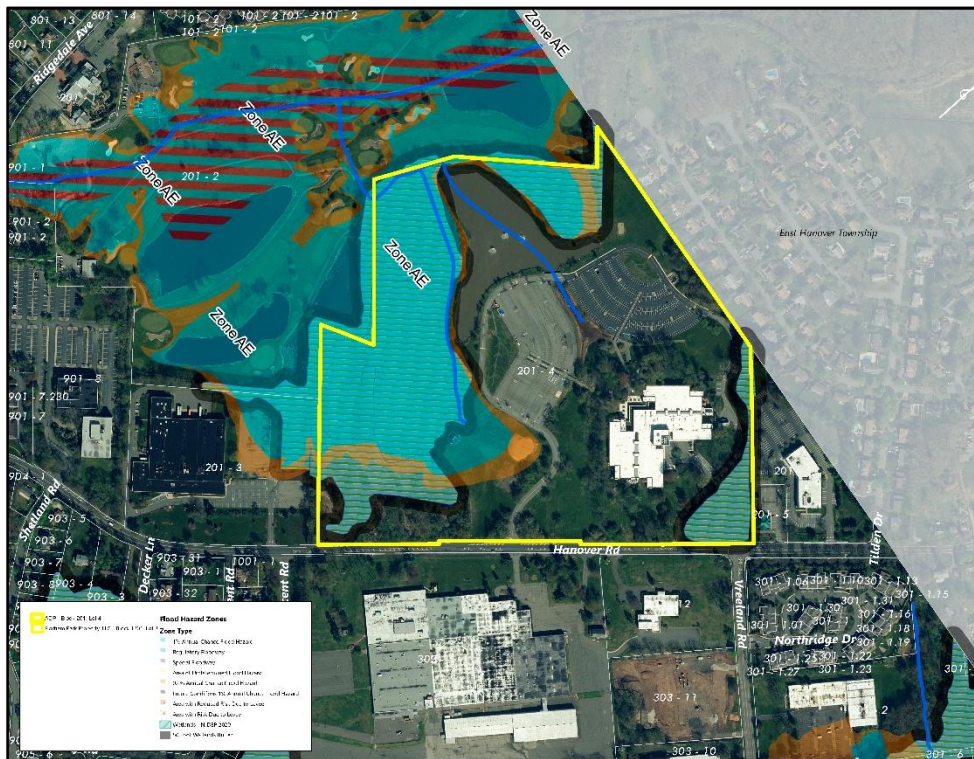


The letter proposes an expansion to the existing facilities for 114 additional skilled nursing beds and an additional 94 Alzheimer’s/memory care beds. The C-3 Zone district has limitations on the total number of beds and thus, the proposal would necessitate an amendment to the current zoning to permit the expansion.

The Borough has recently approved 1 continuing care/assisted living facility and had another 1 constructed as a result of a re-zoning – including the constructed 240-unit project at the “Delaney on the Green” facility at 110-120 Park Avenue and the approved 95-bed project at the “Arbor Terrace” facility at the corner of Elm Street and Columbia Turnpike. There are also other age-restricted units contributing to the Borough’s obligation up to the allowed cap. The site’s inclusion in the Plan was considered, as this is an existing facility that already produces Medicaid beds towards the Borough obligation. However, the Borough has a number of other mechanisms to produce adequate units and credits to fulfill its Fourth Round obligation, including extension of affordability controls on existing units that are expiring during the Fourth Round; existing Redevelopment Areas that have already been designated an area in need of redevelopment; and sites with family units.

vii. ADP
71 Hanover Rd. (Block 201, Lot 4)

The property owner’s legal representative submitted a letter dated April 30, 2025. The site is identified as Block 201, Lot 4, otherwise known as 71 Hanover Road. The Property is currently improved with an office building totaling approximately 210,000 square feet and associated improvements. The correspondence indicates that the property owners met with the Borough and brought up the topic of the property being sold as part of its ongoing efforts to consolidate the business operations. It notes that they are in the process of soliciting concept plans and letters of interest from potential purchasers for redevelopment as industrial or residential use.

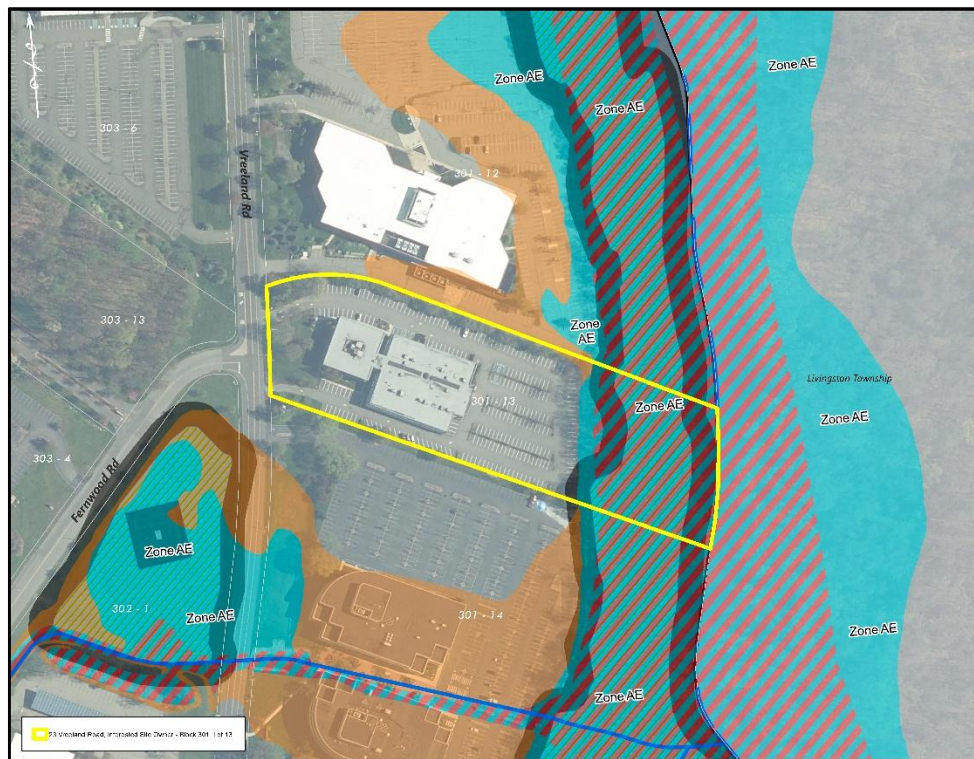


While the letter leaves the ultimate use open, it notes that it is “protecting its rights” in regards to the Fourth Round. The letter proposes a 350-unit multifamily project, with 300 market-rate units, and 50 affordable units, as a 15% set-aside; or a 250-unit for-sale townhome development, with 200 market rate townhomes, and 50 affordable townhomes, as a 20% set-aside.

The Borough has a number of other mechanisms to produce adequate units and credits to fulfill its Fourth Round obligation, including extension of affordability controls on existing units that are expiring during the Fourth Round and an existing Redevelopment Area across the street from this site that have already been designated an area in need of redevelopment. As a result, the Borough has prepared a Plan that satisfies its obligation without this site and is not including it.

viii. 23 Vreeland Road, LLC
23 Vreeland Rd. (Block 301, Lot 13)

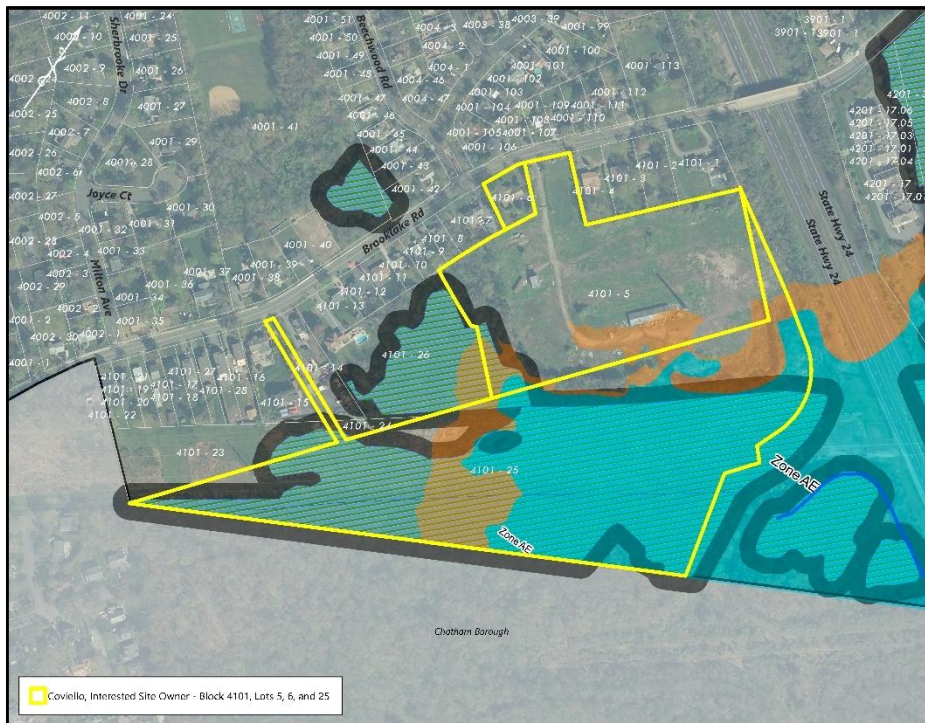
The property owner’s legal representative submitted a letter dated May 30, 2025. The site is identified as Block 301, Lot 13, otherwise known as 23 Vreeland Road. The Property is currently improved with an office building totaling approximately 69,000 square feet and associated improvements. The letter proposes a total of 170 units, inclusive of 34 affordable units for a 20% set-aside. The property is 5.77 acres, and thus the proposed development equates to approximately 30 units per acre.



Due to the lateness of the interest letter in relation to the June 30th deadline for the HEFSP to be adopted, the Borough has already formulated a plan that addresses its Fourth Round. There are a number of other mechanisms to produce adequate units and credits to fulfill the Fourth Round obligation without this site, and is thus, not including it.

**iv. Coviello Bros. Greenhouse Property Inc., Green Cove Realty, LLC, Trusts of Coviello
42 and 48 Brooklake Road (Block 4101, Lots 5, 6, and 25)**

The property owner’s legal representative submitted a letter dated June 5, 2025. The site is identified as Block 4101, Lots 5, 6, and 25, otherwise known as 42 and 48 Brooklake Road. The letter was not accompanied by a concept plan. The Property is currently improved with a single family home on Lot 6, an operating nursery (Lot 5), and utility power lines (Lot 25). The property is presently zoned R-15 and its surrounded by single-family homes to the north, northeast, and west along Brooklake Road, and by Route 24 to the southeast. The letter proposes a “high density, multi-family residential development with related amenities”. The property is a total of approximately 30 acres; however, the rear portion with the powerlines is undevelopable and therefore Lots 5 and 6 are a total of approximately 10 acres.



The letter notes that “we believe that the Property should be considered in the context of the Borough’s “unmet need” and “changed circumstances” for the current and prior round obligations, and in the context of the Borough’s compliance by with Assembly Bill No. 4 (“A4”)....” However, the Borough is fully compliant with both its Prior and Third Round, and received a Judgement of Compliance and Repose. The letter does not specify a proposal for the property, nor does it provide a proposed affordable housing set-aside. There are environmental encumbrances impacting the property, such as flood hazard area, wetlands and associated buffers, and steep slopes that are not accounted for in the interest letter.

Finally, due to the lateness of the interest letter in relation to the June 30th deadline for the HEFSP to be adopted, in conjunction with the lack of specificity in the letter, the Borough has already formulated a plan that addresses its Fourth Round without this site. There are a number of other mechanisms to produce adequate units and credits to fulfill the Fourth Round obligation without this site, and is thus, not including it.

03 FOURTH ROUND FAIR SHARE PLAN

A. FAIR SHARE OBLIGATIONS

A municipality's affordable housing obligation is cumulative, and includes affordable housing need for the period 1987 to 2035. The affordable housing obligation consists of four components:

- Present Need/Rehabilitation Share (2024 DCA)
- Prior Round Obligation (1987-1999)
- Third Round Prospective Need (2000-2025)
- Fourth Round Prospective Need (2025-2035)

The Present Need/Rehabilitation Share is a measure of deficient housing that is occupied by low- and moderate-income households. Rehabilitation Share numbers from each prior round are replaced with the latest round number because the numbers are updated with each decennial census.

The following chart illustrates the Borough's cumulative obligation. These numbers serve as the basis for establishing what fair share obligations the Borough will be targeting in this Housing Element and Fair Share Plan.

Present Need (Rehabilitation) Obligation	66
Prior Round Obligation (1987-1999)	326
Third Round Obligation (1999-2025)	624
Fourth Round Prospective Need (2025-2035)	305
Total Prospective Need Obligation	1,255

B. SATISFACTION OF REHABILITATION OBLIGATION

The Borough has a 66-unit rehabilitation obligation. As noted in the 2017 HEFSP, the number of dwelling units of low and moderate income families that are in need of rehabilitation is greatly overstated. As was noted above that figure is partially calculated on the number of dwellings within the municipality that do not have complete kitchens. That number is inflated in Florham Park due to the large number of dormitories located in the Borough. These units are dormitories provided by Fairleigh Dickinson University and the housing provided by the Sisters of Charity Saint Anne's Villa (now the Villa at Florham Park). The Census reported that in 2010 there were 1,742 residents of the Borough that lived in group quarters. This is further evidence that using lack of complete kitchens to determine the need for housing rehabilitation is incorrect. Nevertheless, the Borough should provide for the rehabilitation of housing units occupied by low and moderate income households.

In the past, the Borough has participated in the Morris County Morris County Community Development and Home Program that is funded through the Community Development Block Grant

(CDBG) Program. The Borough has an Inter-local Services Agreement with Morris County to participate in the Morris County Community Development and Home Program dated April 24, 2017. To comply with the Present Need requirement, the Borough adopted a rehabilitation manual entitled “Home Improvement Program, Policies and Procedures Manual for the Borough of Florham Park”, dated February 27, 2019.

The Borough of Florham Park will dedicate \$1,320,000 as hard costs for the rehabilitation of up to 52 owner occupied and at least 14 rental units. In the event that the County program sufficiently addresses the Borough’s rehab obligation for owner occupied units, the Borough reserves the right to amend the Spending Plan to allocate funds to other affordable housing activities.

C. PRIOR ROUND COMPLIANCE

Florham Park’s Second Round 2000 Housing Element and Fair Share Plan received substantive certification from COAH. The following sections provide a detailed overview of Prior Round crediting.

1. Prior Round Rental Obligation

The prior round rental obligation is 25% of 326, or 82 units. The Borough has a number of family rental units in excess of the requirement, which include the following: seventy-five (75) family rental units from the Sun Valley project (Block 4201, Lot 29); fifty (50) family rental units from the Riverbend project (Block 42.01, Lots 26 and 27); and one-hundred and fifty-five (155) family rental units from the Woodfield Estates 100% affordable project (Block 1201, Lot 4). The Borough therefore satisfies and exceeds its 82-unit rental obligation.

2. Prior Round Age-Restricted Cap

COAH’s Round 2 regulations permit a total of 25 percent of the new construction obligation (with certain caveats that are not applicable to Florham Park) to be satisfied with age-restricted housing. Based upon this, the Borough is eligible for 25% or 326 units, or a total of 81 age-restricted housing units are permitted to be credited against the Prior Round obligation. Overall, the Borough is not applying any age restricted units to the Prior Round, and is thusly well under the cap.

3. Prior Round Rental Bonus Credits

In accordance with N.J.A.C. 5:93-5.15(d), the Borough is entitled to rental bonus credits generated by projects described below, up to the maximum of eighty-two (82) rental bonuses for which it is eligible based on 25% of its 326-unit Prior Round obligation. The Borough is claiming a total of 82 bonus credits from the family rental units from the Woodfield Estates 100% affordable project (Block 1201, Lot 4).

4. Satisfaction of Prior Round Obligation

The Borough has satisfied the entirety of its Prior Round obligation. The Borough’s 326-unit Prior Round obligation is satisfied as follows:

Table B. Prior Round Affordable Housing Fulfillment Borough of Florham Park, Morris County, NJ					
1987-1999 Prior Round Obligation	326				
	Set-Aside Credits	Low	Mod	Bonus Credits	Total
Inclusionary Rental Projects	231	114	117	82	362
Sun Valley <i>(Block 4201, Lot 29)</i>	50 (R) *	25	25	-	50
Riverbend <i>(Block 4201, Lots 26-27)</i>	26 (R) *	14	12	-	26
Woodfield Estates <i>(Block 1201, Lot 4)</i>	155 (R)	75	80	82	237
Group Homes and Supportive Needs	13	13	-	-	13
Cheshire Home <i>(Block 2802, Lot 3)</i>	8 (SNR)	8	-	-	8
Universal Institute <i>(Block 1907, Lot 23)</i>	5 (SNR)	5	-	-	5
TOTAL PRIOR ROUND CREDITS	244	127	117	82	326
(R) = Rental (S) = For-Sale (Arr) = Age-Restricted Rental (GH) = Group Home (SNR) = Special Needs Rental (M) = Medicaid Certificate (RCA) = Regional Contribution Agreement (BC) = Bonus Credit					
* Additional units from project utilized in Third Round					

a. Detailed Summary of Prior Round Satisfaction

(1) 244 existing affordable units from the following constructed units:

- a) **Sun Valley I (Block 4201, Lot 29)** – fifty (50) affordable family rental units from the Sun Valley I development. The development includes 229 total family rental units, of which 75 are affordable low-and moderate-income units. The following table shows the overall bedroom and income distribution for the project, as well as the units credited towards the Prior Round. Of the 75 total units, 50 are credited towards the Prior Round. The effective date of the controls for the project began on 10/01/2001, with 30-year affordability controls. The Administrative Agent for the project is Piazza and Associates.

Sun Valley I Affordable Unit Distribution			
Income Distribution	Bedroom Distribution		
	1 BR	2 BR	3 BR
Low Income	19 (6*)	12 (12*)	8 (7*)
Moderate Income	17 (7*)	12 (12*)	7 (6*)
* Prior Round Units			

- b) **Riverbend (Block 4201, Lots 26-27)** – twenty-six (26) affordable family, rental units from the Riverbend development. The development includes 150 total family rental units, of which 50 are affordable low-and moderate-income units. The following table shows the overall bedroom and income distribution for the project, as well as the units credited towards the Prior Round. Of the 75 total units, 50 are credited towards the Prior Round. The effective date of the controls for the project began on 06/01/2001, with 30-year affordability controls. The Administrative Agent for the project is Sterling Properties.

Riverbend Affordable Unit Distribution			
Income Distribution	Bedroom Distribution		
	1 BR	2 BR	3 BR
Low Income	7 (0*)	12 (9*)	6 (5*)
Moderate Income	6 (0*)	13 (8*)	6 (4*)
* Prior Round Units			

- i. **Ward Place/Woodfield Estates (Block 1201, Lot 4)** – one-hundred and fifty-five (155) affordable family, rental units from the 100% Affordable Ward Place/Woodfield Estates development. The project received Low-Income Housing Tax Credit funding through NJ HMFA. The development includes 155 total family rental units, which are all affordable. The effective date of the controls for the project began on 11/01/1990, with 20-year affordability controls on 125 of the units and 30-year affordability controls on 30 units from a second phase of the development. The Administrative Agent for the project is Bertram Associates.

Ward Place/Woodfield Estates Affordable Unit Distribution			
Income Distribution	Bedroom Distribution		
	1 BR	2 BR	3 BR
Low Income	38	25	12
Moderate Income	40	27	13

- c) **Cheshire Home (Block 2802, Lot 3)** – eight (8) affordable beds. Cheshire Home III is a Class B Boarding Home for young physically disabled men and women. This building opened in 2003 and can accommodate eight residents. Cheshire Home III receives HUD funding.

- d) **The Universal Institute of Livingston (Block 1907, Lot 23)** – five (5) affordable beds from this supportive needs home that serves adults with spinal cord injuries and development disabilities. This home has five (5) bedrooms. The effective date of the controls for the project began 10/6/2004.

b. Prior Round Family Units Income and Bedroom Distribution

The following Table C demonstrates Prior Round compliance with the required bedroom and income distributions for family units. With a total of 231 family units attributed towards the Prior Round, the income distribution of the units is required to split 50% for each low- and moderate-income, and bedroom distribution is required to provide no more than 20% 1-bedroom units, at least 20% 2-bedroom units, and at least 20% 3-bedroom units. The Borough shows a surplus of forty-four (44) 1-bedroom family units and a deficiency of two (2) low-income units.

Table C. Prior Round Bedroom and Income Distribution for Family Units				
Income Distribution	Bedroom Distribution			Totals
	1 BR	2 BR	3 BR	
Low Income	44	46	24	114 (49.3%)
Moderate Income	48	46	23	117 (50.6%)
Totals	92 (39.8%)	92 (39.8%)	47 (20.3%)	231

D. THIRD ROUND COMPLIANCE

The Borough fully satisfied the entirety of its Prior Round obligation with additional units created over and above those needed to fulfill said obligation, which are described in greater detail above and will be attributed to the Third Round. This includes twenty-five (25) family rental units from Sun Valley I project and twenty-four (24) family rental units from the Riverbend project to apply to the Third Round.

In regards to the Third Round, the terms of an agreement regarding In The Matter of the Borough of Florham Park, County of Morris, Docket No.: MRS-L-1698-15, between the Borough of Florham Park and Fair Share Housing Center (FSHC) and the intervenors - Alfieri-Florham Park, LLC; Sisters of Charity of Saint Elizabeth; Palmont Associates, LLC; Ridgedale Plaza Associates, LLC; Braemar Homes, LLC; B&B Associates, LLC – were outlined in a Settlement Agreement dated May July 6, 2017. The Borough received a Judgement of Compliance and Repose (“JOR”) on March 6, 2019. The Settlement Agreement established a 624-unit Third Round Gap and Prospective Need Obligation for the 1999-2025 period.

1. Third Round Rental Obligation

COAH’s Rules (at N.J.A.C. 5:93-1, et seq.) provide that at least 25 percent of the new construction component for Third Round must be satisfied with rental units. Therefore, based on the Borough’s obligation of 624, its rental obligation is 25 percent, or one-hundred and fifty-six (156) units. The Borough has forty-nine (49) existing rental units from the above mentioned projects: twenty-five (25) family rental units from Sun Valley I project and twenty-four (24) family rental units from the Riverbend project. To address the additional 107, the Borough applies twenty-nine (29) family rental units from the Sun Valley II project (Block 4201, Lots 28, 29, and 30); thirty-two (32) family rental units from the Sun Valley III project (Block 4201, Lots 32, 33, and 34); twenty-five (25) family rental units from the 147 Columbia Turnpike/Palmont Associates project (Block 1903, Lot 5); and one-hundred and two (102) special needs rental beds from the Bergen United Way project (Block 1401, Lot 1.09) Overall, the Borough satisfies and exceeds its Third Round rental requirement.

2. Third-Round Age-Restricted Housing

Applying COAH Second Round regulations, municipalities are permitted to age-restrict up to 25 percent of the Third Round obligation of 624, or one-hundred and fifty-six (156) units. The Borough is applying forty-one (41) credits from the following: fourteen (14) Medicaid beds from the Brighton Gardens assisted living facility (Block 2601, Lot 43); eight (8) Medicaid beds from the Brookdale assisted living facility (Block 901, Lot 5); one (1) Medicaid bed from the Villa at Florham Park assisted living facility (Block 1201, Lot 3); and eighteen (18) units from the Pulte-Del Webb age-restricted, for sale community (Block 1401, Lot 1.06). Therefore, the Borough is under the 156-unit cap, with the ability to apply an additional 9 age-restricted units.

3. Third Round Very-Low Income Housing Obligation

As a result of the July 2008, amendments to the Fair Housing Act, all municipalities have an obligation to ensure that at least 13 percent of the affordable units being provided town wide, with the exception of units constructed as of July 1, 2008 and units subject to preliminary or final site plan approval as of July 1, 2008, are affordable to very-low income households (households that earn 30 percent or less of the median income). The Borough will ensure that the 13% very-low

income obligation is satisfied through any new projects, and that any very-low income units built after 2008 are inventoried and accounted for. Additionally, 50% of the very-low income (VLI) units shall be available to families.

Currently, the proposed projects contribute most of the 145 total VLI as 137 available to families, with 8 of the total as age-restricted units.

Table D. Very-Low Income Requirement Florham Park Borough, Morris County, New Jersey				
Project Name	Status	Type	Affordable Units	13% Required
Cheshire Homes	Constructed	Special Needs	8	8
Sun Valley II	Constructed	Family	29	4
Bergen United Way	Constructed	Special Needs	102	102
Sun Valley III	Constructed	Family	32	5
Palmont Associates, 147 Columbia Turnpike	Constructed	Family	25	4
Parc North	Constructed	Family	10	1
Parc Central	Approved	Family	11	2
Sisters of Charity Site	Approved	Family	30	4
Alfieri Site, Columbia Turnpike	Zoned	Family	112	15
Subtotal Family			110	
Subtotal Non-family			249	35 (14.0%)
Total Percentage VLI Including Family and Non-Family			145 (40.3%)	

4. Third Round Rental Bonus Credits

In accordance with N.J.A.C. 5:93-5.15(d), the Borough is entitled to rental bonus credits generated by projects described below, up to the maximum of one-hundred and fifty-six (156) rental bonuses for which it is eligible based on 25% of its 624-unit Third Round obligation.

The Borough seeks credit for bonus credits on the following one-hundred and fifty-six (156) existing and fully constructed rental unit projects: twenty-five (25) family rental units from Sun Valley I project attributed to the Third Round; twenty-four (24) family rental units from the Riverbend project attributed to the Third Round; twenty-nine (29) family rental units from the Sun Valley II project (Block); thirty-two (32) family rental units from the Sun Valley III project (Block 4201, Lots 32, 33, and 34); twenty-five (25) family rental units from the 147 Columbia Turnpike/Palmont Associates project (Block 1903, Lot 5); and twenty-one (21) from the overall 102 special needs rental beds from the Bergen United Way project (Block 1401, Lot 1.09).

5. Third Round Family Units

While not a specific requirement outlined under N.J.A.C. 5:93, the minimum number of Third Round Family Units has rather become a typical component included within Third Round Plans and Settlements. This minimum has typically been 50%, which represents 50% of the Third Round rental

obligation and 50% of the very-low income unit obligation. Therefore, the Borough would require a minimum of 50% of the total Third Round Obligation of 624 less the bonus credits of 156 – or 50% of 468, calculated to be 234 units.

The Borough proposes to meet this obligation with the following existing and fully constructed units: twenty-five (25) family rental units from Sun Valley I project attributed to the Third Round; twenty-four (24) family rental units from the Riverbend project attributed to the Third Round; twenty-nine (29) family rental units from the Sun Valley II project (Block 4201, Lots 28, 29, and 30); thirty-two (32) family rental units from the Sun Valley III project (Block 4201, Lots 32, 33, and 34); twenty-five (25) family rental units from the 147 Columbia/Palmon Associates project (Block 1903, Lot 5); ten (10) family sales units from the 2 Vreeland Road/Parc North project (Block 303, Lot 11) ; two (2) family sales units from the Afton Village project (Block 905, Lot 30.02); one (1) family sales unit from the B&B Associates/Dahlia Brook project (Block 1906, Lots 12 and 13). Additionally, there are presently approved, but not constructed units which include: forty (40) family sales units from the Sisters of Charity site (Block 1301, Lot 2); eleven (11) family rental units from the Parc Central development (Block 902, Lots 3, 5, 6, and 7). Finally, the Borough anticipates additional family rental units from the projects that have been zoned, but not yet approved, including the Alfieri/Meadows at Florham Park project (Block 501, Lots 4 and 5, Block 601, Lot 1, 2, and 3, and Block 702, Lot 9).

6. Third Round Credits to Address Obligation

a. Existing and Approved Units Addressing the Third Round Obligation

The following Table E outlines the existing credits being applied to the Borough’s Third Round obligation.

Table E. Existing and Approved Units Addressing the Third Round Obligation Borough of Florham Park, Morris County, NJ						
Borough Obligation	624					
	Set-Aside	VL	L	M	Bonus	Total
<i>Inclusionary Projects</i>	301	35	120	146	135	436
<i>Sun Valley I</i> <i>(Block 4201, Lot 29)</i>	25 (R)	-	14	11	25	50
<i>Riverbend</i> <i>(Block 4201, Lots 26-27)</i>	24 (R)	-	11	13	24	48
<i>Sun Valley II</i> <i>(Block 4201, Lots 28, 29, and 30)</i>	29 (R)	4	12	13	29	58
<i>Sun Valley III/The Suites at Sun Valley</i> <i>(Block 4201, Lots 32, 33, and 34)</i>	32 (R)	5	11	16	32	64
<i>B&B Associates/Dahlia Brook</i> <i>(Block 1906, Lots 12 and 13)</i>	1 (FS)	-	1	-	-	1
<i>The Afton/2 Hanover Road</i> <i>(Block 905, Lot 30.02)</i>	2 (FS)	-	1	1	-	2
<i>Sisters of Charity Site</i> <i>(Block 1301, Lot 2)</i>	30 (FS)	4	11	15	-	30
<i>2 Vreeland Road/Parc North</i> <i>(Block 303, Lot 11)</i>	10 (FS)	1	4	5	-	10
<i>147 Columbia Turnpike</i> <i>(Block 1903, Lot 5)</i>	25 (R)	4	10	11	25	50

	Set-Aside	VL	L	M	Bonus	Total
Parc Central (Block 902, Lots 3, 5, 6, and 7)	11 (R)	2	4	5	-	11
Alfieri/Meadows at Florham Park (Block 501, Lots 4 and 5, Block 601, Lot 1, 2, and 3, and Block 702, Lot 9)	112 (R)	15	41	56	-	112
Age-Restricted Projects	50	-	41	9	-	50
Pulte/Del-Webb (86 Park) (Block 1401, Lot 1.06)	18 (ARS)	-	9	9	-	18
Brighton Gardens Assisted Living (Block 2601, Lot 43)	14 (M)	-	14	-	-	14
Brookdale Assisted Living (Block 901, Lot 5)	8 (M)	-	8	-	-	8
Villa at Florham Park (Block 1201, Lot 3)	10 (M)	-	10	-	-	10
Group Homes / Supportive Needs Housing	106	-	106	-	21	127
Bergen County United Way (Block 1401, Lot 1.09)	102 (SNB)		102	-	21	123
Universal Institute II (Woodbine Road) (Block 3701, Lot 41)	4 (SNB)	-	4	-	-	4
Accessory Apartment Ordinance	11	-	6	5	-	11
TOTAL EXISTING OR APPROVED CREDITS	468	35	273	160	156	624
(R) = Family Rental (FS) = Family For-Sale (GH) = Group Home (ARR) = Age-Restricted Rental (ARS) = Age-Restricted For-Sale (BC) = Bonus Credit (M) = Medicaid Certificate						

b. Detailed Summary of Third Round Satisfaction

The following outlines each of the projects that have been approved or constructed during the Third Round (2015 to 2025). Deed restrictions and crediting documents for new construction units not previously certified by COAH or the Court are provided under Appendix G.

- i. **Sun Valley I (Block 4201, Lot 29)** – twenty-five (25) family rental units from the Sun Valley I project. This project has 75 total affordable units, which are described under the Prior Round section. Of the 75 total units, 25 are carried over towards the Third Round. The effective date of the controls for the project began with the initial date of occupancy on 10/27/2001, with 30-year affordability controls. The Administrative Agent for the project is Piazza and Associates.

Sun Valley I Affordable Unit Distribution			
Income Distribution	Bedroom Distribution		
	1 BR	2 BR	3 BR
Low Income	19 (13*)	12 (0*)	8 (1*)
Moderate Income	17 (10*)	12 (0*)	7 (1*)
* Third Round Units			

- ii. **Riverbend (Block 42.01, Lots 26-27)** – twenty-four (24) affordable family, rental units from the Riverbend development. The development has 50 total affordable units, which are described under the Prior Round section. Of the 50 total units, 24 are carried over towards the Third Round. The effective date of the controls for the project began on 10/01/2001, with 30-year affordability controls. The Administrative Agent for the project is Piazza and Associates.

Riverbend Affordable Unit Distribution			
Income Distribution	Bedroom Distribution		
	1 BR	2 BR	3 BR
Low Income	7 (7*)	12 (3*)	6 (1*)
Moderate Income	6 (6*)	13 (5*)	6 (2*)
<i>* Third Round Units</i>			

- iii. **Sun Valley II (Block 4201, Lots 28, 29, and 30)** – twenty-nine (29) family, rental units from the Sun Valley II project. The development has a total of 115 rental units, with 29 set-aside as affordable and six existing market-rate units from the adjacent project converted to affordable units. The effective date of the controls for the project began on 04/01/2015, with 30-year affordability controls. The Administrative Agent for the project is Piazza and Associates.

Sun Valley II Affordable Unit Distribution			
Income Distribution	Bedroom Distribution		
	1 BR	2 BR	3 BR
Very-Low Income	1	2	1
Low Income	2	7	3
Moderate Income	2	9	2

- iv. **Sun Valley III/The Suites at Sun Valley (Block 4201, Lots 32, 33, and 34)** – thirty-two (32) family, rental units from the Sun Valley III project. The development has a total of 160 rental units, with 32 set-aside as affordable. This property was re-zoned to the MF-4 Zone by Ordinance No. 15-11, adopted July 16, 2015. It was approved via Application No. 16SP-4 approved by the Planning Board by Resolution, dated July 11, 2016. The effective date of the controls for the project began on 11/29/2022, with 30-year affordability controls. The Administrative Agent for the project is Piazza and Associates.

Sun Valley III Affordable Unit Distribution			
Income Distribution	Bedroom Distribution		
	1 BR	2 BR	3 BR
Very-Low Income	1	3	1
Low Income	2	7	2
Moderate Income	3	9	4

- v. **B&B Associates/Dahlia Brook (Block 1906, Lots 12 and 13)** – one (1) family, for-sale units from the Dahlia Brook Townhomes project. The development includes 7 total townhome units, with a set-aside of 1 affordable for-sale unit. This property was re-zoned to the MF-7 Zone by Ordinance No. 18-1, adopted February 15, 2018. It was approved via Application No. 18SP-5 by the Planning Board by Resolution dated August 6, 2018. The effective date of the controls for the project began on 11/29/2022, with 30-year affordability controls. The Administrative Agent for the project is CGP&H.

Dahlia Brook Townhomes Affordable Unit Distribution			
Income Distribution	Bedroom Distribution		
	1 BR	2 BR	3 BR
Moderate Income	1	-	-

- vi. **The Afton/2 Hanover Road (Block 905, Lot 30.02)** – two (2) family, for-sale units from the Afton Village project. The development includes 16 total townhome units, with a set-aside of 2 affordable units. This project was approved via Application No. BOA 15-18, approved by the Board of Adjustment by Resolution, dated October 26, 2016. Controls for the units began on 01/07/2021 and 1/20/2021, with 30-year affordability controls. The Administrative Agent for the project is CGP&H.

The Afton Affordable Unit Distribution			
Income Distribution	Bedroom Distribution		
	1 BR	2 BR	3 BR
Low Income	-	1	-
Moderate Income	1	-	-

- vii. **2 Vreeland Road/Parc North (Block 303, Lot 11)** – ten (10) affordable family, for-sale units from the Parc North development. The development has 49 total townhouse units. This property was re-zoned to the MF-9 Zone by Ordinance No. 18-9, adopted May 17, 2018. It was approved via Application No. 18SP-6 by the Planning Board by Resolution dated October 22, 2018. The effective date of the controls for the project ranges from June 2023 to February 2024, with 30-year affordability controls. The Administrative Agent for the project is CGP&H.

Parc North Affordable Unit Distribution			
Income Distribution	Bedroom Distribution		
	1 BR	2 BR	3 BR
Very-Low Income	-	1	-
Low Income	1	2	1
Moderate Income	1	3	1

- viii. **147 Columbia Turnpike (Block 1903, Lot 5)** - twenty-five (25) affordable family, rental units from the 147 Columbia development. The development has 425 total units, of which 18 are set-aside as affordable. This property was re-zoned to the MF-6 Zone by Ordinance No. 18-11, adopted May 17, 2018. It was approved via Application No. 18SP-6 by the Planning Board by Resolution dated October 22, 2018. The effective date of the controls for the project began on 05/23/2024, with 30-year affordability controls. The Administrative Agent for the project is CGP&H.

147 Columbia Affordable Unit Distribution			
Income Distribution	Bedroom Distribution		
	1 BR	2 BR	3 BR
Very-Low Income	1	2	1
Low Income	2	6	2
Moderate Income	2	7	2

- ix. **Pulte/Del-Webb (Block 1401, Lot 1.06)** – eighteen (18) age-restricted, for-sale units from the Pulte/Del-Webb project. The development has 425 total units, of which 18 are set-aside as affordable and the additional units are part of the adjacent BCUW Supportive Needs housing. It was approved via Application #17SP-3 & 17MSD-2 approved by the Planning Board by Resolution dated March 12, 2018. The effective date of affordability ranges from 2021 to 2023 based on the individual sales date of the units, with 30-year affordability controls. The Administrative Agent for the project is CGP&H.

Pulte/Del-Webb Affordable Unit Distribution, Age-Restricted			
Income Distribution	Bedroom Distribution		
	1 BR	2 BR	3 BR
Low Income	1	8	-
Moderate Income	2	7	-

- x. **Bergen County United Way (Block 1401, Lot 1.09)** – one-hundred and two (102) special needs beds from the Bergen County United Way project. Florham Park provided a subsidy from its Affordable Housing Trust Fund to assist in the financing of the project. The effective date of the controls for the project began 09/11/2020. The Administrative Agent for the project is Bergen County United Way.
- xi. **Universal Institute (Block 3701, Lot 41)** – four (4) affordable low-income beds. This facility serves adults with spinal cord injuries and development disabilities and has four (4) bedrooms. Universal Institute Inc. operates community residences for individuals with Traumatic Brain Injuries, Developmental Disabilities and other Neurologic conditions. Payment sources include NJ Managed Long Term Services and Supports program (MLTSS) as well as the NJ Division of Developmental Disabilities Fee For Service program (FFS). All residences are licensed by the Department of Human Services and registered with the Department of Community Affairs.

- xii. **Brookdale Assisted Living (Block 901, Lot 5)** – eight (8) Medicaid beds in the Brookdale assisted living facility. The effective date of the controls for the project began in 1999. The Borough provided a letter in the Third Round from Brookdale Assisted Living confirming the number of Medicaid beds.
- xiii. **Brighton Gardens Assisted Living (Block 2601, Lot 43)** – fourteen (14) Medicaid beds in the Brighton Gardens assisted living facility. The effective date of the controls for the project began in 1999. The Borough provided a letter in the Third Round from Brighton Garden Assisting Living confirming the number of Medicaid beds.
- xiv. **Villa at Florham Park (Block 1201, Lot 3)** – ten (10) Medicaid beds in the Villa at Florham Park assisted living facility. In December 2002, the new Saint Anne Villa was renovated to include 80 rooms for long-term care. In 2004, 21 Assisted Living suites were added. In 2016, Lutheran Social Ministries of New Jersey purchased site from the Sisters of Charity Saint Elizabeth. The Borough provided a letter in the Third Round from the Villa confirming the number of Medicaid beds.
- xv. **Sisters of Charity Site (Block 1301, Lot 2)** – thirty (30) units from the Sisters of Charity site. This property was re-zoned to the MF-5 Zone by Ordinance No. 17-19, adopted December 14, 2017. It was approved via Application No. #20SP-1 and #20MSD-1 by the Planning Board by Resolution dated August 10, 2020, with Toll Brothers, Inc. as the applicant. Additional approvals were sought in 2023 for minor changes as a result in ownership of the project to American Properties. The project is under construction, and thus still remains a realistic opportunity.
- xvi. **Parc Central (Block 902, Lots 3, 5, 6, and 7)** – eleven (11) affordable family, rental units from the Parc Central project. This development has 55 total apartment units, and was a replacement site for the 215 Ridgedale Avenue site that was previously included in the 2017 HEFSP and subsequently re-zoned. This property was re-zoned to the MU Zone Changed by Ordinance No. 24-15, adopted June 13, 2024. It was approved via Application 25SP-1 by the Planning Board in 2025. The project has not yet been constructed, but has been approved recently and thus still remains a realistic opportunity.
- xvii. **Alfieri/Meadows at Florham Park (Block 501, Lots 4 and 5, Block 601, Lot 1, 2, and 3, and Block 702, Lot 9)** – one-hundred and twelve (112) affordable, family rental units from the Meadows at Florham Park project. The project has not yet been constructed, but still remains a realistic opportunity.
- xviii. **Accessory Apartment Program** – eleven (11) units from the Borough’s Accessory Apartment program. The Borough adopted Ordinance No. 19-3 on February 21, 2019, to permit dwellings to create affordable accessory apartments pursuant to conditions established by ordinance. The conditions comply with COAH's Second Round rules concerning accessory apartments. The Spending Plan provides for grant assistance to participating homeowners in this program.

c. Third Round Family Units Income and Bedroom Distribution

The following *Table G* demonstrates Third Round compliance with the required bedroom and income distributions for family units. With a total of one-hundred and forty-eight (148) existing, zoned, or approved family units attributed towards the Third Round, the income distribution of the units is required to be split 50% for low-income – inclusive of 13% very-low-income – and 50% moderate-income, and bedroom distribution is required to provide no more than 20% 1-bedroom units, at least 20% 2-bedroom units, and at least 20% 3-bedroom units. There are an additional one-hundred and fifty-three (153) family units that have been zoned from *Table E* that will comply with the bedroom and income distribution requirements for family units. Since there are projects from prior to 2008 that contribute to the Third Round, there are less very-low income units than required. The Borough will ensure that the bedroom and income distribution for the zoned or approved projects will comply with the income and bedroom distribution requirements, which will bring the overall Third Round distribution into compliance.

Table G. Third Round Bedroom and Income Distribution for Existing Family Units				
Income Distribution	Bedroom Distribution			Totals
	1 BR	2 BR	3 BR	
Very-Low Income	3	8	3	14 (9.4%)
Low Income	27	26	10	63 (42.6%)
Moderate Income	26	33	12	71 (47.9%)
Subtotal Existing	56 (37.9%)	67 (45.3%)	25 (16.8%)	148

E. THE BOROUGH'S ALLOCATION OF THE FOURTH ROUND REGIONAL NEED

The Borough has a Fourth Round Prospective Need Obligation of 305, based upon Settlement from the Affordable Housing Dispute Resolution Program (AHDRP), which was set forth by Court Order by the Honorable Judge Janine M. Allen, J.S.C. on April 29, 2025.

The Borough of Florham Park Fourth Round 2025 Housing Element and Fair Share Plan was adopted on June 23, 2025. The Amended Fair Housing Act (AFHA) created a new process for municipalities to come into constitutional compliance with their affordable housing obligations under the Fair Housing Act (FHA). It also established the Affordable Housing Dispute Resolution Program ("Program") within the Judiciary for the purpose of resolving disputes associated with the FHA. The Borough of Florham Park received six (6) such challenges by the August 31, 2025 deadline - from the following parties: 1) Fair Share Housing Center (FSHC) via letter dated August 30, 2025; 2) Challenge and Objection filed on behalf of Columbia Corporate Center Development Associates LLC, Florham Park Realty Associates LLC, And 30 Florham Associates LLC. with accompanying "Report in Support of the Challenge" prepared by J. Creigh Rahenkamp, PP, dated August 27, 2025; 3) Answer and Challenge filed on behalf of 70-76 Passaic Avenue, LLC with accompanying "Challenge Report" prepared by John McDonough, LA, AICP, PP of John McDonough Associates, LLC, dated August 29, 2025; 4) Challenge and Objection filed on behalf of Automatic Data Processing, Inc. with accompanying "Consulting Report", prepared by Christine A. Nazzaro-Cofone, AICP, PP, dated August 21, 2025; 5) Answer filed on behalf of 23 Vreeland Road, LLC with accompanying "Challenge Report" prepared by John McDonough, LA, AICP, PP of John McDonough Associates, LLC, dated August 29, 2025; and 6) Answer and Challenge filed on behalf of Sun Valley Plaza, LLC dated August 30, 2025.

The Borough of Florham Park participated in a Settlement conference on November 13, 2025 and December 19, 2025 with the Affordable Housing Dispute Resolution Program (AHDRP) via case number MRS-L-157-25. A session hearing was held on December 29, 2025. Thereafter, the Borough adopted Resolution 25-273, to authorize the Borough Mayor and Council to enter into a Settlement Agreement with Fair Share Housing Center (FSHC) to resolve FSHC's challenge in the Program. The Settlement Agreement set forth certain amendments to the Borough's Fourth Round Fair Share Plan to address its Fourth Round obligation, and was executed on December 31, 2025. The following represents the final amendments to the Fourth Round HEFSP as a result of the negotiated Mediation Agreement.

1. Fourth Round Rental Obligation

Pursuant to NJ Rev Stat § 52:27D-311 (2024) provide that at least 25 percent of the new construction component must be satisfied with rental units. The rental obligation on the full Fourth Round obligation is seventy-seven (77). At least half of that number is required to be made available to families with children, which will be complied with as outlined in *Tables H and I*.

3. Fourth Round Age-Restricted Housing

Applying NJ Rev Stat § 52:27D-302 (2024), municipalities are permitted to age-restrict up to 30 percent of the Fourth Round obligation less any bonus credits sought. The age-restricted cap on the full Fourth Round obligation is sixty-nine (69). The Borough is proposing forty-nine (49) affordable age-restricted, for-sale units from the ASCO Redevelopment Site (Block 303, Lots 5 and 12); as well as nineteen (19) age-restricted credits - from the existing Delaney on the Green assisted living

beds and the approved Arbor Terrace assisted living facility - for a total of sixty-eight (68) credits in compliance with the cap.

4. Fourth Round Very-low-Income Housing Obligation

As a result of the July 2008, amendments to the Fair Housing Act, all municipalities have an obligation to ensure that at least 13 percent of the affordable units being provided town wide, with the exception of units constructed as of July 1, 2008 and units subject to preliminary or final site plan approval as of July 1, 2008, are affordable to very-low income households (households that earn 30 percent or less of the median income).

The Borough anticipates that additional very-low-income units will be provided via future affordable housing projects. The Borough will ensure that the 13% very-low income obligation is satisfied through any new projects, and that any very-low income units built after 2008 are inventoried and accounted for. Additionally, 50% of the very-low income (VLI) units shall be available to families.

5. Fourth Round Bonus Credits

In accordance with NJ Rev Stat § 52:27D-311 (2024), the Borough will be entitled to bonus credits according to the maximum 25% cap permitted. Based upon the full Fourth Round obligation of 305, seventy-six (76) bonus credits are permitted.

The Borough sets forth bonus credits for forty-five (45) redevelopment bonus credits from the proposed Re-zoning Fairleigh Dickinson University Campus and thirty-one (31) redevelopment bonus credits from the ASCO/50 Hanover Road Redevelopment site; This represents a total of seventy-six (76) bonus credits under the cap.

6. Fourth Round Family Units

Pursuant to NJ Rev Stat § 52:27D-311 (2024), the minimum number of Fourth Round units that is required to address its prospective need affordable housing obligation through the creation of housing available to families with children is 50%. Therefore, the Borough would require a minimum of 50% of the obligation of 305 less the total bonus credits of 76, or a 50% requirement of 114 units. This is proposed to be satisfied by the FDU Overlay, the ASCO Family units, and the Sun Valley Townhome re-zoning as outlined under *Table H*.

7. Fourth Round Credits to Address the Obligation and Unmet Need

a. Addressing the Fourth Round Obligation

The following *Table H* outlines the proposed credits being applied to the Borough’s Fourth Round obligation of 305.

Table H. Fourth Round Obligation Borough of Florham Park, Morris County, NJ						
	Set-Aside	VL	L	M	Bonus	Total
RDP and Mechanisms to Address Sites Likely to Redevelop						
<i>Redevelopment and Rezoning</i>	172	23	64	85	51.5	223.5

ASCO Redevelopment Plan (Block 303, Lots 5 and 12)	13 (FR)	2	5	6	6.5	19.5
Sun Valley Townhome Project (Block 4201, Lot 31)	3 (FR)	1	1	1	-	3
Re-zoning Fairleigh Dickinson University Campus Mixed-Use Overlay (Block 1301, Lot 1)	156 (F)	20	58	78	45	201
Age-Restricted Inclusionary	68	26	18	24	24.5	92.5
ASCO Redevelopment Plan (Senior Units) (Block 303, Lots 5 and 12)	49 (ARR)	7	18	24	24.5	73.5
LCS/Delaney (Block 1401, Lot 1.05)	10 (M)	10	-	-	-	10
BPS/Arbor Terrace (77 Elm Street) (Block 1602, Lots 4 and 5)	9 (M)	9	-	-	-	9
Supportive Needs	4	4	-	-	-	4
Universal Institute III (1 Rustic Court) (Block 3702, Lot 10)	4	4	-	-	-	4
TOTAL CREDITS	11	53	82	109	76	320
(FR) = Family Rental (FS) = Family For-Sale	(ARR) = Age-Restricted Rental (ARS) = Age-Restricted For-Sale (M) = Medicaid Certificate	(BC) = Bonus Credit (GH/SNB) = Group Home/Supportive Needs Bed				

b. Description of Mechanisms to Address Fourth Round Obligation

i. ASCO/50 Hanover Road Redevelopment Plan (Block 303, Lots 5 and 12) –

The property owner has sent a letter proposing a total of 305 age-restricted, for-sale units with a 20% set-aside of 61 affordable units. The property is approximately 54.77 acres.

The Borough shall adopt a redevelopment plan for this approximately 55-acre property to permit a total of at least 305 units with at least a 20% affordable housing set-aside (at least 62 affordable units). Of the at least 62 affordable units, a maximum of 49 affordable units shall be permitted to be age-restricted affordable units and the remainder shall be family non-age-restricted affordable units. As part of the redevelopment plan, the Borough shall require that each phase of residential development includes at least a 20% set-aside of affordable housing and that the affordable units in each phased are constructed in accordance with the phasing schedule at N.J.A.C. 5:93-5.6(d).

The Borough of Florham Park evaluated the need for the redevelopment of the properties and found that all of the properties satisfy the statutory criteria pursuant to N.J.S.A. 40A:12A-6(b)(1) of the Local Redevelopment and Housing Law. On January 23, 2020, the Florham Park Borough Council adopted Resolution No. 2020-41, directing the Florham Park Borough Planning Board to conduct a Preliminary investigation to determine whether the properties are a non-condemnation area in need of redevelopment under the criteria set forth in N.J.S.A. 40A:12A-1 et seq. On February 10, 2020, the Florham Park Planning

Board directed the Board Planner to conduct an investigation and prepare a study to determine if the properties constitute a non-condemnation area in need of redevelopment. On July 7, 2020, the Florham Park Planning Board transmitted a letter to the Mayor and Council providing that Property be determined a non-condemnation "area in need of redevelopment". On July 16, the Borough Council adopted Resolution 20-94, which declared the property an area in need of redevelopment and authorized the preparation of a redevelopment plan (See Appendix C.2). The Borough will adopt the Redevelopment Plan permitting this development with the 61-unit set-aside.

ii. **Sun Valley IV Townhome Project (Block 4201, Lot 31) –**

The property owner sent a request for Block 4201, Lot 31 to be re-zoned to permit the construction of twelve (12) residential 1-bedroom townhouse units. The property is currently zoned C-1 Commercial, but is surrounded by the existing multi-family residential Sun Valley development, fronting on Passaic Avenue.

As part of a rezoning to permit the construction of twelve (12) residential 1-bedroom townhome units, the Borough shall require that before any permits are issued for these 12 units, at least three existing market-rate units in the Sun Valley project shall be converted, deed restricted, and affirmatively marketed. The three affordable units shall consist of one low-income 2-bedroom unit; one moderate-income 2-bedroom unit; and one very-low-income 3-bedroom unit (See Appendix D.2)

iii. **Fairleigh Dickinson University Redevelopment (Block 1301, Lot 1).**

The zoning proposed would permit residential and multi-family development on at least fifty percent (50%) of the approximately 130-acre property at a density of 12 units per acre (which density may be concentrated on part of parts of the property), allowing at least 780 total units, with a required minimum twenty percent (20%) affordable housing family set-aside (or at least 156 non-age-restricted affordable units). The University has been actively engaging in a Request for Proposals ("RFP") process with residential developers. To resolve this matter, the Borough has committed to create a realistic opportunity for the affordable units at Fairleigh Dickinson University through rezoning to ensure that the affordable units are created in an expedited manner (See Appendix D.1) To allow the Borough opportunity to do so, the parties have agreed on the following schedule:

- a. The Borough will provide a draft overlay zoning ordinance providing for 156 non-age-restricted affordable units at a 20% set-aside by January 30, 2026 for comment, and adopt the rezoning by no later than March 15, 2026 for the Fairleigh Dickinson University campus (Block 1301, Lot 1) .
- b. The Borough will provide an update to FSHC by June 30, 2026, informing FSHC of the development partner(s) that has been identified by Fairleigh Dickinson University. As part of this update, the Borough shall identify if any zoning amendments to the Ordinance are requested and necessary as part

of identification of the development partner and accommodation of their proposal.

- c. Any zoning amendment necessary shall be provided in draft form to FSHC by September 30, 2026, and any comments on the draft shall be provided back from FSHC by October 15, 2026. The final zoning amendment shall be adopted by December 31, 2026.
 - d. If the Borough does not comply with the above timelines and required actions for the Fairleigh Dickinson University property or notifies FSHC of a procedural change necessary, such as Redevelopment, it shall provide notice of any default or change in writing to FSHC and the New Jersey Superior Court within five (5) days of a missed deadline or proposed change, giving the reason for the missed deadline or proposed change, and what steps the Borough is taking to cure. The Borough will work cooperatively with FSHC to establish any updated time frames associated with an adjusted procedural change. FSHC reserves all rights regarding any proposed changed.
- iv. **LCS/Delaney on the Green (Block 1401, Lot 1.05)** – ten (10) Medicaid beds from the Delaney on the Green assisted living/memory care facility. The POD-S zone district was amended by Ordinance 20-15, adopted on September 24, 2020, to conditionally permit a senior citizen housing community use. The property received approval via Application No. 20MSD-2 AND 20SP-5 from the Florham Park Planning Board for 128 one- and two-bedroom independent living units and 102 assisted living units with studio, one-, and two- bedrooms and studio memory care units by Resolution adopted October 26, 2020, and is fully constructed and licensed.
 - v. **Universal Institute III (1 Rustic Court - Block 3702, Lot 10)** – four (4) affordable low-income beds. This facility serves adults with spinal cord injuries and development disabilities and has four (4) bedrooms. Universal Institute Inc. operates community residences for individuals with Traumatic Brain Injuries, Developmental Disabilities and other Neurologic conditions. Payment sources include NJ Managed Long Term Services and Supports program (MLTSS) as well as the NJ Division of Developmental Disabilities Fee For Service program (FFS). All residences are licensed by the Department of Human Services and registered with the Department of Community Affairs. The property was acquired in 2024.
 - vi. **BPS/Arbor Terrace (77 Elm Street - Block 1602, Lots 4 and 5)** – nine (9) Medicaid beds from the Arbor Terrace assisted living/memory care facility. This application received approval for 92 assisted living and memory care beds from the Florham Park Zoning Board via Application No. BOA 23-6, which was approved on April 2, 2025.

c. Extension of Controls

The Borough has a number of units that are eligible to extend affordability controls including (i) Sun Valley I (Block 4201, Lot 29); (ii) Riverbend (Block 42.01, Lots 26-27); (iii) Woodfield Estates, Phase 2 (Block 1201, Lot 4). The existing affordability control periods expire in 2031, 2028, and 2026, respectively. These extension of controls are currently being litigated in a lawsuit filed in the District of New Jersey and by filed actions in Lieu of Prerogative Writs in the New Jersey Superior Court,

Law Division. These challenges and lawsuits remain ongoing and the Borough intends to defend the extension of the controls at each of the three properties.

- i.* **Sun Valley I Extension of Controls** – There are seventy-five (75) affordable, family, affordable rental units within this project. The effective date of the controls for the project began with the initial date of occupancy on 10/27/2001, with 30-year affordability controls. The Borough proposes to extend the controls on these units pursuant to the requirements set forth in the Uniform Affordability Housing Controls (*N.J.A.C. 5:80-26.3 and 26.28*). The updated Spending Plan will demonstrate the required compensation for the extension of controls.
- ii.* **Riverbend Extension of Controls (Block 42.01, Lots 26-27)** – There are fifty (50) affordable, family rental units within this project. The effective date of the controls for the project began with the initial date of occupancy in 1998, with 30-year affordability controls. The Borough proposes to extend the controls on these units pursuant to the requirements set forth in the Uniform Affordability Housing Controls (*N.J.A.C. 5:80-26.3 and 26.28*). The updated Spending Plan will demonstrate the required compensation for the extension of controls.
- iii.* **Woodfield Estates Phase 2 Extension of Controls (Block 1201, Lot 4)** – There are thirty (30) affordable, family rental units within this project. The effective date of the controls for the project began with the initial date of occupancy on September 17, 1996 with 30-year affordability controls. The Borough proposes to extend the controls on these units pursuant to the requirements set forth in the Uniform Affordability Housing Controls (*N.J.A.C. 5:80-26.3 and 26.28*). The updated Spending Plan will demonstrate the required compensation for the extension of controls.
- d.* **Mandatory Set-Aside Ordinance (MSO)** – Although the Borough has addressed the entirety of the Fourth Round obligation, including its unmet need, the Borough has an existing Mandatory Set-Aside Ordinance (“MSO”) as a section of the Affordable Housing Ordinance to capture additional units. The MSO requires affordable housing at a set-aside rate of 20% for for-sale affordable units and at a set-aside rate of 15% for rental affordable units. The Borough will adopt an amended MSO that adjusts the set-aside to 20% regardless of unit tenure. (See *Appendix B*).
- f.* **Fourth Round Family Units Income and Bedroom Distribution**

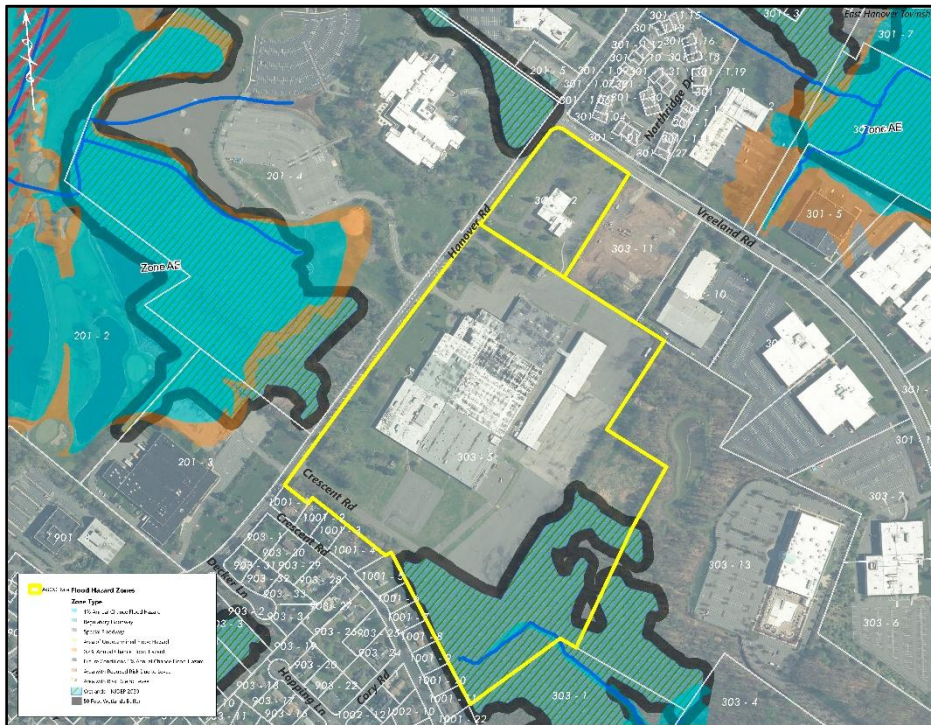
The following *Table I* demonstrates Fourth Round compliance with the required bedroom and income distributions for family units. With a total of approximately 172 family units attributed towards the Fourth Round, the income distribution of the units is required to be split 50% for low-income – inclusive of 13% very-low-income – and 50% moderate-income, and bedroom distribution is required to provide no more than 20% 1-bedroom units, at least 20% 2-bedroom units, and at least 20% 3-bedroom units. If additional family units are created via the Mandatory Set-Aside Ordinance, they will also comply with these requirements.

Table I. Fourth Round Bedroom and Income Distribution for Proposed Family Units				
Income Distribution	Bedroom Distribution			Totals
	1 BR	2 BR	3 BR	
Very-Low Income	4	14	5	23 (13.4%)
Low Income	12	38	13	63 (36.6%)
Moderate Income	17	51	18	86 (50.0%)
Subtotal Existing	33 (19.2%)	103 (59.9%)	36 (20.9%)	172

F. SITE SUITABILITY

Pursuant to N.J.A.C. 5:93-1.1, 5.3 and 5.6, all sites included in this plan are required to be available, approvable, developable, and suitable. The following analyses provide a site suitability test of the three (3) proposed sites for new construction to meet the Borough’s Fourth Round obligation.

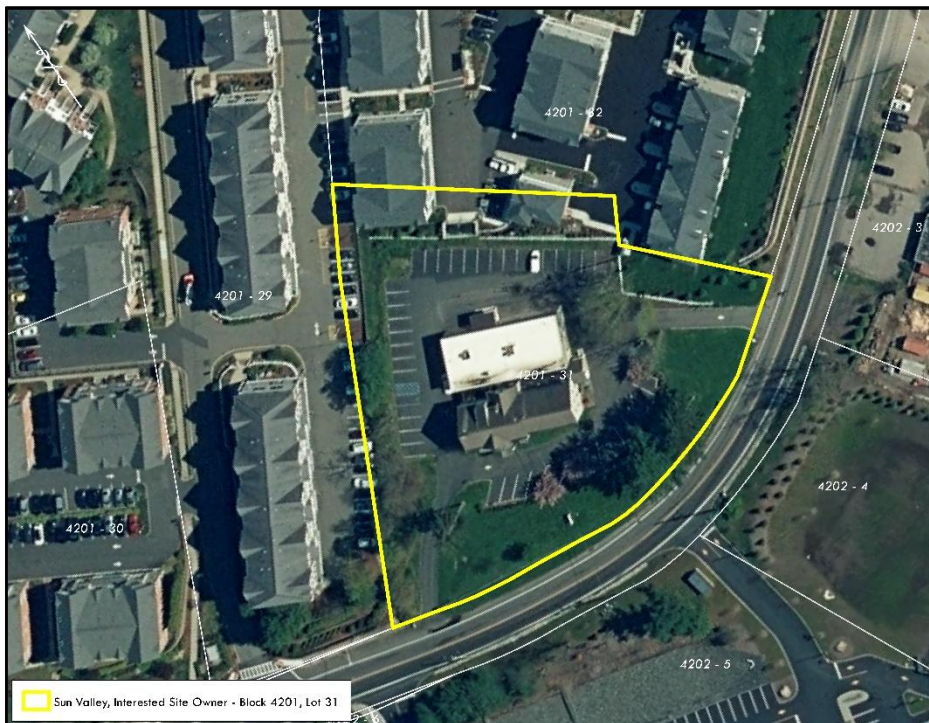
a. ASCO SITE (BLOCK 303, LOTS 5 AND 12)



- 1) There are no known title encumbrances that would prohibit or otherwise impact the development of the property in general.
- 2) The site has access to appropriate streets. This Lot has direct access to Hanover Road and Vreeland Road.

- 3) There is adequate water capacity based upon an analysis of the firm capacity.
- 4) The site is located in a sewer service area, and there is adequate sewer infrastructure and sewer capacity to serve the site.
- 5) Per NJDEP mapping, there are no C-1 streams on-site.
- 6) There are no slopes that have been identified that are greater than 15 percent on the site. The disturbance should be limited if slopes are identified.
- 7) The site location is consistent with the 2025 State Development and Redevelopment Plan. The site is located in Planning Area 1, known as the Metropolitan Planning Area, in which redevelopment and growth is encouraged. The draft SDRP notes that the “intent for the Metropolitan Planning Area is to provide for much of the state’s future growth in compact development and redevelopment”.
- 8) Per NJDEP, the site is not on the Known Contaminated Sites List.
- 9) The site does not appear to be of exceptional cultural or historic value.
- 10) There are wetlands in the southeast corner of the site that were mapped by publicly available GIS data. This area is not proposed to be disturbed, and development will be limited to the previously disturbed areas on the property.

b. SUN VALLEY IV SITE (BLOCK 4201, LOT 31)



- 1) There are no known title encumbrances that would prohibit or otherwise impact the development of the property in general.

- 2) The site has access to appropriate streets. This Lot has direct access to Passaic Avenue.
- 3) There is adequate water capacity based upon an analysis of the firm capacity.
- 4) The site is located in a sewer service area, and there is adequate sewer infrastructure and sewer capacity to serve the site.
- 5) Per NJDEP mapping, there are no C-1 streams on-site.
- 6) There are no slopes that have been identified that are greater than 15 percent on the site. The disturbance should be limited if slopes are identified.
- 7) The site location is consistent with the 2025 State Development and Redevelopment Plan. The site is located in Planning Area 1, known as the Metropolitan Planning Area, in which redevelopment and growth is encouraged. The draft SDRP notes that the “intent for the Metropolitan Planning Area is to provide for much of the state’s future growth in compact development and redevelopment”.
- 8) Per NJDEP, the site is not on the Known Contaminated Sites List.
- 9) The site does not appear to be of exceptional cultural or historic value.
- 10) There are no wetlands or flood plains on the site that were mapped by publicly available GIS data.

b. FAIRLEIGH DICKINSON UNIVERSITY CAMPUS (BLOCK 1301, LOT 1)



- 1) There are no known title encumbrances that would prohibit or otherwise impact the development of the property in general.
- 2) The site has access to appropriate streets. This Lot has direct access to Park Avenue.
- 3) There is adequate water capacity based upon an analysis of the firm capacity.
- 4) The site is located in a sewer service area, and there is adequate sewer infrastructure and sewer capacity to serve the site.
- 5) Per NJDEP mapping, there are no C-1 streams on-site.
- 6) There are no slopes that have been identified that are greater than 15 percent on the site. The disturbance should be limited if slopes are identified.
- 7) The site location is consistent with the 2025 State Development and Redevelopment Plan. The site is located in Planning Area 1, known as the Metropolitan Planning Area, in which redevelopment and growth is encouraged. The draft SDRP notes that the “intent for the Metropolitan Planning Area is to provide for much of the state’s future growth in compact development and redevelopment”.
- 8) Per NJDEP, the site is not on the Known Contaminated Sites List.
- 9) The site does not appear to be of exceptional cultural or historic value.
- 10) There are no wetlands or flood plains on the site that were mapped by publicly available GIS data.

G. AFFORDABLE HOUSING ORDINANCE AND AFFIRMATIVE MARKETING PLAN

The Borough adopted an Affordable Housing Ordinance (“AHO”) and Affirmative Marketing Plan (“AMP”) that is applicable to all new and existing affordable housing units created within Florham Park as part of its Third Round HEFSP, which is still valid. The Borough will adopt the updates to these Ordinances as a result of the amendments to the UHAC regulations under NJAC 5:80-26.1 and NJAC 5:99 by March 15, 2026.

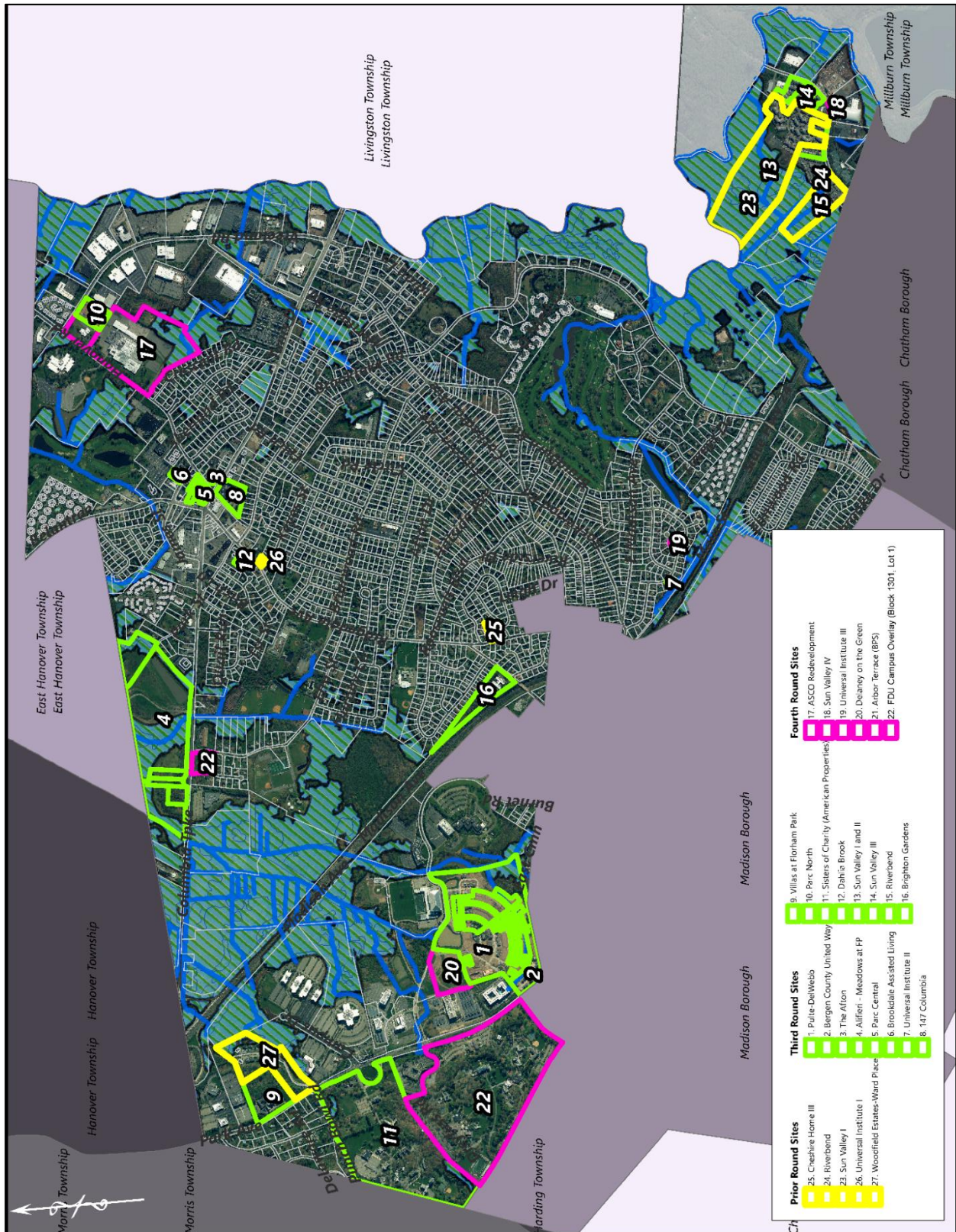
H. DEVELOPMENT FEE ORDINANCE AND SPENDING PLAN

The Borough prepared and adopted an amended Development Fee Ordinance (DFO) as part of its Third Round HEFSP. The Borough has prepared an Amended Spending Plan. (See Appendix A). The Spending Plan outlines the anticipated collection and distribution of mandatory development fees and in lieu contributions, and the Borough’s proposals for spending the money that comes into the Affordable Housing Trust Fund. The Borough will adopt the updates to the DFO and Spending Plan as a result of the amendments to the UHAC regulations under NJAC 5:80-26.1 and NJAC 5:99 by March 15, 2026.

I. MAP OF AFFORDABLE HOUSING SITES

The following map provides an overview of the housing sites included within this plan. Symbols

utilized in the map delineate the round the sites contribute to and are numbered with a corresponding legend, and give a visual overview of the Borough's Fair Share Plan (See Appendix F).



04 CONSISTENCY WITH THE STATE PLAN

The New Jersey State Development and Redevelopment Plan (“SDRP” or “State Plan”) was last updated in 2001. The New Jersey State Planning Commission adopted 2025 New Jersey State Development and Redevelopment Plan on December 17, 2025. This State Plan represents the first fully adopted update since 2001, and outlined a comprehensive framework for managing the State’s resources through integrated land use planning at all levels of government. The 2025 State Plan has identified ten (10) aspirational goals to achieve the 2050 vision.

As it relates to the Housing Element and Fair Share Plan, these draft Policy Objectives include Land Use goals to “Plan and zone to promote a variety of land uses that create balanced communities; Guide development and redevelopment in or near appropriately located Centers, and Nodes to accommodate growth based on smart growth principles; Encourage densities that support public transit, where appropriate; and to Preserve the character of agricultural land, prime soils, open space, and environmentally sensitive areas, with appropriate scaling of public facilities and services, without compromising the planning area’s capacity to accommodate future growth”. Policy goals related to Housing are outlined as follows: “Provide a full range of housing choices to accommodate projected growth; Development should occur primarily in or near Centers and at Appropriate Densities through new construction, redevelopment, and adaptive reuse; Provide an adequate supply of diverse housing types particularly for affordable units, senior citizen developments, accessory dwelling units, for residents with special needs, and cohousing and that wherever feasible, it is developed with maximum access to a full range of commercial, cultural, educational, recreational, health, and transportation services and facilities; Any housing outside the Center should be planned to maintain or enhance the existing character; Location of any type of housing in vulnerable areas is not consistent with the State Development and Redevelopment Plan”. Overall, the Borough’s Housing Element and Fair Share Plan seeks to provide affordable housing opportunities via inclusionary projects through the Redevelopment of previously disturbed sites and to keep existing affordable units under deed restriction controls to maintain affordable housing stock and alleviate additional development pressures. These mechanisms capture many of the draft policy goals of the State Plan and are thus consistent.

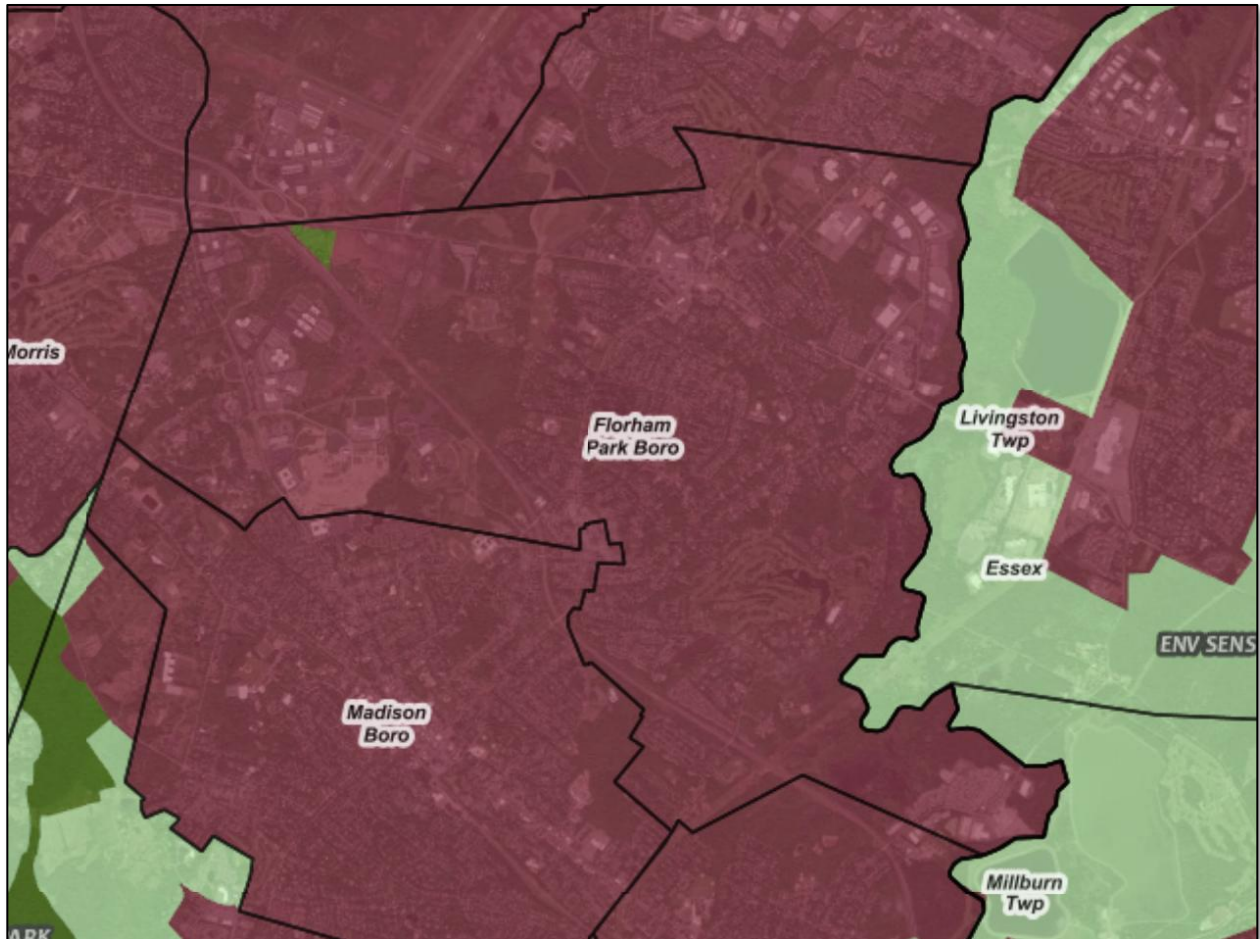
The State Plan Policy Map also sets forth Planning Areas, which are lands that share certain characteristics and are the subject of strategic planning intentions. Each Planning Area identifies the unique natural and built infrastructure in specific areas in New Jersey. Additionally, the SPP Map includes Centers/Nodes, which are central places of activity within Planning Areas where growth should either be focused or contained as well as identifies the scale, location, and design of livable communities and natural landscapes.

Almost the entirety of the Borough is located Planning Area 1, in which development is encouraged. The State Plan’s intent for the Metropolitan Planning Area is to:

- provide for much of the state’s future growth in compact development and redevelopment;
- revitalize cities, towns and neighborhoods, and in particular overburdened neighborhoods;
- address existing legacy issues such as air pollution, urban heat islands, lead contamination, Brownfields, urban highways, and combined sewer systems;
- prevent displacement and gentrification;
- promote growth that occurs in Centers, other appropriate areas that are pedestrian friendly, and in compact transit-oriented forms;

- rebalance urbanization with natural systems;
- promote increased biodiversity and habitat restoration;
- stabilize and enhance older inner ring suburbs;
- redesign and revitalize auto oriented areas;
- protect and enhance the character of existing stable communities.

Overall, the Borough's HEFSP is consistent with the State Plan overarching policy objectives, as well as the intent of the designated planning areas within the Borough on the policy map.





05. APPENDICES



APPENDIX A.
SPENDING PLAN
(TO BE APPENDED ONCE ADOPTED)

APPENDIX B.
AMENDED MANDATORY SET-ASIDE ORDINANCE
(TO BE APPENDED ONCE ADOPTED)

APPENDIX C.1

ASCO/50 HANOVER ROAD REDEVELOPMENT PLAN BOROUGH COUNCIL RESOLUTION NO. 20-94 DECLARING AN AINR AND AUTHORIZING PREPARATION OF A REDEVELOPMENT PLAN



**BOROUGH OF FLORHAM PARK
COUNTY OF MORRIS, STATE OF NEW JERSEY
RESOLUTION # 20-94**

A RESOLUTION OF THE BOROUGH COUNCIL OF THE BOROUGH OF FLORHAM PARK DECLARING A CERTAIN AREA KNOWN AS BLOCK 303, LOTS 5 AND 12; BLOCK 301, LOTS 15 AND 16; BLOCK 502, LOT 1; BLOCK 901, LOT 1; BLOCK 1401, LOT 1; BLOCK 1402, LOT 1.02; BLOCK 1701, LOTS 9 AND 14; BLOCK 1907, LOT 9; BLOCK 2101, LOT 23; BLOCK 2702, LOT 1; BLOCK 3902, LOT 2; BLOCK 4001, LOT 71; AND BLOCK 4201, LOT 29 IN THE BOROUGH OF FLORHAM PARK IS A NON-CONDEMNATION AREA IN NEED OF REDEVELOPMENT

WHEREAS, the Local Redevelopment and Housing Law Local Redevelopment and Housing Law N.J.S.A. 40A:12A-1 et seq. (the "LRHL") authorizes municipalities to determine whether certain parcels of land located therein constitute areas in need of redevelopment pursuant to the criteria contained in N.J.S.A. 40A:12A-5; and

WHEREAS, the Borough Council of the Borough of Florham Park (the "Borough Council") considered it to be in the best interest of the Borough to have the Borough Planning Board conduct such an investigation of an area consisting of certain property located in the Borough, which property is identified as Block 303, Lots 5 and 12; Block 301, Lots 15 and 16; Block 502, Lot 1; Block 901, Lot 1; Block 1401, Lot 1; Block 1402, Lot 1.02; Block 1701, Lots 9 and 14; Block 1907, Lot 9; Block 2101, Lot 23; Block 2702, Lot 1; Block 3902, Lot 2; Block 4001, Lot 71; and Block 4201, Lot 29 on the official Tax Map of the Borough of Florham Park, to determine whether such property, or any portions thereof, is a non-condemnation redevelopment area; and

WHEREAS, in Resolution # 20-41, adopted January 23, 2020, the Borough Council authorized and directed the Planning Board of the Borough of Florham Park is to conduct a preliminary investigation to determine whether the area shown as Block 303, Lots 5 and 12; Block 301, Lots 15 and 16; Block 502, Lot 1; Block 901, Lot 1; Block 1401, Lot 1; Block 1402, Lot 1.02; Block 1701, Lots 9 and 14; Block 1907, Lot 9; Block 2101, Lot 23; Block 2702, Lot 1; Block 3902, Lot 2; Block 4001, Lot 71; and Block 4201, Lot 29 on the official Tax Map of the Borough of Florham Park (collectively, the "Property"), or any portions thereof, constitute a non-condemnation "area in need of redevelopment" according to the criteria set forth in N.J.S.A. 40A:12A-5 of the LRHL; and

WHEREAS, the Borough Council believes the Property is potentially valuable for contributing to, serving, and protecting the public health, safety and welfare and for the promotion of smart growth within the Borough; and

WHEREAS, on behalf of the Planning Board, Harbor Consultants prepared a report entitled "Preliminary Investigation Report for the 50 Hanover Road Study Area as a 'Non-Condensation Area in Need of Redevelopment'", dated June 6, 2020, which concluded, for the reasons stated therein, that the Property meets the criteria under the LRHL supporting a declaration that the Property is a non-condemnation redevelopment area (the "Preliminary Investigation"); and

WHEREAS, N.J.S.A. 40A:12A-6.b(4)-(5) of the LRHL provides in pertinent part relative to the Planning Board's public hearing on the Preliminary Investigation and whether the Property should be designated a non-condemnation "area in need of redevelopment":

"(4) At the hearing, which may be adjourned from time to time, the planning board shall hear all persons who are interested in or would be affected by a determination that the delineated area is a redevelopment area. All objections to such a determination and evidence in support of those objections, given orally or in writing, shall be received and considered and made part of the public record.

(5) (a) After completing its hearing on this matter, the planning board shall recommend that the delineated area, or any part thereof, be determined, or not be determined, by the municipal governing body to be a redevelopment area"; and

WHEREAS, the Planning Board held a duly noticed public hearing on June 22, 2020 and received public comment, objections and evidence concerning the above-referenced Preliminary Investigation; and

WHEREAS, at the June 22, 2020, the Planning Board further concurred and agreed with the reasons stated in the Preliminary Investigation that the Property constitutes and meets the criteria under the LRHL supporting the recommendation that the Property be determined and declared a non-condemnation "area in need of redevelopment"; and

WHEREAS, in a letter to the Borough Council, dated June 25, 2020, the Planning Board, through its counsel, recommended to the Mayor and Borough Council that the Property be declared a non-condemnation "area in need of redevelopment" under the LRHL in accordance with N.J.S.A. 40A:12A-6; and

WHEREAS, the Borough Council concurs and agrees with Planning Board's recommendation as supported by the reasons stated in the Preliminary Investigation that the Property constitutes and meets the criteria under the LRHL that the Property should be determined and declared a non-condemnation "area in need of redevelopment."

NOW, THEREFORE, BE IT RESOLVED, by the Borough Council of the Borough of Florham Park, State of New Jersey, that the property shown as Block 303, Lots 5 and 12; Block 301, Lots 15 and 16; Block 502, Lot 1; Block 901, Lot 1; Block 1401, Lot 1; Block 1402, Lot 1.02; Block 1701, Lots 9 and 14; Block 1907, Lot 9; Block 2101, Lot 23; Block 2702, Lot 1; Block 3902, Lot 2; Block 4001, Lot 71; and Block 4201, Lot 29 on the official Tax Map of the Borough

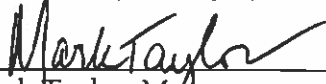
of Florham Park is hereby designated a non-condemnation "area in need of redevelopment" under the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et seq.; and

BE IT FURTHER RESOLVED, that the Borough Council hereby directs the Borough Clerk to (a) serve this Resolution declaring that the property shown as Block 303, Lots 5 and 12; Block 301, Lots 15 and 16; Block 502, Lot 1; Block 901, Lot 1; Block 1401, Lot 1; Block 1402, Lot 1.02; Block 1701, Lots 9 and 14; Block 1907, Lot 9; Block 2101, Lot 23; Block 2702, Lot 1; Block 3902, Lot 2; Block 4001, Lot 71; and Block 4201, Lot 29 on the official Tax Map of the Borough of Florham Park is designated a non-condemnation redevelopment area upon the Commissioner of the Community Affairs in accordance with N.J.S.A. 40A:12A-6.b(5)(c), and (b) serve notice of such designation, within ten (10) days hereof, upon all record owners of property located within the delineated area, those whose names are listed in the tax assessor's records, and upon each person who filed a written objection thereto and stated an address to which notice of determination may be sent in accordance with N.J.S.A. 40A:12A-6.b(5)(d).

BE IT FURTHER RESOLVED, that the Borough Council hereby authorizes the Planning Board and Harbor Consultants to prepare a redevelopment plan for the property shown as Block 303, Lots 5 and 12; Block 301, Lots 15 and 16; Block 502, Lot 1; Block 901, Lot 1; Block 1401, Lot 1; Block 1402, Lot 1.02; Block 1701, Lots 9 and 14; Block 1907, Lot 9; Block 2101, Lot 23; Block 2702, Lot 1; Block 3902, Lot 2; Block 4001, Lot 71; and Block 4201, Lot 29 on the official Tax Map of the Borough of Florham Park for review and consideration by the Borough Council in accordance with the LRHL.

This Resolution shall take effect immediately.

Council Approval: July 16, 2020

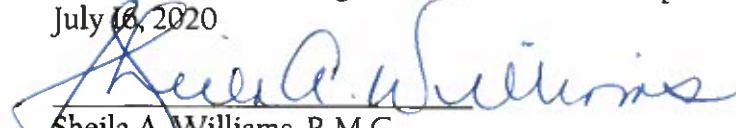


Mark Taylor, Mayor

Attest:


Sheila A. Williams, R.M.C. Borough Clerk

Certified as a true original of a Resolution adopted by the Governing Body of Florham Park on July 16, 2020



Sheila A. Williams, R.M.C.

APPENDIX C.2
DRAFT ASCO/50 HANOVER ROAD
REDEVELOPMENT PLAN
(TO BE APPENDED ONCE ADOPTED)

APPENDIX D.1

PROPOSED DRAFT FAIRLEIGH DICKINSON UNIVERSITY MIXED-USE OVERLAY ZONE *(TO BE APPENDED ONCE ADOPTED)*

APPENDIX D.2

AMENDMENT TO THE MF-4 ZONE ORDINANCE FOR
SUN VALLEY IV
(TO BE APPENDED ONCE ADOPTED)

APPENDIX E.
CREDITING DOCUMENTATION



Morris County Recording Cover Sheet



**Honorable Ann F. Grossi, Esq.
Morris County Clerk**

MORRIS COUNTY, NEW JERSEY
ANN F. GROSSI, COUNTY CLERK
DOR-OR BOOK 24784 PG 567
RECORDED 07/30/2024 15:20:34
FILE NUMBER 2024028703
RCPT #: 1841029; RECD BY: VFerrara
RECORDING FEES \$80.00

Official Use Only - Realty Transfer Fee

Official Use Only - Barcode

Date of Document:
05/23/24

Type of Document:
Deed Restriction

First Party Name:
CGP&H, LLC

Second Party Name:
Borough of Florham Park

Additional Parties:

THE FOLLOWING SECTION IS REQUIRED FOR DEEDS ONLY

Block:
1903

Lot:
5

Municipality:
Borough of Florham Park

Consideration:
\$ 0

Mailing Address of Grantee:
1249 South River Road, Suite 301, Cranbury, NJ 08512

THE FOLLOWING SECTION IS FOR ORIGINAL MORTGAGE BOOK & PAGE INFORMATION FOR AN ASSIGNMENT, RELEASE, OR SATISFACTION OF A MORTGAGE OR AN AGREEMENT RESPECTING A MORTGAGE

Original Book:

Original Page:

MORRIS COUNTY RECORDING COVER SHEET

Please do not detach this page from the original document as it contains important recording information and is part of the permanent record.

WARNING: Information contained on the Recording Cover Sheet must exactly match the information within the attached document or the document will be rejected and returned.

After Recording Return To:
Megan York
CGP&H
1249 South River Road, Suite 301
Cranbury, NJ 08512-3633

Prepared by: Megan York

Deed Restriction

THIS DEED RESTRICTION, entered into as of this the 23 day of May 2024 by and between CGP&H, LLC, with offices at 1249 South River Road, Suite 301, Cranbury, New Jersey 08512 ("Administrative Agent"), or its successor, acting on behalf of the Borough of Florham Park, whose mailing address is 111 Ridgedale Avenue, Florham Park, New Jersey 07932, and 147 Columbia LLC, whose mailing address is 820 Morris Turnpike, Short Hills, New Jersey 07078, the developer/sponsor (the "Owner") of a residential low- or moderate-income rental project (the "Project"):

WITNESSETH

Article 1. Consideration

In consideration of benefits and/or right to develop received by the Owner from the Municipality regarding this rental Project, the Owner hereby agrees to abide by the covenants, terms and conditions set forth in this Deed restriction, with respect to the land and improvements more specifically described in Article 2, hereof (the Property).

Article 2. Description of Property

The Property consists of the land, and a portion of the improvements thereon, that is located in the municipality of the Borough of Florham Park, County of Morris, State of New Jersey, and described more specifically as Block: 1903, Lot: 5 and known by the street address:

*147 Columbia Turnpike
Florham Park, New Jersey 07932*

There shall be 25 affordable housing units, of which four (4) shall be very low income units (affordable to households making 30 percent or less of median income in the housing region, as defined in the New Jersey Fair Housing Act), ten (10) low income units, and eleven (11) moderate income units. Of the 25 affordable housing units, five (5) shall be 1-bedroom units, fifteen (15) shall be 2-bedroom units, and five (5) shall be 3-bedroom units.

More specifically, the 25 units designated by address, unit number, bedroom size, and income restriction are listed below:

147 Columbia Turnpike, Apt # 1-201, 3-Bedroom, Very Low
147 Columbia Turnpike, Apt # 1-205, 1-Bedroom, Very Low

147 Columbia Turnpike, Apt # 1-210, 2-Bedroom, Very Low
147 Columbia Turnpike, Apt # 1-219, 2-Bedroom, Very Low
147 Columbia Turnpike, Apt # 1-223, 2-Bedroom, Low
147 Columbia Turnpike, Apt # 1-226, 2-Bedroom, Low
147 Columbia Turnpike, Apt # 1-301, 3-Bedroom, Low
147 Columbia Turnpike, Apt # 1-310, 2-Bedroom, Moderate
147 Columbia Turnpike, Apt # 1-319, 2-Bedroom, Moderate
147 Columbia Turnpike, Apt # 1-323, 2-Bedroom, Low
147 Columbia Turnpike, Apt # 1-329, 1-Bedroom, Moderate
147 Columbia Turnpike, Apt # 1-401, 3-Bedroom, Moderate
147 Columbia Turnpike, Apt # 1-410, 2-Bedroom, Low
147 Columbia Turnpike, Apt # 1-419, 2-Bedroom, Moderate
147 Columbia Turnpike, Apt # 1-423, 2-Bedroom, Moderate
147 Columbia Turnpike, Apt # 1-429, 1-Bedroom, Moderate
147 Columbia Turnpike, Apt # 2-201, 1-Bedroom, low
147 Columbia Turnpike, Apt # 2-202, 1-Bedroom, low
147 Columbia Turnpike, Apt # 2-212, 2-Bedroom, Low
147 Columbia Turnpike, Apt # 2-301, 3-Bedroom, Low
147 Columbia Turnpike, Apt # 2-302, 2-Bedroom, Low
147 Columbia Turnpike, Apt # 2-311, 2-Bedroom, Moderate
147 Columbia Turnpike, Apt # 2-401, 3-Bedroom, Moderate
147 Columbia Turnpike, Apt # 2-402, 2-Bedroom, Moderate
147 Columbia Turnpike, Apt # 2-411, 2-Bedroom, Moderate

Article 3. Affordable Housing Covenants

The following covenants (the "Covenants") shall run with the land for the period of time (the "Control Period"), determined separately with respect for each very low, low, or moderate income dwelling unit, commencing upon the date on which the first certified household occupies the very low, low, or moderate income unit, and shall expire as determined under the Uniform Controls, as defined below.

In accordance with N.J.A.C. 5:80-26.11, each restricted unit shall remain subject to the requirements of this subchapter, the "Control Period," until the municipality in which the unit is located elects to release the unit from such requirements. Prior to such a municipal election, a restricted unit must remain subject to the requirements of this subchapter for a period of at least 30 years.

- A. Sale and use of the Property is governed by regulations known as the Uniform Housing Affordability Controls, which are found in New Jersey Administrative Code at Title 5, chapter 80, subchapter 26 (N.J.A.C. 5:80-26.1, et seq., the "Uniform Controls")
- B. The Property shall be used solely for the purpose of providing dwelling units for very low, low, or moderate income households, and no commitment for any such very low, low, or moderate income dwelling unit shall be given or implied, without

exception, to any person who has not been certified for that unit in writing by the Administrative Agent. So long as any very low, low, or moderate income dwelling unit remains within its Control Period, sale of the Property must be expressly subject to these Deed Restrictions, deeds of conveyance must have these Deed Restrictions appended thereto, and no sale of the Property shall be lawful, unless approved in advance and in writing by the Administrative Agent and municipality.

- C. No improvements may be made to the Property that would affect the bedroom configuration of any of its very low, low, or moderate income dwelling units, and any improvements to the very low, low, or moderate income dwelling units must be approved in advance and in writing by the Administrative Agent and municipality.
- D. The Owner shall notify the Administrative Agent and the Municipality of any foreclosure actions filed with respect to the Property within five (5) business days of service upon Owner.
- E. The Owner shall notify the Administrative Agent and the Municipality within three (3) business days of the filing of any petition for protection from creditors or reorganization filed by or on behalf of the Owner.

Article 4. Remedies for Breach of Affordable Housing Covenants

A breach of the Covenants will cause irreparable harm to the Administrative Agent, to the Municipality and to the public, in light of the public policies set forth in the New Jersey Fair Housing Act, the Uniform Housing Affordability Control rules found at N.J.A.C. 5:80-26, and the obligation for the provision of low and moderate-income housing.

- A. In the event of a threatened breach of any of the Covenants by the Owner, or any successor in interest of the Property, the Administrative Agent and the Municipality shall have all remedies provided at law or equity, including the right to seek injunctive relief or specific performance.
- B. Upon the occurrence of a breach of any Covenants by the Grantee, or any successor in interest or other owner of the Property, the Administrative Agent and the Municipality shall have all remedies provided at law or equity, including but not limited to, forfeiture, foreclosure, acceleration of all sums due under any mortgage, recouping of any funds from a sale in violation of the Covenants, diverting of rent proceeds from illegal rentals, injunctive relief to prevent further violation of said Covenants, entry on the premises, those provided under Title 5, Chapter 80, Subchapter 26 of the New Jersey Administrative Code and specific performance.

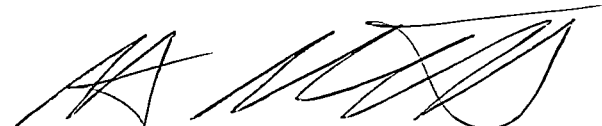
IN WITNESS WHEREOF, the Administrative Agent and the Owner have executed this Deed Restriction in triplicate as of the date first above written.

CGP&H, LLC

By:  _____


Megan York
Administrative Agent
For the Borough of
Florham Park

147 Columbia LLC

By:  _____

Scott Loventhal
Member/Partner

Approved by the Borough of Florham Park

By:  _____

Mark Taylor
Mayor

This is not an official document

ACKNOWLEDGEMENTS

STATE OF NEW JERSEY)
) SS.:
COUNTY OF Middlesex)

I CERTIFY that on this the 21st day of May, 2024, Megan York personally came before me and stated to my satisfaction that this person:

- (a) was the maker of the attached instrument;
- (b) was authorized to and did execute this instrument as Administrative Agent for the Borough of Florham Park, the entity named in this instrument; and
- (c) executed this instrument as the act of the entity named in this instrument.

STEPHANIE C. RUBIN
Commission # 50098692
Notary Public, State of New Jersey
My Commission Expires
February 12, 2029

Stephanie C. Rubin
NOTARY PUBLIC STEPHANIE C. RUBIN

STATE OF NEW JERSEY)
) SS.:
COUNTY OF Essex)

I CERTIFY that on this the 15th day of May, 2024, Scott Loventhal came before me and stated to my satisfaction that this person:

- (a) was the maker of the attached instrument;
- (b) was authorized to and did execute this instrument as Member/Partner of 147 Columbia LLC the entity named in this instrument; and
- (c) executed this instrument as the act of the entity named in this instrument.

AIMEE L. FISCHBECK
NOTARY PUBLIC OF NEW JERSEY
Commission # 50007862
My Commission Expires 1/5/2025

Aimee Fischbeck
NOTARY PUBLIC Aimee Fischbeck

STATE OF NEW JERSEY)
) SS.:
COUNTY OF MORRIS)

I CERTIFY that on this the 23rd day of May, 2024, Mark Taylor personally came before me and stated to my satisfaction that this person:

- (a) was the maker of the attached instrument;
- (b) was authorized to and did execute this instrument as Mayor of the Borough of Florham Park, the entity named in this instrument; and
- (c) executed this instrument as the act of the entity named in this instrument.

Danielle M. Lewis
NOTARY PUBLIC

DANIELLE M. LEWIS
Notary Public, State of New Jersey
Comm. # 50041196
My Commission Expires 07/01/2026

Morris County Recording Cover Sheet



Honorable Ann F. Grossl, Esq.
Morris County Clerk

MORRIS COUNTY, NJ
Ann F. Grossl
DEED-OR BOOK 24096 PG 1461
RECORDED 04/12/2021 14:30:40
FILE NUMBER 2021035885
RCPT # 1625948; RECD BY: ASICONOLFI eRecord
RECORDING FEES 110.00
TOTAL TAX 540.00
INDEX FEE

Official Use Only - Realty Transfer Fee

\$540⁰⁰

Official Use Only - Barcode

Date of Document: 2021-01-07	Type of Document: DEED AND REALTY TAX FEES
First Party Name: Hanover Road Capital 2 LLC New Jersey Limited Liability Company	Second Party Name: Borough of Florham Park
Additional Parties:	

THE FOLLOWING SECTION IS REQUIRED FOR DEEDS ONLY

Block: 905,	Lot: 30.02A5,
Municipality: FLORHAM PARK BORO	
Consideration: 134911.00	
Mailing Address of Grantee: 111 Ridgedale Avenue Florham Park, NJ 07932	

THE FOLLOWING SECTION IS FOR ORIGINAL MORTGAGE BOOK & PAGE INFORMATION FOR AN ASSIGNMENT, RELEASE, OR SATISFACTION OF A MORTGAGE OR AN AGREEMENT RESPECTING A MORTGAGE

Original Book:	Original Page:
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MORRIS COUNTY RECORDING COVER SHEET

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updated June 2007

Prepared by
Glenn Michael Glerum, Esq

RECORD & RETURN TO:
CGP&H, LLC
ATTN: Tilah Young
1249 South River Suite 301
Cranbury, NJ 08512

APPENDIX D

MANDATORY DEED FORM FOR OWNERSHIP UNITS SUBJECT TO
RESTRICTIVE COVENANT REQUIRED BY SECTION 5:80-26.5(d)

Deed

NEW CONSTRUCTION

**DEED-RESTRICTED AFFORDABLE HOUSING UNIT WITH
RESTRICTIONS ON RESALE AND REFINANCING**

To State Regulated Property
Subject To Restrictive Covenant Limiting Conveyance
And Mortgage Debt

THIS DEED is made on the 7 day of January, 2021 and was delivered on the 8 day of
January, 2021 by and between Hanover Road Capital 2 LLC New Jersey Limited Liability Company,
(Grantor), whose principal address is 1325 Paterson Plank Road, Second Floor, Secaucus, New Jersey
07094 and Michael Lu, married, (Grantee), whose address is about to be 4 Hanover Road, Unit A5,
Florham Park, NJ 07932.

The words Grantor and Grantee shall mean all Grantors and Grantees listed above.

Article 1. Consideration and Conveyance

In return for payment to the Grantor by the Grantee of ONE HUNDRED THIRTY FOUR THOUSAND,
NINE HUNDRED ELEVEN 00/100 DOLLARS, (\$134,911.00), the receipt of which is hereby
acknowledged by the Grantor, the Grantor hereby grants and conveys to the Grantee all of the land and
improvements thereon as is more specifically described in Article 2, hereof (**the Property**).

updated June 2007

Article 2. Description of Property (Attached "Schedule A")

The Property consists of all of the land, and improvements thereon, that is located in the municipality of Florham Park, County of Morris, State of New Jersey, and described more specifically as Block No. 905 Lot No. 30.02A5 and known by the street address: **4 Hanover Road, Unit A5, Florham Park, NJ 07932**, as more particularly described in Schedule A attached hereto (attach metes and bounds description - "Schedule A.")

Being the same premises deeded to the Grantor, Hanover Road Capital 2 LLC, by Deed from 2 Hanover Road LLC, dated January 23, 2018, effective January 31, 2018 and recorded March 1, 2018, in the Clerk's Office of the County of Morris, New Jersey, in Deed Book 23304, page 1353 (covers property in question and more).

Being the same premises previously conveyed by 2 Hanover Road , LLC by deed from the Orchards at Florham Park, L.L.C. dated January 15, 2008 and recorded February 25, 2008 in Deed Book 21020 page 1840 (covers property in question and more).

Article 3. Grantor's Covenant

The Grantor promises that Grantor has done no act to encumber the property. This promise is called a "covenant as to grantor's act" (N.J.S.A. 46:4-6) This promise means that the Grantor has not allowed anyone else to obtain any legal rights which affect the property (such as by making a mortgage or allowing a judgment to be entered against the Grantor.)

Article 4. Affordable Housing Covenants and Remedies

Sale and use of the Property is governed by the *Declaration Of Covenants, Conditions And Restrictions Implementing Affordable Housing Controls On State Regulated Property* that was filed against the Property and recorded on January 22, 2020 in Deed Book 23698 at pages 1096, in the offices of the Clerk, County of Morris (the "Restrictions). An amendment was file on January 07, 2021 in Deed Book OR-23988 at pages 523- 526 in the offices of the Clerk, County of Morris and is subject to all remedies set forth in the Restrictions.

updated June 2007

SCHEUDLE A
LEGAL DESCRIPTION

ALL that certain condominium unit, situate, lying and being in the Borough of Florham Park, in the County of Morris, State of New Jersey:

Being known as and designated as Unit A5 situated in "Afton of Morris Condominium," a condominium, established in accordance with the New Jersey Condominium Act (N.J.S.A. 46:8b-1, et seq.), together with an undivided 3.05% interest in the General Common elements of said condominium appurtenant thereto as set forth in the said Master Deed of Afton of Morris Condominium, dated December 5, 2019, recorded January 22, 2020, in the Office of the Morris Clerk/Register in MTRDEED-OR Book 23698, Page 1101, as same may now or hereafter be lawfully amended.

FOR INFORMATION PURPOSES ONLY: BEING known as Tax Lot 30.02A5 in Tax Block 905 on the Official Tax Map of the Borough of Florham Park, Morris County, State of NJ.

FOR INFORMATION PURPOSES ONLY: The mailing address is: 4 Hanover Rd A-5, Florham Park, NJ 07932.

This is not an official document

State of New Jersey
Seller's Residency Certification/Exemption

Seller's Information

Name(s)
HANOVER ROAD CAPITAL 2 LLC.
Current Street Address
1325 Paterson Plank Road
City, Town, Post Office
Secaucus
State
NJ
ZIP Code
07094

Property Information

Block(s)
905
Lot(s)
30,02A5
Qualifier
Street Address
4 Hanover Road, Unit A-5
City, Town, Post Office
Florham Park
State
New Jersey
ZIP Code
07932
Seller's Percentage of Ownership
100
Total Consideration
134,911.00
Owner's Share of Consideration
134,911.00
Closing Date
1/7/2021

Seller's Assurances (Check the Appropriate Box) (Boxes 2 through 16 apply to Residents and Nonresidents)

1. Seller is a resident taxpayer (individual, estate, or trust) of the State of New Jersey pursuant to the New Jersey Gross Income Tax Act, will file a resident Gross Income Tax return, and will pay any applicable taxes on any gain or income from the disposition of this property.
2. The real property sold or transferred is used exclusively as a principal residence as defined in 26 U.S. Code section 121.
3. Seller is a mortgagor conveying the mortgaged property to a mortgagee in foreclosure or in a transfer in lieu of foreclosure with no additional consideration.
4. Seller, transferor, or transferee is an agency or authority of the United States of America, an agency or authority of the State of New Jersey, the Federal National Mortgage Association, the Federal Home Loan Mortgage Corporation, the Government National Mortgage Association, or a private mortgage insurance company.
5. Seller is not an individual, estate, or trust and is not required to make an estimated Gross Income Tax payment.
6. The total consideration for the property is \$1,000 or less so the seller is not required to make an estimated Income Tax payment.
7. The gain from the sale is not recognized for federal income tax purposes under 26 U.S. Code section 721, 1031, or 1033 (CIRCLE THE APPLICABLE SECTION). If the indicated section does not ultimately apply to this transaction, the seller acknowledges the obligation to file a New Jersey Income Tax return for the year of the sale and report the recognized gain.
8. Seller did not receive non-like kind property.
9. The real property is being transferred by an executor or administrator of a decedent to a devisee or heir to effect distribution of the decedent's estate in accordance with the provisions of the decedent's will or the intestate laws of this State.
10. The real property being sold is subject to a short sale instituted by the mortgagee, whereby the seller agreed not to receive any proceeds from the sale and the mortgagee will receive all proceeds paying off an agreed amount of the mortgage.
11. The deed is dated prior to August 1, 2004, and was not previously recorded.
12. The real property is being transferred under a relocation company transaction where a trustee of the relocation company buys the property from the seller and then sells the house to a third party buyer for the same price.
13. The real property is being transferred between spouses or incident to a divorce decree or property settlement agreement under 26 U.S. Code section 1041.
14. The property transferred is a cemetery plot.
15. The seller is not receiving net proceeds from the sale. Net proceeds from the sale means the net amount due to the seller on the settlement sheet.
16. The seller is a retirement trust that received an acknowledgment letter from the Internal Revenue Service that the seller is a retirement trust, and is therefore not required to make the estimated Gross Income Tax payment.
17. The seller (and/or spouse/civil union partner) originally purchased the property while a resident of New Jersey as a member of the U.S. Armed Forces and is now selling the property as a result of being deployed on active duty outside of New Jersey. (Only check this box if applicable and neither boxes 1 nor 2 apply.)

Seller's Declaration

The undersigned understands that this declaration and its contents may be disclosed or provided to the New Jersey Division of Taxation and that any false statement contained herein may be punished by fine, imprisonment, or both. I furthermore declare that I have examined this declaration and, to the best of my knowledge and belief, it is true, correct and complete. By checking this box I certify that a Power of Attorney to represent the seller(s) has been previously recorded or is being recorded simultaneously with the deed to which this form is attached.

Date 1/7/21
Signature (Seller) [Signature] Indicate if Power of Attorney or Attorney in Fact
Rey Grubato, President of LLC
Date _____ Signature (Seller) _____ Indicate if Power of Attorney or Attorney in Fact _____

STATE OF NEW JERSEY
AFFIDAVIT OF CONSIDERATION FOR USE BY SELLER
(Chapter 49, P.L.1968, as amended through Chapter 33, P.L. 2006) (N.J.S.A. 46:15-5 et seq.)

BEFORE COMPLETING THIS AFFIDAVIT, PLEASE READ THE INSTRUCTIONS ON THE REVERSE SIDE OF THIS FORM.

STATE OF NEW JERSEY

COUNTY Morris } SS. County Municipal Code
1411

FOR RECORDER'S USE ONLY
Consideration \$ 134,911.00
RTF paid by seller \$ 540.00
Date 4/12/2021

*Use symbol "C" to indicate that fee is exclusively for county use.

MUNICIPALITY OF PROPERTY LOCATION Floham Park

(1) PARTY OR LEGAL REPRESENTATIVE (See Instructions #3 and #4 on reverse side)

Deponent, Rey Grabato, being duly sworn according to law upon his/her oath,
(Name)
deposes and says that he/she is the Grantor, Auth Member in a deed dated 1/07/21 transferring
(Grantor, Legal Representative, Corporate Officer, Officer of Title Company, Lending Institution, etc.)
real property identified as Block number 905 Lot number 30.02A5 located at
4 Hanover Road, Unit A5, Floham Park, New Jersey 07932 and annexed thereto.
(Street Address, Town)

(2) CONSIDERATION \$ 134,911.00 (Instructions #1 and #5 on reverse side) no prior mortgage to which property is subject.

(3) Property transferred is Class 4A 4B 4C (circle one). If property transferred is Class 4A, calculation in Section 3A below is required.

(3A) REQUIRED CALCULATION OF EQUALIZED VALUATION FOR ALL CLASS 4A (COMMERCIAL) PROPERTY TRANSACTIONS:
(See Instructions #6A and #7 on reverse side)

Total Assessed Valuation + Director's Ratio = Equalized Assessed Valuation

\$ _____ + _____ % = \$ _____

If Director's Ratio is less than 100%, the equalized valuation will be an amount greater than the assessed value. If Director's Ratio is equal to or in excess of 100%, the assessed value will be equal to the equalized valuation.

(4) FULL EXEMPTION FROM FEE (See Instruction #8 on reverse side)

Deponent states that this deed transaction is fully exempt from the Realty Transfer Fee imposed by C. 49, P.L. 1968, as amended through C. 66, P.L. 2004, for the following reason(s). Mere reference to exemption symbol is insufficient. Explain in detail.

(5) PARTIAL EXEMPTION FROM FEE (Instruction #9 on reverse side)

NOTE: All boxes below apply to grantor(s) only. ALL BOXES IN APPROPRIATE CATEGORY MUST BE CHECKED. Failure to do so will void claim for partial exemption. Deponent claims that this deed transaction is exempt from State portions of the Basic, Supplemental, and General Purpose Fees, as applicable, imposed by C. 176, P.L. 1975, C. 113, P.L. 2004, and C. 66, P.L. 2004 for the following reason(s):

- A. SENIOR CITIZEN Grantor(s) 62 years of age or over. * (Instruction #9 on reverse side for A or B)
- B. { BLIND PERSON Grantor(s) legally blind or; *
- DISABLED PERSON Grantor(s) permanently and totally disabled receiving disability payments not gainfully employed*

Senior citizens, blind persons, or disabled persons must also meet all of the following criteria:

- Owned and occupied by grantor(s) at time of sale. Resident of State of New Jersey.
- One or two-family residential premises. Owners as joint tenants must all qualify.

*IN CASE OF HUSBAND AND WIFE, PARTNERS IN A CIVIL UNION COUPLE, ONLY ONE GRANTOR NEED QUALIFY IF TENANTS BY THE ENTIRETY

- C. LOW AND MODERATE INCOME HOUSING (Instruction #9 on reverse side)
 - Affordable according to H.U.D. standards. Reserved for occupancy.
 - Meets income requirements of region. Subject to resale controls.

(6) NEW CONSTRUCTION (Instructions #2, #10 and #12 on reverse side)

- Entirely new improvement. Not previously occupied.
- Not previously used for any purpose. NEW CONSTRUCTION* printed clearly at top of first page of the deed.

(7) RELATED LEGAL ENTITIES TO LEGAL ENTITIES (Instructions #5, #12, #14 on reverse side)

- No prior mortgage assumed or to which property is subject at time of sale.
- No contributions to capital by either grantor or grantee legal entity.
- No stock or money exchanged by or between grantor or grantee legal entities.

(8) Deponent makes this Affidavit to induce county clerk or register of deeds to record the deed and accept the fee submitted herewith in accordance with the provisions of Chapter 49, P.L. 1968, as amended through Chapter 33, P.L. 2006.

Subscribed and sworn to before me this 7 day of JAN, 2021

[Signature]
Signature of Deponent
1325 Paterson Plank Road, Second
Floor, Secaucus, New Jersey 07094

Hanover Road Capital 2 LLC
Grantor Name
1325 Paterson Plank Road, Second
Floor, Secaucus, New Jersey 07094

Deponent Address

Grantor Address at Time of Sale

XXX-XXX- 543

Green Hill Title, LLC

Last three digits in Grantor's Social Security Number

Name/Company of Settlement Officer

2021035885

[Signature]
Glenn Glerum, Esq.

FOR OFFICIAL USE ONLY
Instrument Number _____ County Morris
Deed Number _____ Book 24096 Page 161
Deed Dated 1/7/2021 Date Recorded 4/12/2021

County recording officers shall forward one copy of each RTF-1 form when Section 3A is completed to: STATE OF NEW JERSEY

PO BOX 251

TRENTON, NJ 08695-0251

ATTENTION: REALTY TRANSFER FEE UNIT

The Director of the Division of Taxation in the Department of the Treasury has prescribed this form as required by law, and may not be altered or amended without prior approval of the Director. For information on the Realty Transfer Fee or to print a copy of this Affidavit, visit the Division of Taxation website at

www.state.nj.us/treasury/taxation/ptf/localtax.htm

EXECUTION BY GRANTOR

Signed by the Grantor on the date hereof. If the Grantor is a corporation, this Deed is signed by a corporate officer who has authority to (a) convey all interests of the corporation that are conveyed by this Deed, and (b) to bind the corporation with respect to all matters dealt with herein.

Witnessed or Attested by:

HANOVER ROAD CAPITAL 2 LLC,
A New Jersey a limited liability company

[Handwritten signature]

[Handwritten signature] (Seal)

Rey Grabato, President of NRIA Hanover Road Manager LLC,
Managing Member of Hanover Road Capital 2 LLC

ACKNOWLEDGEMENT

STATE OF NEW JERSEY
COUNTY OF ESSEX SS:

I CERTIFY that on 1/7/21, REY GRABATO personally came before me and stated to my satisfaction that this person:

- (a) was the maker of the attached instrument;
- (b) was authorized to and did execute this instrument as President of NRIA Hanover Road Manager LLC, Managing Member of Hanover Road Capital 2 LLC
- (c) executed this instrument as the act of the entity named in the instrument

Witnessed or Attested by:

[Handwritten signature]

[Handwritten signature]

Glenn Glerum
ATTY AT LAW
STATE OF NJ
Glenn Glerum, Esq.

[Handwritten signature] (Seal)

Michael Lu,
Grantee

(Seal)
,Grantee

CERTIFICATION OF ACKNOWLEDGEMENT BY INDIVIDUAL

STATE OF NEW JERSEY

COUNTY OF *Sussex*

BE IT REMEMBERED, that on the *8th* day of *Jan*, 2021, before me personally came

Michael Lu

Known to me to be the individual(s) described in and who acknowledged the foregoing instrument and swore and acknowledged that he/she/they signed, sealed and delivered the New Construction Deed as his/her/their act and deed for the uses and purposes expressed in this New Construction Deed



Notary Public

SUSAN A WANAMAKER
Notary Public
New Jersey
My Commission Expires 1-27-2024
No. 2161467

This is not an official document

Morris County Recording Cover Sheet



**Honorable Ann F. Grossi, Esq.
Morris County Clerk**

MORRIS COUNTY, NJ
Ann F. Grossi
DEED-OR BOOK 24150 PG 517
RECORDED 06/10/2021 09:34:11
FILE NUMBER 2021053620
RCPT # 1642230; RECD BY: ASICONOLFI eRecord
RECORDING FEES 100.00
TOTAL TAX 177.50
INDEX FEE

Official Use Only - Realty Transfer Fee

\$ 177.50

Official Use Only - Barcode

Date of Document:

2021-01-20

Type of Document:

DEED AND REALTY TAX FEES

First Party Name:

Hanover Road Capital 2 LLC

Second Party Name:

Sundra E Parker

Additional Parties:

THE FOLLOWING SECTION IS REQUIRED FOR DEEDS ONLY

Block:

905,

Lot:

30.02A4,

Municipality:

FLORHAM PARK BORO

Consideration:

180763.00

Mailing Address of Grantee:

4 Hanover Road #A4
Florham Park, NJ 07932

THE FOLLOWING SECTION IS FOR ORIGINAL MORTGAGE BOOK & PAGE INFORMATION FOR AN ASSIGNMENT, RELEASE, OR SATISFACTION OF A MORTGAGE OR AN AGREEMENT RESPECTING A MORTGAGE

Original Book:

Original Page:

MORRIS COUNTY RECORDING COVER SHEET

Please do not detach this page from the original document as it contains important recording information and is part of the permanent record.

WARNING: Information contained on the Recording Cover Sheet must exactly match the information within the attached document or the document will be rejected and returned.

updated June 2007

8520-300P

PREPARED BY: TILAH YOUNG

RECORD & RETURN TO:

CGP&H, LLC

ATTN: Tilah Young

1249 South River Suite 301

Cranbury, NJ 08512

APPENDIX D

MANDATORY DEED FORM FOR OWNERSHIP UNITS SUBJECT TO
RESTRICTIVE COVENANT REQUIRED BY SECTION 5:80-26.5(d)

Deed

NEW CONSTRUCTION

**DEED-RESTRICTED AFFORDABLE HOUSING UNIT WITH
RESTRICTIONS ON RESALE AND REFINANCING**

To State Regulated Property
Subject To Restrictive Covenant Limiting Conveyance
And Mortgage Debt

THIS DEED is made on the 20th day of January, 2021 and was delivered on the 29th day of January, 2021 by and between Hanover Road Capital 2 LLC, Limited Partnership, a Michigan limited partnership, (Grantor), whose principal address is 1325 Paterson Plank Road, Second Floor, Secaucus, New Jersey 07094 and **Sundra E. Parker, unmarried, (Grantee)**, whose address is about to be 4 Hanover Road, A4, Florham Park, NJ 07932.

The words Grantor and Grantee shall mean all Grantors and Grantees listed above.

Article 1. Consideration and Conveyance

In return for payment to the Grantor by the Grantee of ONE HUNDRED SIXTY THOUSAND, SEVEN HUNDRED SIXTY THREE 00/100 DOLLARS, (\$160,763.00), the receipt of which is hereby acknowledged by the Grantor, the Grantor hereby grants and conveys to the Grantee all of the land and improvements thereon as is more specifically described in Article 2, hereof (**the Property**).

updated June 2007

Article 2. Description of Property (Attached “Schedule A”)

The Property consists of all of the land, and improvements thereon, that is located in the municipality of Florham Park, County of Morris, State of New Jersey, and described more specifically as Block No. 905 Lot No. 30.2A4 and known by the street address: 4 Hanover Road, A4, Florham Park, NJ 07932, as more particularly described in Schedule A attached hereto (attach metes and bounds description - “Schedule A.”)

Being the same premises deeded to the Grantor, Hanover Road Capital 2 LLC, by Deed from 2 Hanover Road LLC, dated January 23, 2018, effective January 31, 2018 and recorded March 1, 2018, in the Clerk’s Office of the County of Morris, New Jersey, in Deed Book 23304, page 1353 (covers property in question and more).

Being the same premises previously conveyed by 2 Hanover Road , LLC by deed from the Orchards at Florham Park, L.L.C. dated January 15, 2008 and recorded February 25, 2008 in Deed Book 21020 page 1840 (covers property in question and more).

Article 3. Grantor’s Covenant

The Grantor promises that Grantor has done no act to encumber the property. This promise is called a “covenant as to grantor’s act” (N.J.S.A. 46:4-6) This promise means that the Grantor has not allowed anyone else to obtain any legal rights which affect the property (such as by making a mortgage or allowing a judgment to be entered against the Grantor.)

Article 4. Affordable Housing Covenants and Remedies

Sale and use of the Property is governed by the *Declaration Of Covenants, Conditions And Restrictions Implementing Affordable Housing Controls On State Regulated Property* that was filed against the Property and recorded on January 22, 2020 in Deed Book 23698 at pages 1096, in the offices of the Clerk, County of Morris (the “Restrictions”). An amendment was file on January 07, 2021 in Deed Book OR-23988 at pages 523- 526 in the offices of the Clerk, County of Morris and is subject to all remedies set forth in the Restrictions.

SCHEDULE A

ALL that certain lot, parcel, or tract of land, situate and lying in the Borough of Florham Park, County of Morris, State of New Jersey, and being more particularly described as follows:

BEING LAND Unit 2 in that certain Master Deed and Declaration of Restrictive and Protective Covenants for the Afton, a Condominium, dated August 29, 2006 and recorded in the Morris County Clerk's Office on October 30, 2006 in OR book 20654 Page 688, as amended by First Amendment to Master Deed and Declaration of Restrictive and Protective Covenants being recorded simultaneously herewith in OR Book 21020 Page 1832, together with an undivided 67.2252% interest in the Common Elements of the Condominium as defined in the Master Deed together with all improvements rights, approvals, privileges, rights of way, easements, and appurtenances.

FOR INFORMATIONAL PURPOSES ONLY: Also known as Lot 30.02A4 in Block 905 on the Borough of Florham Park Tax Map.

This is not an official document

updated June 2007

EXECUTION BY GRANTOR

Signed by the Grantor on the date hereof. If the Grantor is a corporation, this Deed is signed by a corporate officer who has authority to (a) convey all interests of the corporation that are conveyed by this Deed, and (b) to bind the corporation with respect to all matters dealt with herein.

Witnessed or Attested by:

[Handwritten signature]

HANOVER ROAD CAPITAL 2, LLC,
A New Jersey limited liability company

[Handwritten signature]
(Seal)
Rey Grabato, President of NRIA Hanover Road Manager LLC,
Managing Member of Hanover Road Capital 2 LLC

ACKNOWLEDGEMENT

STATE OF NEW JERSEY
COUNTY OF ESSEX SS:

I CERTIFY that on 1/20/21, REY GRABATO, personally came before me and stated to my satisfaction that this person: *Managing Member,*

- (a) was the maker of the attached instrument;
- (b) was authorized to and did execute this instrument of Hanover Road Capital 2 LLC, the entity named in this instrument; and
- (c) executed this instrument as the act of the entity named in the instrument.

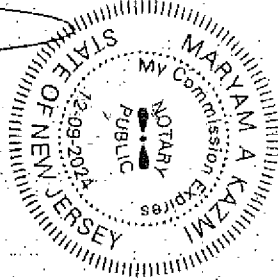
Witnessed or Attested by:

[Handwritten signature]

[Handwritten signature]
[Handwritten signature]
ATTY AT LAW
STATE OF NJ
[Handwritten signature] (Seal)
SUNDRA E. PARKER Grantee

Grantee

(Seal)



State of New Jersey
Seller's Residency Certification/Exemption

Seller's Information

Name(s) **Hanover Road Capital 2, LLC**

Current Street Address
4 Hanover Drive, Unit A4

City, Town, Post Office **Florham Park** State **NJ** ZIP Code **07932**

Property Information

Block(s) **905** Lot(s) **30.02A4** Qualifier

Street Address
4 Hanover Road #A4

City, Town, Post Office **Florham Park** State **New Jersey** ZIP Code **07932**

Seller's Percentage of Ownership	Total Consideration	Owner's Share of Consideration	Closing Date
100	160,763.00	160,763.00	1/29/21

Seller's Assurances (Check the Appropriate Box) (Boxes 2 through 16 apply to Residents and Nonresidents)

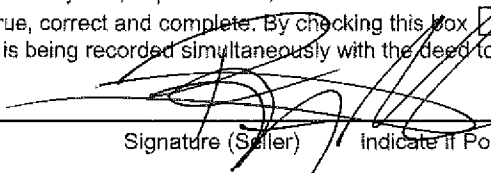
1. Seller is a resident taxpayer (Individual, estate, or trust) of the State of New Jersey pursuant to the New Jersey Gross Income Tax Act, will file a resident Gross Income Tax return, and will pay any applicable taxes on any gain or income from the disposition of this property.
2. The real property sold or transferred is used exclusively as a principal residence as defined in 26 U.S. Code section 121.
3. Seller is a mortgagor conveying the mortgaged property to a mortgagee in foreclosure or in a transfer in lieu of foreclosure with no additional consideration.
4. Seller, transferor, or transferee is an agency or authority of the United States of America, an agency or authority of the State of New Jersey, the Federal National Mortgage Association, the Federal Home Loan Mortgage Corporation, the Government National Mortgage Association, or a private mortgage insurance company.
5. Seller is not an individual, estate, or trust and is not required to make an estimated Gross Income Tax payment.
6. The total consideration for the property is \$1,000 or less so the seller is not required to make an estimated Income Tax payment.
7. The gain from the sale is not recognized for federal income tax purposes under 26 U.S. Code section 721, 1031, or 1033 (CIRCLE THE APPLICABLE SECTION). If the indicated section does not ultimately apply to this transaction, the seller acknowledges the obligation to file a New Jersey Income Tax return for the year of the sale and report the recognized gain.
- Seller did not receive non-like kind property.
8. The real property is being transferred by an executor or administrator of a decedent to a devisee or heir to effect distribution of the decedent's estate in accordance with the provisions of the decedent's will or the intestate laws of this State.
9. The real property being sold is subject to a short sale instituted by the mortgagee, whereby the seller agreed not to receive any proceeds from the sale and the mortgagee will receive all proceeds paying off an agreed amount of the mortgage.
10. The deed is dated prior to August 1, 2004, and was not previously recorded.
11. The real property is being transferred under a relocation company transaction where a trustee of the relocation company buys the property from the seller and then sells the house to a third party buyer for the same price.
12. The real property is being transferred between spouses or incident to a divorce decree or property settlement agreement under 26 U.S. Code section 1041.
13. The property transferred is a cemetery plot.
14. The seller is not receiving net proceeds from the sale. Net proceeds from the sale means the net amount due to the seller on the settlement sheet.
15. The seller is a retirement trust that received an acknowledgment letter from the Internal Revenue Service that the seller is a retirement trust, and is therefore not required to make the estimated Gross Income Tax payment.
16. The seller (and/or spouse/civil union partner) originally purchased the property while a resident of New Jersey as a member of the U.S. Armed Forces and is now selling the property as a result of being deployed on active duty outside of New Jersey. (Only check this box if applicable and neither boxes 1 nor 2 apply.)

Seller's Declaration

The undersigned understands that this declaration and its contents may be disclosed or provided to the New Jersey Division of Taxation and that any false statement contained herein may be punished by fine, imprisonment, or both. I furthermore declare that I have examined this declaration and, to the best of my knowledge and belief, it is true, correct and complete. By checking this box I certify that a Power of Attorney to represent the seller(s) has been previously recorded or is being recorded simultaneously with the deed to which this form is attached.

January 29, 2021

Date

 **Roy Grabado, Managing Member**

Indicate if Power of Attorney or Attorney in Fact

Signature (Seller)

Indicate if Power of Attorney or Attorney in Fact

Date

Signature (Seller)

Indicate if Power of Attorney or Attorney in Fact

STATE OF NEW JERSEY
AFFIDAVIT OF CONSIDERATION FOR USE BY SELLER

(Chapter 49, P.L. 1968, as amended through Chapter 33, P.L. 2006) (N.J.S.A. 46:15-5 et seq.)

BEFORE COMPLETING THIS AFFIDAVIT, PLEASE READ THE INSTRUCTIONS ON THE REVERSE SIDE OF THIS FORM.

STATE OF NEW JERSEY

COUNTY Merits } SE, County Municipal Code
1411

FOR RECORDER'S USE ONLY
Consideration \$ 160,768.00
RTF paid by seller \$ 1771.92
Date 6/19/2021 By [Signature]

MUNICIPALITY OF PROPERTY LOCATION Florham Park

(Use symbol "C" to indicate that fee is exclusively for county use.)

(1) PARTY OR LEGAL REPRESENTATIVE (See Instructions #3 and #4 on reverse side)

Deponent, Ray Grabato (Name) being duly sworn according to law upon his/her oath, deposes and says that he/she is the Grantor, Artis Member in a deed, dated 1/20/2021 transferring real property identified as Block number 905 Lot number 30.02A4 located at 4 Handover Road, Unit A4, Florham Park, New Jersey 07932 and proximate thereto.

(2) CONSIDERATION \$ 160,768.00 (Instructions #1 and #5 on reverse side) no prior mortgage to which property is subject.

(3) Property transferred is Class 4A 4B 4C (circle one), if property transferred is Class 4A, calculation in Section 3A below is required.

(3A) REQUIRED CALCULATION OF EQUALIZED VALUATION FOR ALL CLASS 4A (COMMERCIAL) PROPERTY TRANSACTIONS:
(See Instructions #5A and #7 on reverse side)
Total Assessed Valuation x Director's Ratio = Equalized Assessed Valuation

If Director's Ratio is less than 100%, the equalized valuation will be an amount greater than the assessed value. If Director's Ratio is equal to or in excess of 100%, the assessed value will be equal to the equalized valuation.

(4) FULL EXEMPTION FROM FEE (See Instruction #8 on reverse side)
Deponent states that this deed transaction is fully exempt from the Realty Transfer Fee imposed by C. 49, P.L. 1968, as amended through C. 68, P.L. 2004, for the following reason(s). Mere reference to exemption symbol is insufficient. Explain in detail.

(5) PARTIAL EXEMPTION FROM FEE (Instruction #9 on reverse side)
NOTE: All boxes below apply to grantor(s) only. ALL BOXES IN APPROPRIATE CATEGORY MUST BE CHECKED. Failure to do so will void claim for partial exemption. Deponent claims that this deed transaction is exempt from State portions of the Basic, Supplemental, and General Purpose Fees, as applicable, imposed by C. 17B, P.L. 1976, C. 173, P.L. 2004, and C. 68, P.L. 2004 for the following reason(s):

A. SENIOR CITIZEN Grantor(s) 62 years of age or over. (Instruction #9 on reverse side for A or B)
B. BLIND PERSON Grantor(s) legally blind or
DISABLED PERSON Grantor(s) permanently and totally disabled receiving disability payments not gainfully employed
Senior citizens, blind persons, or disabled persons must also meet all of the following criteria:
 Owned and occupied by grantor(s) at time of sale. Resident of State of New Jersey.
 One- or two-family residential premises. Owner's as joint tenants must all qualify.

IN CASE OF HUSBAND AND WIFE, PARTNERS IN A CIVIL UNION COUPLE, ONLY ONE GRANTOR NEED QUALIFY IF TENANTS BY THE ENTIRETY.

C. LOW AND MODERATE INCOME HOUSING (Instruction #9 on reverse side)
 Affordable according to H.U.D. standards. Reserved for occupancy.
 Meets income requirements of region. Subject to resale controls.

(6) NEW CONSTRUCTION (Instructions #2, #10 and #12 on reverse side)
 Entirely new improvement. Not previously occupied.
 Not previously used for any purpose. "NEW CONSTRUCTION" printed clearly at top of first page of the deed.

(7) RELATED LEGAL ENTITIES TO LEGAL ENTITIES (Instructions #5, #12, #14 on reverse side)
 No prior mortgage assumed on the property which property is subject at time of sale.
 No contributions to capital by either grantor or grantee legal entity.
 No stock or money exchanged by or between grantor or grantee legal entities.

(8) Deponent makes this Affidavit to induce county clerk or register of deeds to record the deed and accept the fee submitted herewith in accordance with the provisions of Chapter 49, P.L. 1968, as amended through Chapter 33, P.L. 2006.

Subscribed and sworn to before me this 20 day of September, 2021
[Signature]

Signature of Deponent
[Signature]
1325 Peterboro Plank Road, Second Floor, Secaucus, New Jersey 07094
Deponent Address

GUTTENBERG CAPITAL 6289, L.L.C.
Grantor Address
1325 Peterboro Plank Road, Second Floor, Secaucus, New Jersey 07094
Grantor Address at Time of Sale

Komlika Gill
Attorney At Law
State of New Jersey
Commission Exp: N/A

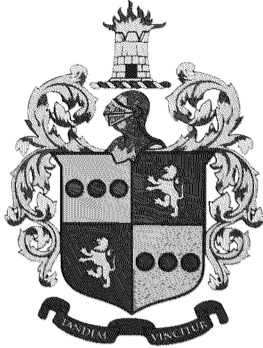
XXX-XXX-643
Three digits in Grantor's Social Security Number Name/Company of Settlement Officer

FOR OFFICIAL USE ONLY
Instrument Number _____ County _____
Deed Number 2462 Page 2/2
Deed Dated 4/20/2021 Date Recorded 6/19/2021

County recording officers shall forward one copy of each RTF-1 form when Section 3A is completed to: STATE OF NEW JERSEY
PO BOX 281
TRENTON, NJ 08646-0281
ATTENTION: REALTY TRANSFER FEE UNIT

The Director of the Division of Taxation in the Department of the Treasury has prescribed this form as required by law, and may not be altered or amended without prior approval of the Director. For information on the Realty Transfer Fee or to print a copy of this Affidavit, visit the Division of Taxation website at: <http://www.realtytransferfee.com>

Morris County Recording Cover Sheet



**Honorable Ann F. Grossi, Esq.
Morris County Clerk**

MORRIS COUNTY, NJ
Ann F. Grossi
DOR-OR BOOK 23881 PG 278
RECORDED 09/23/2020 18:02:18
FILE NUMBER 2020066188
RCPT # 1564525; RECD BY: TCOLE eRecord
RECORDING FEES 140.00
INDEX FEE

Official Use Only - Realty Transfer Fee

Official Use Only - Barcode

Date of Document:
2020-09-11

Type of Document:
DECLARATION/RESTRICTION

First Party Name:
BCUW/MADELINE HOUSING PARTNERS
LLC A NEW JERSEY LIMITED LIABILITY
COMPANY

Second Party Name:
BCUW/MADELINE HOUSING PARTNERS
LLC A NEW JERSEY LIMITED LIABILITY
COMPANY

Additional Parties:

THE FOLLOWING SECTION IS REQUIRED FOR DEEDS ONLY

Block:

Lot:

Municipality:

Consideration:

Mailing Address of Grantee:

THE FOLLOWING SECTION IS FOR ORIGINAL MORTGAGE BOOK & PAGE INFORMATION FOR AN ASSIGNMENT, RELEASE, OR SATISFACTION OF A MORTGAGE OR AN AGREEMENT RESPECTING A MORTGAGE

Original Book:

Original Page:

MORRIS COUNTY RECORDING COVER SHEET

Please do not detach this page from the original document as it contains important recording information and is part of the permanent record.

WARNING: Information contained on the Recording Cover Sheet must exactly match the information within the attached document or the document will be rejected and returned.

RM
Chicago Title Company, LLC
2446 Church Road
3rd floor
Toms River, N.J. 08753

RECORD & RETURN TO:
Brenda J. Stewart, Esq.
Beattie Padovano, LLC
50 Chestnut Ridge Road
Suite 208
Montvale, New Jersey 07645

Prepared by:
Brenda J. Stewart
Brenda J. Stewart, Esq.

DEED RESTRICTION

This Deed Restriction made this 11th day of September, 2020

FROM: BCUW/MADELINE HOUSING PARTNERS LLC, a New Jersey limited liability company, having an office at 6 Forest Avenue, Suite 220, Paramus, New Jersey, referred to as Grantor,

TO: BCUW/MADELINE HOUSING PARTNERS LLC, a New Jersey limited liability company, having an office at 6 Forest Avenue, Suite 220, Paramus, New Jersey, referred to as Grantee,

hereby imposes the following deed restriction on this subject parcel, known as 88 Park Avenue, Florham Park, New Jersey, and more specifically identified as Block 1401, Lot 1.09 on the tax map of the Borough of Florham Park, being further described in the Legal Description attached herein as Exhibit "A", recorded with the Morris County Clerk on June 11, 2019 in Book 23551, Page 615, as follows:

This Deed is being filed to conform to affordable housing regulations restricting affordable housing units. Grantee acknowledges and/or agrees that these restrictions cannot be altered or waived by either the Grantor, Grantee or any lender. Anything to the contrary notwithstanding, it is agreed that the Grantee and any others with a beneficial interest in the affordable housing units are advised that the units on the subject property will remain affordable units and that such restrictions are to be included in this and future deeds transferring title to future grantees. Grantee acknowledges that the property being conveyed consists of affordable housing units subject to all applicable laws, regulations and rules of the State of New Jersey, as well as the Uniform Housing Controls, N.J.A.C. 5:80-26.1 et seq ("UHAC"), as may be amended. These affordability controls shall remain in effect, for a period of thirty (30) years.

Attached as Exhibit "B" is a copy of the Resolution Granting Amended Preliminary and Final Site Plan Approval and Variance Relief for Supportive and Special Needs Housing at the Green at Florham Park Adopted February 11, 2019 by the Planning Board of the Borough of Florham Park.

3796287_1\190235

EXHIBIT "A"

Legal Description

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE BOROUGH OF FLORHAM PARK, COUNTY OF MORRIS, AND STATE OF NEW JERSEY, AND IS DESCRIBED AS FOLLOWS:

BEGINNING at a concrete monument to be set on the easterly side of Park Avenue (A.K.A. Morris County Route 623) (variable width Right of Way), said point being South 82 degrees - 49 minutes - 15 seconds West a distance of 11.24 feet from a concrete monument found on the said westerly line of the aforementioned Park Avenue at a point formed by the intersection of the dividing line between Lot 2, Block 401, in the Borough of Madison and Lot 1.06, Block 1401 (N/F Rock-GW, LLC), thence;

1. Along the East side of Park Avenue, North 33 degrees - 20 minutes - 30 seconds West, a distance of 577.81 feet to a concrete monument at the dividing line between existing Lot 1.06, Block 1401 and Lot 1.07 (N/F lands of RG-KCI LLC), Block 1401, thence;
2. Along said dividing line, North 56 degrees - 39 minutes - 30 seconds East, a distance of 358.00 feet, to a point, thence; by a new line through the lands of existing Lot 1.06, Block 1401 the following six (6) courses:
3. South 33 degrees - 20 minutes - 30 seconds East, a distance of 473.94 feet to a point, thence;
4. South 72 degrees - 54 minutes - 45 seconds East, a distance of 227.66 feet to a point, thence;
5. North 82 degrees - 49 minutes - 15 seconds East, a distance of 461.13 feet to a point, thence;
6. South 07 degrees - 10 minutes - 45 seconds East, a distance of 55.93 feet to a point, thence;
7. North 83 degrees - 49 minutes - 15 seconds East, a distance of 104.47 feet to a point, thence;
8. South 07 degrees - 10 minutes - 45 seconds East, a distance of 101.59 feet to a point on the dividing line between existing Lot 1.06, Block 1401 and Lot 2, Block 401 (Madison Borough), thence;
9. Along said line, South 82 degrees - 49 minutes - 15 seconds West, a distance of 1048.67 feet to a point and place of BEGINNING.

BEING in accordance with a Map entitled "Preliminary and Final Major Subdivision Plat, Rock-GW, LLC, The Green at Florham Park, Part of Lot 1.06, Block 1401 (Proposed Lot 1.09 Subdivision), Borough of Florham Park, Morris County, State of New Jersey", prepared by Control Point Associates, Inc., recorded April 24, 2018 in Map OR Book 9, Page 30.

Block 1401, Lot 1.06

Adopted: February 11, 2019

**PLANNING BOARD
OF THE BOROUGH OF FLORHAM PARK**

**RESOLUTION GRANTING AMENDED PRELIMINARY AND FINAL SITE
PLAN APPROVAL AND VARIANCE RELIEF FOR SUPPORTIVE AND
SPECIAL NEEDS HOUSING AT THE GREEN AT FLORHAM PARK**

**ROCK-GW LLC
APPLICATION NO. 19SP-1**

WHEREAS, Rock-GW LLC ("Applicant") applied to the Planning Board of the Borough of Florham Park (the "Board") for approval of a General Development Plan for property now or formerly identified as Block 1401, Lots 1, 1.01, 1.02, 1.03, 1.04, 1.05 and 1.06 ("South Parcel") and Block 1402, Lots 1, 1.01, and 1.03 ("North Parcel") on the tax map of the Borough of Florham Park (collectively, the "Site"); and

WHEREAS, the Site as a whole consists of approximately 482 acres bisected by the right-of-way for Route 24. The South Parcel which was the location of the former Exxon facility located at 180 Park Avenue, consists of approximately 269 acres, while the North Parcel consists of approximately 212 acres occupied by open space and a former wastewater treatment plant; and

WHEREAS, the North Parcel is located in the Borough's POD-N (Planned Office District Zone) Zone as defined in the Florham Park Code, and the South Parcel is located in the Borough's POD-S Zone; and

WHEREAS, the Applicant is developing a planned unit development known "The Green at Florham Park", containing a mixed-use campus on the Site; and

WHEREAS, the Applicant received GDP, site plan and/or subdivision approvals for the current or future development of a number of land uses on the South Parcel; and

WHEREAS, the Board memorialized a "Resolution Granting General Development Plan Approval for the Green at Florham Park" (the "GDP Approval"); and

WHEREAS, pursuant to the terms of the GDP Approval, the Applicant is required to obtain all applicable local, County and State approvals for each individual phase or section of the Project, including but not limited to, where applicable, conditional use, site plan and variance approvals; and

WHEREAS, on February 13, 2017, the Planning Board memorialized a Resolution (17GDP-1) amending the GDP Approval so as to provide for (a) a supportive and special-needs housing component, all to be COAH/affordable housing compliant on an eight (8) acre portion of existing Lot 1.06; (b) elimination of the prior GDP amendment which would permit the construction of ancillary parking lot providing for up to 150 vehicles for the existing Realogy office building located on

adjacent lot on Block 40, Lot 2 in the Borough of Madison; and (c) an amendment to the circulation plan to permit a residential street within the age-restricted housing community on the Site to be connected to the Park Avenue Connector Road for general traffic purposes (all of which was codified in Borough Ordinance #16-17); and

WHEREAS, by resolution adopted February 27, 2017 (17MSD-1), the Board approved a subdivision which included approval to divide Lot 1.06, Block 1401 into two (2) lots, to create the subject Property, namely Lot 1.09, Block 1401, and the remainder of Lot 1.06, Block 1401; and

WHEREAS, the subject Property, Lot 1.09, Block 1401, having an address of 86 Park Avenue, contains eight (8) acres and is compliant in all respects with the Borough Code; and

WHEREAS, in Resolution No. 17SP-4, adopted by the Board on April 24, 2017, the Applicant received:

(a) preliminary and final site plan approval and variance relief to construct a supportive and special needs housing development on the Property consisting of one (1) group home consisting of four (4) beds, and eleven (11) buildings containing sixty-three (63) supportive housing units consisting of ninety-eight (98) beds together with parking spaces, driveways, lighting, and related improvement to service the proposed development; and

(b) bulk variance from Section 250-19A of the Florham Park Zoning Ordinance (the "Borough Code"), which permits walls to be located in the yards of all zones provided that they are not higher than four feet (4'), where the Applicant is proposing a wall height of greater than four feet (4') (collectively, the "Prior Approval"); and

WHEREAS, in the instant application, the Applicant is seeking to amend the Prior Approval so as to reduce the number of buildings from twelve (12) total buildings to eight (8) total buildings (consisting of one (1) group home and seven (7) buildings containing supportive housing units) thereby reducing the impervious coverage on the approximately eight (8) acre lot, while the total bedroom count of one hundred two (102) units/beds remains unchanged from the Prior Approval; and

WHEREAS, the Applicant is also seeking in the instant application bulk variance relief from Section 250-123F of the Borough Code relating maximum permitted building height under the Borough Code in that a maximum building height of 35' is permitted under the Borough Code, where the Applicant is proposing a maximum building height of up to 37.98' for four (4) of the proposed buildings; and

WHEREAS, the Applicant presented its application at a public hearing held on January 7, 2019 and February 11, 2019; and

WHEREAS, the applicant submitted with the application the following documents for consideration by the Board in its review:

1. Application for amended preliminary and final site plan approval, received on December 21, 2018;

2. Updated Boundary and Partial Topography Survey, entitled "The Green at Florham Park", prepared by Control Point Associates, Inc., date January 14, 2016 (containing four (4) sheets);
3. Amended Preliminary and Final Site Plans, prepared by Bohler Engineering, dated November 5, 2018 and revised through December 18, 2018 (containing eighteen (18) sheets);
4. Architectural Floor Plans and Elevations, prepared by Z+ Architects, LLC, dated January 7, 2019 (containing twelve (12) sheets);
5. Stormwater Management Report, prepared by Bohler Engineering, dated December 2018; and

WHEREAS, the Applicant submitted the following exhibits for consideration by the Board:

- A-1 Ariel of Property;
- A-2 Color Rendered Sheet 5 of Engineering Plans;
- A-3 Color Rendered Site Plan of Prior Approval;
- A-4 Color Rendered Overlay showing changes to Prior Approval;
- A-5 Color Rendered view of Property from Park Avenue;
- A-6 Color Rendered view of Property from Park Avenue;
- A-7 Color Rendered Single Story Building;
- A-8 Color Rendered Building Type A;
- A-9 Color Rendered Building Type B;
- A-10 Color Rendered Building Type C;
- A-11 Building Type A Floor Plans; and

WHEREAS, the Applicant was represented by Craig Gianetti, Esq. and sworn testimony was given by; Robert Streker, P.E. of Bohler Engineering, the project engineer; Michael Scro, the project architect; and Richard Preiss, the project professional planner; and

WHEREAS, Board professionals and/or Borough agencies submitted the following reports concerning their review of the application which are made a part of the hearing record:

1. Engineering Report of Michael Sgaramella, P.E., Borough Engineer, dated January 4, 2019;
2. Planning Report of Harbor Consultants, dated January 3, 2019;
3. Borough Fire Chief's Report, dated December 27, 2018; and

WHEREAS, reports and comments were received by the Board from its professionals, various Borough Departments and outside reviewing agencies, and the said reports and comments were carefully reviewed and considered by the Board; and

WHEREAS, the application has been heard upon proper notice to the public, and upon the opportunity of the public to be heard as permitted by law; and

WHEREAS all jurisdictional requirements of the applicable State statutes and local ordinances have been met; and

WHEREAS, the Board makes the following factual findings and conclusions based upon the evidence submitted:

1. The property which is the subject of this application is Block 1401, Lot 1.09 (the "Property")
2. The Property is located in the Borough's POD -S zoning district.
3. The Applicant is seeking amended preliminary and final site plan approval and variance relief to construct a supportive and special needs housing development on the Property consisting of eight (8) buildings, which is a reduction from the number of buildings approved under the Prior Approval.
4. The total number of proposed beds is one hundred two (102), which is the same number of beds approved under the Prior Approval, all to be affordable housing compliant in perpetuity and the Applicant has agreed to take any and all reasonable actions required by the Board and/or the Borough of Florham Park to effectuate same.
5. The first witness to testify was Robert Streker, the Applicant's professional engineer, who stated with respect to Exhibit A-1, A-2 (a color rendered master plan of the Property) and A-3 that the Property consists of eight (8) acres, which was subdivided from existing Block 1401, Lot 1.06 pursuant to a separate application approved by the Board.
6. Mr. Streker testified with respect to topography that the Property mainly slopes from west to east starting at the southwest corner of the development. The Reology site is immediately next door, to the south. Also, the overall grade change from Park Avenue to the Property is approximately 30 feet.
7. There is a small wetlands area on the site which requires a GP-7 permit from the NJDEP to fill same, and the application for that permit has been approved by the NJDEP.
8. Mr. Streker further stated with respect to the wetlands permit, that there would be no negative impact to the Madison Commons property as the approximately 2,700 square feet of wetlands was a man-made condition resulting from the old ring road, and that the permit was reviewed and approved by NJDEP as part of Applicant's wetlands application.
9. With reference to Exhibit A-4 (a colored overlay showing the changes from the Prior Approval), Mr. Scro described the proposed project as consisting of eight (8) buildings, and that the project fully complies with RSIS.

10. With respect to impervious coverage, Mr. Streker stated that 27.7% coverage is proposed, which is a significant reduction from the Prior Approval, while 45% coverage is permitted under the Borough Code.
11. Regarding grading, Mr. Streker testified that two (2) retaining walls are required due to the existing topography of the Property. There is approximately 360 linear feet of retaining walls proposed, which are needed to keep each tier/elevation as flat as possible and also assists with ADA compliance.
12. Mr. Streker stated that the proposed retaining wall scenario is preferable from an engineering perspective, and he highlighted that the retaining walls face inwards towards the Property, so as to not impact the properties across the street.
13. Utilities on the Property, such as sewer, water (which will connect to the American Water main/loop within Pulte Homes development) and stormwater management (which will not change from the Prior Approval), will all be coordinated with the Pulte Homes development.
14. There will be no tree removal and all existing trees on the Property will remain. Mr. Streker stated that this project exceeds the landscaping requirements and includes fescue grasses. He also estimated that within 5 to 7 years, the proposed landscaping will provide a full screening at the perimeter of the project.
15. In response to a comment of the Borough Engineer, Mr. Streker confirmed that the sidewalk along the frontage of the Property at the Park Avenue right of way shall be concrete and 6' wide.
16. The Applicant stated that three (3) dumpsters will be provided for the project.
17. The Applicant further agreed that it will address the comments in the reports issued by the Borough Engineer, Borough Planner and Borough Fire Chief referenced herein to the satisfaction of the reviewing professional/agency.
18. The next witness to testify was Michael Scro, the architect of the project, who described the views to the proposed project from Park Avenue with reference to Exhibits A-5 and A-6.
19. With reference to Exhibits A-7 through A-11, Mr. Scro described the living spaces in the buildings and stated that the new building design creates the best scale for the Property and its topography.
20. Mr. Scro then highlighting that the dormers on the elevations will be visible from Park Avenue, not just the roofs.
21. The next witness to testify was Richard Preiss, the Applicant's professional planner, who stated with respect to the requested height variance (relating to four (4) of the eight

(8) proposed buildings), that the variance relief could be granted under N.J.S.A. 40:55D-70(c)(1) and (c)(2) criteria of the Municipal Land Use Law, particularly with respect to "(c)(1)" given the hardship created by the topography of the Property.

22. Mr. Preiss further stated that variance relief requested for the building height can be granted pursuant to "(c)(2)" because the proposed height of the buildings, which is approximately 8.5% higher than the permitted height, enables the significant reduction in the impervious coverage on the Property while allowing the buildings maintain the appearance of single family homes, and the granting of the proposed variance relief will cause no substantial detriment to the public good or impairment to the intent and purpose of the Borough's zone plan and zoning ordinance.

23. Mr. Preiss summarized its variance testimony by stating that the benefits of granting the requested variance relief outweigh any perceived detriments, and in fact, that no detriment would ensue from the requested variance relief.

24. Mr. Preiss further stated that the substantial landscaping, topography and distance of the building from Madison Commons will mitigate any negative impacts.

WHEREAS, the Board finds that the Applicant, with the imposition of the conditions proposed as part of the subject application, has satisfied the burden of proof required for the granting of amended preliminary and final site plan approval, and variance relief for the supportive and special needs housing at The Green at Florham Park as submitted and amended throughout the course of the public hearing; and

WHEREAS, the Board adopts as findings and conclusions all testimony summarized above in this Resolution.

NOW, THEREFORE, BE IT RESOLVED, on this 11th day of February, 2019, that the subject application for amended preliminary and final site plan approval, and variance relief as recited in detail above in this Resolution be and hereby is granted by the Planning Board of the Borough of Florham Park, subject to the following conditions:

1. The Applicant shall comply with all applicable Borough, County, State and Federal laws, ordinances, regulations and directives, including without limitations the requirements of the Morris County Planning Board, the Morris County Soil Conservation District, the Morris County Engineering Department, Borough Fire Chief, Borough Construction Code Official, the Borough Board of Health, and the Florham Park Sewerage Utility.

2. All construction, use and development of the property shall be in conformity to the plans approved herein, as modified throughout the course of the public hearings and as modified by the additional conditions hereinafter listed, all representations of the Applicant and its witnesses during the public hearings and all terms and conditions of this Resolution. Any deviation from the terms and conditions of the approved plans or the terms or conditions of this Resolution shall be deemed a violation of the terms and conditions of the amended preliminary and final site plan approvals and variance relief previously granted.

3. Prior to the commencement of any construction pursuant to such amended preliminary and final site plan approval:

(a) The Applicant shall obtain the approval of and comply with all applicable requirements of all governmental authorities with jurisdiction over the proposed development, including without limitation, and to the extent applicable, the County of Morris, the Borough Engineer, the Borough Fire Chief, the Borough Construction Official, the Board of Health, and the Florham Park Sewerage Utility. The Applicant shall submit proof to the Board and to the Borough Engineer that they have obtained approvals from all such governmental authorities with jurisdiction.

(b) The Applicant shall have paid all required application fees, escrow deposits and technical review fees.

(c) The Applicant post any and all inspection fees as required by the Borough Code.

(d) The Applicant shall arrange for and attend a pre-construction meeting with the Borough Engineer and other Borough Officials as the Borough Engineer shall designate prior to the commencement of construction.

(e) The Applicant shall submit six (6) complete sets of site plans and architectural plans reflecting the non-substantial amendments approved herein, all of which shall be submitted to and approved by the Borough Engineer and signed by the appropriate parties. The Applicant shall revise their respective site plans and architectural plans consistent with this Resolution and submit its final revised site plans and architectural plans within ninety (90) days of the date of this Resolution.

4. All site improvements and landscaping required by the approved final plans and/or the terms and conditions of this Resolution shall be maintained in good condition for so long as any building, structure or use approved herein shall remain on the property.

5. The Applicant's construction activity shall be limited to those hours permitted by Borough Code except as may be approved by the Borough.

6. The Applicant shall address any and all comments contained within the above cited reports of the Borough Engineer, Borough Planner and Borough Fire Chief to the satisfaction of the reviewing professional/agency.

7. The Applicant shall apply for and procure the issuance of all permits necessary for the development.

8. The Applicant shall apply for and procure the issuance of a Certificate of Occupancy in connection with the development.

9. All signage shall comply with the requirements of the Borough Code.

10. The proposed sidewalk along the frontage of the Property at the Park Avenue right of way shall be concrete and 6' wide.

11. The Applicant shall comply with all of the conditions set forth in Resolution No. 17SP-4, adopted by the Board on April 24, 2017.

12. All units/beds in the project shall comply with Uniform Housing Affordability Controls, and the Applicant shall take any and all reasonable actions required by the Board and/or the Borough of Florham Park to effectuate same, including but not limited to the filing of a deed restriction in a form approved by the Board Attorney.

13. The Applicant shall be bound to comply with the representations made before this Board by the Applicant at the public hearing and the same are incorporated herein and are representations upon which this Board has relied in granting the approval set forth herein and shall be enforceable as if those representations were made conditions of this approval.

14. The affordability controls on all units shall remain in effect, which shall be memorialized in a deed restriction in a form approved by the Board Attorney to be recorded by the Applicant in the land records of the Property.

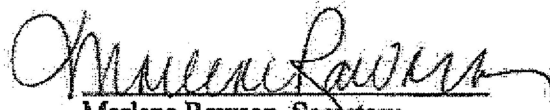
15. The Applicant shall enter into a Developer's Agreement between the Applicant and the Borough in a form acceptable to the Board Attorney.

16. The Applicant shall pay a development fee if and only as may be required by the provision of P.L. 2008, c. 46, as amended by The New Jersey Economic Stimulus Act of 2009 or the Borough Code, if applicable. If applicable, this obligation shall be incorporated into the Developer's Agreement between the Applicant and the Borough in a manner acceptable to the Board Attorney.

17. The Board hereby adopts and incorporates herein by reference all findings and conclusions contained in the WHEREAS clauses contained hereinabove as if set forth fully at length herein.

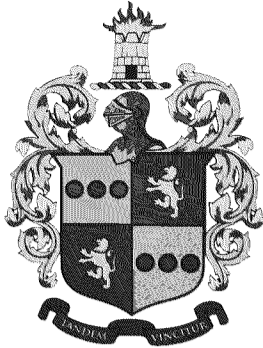
18. The foregoing resolution is a memorializing resolution adopted pursuant to N.J.S.A. 40:55D-10(g)(2), memorializing the action taken by the Planning Board at their meeting held on January 7, 2019.

I hereby certify this document to be a true copy of the Resolution adopted by the Planning Board of the Borough of Florham Park at a public meeting duly held on the 11th day of February, 2019.



Marlene Rawson, Secretary
of the Planning Board of
the Borough of Florham Park

Morris County Recording Cover Sheet



**Honorable Ann F. Grossi, Esq.
Morris County Clerk**

MORRIS COUNTY, NJ
Ann F. Grossi
DOR-OR BOOK 24599 PG 201
RECORDED 05/12/2023 11:24:32
FILE NUMBER 2023016693
RCPT # 1780975; RECD BY: NJACKSON eRecord
RECORDING FEES 70.00
INDEX FEE

Official Use Only - Realty Transfer Fee

Official Use Only - Barcode

Date of Document:
2023-05-01

Type of Document:
DECLARATION/RESTRICTION

First Party Name:
Parc North LLC

Second Party Name:
State Of New Jersey

Additional Parties:

THE FOLLOWING SECTION IS REQUIRED FOR DEEDS ONLY

Block:

Lot:

Municipality:

Consideration:

Mailing Address of Grantee:

THE FOLLOWING SECTION IS FOR ORIGINAL MORTGAGE BOOK & PAGE INFORMATION FOR AN ASSIGNMENT, RELEASE, OR SATISFACTION OF A MORTGAGE OR AN AGREEMENT RESPECTING A MORTGAGE

Original Book:

Original Page:

MORRIS COUNTY RECORDING COVER SHEET

Please do not detach this page from the original document as it contains important recording information and is part of the permanent record.

WARNING: Information contained on the Recording Cover Sheet must exactly match the information within the attached document or the document will be rejected and returned.

RESTRICTIVE COVENANT REQUIRED BY SECTION 5:80-26.5(d)

Declaration Of Covenants, Conditions
And Restrictions
Implementing Affordable Housing Controls
On State Regulated Property

**DEED-RESTRICTED AFFORDABLE HOUSING UNIT WITH
RESTRICTIONS ON RESALE AND REFINANCING**

For New Units

Fair Housing Act Required Covenants Restricting Use, Conveyance
And Mortgage Debt

THIS DECLARATION is made this **1st** day of **May**, 2023, by Parc North, LLC, a limited partnership, having its principle address at 820 Morris Turnpike, Short Hills, NJ 07078, (hereinafter referred to as "Developer").

WHEREAS, Developer is the owner of ten (10) units, more fully described on Schedule A attached hereto and made a part hereof (hereinafter referred to as the "Affordable Units") which are situated within Parc North, a Townhome Development consisting of a total of 49 dwelling units located in the Municipality of Florham Park Borough, County of Morris, State of New Jersey; and

WHEREAS, municipalities within the State of New Jersey are required by the Fair Housing Act (P.L. 1985, c. 222) (hereinafter the "Act") to provide for their fair share of housing that is affordable to households with low or moderate incomes in accordance with the provisions of the Act; and

WHEREAS, the Act requires that municipalities ensure that such designated housing remains affordable to low and moderate income households;

WHEREAS, pursuant to the Act, the Affordable Units described in Exhibit A attached to this Agreement have been designated as low- and moderate-income housing as defined by the Act; and

WHEREAS, the purpose of this Declaration is to insure that the described Affordable Units remain affordable to low and moderate-income eligible households for that period of time described in Section I of this Declaration.

NOW, THEREFORE, it is the intent of this Declaration to insure that the affordability controls are recorded on each of the affordable units so as to bind the owners of the Affordable Units of the covenants, conditions and restrictions which they shall be required to comply and to notify all future purchasers of the affordable units that the housing unit is encumbered with affordability controls.

Article 1.

Affordable Housing Covenants

The sale and use of each Affordable Unit subject to this Declaration is governed by regulations governing controls on affordability, which are found in New Jersey Administrative Code at Title 5, chapter 93, subchapter 9 (N.J.A.C. 5:93-9.1, *et seq.*), and chapter 80, subchapter 26 (N.J.A.C. 5:80-26.1, *et seq.*) (the "Regulations"). Consistent with the Regulations, the following covenants (the "Covenants") shall run with the land, for each respective Affordable Unit, for the period of time commencing upon the earlier of (a) the date hereof or (b) the prior commencement of the "Control Period", as that term is defined in the Regulations, and terminating upon the expiration of the Control Period as provided in the Regulations.

- A. The Affordable Unit may be conveyed only to a household who has been approved in advance and in writing by Community Grants, Planning & Housing, an administrative agent appointed under the Regulations (hereinafter, collectively, the "Administrative Agent").
- B. No sale of the Affordable Unit shall be lawful, unless approved in advance and in writing by the Administrative Agent, and no sale shall be for a consideration greater than maximum permitted price ("Maximum Resale Price" or "MRP") as determined by the Administrative Agent.
- C. No refinancing, equity loan, secured letter of credit, or any other mortgage obligation or other debt (collectively, "Debt") secured by the Affordable Unit, may be incurred except as approved in advance and in writing by the Administrative Agent. At no time shall the Administrative Agent approve any such Debt, if incurring the Debt would make the total of all such Debt exceed Ninety-Five Percent (95%) of the applicable MRP.
- D. The owner of the Affordable Unit shall at all times maintain the Affordable Unit as his or her principal place of residence.
- E. Except as set forth in F, below, at no time shall the owner of the Affordable Unit lease or rent the Affordable Unit to any person or persons, except on a short-term hardship basis as approved in advance and in writing by the Administrative Agent.
- F. If the Affordable Unit is a two-family home, the owner shall lease the rental unit only to income-certified low-income households approved in writing by the Administrative Agent, shall charge rent no greater than the maximum permitted rent as determined by the Administrative Agent, and shall submit for written approval of the Administrative Agent copies of all proposed leases prior to having them signed by any proposed tenant.
- G. No improvements may be made to the Affordable Unit that would affect its bedroom configuration, and in any event, no improvement made to the Affordable Unit will be taken into consideration to increase the MRP, except for improvements approved in advance and in writing by the Administrative Agent.
- H. The affordable housing covenants, declarations and restrictions implemented by this Declaration and by incorporation, N.J.A.C. 5:80-26.1 *et seq.*, shall remain in effect despite the entry and enforcement of any judgment of foreclosure with respect to the Affordable Unit so long as the Affordable Unit remains subject to the affordability controls being implemented by this Declaration.

- I. In accordance with N.J.A.C. 5:80-26.5, each restricted unit shall remain subject to the requirements of this subchapter, the "Control Period," until the municipality in which the unit is located elects to release the unit from such requirements. Prior to such a municipal election, a restricted unit must remain subject to the requirements of this subchapter for a period of at least 30 years; provided, however, that units located in high-poverty census tracts shall remain subject to these affordability requirements for a period of at least 10 years;

Article 2. Remedies for Breach of Affordable Housing Covenants


A breach of the Covenants will cause irreparable harm to the Administrative Agent and to the public, in light of the public policies set forth in the New Jersey Fair Housing Act, the Uniform Housing Affordability Control rules found at N.J.A.C. 5:80-26, and the obligation for the provision of low and moderate-income housing. Accordingly, and as set forth in N.J.A.C. 5:80-26.10A(b):

- A. In the event of a threatened breach of any of the Covenants by the Grantee, or any successor in interest or other owner of the Affordable Unit, the Administrative Agent shall have all remedies provided at law or equity, including the right to seek injunctive relief or specific performance.
- B. Upon the occurrence of a breach of any Covenants by the Grantee, or any successor in interest or other owner of the Property, the Administrative Agent shall have all remedies provided at law or equity including but not limited to forfeiture, foreclosure, acceleration of all sums due under any mortgage, recouping of any funds from a sale in violation of the Covenants, diverting of rent proceeds from illegal rentals, injunctive relief to prevent further violation of said Covenants, entry on the premises, those provided under Title 5, Chapter 80, Subchapter 26 of the New Jersey Administrative Code and specific performance.

IN WITNESS WHEREOF, Developer has caused this instrument to be executed by its duly authorized partners and proper officers, respectively, this 1st day of May, 2023.

ATTEST:

Parc North, LLC



 Michael Gartenberg

By: 

 Scott T. Loventhal
 Managing Member

STATE OF NEW JERSEY :
 :
 :ss.
 COUNTY OF **Essex** :

Be it Remembered, that on this 1st day of May, 2023, before me the subscriber, a Notary Public, personally appeared Scott T Loventhal who, I am satisfied, is the person who signed the within instrument as managing member of Parc North, LLC, and he/she thereupon acknowledged that he/she signed, sealed, and delivered the same as his act and deed, for the uses and purposes therein expressed.



 NOTARY PUBLIC

AIMEE L. FISCHBECK
 NOTARY PUBLIC OF NEW JERSEY
 Commission # 50007862
 My Commission Expires 1/5/2025

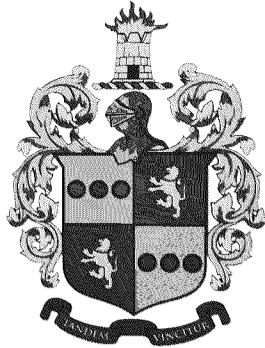
Schedule "A"

Affordable Units

Address	Bedrooms	Income
19A Dirlam Drive	2	Very Low
19B Dirlam Drive	3	Low
20A Dirlam Drive	2	Moderate
20B Dirlam Drive	3	Moderate
3A Mc Nerney Lane	2	Low
3B Mc Nerney Lane	2	Low
3C Mc Nerney Lane	1	Low
4A Mc Nerney Lane	2	Moderate
4B Mc Nerney Lane	2	Moderate
4C Mc Nerney Lan	1	Moderate

This is not an official document

Morris County Recording Cover Sheet



**Honorable Ann F. Grossi, Esq.
Morris County Clerk**

MORRIS COUNTY, NJ
Ann F. Grossi
AMND-OR BOOK 24494 PG 97
RECORDED 09/16/2022 11:40:28
FILE NUMBER 2022062435
RCPT # 1747255; RECD BY: LCONDON eRecord
RECORDING FEES 300.00
INDEX FEE

Official Use Only - Realty Transfer Fee

Official Use Only - Barcode

Date of Document:
2022-09-08

Type of Document:
AMENDMENT TO MASTER DEED

First Party Name:
Pulte Homes of NJ Limited Partnership a
Michigan limited partnership

Second Party Name:
Pulte Homes of NJ Limited Partnership a
Michigan limited partnership

Additional Parties:

THE FOLLOWING SECTION IS REQUIRED FOR DEEDS ONLY

Block:

Lot:

Municipality:

Consideration:

Mailing Address of Grantee:

THE FOLLOWING SECTION IS FOR ORIGINAL MORTGAGE BOOK & PAGE INFORMATION FOR AN ASSIGNMENT, RELEASE, OR SATISFACTION OF A MORTGAGE OR AN AGREEMENT RESPECTING A MORTGAGE

Original Book:

Original Page:

MORRIS COUNTY RECORDING COVER SHEET

Please do not detach this page from the original document as it contains important recording information and is part of the permanent record.

WARNING: Information contained on the Recording Cover Sheet must exactly match the information within the attached document or the document will be rejected and returned.

**TWENTY-FOURTH AMENDMENT AND SUPPLEMENT TO THE
MASTER DEED FOR
DEL WEBB AT FLORHAM PARK CONDOMINIUM**

Prepared by: **Christine F. Li, Esq.**

RECORD AND RETURN TO:

**GREENBAUM, ROWE, SMITH & DAVIS LLP
P.O. Box 5600
Woodbridge, New Jersey 07095
Attention: Christine F. Li, Esq.**

**TWENTY-FOURTH AMENDMENT AND SUPPLEMENT TO THE
MASTER DEED FOR THE DEL WEBB AT FLORHAM PARK CONDOMINIUM**

THIS TWENTY-FOURTH AMENDMENT AND SUPPLEMENT made this 8th day of September, 2022, by Pulte Homes of NJ, Limited Partnership, a New Jersey Limited Partnership, having an address at 150 Allen Road, Suite 303, Basking Ridge, New Jersey 07920 (hereinafter the “Developer”).

WITNESSETH:

WHEREAS, Developer is the owner of the fee simple title to certain real property situate, lying and being in the Borough of Florham Park, County of Morris, and State of New Jersey, as more fully described hereinafter; and

WHEREAS, Developer is creating thereon a residential condominium development pursuant to the Master Deed for the Del Webb at Florham Park Condominium (hereinafter the “Master Deed”), which is presently intended to consist of up to three hundred and twenty-one (321) residential condominium dwelling Units, together with certain Common Elements; and

WHEREAS, the Developer has reserved the right to incorporate into the Del Webb at Florham Park Condominium (hereinafter the “Condominium”) additional Units and related improvements as Common Elements located in the Borough of Florham Park, County of Morris (the “Additional Units”), for up to three hundred and eleven (311) additional residential condominium dwelling Units, together with certain Common Elements; and

WHEREAS, Developer has caused to be incorporated under the laws of the State of New Jersey, a non-profit corporation known and designated as the Del Webb at Florham Park Condominium Association, Inc. as the entity to perform the aforesaid functions, and which are hereinafter more fully set forth in the Master Deed; and

WHEREAS, the Developer has heretofore subjected to the provisions of the Master Deed all of the lands described in Exhibit “A” and depicted on Exhibit “B” of the Master Deed, together with the five (5) Units within Phase 1-A of the Condominium, as depicted on Exhibit “B-1-A” (the “Phase 1-A Plan”) as filed in the Master Deed for the Del Webb at Florham Park Condominium dated November 6, 2019 and recorded November 7, 2019, in the Morris County Clerk’s office in Deed Book 23651 at Page 8, et seq., and the Exhibits thereto, as same has been or may be amended; and

WHEREAS, the First Amendment and Supplement to the Master Deed for Del Webb at Florham Park Condominium was dated January 30, 2020 and recorded January 31, 2020, in the Morris County Clerk’s office in Book OR-23705 at Page 545, et seq., and the Exhibits thereto, as same may be amended (the “First Amendment to the Master Deed”); and

WHEREAS, the First Amendment and Supplement to the Master Deed created the second phase of the Condominium (hereinafter “Phase 1-B”), as depicted in Exhibit “B-1-B” to the First Amendment to the Master Deed, and those improvements consisting of Building 1 (in which are situated five (5) Units); and

WHEREAS, the Second Amendment and Supplement to the Master Deed for Del Webb at Florham Park Condominium was dated March 17, 2020 and recorded March 18, 2020, in the Morris County Clerk's office in Book OR-23734 at Page 706, et seq., and the Exhibits thereto, as same may be amended (the "Second Amendment to the Master Deed"); and

WHEREAS, the Second Amendment and Supplement to the Master Deed created the third phase of the Condominium (hereinafter "Phase 1-C"), as depicted in Exhibit "B-1-C" to the Second Amendment to the Master Deed, and those improvements consisting of Building 5 (in which are situated five (5) Units), for a total of fifteen (15) Units; and

WHEREAS, the Third Amendment and Supplement to the Master Deed for Del Webb at Florham Park Condominium was dated May 12, 2020 and recorded May 22, 2020, in the Morris County Clerk's office in Book OR-23779 at Page 272, et seq., and the Exhibits thereto, as same may be amended (the "Third Amendment to the Master Deed"); and

WHEREAS, the Third Amendment and Supplement to the Master Deed created the fourth phase of the Condominium (hereinafter "Phase 1-D"), as depicted in Exhibit "B-1-D" to the Third Amendment to the Master Deed, and those improvements consisting of Building 8 (in which are situated five (5) Units), for a total of twenty (20) Units; and

WHEREAS, the Fourth Amendment and Supplement to the Master Deed for Del Webb at Florham Park Condominium was dated June 22, 2020 and recorded July 2, 2020, in the Morris County Clerk's office in Book OR-23807 at Page 490, et seq., and the Exhibits thereto, as same may be amended (the "Fourth Amendment to the Master Deed"); and

WHEREAS, the Fourth Amendment and Supplement to the Master Deed created the fifth phase of the Condominium (hereinafter "Phase 1-E"), as depicted in Exhibit "B-1-E" to the Fourth Amendment to the Master Deed, and those improvements consisting of Building 7 (in which are situated five (5) Units), for a total of twenty-five (25) Units; and

WHEREAS, the Fifth Amendment and Supplement to the Master Deed for Del Webb at Florham Park Condominium was dated August 10, 2020 and recorded August 12, 2020, in the Morris County Clerk's office in Book OR-23842 at Page 416, et seq., and the Exhibits thereto, as same may be amended (the "Fifth Amendment to the Master Deed"); and

WHEREAS, the Fifth Amendment and Supplement to the Master Deed created the sixth phase of the Condominium (hereinafter "Phase 1-F"), as depicted in Exhibit "B-1-F" to the Fifth Amendment to the Master Deed, and those improvements consisting of Building 12 (in which are situated six (6) Units), for a total of thirty-one (31) Units; and

WHEREAS, the Sixth Amendment and Supplement to the Master Deed for Del Webb at Florham Park Condominium was dated August 31, 2020 and recorded September 2, 2020, in the Morris County Clerk's office in Book OR-23864 at Page 230, et seq., and the Exhibits thereto, as same may be amended (the "Sixth Amendment to the Master Deed"); and

WHEREAS, the Sixth Amendment and Supplement to the Master Deed created the seventh phase of the Condominium (hereinafter “Phase 1-G”), as depicted in Exhibit “B-1-G” to the Sixth Amendment to the Master Deed, and those improvements consisting of Building 26 (in which are situated thirty-six (36) Units), for a total of sixty-seven (67) Units; and

WHEREAS, the Seventh Amendment and Supplement to the Master Deed for Del Webb at Florham Park Condominium was dated October 15, 2020 and recorded October 29, 2020, in the Morris County Clerk’s office in Book OR-23913 at Page 1937, et seq., and the Exhibits thereto, as same may be amended (the “Seventh Amendment to the Master Deed”); and

WHEREAS, the Seventh Amendment and Supplement to the Master Deed created the eighth phase of the Condominium (hereinafter “Phase 1-H”), as depicted in Exhibit “B-1-H” to the Seventh Amendment to the Master Deed, and those improvements consisting of Building 11 (in which are situated seven (7) Units), for a total of seventy-four (74) Units; and

WHEREAS, the Eighth Amendment and Supplement to the Master Deed for Del Webb at Florham Park Condominium was dated December 10, 2020 and recorded December 15, 2020, in the Morris County Clerk’s office in Book OR-23971 at Page 552, et seq., and the Exhibits thereto, as same may be amended (the “Eighth Amendment to the Master Deed”); and

WHEREAS, the Eighth Amendment and Supplement to the Master Deed amended the plan attached to the Sixth Amendment to the Master Deed for Del Webb at Florham Park Condominium, referred to as Exhibit B-1-G, by deleting Exhibit B-1-G in its entirety and replaced it with the corrected plans for Building 26 captioned, “Del Webb at Florham Park Condominium, Phase 1, Building 26”, prepared by Kennon Surveying Services, Inc. dated November 6, 2020, (the “Amended Phase B-1-G Plans” attached to the Eighth Amendment to the Master Deed as “Amended Exhibit B-1-G”); and

WHEREAS, the Eighth Amendment and Supplement to the Master Deed further amended Exhibit B-1-G, by supplementing the Amended Phase B-1-G Plans with the plan captioned “Garage Plan – Building 26” prepared by USA Architects, dated July 24, 2018, attached to the Eighth Amendment as part of the “Amended Phase B-1-G Plans”; and

WHEREAS, the Ninth Amendment and Supplement to the Master Deed for Del Webb at Florham Park Condominium was dated January 12, 2021 and recorded January 29, 2021, in the Morris County Clerk’s office in Book OR-24008 at Page 1544, et seq., and the Exhibits thereto, as same may be amended (the “Ninth Amendment to the Master Deed”); and

WHEREAS, the Ninth Amendment and Supplement to the Master Deed created the ninth phase of the Condominium (hereinafter “Phase 1-I”), as depicted in Exhibit “B-1-I” to the Ninth Amendment to the Master Deed, and those improvements consisting of Building 10 (in which are situated six (6) Units), for a total of eighty (80) Units; and

WHEREAS, the Tenth Amendment and Supplement to the Master Deed for Del Webb at Florham Park Condominium was dated March 18, 2021 and recorded March 26, 2021, in the Morris County Clerk’s office in Book OR-24081 at Page 103, et seq., and the Exhibits thereto, as same may be amended (the “Tenth Amendment to the Master Deed”); and

WHEREAS, the Tenth Amendment and Supplement to the Master Deed created the tenth phase of the Condominium (hereinafter "Phase 2A and 2B"), as depicted in Exhibit "B-2-A and Exhibit "B-2-B" to the Tenth Amendment to the Master Deed, and those improvements consisting of Building 30 (in which are situated thirty-six (36) Units) and Building 16 (in which are situated five (5) Units), for a total of one hundred and twenty-one (121) Units; and

WHEREAS, the Eleventh Amendment and Supplement to the Master Deed for Del Webb at Florham Park Condominium was dated June 4, 2021 and recorded June 28, 2021, in the Morris County Clerk's office in Book OR-24161 at Page 502, et seq., and the Exhibits thereto, as same may be amended (the "Eleventh Amendment to the Master Deed"); and

WHEREAS, the Eleventh Amendment and Supplement to the Master Deed created the eleventh phase of the Condominium (hereinafter "Phase 2C"), as depicted in Exhibit "B-2-C" to the Eleventh Amendment to the Master Deed, and those improvements consisting of Building 15 (in which are situated six (6) Units), for a total of one hundred and twenty-seven (127) Units; and

WHEREAS, the Twelfth Amendment and Supplement to the Master Deed for Del Webb at Florham Park Condominium was dated August 12, 2021 and recorded November 3, 2021, in the Morris county Clerk's Office in Book OR-24260 at Page 1334, et seq., and the Exhibits thereto, as same may be amended (the "Twelfth Amendment to the Master Deed"); and

WHEREAS, the Twelfth Amendment and Supplement to the Master Deed created the twelfth phase of the Condominium (hereinafter "Phase 2D"), as depicted in Exhibit "B-2-D" to the Twelfth Amendment to the Master Deed, and those improvements consisting of Building 20 (in which are situated six (6) Units), for a total of one hundred and thirty-three (133) Units; and

WHEREAS, the Thirteenth Amendment and Supplement to the Master Deed for Del Webb at Florham Park Condominium was dated September 14, 2021 and recorded December 8, 2021, in the Morris County Clerk's office in Deed Book 24285 at Page 985, et seq., and the Exhibits thereto, as same may be amended (the "Thirteenth Amendment to the Master Deed"); and

WHEREAS, the Thirteenth Amendment and Supplement to the Master Deed created the thirteenth phase of the Condominium (hereinafter "Phase 2E"), as depicted in Exhibit "B-2-E" to the Thirteenth Amendment to the Master Deed, and those improvements consisting of Building 19 (in which are situated seven (7) Units), for a total of one hundred and forty (140) Units; and

WHEREAS, the Fourteenth Amendment and Supplement to the Master Deed for Del Webb at Florham Park Condominium was dated October 26, 2021 and recorded December 8, 2021, in the Morris County Clerk's office in Deed Book 24285 at Page 1879, et seq., and the Exhibits thereto, as same may be amended (the "Fourteenth Amendment to the Master Deed"); and

WHEREAS, the Fourteenth Amendment and Supplement to the Master Deed created the fourteenth phase of the Condominium (hereinafter "Phase 2F"), as depicted in Exhibit "B-2-F"

to the Fourteenth Amendment to the Master Deed, and those improvements consisting of Building 29 (in which are situated thirty-six (36) Units), and the fifteenth phase of the Condominium (hereinafter "Phase 3A"), as depicted in Exhibit "B-3-A" to the Fourteenth Amendment to the Master Deed, and those improvements consisting of Building 14 (in which are situation six (6) Units), for a total of one hundred and eighty-two (182) Units; and

WHEREAS, the Fifteenth Amendment and Supplement to the Master Deed for Del Webb at Florham Park Condominium was dated November 11, 2021 and recorded December 27, 2021, in the Morris County Clerk's office in Deed Book 24301 at Page 1460, et seq., and the Exhibits thereto, as same may be amended (the "Fifteenth Amendment to the Master Deed"); and

WHEREAS, the Fifteenth Amendment and Supplement to the Master Deed created the sixteenth phase of the Condominium (hereinafter "Phase 3B"), as depicted in Exhibit "B-3-B" to the Fifteenth Amendment to the Master Deed, and those improvements consisting of Building 13 (in which are situated five (5) Units), for a total of one hundred and eighty-seven (187) Units; and

WHEREAS, the Sixteenth Amendment and Supplement to the Master Deed for Del Webb at Florham Park Condominium was dated December 3, 2021 and recorded December 29, 2021, in the Morris County Clerk's office in Deed Book 24303 at Page 1762, et seq., and the Exhibits thereto, as same may be amended (the "Sixteenth Amendment to the Master Deed"); and

WHEREAS, the Sixteenth Amendment and Supplement to the Master Deed created the seventeenth phase of the Condominium (hereinafter "Phase 3C"), as depicted in Exhibit "B-3-C" to the Sixteenth Amendment to the Master Deed, and those improvements consisting of Building 18 (in which are situated seven (7) Units), for a total of one hundred and ninety-four (194) Units; and

WHEREAS, the Seventeenth Amendment and Supplement to the Master Deed for Del Webb at Florham Park Condominium was dated February 14, 2022 and recorded March 23, 2022, in the Morris County Clerk's office in Deed Book 24372 at Page 1777, and the Exhibits thereto, as same may be amended (the "Seventeenth Amendment to the Master Deed"); and

WHEREAS, the Seventeenth Amendment and Supplement to the Master Deed created the eighteenth phase of the Condominium (hereinafter "Phase 3D"), as depicted in Exhibit "B-3-D" to the Seventeenth Amendment to the Master Deed, and those improvements consisting of Building 17 (in which are situated six (6) Units), for a total of two hundred (200) Units; and

WHEREAS, the Eighteenth Amendment and Supplement to the Master Deed for Del Webb at Florham Park Condominium was dated March 16, 2022 and recorded April 22, 2022, in the Morris County Clerk's office in Deed Book 24391 at Page 1417, and the Exhibits thereto, as same may be amended (the "Eighteenth Amendment to the Master Deed"); and

WHEREAS, the Eighteenth Amendment and Supplement to the Master Deed created the nineteenth phase of the Condominium (hereinafter "Phase 3E"), as depicted in Exhibit "B-3-E" to the Eighteenth Amendment to the Master Deed, and those improvements consisting of

Building 25 (in which are situated seven (7) Units), for a total of two hundred and seven (207) Units; and

WHEREAS, the Nineteenth Amendment and Supplement to the Master Deed for Del Webb at Florham Park Condominium was dated April 30, 2022 and recorded May 26, 2022, in the Morris County Clerk's office in Deed Book 24417 at Page 1944, and the Exhibits thereto, as same may be amended (the "Nineteenth Amendment to the Master Deed"); and

WHEREAS, the Nineteenth Amendment and Supplement to the Master Deed created the twentieth phase of the Condominium (hereinafter "Phase 3F"), as depicted in Exhibit "B-3-F" to the Nineteenth Amendment to the Master Deed, and those improvements consisting of Building 24 (in which are situated seven (7) Units) and Building 28 (in which are situated thirty-six (36) Units), for a total of two hundred and fifty (250) Units; and

WHEREAS, the Twentieth Amendment and Supplement to the Master Deed for Del Webb at Florham Park Condominium was dated May 26, 2022 and recorded June 19, 2022, in the Morris County Clerk's office in Deed Book 24432 at Page 1041, and the Exhibits thereto, as same may be amended (the "Twentieth Amendment to the Master Deed"); and

WHEREAS, the Twentieth Amendment and Supplement to the Master Deed created the twenty-first phase of the Condominium (hereinafter "Phase 3G"), as depicted in Exhibit "B-3-G" to the Twentieth Amendment to the Master Deed, and those improvements consisting of Building 23 (in which are situated six (6) Units), for a total of two hundred and fifty-six (256) Units; and

WHEREAS, the Twenty-first Amendment and Supplement to the Master Deed for Del Webb at Florham Park Condominium was dated June 29, 2022 and recorded July 14, 2022, in the Morris County Clerk's office in Deed Book 24452 at Page 119, and the Exhibits thereto, as same may be amended (the "Twenty-first Amendment to the Master Deed"); and

WHEREAS, the Twenty-first Amendment and Supplement to the Master Deed created the twenty-second phase of the Condominium (hereinafter "Phase 1-J" and "Phase 3-H"), as depicted in Exhibit "B-1-J" and "B-3-H", respectively, to the Twenty-first Amendment to the Master Deed, and those improvements consisting of Building 3 (in which are situated three (3) Units) and Building 22 (in which are situated seven (7) Units) for a total of two hundred and sixty-six (266) Units; and

WHEREAS, the Twenty-second Amendment and Supplement to the Master Deed for Del Webb at Florham Park Condominium was dated July 26, 2022 and recorded August 8, 2022, in the Morris County Clerk's office in Deed Book 24470 at Page 687, and the Exhibits thereto, as same may be amended (the "Twenty-second Amendment to the Master Deed"); and

WHEREAS, the Twenty-second Amendment and Supplement to the Master Deed created the twenty-third phase of the Condominium (hereinafter "Phase 1-K"), as depicted in Exhibit "B-1-K", to the Twenty-second Amendment to the Master Deed, and those improvements consisting of Building 4 (in which are situated five (5) Units) for a total of two hundred and seventy-one (271) Units; and

WHEREAS, the Twenty-third Amendment and Supplement to the Master Deed for Del Webb at Florham Park Condominium was dated August 19, 2022 and recorded August 31, 2022, in the Morris County Clerk's office in Deed Book 24484 at Page 708, and the Exhibits thereto, as same may be amended (the "Twenty-third Amendment to the Master Deed"); and

WHEREAS, the Twenty-third Amendment and Supplement to the Master Deed created the twenty-fourth phase of the Condominium (hereinafter "Phase 1-L"), as depicted in Exhibit "B-1-L", to the Twenty-third Amendment to the Master Deed, and those improvements consisting of Building 2 (in which are situated five (4) Units) for a total of two hundred and seventy-five (275) Units; and

WHEREAS, the Developer desires to subject to the provisions of the Master Deed and to incorporate into the Condominium additional Units described in Exhibit "B-1-M" and

WHEREAS, the Developer desires to subject to the provisions of the Master Deed and to incorporate into the Condominium the additional Units and other improvements depicted on that certain plan entitled: "Phase 1-M Plan, Del Webb at Florham Park Condominium, prepared by Kennon Surveying Services, Inc., dated September 6, 2022, (the "Phase 1-M Plan"), which plan is appended as Exhibit "B-1-M" to this Twenty-fourth Amendment to the Master Deed; and

WHEREAS, the Developer desires to amend and supplement the Survey/Site Plan with those plans attached hereto and incorporated as Exhibit "B-1-M"; and

WHEREAS, upon the recordation of this Twenty-fourth Amendment, the Developer will have incorporated the additional four (4) Units, situated within Building 1, in Phase 1-M into the Condominium for a total of two hundred and seventy-nine (279) Units in Phases 1-A, 1-B, 1-C, 1-D, 1-E, 1-F, 1-G, 1-H, 1-I, 1-J, 1-K, 1-L, 1-M, 2-A, 2-B, 2-C, 2-D, 2-E, 2-F, 3-A, 3-B, 3-C, 3-D, 3-E, 3-F, 3-G and 3-H combined; and

WHEREAS, upon the recordation of this Twenty-fourth Amendment, the percentage interest appurtenant to each of the Units shall be as set forth on the Schedule of Proportionate (Percentage) Interest in the Common Elements, attached hereto and incorporated as Exhibit "F-1-M."

NOW THEREFORE, the Developer hereby amends and supplements the Master Deed as follows:

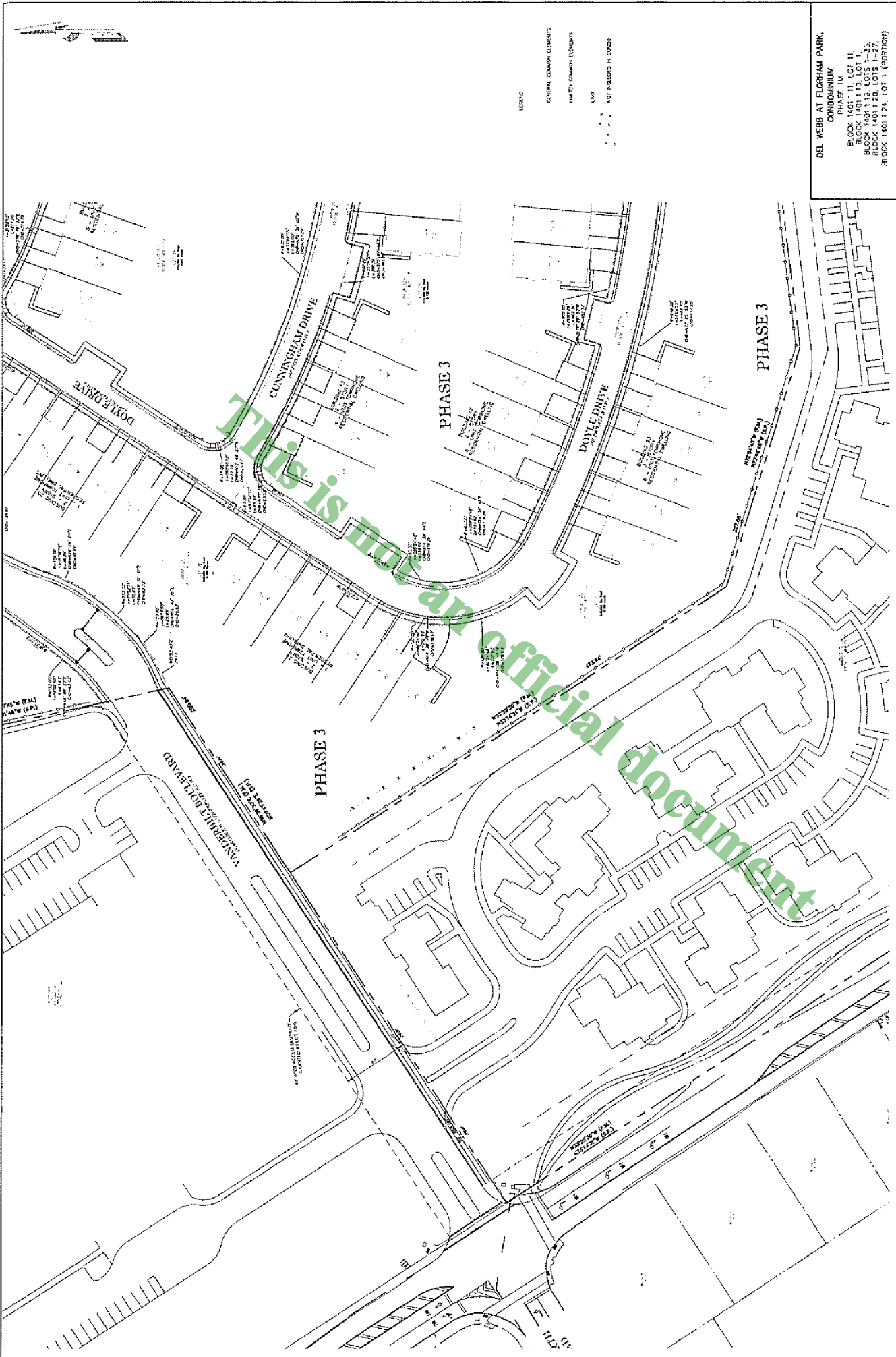
1. The Developer hereby incorporates into the Del Webb at Florham Park Condominium the additional Units and improvements shown in Exhibit "B-1-M", aforesaid;
2. The Developer declares that such Units and related improvements are and shall be held, transferred, sold, leased, conveyed, occupied and used subject to the covenants, restrictions, conditions, easements, charges, liens and provisions set forth in the Master Deed, as now or hereafter amended, all of which are hereby incorporated by reference as though fully set forth herein;

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EXHIBIT "B-1-M"

Phase B-1-M Plan

8024805.1



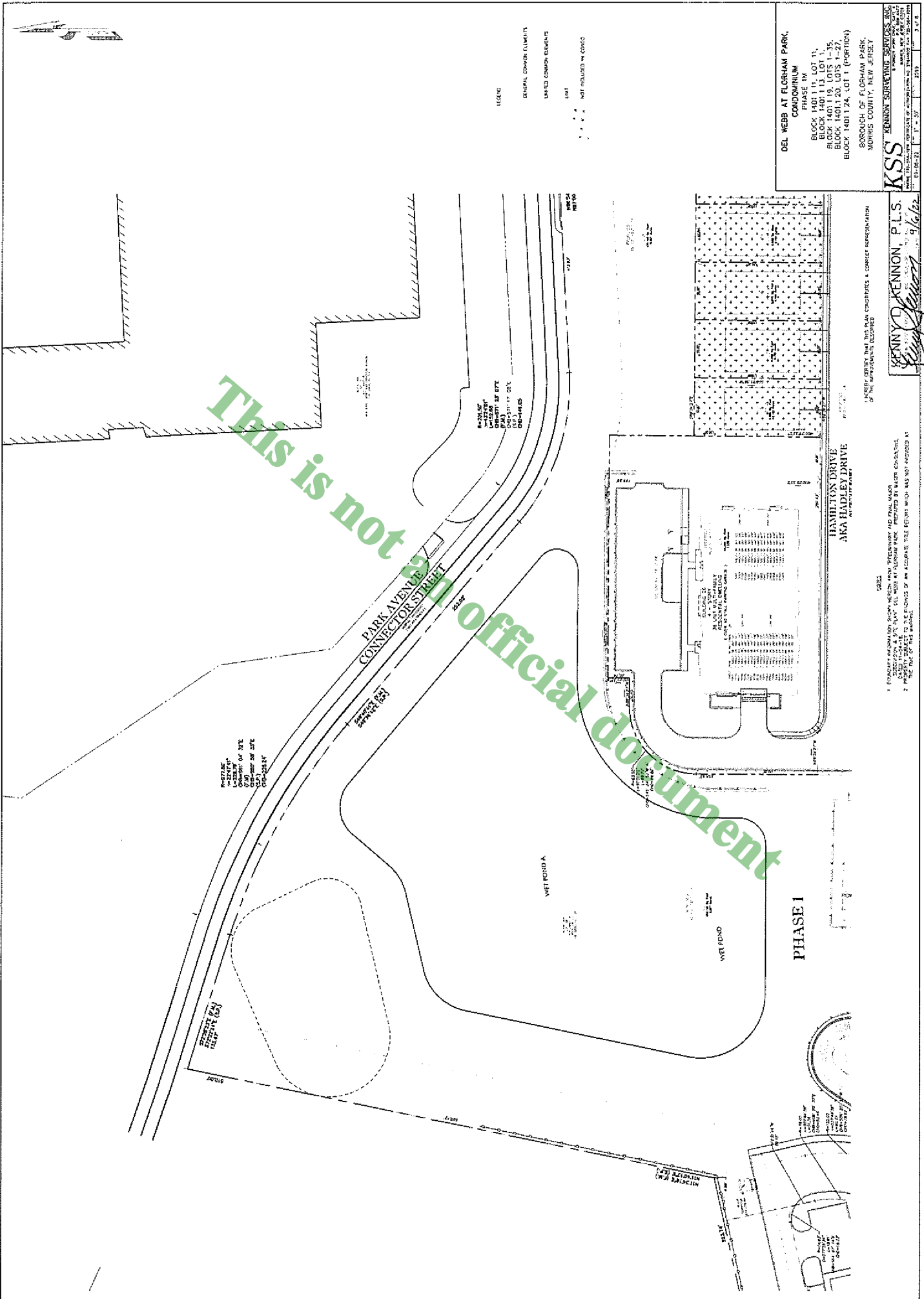
LEGEND
 ORIGINAL CONDOMINIUM ELEMENTS
 LIMITED COMMON ELEMENTS
 UNIT
 NOT INCLUDED IN CONDO

DEL WEBB AT FLORHAM PARK,
 CONDOMINIUM
 PHASE 3
 BLOCK 1401113, LOT 11
 BLOCK 1401119, LOTS 1-35
 BLOCK 1401120, LOTS 1-27
 BLOCK 1401124, LOT 1 (PORTION)
 BOROUGH OF FLORHAM PARK,
 MORRIS COUNTY, NEW JERSEY

1. THESE RECORDS, WITH THE PLAN, CONSTITUTE A CORRECT REPRESENTATION OF THE INSTRUMENT DESCRIBED.
 KENNEDY KENNON, P.L.S.
 Surveyor

2. THIS PLAN IS A PRELIMINARY PLAN AND SHALL BE VOID UNLESS IT IS RECORDED WITHIN THE TIME FRAME SPECIFIED BY THE BOARD OF RECORDERS.
 3. THIS PLAN IS THE PROPERTY OF THE SURVEYOR AND SHALL BE RETURNED TO THE SURVEYOR UPON REQUEST.
 4. THE TIME OF THIS PLAN IS 11/11/2020

1. RECORDS INFORMATION SHOWN ON THIS PLAN IS BASED ON THE INFORMATION PROVIDED BY THE CLIENT AND THE SURVEYOR HAS CONDUCTED A VISUAL CHECK OF THE INFORMATION PROVIDED BY THE CLIENT.
 2. THIS PLAN IS THE PROPERTY OF THE SURVEYOR AND SHALL BE RETURNED TO THE SURVEYOR UPON REQUEST.
 3. THE TIME OF THIS PLAN IS 11/11/2020



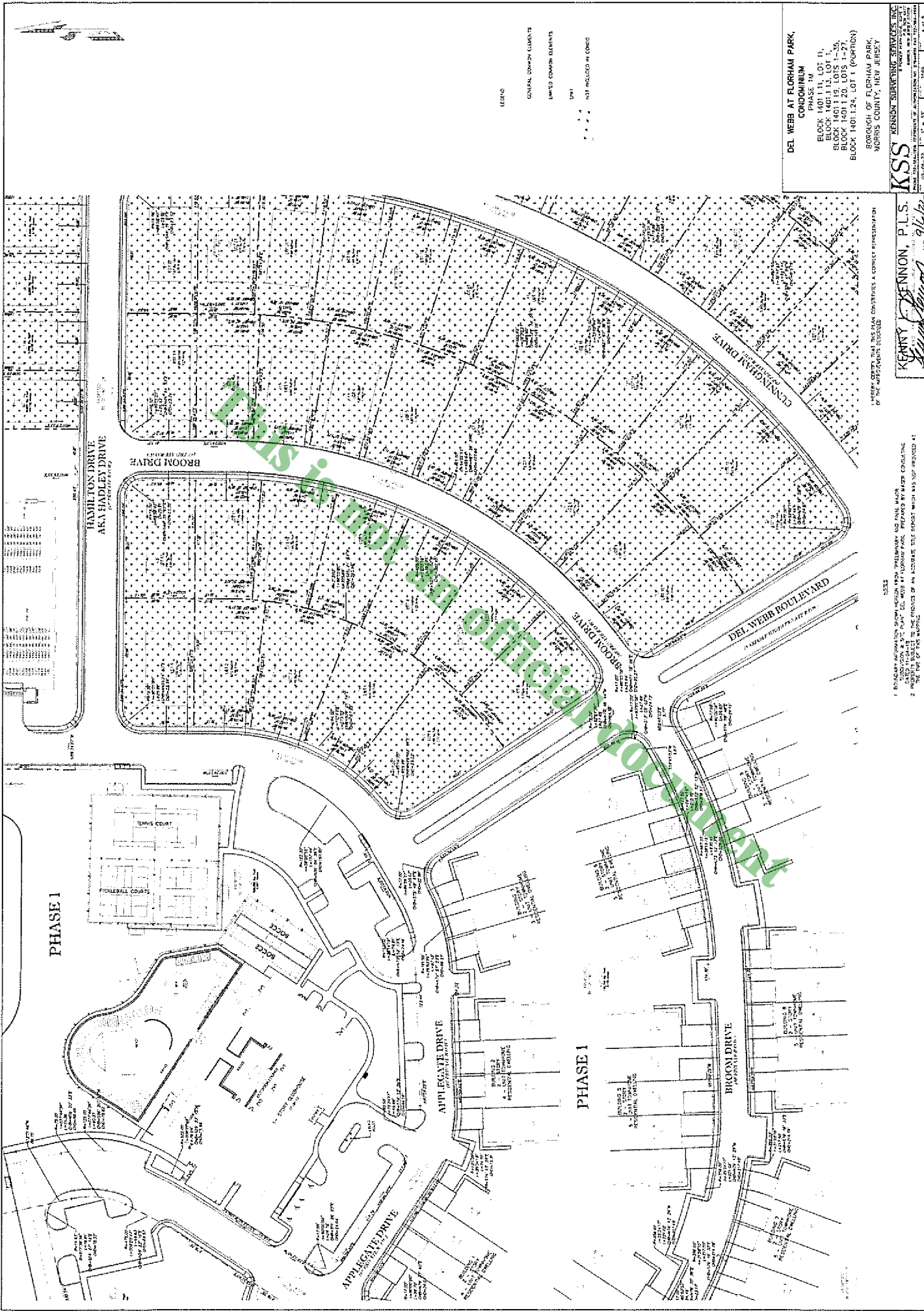
LEGEND
 ORIGINAL CONDOMinium ELEMENTS
 UNITS CONDOMinium ELEMENTS
 UNIT
 NOT INCLUDED IN CONDO

DEL WEBB AT FLORHAM PARK,
 CONDOMinium
 PHASE 1
 BLOCK 1401 13, LOT 1,
 BLOCK 1401 18, LOTS 1-35,
 BLOCK 1401 20, LOTS 1-27,
 BLOCK 1401 24, LOT 1 (PORTION)
 BOROUGH OF FLORHAM PARK,
 MORRIS COUNTY, NEW JERSEY

KSS KENNON SURVEYING SERVICES, INC.
 1000 ROUTE 208
 SUITE 200
 MORRIS COUNTY, NJ 07960
 TEL: 908-527-1111
 FAX: 908-527-1112
 DATE: 9/16/20

KENNEDY KENNON, P.L.S.
 9/16/20
 I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATIONS & CONTRACT REPRESENTATION
 OF THE ABOVE PROPERTY, ACCORDING
 TO THE BEST OF MY KNOWLEDGE AND BELIEF
 COMPLY WITH ALL APPLICABLE LAWS AND REGULATIONS
 AND THAT I AM A LICENSED PROFESSIONAL ENGINEER
 IN THE STATE OF NEW JERSEY
 1. EXISTING CONDITIONS SHOWN HEREON WERE OBTAINED FROM PREVIOUS SURVEYS AND FIELD WORK
 2. THE INFORMATION SHOWN HEREON IS BASED ON THE RECORDS OF THE COUNTY AND THE RECORDS OF
 THE TOWN OF DELAWARE

This is not an official document

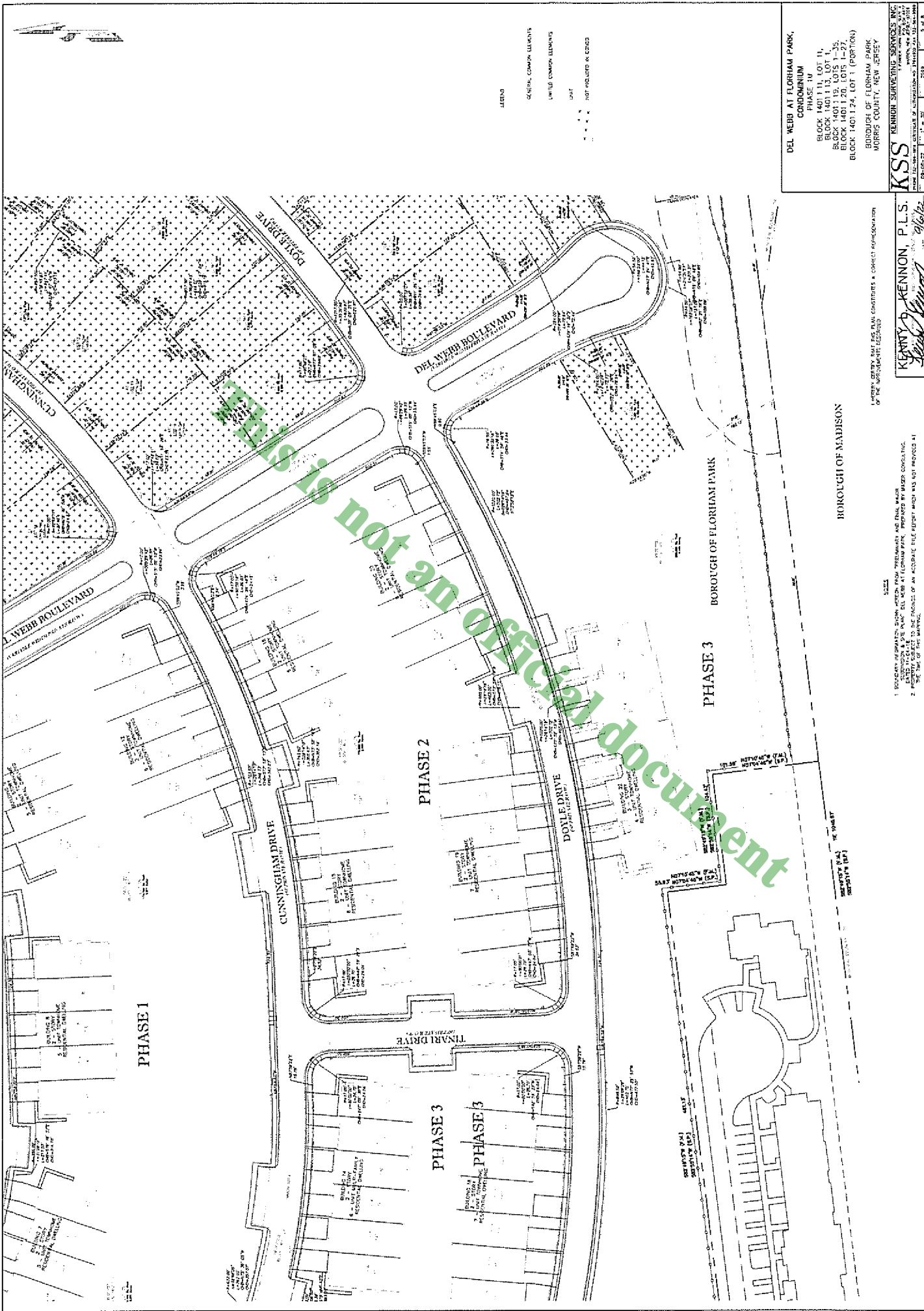


DEL WEBB AT FLORHAM PARK,
CONDOMINIUM
BLOCK 1401.11, LOT 11,
BLOCK 1401.12, LOT 1,
BLOCK 1401.13, LOTS 1-35,
BLOCK 1401.14, LOTS 1-27,
BLOCK 1401.24, LOT 1 (PORTION)
BOROUGH OF FLORHAM PARK,
MORRIS COUNTY, NEW JERSEY

KSS KENNEDY KENNON P.L.S.
9/16/12

*VERIFY CONDITIONS OF THE PLAN, CONDITIONS & CORRECT REPRESENTATION OF THE INSTRUMENTS SUBMITTED.

1. EXAMINER'S REVIEW OF THIS PLAN IS LIMITED TO THE INFORMATION PROVIDED BY THE APPLICANT.
2. EXAMINER'S REVIEW OF THIS PLAN IS LIMITED TO THE INFORMATION PROVIDED BY THE APPLICANT.
3. EXAMINER'S REVIEW OF THIS PLAN IS LIMITED TO THE INFORMATION PROVIDED BY THE APPLICANT.



DEL WEBB AT FLORHAM PARK,
 CONDOMINIUM
 PHASE III
 BLOCK 1401111, LOT 11,
 BLOCK 1401113, LOT 1,
 BLOCK 1401115, LOTS 1-35,
 BLOCK 1401120, LOTS 1-27,
 BLOCK 1401124, LOT 1 (PORTION)
 BOROUGH OF FLORHAM PARK
 MORRIS COUNTY, NEW JERSEY

KSS KENNON SURVEYING SERVICES, INC.
 1 PARKWAY DRIVE, SUITE 200
 MORRIS COUNTY, NJ 07960
 TEL: 908-527-5500
 FAX: 908-527-5501
 08-05-22 11:00 AM 224

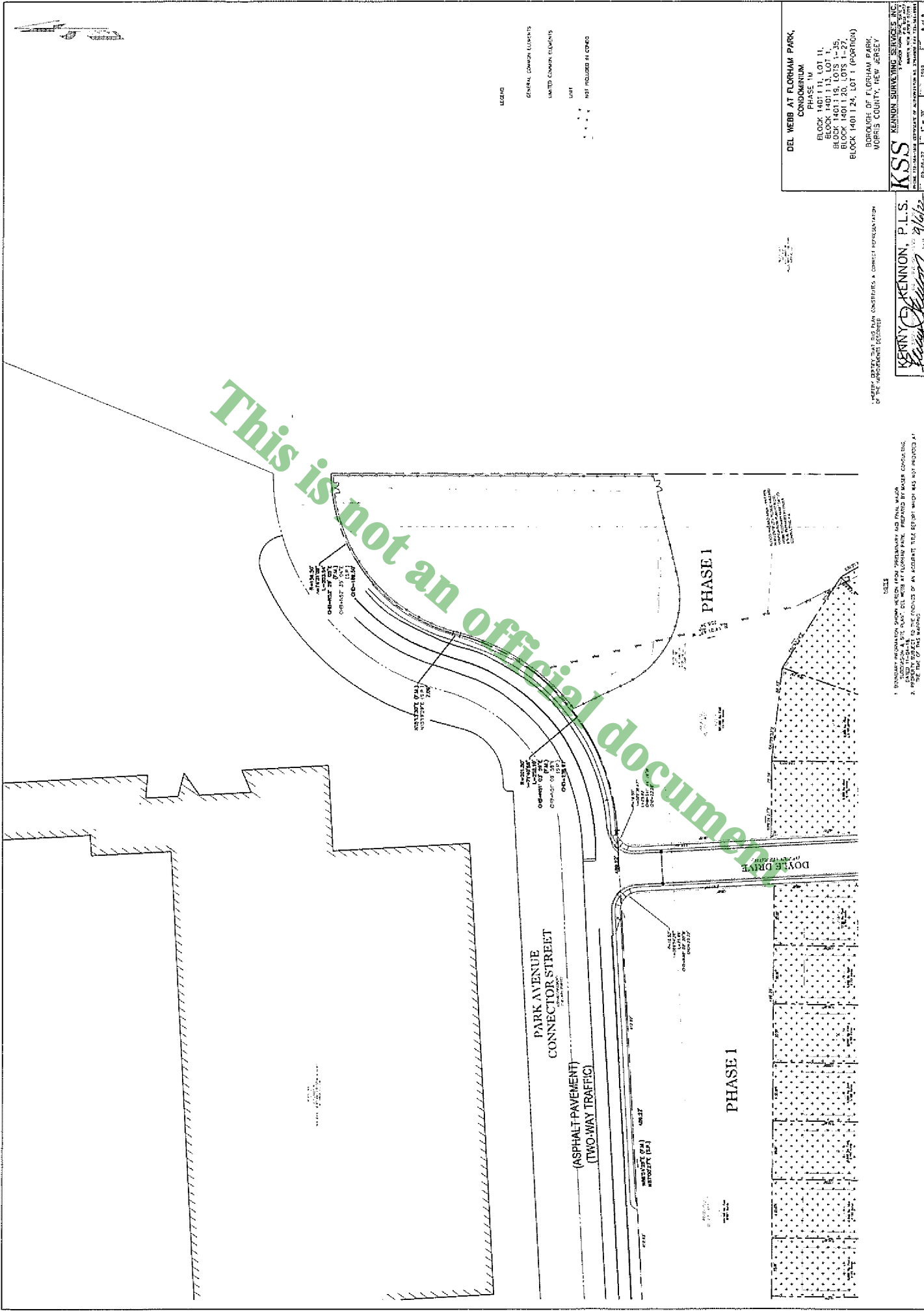
KERRY A. KENNON, P.L.S.
 Surveyor
 [Signature]

BOROUGH OF MABISON

BOROUGH OF FLORHAM PARK
 PHASE 3

1. BOROUGH OF FLORHAM PARK, MORRIS COUNTY, NEW JERSEY, HAS REVIEWED AND APPROVED THIS PLAN FOR THE CONDOMINIUM PHASE III OF DEL WEBB AT FLORHAM PARK, MORRIS COUNTY, NEW JERSEY.
2. THE PLAN IS SUBJECT TO THE ENFORCEMENT OF AN ACCURATE TITLE REPORT WHICH HAS NOT BEEN OBTAINED AT THE TIME OF THIS MARKING.

NOTICE: THIS PLAN IS SUBJECT TO THE ENFORCEMENT OF AN ACCURATE TITLE REPORT WHICH HAS NOT BEEN OBTAINED AT THE TIME OF THIS MARKING.



LEGEND
 GENERAL CONDO (L) (L) (L)
 LIMITED CONDO (L) (L) (L)
 UNIT
 NOT INCLUDED IN CONDO

DEL WEBB AT FLORHAM PARK,
 CONVENTUM
 PHASE 1
 BLOCK 140111, LOT 11,
 BLOCK 140113, LOT 1,
 BLOCK 140118, LOTS 1-25,
 BLOCK 140120, LOTS 1-27,
 BLOCK 140124, LOT 1 (PORCH)
 BOROUGH OF FLORHAM PARK,
 MORRIS COUNTY, NEW JERSEY

KERRY KENNON, P.L.L.C.
 2/16/22

"KEEP CITY, THE TWO COUNTIES + CORRECT REPRESENTATION OF THE IMPROVEMENT RECORD"

1. UNLESS OTHERWISE SHOWN, ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
 2. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
 3. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
 4. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
 5. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.



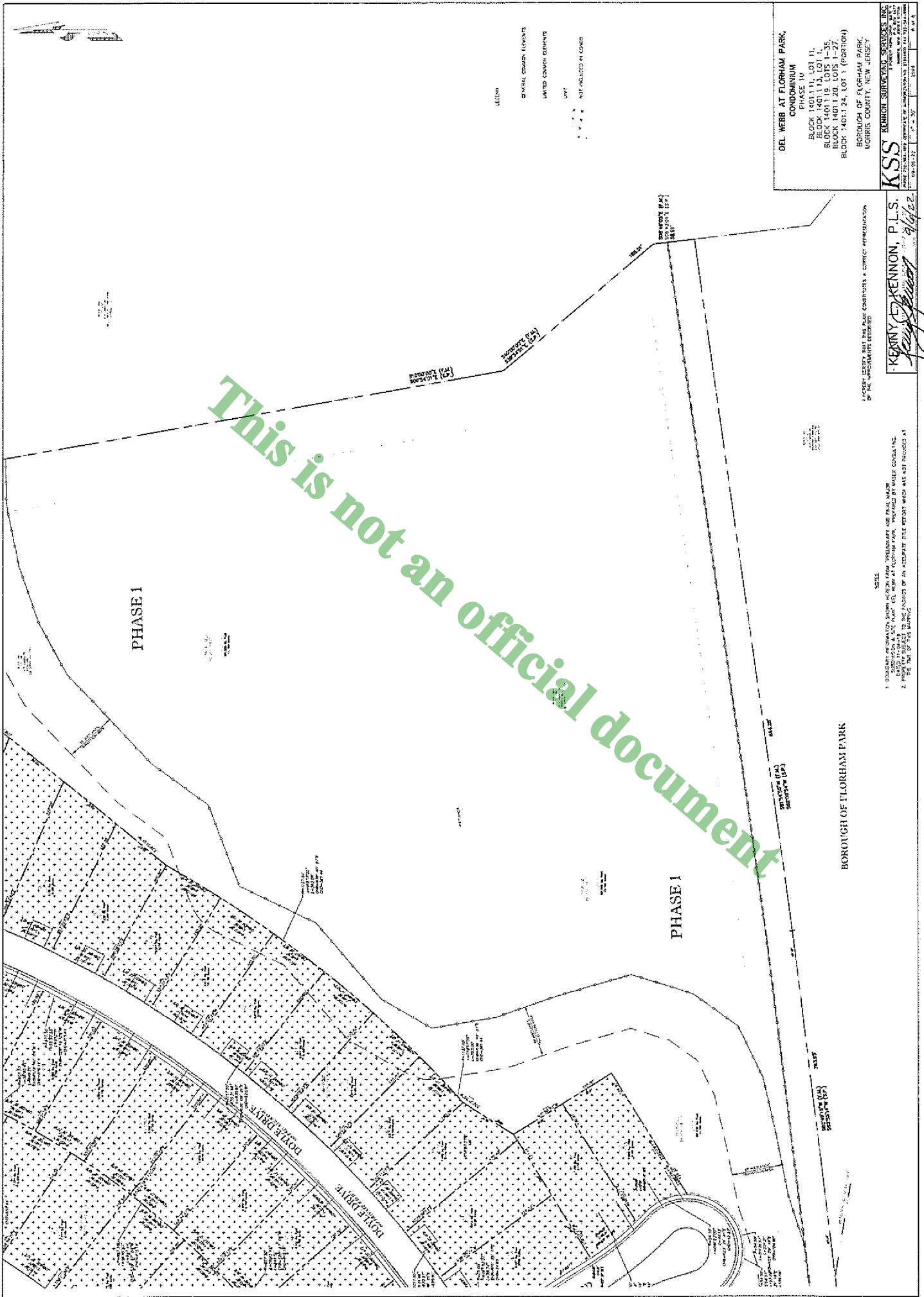
LEGEND
 GENERAL CONDOMINIUM ELEMENTS
 UNIT CONDOMINIUM ELEMENTS
 UNIT
 NOT INCLUDED IN CONDO

DEL WEBB AT FLORHAM PARK,
 CONDOMINIUM
 BLOCK 1401111, LOT 11,
 BLOCK 1401113, LOT 1,
 BLOCK 1401119, LOTS 1-35,
 BLOCK 1401120, LOTS 1-27,
 BLOCK 1401124, LOT 1 (PORTION)
 BOROUGH OF FLORHAM PARK,
 MORRIS COUNTY, NEW JERSEY

KSS KENNON SUBDIVISION SERVICES, INC.
 KENNY KENNON, P.L.S.
[Signature]

LEGEND CITY AND BUS PLAN CONSTITUTES A CORRECT REPRESENTATION OF THE IMPROVEMENTS DESCRIBED

1. PROPERTY INFORMATION SHOWN ON THIS MAP IS BASED ON THE RECORDS OF THE MORRIS COUNTY CLERK'S OFFICE AND IS NOT GUARANTEED BY THE ENGINEER.
 2. THIS MAP IS NOT TO BE USED FOR ANY PURPOSES OTHER THAN THAT FOR WHICH IT WAS PREPARED AT THE TIME OF THIS DRAWING.



**DEL WEBB AT FLORHAM PARK,
CONDOMINIUM**
 BLOCK 1401.11, LOT 11,
 BLOCK 1401.13, LOT 1,
 BLOCK 1401.19, LOTS 1-35,
 BLOCK 1401.20, LOTS 1-27,
 BLOCK 1401.24, LOT 1 (PORTION)
 BOROUGH OF FLORHAM PARK,
 MORRIS COUNTY, NEW JERSEY

LEGEND
 GENERAL CONDO ELEMENTS
 UNITED CONDO ELEMENTS
 UNIT
 NOT INCLUDED IN CONDO

KSS KENNON SURVEYING SERVICES, INC.
 1000 ROUTE 202, SUITE 100
 MORRIS COUNTY, NJ 07960
 TEL: 908-521-1111 FAX: 908-521-1112
 WWW.KSSURV.COM

KERRY D. KENNON, P.L.S.
Kerry Kennon

I HEREBY CERTIFY THAT THE SAME CONSTITUTE A CORRECT REPRESENTATION
 OF THE INFORMATION RECEIVED.

SEE
 1. BOUNDARY SURVEY OF THE CONDO UNIT, WITH PLAN, TO BE FILED WITH THE COUNTY CLERK'S OFFICE.
 2. THE PLAN OF THE BOUNDARY SURVEY OF THE CONDO UNIT, WITH PLAN, TO BE FILED WITH THE COUNTY CLERK'S OFFICE.
 3. THE PLAN OF THE BOUNDARY SURVEY OF THE CONDO UNIT, WITH PLAN, TO BE FILED WITH THE COUNTY CLERK'S OFFICE.

This is not an official document

EXHIBIT "F-1-M"

Percentage Interest Schedule Phases

1-A, 1-B, 1-C, 1-D, 1-E, 1-F, 1-G, 1-H, 1-I, 1-J, 1-K, 1-L, 1-M,
2-A, 2-B, 2-C, 2-D, 2-E, 2-F, 3-A, 3-B, 3-C, 3-D, 3-E, 3-F, 3-G and 3-H

Del Webb Florham Park - Percentage Interest Schedule

Phase 1A, 1B, 1C, 1D, 1E, 1F, 1G, 1H, 1I, 1J, 1K, 1L, 1M, 2A, 2B, 2C, 2D, 2E, 2F, 3A, 3B, 3C, 3D, 3E, 3F, 3G and 3H

BLOCK NUMBER	LOT NUMBER	STREET ADDRESS	BUILDING TYPE	Percentage Interest
Phase 1A				
1401.1.20	22	21 Broom Drive	Townhouse Unit	0.3584%
1401.1.20	23	23 Broom Drive	Townhouse Unit	0.3584%
1401.1.20	24	25 Broom Drive	Townhouse Unit	0.3584%
1401.1.20	25	27 Broom Drive	Townhouse Unit	0.3584%
1401.1.20	26	29 Broom Drive	Townhouse Unit	0.3584%
Phase 1B				
1401.1.19	5	22 Broom Drive	Townhouse Unit	0.3584%
1401.1.19	4	24 Broom Drive	Townhouse Unit	0.3584%
1401.1.19	3	26 Broom Drive	Townhouse Unit	0.3584%
1401.1.19	2	28 Broom Drive	Townhouse Unit	0.3584%
1401.1.19	1	30 Broom Drive	Townhouse Unit	0.3584%
Phase 1C				
1401.1.20	17	11 Broom Drive	Townhouse Unit	0.3584%
1401.1.20	18	13 Broom Drive	Townhouse Unit	0.3584%
1401.1.20	19	15 Broom Drive	Townhouse Unit	0.3584%
1401.1.20	20	17 Broom Drive	Townhouse Unit	0.3584%
1401.1.20	21	19 Broom Drive	Townhouse Unit	0.3584%
Phase 1D				
1401.1.19	10	12 Broom Drive	Townhouse Unit	0.3584%
1401.1.19	9	14 Broom Drive	Townhouse Unit	0.3584%
1401.1.19	8	16 Broom Drive	Townhouse Unit	0.3584%
1401.1.19	7	18 Broom Drive	Townhouse Unit	0.3584%
1401.1.19	6	20 Broom Drive	Townhouse Unit	0.3584%
Phase 1E				
1401.1.19	15	2 Broom Drive	Townhouse Unit	0.3584%
1401.1.19	14	4 Broom Drive	Townhouse Unit	0.3584%
1401.1.19	13	6 Broom Drive	Townhouse Unit	0.3584%
1401.1.19	12	8 Broom Drive	Townhouse Unit	0.3584%
1401.1.19	11	10 Broom Drive	Townhouse Unit	0.3584%
Phase 1F				
1401.1.19	29	27 Cunningham Drive	Townhouse Unit	0.3584%
1401.1.19	30	29 Cunningham Drive	Townhouse Unit	0.3584%
1401.1.19	31	31 Cunningham Drive	Townhouse Unit	0.3584%
1401.1.19	32	33 Cunningham Drive	Townhouse Unit	0.3584%
1401.1.19	33	35 Cunningham Drive	Townhouse Unit	0.3584%
1401.1.19	34	37 Cunningham Drive	Townhouse Unit	0.3584%

This is not an official document

BLOCK NUMBER	LOT NUMBER	STREET ADDRESS	BUILDING TYPE	Percentage Interest
Phase 1G				
1401.1.13	1.C5101	1 Hadley Drive, Unit 101	Condo Unit	0.3584%
1401.1.13	1.C5102	1 Hadley Drive, Unit 102	Condo Unit	0.3584%
1401.1.13	1.C5103	1 Hadley Drive, Unit 103	Condo Unit	0.3584%
1401.1.13	1.C5104	1 Hadley Drive, Unit 104	Condo Unit	0.3584%
1401.1.13	1.C5105	1 Hadley Drive, Unit 105	Condo Unit	0.3584%
1401.1.13	1.C5106	1 Hadley Drive, Unit 106	Condo Unit	0.3584%
1401.1.13	1.C5107	1 Hadley Drive, Unit 107	Condo Unit	0.3584%
1401.1.13	1.C5108	1 Hadley Drive, Unit 108	Condo Unit	0.3584%
1401.1.13	1.C5109	1 Hadley Drive, Unit 109	Condo Unit	0.3584%
1401.1.13	1.C5201	1 Hadley Drive, Unit 201	Condo Unit	0.3584%
1401.1.13	1.C5202	1 Hadley Drive, Unit 202	Condo Unit	0.3584%
1401.1.13	1.C5203	1 Hadley Drive, Unit 203	Condo Unit	0.3584%
1401.1.13	1.C5204	1 Hadley Drive, Unit 204	Condo Unit	0.3584%
1401.1.13	1.C5205	1 Hadley Drive, Unit 205	Condo Unit	0.3584%
1401.1.13	1.C5206	1 Hadley Drive, Unit 206	Condo Unit	0.3584%
1401.1.13	1.C5207	1 Hadley Drive, Unit 207	Condo Unit	0.3584%
1401.1.13	1.C5208	1 Hadley Drive, Unit 208	Condo Unit	0.3584%
1401.1.13	1.C5209	1 Hadley Drive, Unit 209	Condo Unit	0.3584%
1401.1.13	1.C5301	1 Hadley Drive, Unit 301	Condo Unit	0.3584%
1401.1.13	1.C5302	1 Hadley Drive, Unit 302	Condo Unit	0.3584%
1401.1.13	1.C5303	1 Hadley Drive, Unit 303	Condo Unit	0.3584%
1401.1.13	1.C5304	1 Hadley Drive, Unit 304	Condo Unit	0.3584%
1401.1.13	1.C5305	1 Hadley Drive, Unit 305	Condo Unit	0.3584%
1401.1.13	1.C5306	1 Hadley Drive, Unit 306	Condo Unit	0.3584%
1401.1.13	1.C5307	1 Hadley Drive, Unit 307	Condo Unit	0.3584%
1401.1.13	1.C5308	1 Hadley Drive, Unit 308	Condo Unit	0.3584%
1401.1.13	1.C5309	1 Hadley Drive, Unit 309	Condo Unit	0.3584%
1401.1.13	1.C5401	1 Hadley Drive, Unit 401	Condo Unit	0.3584%
1401.1.13	1.C5402	1 Hadley Drive, Unit 402	Condo Unit	0.3584%
1401.1.13	1.C5403	1 Hadley Drive, Unit 403	Condo Unit	0.3584%
1401.1.13	1.C5404	1 Hadley Drive, Unit 404	Condo Unit	0.3584%
1401.1.13	1.C5405	1 Hadley Drive, Unit 405	Condo Unit	0.3584%
1401.1.13	1.C5406	1 Hadley Drive, Unit 406	Condo Unit	0.3584%
1401.1.13	1.C5407	1 Hadley Drive, Unit 407	Condo Unit	0.3584%
1401.1.13	1.C5408	1 Hadley Drive, Unit 408	Condo Unit	0.3584%
1401.1.13	1.C5409	1 Hadley Drive, Unit 409	Condo Unit	0.3584%
Phase 1H				
1401.1.19	22	13 Cunningham Drive	Townhouse Unit	0.3584%
1401.1.19	23	15 Cunningham Drive	Townhouse Unit	0.3584%
1401.1.19	24	17 Cunningham Drive	Townhouse Unit	0.3584%
1401.1.19	25	19 Cunningham Drive	Townhouse Unit	0.3584%
1401.1.19	26	21 Cunningham Drive	Townhouse Unit	0.3584%
1401.1.19	27	23 Cunningham Drive	Townhouse Unit	0.3584%
1401.1.19	28	25 Cunningham Drive	Townhouse Unit	0.3584%

BLOCK NUMBER	LOT NUMBER	STREET ADDRESS	BUILDING TYPE	Percentage Interest
Phase 1I				
1401.1.19	16	1 Cunningham Drive	Townhouse Unit	0.3584%
1401.1.19	17	3 Cunningham Drive	Townhouse Unit	0.3584%
1401.1.19	18	5 Cunningham Drive	Townhouse Unit	0.3584%
1401.1.19	19	7 Cunningham Drive	Townhouse Unit	0.3584%
1401.1.19	20	9 Cunningham Drive	Townhouse Unit	0.3584%
1401.1.19	21	11 Cunningham Drive	Townhouse Unit	0.3584%
Phase 2A				
1401.1.21	2 . C1101	1 Vanderbilt Blvd., Unit 101	Condo Unit	0.3584%
1401.1.21	2 . C1102	1 Vanderbilt Blvd., Unit 102	Condo Unit	0.3584%
1401.1.21	2 . C1103	1 Vanderbilt Blvd., Unit 103	Condo Unit	0.3584%
1401.1.21	2 . C1104	1 Vanderbilt Blvd., Unit 104	Condo Unit	0.3584%
1401.1.21	2 . C1105	1 Vanderbilt Blvd., Unit 105	Condo Unit	0.3584%
1401.1.21	2 . C1106	1 Vanderbilt Blvd., Unit 106	Condo Unit	0.3584%
1401.1.21	2 . C1107	1 Vanderbilt Blvd., Unit 107	Condo Unit	0.3584%
1401.1.21	2 . C1108	1 Vanderbilt Blvd., Unit 108	Condo Unit	0.3584%
1401.1.21	2 . C1109	1 Vanderbilt Blvd., Unit 109	Condo Unit	0.3584%
1401.1.21	2 . C1201	1 Vanderbilt Blvd., Unit 201	Condo Unit	0.3584%
1401.1.21	2 . C1202	1 Vanderbilt Blvd., Unit 202	Condo Unit	0.3584%
1401.1.21	2 . C1203	1 Vanderbilt Blvd., Unit 203	Condo Unit	0.3584%
1401.1.21	2 . C1204	1 Vanderbilt Blvd., Unit 204	Condo Unit	0.3584%
1401.1.21	2 . C1205	1 Vanderbilt Blvd., Unit 205	Condo Unit	0.3584%
1401.1.21	2 . C1206	1 Vanderbilt Blvd., Unit 206	Condo Unit	0.3584%
1401.1.21	2 . C1207	1 Vanderbilt Blvd., Unit 207	Condo Unit	0.3584%
1401.1.21	2 . C1208	1 Vanderbilt Blvd., Unit 208	Condo Unit	0.3584%
1401.1.21	2 . C1209	1 Vanderbilt Blvd., Unit 209	Condo Unit	0.3584%
1401.1.21	2 . C1301	1 Vanderbilt Blvd., Unit 301	Condo Unit	0.3584%
1401.1.21	2 . C1302	1 Vanderbilt Blvd., Unit 302	Condo Unit	0.3584%
1401.1.21	2 . C1303	1 Vanderbilt Blvd., Unit 303	Condo Unit	0.3584%
1401.1.21	2 . C1304	1 Vanderbilt Blvd., Unit 304	Condo Unit	0.3584%
1401.1.21	2 . C1305	1 Vanderbilt Blvd., Unit 305	Condo Unit	0.3584%
1401.1.21	2 . C1306	1 Vanderbilt Blvd., Unit 306	Condo Unit	0.3584%
1401.1.21	2 . C1307	1 Vanderbilt Blvd., Unit 307	Condo Unit	0.3584%
1401.1.21	2 . C1308	1 Vanderbilt Blvd., Unit 308	Condo Unit	0.3584%
1401.1.21	2 . C1309	1 Vanderbilt Blvd., Unit 309	Condo Unit	0.3584%
1401.1.21	2 . C1401	1 Vanderbilt Blvd., Unit 401	Condo Unit	0.3584%
1401.1.21	2 . C1402	1 Vanderbilt Blvd., Unit 402	Condo Unit	0.3584%
1401.1.21	2 . C1403	1 Vanderbilt Blvd., Unit 403	Condo Unit	0.3584%
1401.1.21	2 . C1404	1 Vanderbilt Blvd., Unit 404	Condo Unit	0.3584%
1401.1.21	2 . C1405	1 Vanderbilt Blvd., Unit 405	Condo Unit	0.3584%
1401.1.21	2 . C1406	1 Vanderbilt Blvd., Unit 406	Condo Unit	0.3584%
1401.1.21	2 . C1407	1 Vanderbilt Blvd., Unit 407	Condo Unit	0.3584%
1401.1.21	2 . C1408	1 Vanderbilt Blvd., Unit 408	Condo Unit	0.3584%
1401.1.21	2 . C1409	1 Vanderbilt Blvd., Unit 409	Condo Unit	0.3584%

BLOCK NUMBER	LOT NUMBER	STREET ADDRESS	BUILDING TYPE	Percentage Interest
Phase 2B				
1401.1.17	5	36 Cunningham Drive	Townhouse Unit	0.3584%
1401.1.17	4	38 Cunningham Drive	Townhouse Unit	0.3584%
1401.1.17	3	40 Cunningham Drive	Townhouse Unit	0.3584%
1401.1.17	2	42 Cunningham Drive	Townhouse Unit	0.3584%
1401.1.17	1	44 Cunningham Drive	Townhouse Unit	0.3584%
Phase 2C				
1401.1.17	11	24 Cunningham Drive	Townhouse Unit	0.3584%
1401.1.17	10	26 Cunningham Drive	Townhouse Unit	0.3584%
1401.1.17	9	28 Cunningham Drive	Townhouse Unit	0.3584%
1401.1.17	8	30 Cunningham Drive	Townhouse Unit	0.3584%
1401.1.17	7	32 Cunningham Drive	Townhouse Unit	0.3584%
1401.1.17	6	34 Cunningham Drive	Townhouse Unit	0.3584%
Phase 2D				
1401.1.17	19	41 Doyle Drive	Townhouse Unit	0.3584%
1401.1.17	20	43 Doyle Drive	Townhouse Unit	0.3584%
1401.1.17	21	45 Doyle Drive	Townhouse Unit	0.3584%
1401.1.17	22	47 Doyle Drive	Townhouse Unit	0.3584%
1401.1.17	23	49 Doyle Drive	Townhouse Unit	0.3584%
1401.1.17	24	51 Doyle Drive	Townhouse Unit	0.3584%
Phase 2E				
1401.1.17	12	27 Doyle Drive	Townhouse Unit	0.3584%
1401.1.17	13	29 Doyle Drive	Townhouse Unit	0.3584%
1401.1.17	14	31 Doyle Drive	Townhouse Unit	0.3584%
1401.1.17	15	33 Doyle Drive	Townhouse Unit	0.3584%
1401.1.17	16	35 Doyle Drive	Townhouse Unit	0.3584%
1401.1.17	17	37 Doyle Drive	Townhouse Unit	0.3584%
1401.1.17	18	39 Doyle Drive	Townhouse Unit	0.3584%
Phase 2F				
1401.1.21	2.C2101	2 Vanderbilt Blvd., Unit 101	Condo Unit	0.3584%
1401.1.21	2.C2102	2 Vanderbilt Blvd., Unit 102	Condo Unit	0.3584%
1401.1.21	2.C2103	2 Vanderbilt Blvd., Unit 103	Condo Unit	0.3584%
1401.1.21	2.C2104	2 Vanderbilt Blvd., Unit 104	Condo Unit	0.3584%
1401.1.21	2.C2105	2 Vanderbilt Blvd., Unit 105	Condo Unit	0.3584%
1401.1.21	2.C2106	2 Vanderbilt Blvd., Unit 106	Condo Unit	0.3584%
1401.1.21	2.C2107	2 Vanderbilt Blvd., Unit 107	Condo Unit	0.3584%
1401.1.21	2.C2108	2 Vanderbilt Blvd., Unit 108	Condo Unit	0.3584%
1401.1.21	2.C2109	2 Vanderbilt Blvd., Unit 109	Condo Unit	0.3584%
1401.1.21	2.C2201	2 Vanderbilt Blvd., Unit 201	Condo Unit	0.3584%
1401.1.21	2.C2202	2 Vanderbilt Blvd., Unit 202	Condo Unit	0.3584%
1401.1.21	2.C2203	2 Vanderbilt Blvd., Unit 203	Condo Unit	0.3584%

BLOCK NUMBER	LOT NUMBER	STREET ADDRESS	BUILDING TYPE	Percentage Interest
1401.1.21	2.C2204	2 Vanderbilt Blvd., Unit 204	Condo Unit	0.3584%
1401.1.21	2.C2205	2 Vanderbilt Blvd., Unit 205	Condo Unit	0.3584%
1401.1.21	2.C2206	2 Vanderbilt Blvd., Unit 206	Condo Unit	0.3584%
1401.1.21	2.C2207	2 Vanderbilt Blvd., Unit 207	Condo Unit	0.3584%
1401.1.21	2.C2208	2 Vanderbilt Blvd., Unit 208	Condo Unit	0.3584%
1401.1.21	2.C2209	2 Vanderbilt Blvd., Unit 209	Condo Unit	0.3584%
1401.1.21	2.C2301	2 Vanderbilt Blvd., Unit 301	Condo Unit	0.3584%
1401.1.21	2.C2302	2 Vanderbilt Blvd., Unit 302	Condo Unit	0.3584%
1401.1.21	2.C2303	2 Vanderbilt Blvd., Unit 303	Condo Unit	0.3584%
1401.1.21	2.C2304	2 Vanderbilt Blvd., Unit 304	Condo Unit	0.3584%
1401.1.21	2.C2305	2 Vanderbilt Blvd., Unit 305	Condo Unit	0.3584%
1401.1.21	2.C2306	2 Vanderbilt Blvd., Unit 306	Condo Unit	0.3584%
1401.1.21	2.C2307	2 Vanderbilt Blvd., Unit 307	Condo Unit	0.3584%
1401.1.21	2.C2308	2 Vanderbilt Blvd., Unit 308	Condo Unit	0.3584%
1401.1.21	2.C2309	2 Vanderbilt Blvd., Unit 309	Condo Unit	0.3584%
1401.1.21	2.C2401	2 Vanderbilt Blvd., Unit 401	Condo Unit	0.3584%
1401.1.21	2.C2402	2 Vanderbilt Blvd., Unit 402	Condo Unit	0.3584%
1401.1.21	2.C2403	2 Vanderbilt Blvd., Unit 403	Condo Unit	0.3584%
1401.1.21	2.C2404	2 Vanderbilt Blvd., Unit 404	Condo Unit	0.3584%
1401.1.21	2.C2405	2 Vanderbilt Blvd., Unit 405	Condo Unit	0.3584%
1401.1.21	2.C2406	2 Vanderbilt Blvd., Unit 406	Condo Unit	0.3584%
1401.1.21	2.C2407	2 Vanderbilt Blvd., Unit 407	Condo Unit	0.3584%
1401.1.21	2.C2408	2 Vanderbilt Blvd., Unit 408	Condo Unit	0.3584%
1401.1.21	2.C2409	2 Vanderbilt Blvd., Unit 409	Condo Unit	0.3584%
Phase 3A				
1401.1.18	6	12 Cunningham Drive	Townhouse Unit	0.3584%
1401.1.18	5	14 Cunningham Drive	Townhouse Unit	0.3584%
1401.1.18	4	16 Cunningham Drive	Townhouse Unit	0.3584%
1401.1.18	3	18 Cunningham Drive	Townhouse Unit	0.3585%
1401.1.18	2	20 Cunningham Drive	Townhouse Unit	0.3585%
1401.1.18	1	22 Cunningham Drive	Townhouse Unit	0.3585%
Phase 3B				
1401.1.18	11	2 Cunningham Drive	Townhouse Unit	0.3585%
1401.1.18	10	4 Cunningham Drive	Townhouse Unit	0.3585%
1401.1.18	9	6 Cunningham Drive	Townhouse Unit	0.3585%
1401.1.18	8	8 Cunningham Drive	Townhouse Unit	0.3585%
1401.1.18	7	10 Cunningham Drive	Townhouse Unit	0.3585%
Phase 3C				
1401.1.18	18	13 Doyle Drive	Townhouse Unit	0.3585%
1401.1.18	19	15 Doyle Drive	Townhouse Unit	0.3585%
1401.1.18	20	17 Doyle Drive	Townhouse Unit	0.3585%
1401.1.18	21	19 Doyle Drive	Townhouse Unit	0.3585%
1401.1.18	22	21 Doyle Drive	Townhouse Unit	0.3585%

BLOCK NUMBER	LOT NUMBER	STREET ADDRESS	BUILDING TYPE	Percentage Interest
1401.1.18	23	23 Doyle Drive	Townhouse Unit	0.3585%
1401.1.18	24	25 Doyle Drive	Townhouse Unit	0.3585%
Phase 3D				
1401.1.18	12	1 Doyle Drive	Townhouse Unit	0.3585%
1401.1.18	13	3 Doyle Drive	Townhouse Unit	0.3585%
1401.1.18	14	5 Doyle Drive	Townhouse Unit	0.3585%
1401.1.18	15	7 Doyle Drive	Townhouse Unit	0.3585%
1401.1.18	16	9 Doyle Drive	Townhouse Unit	0.3585%
1401.1.18	17	11 Doyle Drive	Townhouse Unit	0.3585%
Phase 3E				
1401.1.22	28	2 Doyle Drive	Townhouse Unit	0.3585%
1401.1.22	27	4 Doyle Drive	Townhouse Unit	0.3585%
1401.1.22	26	6 Doyle Drive	Townhouse Unit	0.3585%
1401.1.22	25	8 Doyle Drive	Townhouse Unit	0.3585%
1401.1.22	24	10 Doyle Drive	Townhouse Unit	0.3585%
1401.1.22	23	12 Doyle Drive	Townhouse Unit	0.3585%
1401.1.22	22	14 Doyle Drive	Townhouse Unit	0.3585%
Phase 3F				
1401.1.22	21	16 Doyle Drive	Townhouse Unit	0.3585%
1401.1.22	20	18 Doyle Drive	Townhouse Unit	0.3585%
1401.1.22	19	20 Doyle Drive	Townhouse Unit	0.3585%
1401.1.22	18	22 Doyle Drive	Townhouse Unit	0.3585%
1401.1.22	17	24 Doyle Drive	Townhouse Unit	0.3585%
1401.1.22	16	26 Doyle Drive	Townhouse Unit	0.3585%
1401.1.22	15	28 Doyle Drive	Townhouse Unit	0.3585%
1401.1.21	1.C3101	3 Vanderbilt Blvd., Unit 101	Condo Unit	0.3584%
1401.1.21	1.C3102	3 Vanderbilt Blvd., Unit 102	Condo Unit	0.3584%
1401.1.21	1.C3103	3 Vanderbilt Blvd., Unit 103	Condo Unit	0.3584%
1401.1.21	1.C3104	3 Vanderbilt Blvd., Unit 104	Condo Unit	0.3584%
1401.1.21	1.C3105	3 Vanderbilt Blvd., Unit 105	Condo Unit	0.3584%
1401.1.21	1.C3106	3 Vanderbilt Blvd., Unit 106	Condo Unit	0.3584%
1401.1.21	1.C3107	3 Vanderbilt Blvd., Unit 107	Condo Unit	0.3584%
1401.1.21	1.C3108	3 Vanderbilt Blvd., Unit 108	Condo Unit	0.3584%
1401.1.21	1.C3109	3 Vanderbilt Blvd., Unit 109	Condo Unit	0.3584%
1401.1.21	1.C3201	3 Vanderbilt Blvd., Unit 201	Condo Unit	0.3584%
1401.1.21	1.C3202	3 Vanderbilt Blvd., Unit 202	Condo Unit	0.3584%
1401.1.21	1.C3203	3 Vanderbilt Blvd., Unit 203	Condo Unit	0.3584%
1401.1.21	1.C3204	3 Vanderbilt Blvd., Unit 204	Condo Unit	0.3584%
1401.1.21	1.C3205	3 Vanderbilt Blvd., Unit 205	Condo Unit	0.3584%
1401.1.21	1.C3206	3 Vanderbilt Blvd., Unit 206	Condo Unit	0.3584%
1401.1.21	1.C3207	3 Vanderbilt Blvd., Unit 207	Condo Unit	0.3584%
1401.1.21	1.C3208	3 Vanderbilt Blvd., Unit 208	Condo Unit	0.3584%

BLOCK NUMBER	LOT NUMBER	STREET ADDRESS	BUILDING TYPE	Percentage Interest
1401.1.21	1.C3209	3 Vanderbilt Blvd., Unit 209	Condo Unit	0.3584%
1401.1.21	1.C3301	3 Vanderbilt Blvd., Unit 301	Condo Unit	0.3584%
1401.1.21	1.C3302	3 Vanderbilt Blvd., Unit 302	Condo Unit	0.3584%
1401.1.21	1.C3303	3 Vanderbilt Blvd., Unit 303	Condo Unit	0.3584%
1401.1.21	1.C3304	3 Vanderbilt Blvd., Unit 304	Condo Unit	0.3584%
1401.1.21	1.C3305	3 Vanderbilt Blvd., Unit 305	Condo Unit	0.3584%
1401.1.21	1.C3306	3 Vanderbilt Blvd., Unit 306	Condo Unit	0.3584%
1401.1.21	1.C3307	3 Vanderbilt Blvd., Unit 307	Condo Unit	0.3584%
1401.1.21	1.C3308	3 Vanderbilt Blvd., Unit 308	Condo Unit	0.3584%
1401.1.21	1.C3309	3 Vanderbilt Blvd., Unit 309	Condo Unit	0.3584%
1401.1.21	1.C3401	3 Vanderbilt Blvd., Unit 401	Condo Unit	0.3584%
1401.1.21	1.C3402	3 Vanderbilt Blvd., Unit 402	Condo Unit	0.3584%
1401.1.21	1.C3403	3 Vanderbilt Blvd., Unit 403	Condo Unit	0.3584%
1401.1.21	1.C3404	3 Vanderbilt Blvd., Unit 404	Condo Unit	0.3584%
1401.1.21	1.C3405	3 Vanderbilt Blvd., Unit 405	Condo Unit	0.3584%
1401.1.21	1.C3406	3 Vanderbilt Blvd., Unit 406	Condo Unit	0.3584%
1401.1.21	1.C3407	3 Vanderbilt Blvd., Unit 407	Condo Unit	0.3584%
1401.1.21	1.C3408	3 Vanderbilt Blvd., Unit 408	Condo Unit	0.3584%
1401.1.21	1.C3409	3 Vanderbilt Blvd., Unit 409	Condo Unit	0.3584%
Phase 3G				
1401.1.22	14	30 Doyle Drive	Townhouse	0.3585%
1401.1.22	13	32 Doyle Drive	Townhouse	0.3585%
1401.1.22	12	34 Doyle Drive	Townhouse	0.3585%
1401.1.22	11	36 Doyle Drive	Townhouse	0.3585%
1401.1.22	10	38 Doyle Drive	Townhouse	0.3585%
1401.1.22	9	40 Doyle Drive	Townhouse	0.3585%
Phase 1J				
1401.1.20	3	18 Applegate Drive	Townhouse	0.3585%
1401.1.20	2	20 Applegate Drive	Townhouse	0.3585%
1401.1.20	1	22 Applegate Drive	Townhouse	0.3585%
Phase 3H				
1401.1.22	8	42 Doyle Drive	Townhouse	0.3585%
1401.1.22	7	44 Doyle Drive	Townhouse	0.3585%
1401.1.22	6	46 Doyle Drive	Townhouse	0.3585%
1401.1.22	5	48 Doyle Drive	Townhouse	0.3585%
1401.1.22	4	50 Doyle Drive	Townhouse	0.3585%
1401.1.22	3	52 Doyle Drive	Townhouse	0.3585%
1401.1.22	2	54 Doyle Drive	Townhouse	0.3585%
Phase 1K				
1401.1.20	12	1 Broom Drive	Townhouse	0.3585%
1401.1.20	13	3 Broom Drive	Townhouse	0.3585%
1401.1.20	14	5 Broom Drive	Townhouse	0.3585%

BLOCK NUMBER	LOT NUMBER	STREET ADDRESS	BUILDING TYPE	Percentage Interest
1401.1.20	15	7 Broom Drive	Townhouse	0.3585%
1401.1.20	16	9 Broom Drive	Townhouse	0.3585%
Phase 1L				
1401.1.20	7	10 Applegate Drive	Townhouse	0.3585%
1401.1.20	6	12 Applegate Drive	Townhouse	0.3585%
1401.1.20	5	14 Applegate Drive	Townhouse	0.3585%
1401.1.20	4	16 Applegate Drive	Townhouse	0.3585%
Phase 1M				
1401.1.20	11	2 Applegate Drive	Townhouse	0.3585%
1401.1.20	10	4 Applegate Drive	Townhouse	0.3585%
1401.1.20	9	6 Applegate Drive	Townhouse	0.3585%
1401.1.20	8	8 Applegate Drive	Townhouse	0.3585%
Total				100.0000%

6025929

This is not an official document

Morris County Recording Cover Sheet



Honorable Ann F. Grossi, Esq.
Morris County Clerk

MORRIS COUNTY, NJ
Ann F. Grossi
DEED-OR BOOK 24533 PG 957
RECORDED 11/29/2022 12:39:46
FILE NUMBER 2022075388
RCPT # 1759279; RECD BY: SKEEFE eRecord
RECORDING FEES 110.00
TOTAL TAX 114.50
INDEX FEE

Official Use Only - Realty Transfer Fee \$ 114.50		Official Use Only - Barcode
Date of Document: 2022-11-21	Type of Document: DEED AND REALTY TAX FEES	
First Party Name: Elbaum Homes at Pleasant Ridge Inc a New Jersey Corporation	Second Party Name: Devin Jade Riley	
Additional Parties:		

THE FOLLOWING SECTION IS REQUIRED FOR DEEDS ONLY	
Block: 1906,	Lot: 12.04,
Municipality: FLORHAM PARK BORO	
Consideration: 114294.00	
Mailing Address of Grantee: 165 Ridgedale Avenue Unit 4 Florham Park, NJ 07932	

THE FOLLOWING SECTION IS FOR ORIGINAL MORTGAGE BOOK & PAGE INFORMATION FOR AN ASSIGNMENT, RELEASE, OR SATISFACTION OF A MORTGAGE OR AN AGREEMENT RESPECTING A MORTGAGE	
Original Book:	Original Page:

MORRIS COUNTY RECORDING COVER SHEET
Please do not detach this page from the original document as it contains important recording information and is part of the permanent record.
WARNING: Information contained on the Recording Cover Sheet must exactly match the information within the attached document or the document will be rejected and returned.

updated June 2007

RECORD & RETURN TO:

CGP&H, LLC
ATTN: Closing Department
1249 South River Suite 301
Cranbury, NJ 08512

PREPARED BY: XIMENA CALLE

APPENDIX A

NEW CONSTRUCTION
MANDATORY DEED FORM FOR OWNERSHIP UNITS

Deed

**DEED-RESTRICTED AFFORDABLE HOUSING UNIT WITH
RESTRICTIONS ON RESALE AND REFINANCING**

To State Regulated Property
With Covenants Restricting Conveyance
And Mortgage Debt

THIS DEED is made on 11/21/2022 by and between Elbaum Homes at Pleasant Ridge, Inc., a New Jersey Corporation (Grantor) having its principle address at 17 Pinnacle Pt. Randolph, NJ 07869 and Devin Jade Riley (Grantee), whose address is about to be: 165 Ridgedale Avenue, Florham Park, NJ 07932

Article 1. Consideration and Conveyance

In return for payment to the Grantor by the Grantee of ONE HUNDRED FOURTEEN THOUSAND, TWO HUNDRED AND NINETY FOUR, 00/100 DOLLARS (\$114,294.00), the receipt of which is hereby acknowledged by the Grantor, the Grantor hereby grants and conveys to the Grantee all of the land and improvements thereon as is more specifically described in Article 2, hereof (the Property).

Article 2. Description of Property

The Property consists of all of the land, and improvements thereon, that is located in the municipality of Stafford Township, County of Ocean, State of New Jersey, and described more specifically as Block No. 1906 Lot No. 12.04, and known by the street address 165 Ridgedale Avenue, Florham Park, NJ 07932 as more particularly described in Schedule A attached hereto (attach metes and bounds description - "Schedule A.")

updated June 2007

Being the same premises conveyed to Elbaum Homes at Pleasant Ridge, Inc., a New Jersey Corporation by deed from B & B Associates, LLC, a New Jersey Limited Liability Company, dated July 30, 2021, recorded August 18, 2021, in the Clerk's Office of the County of Morris, New Jersey, in Deed Book OR 24197, page 1338.

Article 3. Grantor's Covenant

The Grantor hereby covenants and affirms that Grantor has taken no action to encumber the Property.

Article 4. Affordable Housing Covenants

Sale and use of the Property is governed by regulations known as the Uniform Housing Affordability Controls, which are found in New Jersey Administrative Code at Title 5, chapter 80, subchapter 26 (N.J.A.C. 5:80-26.1, *et seq.*, the "Regulations"). Consistent with the Regulations, the following covenants (the "Covenants") shall run with the land for the period of time commencing upon the earlier of (a) the date hereof or (b) the prior commencement of the "Control Period", as that term is defined in the Regulations, and terminating upon the expiration of the Control Period as provided in the Regulations.

In accordance with N.J.A.C. 5:80-26.5, each restricted unit shall remain subject to the requirements of this subchapter, the "Control Period," until the municipality in which the unit is located elects to release the unit from such requirements. Prior to such a municipal election, a restricted unit must remain subject to the requirements of this subchapter for a period of at least 30 years that commenced on the date of first conveyance of title, which is 11/21/2022; provided, however, that units located in high-poverty census tracts shall remain subject to these affordability requirements for a period of at least 10 years;

- A. The Property may be conveyed only to a household who has been approved in advance and in writing by CGP&H, LLC, an administrative agent appointed under the Regulations (hereinafter, collectively, the "Administrative Agent").
- B. No sale of the Property shall be lawful, unless approved in advance and in writing by the Administrative Agent, and no sale shall be for a consideration greater than maximum permitted price ("Maximum Resale Price", or "MRP") as determined by the Administrative Agent.
- C. No refinancing, equity loan, secured letter of credit, or any other mortgage obligation or other debt (collectively, "Debt") secured by the Property, may be incurred except as approved in advance and in writing by the Administrative Agent. At no time shall the Administrative Agent approve any such Debt, if incurring the Debt would make the total of all such Debt exceed Ninety-Five Percent (95%) of the applicable MRP.
- D. The owner of the Property shall at all times maintain the Property as his or her principal place of residence.

updated June 2007

- E. Except as set forth in F, below, at no time shall the owner of the Property lease or rent the Property to any person or persons, except on a short-term hardship basis as approved in advance and in writing by the Administrative Agent.
- F. If the Property is a two-family home, the owner shall lease the rental unit only to income-certified low-income households approved in writing by the Administrative Agent, shall charge rent no greater than the maximum permitted rent as determined by the Administrative Agent, and shall submit for written approval of the Administrative Agent copies of all proposed leases prior to having them signed by any proposed tenant.
- G. No improvements may be made to the Property that would affect its bedroom configuration, and in any event, no improvement made to the Property will be taken into consideration to increase the MRP, except for improvements approved in advance and in writing by the Administrative Agent.

Article 5. Remedies for Breach of Affordable Housing Covenants

A breach of the Covenants will cause irreparable harm to the Administrative Agent and to the public, in light of the public policies set forth in the New Jersey Fair Housing Act, the Uniform Housing Affordability Control rules found at N.J.A.C. 5:80-26, and the obligation for the provision of low and moderate-income housing. Accordingly, and as set forth in N.J.A.C. 5:80-26.10A(b):

- A. In the event of a threatened breach of any of the Covenants by the Grantee, or any successor in interest or other owner of the Property, the Administrative Agent shall have all remedies provided at law or equity, including the right to seek injunctive relief or specific performance.
- B. Upon the occurrence of a breach of any Covenants by the Grantee, or any successor in interest or other owner of the Property, the Administrative Agent shall have all remedies provided at law or equity including but not limited to forfeiture, foreclosure, acceleration of all sums due under any mortgage, recouping of any funds from a sale in violation of the Covenants, diverting of rent proceeds from illegal rentals, injunctive relief to prevent further violation of said Covenants, entry on the premises, those provided under Title 5, Chapter 80, Subchapter 26 of the New Jersey Administrative Code and specific performance.

Old Republic Title Insurance Company

SCHEDULE A

(continued)

File No. ORN13278

LEGAL DESCRIPTION

ALL that certain lot, parcel or tract of land, situate and lying in the Borough of Florham Park, County of Morris, State of New Jersey, and being more particularly described as follows:

BEING KNOWN AND DESIGNATED AS Unit No. 4 in "Dahlia Brook Townhomes, a Condominium," together with an undivided 14.2857 percentage interest in and to the common elements appurtenant thereto, in accordance with, and subject to the terms, conditions, provisions, covenants, restrictions, easements, and other matters contained in the Master Deed for said Dahlia Brook Townhomes, a Condominium, which Master Deed was dated September 27, 2021, and recorded on November 22, 2021, in the Clerk's Office of the County of Morris, in OR Book 24273, Page 609, as the same may hereafter be lawfully amended.

FOR INFORMATIONAL PURPOSES ONLY: Also known as Lot 12.04 in Block 1906, Unit 4 on the Borough of Florham Park Tax Map.

File is not an official document

This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by Old Republic Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I—Requirements; Schedule B, Part II—Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

State of New Jersey
Seller's Residency Certification/Exemption

Seller's Information

Name(s) **Elbaum Homes at Pleasant Ridge, Inc., a New Jersey Corporation**

Current Street Address
17 Pinnacle Point

City, Town, Post Office
Randolph

State
NJ

ZIP Code
07869

Property Information

Block(s) **1906** Lot(s) **12.04** Qualifier

Street Address
165 Ridgedale Avenue, Unit 4

City, Town, Post Office
Florham Park

State
New Jersey

ZIP Code
07932

Seller's Percentage of Ownership **100** Total Consideration **114,294.00** Owner's Share of Consideration **114,294.00** Closing Date **11/21/22**

Seller's Assurances (Check the Appropriate Box) (Boxes 2 through 16 apply to Residents and Nonresidents)

1. Seller is a resident taxpayer (individual, estate, or trust) of the State of New Jersey pursuant to the New Jersey Gross Income Tax Act, will file a resident Gross Income Tax return, and will pay any applicable taxes on any gain or income from the disposition of this property.
2. The real property sold or transferred is used exclusively as a principal residence as defined in 26 U.S. Code section 121.
3. Seller is a mortgagor conveying the mortgaged property to a mortgagee in foreclosure or in a transfer in lieu of foreclosure with no additional consideration.
4. Seller, transferor, or transferee is an agency or authority of the United States of America, an agency or authority of the State of New Jersey, the Federal National Mortgage Association, the Federal Home Loan Mortgage Corporation, the Government National Mortgage Association, or a private mortgage insurance company.
5. Seller is not an individual, estate, or trust and is not required to make an estimated Gross Income Tax payment.
6. The total consideration for the property is \$1,000 or less so the seller is not required to make an estimated Income Tax payment.
7. The gain from the sale is not recognized for federal income tax purposes under 26 U.S. Code section 721, 1031, or 1033 (CIRCLE THE APPLICABLE SECTION). If the indicated section does not ultimately apply to this transaction, the seller acknowledges the obligation to file a New Jersey Income Tax return for the year of the sale and report the recognized gain.
 Seller did not receive non-like kind property.
8. The real property is being transferred by an executor or administrator of a decedent to a devisee or heir to effect distribution of the decedent's estate in accordance with the provisions of the decedent's will or the intestate laws of this State.
9. The real property being sold is subject to a short sale instituted by the mortgagee, whereby the seller agreed not to receive any proceeds from the sale and the mortgagee will receive all proceeds paying off an agreed amount of the mortgage.
10. The deed is dated prior to August 1, 2004, and was not previously recorded.
11. The real property is being transferred under a relocation company transaction where a trustee of the relocation company buys the property from the seller and then sells the house to a third party buyer for the same price.
12. The real property is being transferred between spouses or incident to a divorce decree or property settlement agreement under 26 U.S. Code section 1041.
13. The property transferred is a cemetery plot.
14. The seller is not receiving net proceeds from the sale. Net proceeds from the sale means the net amount due to the seller on the settlement sheet.
15. The seller is a retirement trust that received an acknowledgment letter from the Internal Revenue Service that the seller is a retirement trust, and is therefore not required to make the estimated Gross Income Tax payment.
16. The seller (and/or spouse/civil union partner) originally purchased the property while a resident of New Jersey as a member of the U.S. Armed Forces and is now selling the property as a result of being deployed on active duty outside of New Jersey. (Only check this box if applicable and neither boxes 1 nor 2 apply.)

Seller's Declaration

The undersigned understands that this declaration and its contents may be disclosed or provided to the New Jersey Division of Taxation and that any false statement contained herein may be punished by fine, imprisonment, or both. I furthermore declare that I have examined this declaration and, to the best of my knowledge and belief, it is true, correct and complete. By checking this box I certify that a Power of Attorney to represent the seller(s) has been previously recorded or is being recorded simultaneously with the deed to which this form is attached.

Nov. 18, 2022
Date

Bernard Elbaum **Bernard Elbaum, President**
Signature (Seller) Indicate if Power of Attorney or Attorney in Fact

Date

Signature (Seller) Indicate if Power of Attorney or Attorney in Fact

STATE OF NEW JERSEY
AFFIDAVIT OF CONSIDERATION FOR USE BY SELLER

(Chapter 49, P.L.1968, as amended through Chapter 33, P.L. 2006) (N.J.S.A. 46:15-5 et seq.)

BEFORE COMPLETING THIS AFFIDAVIT, PLEASE READ THE INSTRUCTIONS ON THE REVERSE SIDE OF THIS FORM.

STATE OF NEW JERSEY

FOR RECORDER'S USE ONLY	
Consideration	\$ 114,294
RTF paid by seller	\$ 11450
Date	11-29-22
By	SK

COUNTY Morris } SS. County Municipal Code 1411

MUNICIPALITY OF PROPERTY LOCATION Borough of Florham Park

*Use symbol "C" to indicate that fee is exclusively for county use.

(1) PARTY OR LEGAL REPRESENTATIVE (See Instructions #3 and #4 on reverse side)
 Deponent, Elbaum Homes at Pleasant Ridge, Inc., a New Jersey Corporation, being duly sworn according to law upon his/her oath, deposes and says that he/she is the Grantor in a deed dated 11/21/22 transferring real property identified as Block number 1906 Lot number 12.04 located at 165 Ridgedale Avenue, Unit 4, Borough of Florham Park, Morris and annexed thereto.

(2) CONSIDERATION \$ 114,294.00 (Instructions #1 and #5 on reverse side) no prior mortgage to which property is subject.

(3) Property transferred is Class 4A 4B 4C (circle one). If property transferred is Class 4A, calculation in Section 3A below is required.

(3A) REQUIRED CALCULATION OF EQUALIZED VALUATION FOR ALL CLASS 4A (COMMERCIAL) PROPERTY TRANSACTIONS: (See Instructions #5A and #7 on reverse side)

Total Assessed Valuation + Director's Ratio = Equalized Assessed Valuation

\$ _____ + _____ % = \$ _____

If Director's Ratio is less than 100%, the equalized valuation will be an amount greater than the assessed value. If Director's Ratio is equal to or in excess of 100%, the assessed value will be equal to the equalized valuation.

(4) FULL EXEMPTION FROM FEE (See Instruction #8 on reverse side)
Deponent states that this deed transaction is fully exempt from the Realty Transfer Fee imposed by C. 49, P.L. 1968, as amended through C. 66, P.L. 2004, for the following reason(s). Mere reference to exemption symbol is insufficient. Explain in detail.

(5) PARTIAL EXEMPTION FROM FEE (Instruction #9 on reverse side)
NOTE: All boxes below apply to grantor(s) only. ALL BOXES IN APPROPRIATE CATEGORY MUST BE CHECKED. Failure to do so will void claim for partial exemption. Deponent claims that this deed transaction is exempt from State portions of the Basic, Supplemental, and General Purpose Fees, as applicable, imposed by C. 176, P.L. 1975, C. 113, P.L. 2004, and C. 66, P.L. 2004 for the following reason(s):

- A. SENIOR CITIZEN Grantor(s) 62 years of age or over (Instruction #9 on reverse side for A or B)
 - B. BLIND PERSON Grantor(s) legally blind or;
 - DISABLED PERSON Grantor(s) permanently and totally disabled receiving disability payments not gainfully employed*
- Senior citizens, blind persons, or disabled persons must also meet all of the following criteria:
 Owned and occupied by grantor(s) at time of sale. Resident of State of New Jersey.
 One or two-family residential premises. Owners as joint tenants must all qualify

*IN CASE OF HUSBAND AND WIFE, PARTNERS IN A CIVIL UNION COUPLE ONLY ONE GRANTOR NEED QUALIFY IF TENANTS BY THE ENTIRETY

C. LOW AND MODERATE INCOME HOUSING (Instruction #9 on reverse side) IF APPLIES ALL BOXES MUST BE CHECKED.
 Affordable according to H.U.D. standards Reserved for occupancy.
 Meets income requirements of region. Subject to resale controls.

(6) NEW CONSTRUCTION (Instructions #2, #10 and #12 on reverse side) IF APPLIES ALL BOXES MUST BE CHECKED.
 Entirely new improvement Not previously occupied
 Not previously used for any purpose. "NEW CONSTRUCTION" printed clearly at top of first page of the deed.

(7) RELATED LEGAL ENTITIES TO LEGAL ENTITIES (Instructions #5, #12, #14 on reverse side) IF APPLIES ALL BOXES MUST BE CHECKED.
 No prior mortgage assumed or to which property is subject at time of sale.
 No contributions to capital by either grantor or grantee legal entity
 No stock or money exchanged by or between grantor or grantee legal entities.

(8) INTERCOMPANY TRANSFER IF APPLIES ALL BOXES MUST BE CHECKED. (Instruction #15 on reverse side)
 Intercompany transfer between combined group members as part of the unitary business
 Combined group NU ID number (Required) _____

(9) Deponent makes this Affidavit to induce county clerk or register of deeds to record the deed and accept the fee submitted herewith in accordance with the provisions of Chapter 49, P.L. 1968, as amended through Chapter 33, P.L. 2006.

Subscribed and sworn to before me this 18 day of November, 2022

Chad Weiss, Esq.

Michelle R. Katz
 Signature of Deponent
17 Pinnacle Point
 Deponent Address
Randolph, NJ 07869
 Deponent Address
 XXX-XX-X 320
 Last three digits in Grantor's Social Security Number

Elbaum Homes at Pleasant Ridge, Inc., a New Jersey Corporation
 Grantor Name
17 Pinnacle Point
 Grantor Address at Time of Sale
Randolph, NJ 07869
 Name/Company of Settlement Officer
Michelle R. Katz, Esq.

State of New Jersey
Attorney At Law
Chad Weiss

FOR OFFICIAL USE ONLY	
Instrument Number	<u>202200558</u>
Deed Number	<u>24533</u>
Deed Dated	<u>11-21-22</u>
County	<u>Morris</u>
Page	<u>93</u>
Date Recorded	<u>11-29-22</u>

County recording office shall forward one copy of each RTF-1 form when Section 3A is completed to: STATE OF NEW JERSEY
 PO BOX 251
 TRENTON, NJ 08695-0251
 ATTENTION: REALTY TRANSFER FEE UNIT

The Director of the Division of Taxation in the Department of the Treasury has prescribed this form as required by law, and may not be altered or amended.
 For information on the Realty Transfer Fee or to print a copy of this Affidavit, visit the Division of Taxation website at:
www.state.nj.us/treasury/taxation/tp/localtax.htm

updated June 2007

EXECUTION BY GRANTOR

Signed by the Grantor on the date hereof. If the Grantor is a corporation, this Deed is signed by a corporate officer who has authority to (a) convey all interests of the corporation that are conveyed by this Deed, and (b) to bind the corporation with respect to all matters dealt with herein.

Barbara Elbaum
Barbara Elbaum, Secretary

Bernard Elbaum [seal]
Bernard Elbaum, President

CORPORATE PROOF BY SUBSCRIBING WITNESS

State of New Jersey, County of ~~Essex~~ Morris

I am either (check one) a Notary Public or ___ a _____, an officer authorized to take acknowledgements and proofs in the state of New Jersey. On this the 18th day of November, 2022

Barbara Elbaum + Bernard Elbaum (hereinafter the "Witness") appeared before me in person. The Witness was duly sworn by me, and under oath stated and proved to my satisfaction that:

1. The Witness is the presiding secretary of the corporation which is the Grantor described as such in this deed (hereinafter the "Corporation").
2. Bernard Elbaum, the officer who signed this Deed is the (title) President of the Corporation (hereinafter the "Corporate Officer").
3. The making, signing, sealing and delivery of this Deed have been duly authorized by a proper resolution of the Board of Directors of the Corporation.
4. The Witness knows the corporate seal affixed to this Deed is the corporate seal of the Corporation. The Corporate Officer affixed the seal to this Deed. The Corporate Officer signed and delivered this Deed as and for the voluntary act and deed of the Corporation. All this was done in the presence of the Witness who signed this Deed as attesting witness. The Witness signs this proof to attest to the truth of these facts.

The Witness also acknowledges that the full and actual consideration paid or to be paid for the transfer of title to realty evidenced by this Deed, as such consideration is defined in P.L. 1968, c. 49, sec. 1(c), is \$114,294.00

Sworn and signed before me on the date above written:

Chad Weiss, Esq.

Officer's signature: Sign above, and print stamp or type name below

Chad Weiss
Attorney At Law
State of New Jersey

APPENDIX F.
MAP OF AFFORDABLE HOUSING SITES

