

MASTER PLAN REVISION

BOROUGH OF NETCONG

MORRIS COUNTY, NEW JERSEY

NOVEMBER 1988

PLUYMERS, WILLIAMSON AND ASSOCIATES, INC.

ENGINEERS • LAND PLANNERS • LAND SURVEYORS

CHESTER WOODS PROFESSIONAL PARK - SUITE 2C

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REVISION - DECEMBER 1988

PREPARED BY

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GENERAL

This Masterplan Revision implements amendments recommended in the Re-Examination Report of the Masterplan, Netcong Borough, Morris County, dated July, 1988, prepared by Pluymers, Williamson and Associates.

The Netcong Borough Masterplan was adopted in 1978 with no subsequent revisions. Since adoption of this document the Municipal Land Use Law has been amended to require the following elements:

1. Recycling Plan Element

"The New Jersey Statewide Mandatory Source Separation and Recycling Act", P.L. 1987 C. 102 states that within 30 days of passage of the Municipal Recycling Ordinance, the Municipal Masterplan must be revised to include a recycling plan element.

2. Housing Plan Element

The Municipal Land Use Law requires inclusion of a housing plan element in accordance with the Fair Housing Act, P.L. 1985 C. 222.

N1-21

RECYCLING PLAN ELEMENT

I. INTRODUCTION

"The Statewide Mandatory Source Separation and Recycling Act", P.L. 1987, C. 102 requires a Recycling Plan element be included in the Municipal Masterplan. The purpose of the act is "to promote the maximum practicable recovery and recycling of recyclable materials from municipal solid waste through the use of planning practices designed to incorporate the State Recycling Plan goals and to complement municipal recycling programs".

Both the state and county view recycling to reduce the solid waste stream as a significant component of their respective solid waste management plans.

N1-22

II. STATE RECYCLING GOALS

The "Mandatory Statewide Recycling Program" has set minimum goals as follows:

- a. The recycling of at least 15% of the prior years total municipal solid waste stream by the end of the first full year succeeding the adoption and approval by the department of the district recycling plan.
- b. The recycling of at least 25% of the second preceding years total municipal solid waste stream by the end of the second full year succeeding the adoption and approval by the department of the district recycling plan.

N1-23

III. MORRIS COUNTY DISTRICT RECYCLING PLAN AND GOALS

The Morris County District recycling policy calls for a 25% reduction of all municipal solid waste: residential, commercial and institutional. Materials to be recycled include the following:

<u>SECTOR</u>	<u>MATERIALS</u>
Residential	Glass (bottles and jars) Aluminum Beverage Cans Newspaper (unsoiled) Yard Waste (leaves, brush, grass)
Commercial	Glass (bottles and jars) Aluminum Beverage Cans Corrugated Cardboard Office Paper (computer, photocopy, letterhead, etc.)
Institutional	Glass (bottles and jars) Aluminum Beverage Cans Corrugated Cardboard Office Paper

The 25% reduction goal established by the County shall be approached in a step-by-step manner. Municipalities should achieve at least a 15% reduction of their Municipal Solid Waste (MSW) by December 31, 1988 and a 25% reduction by December 31, 1989.

N1-24

**IV. SITE PLAN AND SUBDIVISION COMPLIANCE WITH BOROUGH RECYCLING
ORDINANCE**

All land development proposals involving 50 or more units of single family housing, 25 or more units of multi-family housing or any commercial or industrial development which uses 1000 square feet or more of land should provide designated areas within the units and on the site for separation, storage and collection of recyclable material.

Developers of site plans and subdivisions should adequately answer the following questions regarding recycling:

1. What materials will be collected?
2. Where will materials be stored?
3. Where will materials be picked up?
4. Who will pick up the materials?
5. How often will the materials be picked up?
6. How much material will be generated?
7. How much storage is required for each material?

N1-25

V. RECYCLABLE MATERIALS TO BE COLLECTED

Provisions for separation, storage, and collection of the following recyclable material should be included on plans for subdivisions and site plans in accordance with the Morris County District recycling Plan.

<u>SECTOR</u>	<u>MATERIALS</u>
Residential	Glass (bottles and jars) Aluminum Beverage Cans Newspaper (unsoiled) Yard Waste (leaves, brush, grass)
Commercial	Glass (bottles and jars) Aluminum Beverage Cans Corrugated Cardboard Office Paper (computer, photocopy, letterhead, etc.)
Institutional	Glass (bottles and jars) Aluminum Beverage Cans Corrugated Cardboard Office Paper

N1-26

VI. METHOD OF COLLECTION OF RECYCLABLE MATERIALS

The municipality should provide for weekly collection of recyclable materials from all single-family and multi-family residential homes which are serviced by Municipal garbage collection. Additional provisions, either through weekly pick up and/or designated drop-off areas should be provided for commercial, industrial and institutional facilities.

N1-27

DRAFT HOUSING ELEMENT

I. INTRODUCTION

The New Jersey Municipal Land Use Law was amended to require inclusion of a Housing Plan Element in all Municipal Master Plans in accordance with adoption of the "Fair Housing Act", PL 1985 C. 222.

The Housing Element shall be designed to provide a goal of access to affordable housing to meet present and prospective housing needs with particular attention to low and moderate income housing.

Based on the "Fair Housing Act", all municipalities are required to provide a realistic opportunity for low and moderate income housing.

Each municipality must provide for its own "indigenous need" and municipalities located entirely or partially within "growth areas" as identified in the 1980 State Development Guide Plan, must also provide for their "fair share" of the region's "reallocated present need" and "prospective need".

"Indigenous need" represents deficient housing units occupied by low and moderate income households within a municipality and is a component of present need.

"Reallocated present need" means that portion of the housing regions's present need that is redistributed to designated growth areas. This represents a redistribution of units from municipalities with deteriorated housing which exceed the region average. The excess is redistributed to the remaining municipalities within the region's "growth areas".

"Prospective need" means a projection of low and moderate income housing needs based on development and growth which is reasonably likely to occur in the region of a municipality.

N1-14

II. HOUSING INVENTORY

A primary component of a housing element is an inventory of existing housing stock within the municipality. Sources of housing stock information include tax assessment data, municipal land use surveys, and the U.S. Census. Due to time constraints, the U.S. Census has been primarily utilized to estimate present housing stock.

The estimate of housing shown in Table 1 indicates a total of 1,377 housing units of which 670 or 48.7% are single family detached dwellings. Two-family dwellings represent 14.5% of the housing stock, and 424 units comprise the Netcong Heights Garden Apartment Complex.

Housing information presented in Table 2 indicates an almost even split between owner occupied housing and renter occupied housing. Table 1 indicates a variety of non-single family housing. Of the 629 owner occupied units, 12 lacked complete plumbing. The median value of owner occupied housing was \$58,743. This is significantly less than \$81,900 for Morris County.

Household size in the Borough indicates a predominance of 2 person households. Only 159 units or 12.3% contained in excess of 4 persons. There were 46 units in the Borough which contain in excess of one (1) person per room.

More detailed information regarding housing is contained in Table 3. This data is based on sampling of approximately 20% of the census count. The significant information in this table includes:

1. Netcong is a relatively old community with 31% of the housing units built prior to 1939.
2. 43.3% of all housing units contain 3 or more bedrooms which is significantly less than the county average of 65.4%.
3. There are 13 units lacking a complete bath.
4. All but 8 units contain complete kitchens.
5. 22 units or 2% lack central heating facilities.

TABLE 1
SUMMARY OF HOUSING UNITS
BOROUGH OF NETCONG
JANUARY 1988

	<u>DWELLING UNITS</u>	<u>PERCENT</u>
1-Family	670	48.7
2-Family	200	14.5
3-Family	15	1.1
4-Family	28	2.0
5-Family	15	1.1
Garden Apartments	424	30.8
Business:		
With 1 Apartment	12	0.9
With 2 Apartments	6	0.4
With 3 Apartments	3	0.2
With 4 Apartments	<u>4</u>	<u>0.3</u>
	1,377	100.0

Source: 1987 Municipal Water Billing Records
 N1-8

TABLE 2

SELECTED HOUSING CHARACTERISTICS
BOROUGH OF NETCONG
1980
(YEAR ROUND HOUSING)

Total Housing Units	- 1360	
Occupied	- 1297	(95.4%)
Vacant	- 63	(4.6%)
Occupied Units	- 1297	
Owner Occupied	- 629	(48.5%)
Renter Occupied	- 668	(51.5%)
Vacant Units	- 63	
For Sale	- 5	(7.9%)
For Rent	- 45	(71.4%)
Held for Occasional Use	- 2	(3.2%)
Other	- 11	(17.5%)
Units @ Address		
1	- 913	(67.1%)
2 to 9	- 176	(12.9%)
10 or more	- 270	(19.8%)
Mobile Home or Trailer	- 1	(.07%)

Units lacking complete plumbing for exclusive use - 12
 Median value of owner-occupied, non-condo units - \$58,800.
 Median Contract Rent - \$332.00

Mean Value	
Owner-Occupied	\$58,743.
Vacant for Sale	\$44,166.

Mean Rent	
Renter Occupied	\$ 310.
Vacant for Rent	\$ 354.

Persons Per Unit	Total	Renter
1 Person	248 (19.1%)	178 (26.7%)
2 Persons	459 (35.4%)	281 (42.1%)
3 Person	226 (17.4%)	112 (16.8%)
4 Persons	205 (15.8%)	67 (10.0%)
5 Persons	103 (7.9%)	19 (2.8%)
6 or More Persons	56 (4.3%)	11 (1.6%)
Median	2.37	N.A.
Mean	2.73	N.A.

Persons Per Room	Total	Renter
1.00 or less	1266	653
1.01 to 1.50	26	11
1.51 or more	5	4

Source: 1980 U.S. Census
 N1-9

TABLE 3
DETAILED, SELECTED HOUSING CHARACTERISTICS
BOROUGH OF NETCONG
1980

	TOTAL	
	No.	%
Year Built		
1979-March 1980	20	1.5
1975-1978	143	10.5
1970-1974	276	20.2
1960-1969	151	11.1
1940-1959	349	25.6
1939 or earlier	423	31.1
	<u>1362</u>	<u>100.0</u>
Bedrooms		
None	8	.6
1	464	34.0
2	301	22.1
3	448	33.0
4	120	8.8
5 or more	21	1.5
	<u>1362</u>	<u>100.0</u>
Bathrooms		
0 or 1/2	13	1.0
1 complete	984	72.2
1 complete & halves	259	19.0
2 or more complete	106	7.8
	<u>1362</u>	<u>100.0</u>
Kitchen Facilities		
Complete	1354	
Not Complete	8	
Heating Systems		
With Central Heat	1335	98.0%
Without Central Heat	27	2.0%
	<u>1362</u>	<u>100.0%</u>

Source: 1980 U.S. Census
 N1-10

Housing Stock Projection

There is very little basis for making precise projections regarding future housing stock. The following projection is based on residentially zoned vacant land and approvals received from the planning board and board of adjustment for projects awaiting sewer capacity.

	<u>Units</u>
1-Family Detached Dwelling	30
Condominiums	4
2-Family Dwellings	<u>24</u>
	58

The above estimate would represent approximately a 4 percent increase in the present housing stock and would virtually saturate the Borough's housing capacity, based on current zoning.

Household Size

Data relating to household size was previously summarized. The Borough has generally smaller households than the County. This is due to the higher percentage of other than single family homes than the overall County.

Age Distribution

Age and sex distribution for the Borough and County, as reflected by the 1980 U.S. Census, is shown in Table 4. It can be observed that Netcong had a smaller percentage of its population in the under 20 categories, with correspondingly higher percentages in the other age groups. This characteristic is generally present in the less single-family home oriented communities.

Income

The household income reflected in Table 5 further characterize the Borough. In comparing the median and mean income of Netcong to the County, it is obvious, the income of this community is

TABLE 4
POPULATION BY AGE - 1980
NETCONG AND MORRIS COUNTY

	<u>NETCONG</u>				<u>COUNTY</u>	
	<u>Male</u>	<u>Female</u>	<u>Total</u>	<u>%</u>	<u>Total</u>	<u>%</u>
Under 5	116	109	225	6.3	24,081	5.9
5 - 9	103	95	198	5.6	29,455	7.2
10 - 14	125	116	241	6.8	37,397	9.2
15 - 19	152	130	282	7.9	38,533	9.5
20 - 24	190	212	402	11.3	31,268	7.7
25 - 34	374	378	752	21.1	65,572	16.1
35 - 44	171	192	363	10.2	58,845	14.4
45 - 55	202	174	376	10.6	48,686	11.9
55 - 64	159	189	348	9.8	37,997	9.3
65 - 74	110	149	259	7.3	21,163	5.2
75 & Over	39	72	111	3.1	14,633	3.6
	<u>1,741</u>	<u>1,816</u>	<u>3,557</u>	<u>100.0</u>	<u>407,730</u>	<u>100.0</u>

Source: U.S. Census of Population
 N1-11

significantly lower than the County. 51.6% of the Borough households had incomes below \$20,000, as compared with 28% for the County. Only 2.7% of the Borough households had incomes in excess of \$50,000 which is significantly lower than the County percentage of 12.2%.

Table 5 also demonstrates that the percentage of families below the poverty level in the Borough, 8.3%, is much greater than the 2.7% characteristic for the County.

Employment

Employment characteristics are an important demographic factor in household needs. Netcong had a slightly lower rate of employment (64.2%) than the County (65.3%), and also a higher rate of unemployment 3.0% versus 2.5%.

Netcong has only 51% of the labor force employed in managerial or professional fields as compared with 67.8% for the County. The higher percentage of blue collar type occupations corresponds with the lower incomes previously discussed.

NI-15

TABLE 5

INCOME DATA
NETCONG BOROUGH AND MORRIS COUNTY
1979

<u>Household Income</u>	NETCONG BOROUGH		COUNTY	
	<u>No.</u>	<u>%</u>	<u>No.</u>	<u>%</u>
Less than \$2,500	32	2.5	1,759	1.3
\$2,500 to \$4,999	48	3.8	3,857	2.9
\$5,000 to \$7,499	108	8.5	4,461	3.4
\$7,500 to \$9,999	90	7.1	5,018	3.8
\$10,000 to 12,499	88	6.9	6,212	4.7
\$12,500 to \$14,999	49	3.8	6,031	4.6
\$15,000 to \$17,499	145	11.4	7,709	5.9
\$17,500 to \$19,999	97	7.6	8,020	6.1
\$20,000 to \$22,499	120	9.4	9,197	7.0
\$22,500 to \$24,999	106	8.3	7,607	5.8
\$25,000 to \$27,499	84	6.6	9,250	7.0
\$27,500 to \$29,999	44	3.5	7,481	5.7
\$30,000 to \$34,999	105	8.2	13,874	10.5
\$35,000 to \$39,999	75	5.9	11,089	8.4
\$40,000 to \$49,000	50	3.9	14,058	10.7
\$50,000 to \$74,999	34	2.7	11,760	8.9
\$75,000 or more	0	0.0	4,394	3.3
Median	\$19,497		\$26,626	
Mean	\$20,499		\$30,409	
 Poverty Status				
Families				
Income Above				
Poverty Status				
15 to 64 years	774	78.1	109,129	82.8
65 years and over	135	13.6	17,728	13.4
Total	909	91.7	126,857	96.3
 Income Below				
Poverty Status				
15 to 64 years	75	7.6	2,601	2.4
65 years and over	7	0.7	314	0.3
Total	82	8.3	2,915	2.7
 Total				
15 to 64 years	849	85.7	95,099	89.3
65 years and over	142	14.3	11,392	10.7
Total	991	100.0	106,491	100.0

Source: 1980 U.S. Census
N1-12

TABLE 6

LABOR FORCE & EMPLOYMENT DATA - 1979
NETCONG BOROUGH AND MORRIS COUNTY

	<u>NETCONG</u>				<u>COUNTY</u>	
	<u>Male</u>	<u>Female</u>	<u>Total</u>	<u>%</u>	<u>Total</u>	<u>%</u>
Civilian Labor Force*						
Employed	1,062	776	1,838	64.2	201,247	65.3
Unemployed	31	54	85	3.0	7,788	2.4
Not in Labor Force	289	650	939	32.8	99,035	32.2
Total	<u>1,382</u>	<u>1,480</u>	<u>2,862</u>	<u>100.0</u>	<u>308,070</u>	<u>100.0</u>

Occupations	<u>NETCONG BOROUGH</u>		<u>COUNTY</u>	
	<u>No.</u>	<u>%</u>	<u>No.</u>	<u>% *</u>
Managerial & Professional Speciality:				
Executive, Administrative, Managerial	234	12.7	33,362	16.6
Professional Speciality	138	7.5	34,379	17.1
Technical, Sales Administrative Support:				
Technicians & Related Support	32	1.7	7,419	3.7
Sales	183	10.1	21,275	10.6
Administrative Support Includ. Clerical	350	19.0	39,831	19.8
Service:				
Private Household	0	0.0	809	0.4
Protective Service	64	3.5	3,020	1.5
Service, Except Protective & Household	175	9.5	15,037	7.5
Farming, Forestry & Fishing	0	0.0	1,355	0.7
Precision Production, Craft & Repair	289	15.7	21,587	10.7
Operators, Fabricators & Laborers:				
Machine Operator, Assembler, Inspector	180	9.8	11,842	5.9
Transportation & Material Moving Handler	98	5.3	6,015	3.0
Equipment Cleaners, Helpers, Laborers	95	5.2	5,316	2.6
	<u>1838</u>			

*Civilian Labor Force - Persons 16 years of age and older not in armed forces

Source 1980 U.S. Census
N1-13

III. DETERMINATION OF NETCONG'S FAIR SHARE OBLIGATION

The Borough of Netcong is located within Housing Region No. 2, the northwest region. The Counties of Morris, Sussex, Union and Essex are included in this region.

Since Netcong Borough is located within a "growth area" its affordable housing obligation includes indigenous need, reallocated present need and prospective need.

The State Development Guide Plan divides Netcong Borough into two separate areas:

1. Limited Growth Area: The northeastern portion of the Borough in the vicinity of Lake Musconetcong is classified as limited growth areas in the State Development Guide Plan. This plan classifies "limited growth areas" as follows:
 - a. Relatively poor accessibility to existing commuter rail and highway facilities.
 - b. Low density development with limited public water supply and sewer services.
 - c. Absence of large concentrations of prime agricultural lands located in semi-rural areas.
 - d. Absence of concentrations of public open space and environmentally sensitive lands of statewide significance.
2. Growth Area: The vast majority of the Borough is classified as growth area in the State Development Guide Plan. "Growth areas" are delineated by applying the following criteria:
 - a. Location within or adjacent to major population and/or employment centers.
 - b. Location within or in proximity to existing major water supply and sewer service areas.
 - c. Location within or in proximity to areas served by major highway and commuter rail facilities.
 - d. Absence of large concentrations of agricultural land.
 - e. Absence of large blocks of public open space or environmentally-sensitive land.

THE MOUNT LAUREL HOUSING REGION COUNTY GROUPS

Region 1 - Northeast

Bergen
Hudson
Passaic

Region 2 - Northwest

Essex
Morris
Sussex
Union

Region 3 - West Central

Hunterdon
Middlesex
Somerset
Warren

Region 4 - East Central

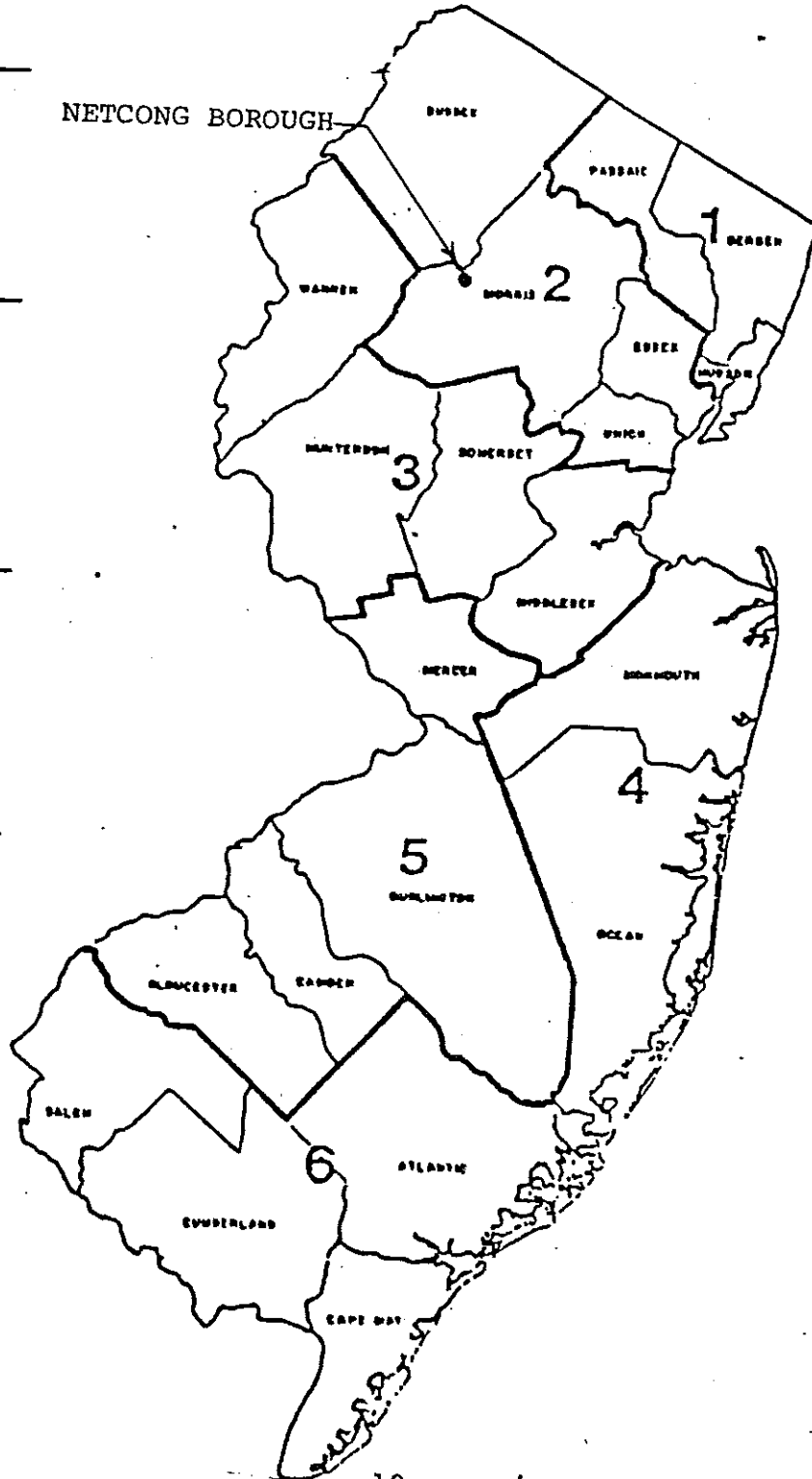
Monmouth
Ocean

Region 5 - Southwest

Burlington
Camden
Gloucester
Mercer





Region 6 - South-Southwest

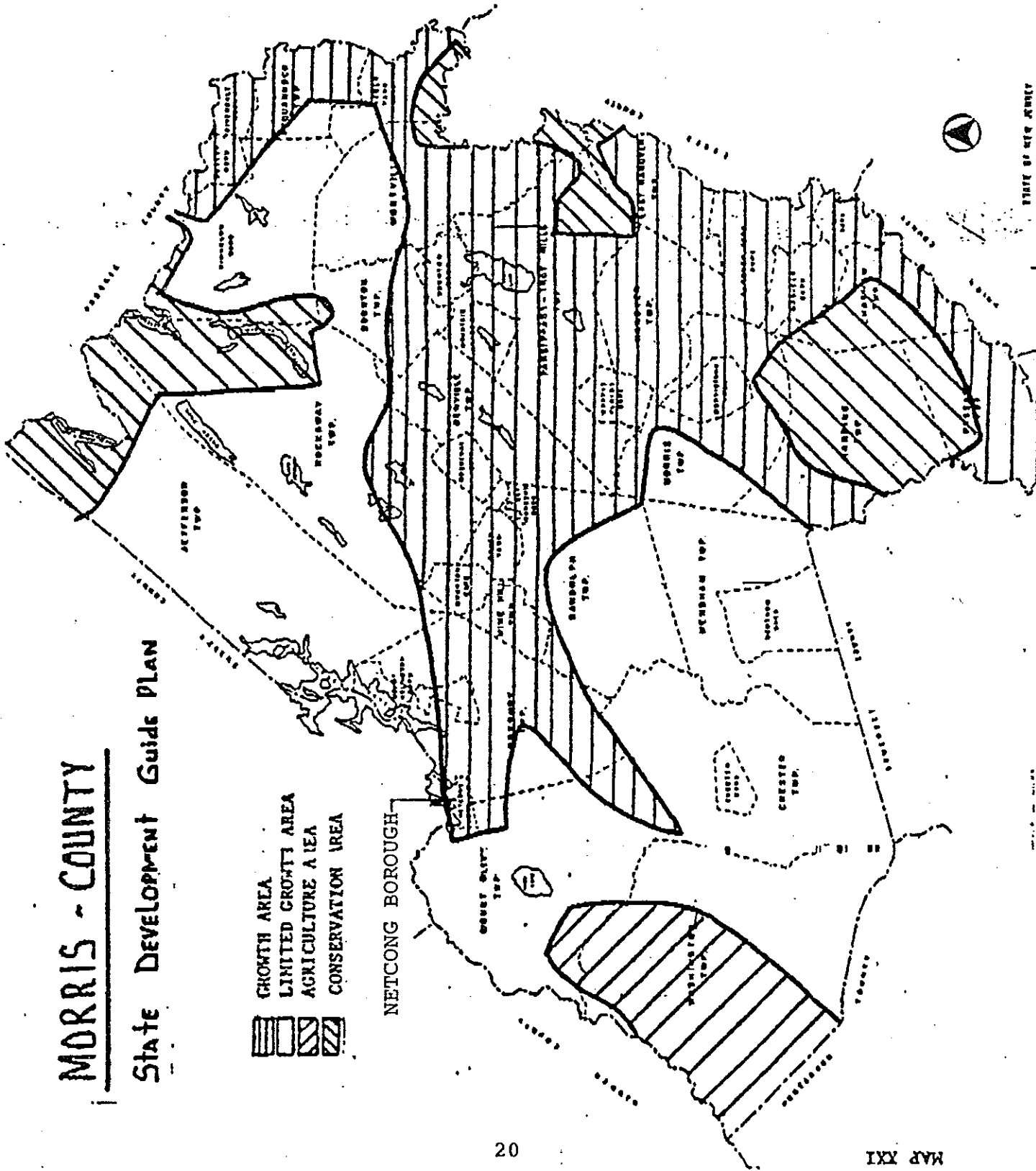
Atlantic
Cape May
Cumberland
Salem



MORRIS - COUNTY

State Development Guide Plan

-  GROWTH AREA
-  LIMITED GROWTH AREA
-  AGRICULTURE AREA
-  CONSERVATION AREA





CROWN POINT AREA

**BERKSHIRE VALLEY
FISH AND WILDLIFE
MANAGEMENT
AREA**

Using the analytic methodology set forth in the "Fair Share Housing Criteria and Guidelines" (N.J.S.A. 52:27J-301 et. seq.) formulated by the Council on Affordable Housing, Netcong Borough has a total pre-credited need of 21 low and moderate income units.

A. Present Need

Netcongs present need consists of two components due to its classification as a growth area:

1. Indigenous Need is a component of present need represented by the total number of deficient housing units occupied by low and moderate income households within the community. The need is based on the presence of a number of statistical characteristics;

The characteristics used by the Council on Affordable Housing in its methodology are:

- A. The year the structure is built. A distinction is made between units built before and after 1940.
- B. Persons per room. 1.01 or more persons per room is an index of overcrowding.
- C. Access to the unit. A unit is unacceptable if one must pass through another dwelling unit to enter it. This is a measure of privacy.
- D. Plumbing facilities. A household must have the exclusive use of complete plumbing facilities.
- E. Kitchen facilities. Adequate kitchen facilities include sink with piped water, stove and refrigerator.
- F. Heating facilities. The existence of central heat is used as a measure of adequacy.
- G. Elevator. Buildings of four stories or more are considered inadequate if they do not have an elevator. A unit must have at least two of the above conditions and be occupied by a low to moderate income family to be identified as a deficient unit.

Since most census data is only available by subregion, it is necessary to downgrade the subregional indigenous need to the municipal level. Three characteristics of deficiency are available at both the subregional and municipal level:

- A. Plumbing - Non-exclusive use of complete plumbing.
- B. Heating - Non-presence of central heat or vent room heaters.
- C. Persons per room - Greater than one person per room.

Using the Council on Affordable Housing's methodology, Netcong has an indigenous need of 22 units.

2. Reallocated Present Need is a redistribution of units from municipalities with deteriorated housing which exceed the regional average to remaining municipalities within that region's growth areas.

Netcong, being part of the region's "Growth Area" is subject to this redistribution. Based on the Council on Affordable Housing's methodology, this redistribution amounts to 20 additional units.

The total Present Need determined for the Borough of Netcong is 43 units.

In determining the total need of a municipality within the "Growth Area" of a region, an additional allocation designated as "prospective need" must be considered. Prospective Need is a projection of low and moderate income units which might be needed between 1987 and 1993. Based on reasonable development and growth within the region or municipality.

Calculations, based on the Council on Affordable Housing's methodology indicates the "Prospective Need" for Netcong Borough to be 9 units.

B. TOTAL NEED

Netcong Borough's total affordable housing need number for the period of 1987 to 1993 is 52 units as follows:

Indigenous Need	22+ Units
Reallocated Present Need	20+ Units
Prospective Need	<u>9</u> Units
TOTAL	52 Units

The total need number is modified by a number of factors. These factors include demolitions, filtering, residential conversions, and spontaneous rehabilitation.

1. Demolitions²

The fair share formula identifies demolition as a factor which eliminates housing opportunities for low and moderate income households. Therefore, a number representing the demolitions affecting low and moderate income households must be added to the total need number.

The number of municipal demolitions which occurred during 1983 and 1984 are averaged and multiplied by six (6) to obtain the projected 1987-1993 demolitions. That number is then multiplied by a percentage of demolitions which affect low and moderate income households with the Northwest subregion.

This provision does not affect Netcong's obligation, since no demolitions were reported during the 1983-1984 time period.

2. Filtering

Filtering is a factor which causes a reduction in the total need number, based upon the recognition that housing needs of low and moderate income households are partially met by sound housing units formerly occupied by higher income sectors of the housing market. That is, as higher income households vacate certain units, they then become available to households of lower income. Filtering is highly correlated with the presence of multi-family housing units.

²Demolitions from New Jersey Residential Building Permits, 1984
Summary

To calculate the impact that filtering has on the affordable housing obligation of a community, it is first necessary to determine the total number of multi-family housing units³ and then divide that number of the total number of multi-family housing units with the region. This share is then multiplied by the filtering estimates for the region.

In Netcong's case, filtering will reduce the total housing obligation by twenty-four (24) units.

3. Residential Conversions

Residential conversion is the creation of dwelling units from already existing residential structures. Residential conversion is a significant source of housing supply to low and moderate income households, and it will cause a reduction in total municipal need. Residential conversion is highly correlated with the presence of two-to-four-family housing units.⁴

In order to evaluate the impact of residential conversion on a municipality's total need, it is first necessary to determine the total number of two-to-four-family housing units with the municipality, and then this number is divided by the total number of two-to-four-family dwelling units within the region. This share is then multiplied by the regional conversion estimates to obtain a projection of municipal residential conversions.

In Netcong's case, the obligation is reduced by four (4) units due to residential conversions.

N1-16

³ Multi-family units identified in U.S. Census of Housing, N.J. Detailed Housing Characteristics, Part 32.

⁴ Two-to-four-family units, U.S. Census, Detailed Housing Characteristics, Part 32; New Jersey

4. Spontaneous Rehabilitations

Spontaneous rehabilitation measures the private market's ability to rehabilitate deficient low and moderate income units up to code standard. It will cause a reduction to the total municipal need. Spontaneous rehabilitation is highly correlated with aggregate per capita income.

To evaluate the impact of spontaneous rehabilitation on municipal need, it is necessary to first determine the municipal per capita income⁵ which is then multiplied by the estimated population as of 1984.⁶ This yields a municipal aggregate per capita income which is divided by the regional aggregate per capita income to obtain a municipal share. This share is then multiplied by the projected number of spontaneously rehabilitated units for the region.

In Netcong's case, spontaneous rehabilitation will cause a net reduction of two (2) units.

E. Net Affordable Housing Obligation, Netcong Borough

The total pre-credited affordable housing need for Netcong Borough is 21 units, as follows:

Total Present Need:	22 Units
Reallocated Present Need:	20 Units
Prospective Need:	<u>9 Units</u>
TOTAL	52 Units
Demolitions	0 Units
Filtering	24 Units
Residential Conversions	4 Units
Spontaneous Rehabilitation	<u>2 Units</u>
TOTAL PRE-CREDITED NEED:	21 Units

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⁵Per capita income from 1986 N.J. Legislative District Data Book, Rutgers University.

⁶Population from 1984 Population Estimates for New Jersey N.J. Department of Labor, 1985.

IV. IMPLEMENTATION

Since the indigenous need of the municipality (22 Units) exceeds its pre-credited need as modified (21 Units), the obligation can be entirely met through a Housing Rehabilitation Program within the municipality. This would eliminate the need to rezone the limited available lands within the municipality in an effort to provide new low and moderate income housing.

It is recommended that the Borough meets its "Fair Share" obligation by promoting rehabilitation of existing units by funding available through the Morris County Office of Community Development. In recent years, Netcong has had some success in promoting rehabilitation through this agency which has and continues to have Federal block grant funds available. The Borough should make known of these available funds through local public relations and advertising to local homeowners and landlords. The individual owner would then proceed through the County Office of Community Development to determine eligibility and initiate the application process. The Borough should provide assistance to property owners in making application and encourage participation in the program.

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NEW JERSEY
COUNCIL ON AFFORDABLE HOUSING
MUNICIPAL LOW & MODERATE INCOME HOUSING NEED
01 MAY 86

COUNTY	NAME	ACTUAL DETERIORATED UNITS	INDIGENOUS NEED	REALLOC. PRESENT NEED	PRESENT NEED	PROSPECTIVE NEED (1987/93)	TOTAL NEED 1987-93	DEFICIT	CONVERSION	PRE-CREDITED NEED	20% CAP
	SOUTH BELMAR BORO	22	10	1	11	31	42	-14	-2	0	25
	SPRING LAKE BORO	24	24	4	28	136	164	-15	-3	-2	145
	SPRING LAKE HEIGHTS	22	22	1	26	146	172	-17	-4	-2	87
	TINTON FALLS BORO	42	42	12	54	575	629	-34	-4	-2	590
	UNION BEACH BORO	98	32	4	35	81	117	-13	-2	-1	100
	UPPER FREEHOLD TWP.	10	10	10	10	801	934	-10	-3	-1	865
	WALL TWP.	124	110	23	133	293	315	-78	-6	-5	281
	WEST LONG BRANCH BOR	14	14	9	22	14804	18456	-32	-4	-2	14073
COUNTY		3853	3214	448	3862	14804	18456	-4326	-274	-111	14073
	BOONTON TOWN	62	62	59	121	43	164	-3	-19	-5	90
	BOONTON TWP.	22	22	50	72	14	86	-3	-1	-3	79
	BUTLER BORO	31	31	43	74	21	96	-32	-10	-5	48
	CHATHAM BORO	26	26	69	95	69	164	-27	-6	-8	123
	CHATHAM TWP.	15	15	85	100	79	179	-20	-2	-1	151
	CHESTER BORO	8	8		8		8	-3	-1	-1	3
	CHESTER TWP.	32	32		32		32	-4	-1	-4	29
	DENVILLE TWP.	41	41	181	232	218	439	-13	-3	-10	417
	DOVER TOWN	222	222	95	318	52	370	-84	-31	-8	246
	EAST HANOVER TWP.	18	18	146	164	206	370	-5	-2	-8	360
	FLORENCE PARK BORO	5	5	170	175	273	448	-2	-3	-8	430
	HANOVER TWP.	14	14	214	228	252	480	-8	-4	-3	465
	HARDING TWP.	5	5	74	79	86	165	-2	-1	-7	156
	JEFFERSON TWP.	142	142	48	188	41	229	-18	-4	-1	200
	KINNELON BORO	21	21	69	90	43	112	-1	-1	-4	104
	LINCOLN PARK BORO	22	22	65	87	49	136	-23	-3	-5	105
	MADISON BORO	78	78	118	196	129	325	-59	-18	-13	240
	MENAHAN BORO	17	17	17	34	17	51	-7	-3	-5	3
	MENAHAN TWP.	24	24	24	47	20	68	-3	-1	-3	58
	MINE HILL TWP.	19	19	33	53	30	83	-4	-2	-2	76
	MONTVILLE TWP.	35	35	166	200	203	406	-7	-2	-12	393
	MORRIS TWP.	72	72	281	353	187	468	-41	-10	-20	399
	MORRIS PLAINS BORO	17	17	98	115	115	209	-10	-3	-2	277
	MORRISTOWN TOWN	253	253	256	509	498	1007	-17	-38	-13	806
	MOUNTAIN LAKES BORO	3	3	48	51	44	95	2	0	-3	92
	MOUNT ARLINGTON BORO	24	24	17	40	14	55	-13	-3	-3	36
	MOUNT OLIVE TWP.	105	105	113	218	123	342	-104	-6	-12	227
	NELSON BORO	22	22	20	42	9	52	-24	-4	-2	21
	PARSIPPANY-TRDY HILL	126	126	480	606	739	1345	-278	-17	-36	1028
	PASSAIC TWP.	25	25	103	128	90	217	-9	-4	-6	198
	PEGANNOCK TWP.	24	24	136	160	120	256	-12	-3	-10	233
	RANDOLPH TWP.	114	114	204	318	220	538	-74	-10	-15	452
	RIVERDALE BORO	12	12	30	42	28	70	-6	-3	-2	59
	ROCKAWAY BORO	28	28	51	79	51	131	-24	-8	-5	97
	ROCKAWAY TWP.	68	68	180	289	288	524	-30	-5	-14	474

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