

EXHIBIT "1"

TOWNSHIP OF MOUNT OLIVE

RESOLUTION #41-2025

RESOLUTION OF THE TOWNSHIP OF MOUNT OLIVE, COUNTY OF MORRIS, AND STATE OF NEW JERSEY, ADOPTING THE TOWNSHIP'S AFFORDABLE HOUSING PRESENT AND PROSPECTIVE NEED OBLIGATIONS FOR THE PERIOD OF JULY 1, 2025 THRU JULY 1, 2035 IN ACCORDANCE WITH P.L. 2024 C.2, AND RESERVING ALL RIGHTS.

WHEREAS, the Township of Mount Olive (hereinafter "Township") has a demonstrated history of voluntary compliance with the Mount Laurel doctrine and the New Jersey Fair Housing Act, N.J.S.A. 52:27D-301, et seq. ("FHA"); and

WHEREAS, pursuant to In re N.J.A.C. 5:96 and 5:97, 221 N.J. 1 (2015) (Mount Laurel IV), in July 2015, the Township filed a Declaratory Judgment Action in Superior Court, Law Division, Morris County, under Docket No. MRS-L-1634-15 ("2015 Action") seeking, amongst other things, a judicial declaration that the Township's Housing Element and Fair Share Plan (hereinafter "Fair Share Plan"), to be amended as necessary, satisfies its "fair share" of the regional need for low and moderate income housing pursuant to the "Mount Laurel doctrine"; and

WHEREAS, the Township's 2015 Action ultimately culminated in a Court-approved Housing Element and Fair Share Plan and a Final Judgment of Compliance and Repose, issued on March 16, 2018, which entitles the Township to immunity and precludes Mount Laurel lawsuits and exclusionary zoning litigation, including builder's remedy lawsuits and constitutional compliance lawsuits, from being filed against the Township until after July 1, 2025; and

WHEREAS, on March 20, 2024, Governor Murphy signed into law, P.L. 2024, c.2, which among other things, amended various provisions of the FHA, abolished the Council on Affordable Housing ("COAH") and established the Affordable Housing Dispute Resolution Program ("Program"); and

WHEREAS, P.L. 2024, c.2, sets forth that Fourth Round period of affordable housing obligations shall run from July 1, 2025 through June 30, 2035 ("Fourth Round" or "Round Four"); and

WHEREAS, pursuant to P.L. 2024, c.2, the Township is located in Housing Region 2, which is comprised of Essex, Morris, Union and Warren counties; and

WHEREAS, the amendments to the FHA require the Department of Community Affairs ("DCA") to prepare and publish a report on the calculations of the regional need and each municipality's present and prospective need affordable housing obligations for the Fourth Round within seven months of March 20, 2024; and

WHEREAS, on October 18, 2024 the DCA published its report on the calculations with respect to Statewide regional need and municipal present and prospective need affordable housing obligations for the Fourth Round (the "DCA Report"); and

WHEREAS, pursuant to P.L. 2024, c.2, the DCA has calculated the total statewide prospective need obligation to be 84,698 units, which equates to a statewide new construction obligation of over 8,400 affordable units per year; and

WHEREAS, the DCA Report further calculates the Township's non-binding Round 4 obligations as follows: 1) a Present Need or Rehabilitation obligation of "99"; and 2) a Prospective Need or New Construction Obligation of "459"; and

WHEREAS, pursuant to N.J.S.A. 52:27D-304.1e of the FHA, the calculations in the DCA Report are not binding on municipalities; and

WHEREAS, rather, pursuant to N.J.S.A. 52:27D-304.1 of the FHA, each municipality is required to determine its respective Fourth Round present and prospective need fair share obligations, and adopt a binding resolution describing the basis for the municipality's determination on or before January 31, 2025; and

WHEREAS, P.L. 2024, c.2, each municipality shall determine its Fourth Round present and prospective need fair share obligations, with consideration of the calculations in the DCA Report, and in accordance with the formulas established in N.J.S.A. 52:27D-304.2 and -304.3 of the FHA using "necessary datasets that are updated to the greatest extent practicable"; and

WHEREAS, the Township's Planner/Engineer and Municipal Attorney have reviewed the DCA Report along with the underlying data and data sets relied upon by the DCA in reaching its non-binding calculations for the Township, and have carefully considered and analyzed the most up-to-date localized data and information relative to the Township, including amongst other verifiable data, local land use approvals, environmental constraints and other site specific information, deed restrictions, construction permits, and MOD-IV data maintained and on file with the Township with regard to the land capacity and equalized non-residential valuation allocation factors; and

WHEREAS, based upon same, the Township has determined to accept the estimate set forth in the DCA Report with respect to the Township's Fourth Round Present Need Obligation of "99" at this time, subject to the completion of a structural conditions survey or similar exterior survey; and

WHEREAS, however, based upon the above analysis, the Township has further determined that the DCA's non-binding calculation of the Township's prospective need obligation of "459" is incorrect and erroneous for multiple reasons; and

WHEREAS, in particular, the Township Planner/Engineer has confirmed that the DCA arrived at the Township's land capacity factor using incorrect assumptions and

inaccurate data to erroneously determine that approximately 213.449 acres of land within the Township is “developable”; and

WHEREAS, using the most up-to-date localized verifiable data and information available to the Township, the Township Planner/Engineer has determined that only 76.309 acres of land within the Township is “developable” after consideration is given to existing land currently restricted by stormwater control/drainage basins, preserved farm land and other preserved land, deed restrictions, environmental constraints and restrictions (including wetlands, wetland buffers, and steep slopes), land use approvals, construction permit data, and MOD-IV data, amongst other updated and verifiable localized data; and

WHEREAS, the Township Planner/Engineer has further independently calculated the Township’s Fourth Round Prospective Need affordable housing obligation based on the formulas, criteria, methodology and datasets required by sections 6 and 7 of P.L. 2024, c. 2 (N.J.S.A. 52:27D-304.2 and -304.3), and has arrived at a Fourth Round Prospective Need Obligation that accurately reflects the most up-to-date pertinent factual data specific to the Township; and

WHEREAS, based upon the calculations and analysis performed by the Township Planner/Engineer, the Township has determined that its Fourth Round Prospective Need or New Construction obligation is “286”; and

WHEREAS, the Township Planner/Engineer has prepared a report setting forth this analysis, which includes a summary of all relevant factors and considerations and the basis for such conclusions, which are summarily incorporated by reference above and which is attached hereto as Exhibit “A”; and

WHEREAS, N.J.S.A. 52:27D-304.1f(1)(b) provides that: “the municipality’s determination of its fair share obligation shall have a presumption of validity, if established in accordance with sections 6 and 7 of P.L. 2024, c.2 ... [;]” and

WHEREAS, the Township’s calculation of its Present Need and Prospective Need obligations is/are entitled to a “presumption of validity” because it complies with sections 6 and 7 of P.L. 2024, c.2; and

WHEREAS, the Township, however, specifically reserves the right to adjust its Prospective Need Obligation, including for any of the foregoing adjustments: 1) a Structural Conditions Survey or similar exterior survey which accounts for a lower present need; 2) a Vacant Land Adjustment predicated upon a lack of vacant, developable and suitable land; 3) a Durational Adjustment (whether predicated upon lack of sewer or lack of water); and/or 4) an adjustment predicated upon regional planning entity formulas, inputs or considerations, including, but not limited to the Highlands Regional Master Plan and its build out; and

WHEREAS, in addition to the foregoing, the Township specifically reserves all rights to revoke this resolution and commitment in the event of: (1) a successful challenge

to P.L. 2024, c.2 as a result of the pending litigation entitled: Township of Montvale et al. v. State of New Jersey, et al., Docket No.: MER-L-1778-24; (2) any other successful challenge to P.L. 2024, c.2, or any directive or regulation adopted pursuant thereto; and/or (3) any subsequent legislative or regulatory enactment which alters or changes the deadlines, calculations, methodology and/or other requirements of P.L. 2024, c.2; and

WHEREAS, the Township further specifically reserves the right to take a position that its Round 4 Present Need and/or Prospective Need Obligation(s) are lower than described herein in the event that a third party challenges the calculations provided for in this Resolution (a reservation of all litigation rights and positions, without prejudice); and

WHEREAS, in addition to the foregoing, nothing in P.L. 2024, c. 2 requires or can require an increase in the Township's Round 4 Present or Prospective Need Obligations based on a successful downward challenge of any other municipality in the region since the plain language and clear intent of P.L. 2024, c.2, is to establish, for example, unchallenged numbers by default as of March 1, 2025; and

WHEREAS, in light of the above, the Mayor and Council of the Township of Mount Olive finds that it is in the best interest of the Township to declare its commitment to the above-listed Fourth Round obligations by resolution in accordance with P.L. 2024, c.2.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Township Council of the Township of Mount Olive, in the County of Morris, and State of New Jersey, as follows:

1. All of the Whereas Clauses set forth above are hereby incorporated into the operative clauses of this Resolution by reference.

2. The Township hereby commits to a Fourth Round Present Need Obligation of "99" and the Fourth Round Prospective Need Obligation of "286," as described in this Resolution, and which such commitment to the Township's Fourth Round Affordable Housing Obligations be and is hereby subject to the Township's reservation of all rights it may have, as described in this Resolution or otherwise, to revoke, repeal, suspend, amend or modify this Resolution by further action of the Township, including but not limited to, the following:

- a) The right to adjust, modify, cancel, withdraw or revoke the Township's commitment to its Fourth Round Present Need and/or Prospective Need Obligation(s), and/or to otherwise revoke, repeal, suspend, amend, or modify this Resolution should additional information or evidence become available or discoverable to the Township in the future;
- b) The right to adjust the Township's Present Need Obligation based on the results of a structural conditions survey or similar exterior survey;
- c) The right to adjust the Township's Present Need and/or Prospective Need Obligation(s) based on the lack of available vacant and developable land, sewer or water, and/or due to regional planning

inputs, formulas or considerations, including, but not limited to the Highlands Regional Master Plan and its build out, or any combination of the above;

- d) All rights to revoke this Resolution in the event of a successful legal challenge to P.L. 2024, c.2, a legislative change to P.L. 2024, c. 2, or any successful challenge to any directive or regulation adopted pursuant to P.L. 2024, c.2, and/or any change or amendment to such directives or regulations;
- e) All rights to take a position that the Township's Fourth Round Present Need and/or Prospective Need Obligation(s) are lower than described herein in the event a third party challenges the calculations provided for or relied upon in this Resolution; and/or
- f) All rights to take a position that the Township's Fourth Round Present Need and/or Prospective Need Obligation(s) is/are lower than described herein in the event a third-party claims the Township's Fourth Round Present Need and/or Prospective Need Obligation(s) require an increase based on a reallocation or modification of the Regional present or prospective need obligations allegedly due from the successful reduction of the allocated present and prospective need obligations assigned to another municipality in the Region.

3. The Township's calculation of its Fourth Round Present Need and Prospective Need Obligation(s) is/are entitled to a "presumption of validity" because the calculations comply with sections 6 and 7 of P.L. 2024, c.2.

4. In accordance with N.J.S.A. 52:27D-304.1, the Township hereby directs the Township Attorney to file an action with the Affordable Housing Dispute Resolution Program along with this Resolution and to take all necessary and proper steps to address any challenges to same by any interested parties.

5. The Township further commits to adopt its housing element and fair share plan pursuant to N.J.S.A. 52:27D-304.1f(2) based on this determination on or before June 30, 2025, and hereby further directs the Township Attorney, Township Planner/Engineer to begin taking steps to prepare same.

6. A copy of this resolution, along with the filing date of Township's action with the Program, shall be placed on the Township's website.

7. A copy of this resolution shall remain on file in the Township Clerk's office and available for public inspection.

8. This resolution shall take effect immediately, according to law.

Adopted: 1/21/2025

Susan Gouveia
Susan Gouveia, Township Clerk

Alex Roman
Alex Roman, Council President

EXHIBIT "A"



111 Howard Boulevard, Suite 110
Mt. Arlington, NJ 07856
862-284-1100

Memorandum

To: Township of Mount Olive Mayor and Council

Cc: Andrew Tatarenko, Township Business Administrator
Fred Semrau, Township Attorney
Sara Murphy, Township Planning Board Secretary

From: Michael Vreeland, Township Engineer and Planner

Date: January 16, 2025

Re: Analysis and Response
Fourth Round Affordable Housing Obligations
Mount Olive Township
Morris County
Housing Region 2
VCEA# 5103.003

With the passage of P.L.2024, c.2 on March 20 2024, the Council on Affordable Housing (COAH) was abolished. Each municipality within the State is now responsible for determining its present and prospective need affordable housing obligations. Obligations are to be determined in accordance with formulas established pursuant to sections 6 and 7 of P.L. 2024, c. 2 (N.J.S.A. 52:27D-304.2 and N.J.S.A. 52:27D-304.3). Municipalities must also adopt a binding resolution committing the municipality to its Fourth Round affordable housing obligations by January 31, 2025.

P.L. 2024, c. 2 further establishes that the Department of Community Affairs ("DCA") is responsible to conduct a calculation of the regional and municipal present and prospective need obligations and prepare and publish a report. Each municipality may take into consideration the calculations in the DCA's report when determining the municipality's Fourth Round affordable housing obligations. However, P.L. 2024, c. 2 explicitly makes clear that the calculations and determinations set forth in the DCA's report shall not be binding on each municipality.

OFFICE LOCATIONS

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908-359-8291

Mt. Arlington, NJ
862-284-1100

Phillipsburg, NJ
908-454-3080

Doylestown, PA
215-345-1876

Pottstown, PA
610-323-4040

Hamilton, NJ
609-689-1100

Toms River, NJ
732-573-0490

Freehold, NJ
732-303-8700

Bethlehem, PA
610-332-1772



In addition to the above, P.L. 2024, c. 2 also establishes the Affordable Housing Dispute Resolution Program ("Program") and outlines new procedures for municipalities to achieve compliance with the Mount Laurel doctrine and the New Jersey Fair Housing Act, N.J.S.A. 52:27D-301 et seq., (FHA) and obtain a "compliance certification". Compliance certification entitles the participating municipality to immunity from Mount Laurel compliance suits and exclusionary zoning litigation (including builder's remedy suits) for each successive 10 year affordable housing round.

The process for Fourth Round affordable housing compliance and the criteria, methodology and formulas each municipality must rely upon to determine its present and prospective need obligation are now set forth within N.J.S.A. 52:27D-304.1 thru 304.3 of the FHA. The March 8, 2018 unpublished decision of the Superior Court, Law Division, Mercer Count, In re Application of Municipality of Princeton ("Jacobson Decision") is also to be referenced as to datasets and methodologies that are not explicitly addressed in N.J.S.A. 52:27D-304.3.

Both the Jacobson Decision and N.J.S.A. 52:27D-304.3a of the FHA explain that the datasets and information must be reliable and updated to the greatest extent practicable. For example, N.J.S.A. 52:27D:304.3a explicitly states: "[t]hese calculations of municipal present and prospective need shall use necessary datasets that are updated to the greatest extent practicable." Likewise, the Jacobson Decision quotes Judge Serpentelli's guiding principles in AMG with regarding to the fair share methodology:

Any reasonable methodology must have as its keystone three ingredients: reliable data, as few assumptions as possible, and an internal system of checks and balances. Reliable data refers to the best source available for the information needed and the rejection of data which is suspect. The need to make as few assumptions as possible refers to the desirability of avoiding subjectivity and avoiding any data which requires excessive mathematical extrapolation. An internal system of checks and balances refers to the effort to include all important concepts while not allowing any concept to have a disproportionate impact.

In accordance with the deadlines established in P.L. 2024, c. 2, the DCA prepared and published a report (Affordable Housing Obligations for 2025-2035 (Fourth Round) Methodology and Background) on its calculation for regional needs and municipal obligations on October 18, 2024 ("DCA Report").



DCA Figures

The following table summarizes Mount Olive Township’s non-binding Present and Prospective Need, as sourced from the DCA report:

Present Need	Equalized Non-Residential Valuation Factor	Land Capacity Factor	Income Capacity Factor	Average Allocation Factor	Prospective Need
99	1.49%	3.98%	1.23%	2.24%	459

DCA Analysis

The DCA Land Capacity Factor was computed by determining the total developable acreage utilizing available land use / land cover (LULC) data from the New Jersey Department of Environmental Protection, available MOD-IV Property Tax List data from the Division of Taxation in the Department of the Treasury, and DCA construction permit data. In an effort to identify and remove ineligible parcels, the DCA also manually reviewed approximately 22,000 vacant parcels.

The DCA has published the output from its Land Capacity Analysis and identified 79 parcels totaling ±213.449 acres within Mount Olive Township.

Consistent with sections 6 and 7 of P.L. 2024, c. 2 (N.J.S.A. 52:27D-304.2 and N.J.S.A. 52:27D-304.3), on behalf of the Township we have considered the DCA Report, along with the underlying data and data sets relied upon by the DCA in reaching its non-binding calculations for the Township, and have further carefully considered and analyzed the most up-to-date localized data pertaining to the Township, including amongst other verifiable information, land use approvals, environmental constraints (including wetlands, wetland buffers, and steep slopes) and other site specific information, construction permits, and MOD-IV data maintained and on file with the Township, and conservation easements and other deed restrictions.

Based upon our analysis of the DCA Report, the data and data sets relied upon by the DCA and our analysis of the Township’s up-to-date localized verifiable data, we have determined that the DCA arrived at the Township’s land capacity factor using incorrect assumptions and outdated data and/or or incorrect or inaccurate data, including geospatial artifacts or anomalies.



This analysis has led us to conclude that the DCA erroneously included approximately 137 acres of undevelopable land as part of the above-referenced 213.449 total acres the DCA determined to be "developable" Accordingly, it is our professional opinion that the Township's land capacity allocation should be reduced to 76.309 acres.

Supplemental Analysis

As explained in the section immediately above, given characteristics of the source data sets and limitations of the DCA analysis work (which the DCA admits in the DCA Report to have inaccuracies and flaws), pursuant to N.J.S.A. 52:27D-304.3a and the Jacobson Decision, our office along with the Township's Planning and Zoning Office have further examined the published DCA Land Capacity Factor dataset based on up-to-date verifiable localized data.

In accordance with same, the following table identifies and summarizes the ineligible parcels included in the DCA's published Land Capacity Analysis GIS Composite Layer dataset that should not have been determined to be developable, along with the basis for our conclusion:

OBJECTID	Shape_Acres	Location	Characteristics
30860	0.34287	40 Flanders Bartley Rd B. 6000, L. 12.03	Drainage and utilities
30861	0.06571	58 Pleasant Hill Rd B. 6000, L. 11	Temple Hatikvah
30863	1.09361	Bartley Flanders Rd B. 4, L. 1	Railroad
30864	0.33544	19 W Grover Street B. 5800, L. 23	Geospatial artifact
30865	0.24359	19 W Grover Street B. 5800, L. 17	Geospatial artifact
30866	4.52754	25 Hillside Ave B. 5702, L. 3	Ashley Farms
30867	0.06253	25 Hillside Ave B. 5702, L. 3	Ashley Farms
30875	0.24345	Country Oaks 95 Connelly Ave B. 4114, L. 30	Portion of Applied Wastewater 10.8 ac. parcel containing pump house
30876	0.65069	164 Route 46 B. 3207, L. 8	Inaccessible, surface water & wetlands



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30877	0.18500	Country Oaks 11 Tanglewood Way B. 4100, L. 12.37	HOA open space
30878	0.05718	Country Oaks 5 Tanglewood Way B. 4100, L. 12.34	HOA open space
30880	0.07829	Country Oaks 55 Connelly Ave B. 4100, L. 12.26	Detention basin
30883	0.40012	44 Old Budd Lake Rd B 4100, L. 89	Geospatial artifact
30884	0.78944	44 Old Budd Lake Rd B 4100, L. 89	Geospatial artifact
30885	2.90001	International Dr. South B. 4300, L. 9	Detention basin for ITC Crossing shopping center
30886	0.06446	44 Old Budd Lake Rd B 4100, L. 89	Geospatial artifact
30887	1.85214	31 Old Ledgewood Rd B. 4300, L. 19	Inaccessible, surface water, wetlands, conservation & drainage easements
30888	1.05720	International Dr. South B. 4300, L. 9	Detention basin for ITC Crossing shopping center
30889	0.10633	31 Old Ledgewood Rd B. 4300, L. 19	Inaccessible, surface water, wetlands, conservation & drainage easements
30891	4.03760	B. 4100, L. 80.01	Aldi's facility
30892	5.80470	31 Old Ledgewood Rd B. 4300, L. 19	1-2 acres unencumbered -- remainder inaccessible, detention basins, wetlands, conservation & drainage easements
30893	4.02252	East of Extended Stay 57/59 International Dr So B. 4105, L. 1.04 B. 4105, L. 1.05	Drainage & conservation easements
30896	1.47541	East of Amazon 59 International Dr So B. 4105, L. 1.05	Drainage & conservation easements
30897	0.13400	East of Amazon 59 International Dr So B. 4105, L. 1.05	Drainage & conservation easements

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30900	0.11167	East of Amazon 59 International Dr So B. 4105, L. 1.05	Drainage & conservation easements
30902	1.55272	East of Amazon 59 International Dr So B. 4105, L. 1.05	Drainage & conservation easements
30903	0.69947	North of Amazon 59 International Dr So B. 4105, L. 1.05	Drainage & conservation easements
30912	1.29033	JAS Homes B. 105, L. 1	Knoll/Ridge site Residential development
30913	0.61289	JAS Homes B. 105, L. 1	Knoll/Ridge site Residential development
30914	0.07183	28/42 Camp Pulaski Rd B. 400, L. 4	Geospatial artifact
30915	0.06158	28/42 Camp Pulaski Rd B. 400, L. 4	Geospatial artifact
30916	0.46565	698 Internation Dr B. 104, L. 2	Geospatial artifact, additional lot
30917	0.74624	698 Internation Dr B. 104, L. 2	Geospatial artifact, additional lot, inaccessible, utilities
30918	3.05854	698 Internation Dr B. 104, L. 2	Geospatial artifact, additional lot, utilities
30919	0.07341	702 Internation Dr. B. 104, L. 3	Right of way
30922	3.98637	217 Waterloo Valley Rd B. 400, L. 1 & 2	Approved warehouse Morris Mt. Olive
30923	0.22015	217 Waterloo Valley Rd B. 400, L. 1 & 2	Approved warehouse Morris Mt. Olive
30924	4.37918	650 International Dr B. 107, L. 3	Fratelli Beretta facility
30925	0.35817	JAS Homes B. 105, L. 1	Knoll/Ridge site Residential development
30926	0.15720	JAS Homes B. 105, L. 1	Knoll/Ridge site Residential development
30927	64.31200	JAS Homes B. 105, L. 1	Knoll/Ridge site Residential development
30928	0.12631	JAS Homes B. 105, L. 1	Knoll/Ridge site Residential development

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30929	10.18489	JAS Homes B. 106, L. 3	Canal site – south of canal Residential development
30930	1.72062	JAS Homes B. 106, L. 3	Canal site – north of canal Residential development
30931	0.30048	120 Continental Dr. B. 201, L. 1	Geospatial artifact
30932	11.79779	2000 International Dr. B. 202, L. 1	Matrix warehouse
30933	0.10234	120 Continental Dr. B. 201, L. 1	Geospatial artifact
30936	0.15843	110 Continental Dr. B. 201, L. 3	Musconetcong Sewer Authority
30937	0.06195	110 Continental Dr. B. 201, L. 3	Musconetcong Sewer Authority
Total	137.140		

Based on these findings, the land capacity acres for Mount Olive Township should be reduced from ±213.449 “developable” acres to ±76.309 developable acres.

Using the formulas, criteria, methodology and datasets required by sections 6 and 7 of P.L. 2024, c. 2 (N.J.S.A. 52:27D-304.2 and 304.3, we have further arrived at the Township’s updated land capacity factor, which in turn results in the downward adjustment in the Township’s average allocation factor and ultimately the Township’s Prospective Need Obligation.

The reduction in the Township’s developable acres from 213.449 acres to ±76.309 acres, results in a revision to Region 2’s land capacity from 5,358 acres to 5,221 acres. Taken together, this revises Mount Olive Township’s Land Capacity Allocation Factor, as set forth in the DCA Report, from $(213 / 5358) = 3.98\%$ to $(76 / 5221) = 1.46\%$

Holding the DCA’s calculated Equalized Non-Residential Valuation Factor and Income Capacity Factor consistent, this corrected Land Capacity Factor changes Mount Olive Township’s Average Allocation Factor from 2.24%, as set forth in the DCA Report, to $((1.49+1.46+1.23) / 3) = 1.40\%$. This in turn, reduces the Township’s Prospective Need for the Fourth Round from the DCA’s non-binding calculation of 459 units to 286 units.

This determination is of course subject to further adjustments and reductions as permitted in the FHA and regulations associated therewith.



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Conclusion and Recommendations

The methodology used to identify and exclude parcel types listed in the analysis is consistent with the published DCA Fourth Round report. The data, data sources, methodology, criteria and formulas relied upon in completing this analysis and arriving at these opinions, including the calculation of the Township's Prospective Need Obligation, was performed in accordance with sections 6 and 7 of P.L. 2024, c. 2 (N.J.S.A. 52:27D-304.2 and N.J.S.A. 52:27D-304.3) and the Jacobson Decision. All opinions and conclusions set forth herein are within a reasonable degree of professional planning and engineering certainty. We reserve the right to amend and supplement our findings, opinions and conclusions should additional information be made available at a later date.

Please contact me should you have any questions.