

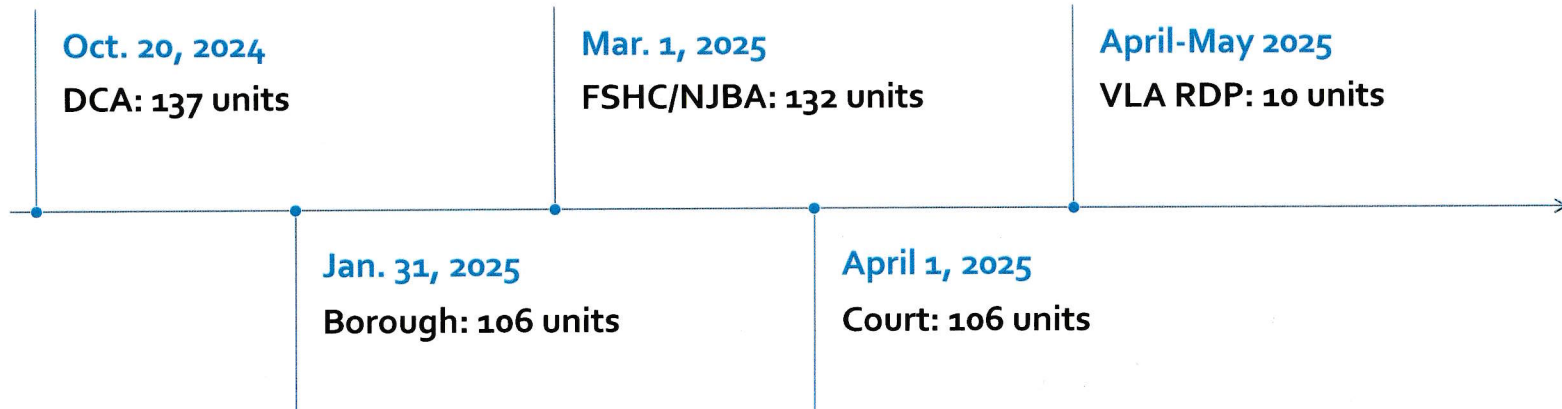


**BOROUGH OF MORRIS PLAINS  
AMENDMENTS TO FOURTH ROUND HOUSING PLAN**

March 2026

# Municipal Compliance Deadlines in Amended Fair Housing Act





# Borough of Morris Plains Fourth Round Compliance Process

# Satisfying Fourth Round Obligation with a Vacant Land Adjustment

RDP

- How many units can you realistically develop given the amount of vacant land in your municipality
- Must satisfy with projects that create a realistic opportunity

Unmet Need

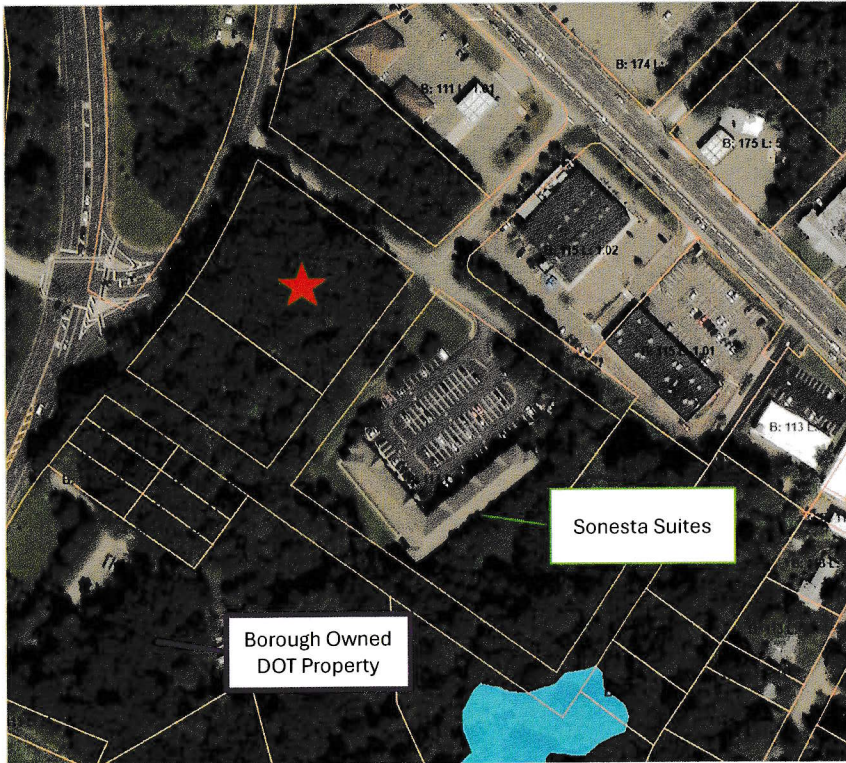
- Difference between Court approved obligation (i.e., 106 units) and RDP.
- Most common: overlay inclusionary zoning
- Identify sufficient parcels likely to redevelop during the current round

BLOCK	LOT	LOCATION	DEVELOPABLE ACREAGE	DENSITY	MAXIMUM YIELD (units)	AFFORDABLE UNITS (20% Set Aside)
193	1022	LINDSTROM RD	0.40	6 dwelling units/acre	2.4	0.48
193	1126	LINDSTROM RD	0.96	6 dwelling units/acre	5.76	1.15
193	2026	LINDSTROM RD REAR	0.50	6 dwelling units/acre	3	0.60
112	2100	CANDLEWOOD DR	1.00	6 dwelling units/acre	6	1.20
113	36263	TABOR	5.41	6 dwelling units/acre	32.46	6.29
112	1279	TABOR RD				
113	37271	TABOR				
113	38273	TABOR				
113	39275	TABOR				
113	40	HILLCREST				
113	41	HILLCREST (includes Lot 42)				
			<b>8.26</b>	<b>6 dwelling units/acre</b>	<b>49.6</b>	<b>10</b>

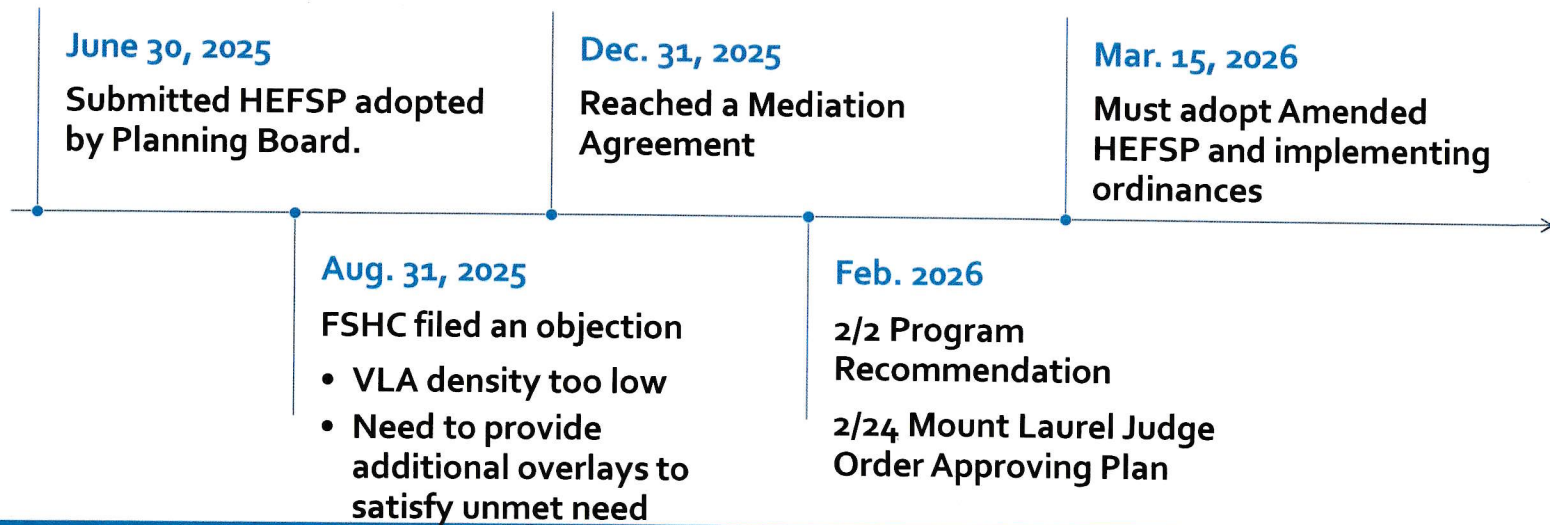
# JUNE 2025 FOURTH ROUND VLA

	Units	Total Bonus	Total
Third Round Surplus	2 credits		2
Block 112 Lot 2/ 100 Candlewood Drive	3 units		3
ARC Group Home	2 bedrooms	2	4
Bellwether Behavioral Health (44 Leamoor)	1 bedroom <del>s</del>	.25	1.25
	<b>8</b>	<b>2.25</b>	<b>10.25</b>

## ADDRESSING RDP OF 10 UNITS



- **Overlay Zone on Block 112 Lot 2/ 100 Candlewood Drive for inclusionary development**
- **Lot is 1.77 acres in size**
- **Assign a density of 20 dwelling units per acre**
- **Require a 20 percent set aside**
  - **20 du/acre = 36 units and 7 AU**



# Borough of Morris Plains Fourth Round Compliance Process

BLOCK	LOT	LOCATION	DEVELOPABLE ACREAGE	DENSITY	MAXIMUM YIELD (units)	AFFORDABLE UNITS (20% Set Aside)
193	1022	LINDSTROM RD	0.40	6 dwelling units/acre	2.4	0.48
193	1126	LINDSTROM RD	0.96	6 dwelling units/acre	5.76	1.15
193	2026	LINDSTROM RD REAR	0.50	6 dwelling units/acre	3	0.60
112	2100	CANDLEWOOD DR	1.00	20 dwelling units/acre	20.4	4.08
113	36263	TABOR	5.41	12.5 dwelling units/acre	67.5	13.50
112	1279	TABOR RD				
113	37271	TABOR				
113	38273	TABOR				
113	39275	TABOR				
113	40	HILLCREST				
113	41	HILLCREST (includes Lot 42)				
			8.26	6 dwelling units/acre	99	<b>20</b>

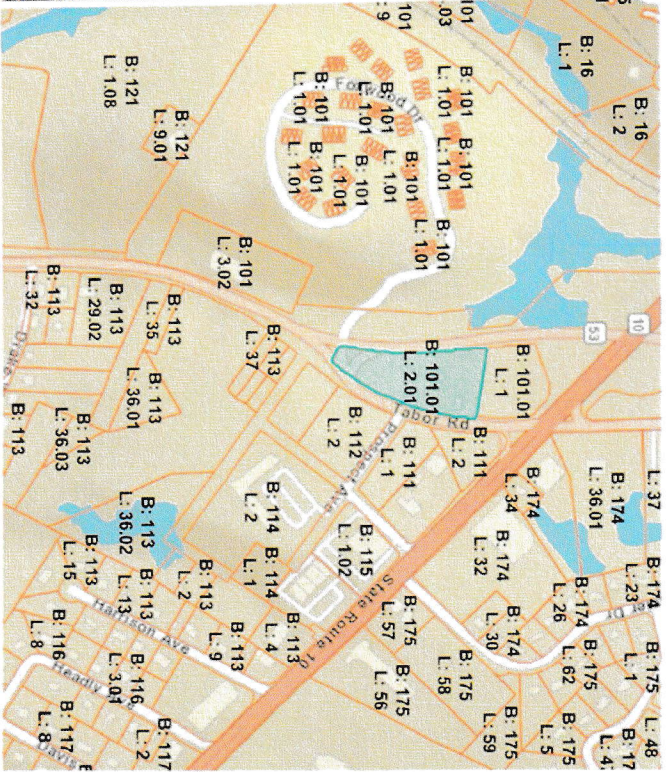
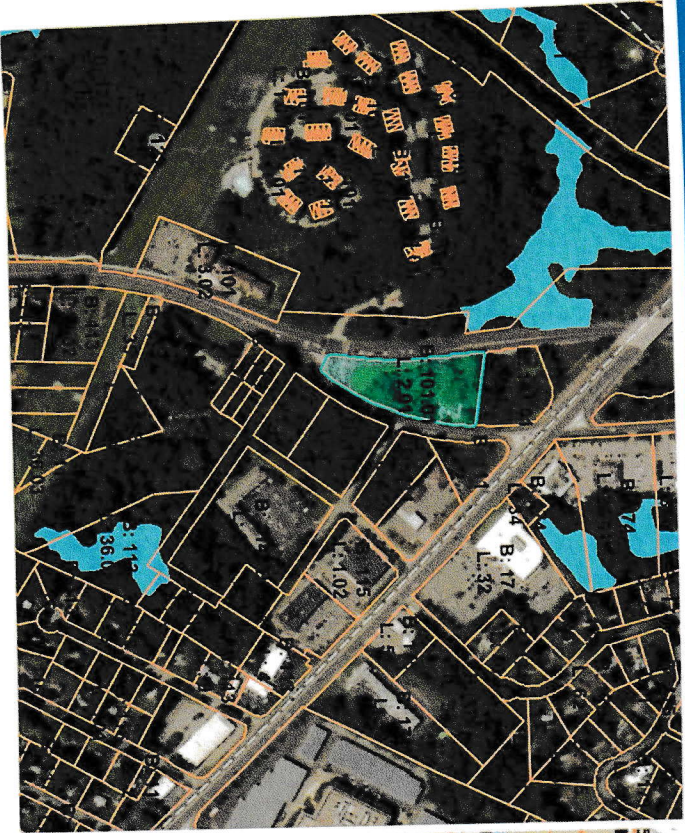
# AMENDED FOURTH ROUND VLA

	Units	Total Bonus	Total
Third Round Surplus	2 credits		2
Block 112 Lot 2/ 100 Candlewood Drive	7 units		3
ARC Group Home	2 bedrooms	2	4
Bellwether Behavioral Health (44 Leamoor)	4 bedrooms	3	7
	15	5	20

## ADDRESSING RDP OF 20 UNITS

# Addressing Unmet Need

<b>Obligation: 106 Units</b>	<b>RDP: 20 Units</b>	<b>Unmet Need: 86 Units</b>	<b>25% of Unmet Need: 22 Units</b>
<ul style="list-style-type: none"><li>• Calculated by Borough</li><li>• Approved by Court</li></ul>	<ul style="list-style-type: none"><li>• Result of VLA</li><li>• Based on vacant land in municipality</li></ul>	<ul style="list-style-type: none"><li>• (i.e., 106-20)</li></ul>	<ul style="list-style-type: none"><li>• (i.e., 25% of 86)</li><li>• Address Unmet Need with 2 Units at REM home</li><li>• Overlay Zoning at Two Location</li></ul>



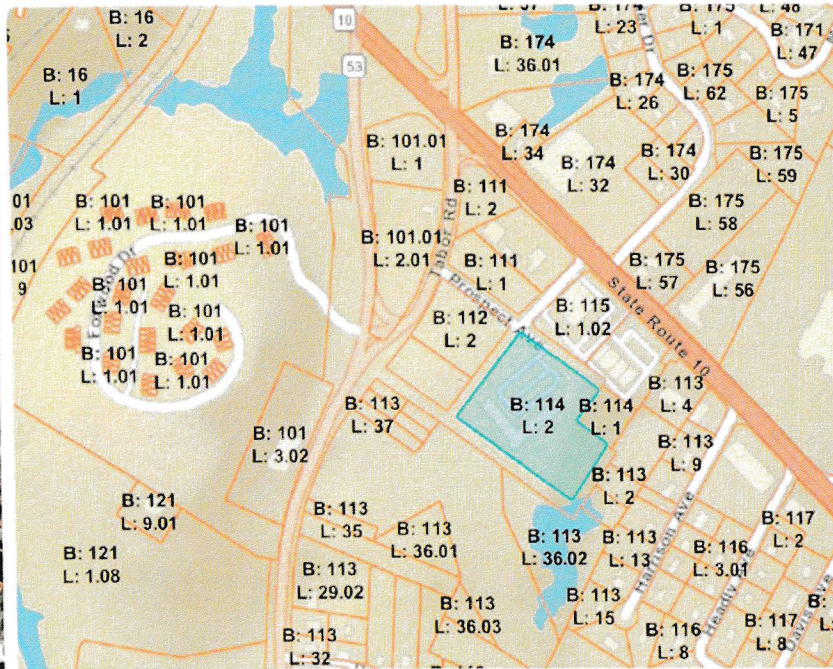
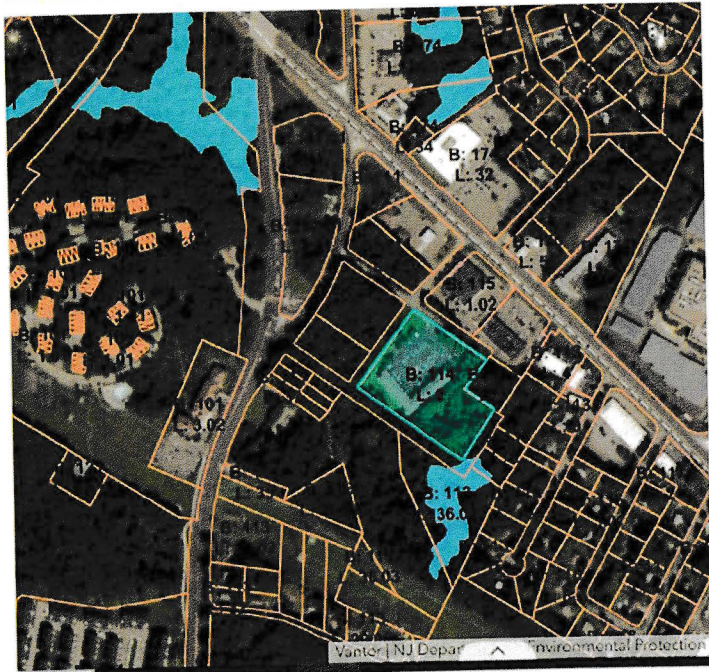
Block 101.01/ Lot 2.01 (300 Tabor Road)

Size: ~2 acres

Proposed Density: 10 du/ acre

Total Affordable Housing Yield (20% set aside): 4 Units

POTENTIAL OVERLAY ZONES



Block 114/ Lot 2 (100 Candlewood Drive)

Size: ~4 acres

Proposed Density: 20 du/ acre

Total Affordable Housing Yield (20% set aside): 16 Units