

2025

HOUSING ELEMENT &

FAIR SHARE PLAN

TOWNSHIP OF MONTAGUE
SUSSEX COUNTY, NEW JERSEY

PREPARED FOR:

Montague Township
277 Clove Road
Montague, NJ 07827

PREPARED BY:



Harold E. Pellow & Associates, Inc.
Consulting Engineers
17 Plains Road
Augusta, New Jersey 07822-9704

June 30, 2025

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

A handwritten signature in black ink, appearing to read 'Matthew Morris', is written over a horizontal line.

Matthew J. Morris, New Jersey Professional Planner License #6118

Acknowledgements:

Land Use Board

Glen Plotsky, *Chairman*
Glenn Barbagallo, *Vice Chairman*
George Zitone, *Mayor*
George Hutnick
James LeDonne
Mark Utter
Katherine Snyder
Danielle Conklin
Jody Case-Merusi
William Dickson, *Alternate #1*
Tasha DeGeorge, *Alternate #2*

Professional Staff

Sharon Yarosz, *Land Use Board Secretary*
William T. Haggerty, Esq. *Board Attorney*
Thomas G. Knutelsky, P.E., P.P. *Board Engineer*

Table of Contents

Introduction.....	4
Summary of Montague Township’s 2016 Housing Element and Fair Share Plan	5
Demographic Characteristics	7
Housing Characteristics	10
Land Use and Zoning Analysis.....	13
Fair Share Plan.....	17
Consistency with the State Development and Redevelopment Plan	19
Conclusion	20

Introduction

On March 20, 2024, Governor Murphy signed P.L.2024, c.2. into law, establishing a new framework for determining and enforcing municipalities' affordable housing obligations under the New Jersey Supreme Court's Mount Laurel doctrine and the State's Fair Housing Act. The law requires that the Department of Community Affairs (DCA) perform a calculation of regional need and municipal present and prospective obligations in accordance with the formulas established in the law.

The Office of Policy and External Affairs and Local Planning Services in the DCA calculated both the present need and prospective need obligations for the fourth round in line with the formulas and criteria outlined in P.L. 2024, c.2 (The Affordable Housing Law).

In Montague Township, the Present Need for the fourth round has been calculated to be 23 units and the Prospective Need has been calculated to be 55 units.

On January 28, 2025, Montague Township adopted Resolution 2025-019, adopting the Fourth Round affordable housing obligations. On January 30, 2025, in accordance with P.L. 2024, c. 2 and AOC Directive #14-24 the Township filed an action with the Program and the Court on January 30, 2025, which is entitled: In re application of Township of Montague, Docket No. SSX-L-000073-25 ("2025 Action"). On April 24, 2025, the Court granted approval to proceed with the adoption of the Housing Element and Fair Share Plan.

The Affordable Housing Law requires the adoption of an updated housing plan by June 30, 2025, which addresses these fourth-round numbers. This housing plan will provide specific changes to the Township Ordinance to update the zoning in order to provide the opportunity to meet the affordable housing obligation.

Summary of Montague Township's 2016 Housing Element and Fair Share Plan

The previous Housing Element and Fair Share Plan was prepared by J Caldwell and Associates, LLC and dated June 28, 2016. Per the plan, the third round Present Need and Prospective Need were calculated as follows:

Present Need	0 Units
Prospective Need	<u>22 Units</u>
Total =	22 Units

Prior Round Obligation (1987-1999)

Montague Township petitioned for and received Second Round Substantive Certification from COAH on October 13, 2004. Montague's prior round obligation was originally for eight (8) new construction units but was later revised to nine (9) new construction units. Montague Township fully addressed its prior round obligation through the Fountain House project located at 61 Old Mashipacong Road (Block 19, Lot 20). This project, now called High Point Farm, created 13 affordable rental units for low-income adults living with mental illness. This project received an additional four (4) bonus rental credits, for a total of 17 credits of affordable housing. The project created eight (8) excess credits that could be carried to the next round.

Third Round Obligation (1999-2025)

The 2016 Housing Element and Fair Share Plan proposed applying for a durational adjustment for Prospective Need due to lack of available sewer for future development. The Township found that based on current conditions of sewer and water within the Township and the NJDEP's rules for approving new sewer service areas, the Township could meet a zero (0) unit obligation out of the 22 units required. Even though Montague took the durational adjustment of zero (0) units, the 2016 plan proposed addressing Montague's affordable housing obligation through the use of excess credits from the second round and a market to affordable program in the following manner:

Third Round Obligation					
Project	Mechanism	Type	Units/Credits	Bonus	Total
Fountain House	Excess Credits	Supportive / special needs rental	8	0	8
Market-to-Affordable Program*	Market-to-Affordable Program	Very low-income rental	4	4	8
Third Round Total Units/Credits			12	4	16

*To be complete if funds become available.

That plan also included a calculation of excess credits for future rounds with the construction of three, four-bedroom group homes for special needs adults. Together, these homes contained 12 units of supportive/special needs housing. These excess credits were calculated without knowledge of the available bonus credits that would be permitted for this prescribed use in the Fourth Round. Below is the excess credit calculation from the 2016 Housing & Fair Share Plan:

Excess Credits					
Project	Mechanism	Type	Units/Credits	Bonus	Total
Willow Glen Group Home (Clove Road)	Alternative living arrangements	Supportive / special needs rental	4	TBD*	4
Willow Glen Group Home (Deckertown Tpk)	Alternative living arrangements	Supportive / special needs rental	4	TBD*	4
Willow Glen Group Home (Holiday Lane)	Alternative living arrangements	Supportive / special needs rental	4	TBD*	4
Excess Credits			12		12

*To be determined based on future round rules.

Demographic Characteristics

The Township of Montague encompasses 45.2 square miles and has a population of 3,792 residents or about 84 people per square mile in the Township. The population in the Township decreased from 3,847 residents to 3,792 residents (1.5 percent) between 2010 and 2020. The average household size in Montague is 2.31 people, which is less than the average household size of 2.50 in 2010.

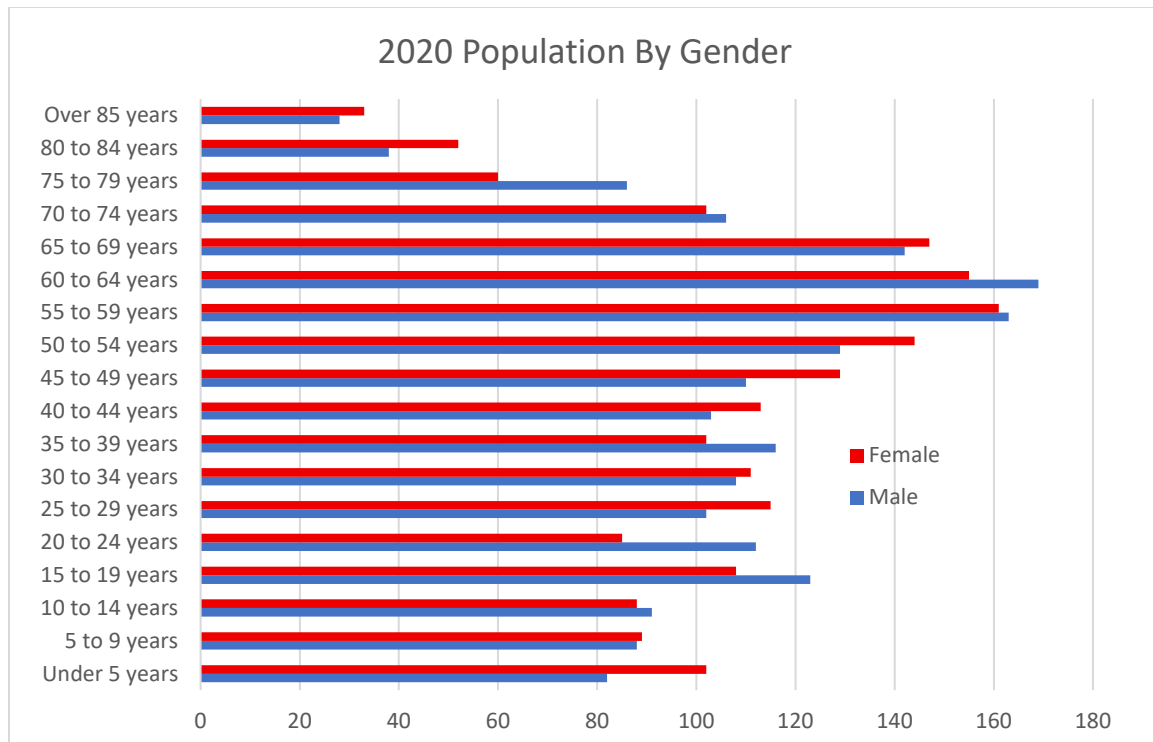
The homeownership rate in Montague is about 89.2 percent, much higher than the New Jersey average of 65.4 percent. Montague's housing vacancy rate is 20.4 percent, which is greater than in 2016 when the Township had an 18.27 percent vacancy rate. Second homes and vacation homes make up a large percentage of the vacant units in Montague.

Median household income in Montague in 2023 is \$ 99,521. The poverty rate in Montague is 8.3 percent with an estimated 314 individuals living below the poverty level.

General Demographics	
Land Area (sq. mi.)	45.2 sq. mi.
Population	3,792
Households	1,570
Average Household Size	2.31
Housing Units	1,973
Home Ownership Rate	89.2%
Vacancy Rate	20.4%
Median Household Income (2023)	\$99,521
Per Capita Income (2023)	\$50,153
Poverty Rate (2023)	8.3%
Unemployment Rate (2023)	3.8%

Information taken from US Census Bureau (2020) if not specifically stated.

Age distribution in the Township shows a fluctuation throughout age cohorts. As represented in the table below, males and females are roughly even in numbers in most cohorts. Males notably outnumber females in the 15 to 24 and 75 to 79 age range. Females outnumber males in the 5 and under, 45 to 49, and 80 to 84 age range.



Information taken from US Census Bureau (2020 DEC Demographic Profile, Table DP1)

Census data shows that the population in Montague Township grew steadily from 1990 through 2010 and then declined in 2020. Sussex County as a whole followed this trend while New Jersey saw an overall increase in population over the last 30 years.

Population	Montague Township	Sussex County	New Jersey
1990	2,832	130,943	7,730,188
2000	3,412	144,166	8,414,350
2010	3,847	149,265	8,791,894
2020	3,792	144,221	9,288,994

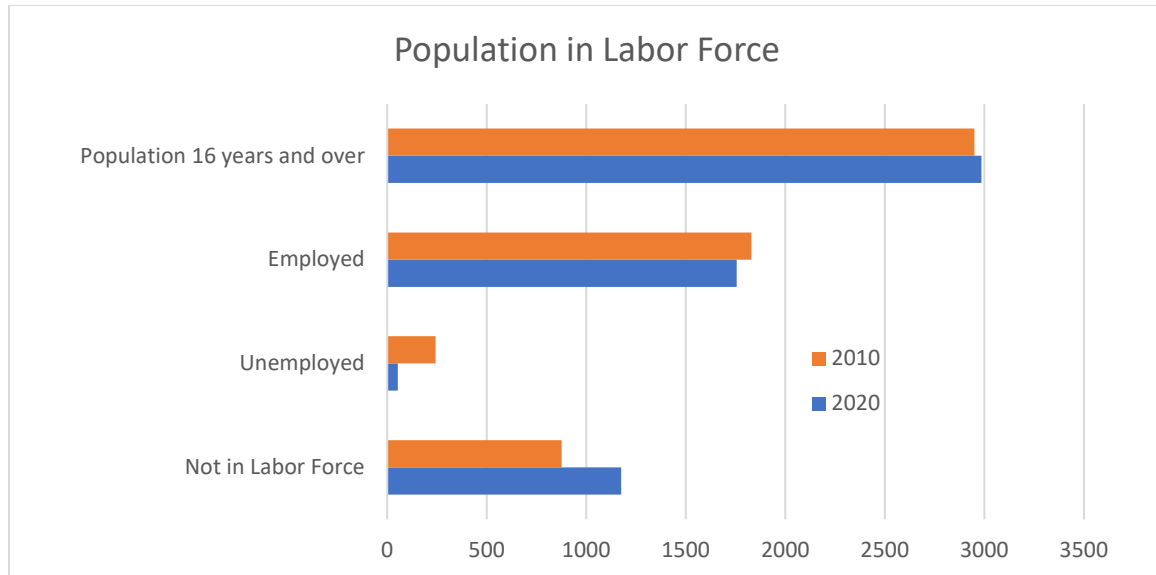
Information taken from US Census Bureau

Between 2010 and 2020 Montague saw a significant increase in 1-person households. A small increase in 2-person households. There was a large decrease in 3-person households. Lastly, there was a small decrease in 4-or-more-person households.

Household Size	2010	2020	% Change
1-Person Household	217	517	138%
2-Person Household	561	618	11%
3-Person Household	218	62	-71%
4-or-More-Person Household	435	343	-21%

Information taken from US Census Bureau

Between 2010 and 2020 there was a 1.2 percent increase in the potential working population 16 and over. The number of both employed and unemployed dropped over that 10-year period while the number of individuals not in the labor force increased, showing an aging of the population.



Information taken from US Census Bureau (2020 DEC Demographic Profile, Table DP1)

Employment Status		
Industry	Estimate	Percentage
Agriculture, Forestry, Fishing and Hunting, and Mining	12	0.7%
Construction	187	10.7%
Manufacturing	224	12.8%
Wholesale Trade	31	1.8%
Retail Trade	241	13.7%
Transportation and Warehousing, and Utilities	90	5.1%
Information	12	0.7%
Finance and Insurance, and Real Estate and Rental and Leasing	79	4.5%
Professional, Scientific, and Management, and Administrative and Waste Management Services	168	9.6%
Educational Services, and Health Care and Social Assistance	422	24.0%
Arts, Entertainment, and Recreation, and Accommodation and Food Services	137	7.8%
Other Services, Except Public Administration	59	3.4%
Public Administration	93	5.3%
Total Civilian Employed Population 16 Year and Older	1,755	100%

Information taken from US Census Bureau (2020 DEC Demographic Profile, Table DP03)

Housing Characteristics

Montague Township has 1,519 housing units, of which 83.3 percent are single family detached homes, according to the 2023 U.S. Census. Vacant housing units comprise 20 percent of the total number of units, or 403 housing units. 7.2 percent of the Township's housing stock was built prior to 1940 while about 66 percent was built between 1960 and 2000.

Year Structure Built		
Year Built	Number of Units	Percentage
2020 or Later	0	0%
2010 to 2019	27	1.8%
2000 to 2009	183	12%
1980-1999	419	27.6%
1960-1979	577	38%
1940-1959	203	13.4%
1939 and Earlier	110	7.2%
Total	1519	100%

Information taken from US Census Bureau (2023: ACS 5-year Estimates Subject Table, Table B2504)

The vast majority of housing units in Montague Township are single-family residences with about 17 percent being two-units or more.

Units in Structure		
Type	Number of Unit Built	Percentage
Single, Detached	1,265	83.3%
Single, Attached	0	0%
2 Apartments	44	2.9%
3 to 4 Apartments	103	6.8%
5 to 9 apartments	43	2.8%
10 or More Apartments	64	4.2%
Mobile Home & Trailer	0	0%
Total	1519	100%

Information taken from US Census Bureau (2023: ACS 5-year Estimates Subject Table, Table B2504)

In Montague Township, 314 (20.4 percent) of the 1,973 housing units were listed as vacant according to the 2020 U.S. Census. Of these units, 41 units were for seasonal, recreational or occasional use. Additionally, 186 units were for rent or sale and 45 units were sold or rented but not occupied. Presumably, these units will be occupied at some point and won't remain as vacant housing stock. The remaining 131 vacant housing units comprise approximately 33 percent of the total housing stock in the Township.

Vacancy Status		
Type	Number of Unit	Percentage
For Rent	71	17%
For Sale Only	115	29%
Rented, Not Occupied	0	0%
Sold, Not Occupied	45	11%
For Seasonal, Recreational, or Occasional Use	41	10%
All Other Vacancies	131	33%
Total	403	100%

Information taken from US Census Bureau (2020 DEC Demographic Profile, Table DP1)

Construction Permits Issued - 2004-2023			
Year	1 & 2 Family	Multi	Mixed-use
2004	59	0	2
2005	40	0	0
2006	31	0	0
2007	18	0	0
2008	8	0	0
2009	9	0	0
2010	1	0	0
2011	4	0	0
2012	5	0	0
2013	6	0	0
2014	2	0	0
2015	0	0	0
2016	0	0	0
2017	0	0	0
2018	0	0	0
2019	0	0	0
2020	4	0	0
2021	3	0	0
2022	9	0	0
2023	4	0	0
Montague Total	203	0	2
Sussex County Total	3,303	710	28
New Jersey Total	196,108	161,185	3,341

New Jersey Department of Community Affairs, Housing Units Certified, 2004-2024

The following tables provide the market value of owner-occupied structures and the value by contract rent of renter occupied units, according to the 2020 U.S. Census. It should be noted that due to current housing markets, these numbers now will underestimate the current values.

Value of Occupied Units	Unit	Percentage
Owner Occupied Units	731	
Less than \$50,000	31	4.2%
\$50,000 to \$99,999	10	1.4%
\$100,000 to \$299,000	639	87.4%
\$300,000 to \$499,999	38	5.2%
\$500,000 to \$749,999	13	1.8%
\$750,000 to \$999,999	0	0%
\$1,000,000 or more	0	0%
Total	731	100%
Median	\$206,400	
Occupied Units Paying Rent	731	
Less than \$200	0	0%
\$200 to \$399	0	0%
\$400 to \$599	0	0%
\$600 to \$799	0	0%
\$800 to \$999	27	3.8%
\$1,000 to \$1,499	216	29.5%
\$1,500 to \$1,999	267	36.5%
\$2,000 to \$2,499	145	19.8%
\$2,500 to \$2,999	47	6.4%
\$3,000 or more	29	4.0%
Total	731	100%
Median	\$1,674	

Information taken from US Census Bureau (2020 DEC Demographic Profile, Table DP4)

Land Use and Zoning Analysis

Montague is a rural farming and residential community. The total population is 3,792 people residing in 1,973 housing units, based on the 2020 US Census.

Montague Township has 2 watershed management areas, the Upper Delaware along the western half of the Township and the Wallkill along a small section the eastern half of the Township that runs along its border with Wantage. The Big Flat, Little Flat, Parker, Mill, Clove, Shimers, and White Brook flow through the Township along with Beerskill Creek. The NJDEP sets septic system density standards for HUC11 watersheds throughout the state. The septic density standards for Montague Township range from 4.5 to 5.2 acres per septic system.

Montague has experienced very modest residential growth over the past two decades as shown in the above “Construction Permits Issued - 2004-2023” table, the number of dwelling units constructed for a five-year period from 2018 to 2023 is 20 units.

Commercial development is nonexistent in the Township. Per the New Jersey Department of Community Affairs data, for the five-year period from 2018 to 2023 0 square feet of new office space was constructed and 0 square feet of new retail was constructed.

Current Zoning

The current zoning map is made up of nine zone districts including four Residential Districts, a Live/Work District, a Conservation District and three commercial center districts.

R-3 Low Density Residential Zone District

The purpose of this district is for single-family detached dwellings and buildings and land uses for agricultural purposes. Agricultural purposes shall include the keeping of up to two horses. In the event a lot contains an area of four or more acres, an additional horse may be kept on such parcel for each additional acre. Private garages, sheds, gazebos and buildings for agricultural purposes are all permitted accessory uses in the district. The following are prohibited as accessory uses: real estate sales office, barber shop, beauty parlor and dance studio, and any similar uses which the Land Use Board may deem to be of a sufficiently high intensity with respect to vehicular traffic, pedestrian traffic or otherwise, and which may be deemed inconsistent with existing or future abutting residential uses.

R-5 Medium Density Residential District

The purpose of this district is for single-family detached dwellings only. Private garages, sheds, gazebos and buildings for agricultural purposes are all permitted accessory uses in the district. The following are prohibited as accessory uses: real estate sales office, barber shop, beauty parlor and dance studio, and any similar uses which the Land Use Board may

deem to be of a sufficiently high intensity with respect to vehicular traffic, pedestrian traffic or otherwise, and which may be deemed inconsistent with existing or future abutting residential uses.

R-4 High Density Residential District

The purpose and intent of this district is to permit and promote single-family residential use of the undeveloped areas of the recreation-oriented complex formerly known as "Holiday Lakes" now known as High Point Country Club at a density not to exceed one unit per acre while preserving uses authorized pursuant to approvals issued in accordance with prior ordinances. The minimum density will help promote the conservation of natural features and help to provide a mix of housing types as part of an overall plan for the large tract of land, and help to preserve the health, welfare and safety of the entire community. The following uses existing at the time of the adoption of this Article shall also be permitted: Single-family semi-detached residences. Two-family detached, two-family semi-attached residences. Multiple dwellings containing not more than six dwelling units. Golf courses. Restaurants, Taverns and Bars.

Route 206 Center District

The purpose of the Route 206 Center District is intended to provide a mixed use Center Commercial District which also permits light industrial type uses where appropriate. The following principal buildings and uses are permitted: retail sales and services establishments designated to meet the needs of the nearby community such as grocery store, delicatessen, meat market, drug store, bakery, luncheonette, barber shop, beauty parlor, laundry, tavern, package goods store, restaurant, bank, pharmacy, cleaners, services station for sale of gas and oil with minor repairs, self-storage facilities and storage warehouses not to exceed 100,000 square feet, general business and professional offices, nursing homes, skilled care facilities, assisted living facilities, surgical care, medical facilities and congregate care housing facilities, light industrial use provided that where such use is located adjacent to a residential zone or use, there shall be a minimum of 75-foot buffer within which shall be located at least two staggered rows of evergreens on 15-foot centers, with trees not less than four feet in height. Any other use determined by the Land Use Board to be similar to and of the same general character as the specified uses. The following accessory uses and buildings are permitted: garages to house commercial vehicles normally associated with the permitted uses in the district, sheds to store material normally associated with the permitted use.

Route 206 Center Residential District

The purpose of this district is to establish a residential area surrounding the Route 206 Commercial Center. Detached single-family homes and residential use of a building incorporating a business or professional use are both permitted uses in this district. Garages to house commercial vehicles normally associated with the permitted uses in the district, garages to house vehicles used by the occupants of a residential structure on the parcel,

sheds to store material normally associated with the permitted use are all acceptable under permitted accessory uses.

Live/Work District

The Live/Work District is intended to provide for professional office or service use as an accessory use in a residential district. Single-family homes incorporating the following uses located on the ground floor or a portion thereof: professional office or service such as medical, dental, legal service, real estate brokerage, beauty parlor, architect, accountant or other use requiring the issuance of a professional license, small businesses where the proprietor of the business lives in the remainder of the home, and child care center all fall under permitted principal uses and structures. Detached single-family homes, buildings and land uses for agricultural purposes on lots containing an area of greater than five acres are permitted principal uses and structures as well. Garages to house vehicles and provide storage associated with the permitted uses in the district, sheds to store material normally associated with the permitted use, private garages and sheds all are acceptable accessory uses.

Montague Center District

The purpose of this district is intended to provide professional office and service uses. Retail store, service store, service establishment, business and professional offices, grocery store, delicatessen, meat market, bakery, luncheonette, barber shop, beauty parlor, laundry, tavern, package good store, restaurant, storage warehouse including self-storage facilities, bank, pharmacy, cleaners, municipal buildings and municipal garages, service facilities for Fire Department and Rescue Squads are all permitted uses. Garages to house commercial vehicles normally associated with the permitted use and sheds to store material and equipment normally associated with the permitted use both fall under accessory uses.

Tri-State Center

The Tri-State Center District is established to encompass the area along New Jersey State Highway Route 23 and the area near the intersection with Interstate Highway 84 to encourage larger commercial and light industrial uses in this area. Retail store, service store, service establishment, including gas station and convenience stores with propane filling facilities, business and professional offices, grocery stores, delicatessen, meat market, bakery, luncheonette, barber shop, beauty parlor, laundry, tavern, package good store, restaurant, storage warehouse, including self-storage facilities, bank, pharmacy, and cleaners are all permitted uses. Also, retail store, service store, service establishments, banks, business and professional offices, research design and development laboratories, motels, hotels, funeral homes and restaurants, manufacturing, assembling, converting, altering, finishing, cleaning or any other processing of products. Building supply and lumber yards, contractors' yards and shops, wholesaling, storage and warehousing facilities are permitted uses as well. Parking facilities as regulated herein, offices, incidental storage facilities and other uses normally accessory to the permitted and conditionally approved

uses, signs, subject to the provisions of Article XVI, garages to house commercial vehicles normally associated with the permitted uses in the district are all permitted accessory uses.

Conservation District

It is the purpose of this district is to assure that the almost 24,000 acres of land presently owned by the State of New Jersey and the United States of America remain permanently protected by zoning for open space and conservation needs. Agricultural uses, recreational uses and structures, seasonal campsites, parks and playgrounds, sod farms, other uses found by the Land Use Board to be similar to or of the same general character as the above specified uses are all permitted principal uses and structures.

Fair Share Plan

As stated earlier in the document, the Office of Policy and External Affairs and Local Planning Services in the DCA calculated both the present need and prospective need obligations for the fourth round in line with the formulas and criteria outlined in P.L. 2024, c.2 (The Affordable Housing Law). Per this calculation, Montague Township has a Fourth Round Present Need of 23 units and a Prospective Need of 55 units.

On January 28, 2025, Montague Township adopted Resolution 2025-019, adopting the Fourth Round affordable housing obligations. On January 30, 2025, in accordance with P.L. 2024, c. 2 and AOC Directive #14-24 the Township filed an action with the Program and the Court on January 30, 2025, which is entitled: In re application of Township of Montague, Docket No. SSX-L-000073-25 (“2025 Action”). On April 24, 2025, the Court granted approval to proceed with the adoption of the Housing Element and Fair Share Plan.

Fourth Round Obligation (2025-2035)

As referenced in the 2016 Housing Element and Fair Share Plan, Montague Township had a Second Round carryover of 8 units to be applied to the Third Round. The Township’s Third Round obligation included a present need of zero (0) units and a prospective need of 22 units. At that time, Montague adjusted its obligation of 22 units to zero (0) based on a durational adjustment. If the 8 credits from the Second Round were applied to the Third Round obligation, then 14 units from the Third Round obligation would need to be addressed in the Fourth Round. It should be noted that the Market to Affordable program was not initiated, and these credits will need to still be addressed in the Fourth Round Prospective Need calculations.

Third Round Obligation		
Item	Mechanism	Units
Second Round Carryover Units	Group Homes	8
Market-to-Affordable Program*	Market-to-Affordable Program	0
Total Units		8
Obligation		22
Durational Adjustment to be Carried to the Fourth Round		14

*Was not implemented.

The 2016 housing plan also referenced three group homes which were established which provided 12 units of supportive/special needs housing which were not applied to the third round. These excess credits along with the one unit of bonus credit (total of 24 credits) will be applied to the Fourth Round Prospective Need calculations.

Present Need

At this time the Township's Housing Trust Fund has a total of \$145,540.20 available for rehabilitation needs and/or prospective needs initiatives. The Township should continue to make these funds available for eligible project and advertise the housing rehabilitation program. The housing trust fund is supplemented by Montague's Development Fee Ordinance and the NJ Statewide Non-Residential Development Fee.

Prospective Need

Fourth Round Prospective Need	
Third Round Durationally Adjusted Units	14
Fourth Round Obligation – Prospective Need	55
Total	69

Fourth Round Fair Share Plan				
Item	Mechanism	Proposed Units	Bonus Credits	Total Credits
Third Round Group Homes not credited	Supportive/Special Needs Housing	12	12	24
Holiday Lake Senior Housing	Senior Housing Inclusionary Overlay Zone	14	1	15
Accessory Apartments	Accessory Apartments	10	0	10
Group Homes	Supportive/Special Needs Housing	10	10	20
Fair Share Plan Total				69

Holiday Lake Senior Housing Inclusionary Overlay Zone

Montague Township is proposing a senior housing inclusionary overlay zone for a number of lots within the existing R-4 Residential District. This overlay zone would permit age-restricted single-family and townhouse residential units with a required 20% set-aside for affordable housing. Based on calculation of gallons per day for a small sewer treatment plan it is assumed that a total of 70 units could be constructed with 30% being affordable. The proposed development would yield 14 affordable units with 0.5 bonus credits for 10% of the units or a total of 15 credits.

Accessory Apartment

A proposed accessory apartment program would provide affordable rental units in the existing R-3 Residential Zone. An accessory apartment ordinance will be developed to permit accessory apartments available to supportive and special needs living arrangements

with affordability controls for a minimum of ten years. Per the Affordable Housing Law, Accessory are defined as:

“A residential dwelling unit that provides complete independent living facilities with a private entrance for one or more persons, consisting of provisions for living, sleeping, eating, sanitation, and cooking, including a stove and refrigerator, and is located within a proposed or existing primary dwelling, within an existing or proposed structure that is accessory to a dwelling on the same lot, constructed in whole or part as an extension to a proposed or existing primary dwelling, or constructed as a separate detached structure on the same lot as the existing or proposed primary dwelling.”

This program would provide a maximum of 10 affordable units.

Group Homes

The Township looks to continue to partner with supportive and special needs housing providers such as Willow Glen Academy and S.C.A.R.C. to create these units. Making Group Homes a permitted use in the R-3 and R-5 Residential Districts will allow for greater opportunity for these uses to be developed. It is anticipated that a minimum of 10 units could be created over the next ten-year period with a bonus credit of 10 units for a total credit of 20 units.

Consistency with the State Development and Redevelopment Plan

At the time of the preparation of this Housing Element and Fair Share Plan (HEFSP), the update to the New Jersey State Development and Redevelopment Plan (State Plan) is expected to be completed in late 2025. The last update to the State Plan was adopted in 2001. Per the 2001 plan, Montague Township is located in the Rural Planning Area (PA4), the Rural/Environmentally Sensitive Planning Area (PA4B) and the Environmentally Sensitive Planning Area (PA5). The State Plan describes the following intents for each planning area:

- Rural Planning Area: PA4, and the Rural/Environmentally Sensitive Planning Area: PA4B: Maintain the Environs as large contiguous areas of farmland and other lands; revitalize cities and towns; accommodate growth in Centers; promote a viable agricultural industry; protect the character of existing stable communities; and confine programmed sewers and public water services to Centers.
- Environmentally Sensitive Planning Area: PA5: Protect environmental resources through the protection of large contiguous areas of land; accommodate growth in Centers; protect the character of existing stable communities; confine programmed sewers and public water services to Centers; and revitalize cities and towns.

This plan proposes future development that is in line with the character of the existing zones with more intensive senior housing development proposed within the high-density residential district and supportive/special needs housing in less dense residential districts. The mechanisms proposed in this housing plan are consistent with the State Plan.

Conclusion

Montague Township has been engaged historically in the affordable housing process and has proven that it has met its previous round obligations for affordable housing through its current zoning.

This housing plan recommends that the Township meet its present need housing obligation for rehabilitation through the established Housing Trust Fund. Limited availability of water and sewer in Montague Township as well as environmental constraints and the rural nature of the municipality limit future large scale development. This plan recommends Montague Township fulfills its affordable housing obligation through means that preserve the character of the Township and provide much needed housing catered to the needs of the community.