

Fourth Round Affordable Housing Ordinances

MORRIS TOWNSHIP, NJ

March 2026

The Fourth Round of Affordable Housing Obligations in NJ



First Round
1987-1993



Second Round
1994-1999



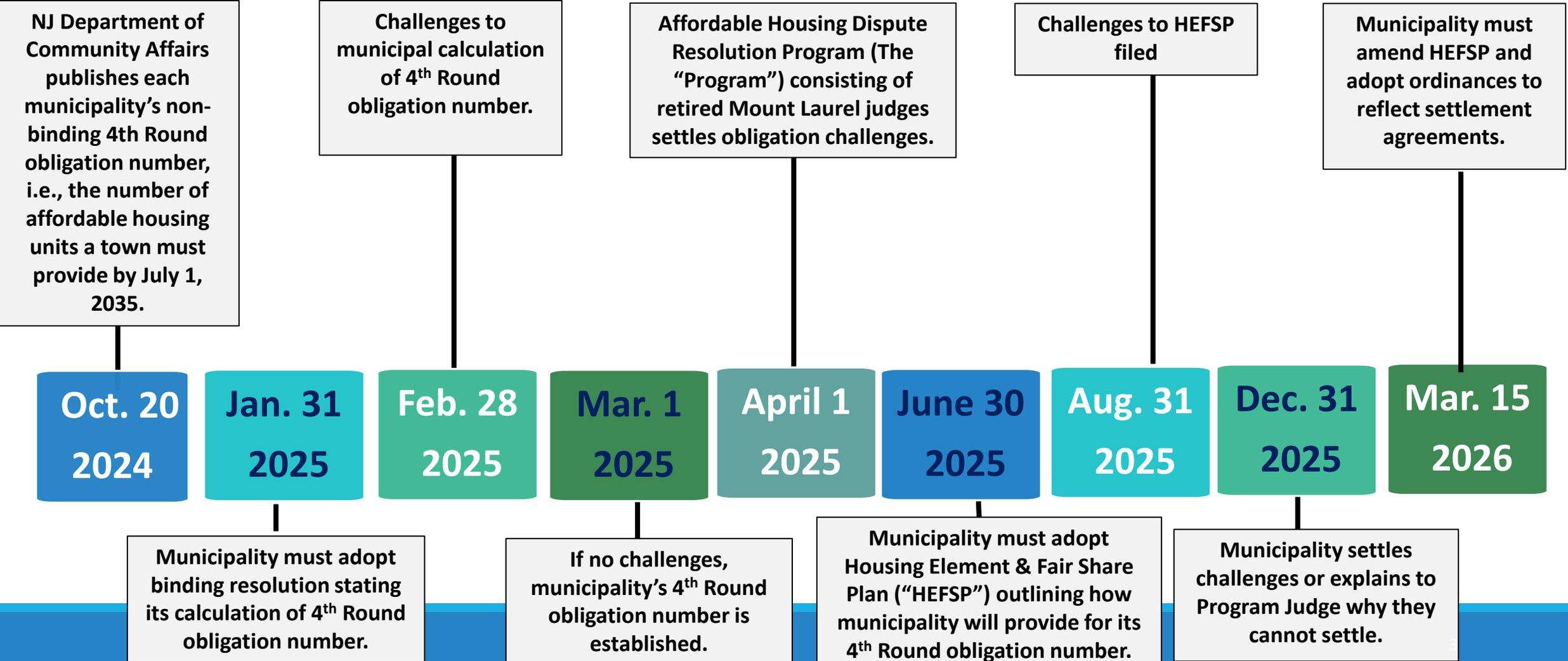
Third Round
1999-2025



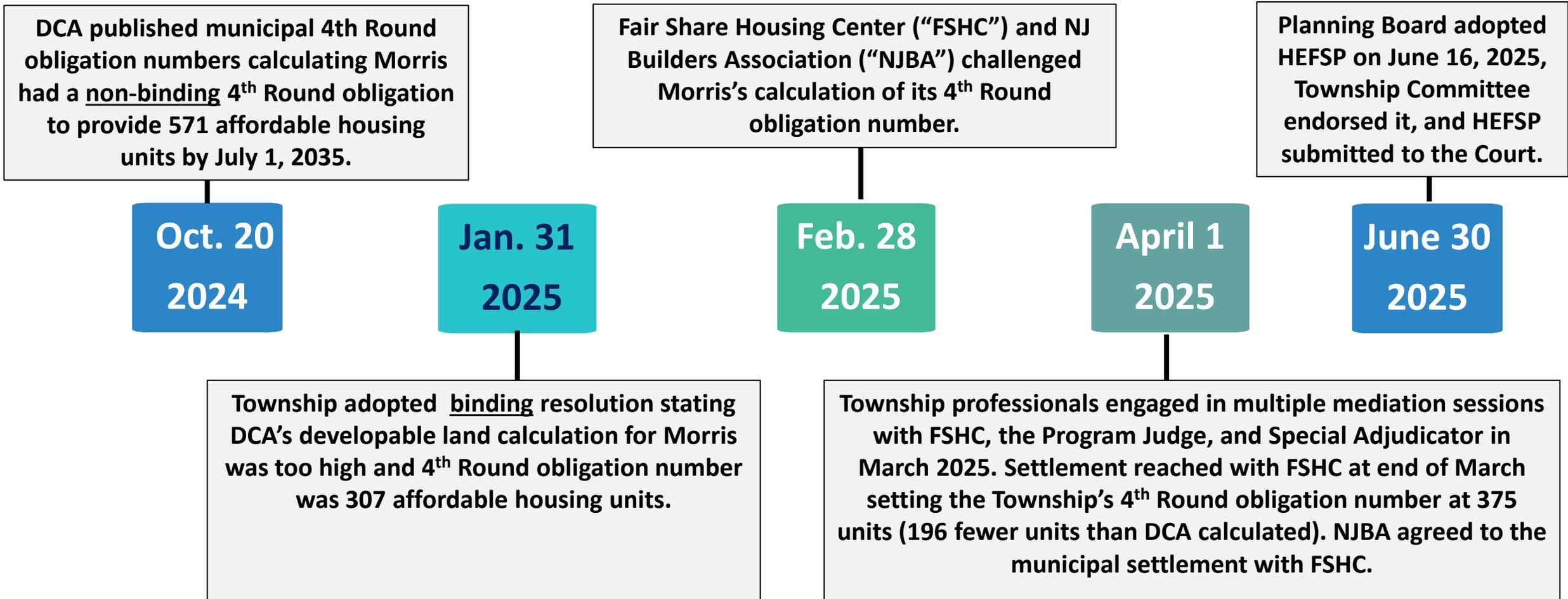
Fourth Round
2025-2035

Subject to 2024 Amended Fair Housing Act ("FHA")

Strict Deadlines for Fourth Round in Amended FHA



Morris Township and Fourth Round Deadlines



Morris Township and Fourth Round Deadlines

September-December 2025, the Township professionals engaged in multiple mediation sessions with challengers before Program Judge and Special Adjudicator. Reached a Mediation Agreement with FSHC in December 2025. The Program Judge recommended approval by the Mount Laurel Judge of our Mediation Agreement and our HEFSP as proposed.

**Aug. 31
2025**

**Dec. 31
2025**

**Mar. 15
2026**

Three entities filed challenges to Township's HEFSP in late August 2025: FSHC and two prospective developers.

Township must adopt implementing ordinances, amended HEFSP, and other administrative documents consistent with December 2025 Mediation Agreement.

Project	Block/Lot	Tenancy	Units	Bonus Credits	Total
Extension of Affordability Controls			134		
60 Columbia Road	9301/8	Sales/Rentals	84	42	126
227 Sussex Avenue	601/18	Sales	35		35
300 Madison Avenue	8601/4	Sales	24	12	36
100 Southgate Parkway	7101/2	Sales	21	10	31
291 James Street	6705/5	Sales	3		3
4 Old Turnpike Road	8602/10	Supportive Housing/ Special Needs	5	5	10
Total			306	69	375

Summary of Plan for Fourth Round

Required
Ordinances:
*model
ordinances*

- Affordable Housing Ordinance
- Development Fee Ordinance

These ordinances exist in the current Code but must be replaced with new model ordinances that reflect the 2024 Amended Fair Housing Act and amended Uniform Housing and Affordability Controls adopted by the New Jersey Housing and Mortgage Finance Agency mid December 2025.

Required Ordinances: *Inclusionary Ordinances and Amended Redevelopment Plan*

Inclusionary Ordinances for Fourth Round Sites

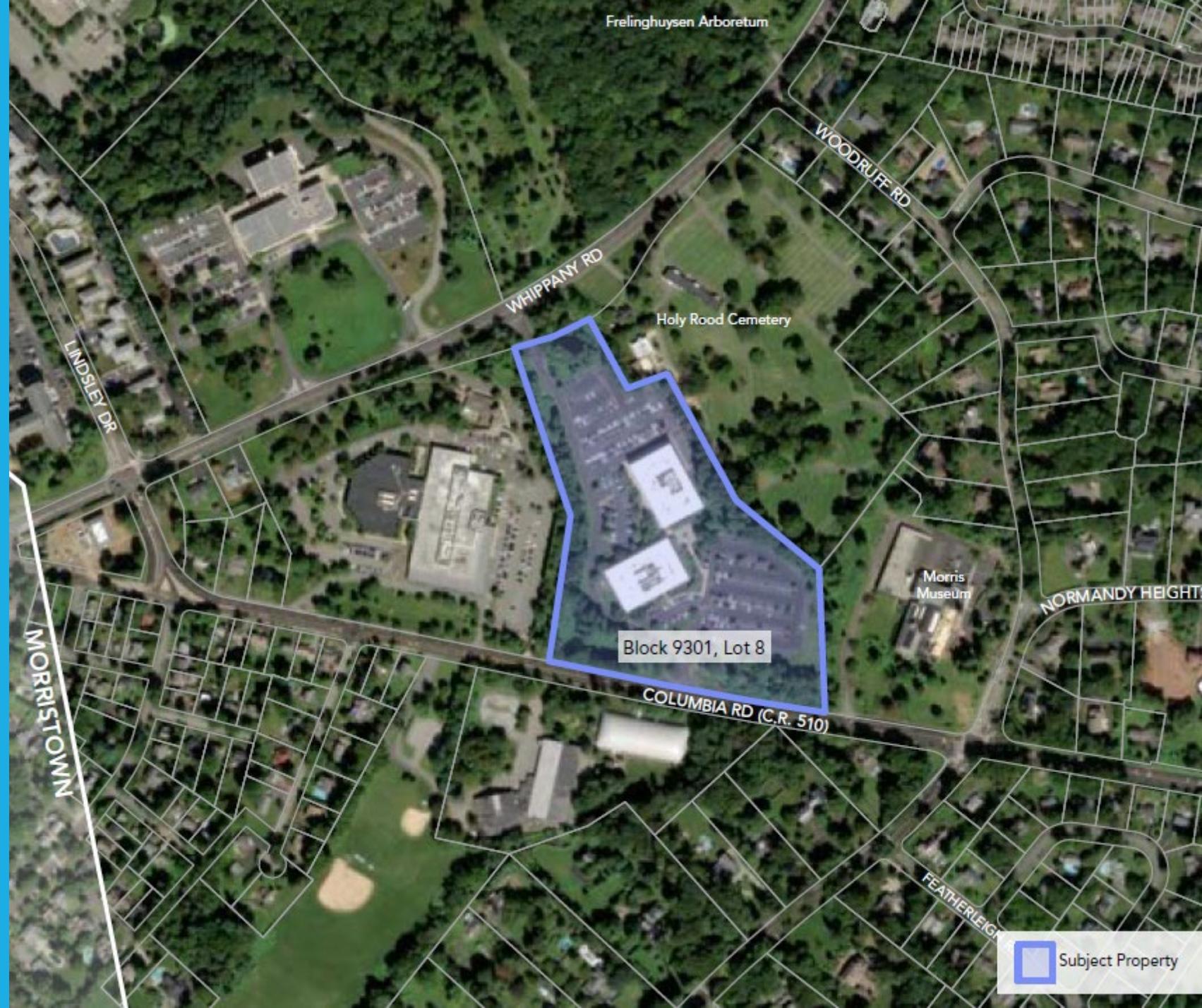
- 4 Old Turnpike Road group home
- 100 Southgate Parkway
- 300 Madison Avenue
- 291 James Street
- 60 Columbia
- 227 Sussex Avenue

Amended Redevelopment Plan for Third Round Site

- 95 Mount Kemble Avenue

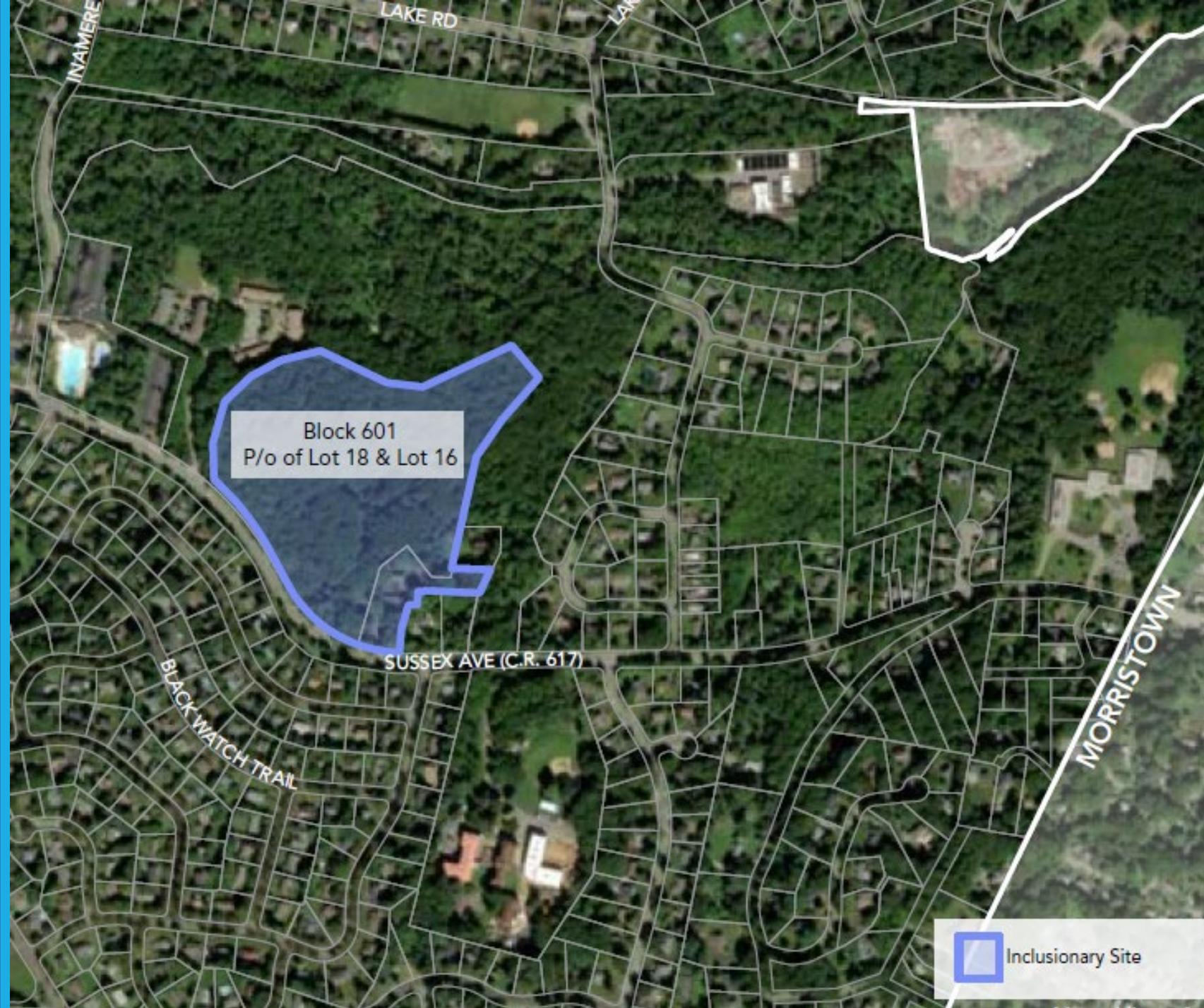
60 Columbia Road

- Block 9301/Lot 8
- 15.4 acres
- Existing Zone: OL-15
- Proposed Zone: MF-TH-AH
- 382 units
 - 300 Multifamily
 - 82 Townhomes
- **84 Affordable Units**
(22 % Set Aside)



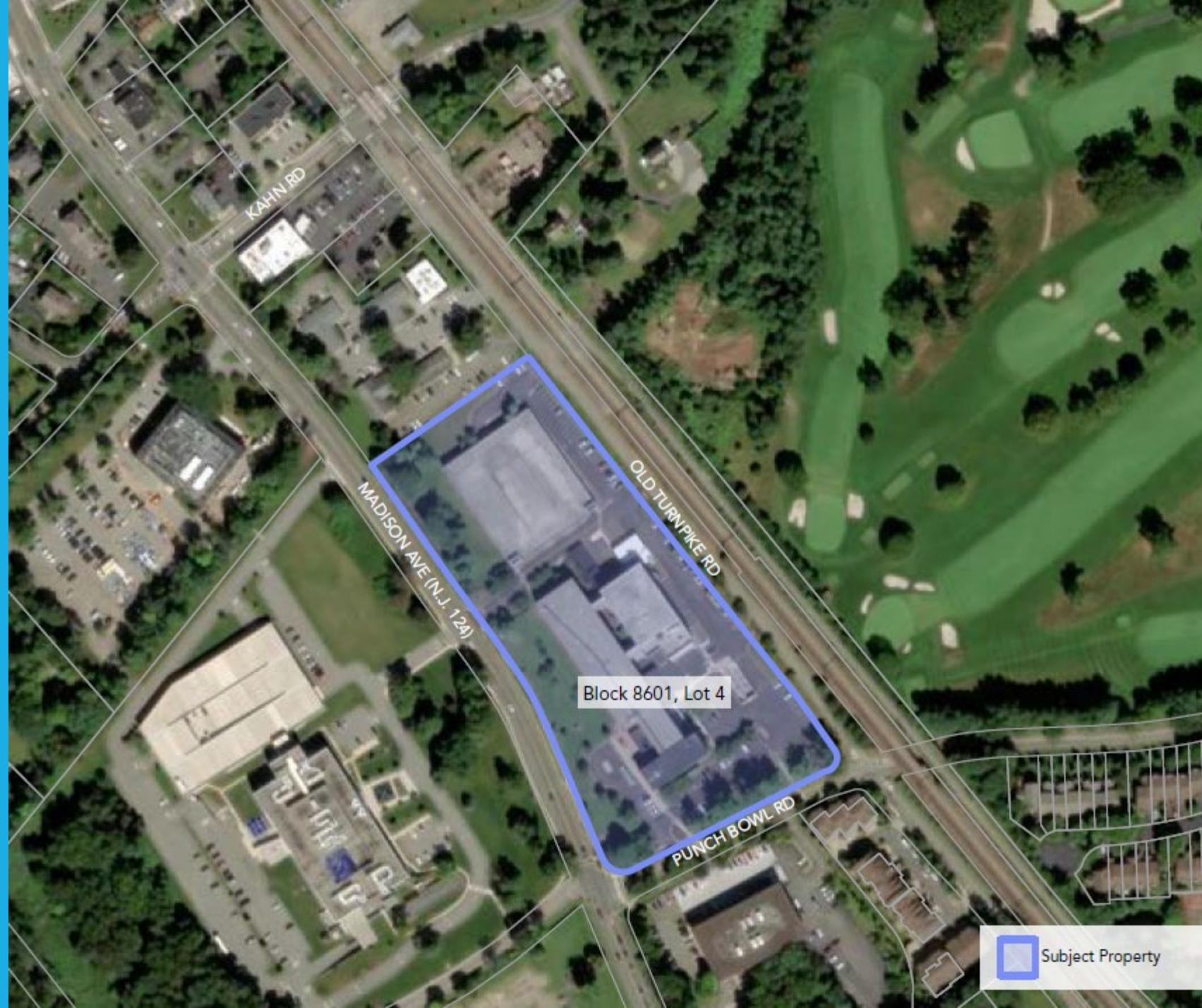
227 Sussex Avenue

- Block 601/Lot 16 and Lot 18 (portion)
- 21.5 acres of 66 total acres
- Existing Zone: OSGU (Lot 18)/
RA-15 (Lot 16)
- Proposed Zone: TH-8-AH
- 175 Townhouses
- **35 Affordable Units**
(20 % Set Aside)



300 Madison Avenue

- Block 8601/Lot 4
- 8.1 acres
- Existing Zone: OL-15
- Proposed Zone: TH-15-AH
- 118 Townhomes/Stacked Townhomes
- **24 Affordable Units**
(20 % Set Aside)



100 Southgate Parkway

- Block 7101/Lot 2
- 19.17 acres
- Existing Zone: OL-15
- Proposed Zone: TH-5-AH
- 104 Townhouse Units
- **21 Affordable Units**
(20 % Set Aside)



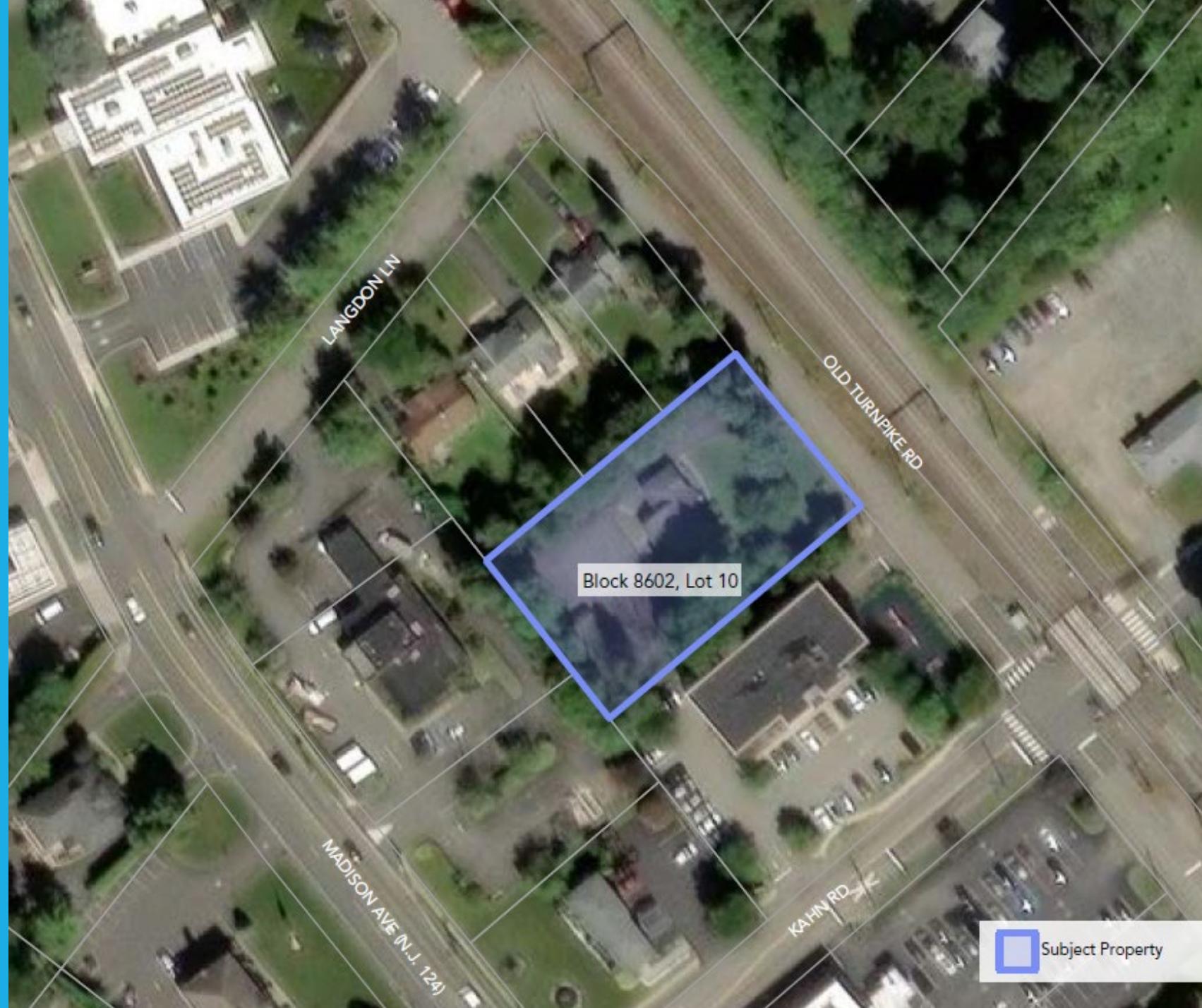
291 James Street

- Block 6705/Lot 5
- 3 acres
- Existing Zone: RA-35
- Proposed Zone: TH-6-AH
- 13 Townhouses
- **3 Affordable Units**
(20 % Set Aside)



4 Old Turnpike

- Block 8602/Lot 10
- 0.53 acres
- Existing Zone: B-11
- Proposed Zone: S/SNH
- 5-Bedroom Group Home
- **5 Affordable Housing Credits**



95 Mount Kemble Amended Redevelopment Plan

- Block 5506/Lot 25
- Block 5605/Lots 5-8
- 9.2 acres
- Existing Zone: Mt. Kemble Avenue Redevelopment Plan
- Proposed Zone: AMENDED Mount Kemble Avenue Redevelopment Plan
- 139 Multifamily/ Townhomes or Stacked Townhomes
- **23 Affordable Units**
(~16.5% Set Aside)



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