

Lafayette Township
Amended
Housing Plan Element
and
Fair Share Plan
For
Round Four (2025-2035)

Lafayette Township, Sussex County, NJ

June 2025

Public Hearing: June 19, 2025

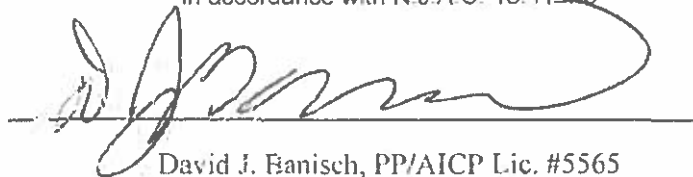
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The original of this report was signed and sealed
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EXECUTIVE SUMMARY

This amended Housing Plan Element and Fair Share Plan (“HE/FSP” or “Housing Plan”) has been prepared to address Lafayette Township’s Round Four (2025-2035) affordable housing obligations. This Housing Plan sets forth the manner in which Lafayette Township will address its Round Four affordable housing obligations. This Housing Plan has been prepared in accordance with the Municipal Land Use Law (M.L.U.L.) and the NJ Fair Housing Act, as amended in 2024 (“2024 FHA Amendments”), and applicable rules including N.J.A.C. 5:93-1 et seq. and N.J.A.C. 5:80-26.1 et seq., as amended through December 2024.

Lafayette Township’s Round Four affordable housing obligations are identified, as follows:

- | | |
|----------------------------------|-----------------------|
| 1. Round Four Present Need: | 7 units. |
| 2. Round Four Prospective Share: | 52 units ¹ |

Lafayette Township received a Round Three Judgment of Compliance and Repose (JOC&R) on September 9, 2016 from the Hon. Stephan C. Hansbury, P.J. Cn. for the Prior Round (1987-1999) and Round Three (2000-2025), pursuant to Lafayette Township’s Settlement with the Fair Share Housing Center² (FSHC). This followed Lafayette Township’s three prior attempts and exhaustive efforts to comply with its Third-Round affordable housing obligations through the COAH substantive certification process³. COAH did not act on any of the Township’s Plans or Petitions during the period marked by COAH’s three attempts at Third-Round rule-making and attendant Court challenges that ultimately sidelined COAH and moved affordable housing compliance to the Courts.

Lafayette Township has no public water or sewer facilities in the Township, which entitles Lafayette Township to a Round Four durational adjustment in accordance with N.J.A.C. 5:93-4.3. Nevertheless, Lafayette Township made impressive progress during Round Three addressing its affordable housing obligations, including zoning for family rental units that result in a Round Three surplus of affordable units that may be applied to the Round Four Prospective Share obligation. After receiving the Round Three JOC&R in 2016, Lafayette Township adopted inclusionary zoning and granted site plan approval for a 138-

¹ The municipal determination of Lafayette Township’s Round Four affordable housing obligations was by municipal resolution, that was filed with the Superior Court on January 23, 2025 (SSX-L-000052-25) along with Lafayette Township’s Complaint for Declaratory Judgment “IN THE MATTER OF THE APPLICATION OF THE TOWNSHIP OF LAFAYETTE, ...”.

² The FSHC Settlement Agreement stipulates to the Township’s Prior Round and Round Three obligations and Lafayette Township’s Round Three Housing Plan to address the obligations, it is referenced in the September 9, 2016 JOC&R, but it is unsigned.

³ Lafayette Township adopted Housing Plans in November 2004 (Prior Round), December 1, 2005 & December 2, 2008 (Third Round), Lafayette Township endorsed Housing Plans and Petitioned COAH on December 13, 2005 & December 29, 2008. Lafayette Township filed its Round Three Declaratory Judgment Complaint on March 24, 2016, and adopted the final Round Three Housing Plan on March 24, 2016. Lafayette Township, received a Judgment of Compliance and Repose for Round Three on September 9, 2016.

unit rental housing project for families with children, including 32 affordable rental units for families with children. The rental project was approved for Olde Lafayette Village (now the *Shoppes at Lafayette*) and results in a surplus of Round Three units that may be applied to address a portion of the Round Four 52-unit Prospective Share.

Regarding the Round Four durational adjustment, N.J.A.C. 5:93-4.3 (c) states that:

“The lack of adequate capacity, in and of itself, shall constitute a durational adjustment of the municipal housing obligation. The requirement to address the municipal housing obligation shall be deferred until adequate water and/or sewer are made available.

Recognizing the Township’s limitations to address the Round Four Prospective Share, Lafayette Township will adopt inclusionary zoning for one additional site that is likely to develop during the 10-year period of compliance with sufficient zoning capacity to fully address the Round Four 52-unit Prospective Share obligation.

In addition, Lafayette Township will adopt a Mandatory Set-Aside Ordinance (MSO) to require a 20% set-aside on all new residential development of five (5) or more new residential dwelling units.

Lafayette Township will continue the Round Three rehabilitation program to address the Round Four Present Need obligation of 7 units.

STATUTORY AFFORDABLE HOUSING REQUIREMENTS

This Housing Plan has been prepared in accordance with the provisions of the Municipal Land Use Law (N.J.S.A. 40:55D-28b(3)) and the Fair Housing Act (FHA) as amended (N.J.S.A. 52:27D-310), to address Lafayette Township’s Round Four (2025-2035) affordable housing obligations.

The Municipal Land Use Law at N.J.S.A. 40:55D-28.b(3), identifies the following requirements for a Housing Plan Element:

(3) A housing plan element pursuant to section 10 of P.L.1985, c.222 (C.52:27D-310), including, but not limited to, residential standards and proposals for the construction and improvement of housing;

The essential contents of a Housing Element are identified in the Fair Housing Act at N.J.S.A 52:27D-310 which provides that “a municipal housing element shall be designed to achieve the goal of access to affordable housing to meet present and prospective housing needs, with particular attention to low- and moderate-income housing, and shall contain at least:

a. An inventory of the municipality's housing stock by age, condition, purchase or rental value, occupancy characteristics, and type, including the number of units affordable to low and moderate income households and substandard housing capable of being

rehabilitated, and in conducting this inventory the municipality shall have access, on a confidential basis for the sole purpose of conducting the inventory, to all necessary property tax assessment records and information in the assessor's office, including but not limited to the property record cards;

- *This is addressed in Appendix A – Housing Element Plan.*

b. A projection of the municipality's housing stock, including the probable future construction of low- and moderate-income housing, for the next ten years, taking into account, but not necessarily limited to, construction permits issued, approvals of applications for development and probable residential development of lands;

- *This is addressed in Appendix A – Housing Element Plan.*

c. An analysis of the municipality's demographic characteristics, including but not necessarily limited to, household size, income level and age;

- *This is addressed in Appendix A – Housing Element Plan.*

d. An analysis of the existing and probable future employment characteristics of the municipality;

- *This is addressed in Appendix A – Housing Element Plan.*

e. A determination of the municipality's present and prospective fair share for low- and moderate-income housing and its capacity to accommodate its present and prospective housing needs, including its fair share for low- and moderate-income housing; and

- *This is addressed below in the section entitled “Site Suitability Analysis.”*

f. A consideration of the lands that are most appropriate for construction of low and moderate income housing and of the existing structures most appropriate for conversion to, or rehabilitation for, low- and moderate-income housing, including a consideration of lands of developers who have expressed a commitment to provide low and moderate income housing.”

- *This is addressed below in the section entitled “Site Suitability Analysis.”*

g. An analysis of the extent to which municipal ordinances and other local factors advance or detract from the goal of preserving multigenerational family continuity as expressed in the recommendations of the Multigenerational Family Housing Continuity Commission, adopted pursuant to paragraph (1) of subsection f. of section 1 of P.L.2021, c.273 (C.52:27D-329.20);

- *See section “Relationship to the State Development and Redevelopment Plan.”*

h. For a municipality located within the jurisdiction of the Highlands Water Protection and Planning Council, established pursuant to section 4 of P.L.2004, c.120 (C.13:20-4), an analysis of compliance of the housing element with the Highlands Regional Master Plan of lands in the Highlands Preservation Area, and lands in the Highlands Planning Area for Highlands-conforming municipalities. This analysis shall include consideration of the municipality's most recent Highlands Municipal Build Out Report, consideration of opportunities for redevelopment of existing developed lands into inclusionary or 100 percent affordable housing, or both, and opportunities for 100 percent affordable housing in both the Highlands Planning Area and Highlands Preservation Area that are consistent with the Highlands regional master plan; and

- *This is not applicable because Lafayette Township is not in the Highlands Region.*

i. An analysis of consistency with the State Development and Redevelopment Plan, including water, wastewater, stormwater, and multi-modal transportation based on guidance and technical assistance from the State Planning Commission.”

The 2024 FHA Amendments identify an additional requirement for the Round Four HE/FSP at C.52:27D-304.1 subsection 3. f. (2) (a), as follows:

“... As part of its housing element and fair share plan, the municipality shall include an assessment of the degree to which the municipality has met its fair share obligation from the prior rounds ... If a prior round obligation remains unfulfilled, ... the municipality shall address such unfulfilled prior round obligation in its housing element and fair share plan.”

- *This is addressed below.*

DETERMINATION OF PRESENT NEED AND PROSPECTIVE SHARE

Lafayette Township accepted the NJ Department of Community Affairs (DCA) calculation of Round Four affordable housing obligations for Round Four (2025-2035) that was published by the DCA in the October 2024.

- Present Need: 7 units
- Prospective Share: 52-units.

The municipal determination of Lafayette Township’s Round Four affordable housing obligations was made by municipal resolution and filed with the Superior Court on January 23, 2025 (SSX-L-000052-25) along with Lafayette Township’s Complaint for Declaratory Judgment “In The Matter Of The Application Of The Township Of Lafayette.”

ASSESSMENT OF PRIOR ROUNDS AFFORDABLE HOUSING COMPLIANCE

This section of the Housing Plan provides an assessment of the degree to which Lafayette Township has met its fair share obligation from the prior rounds pursuant to C.52:27D-304.1 subsection 3. f. (2) (a). Lafayette Township’s Round Three Housing Plan fully satisfied all unit requirements and planning parameters for affordable units that were specified in the Township’s Settlement with Fair Share Housing Center. The Township received its Round Three Judgment of Compliance and Repose on September 9, 2016 by the Hon. Stephan C. Hansbury, P.J. Cn. for the Prior Round (1987-1999) and Round Three (2000-2025), pursuant to the Round Three Housing Plan and FSHC Agreement.

Table 1 below provides Lafayette Township’s Prior Round and Round Three obligations that are identified in paragraph #2 of the Round Three FSHC Settlement and the Township’s March 3, 2022 final JOR&C:

Table 1: PRIOR ROUND & ROUND THREE AFFORDABLE HOUSING OBLIGATIONS

Rehabilitation Share (per Kinsey Report ⁴)	13
Prior Round Obligation (pursuant to N.J.A.C. 5:93)	27
Third Round Prospective Need (per Kinsey Report, as adjusted through this settlement agreement)	75

The following assessment identifies the fair share obligation for each round of affordable housing obligation and the degree to which the municipality has met the fair share obligation from prior rounds.

PRIOR ROUND (1987-1999) ASSESSMENT

Table 2 below lists the units satisfying the 27-unit Prior Round obligation identified in the Round Three Housing Plan, and identified in paragraph #5 the Round Three FSHC Settlement. All units are completed and occupied:

Table 2: UNITS SATISFYING THE PRIOR ROUND

<i>Units Addressing Prospective Need: 27 Unit Obligation</i>		
Units/Credits	Project:	Date
3	SCARC (Sussex County ARC) 210 Pelletown Road, Block 33, Lot 4 (3-bedroom group home) - Existing	12/2/1991
3	Rental bonus (N.J.A.C. 5:93-5.15(d) ⁵	
5	SCARC – 240 Warbasse Jct. Road., Block 9, Lot 13.06 (5-bedroom group home) - Existing	9/4/2008
4	Rental bonus (N.J.A.C. 5:93-5.15(d) ⁵	
4	SCARC – 12 Valcourt Drive, Block 21, Lot 29.02 – (4-bedroom group home) Existing	9/10/2012
4	Devereux – 185 Statesville Quarry Road, Block 23, Lot 4 (4-bedroom group home) – Existing	5/16/2014
4	Broadstep Academy-NJ, 84 Valley View Road, Block 6, Lot 19 (4-bedroom group home) – Existing	8/24/2006
27	Total units and credits	

These units and bonuses fully satisfy Lafayette Township's Prior Round (1987-1999) prospective share affordable housing obligations.

⁴ David N. Kinsey, PhD, PP, FAICP, NEW JERSEY LOW AND MODERATE INCOME HOUSING OBLIGATIONS FOR 1999-2025 CALCULATED USING THE NJ COAH PRIOR ROUND (1987-1999) METHODOLOGY, April 16, 2015, revised July 2015.

⁵ N.J.A.C. 5:93-5.15(d)1. provides that "A municipality shall receive two units (2.0) of credit for rental units available to the general public."

PRIOR ROUND ASSESSMENT - CONCLUSION

Lafayette Township's 1987-1999 Prior Round obligation has been fully satisfied as set forth above and in paragraph #4 of the Township's FSHC Settlement and the Township's Round Three Housing Plan Element and Fair Share Plan.

THIRD ROUND (1999-2025) ASSESSMENT

This section assesses how Lafayette Township satisfied the 75-unit Prospective Share agreed to by the Township and Fair Share Housing Center, including the Third Round (1999-2025) Prospective Need and Gap Present Need Gap (2000-2015). These two obligations are referred to hereafter as Round Three.

Table 3 below identifies units and credits addressing the 75-unit Round Three obligation that are listed in the Round Three Housing Plan and paragraph # 5 of the FSHC Settlement. During Round Three, Lafayette Township added affordable units that are not listed in Table 3.

Table 3: UNITS & CREDITS ADDRESSING ROUND THREE IN SETTLEMENT & JOR&C

Units Addressing Prospective Need: 58 Unit Obligation		
Units/Credits	Project:	Date
4	Broadstep Academy-NJ, 61 Beaver Run Road, Block 21, Lot 42 - Existing	9/10/1992
4	Rental bonus (N.J.A.C. 5:93-5.15(d) ⁶	
20	Advance Housing/Demarest Farms, 12 Route 94 South, Block 32, Lot 21.07 - Existing	4/2011
14	Bonus (N.J.A.C. 5:93-5.15(d) ⁷	
4	Capitol Care 22 Old Beaver Run Rd., Block 32, Lot 21.03, Old Beaver Run, LLC	8/2016
10	Accessory Apartment Program	
56	Existing Units & Credits	

There remained a 19 unit "gap" between the 56 units and credits listed in the table above, and the 75-unit obligation. With respect to the gap, the FSHC Agreement noted the following (1st bullet, paragraph #6):

- "The Township's third round HPE/FSP provides a realistic opportunity to address the 19 unit gap between actual the Township's actual inventory of existing affordable units and the 75-unit third round prospective share obligation through the 31 units planned for the

⁶ N.J.A.C. 5:93-5.15(d)1. provides that "A municipality shall receive two units (2.0) of credit for rental units available to the general public."

⁷ N.J.A.C. 5:93-5.15(d)1. provides that "A municipality shall receive two units (2.0) of credit for rental units available to the general public."

Olde Lafayette Village (8-units) and Sunrise Lafayette (23-units) sites. These two sites will provide affordable units to the general public."

This bullet in paragraph #6 of the Settlement acknowledged that FSHC and Lafayette Township anticipated two projects to close the 19-unit gap as per the bullet above: (1) Olde Lafayette Village and (2) Sunrise Lafayette (Nouvelle). Lafayette Township adopted inclusionary zoning for both sites as anticipated; however, as explained below the Olde Lafayette Village was zoned and obtained site plan approval for 26 more affordable units than anticipated.

1. Olde Lafayette Village, now the "Shoppes at Lafayette" owned by Lafayette Village Associates, consists of Block 8, Lots 17.01, 17.02, 26.01, 26.02, 26.03 and 26.04. In the Plan and FSHC Settlement, a total of 31 rental dwelling units, including eight 8 affordable rental units were anticipated. The site is a commercial lifestyle center including a collection of retail, service and commercial shops with an expansive undeveloped area capable of supporting mixed-use development.

At the owner's request, Lafayette Township rezoned the site for 138 residential rental apartments including 32 affordable rental apartments for families with children. The zoning is found in the zoning ordinance at § 13-13G, entitled IMF Zone - Inclusionary Multi-Family Overlay Zone. It was adopted by Ordinance No. 2021-16 on July 6, 2021. Site plan approval was obtained in 2022 for four new residential rental apartment buildings consisting of 138-rental units including 32 affordable rental apartments for families with children. Several of the existing shops were included in the site plan approval for conversion to apartments. The process of obtaining wastewater management planning approvals is underway to modify the existing wastewater management system (NJPDES No. NJ 190543).

2. Sunrise Lafayette (Nouvelle) is Block 9, Lot 21.01 and Lafayette Township adopted zoning to permit 150 townhouses and stacked flat dwellings, including 23 affordable units. This is consistent with Paragraph #4 in Judge Hansbury's September 9, 2016 JOC&R, which reads, as follows:

"4. This Order is conditioned upon the adoption of Ordinance No. 2016-16 promptly and any other approvals necessary to implement the HEFSP."

Ordinance No. 2016-16 provides for 23-affordable housing units and was adopted on July 16, 2016 before Judge Hansbury issued Lafayette Township JOC&R on September 9, 2016. Ordinance No. 2016-16 established the AH-2/LC Residential Affordable Housing/Limited Commercial District for Block 9, Lot 21.01, which permits the development of 150 townhouses and stacked flat dwellings including 23 affordable units on the Nouvelle (Sunrise Lafayette) site. This is consistent with development that was anticipated at the time the FSHC Settlement was written. To date, no site plan application has been submitted for this site.

The Shoppes at Lafayette and Nouvelle sites yield a total of 55 units not accounted in Table 3 above. In addition, during Round Three, two additional group homes of special needs and supportive housing have been developed, as follows:

1. The Mentor Network, 143 Meadows Road, Block 22, Lot 6. This special needs/supportive housing consists of 5 bedrooms.
2. DASI-Lafayette Township is a transitional / special needs / supportive housing women's shelter consisting of 6 bedrooms. The address and tax block and lot designation are strictly confidential and cannot be disclosed to protect the safety of the occupants.

These two projects add a total of 11 units, potentially with bonus credits, to Lafayette Township's Third Round inventory to address Round Three or Round Four. Together with the affordable units provided through the IMF Overlay (Shoppes at Lafayette) and the AH2/LC District, a total of 66 affordable to close the 19-affordable unit gap identified between the existing 56 Units and Credits listed in Table 3 above and the 75- unit Round Three obligation assigned to Lafayette Township, which is entitled to a durational adjustment.

Table 5: ADDITIONAL UNITS & CREDITS TO ADDRESS ROUND THREE OR FOUR

Units Addressing Prospective Need: 58 Unit Obligation		
Units/Credits	Project:	Date
32	Shoppes at Lafayette, 75 NJ Rte.15 (site plan approval)	2022
23	Nouvelle (Sunrise Lafayette) 101 Route 94, Block 9, Lot 21.01	2016
5	The Mentor Network, 143 Meadows Road, Block 22, Lot 6	2024
6	DASI-Lafayette (confidential location in Lafayette Twp.)	2024
<hr/> 66	Units & Credits	

The Round Three Housing Plan and FSHC Settlement identified 10 accessory apartments as part of the 56-units identified to address Round Three. Lafayette Township implemented the accessory apartment program in 2016 and the zoning ordinance provides for Accessory Apartments as a permitted uses in all residential zoning districts in Lafayette Township. The standards for Accessory Apartments were adopted in Ordinance No. 2016-20 on December 6, 2016 pursuant to Lafayette Township's September 9, 2016 JOC&R, and are found in the Township ordinance at § 12-22 Affordable Accessory Apartments. § 12-22.2 permits the creation of an affordable Accessory Apartment in a new or existing dwelling, or in an accessory structure located on the same lot as the principal dwelling to which the apartment is accessory.

This Round Three assessment accounts for the degree to which Lafayette Township has addressed the 75-unit obligation and whether prior obligations remain unfulfilled. No Accessory Apartments have been created since the adoption of Ordinance No. 2016-20. The Round Three Plan and FSHC Settlement called for 10 Accessory Apartments. As such, a recalculation of Round Three units and credits should reflect this.

Round Three rules allow for a maximum of 25% of the obligation to be addressed through bonuses. This would result in a maximum of 18.75 or 18 bonuses allowable. Table 3 identifies 18 bonuses claimed by Lafayette Township, which conforms to Round Three bonus crediting rules.

Table 6 below “Round Three Units & Credits Assessment” is a final tally of Round Three units and credits, including the Shoppes at Lafayette approval of 32 affordable family rental units, the 23-units resulting from the Nouvelle (Sunrise Lafayette) inclusionary zoning, and the addition of the two Special Needs and Supportive Housing projects (The Mentor Network and DASI-Lafayette (confidential site)). Table 6 identifies a total of 112 Round Three units and credits, of which

Table 6: ROUND THREE UNITS & CREDITS ASSESSMENT

Units Addressing Prospective Need: 58 Unit Obligation		Date
Units/Credits	Project:	
4	Willowglen Academy-NJ, 61 Beaver Run Road, Block 21, Lot 42 - Existing	9/10/1992
4	Rental bonus (N.J.A.C. 5:93-5.15(d) ⁸	
20	Advance Housing/Demarest Farms, 12 Route 94 South, Block 32, Lot 21.07 - Existing	4/2011
14	Bonus (N.J.A.C. 5:93-5.15(d) ⁹	
4	Group home, 22 Old Beaver Run Rd., Block 32, Lot 21.03, Old Beaver Run, LLC – existing	8/2016
0	Accessory Apartment Program	
32	Shoppes at Lafayette, 75 NJ15 (site plan approval) IMF Overlay	2022
23	Nouvelle (Sunrise Lafayette) 101 NJ94, Bl. 9, L 21.01 AH2/LC	2016
5	The Mentor Network, 143 Meadows Road, Block 22, Lot 6	2024
6	DASI-Lafayette (confidential location in Lafayette Twp.)	2024
112	Round 3 Units and Credits	

Through a combination of existing, approved and planned affordable housing units, Lafayette Township has identified 112 affordable housing units to satisfy the 75-unit Round Three Prospective Share obligation. This results in a surplus of 37 units and credits that can be applied to the 52-unit Round Four Prospective Share obligation. This does not include any credit from 10 accessory apartments included in the Round Three Housing Plan Element or FSHC Agreement. The 10-unit Accessory Apartment Program will be maintained by Lafayette Township in Round Four.

⁸ N.J.A.C. 5:93-5.15(d)1. provides that “A municipality shall receive two units (2.0) of credit for rental units available to the general public.”

⁹ N.J.A.C. 5:93-5.15(d)1. provides that “A municipality shall receive two units (2.0) of credit for rental units available to the general public.”

ROUND THREE ASSESSMENT - CONCLUSION

As demonstrated above, Lafayette Township's 1999-2025 Round Three Prospective Share obligation has been fully satisfied, consistent with paragraph #6 of the Township's Settlement with FSHC, as set forth in Lafayette Township's Round Three Housing Plan Element and Fair Share Plan, Lafayette Township's September 9, 2016 JOC&R and through the addition of nine (9) Special Needs and Supportive Housing units and 32 affordable family rental units approved since 2016 when Lafayette Township received its Third Round JOC&R.

SUMMARY – PRIOR ROUND & ROUND THREE COMPLIANCE ASSESSMENT

Despite the fact that Lafayette Township has no public sewer or water facilities to support development, thereby constituting a durational adjustment as defined at N.J.A.C. 5:93-4.2(c), Lafayette Township has fully addressed its Prior Round (1987-1999) and Round Three (1999-2025) affordable housing obligations through a combination of affordable housing strategies, including the production of affordable units, adoption of inclusionary zoning ordinances, and approval of a substantial rental housing project. Lafayette Township's affordable housing compliance has resulted in a surplus of 37 affordable units that may be applied to satisfaction of Lafayette Township's Round Four 52-affordable unit Prospective Share obligation.

ROUND FOUR FAIR SHARE PLAN

This section of the Housing Plan sets forth Lafayette Township's Fair Share Plan to address the Round Four affordable housing obligation consisting of a Prospective Share of 52-units and a Present Need Obligation of seven (7) units.

No conditions have changed pertaining to the availability of water and sewer service in Lafayette Township since the Third Round JOR&C was granted by the Court on September 9, 2016. Due to the unavailability of water and sewer, Lafayette Township is entitled to a Round Four durational adjustment.

PRESENT NEED

Lafayette Township will address the seven unit Present Need obligation through extension of the Township's local housing rehabilitation program to be funded through the Township's Affordable Housing Trust Fund and outside funding sources, such as rehabilitation funding available through sources such as HOME and the USDA Single-Family Housing Repair loans and grants.

In Round Three, Lafayette Township assisted two low-income households with substantial repairs that were funded through the Township's Affordable Housing Trust Fund. Two units were found in response to the 13-unit Rehabilitation Share (Present Need) that was identified in Lafayette Township's FSHC Settlement and Round Three Housing Plan.

Based on the limited demand found to exist to address the Round Three Present Need obligation, it is suspected that Lafayette Township’s Present Need obligation of seven (7) units for Round Four may be an over estimate of the actual number of units occupied by low-and/or moderate-income households requiring rehabilitation. Lafayette Township accepts the seven (7) unit Present Need obligation; however, Lafayette Township reserves the right to conduct a survey and income analysis to determine whether the Present Need obligation of seven units is supportable by existing housing conditions. If a lesser number of rehabilitation units are found to exist than the seven (7) unit Present Need obligation accepted by Lafayette Township, an adjustment to the Present Need obligation may be proposed subject to approval by the Affordable Housing Dispute Resolution Program.

ROUND FOUR PROSPECTIVE SHARE OBLIGATION

Lafayette Township will address the 52-unit Round Four Prospective Share obligation by applying 37 Round Three affordable housing credits and adopting durational adjustment inclusionary zoning for an additional 15 affordable dwelling units on 12.5-acres of Block 13, Lot 2, located at 19 Route 95 south near the intersection of Route 94 and Route 15. The inclusionary zoning will provide for an inclusionary residential density of 6 dwelling units per acre (6 du/ac) with a 20% affordable housing set-aside that will yield a total of 15 affordable dwelling units. The application of 37 Round Three affordable housing credits and 15 affordable units from durational adjustment inclusionary zoning will fully address the Round Four 52-unit Prospective Share Obligation. The Round Four Prospective Share Plan is summarized in Table 6 below.

Table 6: ROUND FOUR PROSPECTIVE SHARE PLAN

	Round Four Prospective Share:	52
1. Lafayette Township will apply 37 Round Three Surplus Credits to address a portion of the 52-unit Round Four obligation :		-37
2. Lafayette Township will adopt durational adjustment inclusionary Zoning for a site likely to develop during Round Four allowing for a density of six (6) dwelling units per acre and requiring a 20% affordable housing set-aside, as follows:		
	Block 13, Lot 2 – 19 Route 94 So. (12.5 ac.):	<u>-15</u>
		0

In addition, Lafayette Township will implement the following two affordable housing techniques to produce more affordable units that may be applied to the Round Four 52-unit Prospective Share obligation:

- 3. Adoption of a Mandatory Set-Aside Ordinance (MSO) to require a 20% affordable housing set-aside on all developments that result in five (5) or more dwelling units.
- 4. Continuation of Lafayette Township’s Accessory Apartment Ordinance.

In accordance with N.J.A.C. 5:93-4.2 (c), 1, 2, 3 and 4, and as part of this Round Four durational adjustment Housing Plan Element and Fair Share Plan, Lafayette Township agrees to the following:

1. Reserve and set aside new water and/or sewer capacity, when it becomes available, for low- and moderate-income housing, on a priority basis.
2. Endorse all applications to the DEP or its agent to provide water and/or sewer capacity. Such endorsements shall be simultaneously submitted to the Court.
3. Permit development where the DEP or its designated agent approves a proposal to provide infrastructure to a site for the development of low- and moderate-income housing identified in the housing element; and
4. Where a municipality has designated sites for low- and moderate-income housing that lack adequate water and/or sewer and where the DEP or its designated agent approves a proposal to provide water and/or sewer to a site other than those designated for the development of low and moderate income housing in the housing element, the municipality shall amend its housing element and fair share housing ordinance to permit development of such site for low and moderate income housing.

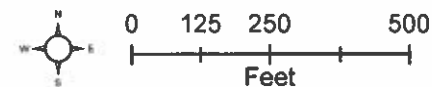
SITE SUITABILITY ANALYSIS

Figure 1 depicts Block 13, Lot 2, which is 19 Route 94 South and situated along State Routes 19 and 15 at the southeasterly site of Lafayette Township. It is the most southerly parcel in the Township with a substantial size to accommodate inclusionary development. The site has excellent highway access to all points where employment and day-to-day services may be located, particularly to the south and east where the major employment centers of the northeast region are located. The site is level, with more than 1,000' of Route 94 frontage. The 12.5-acres to be rezoned is open farmland that is free of environmental constraints that exist elsewhere on the property that include wetlands and steep slopes. Figure 1 identifies the 12.5-acre area of Block 13, Lot 2 to be rezoned for durational adjustment inclusionary zoning and depicts the location of environmental constraints on the parcel that do not interfere with the area Lafayette Township proposes for durational adjustment inclusionary overlay zoning.

Block 13, Lot 2 will be rezoned with an AH-3 Affordable Housing Inclusionary overlay to the existing LI - Light Industrial zoning that has been in place for decades, but which has failed to attract development interest. The site is adjacent to the Nouvelle Round Three site to the northwest, a cemetery to the west, wetlands to the east and the Sussex County Municipal Utilities Authority Complex to the north. The site adjoins a commercial strip of development along Route 15 where limited retail commercial and services are located, but also a strip of former commercial properties that Lafayette Township intends to designate for redevelopment (see discussion on Redevelopment below) and to encourage additional commercial development that will likely include mixed-use development with a variety of uses serving the day-to-day needs of Lafayette Township residents.

FIGURE 1

Figure 1:
Round 4 Durational Adjustment Inclusionary Zone
Block 13, Lot 2
Lafayette Township, Sussex County
June 2025



This map was developed using New Jersey Department of Environmental Protection Geographic Information System digital data, but this secondary product has not been NJDEP verified and is not State-authorized.



Legend

- | | | | |
|--|------------------------------|---|-------------------------|
|  | Block 13, Lot 2 Overlay Area |  | Wetlands |
|  | Block 13, Lot 2 |  | Slopes greater than 15% |

Data Sources:
 NJDEP 2020 Land Use/Land Cover
 NJDEP 10-Meter Dem's
 NJGIN Parcels 2024
 NJDEP Roadway Network
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Round 4 Fair Share Plan Summary

Lafayette Township will address the Round Four durational adjustment by applying 37 surplus Round Three credits and adopting inclusionary zoning to permit the development of 15 affordable housing units to fully satisfy Lafayette Township's Round Four Prospective Share of 52-units.

2024 FHA Compliance Parameters

The 2024 FHA Amendments identify a series of requirements to be addressed in the Fair Share Plan. A series of compliance parameters requirements are to be applied to the whole number of units addressing the Prospective Share in the Housing Plan, including a 30% cap on age-restricted units, a requirement for at least 50% of the units to be available to families with children, a 25% rental unit requirement, and 12.5% family rental unit requirement, a requirement for 13% of the units in the plan to be reserved for very low-income households and one-half of the very low-income units available to families with children. The FHA identifies these compliance parameters, as follows:

“C.52:27D-311.1. A municipality may [1] not satisfy more than 30 percent of the affordable housing units, exclusive of any bonus credits, to address its prospective need affordable housing obligation through the creation of age-restricted housing. A municipality shall satisfy [2] a minimum of 50 percent of the actual affordable housing units, exclusive of any bonus credits, created to address its prospective need affordable housing obligation through the creation of housing available to families with children and otherwise in compliance with the requirements and controls established pursuant to section 21 of P.L.1985, c.222 (C.52:27D-321). A municipality shall satisfy [3] a minimum of 25 percent of the actual affordable housing units, exclusive of any bonus credits, to address its prospective need affordable housing obligation, through rental housing, [4] including at least half of that [rental] number [12.5%] available to families with children. All units referred to in this section shall otherwise be in compliance with the requirements and controls established pursuant to section 21 of P.L.1985, c.222 (C.52:27D-321).

“C.52:27D-329.1_7. Housing elements and fair share plans adopted pursuant to section 3 of P.L.2024, c.2 (C.52:27D-304.1) shall ensure that [5] at least 13 percent of the housing units made available for occupancy by low-income and moderate-income households to address a municipality's prospective need obligation will be reserved for occupancy by very low income households, as that term is defined pursuant to section 4 of P.L.1985, c.222 (C.52:27D-304), [6] with at least half of such units made available for families with children. The 13 percent shall count towards the minimum 50 percent of the housing units required to be made available for occupancy by low-income households to address a municipality's prospective need obligation.

Lafayette Township will amend the Township's Affordable Housing Ordinance to include these compliance parameters identified in the 2024 FHA amendments. Lafayette Township's

durational adjustment inclusionary zoning will permit housing for families and will not specify or require age-restricted housing. All housing shall be available to families, unless a developer proposes age-restricted housing development, in which case not more than 30% of the affordable units provided shall be age-restricted.

All affordable housing units will meet the required bedroom distribution, controls on affordability and affirmatively marketed in conformance with the Uniform Housing Affordability Controls, UHAC, (N.J.A.C. 5:80-26.1) as shown through the adoption of an updated Affordable Housing Ordinance. Lafayette Township has appointed an Administrative Agent and Affordable Housing Liaison. The Township's affordable housing program will be administered in accordance with an updated Affirmative Marketing Plan.

These amendments to the Township's affordable housing ordinance will ensure that future development approved during Round Four will conform to these requirements.

ADOPTION OF ORDINANCES AND RESOLUTIONS TO ADDRESS ROUND FOUR

Third Round Affordable Housing Requirements

To comply with the 4th Round Affordable housing obligations, Lafayette Township will adopt all ordinances and resolutions to fully implement this plan and comply with the December 2024 Administrative Directive of the Court. These are listed below and will be provided in an errata sheet and appendix to this Housing Plan:

- (1) All affordable housing units will meet the required bedroom and income distribution requirements, including very low-income units, controls on affordability and will be affirmatively marketed in conformance with the Uniform Housing Affordability Controls, UHAC, (N.J.A.C. 5:80-26.1) as shown through the adoption of an updated Affordable Housing Ordinance.
- (2) Lafayette Township's designated Affordable Housing Liaison is Township Committeeman Kevin O'Leary. Lafayette Township will adopt an updated Municipal Housing Liaison Resolution for 4th Round compliance.
- (3) Lafayette Township will adopt an updated Affirmative Marketing Plan in accordance with the requirements of the 2024 FHA Amendments. The ordinance shall include the income, bedroom, and affordability requirements set forth in the December 2024 U.H.A.C. amendments.
- (4) Lafayette Township requests a waiver from appointment of an Administrative Agent at this time because existing affordable units in the Township are administered by the individual Special Needs/Supportive Services provider. At such time as the services of an administrative agent are required (i.e. 6 months prior to occupancy of new affordable units), the Township will retain the services of a qualified administrative agent.

- (5) Lafayette Township will adopt an updated affirmative marketing ordinance to address updated requirements of the 2024 FHA Amendments and U.H.A.C.
- (6) Lafayette Township will adopt an inclusionary zoning ordinance for development of Block 13, Lot 1 (Route 94).
- (7) Lafayette Township will adopt the Mandatory Set-aside Ordinance (MSO) included in this plan, which shall apply to all new residential development in Lafayette Township.

REDEVELOPMENT

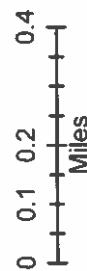
On May 20, 2025, the Lafayette Township Committee adopted a resolution authorizing and directing the Land Use Board with preparing a scattered site Preliminary Investigation Report to determine whether approximately 14 properties in the Township should be recommended for designation as redevelopment areas under the LRHL (N.J.S.A. 40A:12A-1 et seq.). The Land Use Board will undertake the investigation during the summer of 2025, which will be followed by the preparation of one or more redevelopment plan ordinances after the Township Committee presumably adopts a resolution designating one or more of the 14 sites an Area in Need of Redevelopment. Any residential development that may be included in a redevelopment plan will be subject to Lafayette Township's Mandatory Set-aside Ordinance that will be adopted to address the durational adjustment status of the municipality. The ordinance will ensure that where redevelopment occurs, including residential development, affordable housing will be provided, which is most likely to be in a mixed use configuration. This will apply to any residential development consisting of five or more dwelling units to provide an affordable housing set-aside of 20%.

The Redevelopment Investigations will address the list of parcels in Lafayette Township that are identified in Appendix C., all of which are either located on or adjacent to State Route 15. Lafayette Township selected Block 13, Lot 1 for inclusionary zoning due to its size, ability to accommodate development and accessibility to the regional road network.

MULTIGENERATIONAL FAMILY HOUSING

The amended Fair Housing Act requires:

**Potential Round 4 Sites
Redevelopment Analysis**
Lafayette Township,
Sussex County
New Jersey
June 2025



Legend

- Potential Sites
- Streams
- C-1 Buffer
- Wetlands
- Water
- 100 yr Flood Hazard Area
- Steep Slopes Greater than 15%

Data Sources:
 NJDEP 2020 Land Use/Land Cover
 NJDEP 10 meter DEM's
 NJDEP SWQS
 FEMA 2022
 NJGIN Parcels 2024
 NJDEP Roadway Network

This map was developed using New Jersey Department of Environmental Protection Geographic Information System digital data, but the secondary product has not been NJDEP verified and is not State-authorized.

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Proposed Redevelopment Properties											
Map ID	Property description	Address	Block	Lot	Zone	Size (Acres)	Constrained A	Unconstrained A	Owner	Owner Address	Recommendation
1	Former Embarq site on Rt 94	197 Route 94	4	2.03	LI	14.54	0	14.54	Green Vision, Inc.	197 Route 94, Lafayette, NJ 07848	Redevelopment
2	Old Lafayette House (Blue bldg. on Rt 15)	109 Route 15	7	19	VC	0.31	0.31	0		P.O. Box 851, Sparta, NJ 07871	Inclusionary/ Mixed Use
3	Property with foundation across from Tea House	89 Route 15	8	7	VC	0.28	0.28	0		20 Dixon Rd., Newton, NJ 07860	Redevelopment
4	Property with old barn across from Tea House	87 Route 15	8	29	VC	0.6792	0.67	0		20 Dixon Rd., Newton, NJ 07860	Redevelopment
5	Sunrise House	37 Sunset Inn Rd	10	4.01	R-5	21.22	6.12	15.1	BHR Ringwood R. E.	500 Wilson Pike Cl., Suite 360, Brentwood, TN 37027	Inclusionary/ AH3
6	Vacant land across from Rt 15 Strip mall (Bagle shop)	10 Route 15	11	1	LI	4.5	0	4.5	Keith Pokorny	20 Tierney Rd., Lake Hopatcong, NJ 07841	Inclusionary/ AH3
7	Vacant land with barn cross from AH zone	13 Route 94 South	13	1	LI	13.419	6.95	6.47	Scott Bubaco	31 Cleveland St., Bergenfield, NJ 07621	Inclusionary/ AH3
8	65 acre lot across from Exxon	19 Route 94 South	13	2	LI	65.278	58.1	37.2	Nellie A. Fodero, Trust	239 W. Northfield Rd., Livingston, NJ 07039	Inclusionary/ AH3
9	Vacant land behind 65 acre lot	100 Father John's Rd	13	3	LI	20.5	8.5	12	ZJ Holdings, LLC	264 Meyer Rd., Branchville, NJ 07826	Inclusionary/ AH3
10	Vacant land behind 65 acre lot	16 Route 15	13	5	LI	3.76	0.52	3.24	ZJ Holdings, LLC	264 Meyer Rd., Branchville, NJ 07826	Inclusionary/ AH3
11	House next to old Post Office	98 Route 15	14	43	VC	0.4775	0.31	0.16	William A. Faustini, III	7 Prices Switch Rd., Vernon, NJ 07462	Redevelopment
12	Old Post Office	96 Route 15	14	44	VC	0.3021	0.11	0.19	Lafayette Postal Properties, LLC	7 Prices Switch Rd., Vernon, NJ 07462	Redevelopment
13	Exxon & Suburban Property	34 Route 15	14	64	HC	3.345	0	3.34	34-38 Rt 15 LAF c/o Lehigh Gas	P.O. Box 385, Allentown, PA 18105	Redevelopment
14	Old Tower Alpine site with 2 foundations	185 Route 15	17	2.05	HC	7.664	1.3	6.36	Nicholas Marrone	5303 Tonnelle Ave., North Bergen, NJ 07047	Inclusionary/ Mixed Use

“An analysis of the extent to which municipal ordinances and other local factors advance or detract from the goal of preserving multigenerational family continuity as expressed in the recommendations of the **Multigenerational Family Housing Continuity Commission**, adopted pursuant to paragraph (1) of subsection f. of section 1 of P.L.2021, c.273 (C.52:27D-329.20);”

The duties of the Commission are to prepare and adopt recommendations on how governments, community groups, and private entities can advance the goal of enabling senior citizens to reside at the home of their extended families. The Township ordinances do not impede the Commission's goals for seniors to live with extended family members. Lafayette Township's zoning ordinance provides a definition of family (§ 13-5 Definitions) that suggests a liberal interpretation of what constitutes a family, as follows:

FAMILY

Shall mean any number of persons related by blood, marriage or adoption or unrelated individuals maintaining a household. A "family" shall, also, include foster children but shall not include roomers or members of a fraternity or sorority.

Lafayette Township's zoning ordinance provides for a wide variety of housing types (dwelling units) and none are restricted to only members of a nuclear family. In practice, Lafayette Township has more than eight (8) homes for persons of a various ages and varying special needs. Lafayette Township's zoning ordinance permits intergenerational housing in the single-family residential districts in the form of ECHO (Elder Care Housing Opportunity) housing. While the ECHO unit is a specialized form of temporary housing for intergenerational living, in practice, residents periodically seek local approvals to permit similar living arrangements for aging family members. Lafayette Township's ordinance does nothing to inhibit the ability for intergenerational living.

RELATIONSHIP TO STATE DEVELOPMENT AND REDEVELOPMENT PLAN

The entirety of Lafayette Township is designated PA4 (Rural Planning Area), PA4-B (Rural-Environmentally Sensitive Planning Area) and PA5 (Environmentally Sensitive Planning Area), with the predominant designations being PA4 and PA4-B. The Planning objectives for the PA4 and PA4-B include the maintenance of valuable, productive farmland and vast expanses of agricultural resource areas, with an emphasis on protecting environmentally sensitive natural resources in PA4-B. Limiting growth, growth inducing infrastructure and concentrating development to minimize the fragmentation of farmland are important organizing principles for development in the Rural Planning Area (PA4). Minimizing the fragmentation, degradation and loss of environmentally sensitive resources are key planning principles in the Rural-Environmentally Sensitive and Environmentally Sensitive Planning Areas (PA4-B and PA5). To achieve the goal of addressing the municipal affordable housing obligations, Lafayette Township has identified inclusionary zoning districts adjacent to the state highway (SR15) to accommodate growth with affordable housing in locations that are most appropriate and well-suited to high-density residential development that will not result in substantial incursions into the Lafayette Township's rural and environmentally sensitive

environment. This is consistent with State Plan policies that seek to accommodate growth in areas that will reinforce the goal of maintaining large expanses of agriculturally viable farmland and protecting the environment. In addition, the locations for future growth are most convenient to future residents that will have to rely on personal transportation for day-to-day needs because there is no public transportation available in Lafayette Township, except for once weekly bus service to shopping and banking provided by Sussex County for elderly and disabled persons. Alternative locations in the Township would likely result in extended travel times for access to employment, services and shopping.

APPENDIX

Development Fee Ordinance: <https://ecode360.com/35475177#35475177>

Affordable Accessory Apartment Ordinance: <https://ecode360.com/35475270#35475270>

AH1 Residential Affordable Housing District Ordinance:

<https://ecode360.com/35475969#35475969>

AH2/LC Residential Affordable Housing/Limited Commercial District Ordinance:

<https://ecode360.com/35475981#35475981>

IMF – Inclusionary Multi-family Overlay Ordinance:

<https://ecode360.com/38705041#38705041>

Mandatory Set Aside Ordinance:

Article _____: Mandatory Affordable Housing Set-Aside
Chapter 12 Land Use

Purpose. The purpose of this ordinance is to ensure that all residential developments in Lafayette Township resulting in five (5) or more residential dwelling units provides a 20% affordable housing set-aside.

- A. Except as otherwise regulated in this chapter, any development application proposing five (5) or more new dwelling units shall be required to set aside twenty percent (20%) of said lots or units for affordable housing.
- B. This requirement shall apply for all new multi-family residential development of five (5) or more units that become permissible through either a use variance, a density variance increasing the permissible density at the site, a rezoning permitting multi-family residential housing where not previously permitted, or new redevelopment plan, and subject to any and all applicable regulations set forth by the Highlands Council, NJDEP and any other agency with jurisdiction.
- C. This requirement does not give any developer the right to any such rezoning, variance or other relief, or establish any obligation on the part of the Lafayette Township to grant such rezoning, variance or other relief. A property shall not be permitted to be subdivided so as to avoid compliance with this requirement.

APPENDIX A - HOUSING ELEMENT PLAN

Inventory of Municipal Housing Conditions

The primary source of information for the inventory of the Township's housing stock is the 2023 American Community Survey (ACS) 5-year estimates, which the Census now utilizes for demographic and housing data reporting.

According to the 2023 Census, the Township had 916 housing units, of which 859 (94%) were occupied. Table A1 identifies the units in a structure by tenure; as used throughout this Plan Element, "tenure" refers to whether a unit is owner-occupied or renter-occupied. While the Township largely consisted of one-family, detached dwellings (96% of the total, compared to 78% in the County), there were 38 units in attached or multi-family structures. The Township had a relatively low percentage of renter-occupied units, 10%, compared to 15% in Sussex County and 36% in the State. The Township's housing stock indicates a stable residential community with limited rental options.

Table A1: Units in Structure by Tenure

Units in Structure	Total Units	Vacant Units	Occupied Units		
			Total	Owner	Renter
1, detached	878	57	821	753	68
1, attached	21	0	21	14	7
2	5	0	5	0	5
3 or 4	0	0	0	0	0
5+	12	0	12	7	5
Other	0	0	0	0	0
Mobile Home	0	0	0	0	0
Total	916	57	859	774	85

Source: 2023 ACS 5-year estimates B25032 and B25024

Table A2 indicates the year housing units were built by tenure, while Table A3 compares the Township to Sussex County and the State. The distribution of housing units by year built highlights a mix of older and newer structures, with the majority of homes constructed prior to 1940, 21.6%, and then steady increases between the 1970s through 2010. The largest share of housing built between this time was in the 1990s, comprising 19% (174 units) of the total. After 2000, housing activity was inactive with no new construction. Rental units are concentrated in pre-1940 homes (35 units) and those from the 1950s (88 units), as well as a smaller share from the 1960s (22 units). Older housing stock suggests potential concerns for maintenance and modernization, particularly for renter-occupied units. The presence of older housing stock is one of the factors that correlates highly with filtering. Filtering is a downward adjustment of housing needs that recognizes that the housing requirements of lower-income groups can be served by supply additions to the higher-income sections of the housing market.

Table A2: Year Structure Built by Tenure

Year Built	Total Units	% of Total	Vacant Units	Occupied Units		
				Total	Owner	Renter
2020 or later	0	0.0%	0	0	0	0
2010 - 2019	0	0.0%	0	0	0	0
2000 – 2009	104	11.4%	0	104	104	0
1990 – 1999	174	19.0%	0	174	174	0
1980 – 1989	147	16.0%	27	120	115	5
1970 – 1979	169	18.4%	17	152	147	5
1960 – 1969	58	6.3%	0	58	36	22
1950 - 1959	50	5.5%	0	50	32	18
1940 – 1949	16	1.7%	0	16	16	0
Pre-1940	198	21.6%	13	185	150	35
Total	916		57	859	774	85

Source: 2023 ACS 5-year estimates DP-04 and B25036

Table A3 compares the year of construction for all dwelling units in the Township to Sussex County and the State. Lafayette had a larger percentage of units built between 1970 and 1999 than did the County or State and a smaller percentage of units built after 2010.

Table A3: Comparison of Year of Construction for Township, County, and State

Year Built	%		
	Lafayette Township	Sussex County	New Jersey
2020 or later	0.0%	0.3%	2%
2010 - 2019	0.0%	2.0%	6%
2000 – 2009	11.4%	9.7%	9%
1990 – 1999	19.0%	8.9%	8%
1980 – 1989	16.0%	14.6%	12%
1970 – 1979	18.4%	19.3%	12%
1960 – 1969	6.3%	12.6%	13%
1950 - 1959	5.5%	13.0%	13%
1940 – 1949	1.7%	5.6%	6%
Pre-1940	21.6%	14.1%	18%
Median Year	1978	1972	1970

Source: 2023 ACS 5-year estimates B25034 and B25035

The 2023 Census documented household size in occupied housing units by tenure, and the number of bedrooms per unit by tenure; these data are reported in Tables A4 and A5, respectively. Table

A4 indicates that renter-occupied units are mostly (67%) one and two-person households, with 52% of owner-occupied units having fewer than two persons.

Table A4: Household Size in Occupied Housing Units by Tenure

Household Size	Total Units	Owner-occupied Units	Renter-occupied Units
1 person	77	65	12
2 persons	387	342	45
3 persons	123	109	14
4 persons	114	100	14
5 persons	148	148	0
6 persons	10	10	0
7+ persons	0	0	0
Total	859	774	85

Source: 2023 ACS 5-year estimates B25009

The distribution of housing units by bedroom count indicates that the majority of homes in the area are larger, family-sized units, with three-bedroom and four-bedroom homes making up the bulk of the housing stock. Three-bedroom units are the most common, comprising 57% (526 units) of the total, followed by four-bedroom units at 24% (223 units). Meanwhile, smaller units are relatively limited, with one-bedroom homes accounting for only 1.3% (12 units) and two-bedroom units at 9.7% (89 units). Notably, there are no studio (zero-bedroom) units in the housing stock.

Regarding tenure, homeownership is the dominant form of occupancy, particularly among three-bedroom, four-bedroom, and five-bedroom homes, which are almost exclusively owner-occupied. Three-bedroom units have 445 owner-occupied homes versus only 50 renter-occupied homes, while four- and five-bedroom units are entirely owner-occupied. In contrast, rental housing is more concentrated among smaller units, with one-bedroom (5 renter-occupied) and two-bedroom (30 renter-occupied) homes making up most of the rental stock.

Table A5: Number of Bedrooms per Unit by Tenure

Number of Bedrooms	Total Units	(%)	Occupied Units		
			Total	Owner	Renter
No bedroom	0	0.0%	0	0	0
1 bedroom	12	1.3%	12	7	5
2 bedrooms	89	9.7%	76	46	30
3 bedrooms	526	57.4%	495	445	50
4 bedrooms	223	24.3%	210	210	0
5+ bedrooms	66	7.2%	66	66	0

Source: 2023 ACS 5-year estimates DP-04 and B25042

Table A6 compares the Township's average household size for all occupied units, owner-occupied units, and renter-occupied units in 2023 to those of the County and State. The Township's average household size for all units is larger than the State and County.

Table A6: Average Household Size for Occupied Units for Township, County, and State

Jurisdiction	All Occupied Units	Owner-occupied units	Renter-occupied units
Lafayette Township	2.80	2.82	2.62
Sussex County	2.50	2.58	2.09
New Jersey	2.58	2.72	2.32

Source: 2023 ACS 5-year estimates B25010

The distribution of number of bedrooms per unit is shown in Table A7. The Township had fewer units with zero (0) to one (1) bedroom units and a higher percentage of two or more-bedroom units than the State and County.

Table A7: Percentage of All Units by Number of Bedrooms

Jurisdiction	None or one	Two or Three	Four or More
Lafayette Township	1%	67%	32%
Sussex County	10%	64%	26%
New Jersey	18%	57%	26%

Source: 2023 ACS 5-year estimates DP-04

In addition to data concerning occupancy characteristics, the 2023 Census includes a number of indicators, or surrogates, which relate to the condition of the housing stock. These indicators are used in calculating a municipality's deteriorated units and indigenous need. The surrogates used to identify housing quality, in addition to age (Pre-1940 units in Table A2), are the following:

Persons per Room	1.01 or more persons per room is an index of overcrowding.
Plumbing Facilities	Inadequate plumbing is indicated by either a lack of exclusive use of plumbing or incomplete plumbing facilities.
Kitchen Facilities	Inadequate kitchen facilities are indicated by shared use of a kitchen or the non-presence of a sink with piped water, a stove, or a refrigerator.

Table A8 compares the Township, County, and State for some of the above indicators of housing quality. The Township has no units that have inadequate plumbing or kitchen facilities and a small percentage of units that are overcrowded. These indicators suggest relatively high housing quality in the Township.

Table A8: Housing Quality for Township, County, and State

Condition	%		
	Lafayette Township	Sussex County	New Jersey
Overcrowding ¹⁰	2.9%	1.0%	4%
Lacking Complete plumbing Facilities ²	0%	.3%	.3%
Lacking Complete Kitchen Facilities ²	0%	.2%	.8%

Notes: ¹The universe for these factors is occupied housing units.

²The universe for these factors is all housing units.

Source: 2023 ACS 5-year estimates DP-04

The last factors used to describe the municipal housing stock are the assessed housing values and gross rents for residential units. Most homes fall within the \$300,000–\$499,999 range, with a median home value of \$451,100. High home values reflect a stable housing market but may present affordability barriers for lower-income residents. Future housing initiatives may consider affordable housing expansion.

Table A9: Value of Residential Units

Value	Number	%
Less than \$50,000	14	1.8%
\$50,000 to \$99,999	0	0.0%
\$100,000 to \$149,999	5	0.6%
\$150,000 to \$199,999	11	1.4%
\$200,000 to \$299,999	103	13.3%
\$300,000 to \$499,999	345	44.6%
\$500,000 to \$999,999	281	36.3%
\$1,000,000 or more	15	1.9%
Median (dollars)	\$451,100	

Source: 2023 ACS 5-year estimates DP-04

The majority of rental units exceed \$1,000 per month with the median rent at \$1,852. Rental affordability is a concern, as high rents may exclude lower-income households. Increasing affordable rental units could address housing accessibility challenges.

Table A10: Gross Rents for Specified Renter-Occupied Housing Units

Contract Monthly Rent	Number	%
Less than \$500	0	0.0%
\$500 to \$999	0	0.0%
\$1,000 to \$1,499	24	30.4%
\$1,500 to \$1,999	22	27.8%
\$2,000 to \$2,499	21	26.6%
\$2,500 to \$2,999	12	15.2%
\$3,000 or more	0	0.0%
Median (contract rent)	\$1,852	

Source: 2023 ACS 5-year estimates DP-04

The data in Table A11 indicate that in 2023 there were 73 households earning less than \$35,000 annually. Many households earning under \$75,000 experience housing cost burdens, spending more than 30% of their income on housing. A figure of 30% is considered the limit of affordability for housing costs.

Table A11: Household Expense in 2023 by as a Percentage of Household Income in 2023

Income	Number of Households	Less than 30%	More than 30%
< \$20,000	47	0	47
\$20,000 – 34,999	26	0	26
\$35,000 - \$49,999	39	16	23
\$50,000 - \$74,999	137	58	79
\$75,000 +	604	505	99

Note: ¹The universe for this Table is specified occupied housing units.

Source: 2023 ACS 5-year estimates S2503

Tables A12 and A13 show the production and demolition of housing units in the Township. The data on housing units authorized for new construction and demolished from 2013 to 2024 highlights a modest rate of residential development with an exclusive focus on single-family housing. Over this period, a total of 19 new housing units were authorized, with annual approvals fluctuating between 0 and 3 units per year. All but one of these units fell under the 1&2 family category, with only a single mixed-use unit approved in 2015.

At the same time, 12 housing units were demolished between 2013 and 2023. The overall net housing gain is relatively low, given that new construction barely outpaces removals.

Table A12: Housing Units Authorized by Building Permits for New Construction 2013-2024

Year	Total	1&2 family	Multifamily	Mixed use
2013	0	0	0	0
2014	3	3	0	0
2015	3	2	0	1
2016	1	1	0	0
2017	0	0	0	0
2018	3	3	0	0
2019	2	2	0	0
2020	1	1	0	0
2021	3	3	0	0
2022	3	3	0	0
2023	0	0	0	0

Source: New Jersey Department of Community Affairs, Development Trend Viewer

Table A13: Housing Units Demolished 2013-2024

Year	Total	1&2 family	Multifamily	Mixed use
2013	2	2	0	0
2014	0	0	0	0
2015	0	0	0	0
2016	2	2	0	0
2017	2	2	0	0
2018	3	3	0	0
2019	1	1	0	0
2020	2	2	0	0
2021	0	0	0	0
2022	0	0	0	0
2023	0	0	0	0

Source: New Jersey Department of Community Affairs, Development Trend Viewer

Table A14 shows certificates of occupancy in square feet for non-residential uses between 2013 and 2023. The data on non-residential space receiving Certificates of Occupancy (CO) from 2013 to 2023 shows fluctuating levels of commercial and industrial development, with notable peaks and declines. The highest volume of new non-residential space was recorded in 2020, with 25 thousand square feet, followed by 2021 (16.9 thousand square feet). Other years, such as 2014 (2.2 thousand square feet), 2016 (2.7 thousand square feet), and 2019 (2.4 thousand square feet) saw moderate development activity.

Table A14: Square Feet of Non-residential Space CO

Year	Total (thousands)
2013	13.9
2014	2.2
2015	13.1
2016	2.7
2017	8.6
2018	3.5
2019	2.4
2020	25.0
2021	16.9
2022	13.9
2023	2.9

New Jersey Department of Community Affairs, CO Yearly Summary
<https://www.nj.gov/dca/codes/reporter/co.shtml>

Analysis of Demographic Characteristics

As with the inventory of the municipal housing stock, the primary source of information for the analysis of the demographic characteristics of the Township's residents is the 2023 U.S. Census. The Census data provide a wealth of information concerning the characteristics of the Township's population in 2023.

The 2020 Decennial Census indicates that the Township had 2,358 residents, or 58 more residents than in 2000, representing a population increase of approximately 3%. The Township's 3% increase from the 2000's compares to a .03% increase in Sussex County and 10% in New Jersey.

The age distribution of the Township's residents is shown in Table A15. The Township, similar to most areas in the State and Country, has an aging population, with a higher percentage of residents over 45 compared to county and state averages.

Table A15: Population by Age

Age	% Persons
Under 5 years	6.7%
5 to 9 years	4.8%
10 to 14 years	7.1%
15 to 19 years	2.8%
20 to 24 years	3.4%
25 to 34 years	11.3%
35 to 44 years	10.0%
45 to 54 years	16.2%
55 to 59 years	7.2%
60 to 64 years	10.2%
65 to 74 years	12.1%
75 to 84 years	6.1%
85 years and over	2.1%
Median Age	47.1

Source: 2023 DP-05 ACS 5-year Estimates

Table A16 compares the Township to the County and State by age categories. The principal differences among the Township, County, and State occur in the 60-64 age category, where the Township had a larger proportion than the County and State. The Township generally had more persons in the 60 and older age categories than the County and State.

Table A16: Comparison of Age Distribution for Township, County, and State (% of persons)

Age	Lafayette Township	Sussex County	New Jersey
Under 5 years	6.7%	4.7%	5.6%
5 to 9 years	4.8%	5.5%	5.8%
10 to 14 years	7.1%	5.5%	6.3%
15 to 19 years	2.8%	6.0%	6.3%
20 to 24 years	3.4%	5.5%	5.9%
25 to 34 years	11.3%	11.5%	12.7%
35 to 44 years	10.0%	12.2%	13.3%
45 to 54 years	16.2%	14.0%	12.8%
55 to 59 years	7.2%	8.7%	6.6%
60 to 64 years	10.2%	7.9%	6.8%
65 to 74 years	12.1%	11.6%	10.3%
75 to 84 years	6.1%	5.1%	5.5%
85 years and over	2.1%	1.7%	1.9%
Median	47.1	44.1	40.4

Source: 2023 DP-05 5-year estimates

Table A17 provides Census data on household size for the Township, while Table A18 compares household sizes in the Township to those in Sussex County and the State. The Township has more households with two or four persons than the County or State and fewer in the other categories.

Table A17: Persons in Household

Household Size	%
1 person	9.0%
2 persons	45.1%
3 persons	14.3%
4 or more persons	31.7%
Average Household Size	2.80

Source: 2023 ACS 5-year Estimates U.S. Census, S2501.

Table A18: Comparison of Persons in Household for Township, County, and State (% of households)

Household Size	Township	County	State
1 person	9.0%	22.4%	26.2%
2 persons	45.1%	37.5%	31.7%
3 persons	14.3%	17.2%	17.0%
4+ persons	31.7%	22.9%	25.0%
Average household Size	2.80	2.50	2.58

Source: 2023 ACS 5-year estimate S2501 and S1101

Table A19 presents a detailed breakdown of the Township's over 65 population by household type and relationship. Family households dominate, but 6% are in non-family households. Planning should include housing that accommodates both family and non-family households, ensuring senior housing options as demand increases.

Table A19: Persons 65+ by Household Type and Relationship

	Persons
In households:	490
In family households:	459
Householder:	207
Male	122
Female	85
Spouse	157
Parent	32
Parent-in-law	37
Other relatives	8
Nonrelatives	18
In nonfamily households:	31
Householder:	31
Male:	11
Living alone	6
Not living alone	5
Female:	20
Living alone	20
Not living alone	0
Nonrelatives	0
In Group Quarters	11

Source: 2023 ACS B09020 5-year estimate.

Table A20 provides 2023 income data for the Township, County, and State. The Township's per capita incomes are lower than the county or state with household incomes higher than both. Family incomes are comparable to the state average and lower than the county. Higher incomes suggest economic stability.

Table A20: 2023 Income for Township, County, and State

Jurisdiction	Per Capita Income	Median Income	
		Households	Families
Lafayette Township	\$51,865	\$118,750	\$124,141
Sussex County	\$56,471	\$114,316	\$134,187
New Jersey	\$53,118	\$99,781	\$121,944

Source: 2023 U.S. Census ACS 5 Year Estimates B19301 and S1901,

Table A21 addresses the lower end of the income spectrum, providing data on poverty levels for persons and families in 2023. According to the data in Table A21, the Township had proportionately fewer persons qualifying for poverty status than the State but more than the County.

**Table A21: Poverty Status for Persons and Families for Township, County, and State
(% with 2023 income below poverty)**

Jurisdiction	Persons (%)	Families (%)
Lafayette Township	7.1%	5.2%
Sussex County	5.4%	3.5%
New Jersey	9.8%	7%

Source: 2023 ACS 5-year estimates S1701 and S1702

The U.S. Census includes a vast array of additional demographic data that provide insights into an area's population. For example, Table A22 provides a comparison of the median year households moved into their current residences. This is a surrogate measure of the mobility/stability of a population. A higher percentage of homeowners and renters have resided in the same home longer compared to county and state averages.

Table A22: Comparison of Median Year Householder Moved Into Unit for Township, County, and State

Jurisdiction	Owner Occupied	Renter Occupied
Lafayette Township	2006	2014
Sussex County	2007	2017
New Jersey	2010	2019

Source: 2023 ACS 5-year estimates B25039

Table A23 compares the educational attainment for Township, County, and State residents over age 25. The data indicate that fewer Township residents achieved a high school diploma than the county but more than the state. However, residents attaining a bachelor's degree was higher than the county but lower than the state.

**Table A23: Educational Attainment for Township, County, and State Residents
(Persons 25 years and over)**

Jurisdiction	Percent (%) high school graduates or higher	Percent (%) with bachelor's degree or higher
Lafayette Township	93.4%	41.6%
Sussex County	95.4%	40%
New Jersey	90.7%	42.9%

Source: 2023 ACS 5-year estimates DP02

The 2023 Census also provides data on the means of transportation that people use to reach their place of work. Table A24 compares the Census data for the Township, County, and State relative to driving alone, carpooling, using public transit, and using other means of transportation. The Township had a relatively high percentage of those who drive alone and a relatively low percentage of workers who carpool or use public transit.

Table A24: Means of Transportation to Work for Township, County and State Residents (Workers 16 years old and over)

	Lafayette Township	Sussex County	New Jersey
Car, truck, or van -- drove alone	86.6%	77.4%	63.7%
Car, truck, or van -- carpooled	4.5%	6.2%	7.7%
Public transportation (excluding taxicab)	0.5%	1.1%	8.5%
Walked	0.4%	0.8%	2.6%
Other means	0.0%	0.8%	2.4%
Worked from home	7.9%	13.7%	15.0%

Source: 2023 ACS 5-year estimates DP-03

The employment distribution in Table A25 highlights a workforce primarily concentrated in the Educational Services, Health Care, and Social Assistance sector, which employs 32.3% of the total workforce. This indicates a strong reliance on schools, healthcare facilities, and social services for employment. The Professional, Scientific, Management, and Administrative Services sector follows at 12.8%, showing a significant presence of specialized and business-related jobs.

Retail Trade accounts for 9.8%, reflecting a steady demand for consumer goods and services, while Construction contributes 8.2%, indicating ongoing infrastructure and development projects.

Industries such as Public Administration (7.3%) and Transportation, Warehousing, and Utilities (6.2%) also provide a notable number of jobs. Meanwhile, Manufacturing (5.7%) and Finance, Insurance, and Real Estate (4.7%) represent smaller yet essential employment sectors. Agriculture, Forestry, Fishing, and Hunting employs 3.4%, demonstrating a minor but existing role in the local economy. Similarly, Other Services (3.4%) and Arts, Entertainment, Recreation, and Accommodation (2.4%) contribute modestly. Information (1.8%) and Wholesale Trade (1.9%) account for the smallest shares of employment.

Overall, the region's economy is service-oriented, with a dominant focus on education and healthcare, alongside a steady presence of administrative, professional, and retail-related jobs. The smaller shares of employment in agriculture, information, and wholesale trade suggest that these industries play a limited role in the local job market.

Table A25: Employment by Industry

Industry	Persons	%
Civilian employed population 16 years and over	1,311	
Agriculture, forestry, fishing and hunting, and mining	44	3.4%
Construction	107	8.2%
Manufacturing	75	5.7%
Wholesale trade	25	1.9%
Retail trade	129	9.8%
Transportation and warehousing, and utilities	81	6.2%
Information	24	1.8%
Finance and insurance, and real estate and rental and leasing	62	4.7%
Professional, scientific, and management, and administrative and waste management services	168	12.8%
Educational services, and health care and social assistance	424	32.3%
Arts, entertainment, and recreation, and accommodation and food services	31	2.4%
Other services, except public administration	45	3.4%
Public administration	96	7.3%

Source: 2023 ACS 5-year estimates DP-03

The employment rate, according to the 2023 census shows that the Township had more people employed and in the labor force than the state and less unemployment than the state and county percentages.

Table A26: Labor Force and Employment (%)

Jurisdiction	Percent in Labor Force	Employed	Unemployed
Lafayette Township	68.5%	65.8%	2.7%
Sussex County	68.7%	65%	3.6%
New Jersey	66.2%	62.1%	4.1%

Source: 2023 ACS 5-year estimates DP-03

The forecast for employment and population growth from 2015 to 2050 suggests modest but steady expansion over the coming decades. The population is projected to grow from 2,598 in 2015 to 2,884 by 2050, reflecting an annualized growth rate of 0.3%. Meanwhile, employment is expected to rise from 1,971 jobs in 2015 to 2,200 by 2050, also with an annualized growth rate of 0.3%.

The consistent growth rate for both population and employment suggests a balanced economic outlook, where job creation aligns with demographic trends. However, the relatively modest annual growth rate of 0.3% indicates a slow but stable increase rather than rapid expansion. This could imply limited economic shifts, a stable labor market, and a community with controlled growth rather than significant industrial or commercial peaks.

Table A27: Forecast for Employment and Population

	2015	2050	Annualized % Change 2015-2045
Population	2,598	2,884	.3%
Employment	1,971	2,200	.3%

Source: NJTPA Municipal Forecasts 2015-2050 Appendix E

In summary, the forecast suggests gradual development, with population and employment growing in tandem. This slow-paced growth may reflect a mature economy with steady workforce demands, minimal large-scale economic disruptions, and a stable local community structure.