



# HOUSING ELEMENT AND FAIR SHARE PLAN

**Mendham Borough, Morris County**

**March 3, 2026**

**Prepared by:**



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**Fourth Round Housing Element and Fair Share Plan  
Mendham Borough  
Morris County, New Jersey**

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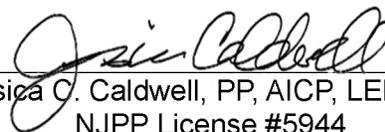
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**MARCH 2026**

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# **Borough of Mendham Housing Element and Fair Share Plan – Fourth Round 2025-2035**

## **1. Introduction**

### **1.1 Community Overview**

The Borough of Mendham is located in south-central Morris County and has a land area of 6.0 square miles. Mendham had a population of 4,890 residents and 1,790 total housing units according to the 2020 American Community Survey (“ACS”) estimates.

Mendham Borough is surrounded by Mendham Township to the north, east, and west in Morris County and the Borough of Bernardsville in Somerset County to the south. The Borough is known for its historic downtown where some of the oldest structures date back to the 18<sup>th</sup> Century. The downtown is also designated as a national, state, and local historic district.

No Interstate, U.S., or state highways pass through the Borough, instead, County Route 510 and County Route 525 are the main thoroughfares. County Route 510 crosses the Borough from east to west, while, County Route 525 crosses the Borough from north to south; both roadways intersect in the historic downtown. Land use in the Borough is predominantly residential with commercial uses located in the historic downtown and along County Road 510. Recreational and open space uses are located throughout, along with agricultural land uses primarily along the fringes of the Borough.

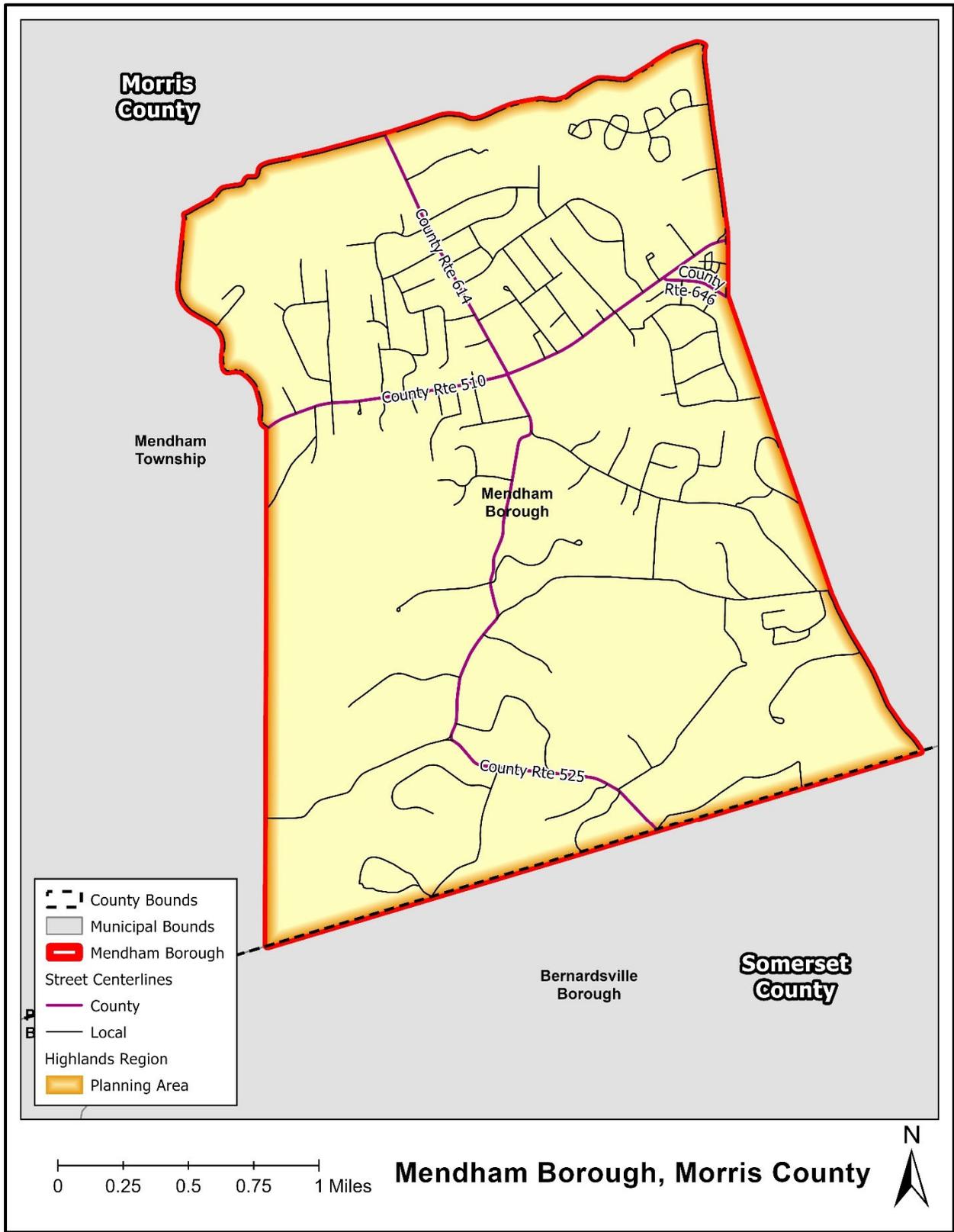
Mendham Borough is located entirely within the Planning Area of the Highlands Region, where local conformance to the Highlands Regional Master Plan is entirely voluntary. The Borough submitted a petition for Plan Conformance on October 22, 2025, which was approved by the Highlands Council on January 15, 2026. The Borough is working towards conformance and needs to adopt a Highlands Master Plan Element and Highlands Plan Conformance Ordinance in order to be considered fully conforming. In accordance with the State Development and Redevelopment Plan, (“SDRP”) the Borough of Mendham was designated as a “Village Center” within Planning Area 5 (PA5) – Environmentally Sensitive Planning Area<sup>1</sup> in 1995.

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<sup>1</sup> According to the SDRP, Planning Area 5 (PA5) is defined as areas that contain large concentrations of environmentally sensitive features such as wetlands, steep slopes, critical wildlife habitats, and coastal areas. These areas are recognized for their ecological importance, including their role in water resource protection, biodiversity conservation, and their vulnerability to development impacts.

# Borough of Mendham Housing Element and Fair Share Plan – Fourth Round 2025-2035

Figure 1. Context Map



## **Borough of Mendham Housing Element and Fair Share Plan – Fourth Round 2025-2035**

### **1.2 Relationship to Other Plans**

#### *Municipal Master Plan*

The current Borough of Mendham Master Plan was adopted by the Planning Board<sup>2</sup> in 1951. It was followed by major master plan reviews in 1978, 1988, and 1994, and a reexamination in 2000. In October 2006, the Planning Board adopted a comprehensive Master Plan update which laid the foundation for most of the Borough's subsequent planning and zoning activities including, land use, demographics, circulation, community facilities, recreation, historic preservation, open space, conservation ERI<sup>3</sup>, and public utilities plan elements. The Planning Board subsequently adopted Master Plan Reexamination Reports in 2016 and 2020.

The following goals and objectives which are of particular relevance to this Housing Element and Fair Share Plan are as follows:

1. To retain the small-town character of the community by implementing the Village Planning Criteria as adopted for Village Center Clusters to plan for new development within the Village boundary.
2. To maintain a reasonable balance and variety of housing options within an approved housing element.
3. To recognize and encourage preservation and designation of those historic properties and buildings that contribute to the unique atmosphere that is Mendham, particularly those in the Historic District and which are on the State and National Registers of Historic Places.
4. To integrate new development and redevelopment into the historic fabric of the Village Center area.
5. To maintain the quality and historic character of existing buildings, including all structures which contribute to the Borough's history.

These goals and objectives were first identified in the 1951 Master Plan and evolved from the 2000 master Plan Reexamination as well as subsequent Reexamination reports.

#### *State Development and Redevelopment Plan (2001)*

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 (SDRP) is expected to be completed in late 2025. The last update to the SDRP was adopted in 2001 and identified several goals and objectives for housing, specifically as they relate to the PA5 Planning Area. These goals, objectives, and policies, which in part guide the preparation of this HEFSP, are as follows:

1. Housing: Provide for a full range of housing choices primarily in Centers at appropriate densities to accommodate projected growth. Ensure that housing in general—and in particular affordable, senior citizen, special needs and family housing—is developed with access to a range of commercial, cultural, educational, recreational, health, and

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<sup>2</sup> The Borough of Mendham adopted a Joint Land Use Board via Ordinance No. 16-2020 on December 17, 2020, wherein the Board shall exercise both powers of a planning board, pursuant to N.J.S.A. 40:55D-25, and the powers of a zoning board of adjustment, pursuant to N.J.S.A. 40:55D-70. The Joint Land Use Board shall exercise the powers assigned to the Borough Planning Board, pursuant to §124-9 of the Borough Code, and the power assigned to the Borough Zoning Board of Adjustment, pursuant to §124-20 of the Borough Code.

<sup>3</sup> ERI standards for Environmental Resource Inventory.

## **Borough of Mendham Housing Element and Fair Share Plan – Fourth Round 2025-2035**

transportation services and facilities. Focus multi-family and higher-density, single-family housing in Centers. Any housing in the Environs should be planned and located to maintain or enhance the cultural and scenic qualities and with minimum impacts on environmental resources.

2. **Natural Resource Conservation:** Protect and preserve large, contiguous tracts and corridors of recreation, forest or other open space land that protects natural systems and sensitive natural resources, including endangered species, ground and surface water resources, wetland systems, natural landscapes of exceptional value, critical slope areas, scenic vistas, and other significant environmentally sensitive features.
3. **Redevelopment:** Encourage environmentally appropriate redevelopment in existing Centers and existing developed areas that have the potential to become Centers or in ways that support Center-based development to accommodate growth that would otherwise occur in the Environs. Redevelop with intensities sufficient to support transit, a range of uses broad enough to encourage activity beyond the traditional workday, efficient use of infrastructure, and physical design features that enhance public safety, encourage pedestrian activity, and reduce dependency on the automobile to attract growth otherwise planned for the Environs.
4. **Public Facilities and Services:** Phase and program for construction as part of a dedicated capital improvement budget or as part of a public/private development agreement the extension or establishment of public facilities and services, particularly wastewater systems, to establish adequate levels of capital facilities and services to support Centers; to protect large contiguous areas of environmentally sensitive features and other open spaces; to protect public investments in open space preservation programs; and to minimize conflicts between Centers and the Environs. Encourage private investments and facilitate public/private partnerships to provide adequate facilities and services, particularly wastewater systems, in Centers. Make community wastewater treatment a feasible and cost-effective alternative.
5. **Intergovernmental Coordination:** Coordinate efforts of state agencies, county and municipal governments to ensure that state and local policies and programs support environmental protection by examining the effects of financial institution lending practices, government regulation, taxation, and other governmental policies and programs.

Mendham Borough strives to ensure the implementation of this HEFSP is consistent with the above-mentioned policies and objectives while respecting existing community characteristics and natural resources.

### *Highlands Regional Master Plan*

The Highlands Regional Master Plan (RMP) was adopted in 2008 in response to the Highlands Water Policy and Planning Protection Act (N.J.S.A. 13:20-1 et seq.) of 2004. This RMP has been updated several times, in 2018, 2019, and 2024. The entirety of the Borough is situated within the Planning Area, where conformance is optional. The Borough submitted a petition for Plan Conformance on October 22, 2025, which was approved by the Highlands Council on January 15, 2026. The Borough is working towards conformance and needs to adopt a Highlands Master Plan Element and Highlands Plan Conformance Ordinance in order to be considered fully conforming.

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The Highlands Council adopted, “RMP Addendum 2024-3: Highlands Affordable Housing Guidelines” on July 18, 2024, which established standards for identifying locations for affordable housing and availability of land and resources in the region. This guidance was used as part of the preparation of this HEFSP. This HEFSP also supports the RMP’s Housing and Community Facilities Goal 60: “Market rate and affordable housing sufficient to meet the needs of the Highlands Region within the context of economic, social, and environmental considerations and constraints.”

### *County Comprehensive Plan*

The Morris County Master Plan was updated in December 2020 to include a new Land Use Element. This HEFSP is consistent with the following goals and policy objectives outlined in the 2020 County Land Use Element:

1. The creation of balanced and diverse economic and housing opportunities;
2. The efficient use of land and resources;
3. The protection of natural, historic, agricultural, and scenic resources;
4. Development that proceeds only after careful analysis of environmental conditions;
5. Promote revitalization and redevelopment;
6. Support the creation of diverse housing types; and
7. Encourage higher density and mixed-use developments in downtown areas.

### *Surrounding Municipalities’ Master Plans*

#### *Borough of Bernardsville*

The Borough of Mendham’s southern municipal border (approximately 2.61 miles) is shared with the Borough of Bernardsville in Somerset County. Bliss Road, Bernardsville Road, and Hardscrabble Road connect Mendham Borough to Bernardsville Borough. Bernardsville last prepared a Reexamination Report of its 2000 Master Plan in 2021 and is not significantly impacted by this HEFSP.

#### *Township of Mendham*

Approximately 8 miles of Mendham Borough’s northern, eastern, and western borders are shared with Mendham Township. Several local roads connect these municipalities, including Pleasant Valley Road, Route 24, Mountainside Road, Mountain Road, Tempe Wick Road, Lowery Lane, and Cherry Lane. The Township’s 2000 Master Plan was last reexamined in 2018 and the recommendations set forth in this HEFSP does not significantly impact Mendham Township’s Master Plan.

### **1.3 History of Affordable Housing in Mendham**

The New Jersey Supreme Court, in Mount Laurel I (1975) and Mount Laurel II (1983) required all New Jersey municipalities to take affirmative actions toward providing their “fair share” of the region’s need for affordable housing for low- and moderate-income people. In response to the Mount Laurel II decision, the New Jersey Legislature adopted the Fair Housing Act (FHA) in 1985. This Act created the Council on Affordable Housing (COAH) to assess the statewide need for

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affordable housing, allocate that need on a municipal fair share basis, and review and approve municipal housing plans aimed at implementing the local fair share obligation.

This Housing Element and Fair Share Plan has been prepared in accordance with the MLUL, specifically N.J.S.A. 40:55D-28b(3), to address Mendham Borough's cumulative housing obligation for the period commencing in 1987 and extending to June 30, 2025. This Plan has also been prepared pursuant to the New Jersey Fair Housing Act (N.J.S.A. 52:27D-310 et seq.) which outline the mandatory requirements for a Housing Element and Fair Share Plan, including an inventory and projection of the municipal housing stock; an analysis of the demographic characteristics of the Borough's residents and a discussion of municipal employment characteristics. As required by the New Jersey Fair Housing Act, municipalities that choose to enact and enforce a zoning ordinance are obligated to prepare a Housing Element as part of the community's Master Plan.

The Borough of Mendham secured Substantive Certification of its First Round Housing Element and Fair Share Plan from the Council on Affordable Housing (COAH) on May 20, 1987. The Borough petitioned COAH for Second Round Substantive Certification, with its petition for a Second Round Housing Element and Fair Share Plan, on March 3, 1995 to meet a 31-unit obligation. COAH granted Substantive Certification on June 5, 1996. This Second Round plan included 28 prior cycle credits for Mendham Area Senior Housing (MASH) units completed in 1980, 8 MASH units completed in 1989, and 3 units which had previously been rehabilitated pursuant to COAH's rules for a total of 39 credits.

As part of its effort to provide opportunities to create affordable housing, Mendham Borough received a "Village Center" designation from the New Jersey State Planning Commission on February 24, 1995. In December of that year the Borough adopted an ordinance designating certain tracts as "Village Center Clusters" providing density bonuses linked to the inclusion of affordable units.

On May 11, 2005 COAH granted Mendham Borough extended Substantive Certification through December 20, 2005. The Borough has since prepared Third Round plans, first on August 2005 then in December 2008 and again on March 14, 2016 in response to the evolving nature of the Third Round rules.

COAH adopted the Third Round rules in 2004 (N.J.A.C. 5:94 Procedural and N.J.A.C. 5:95 Substantive) which subsequently were invalidated by an Appellate Division decision on January 25, 2007. COAH then adopted modified rules in June 2000 (N.J.A.C. 5:96 Procedural and N.J.A.C. 5:97 Substantive) which, in turn, were followed by additional legal challenges. Following adoption by the Mendham Borough Planning Board of a Housing Element and Fair Share Plan on December 9, 2008 based upon the revised "growth share" methodology established by COAH, a petition for substantive certification was submitted to COAH and deemed complete by the agency on July 16, 2009.

In a decision issued on October 8, 2010 the Appellate Division invalidated a number of provisions in N.J.A.C. 5:97 including its central component, the "growth share" methodology; a decision later upheld by the New Jersey Supreme Court on September 26, 2013. COAH again drafted revised third round rules (N.J.A.C. 5:98 Procedural and N.J.A.C. 5:99 Substantive) which were to apply to a period commencing on November 17, 2014, however; COAH deadlocked on a vote to officially adopt the current version of the rules at its October 20, 2014 meeting, which resulted in the March 15, 2015 decision by the New Jersey Supreme Court [In re Adoption of N.J.A.C. 5:96

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and 5:97 by New Jersey Council on Affordable Housing] to remove COAH from the process and placing jurisdiction back with the courts.

Mendham Borough filed a Declaratory Judgement Action with Superior Court on July 2, 2015. As part of the process, the Borough adopted its most recent Housing Element and Fair Share Plan on March 14, 2016. Fair Share Housing Center and V-Fee Realty Investments, LLC, the owners of the Kings Shopping Center, were both intervenors in the Borough's court case. The Borough settled with V-Fee Realty Investments, LLC on December 23, 2019. The Borough also settled with FSHC on December 26, 2019.

Following the settlement agreement, the court ordered a Fairness Hearing on the terms of the settlement, which was held on January 24, 2020. The Honorable Michael C. Gaus held the hearing on January 24, 2020 and found the terms of the agreements to be fair and adequately protecting the interests of low- and moderate-income households in the region. Several compliance items were ordered at that hearing, including a requirement for the Borough to adopt a revised HEFSP that includes the terms of the HEFSP and the settlement agreements must also be adopted by the Borough. The Borough had a compliance hearing on June 19, 2020, where compliance with this order was reviewed by the court. This HEFSP incorporates the terms of both settlement agreements.

In 2024, New Jersey Legislature passed into law amendments to the Fair Housing Act (N.J.S.A. 52:27D-304.1 et seq. via NJ A4/S50) (“Amended FHA” or “P.L. 2024, c.2”) that abolished and replaced COAH with the Affordable Housing Dispute Resolution Program (“the Program”), and set forth new methodology for the calculations of a municipality's affordable housing obligations for the Fourth Round and beyond. Subsequent to the adoption of the Amended FHA, the Highlands Council adopted an amendment to the RMP<sup>4</sup> governing the potential location of affordable housing and availability of land and resources in the region.

### **Timeline of Affordable Housing**

<b>February 14, 2000</b>	The Borough of Mendham adopts Housing Element and Fair Share Plan addressing the Township's obligations for the years 1987 through 1999
<b>June 26, 2000</b>	Mendham Borough adopts a resolution petitioning COAH for substantive certification.
<b>August 10, 2004</b>	Highlands Water Protection and Planning Act becomes effective, greatly diminishing the Township's availability to provide realistic opportunities for new development of affordable housing.
<b>December 2004</b>	COAH adopts Third Round Rules
<b>January 19, 2005</b>	Mendham Borough submits a resolution to COAH committing to petition for Third Round substantive certification.
<b>October 26, 2005</b>	The Borough of Mendham receives request for more information from COAH.
<b>January 25, 2007</b>	Appellate Division issued a decision requiring COAH revise Third Round Rules.

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<sup>4</sup> New Jersey Highlands Water Protection and Planning Council, RMP Addendum 2024-3: Highlands Affordable Housing Guidelines, adopted via Resolution 2024-24 on July 18, 2024.

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- July 17, 2008** Highlands Regional Master Plan adopted by the Highlands Council.
- September 5, 2008** Governor Corzine issues Executive Order 114, addressing the need for coordination between the Highlands Council and COAH.
- November 12, 2008** COAH grants extension to December 31, 2008 deadline to December 8, 2009 for any Highlands municipality.
- October 8, 2010** Appellate Division invalidates COAH's Rules – growth share methodology is invalid; COAH must adopt rules utilizing methodologies similar to those used in the First and Second Round Rules.
- September 26, 2013** Supreme Court affirms October 2010 decision, remands COAH to undertake new rulemaking based on Prior Round Rules and Methodologies.
- March 10, 2015** Supreme Court divests COAH of jurisdiction of affordable housing and municipalities must file declaratory judgment actions with the Court by July 8, 2015.
- March 20, 2024** Governor Murphy signs Bill A4/S50 (P.L. 2024, c.2), which sets forth the rules for the Fourth Round of affordable housing in New Jersey and creates the Affordable Housing Dispute Resolution Program.
- October 18, 2024** The NJ Department of Community Affairs publishes non-binding present and prospective need obligations.
- January 27, 2025** Mendham Borough adopts **Resolution #45-2025** adopting Fourth Round affordable housing obligations.
- January 29, 2025** Mendham Borough files Declaratory Judgment in Superior Court to seeking approval from the Dispute Resolution Program of a Housing Element and Fair Share Plan to be submitted by June 30, 2025.
- June 18, 2025** Housing Element and Fair Share Plan (HEFSP) adopted June 17, 2025, filed with the Dispute Resolution Program on June 18, 2025.
- August 27, 2025** Challenge to the Borough's HEFSP filed by Accordia Realty Venture LLC
- August 31, 2025** Challenge to the Borough's HEFSP filed by Fair Share Housing Center.
- March 3, 2026** Revised HEFSP adopted in effort to settle challenges to Borough's filed HEFSP.

### 1.4 Purpose and Goals

The purpose of this Housing Element and Fair Share Plan is to provide a realistic opportunity to address the housing needs of Mendham Borough residents across all income levels. This plan proposes multiple opportunities to develop a variety of housing types to meet these needs, which can be integrated into the existing land use pattern and character of the Borough. This Plan has been prepared to meet the requirements of the Municipal Land Use Law (MLUL), Fair Housing Act (FHA), the New Jersey State Development and Redevelopment Plan (SDRP), and Bill A4/S50 (P.L. 2024, c.2).

This Housing Element and Fair Share Plan supports the goals of the Borough's 2020 Master Plan Reexamination, which affirmed the following goals from the 2006 Master Plan:

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1. To retain the small-town character of the community by implementing the Village Planning Criteria as adopted for Village Center Clusters to plan for new development within the Village boundary.
2. To maintain a reasonable balance and variety of housing options within an approved housing element.
3. To recognize and encourage preservation and designation of those historic properties and buildings that contribute to the unique atmosphere that is Mendham, particularly those in the Historic District and which are on the State and National Registers of Historic Places.
4. To integrate new development and redevelopment into the historic fabric of the Village Center area.
5. To maintain the quality and historic character of existing buildings, including all structures which contribute to the Borough's history.

### **1.5 Contents of the Plan**

Municipal Land Use Law (N.J.S. § 52:27D-310) and the Fair Housing Act (P.L. 1985, c.222) require that the Housing Element and Fair Share Plan include the following:

- 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;
- 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;
- c. An analysis of the municipality's demographic characteristics, including but not necessarily limited to, household size, income level, and age;
- d. An analysis of the existing and probable future employment characteristics of the municipality;
- 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, as established pursuant to section 3 of P.L.2024, c.2 (C.52:27D-304.1);
- 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;

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- 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);
- 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
- 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.

## 2. Demographic Characteristics

### 2.1 Population

#### *Population change, 1990-2020*

Table 1 portrays the population trends between the Borough of Mendham, Sussex County, and New Jersey from 1990 through 2020. From 1990 to 2000 the population grew from 4,890 to 5,097 (4.2% increase), while from 2000 to 2010 the population declined slightly by 2.3%, and from 2010 to 2020 the population remained unchanged. Overall, Mendham's population has remained fairly stable over the past three decades, experiencing small increases and decreases but never significant changes. This relative stability could mean that housing demand and community services have stayed relatively consistent, although modest fluctuations might reflect changing housing preferences, limited available land, or shifts in household sizes. Mendham's relatively small, stable population suggests that it remains a desirable place to live but may be constrained by available land or zoning that limits large-scale growth.

Morris County saw significant growth in the 1990s, but that momentum slowed and eventually reversed after 2010. This pattern often corresponds to regional economic shifts, housing affordability, or changes in commuting patterns. A declining population and pose challenges for local economies but might also reduce pressures on infrastructure and housing. Morris County's reversal of growth after 2010 could indicate economic or demographic outcomes such as fewer younger residents staying in the area, or shifting employment centers making other regions more attractive.

New Jersey's population has grown steadily, although more slowly after 2000. The increased population may reflect broader economic opportunities, in-migration, and overall suburban and urban development patterns. Steady growth at the state level generally drives demand for housing transportation, and other services.

## Borough of Mendham Housing Element and Fair Share Plan – Fourth Round 2025-2035

Mendham Borough has shown steady but minor population shifts, Morris County experienced growth in the 1990s and early 2000s but a slight downturn after 2010, and New Jersey continues a long-term upward trajectory. These trends may influence local and regional planning decisions related to housing, infrastructure, and economic development.

*Table 1. Population Change, 1990 - 2020*

	1990	% Change	2000	% Change	2010	% Change	2020
Mendham Borough	4,890	4.2%	5,097	-2.3%	4,981	0.0%	4,981
Morris County	421,361	12%	470,212	5%	492,276	3%	509,285
New Jersey	7,730,188	9%	8,414,347	4%	8,791,894	6%	9,288,994

Sources:

1990 – 2010: U.S. Census Bureau. (2010). POPULATION AND HOUSING UNITS: 1990 TO 2010; AND AREA MEASUREMENTS AND DENSITY: 2010.

2020: U.S. Census Bureau. (2020). PROFILE OF GENERAL POPULATION AND HOUSING CHARACTERISTICS. *Decennial Census, Profile of General Population and Housing Characteristics, Table DP1.*

### Age

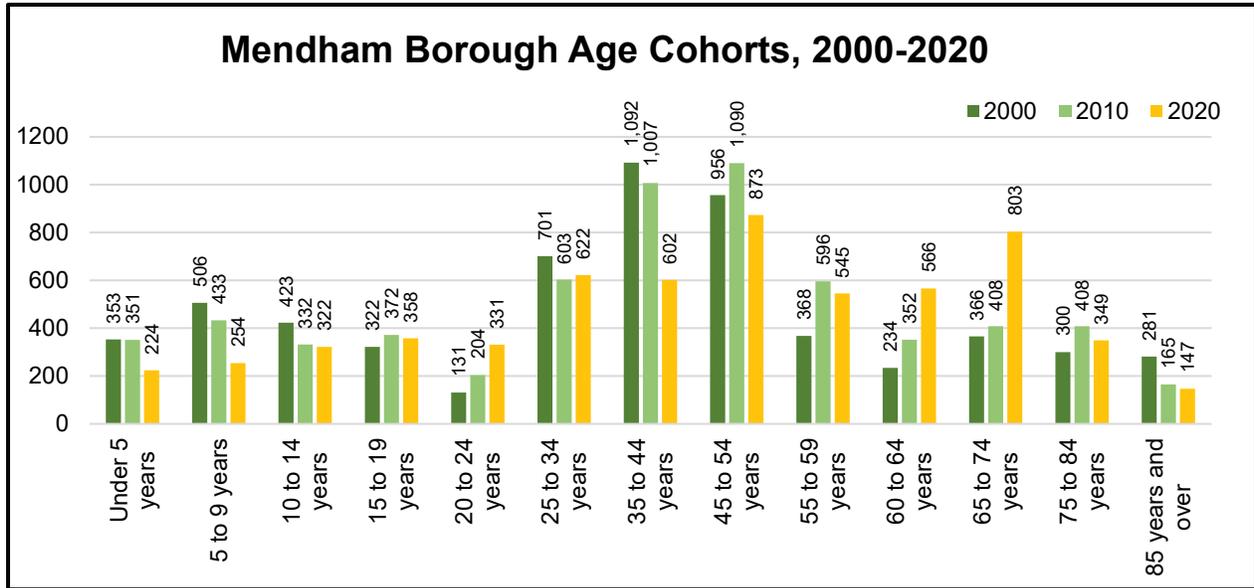
The US Decennial Census provides a breakdown of Mendham’s population by selected age groups for the years 2000, 2010, and 2020 (**Figure 2**). Although the total population in the Borough remained relatively stable over these two decades (ranging between roughly 4,900 and 5,100 residents), notable shifts occurred within specific age brackets.

The number of children under five fluctuated slightly from 2000 to 2020, reflecting small changes in birth rates and young families residing in the Borough. Stability of slight fluctuations in this cohort suggest a relatively consistent demand for early childhood services, such as preschool programs and daycare. School-age population (5-19 years) may have seen a modest decrease between 2000 and 2010 followed by minor adjustments through 2020. Young adults (20-34 years) often fluctuates based on economic conditions, higher education opportunities, resulting in a potential decrease in this cohort. Historically, middle-aged adults (35-54 years) represent the core of the Borough’s homeowner base. As the overall U.S. population ages, many municipalities see growth in the 55-64-year bracket. Mendham Borough will likely experience an increase in this group, reflecting broader demographic trends. Similar to state and county patterns, the Borough’s senior population likely grew over the 20-year period, both in absolute numbers and as a percentage of the total population.

The Borough’s total population remains relatively stable, but internal age group shifts point to a gradual aging trend and modest variations among younger cohorts. Growth in the 55+ and 65+ categories in consistent with statewide and national demographics, underscoring the importance of planning for senior services and potentially rethinking housing options. Changes in school-age populations can affect educational facilities, while increases in older adults may create new demands for senior services and housing. Mendham’s age distribution from 2000 to 2020 reflects broader demographic patterns in Morris County and the State (**Figures 3 & 4**), including an aging population and stable yet shifting numbers in younger age cohorts.

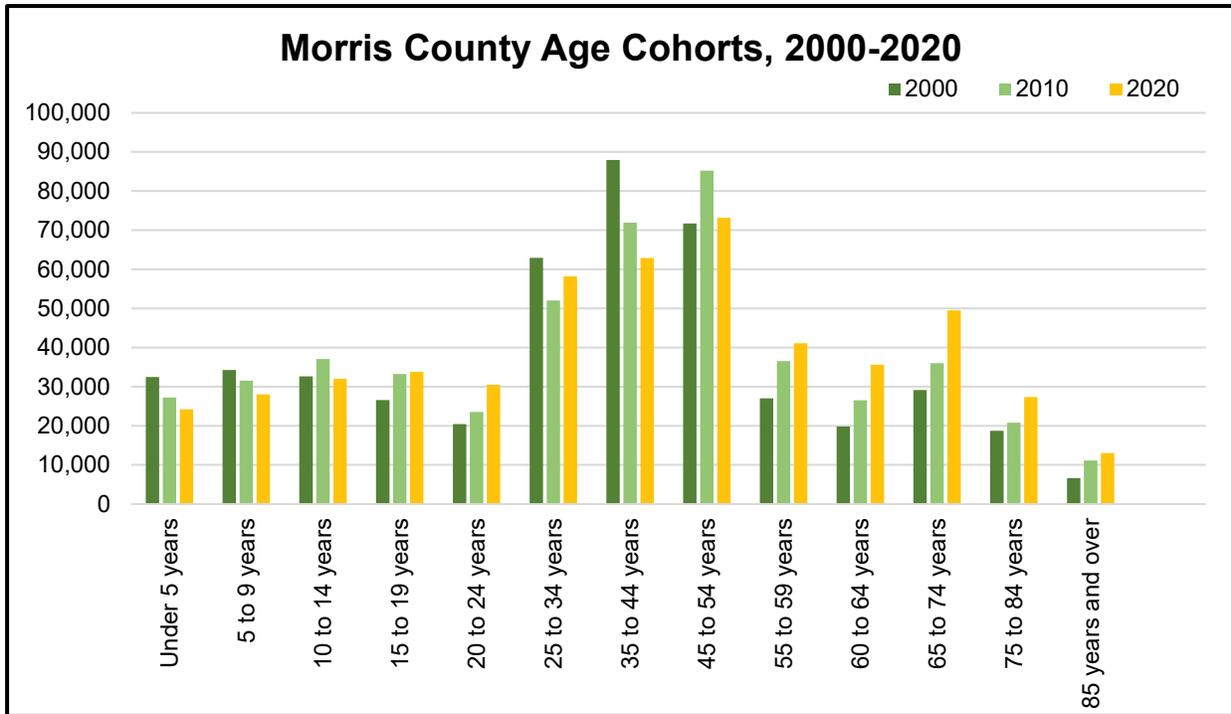
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Figure 2. Age Cohorts, 2000-2020 (Mendham)



Sources:  
 U.S. Census Bureau. (2000). PROFILE OF GENERAL POPULATION AND HOUSING CHARACTERISTICS. *Decennial Census, DEC Demographic Profile, Table DP1.*  
 U.S. Census Bureau. (2010). DEMOGRAPHIC AND HOUSING ESTIMATES. *American Community Survey, ACS 5-Year Estimates Data Profile, DP05.*  
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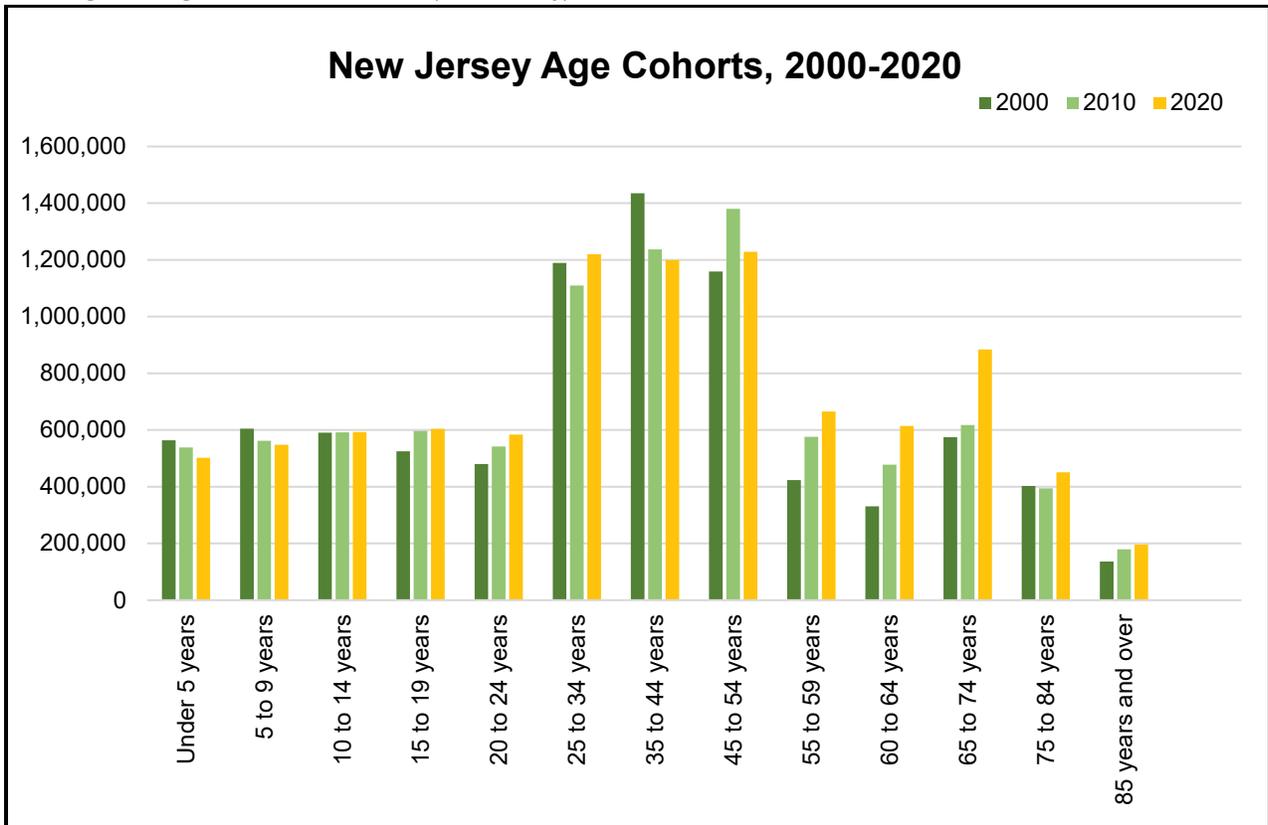
Figure 3. Age Cohorts, 2000-2020 (Morris County)



Sources:  
 U.S. Census Bureau. (2000). PROFILE OF GENERAL POPULATION AND HOUSING CHARACTERISTICS. *Decennial Census, DEC Demographic Profile, Table DP1.*  
 U.S. Census Bureau. (2010). DEMOGRAPHIC AND HOUSING ESTIMATES. *American Community Survey, ACS 5-Year Estimates Data Profile, DP05.*  
 U.S. Census Bureau. (2020). PROFILE OF GENERAL POPULATION AND HOUSING CHARACTERISTICS. *Decennial Census, DEC Demographic Profile, Table DP1.*

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Figure 4. Age Cohorts, 2000-2020 (New Jersey)



Sources:  
 U.S. Census Bureau. (2000). PROFILE OF GENERAL POPULATION AND HOUSING CHARACTERISTICS. *Decennial Census, DEC Demographic Profile, Table DP1.*  
 U.S. Census Bureau. (2010). DEMOGRAPHIC AND HOUSING ESTIMATES. *American Community Survey, ACS 5-Year Estimates Data Profile, DP05.*  
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## Borough of Mendham Housing Element and Fair Share Plan – Fourth Round 2025-2035

### Household Size and Type

#### Households

The total number of households grew between 2000 and 2020, suggesting incremental housing formation and a stable, slightly rising population. The share of one-person households steadily increased and two-person households remained the largest category (557 in 2020); this cohort may include young couples. Three-person households held relatively steady around 16%, while households with four or more members increased over time, growing from 519 to 533 households. The Borough saw a slight but consistent rise in the total number of households, suggesting stable population dynamics. Across Morris County and New Jersey, there has been a gradual increase in the number of occupied housing units from 2000 to 2020 where 1-, 2-, and 3-person households grew while 4-or-more-person households declined. The growth in one-person and (to a lesser extent) two-person households points to changing lifestyles, such as individuals living alone, young couples without children, and older adults staying their homes longer. In summary, Mendham’s household composition is evolving, with steady overall growth, a rise in smaller households, and a relative decline in larger families.

Table 2. Household Size, 2000-2020

Household Size	2000	%	2010	%	2020	%
<b>Total Occupied Housing Units (Mendham)</b>	<b>1,781</b>	<b>100</b>	<b>1,722</b>	<b>100</b>	<b>1,762</b>	<b>100</b>
1-person household	332	18.6	350	20.3	354	20.1
2-person household	655	36.8	572	33.2	557	31.6
3-person household	275	15.4	277	16.1	298	16.9
4-or-more-person household	519	29.1	523	30.4	553	31.4
<b>Total Occupied Housing Units (County)</b>	<b>169,711</b>	<b>100</b>	<b>180,534</b>	<b>100</b>	<b>188,496</b>	<b>100</b>
1-person household	36,545	21.5	42,424	23.5	44,379	23.5
2-person household	53,865	31.7	55,285	30.6	58,173	30.9
3-person household	29,913	17.6	31,085	17.2	33,159	17.6
4-or-more-person household	49,388	29.1	51,740	28.7	52,785	28.0
<b>Total Occupied Housing Units (State)</b>	<b>3,064,645</b>	<b>100</b>	<b>3,214,360</b>	<b>100</b>	<b>3,426,102</b>	<b>100</b>
1-person household	751,353	24.5	811,221	25.2	876,661	25.6
2-person household	927,354	30.3	957,682	29.8	1,026,368	30.0
3-person household	531,987	17.4	558,029	17.4	592,617	17.3
4-or-more-person household	853,951	27.9	887,428	27.6	930,456	27.2

Source:

U.S. Census Bureau. (2000). HOUSEHOLD SIZE. *Decennial Census, DEC Summary File 1, Table H016.*

U.S. Census Bureau. (2010). HOUSEHOLD SIZE. *Decennial Census, DEC Summary File 1, Table H13.*

U.S. Census Bureau. (2020). HOUSEHOLD SIZE. *Decennial Census, Demographic and Housing Characteristics, Table H9.*

#### Income

The table below summarizes the percentage of households within various income brackets for 1999, 2010, and 2020. While dollar thresholds do not account for inflation over time, they still provide insight into how income patterns have evolved. The share of households earning \$200,000 or more grew substantially, from 18.9% in 1999 to 43.4% in 2020, while households with incomes of \$150,000 to \$190,000 declined, from 15.7% to 10.9% over the same period. This trend suggest that Mendham has experienced an influx of higher-income residents or existing households moving into higher brackets, likely influenced by factors such as rising property values, professional employment opportunities, and overall affluence in the region. Brackets such

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as \$50,000 to \$74,999 and \$75,000 to \$99,999 declined from 11% and 10.3% respectively in 1999 to 8.6% and 6.2% by 2020. This shift may reflect wage growth pushing some middle-income households into higher brackets or, conversely, the increased cost of living making it challenging for households in traditional middle-income ranges to remain in the Borough. Households earning under \$35,000 collectively dropped from 24.1% to 10.1%. The Borough's household income distribution from 1999 to 2020 reveals a pronounced shift toward higher-income brackets and a reduction in both lower- and middle-income groups. Similarly, Morris County and New Jersey saw an increase in the median household income since 1999 (\$77,340 and \$55,146 respectively) to 2020 (\$117,298 and \$85,245 respectively). These estimated dollar amounts do not reflect inflationary effects. Real purchasing power for each bracket has changed significantly since 1999, which accelerates the apparent shift toward higher-income categories. Nonetheless, the strong growth in the top brackets remains a clear indicator of increased affluence.

*Table 3. Income in the Past 12 Months, 2000 - 2020*

Household Income	Percent of Households		
	1999	2010	2020
Total Households (Mendham)	1,781	1,379	1,736
Less than \$10,000	4.4	2.7	0.6
\$10,000 to \$14,999	1.9	1.0	1.5
\$15,000 to \$24,999	4.8	4.9	1.7
\$25,000 to \$34,999	4.9	2.7	3.8
\$35,000 to \$49,999	8.1	7.5	2.5
\$50,000 to \$74,999	11.0	9.6	8.6
\$75,000 to \$99,000	10.3	11.1	6.2
\$100,000 to \$149,999	20	16.2	20.9
\$150,000 to \$199,999	15.7	15.4	10.9
\$200,000 or more	18.9	28.9	43.4
<b>Mendham Median Household Income</b>	<b>\$110,348</b>	<b>\$119,787</b>	<b>\$171,894</b>
County Median Household Income	\$77,340	\$91,469	\$117,298
New Jersey Median Household Income	\$55,146	\$67,681	\$85,245

Source:

U.S. Census Bureau. (2000). PROFILE OF SELECTED ECONOMIC CHARACTERISTICS. *Decennial Census*, DEC Summary File 4, Demographic Profile, Table DP3.

U.S. Census Bureau. (2010). INCOME IN THE PAST 12 MONTHS (IN 2010 INFLATION-ADJUSTED DOLLARS). *American Community Survey, ACS 5-Year Estimates Subject Tables, Table S1901*.

U.S. Census Bureau. (2020). INCOME IN THE PAST 12 MONTHS (IN 2020 INFLATION-ADJUSTED DOLLARS). *American Community Survey, ACS 5-Year Estimates Subject Tables, Table S1901*.

## 2.2 Employment Characteristics

### Workforce

Approximately 2,244 residents of Mendham’s population aged 16 and older is in the labor force,<sup>5</sup> which suggests a moderate level of workforce engagement. Additionally, the unemployment rate of 2.8% is relatively low compared to the County (4.9%) and the State (5.8%), indicating that most individuals who wish to work are able to find employment. Low unemployment often corresponds with a robust local job market or strong commuting opportunities in nearby employment centers. About 42% of residents 16 and older are not in the labor force. This group could include retirees, full-time students, or individuals who are otherwise not seeking employment. Given Mendham’s demographic trends, the proportion of non-participants may be driven by older adults choosing to remain out of the workforce. It should be noted that all individuals in the labor force are classified as civilian as there are no reported members of the Armed Forces, which is not unusual for a small, primarily residential community.

*Table 4. Employment Status, 2020*

<b>Employment Status</b>	<b>Estimate</b>	<b>%</b>
Population 16 years and older	3,883	
In labor force	2,244	58
Civilian labor force	2,244	58
Employed	2,181	2
Unemployed	63	31
Armed Forces	0	0
Not in labor force	1,639	42
Unemployment rate (Mendham)	2.8	
Unemployment rate (County)	4.9	
Unemployment rate (State)	5.8	

Source:  
 U.S. Census Bureau. (2020). SELECTED ECONOMIC CHARACTERISTICS. *American Community Survey, ACS 5-Year Estimates Data Profiles, Table DP03.*

Mendham Borough’s 2020 employment status data depict a community with a moderate labor force participation rate, low unemployment, and a significant number of residents not in the labor force. These factors suggest an economically stable environment, influenced by an aging population and limited labor pool growth.

<sup>5</sup> According to the United States Census Bureau Glossary, “The labor force includes all people classified in the civilian labor force, plus members of the U.S. Armed Forces (people on active duty with the United States Army, Air Force, Navy, Marine Corps, or Coast Guard). The civilian labor force consists of people classified as employed or unemployed.

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### Commuting Characteristics

The majority of commuters (79.7%) drive a car, truck, or van to work, with most driving alone. This indicates that personal vehicles remain the primary mode of transportation, consistent with suburban commuting patterns. Around 3.8% of commuters use public transportation, which suggests that rail or bus connections are not as accessible and valued by a portion of the workforce. Approximately 94.6% of residents work within New Jersey, with nearly two-third employed in the same county. This suggests that many find jobs relatively close to home, though a significant minority commutes to other counties (36.3%) or out of state (5.4%). Travel times range widely with 6.3% of commuters reaching work in under 10 minutes, a substantial group (63.9%) spends 30 minutes or more commuting to work. The average commute time is around 40.2 minutes, indicating moderate overall travel.

Mendham Borough’s 2020 commuting data highlights a community where personal vehicles remain the primary mode of travel. These patterns suggest both the importance of maintaining road infrastructure and the potential to expand transit options.

### Employment by Industry

The following table summarizes the industries employing Mendham Borough’s 2,181 civilian workers age 16 and older that were in the labor force. According to the 2020 ACS 5-Year Estimates 19.9%, “professional, scientific, management, and administrative and waste management” services account for the largest share of the Borough’s workforce. The strong representation of high-skill occupations suggests well-educated population and proximity to professional job centers. “Education services, and health care and social assistance” comprise 18.6% of local employment, reflecting regional trends of steady growth in these essential service sectors. The third largest employment sector is “finance and insurance, and real estate, rental, and leasing” which had 13.1% of employed citizens. Industries such as “retail trade,” “other services,” “arts and entertainment,” and “public administration” collectively contribute to approximately 21% of total employment. While smaller in scale, these sectors are vital for everyday goods, services, and community needs. The agriculture and transportation and warehousing sectors each account for a small fraction of the workforce, which is consistent with the Borough’s suburban setting and limited farmland or large-scale logistics operations.

Whereas in 2020, most (22.5%) Morris County residents worked in “educational services, health care, and social assistance,” followed by “professional, scientific, management, administrative

Table 5. Commuting Characteristics, 2020

Commuting Characteristics	Estimate
Workers 16 years and over	2,109
Did not work from home	1,786
Means of transportation to work	%
Car, truck, or van	79.7
Drove alone	76.1
Carpooled	3.6
Public transportation (excluding taxicab)	3.8
Walked	1.2
Bicycle	0.0
Taxicab, motorcycle, or other means	0.0
Place of work	%
Worked in state of residence	94.6
Worked in county of residence	58.3
Worked outside county of residence	36.3
Worked outside state of residence	5.4
Travel time to work	%
Less than 10 minutes	6.3
10 to 14 minutes	2.9
15 to 19 minutes	6.8
20 to 24 minutes	12.3
25 to 29 minutes	7.8
30 to 34 minutes	22.9
35 to 44 minutes	15
45 to 59 minutes	11.9
60 or more minutes	14.1
Mean Travel time to work (minutes)	40.2

Source:  
U.S. Census Bureau. (2020). COMMUTING CHARACTERISTICS BY SEX. American Community Survey, ACS 5-Year Estimates Subject Tables, Table S0801.

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and waste management services” (16.9%), and “manufacturing” (11.0%). Of New Jersey’s 4,426,619 employed residents, 24.1% and 13.7% worked in “educational services, health care, and social assistance” and “professional, scientific, management, administrative and waste management services.” “Retail trade” was the third largest employment sector with 10.7% of residents employed.

Mendham Borough’s 2020 employment landscape is characterized by a strong presence of professional, scientific, management finance, and education/health sectors, alongside a notable manufacturing component. These patterns suggest a largely well-educated, high-income workforce with diverse service industries providing local support.

*Table 6. Industries of Employment, 2020*

Industry	Estimate	%
Civilian employed population 16 years and over	2,181	
Professional, scientific, and management, and administrative and waste management services	434	19.9
Educational services, and health care and social assistance	405	18.6
Finance and insurance, and real estate and rental and leasing	286	13.1
Manufacturing	184	8.4
Retail trade	174	8.0
Information	147	6.7
Wholesale trade	141	6.5
Other services, except public administration	136	6.2
Arts, entertainment, and recreation, and accommodation and food services	109	5.0
Construction	90	4.1
Public administration	39	1.8
Transportation and warehousing, and utilities	21	1.0
Agriculture, forestry, fishing and hunting, and mining	15	0.7

Source:  
U.S. Census Bureau. (2020). SELECTED ECONOMIC CHARACTERISTICS. *American Community Survey, ACS 5-Year Estimates Data Profiles, Table DP03.*

### 3. Housing Characteristics

#### 3.1 Inventory of housing stock

##### *Housing Occupancy and Tenure*

Table 7 examines the Borough’s housing occupancy and tenure data for 2020 using U.S. Decennial Census. With 94.4% of all housing units occupied, Mendham exhibits a strong housing demand. This level of occupancy suggests that the community remains attractive to both homeowners and renters. Owner-occupied units account for 80.5% of occupied housing, indicating that Mendham is primarily a community of homeowners. Such a high ownership rate can reflect stable neighborhoods, higher median incomes, and a preference for single-family homes. At 13.9%, the renter-occupied segment is relatively small compared to owner-occupied units. This may create challenges for prospective renters, particularly those seeking affordable or flexible housing options in the Borough. Overall, vacancy stands at 5.6%, while the homeowner vacancy rate is 1.6% and the rental vacancy rate is 2.4%. These low rates typically signal a tight housing market, with high demand and limited turnover. Mendham Borough’s 2020 housing occupancy and tenure data depict a high-occupancy market dominated by owner-occupied units, with relatively few rental options and low vacancy rates. While these indicators point to a stable, desirable community, they also raise questions about housing affordability and availability for a diverse range of households.

*Table 7. Housing Occupancy and Tenure, 2020*

<b>Housing Occupancy and Tenure</b>	<b>Estimate</b>	<b>%</b>
<b>Mendham</b>		
Total housing units	1,867	100
<b>Occupied housing units</b>	<b>1,762</b>	<b>94.4</b>
Owner-occupied	1,503	80.5
Renter-occupied	259	13.9
<b>Vacant housing units</b>	<b>105</b>	<b>5.6</b>
Homeowner vacancy rate	1.6	
Rental vacancy rate	8.9	
<b>Morris County</b>		
Total housing units	197,722	100
<b>Occupied housing units</b>	<b>188,496</b>	<b>95.3</b>
Owner-occupied	136,144	68.9
Renter-occupied	52,352	26.5
<b>Vacant housing units</b>	<b>9,226</b>	<b>4.7</b>
Homeowner vacancy rate	1.2	
Rental vacancy rate	5.5	
<b>New Jersey</b>		
Total housing units	3,761,229	100
<b>Occupied housing units</b>	<b>3,426,102</b>	<b>91.1</b>
Owner-occupied	2,098,500	55.8
Renter-occupied	1,327,602	35.3
<b>Vacant housing units</b>	<b>335,127</b>	<b>8.9</b>
Homeowner vacancy rate	1.5	
Rental vacancy rate	5.7	

Source: United States Census Bureau, 2020 DECENNIAL CENSUS, DP1, Profile of General Population and Housing Characteristics.

##### *Vacancy Status*

Out of all housing units, 5.6% are vacant, which is an indication of a relatively tight housing market. A low to moderate vacancy rate typically reflects ongoing demand for housing. Units “for rent” (24.8%) and units “for sale only” (23.8%) together make up nearly half of all vacant housing. These figures suggest that a portion of the market is in transition, potentially allowing for new renters or buyers to enter the Borough. Approximately 18.1% of vacant units are designated for seasonal, recreational, or occasional use. This share may indicate that Mendham attracts second-homeowners or short-term occupants, contributing to periodic fluctuations in local population and economic activity.

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It should be noted that the “Other Vacant” vacancy status includes a variety of situations,<sup>6</sup> as follows:

1. The owner does not want to rent or sell;
2. The owner is elderly and living in a nursing home or with family members;
3. The unit is being held for the settlement of an estate;
4. The unit is being renovated; or
5. The unit is being foreclosed

The Borough’s vacancy data reveal a moderate overall vacancy rate, with a notable share of units actively for rent or sale, which is similarly reflected by the County and State. A significant portion of vacancies is tied to seasonal or occasional use, reflecting the community’s appeal for part-time residency. By monitoring these trends and addressing potential barriers or occupancy, Mendham can maintain a balanced and dynamic housing market that accommodates diverse household needs.

*Table 8. Vacancy Housing Unit Type, 2020*

Vacancy Status	Count	%
Total vacant units	105	5.6
For rent	26	24.8
Rented, not occupied	8	7.6
For sale only	25	23.8
Sold, not occupied	2	2
For seasonal, recreational, or occasional use	19	18.1
Other vacant	25	23.8

Source:  
U.S. Census Bureau. (2020). PROFILE OF GENERAL POPULATION AND HOUSING CHARACTERISTICS. Decennial Census, DEC Demographic Profile, Table DP1.

### Units in Structure

Table 9 provides an overview of Mendham Borough’s housing stock by unit type in 2020, based on data from the ACS 5-Year Estimates. Understanding how housing units are distributed across various structure types—such as single-family homes and multi-family buildings. 1-unit, detached homes account for 75.6% of all housing units, and 1-unit attached units make up an additional 16%. Together, these two categories comprise more than 90% of Mendham Borough’s housing stock, indicating a strong emphasis on single-family living.

*Table 9. Units In Structure, 2020*

Units In Structure	Estimate	%
Total housing units	1,790	
1-unit, detached	1,353	75.6
1-unit, attached	286	16.0
2-units	50	2.8
3 or 4 units	29	1.6
5 to 9 units	30	1.7
10 to 19 units	42	2.3
20 or more	0	0.0
Mobile home	0	0.0
Boat, RV, van, etc.	0	0.0

Source:  
U.S. Census Bureau. (2020). UNITS IN STRUCTURE. American Community Survey, ACS 5-Year Estimates Data Profiles, Table B25024.

<sup>6</sup> Kresin, M. “Other” Vacant Housing Units: An Analysis from the Current Population Survey/Housing Vacancy Survey.” U.S. Census Bureau, Social, Economic, and Housing Statistics Division. Retrieved from <https://www.census.gov/housing/hvs/files/qtr113/PAA-poster.pdf>

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### Year Structure Built

Over 40% of the housing stock (1939 or earlier, 1950s and 1960s) predates 1970. Notably, 16.3% of units were built before 1939, indicating a strong historic character in some parts of the Borough. The largest single decade for home construction was 1970 to 1979, accounting for 26.5% of the total housing stock. This suggests a major growth phase in the Borough during that period. Homes built between 1980 and 1999 comprise about 21.4% of the total indicating continued development through the late 20<sup>th</sup> century. Less than 5.4% of homes were built since 2000, and only 0.8% were constructed in 2014 or later. No homes were recorded as built between 2010 and 2013. This points to a slowdown in new housing development over the past two decades, similar to that of Morris County in which, the bulk of the County’s housing stock was built before 1939 (12.9%) and between 1950 and 1999 (69.9% collectively). Mendham’s housing stock spans a broad range of construction periods, with a pronounced concentration of homes built in the mid-20<sup>th</sup> century and a notable historic segment dating back before 1939. Recent decades have seen relatively new construction, reflecting a stable, mature community character.

Table 10. Age/Year Structure Built

Year Structure Built	Estimate	%
Total	1,790	
Built 2014 or later	14	0.8%
Built 2010 to 2013	0	0.0%
Built 2000 to 2009	82	4.6%
Built 1990 to 1999	124	6.9%
Built 1980 to 1989	260	14.5%
Built 1970 to 1979	475	26.5%
Built 1960 to 1969	291	16.3%
Built 1950 to 1959	175	9.8%
Built 1940 to 1949	78	4.4%
Built 1939 or earlier	291	16.3%

Source:  
U.S. Census Bureau. (2020). YEAR STRUCTURE BUILT. *American Community Survey, ACS 5-Year Estimates Detailed Tables, Table B25034.*

### 3.2 Costs and Value

There are numerous methods by which to view the value of the Borough of Mendham’s housing stock. The ACS provided counts for the following items: Selected Monthly Owner Costs (SMOC), the values of owner-occupied and renter-occupied units, and mortgage characteristics.

#### Selected Monthly Owner Costs

SMOC is a figure which consists of all costs associated with homeownership.<sup>7</sup> Nearly 78.8% of mortgage holders pay \$3,000 or more each month in total housing costs. The median SMOC for this group is \$3,796, reflecting a relatively high cost of living that aligns with an affluent housing market. There are no owner-occupied homes with a mortgage report monthly costs under \$1,500. This lack of lower-cost options underscores the limited affordability for prospective buyers seeking more moderate housing payments. Among the 473 homeowners without a mortgage, 93.7% pay at least \$1,000 per month in housing-related costs (e.g. taxes, insurance, utilities). The median monthly cost of \$1,500 for these owners indicates that property taxes and other expenses remain significant even after a mortgage is paid off. Mendham’s SMOC demonstrates a housing market characterized by relatively high mortgage payments and notable non-mortgage costs. While this signals a robust, upscale community, it can also pose challenges for affordability and demographic diversity.

<sup>7</sup> According to the United States Census Bureau Glossary, “Selected monthly owner costs are calculated from the sum of payment for mortgages, real estate taxes, various insurances, utilities, fuels, mobile home costs, and condominium fees. Listing the items separately improves accuracy and provides additional detail.”

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Table 11. Selected Monthly Owner Costs (SMOC), 2020

SMOC	Count (Mendham)	%	Count (County)	%	Count (State)	%
Housing units with a mortgage	1,059	100	91,505	100	1,382,654	100
Less than \$500	0	0.0	117	0.1	2,772	0.2
\$500 to \$999	0	0.0	786	0.9	34,504	2.5
\$1,000 to \$1,499	0	0.0	4,308	4.7	138,116	10.0
\$1,500 to \$1,999	42	4.0	10,696	11.7	253,824	18.4
\$2,000 to \$2,499	69	6.5	16,000	17.5	275,392	19.9
\$2,500 to \$2,999	114	10.8	16,632	18.2	231,946	16.8
\$3,000 or more	834	78.8	42,966	47.0	446,100	32.3
<b>Median</b>	<b>\$1,500</b>		<b>\$2,916</b>		<b>\$2,476</b>	
Housing units without a mortgage	473	100	44,482	100	711,773	100
Less than \$250	0	0.0	621	1.4	14,747	2.1
\$250 to \$399	0	0.0	713	1.6	18,836	2.6
\$400 to \$599	9	1.9	1,440	3.2	48,655	6.8
\$600 to \$799	9	1.9	3,505	7.9	96,262	13.5
\$800 to \$999	12	2.5	7,334	16.5	136,283	19.1
\$1,000 or more	443	93.7	30,869	69.4	396,990	55.8
<b>Median</b>	<b>\$1,500</b>		<b>\$1,191</b>		<b>\$1,062</b>	

Source: United States Census Bureau, 2020 American Community Survey, 5-Year Estimates.

### Value

A significant portion of owner-occupied units (939 units or 61.3%) are valued between \$500,000 and \$999,999, and another 17.8% exceed \$1 million. This distribution points to a predominantly high-value housing market. Only 2.6% of homes fall below \$100,000, and there are virtually no properties valued between \$100,000 and \$299,999. With a median home value of \$679,500, entry-level ownership opportunities may be scarce. The median home value for Morris County and New Jersey are \$462,100 and \$343,500 respectively which is significantly less than Mendham. Rents vary from under \$500 (13.7% of renters) to \$2,500-\$2,999 (15.2%), with no units reporting rents of \$3,000 or more. The median rent is \$1,511 suggesting that while some lower-cost rentals exist, the market skews toward higher monthly costs.

Table 12. Value of Occupied Units, 2020

Value of Occupied Units	Estimate	%
Owner-occupied units	1,532	100
Less than \$50,000	0	0.0%
\$50,000 to \$99,000	40	2.6%
\$100,000 to \$149,999	0	0.0%
\$150,000 to \$199,999	0	0.0%
\$200,00 to \$299,999	10	0.7%
\$300,000 to \$499,999	270	17.6%
\$500,000 to \$999,999	939	61.3%
\$1,000,000 or more	273	17.8%
<b>Median (dollars)</b>	<b>\$679,500</b>	
Occupied Units Paying Rent	204	100
Less than \$500	28	13.7%
\$500 to \$999	53	26.0%
\$1,000 to \$1,499	20	9.8%
\$1,500 to \$1,999	46	22.5%
\$2,000 to \$2,499	26	12.7%
\$2,500 to \$2,999	31	15.2%
\$3,000 or more	0	0.0%
<b>Median (dollars)</b>	<b>\$1,511</b>	

Source:  
U.S. Census Bureau. (2020). SELECTED HOUSING CHARACTERISTICS. American Community Survey, ACS 5-Year Estimates Data Profiles, Table DP04.

## Borough of Mendham Housing Element and Fair Share Plan – Fourth Round 2025-2035

### 3.3 Housing Units Capable of Being Rehabilitated

The ACS estimated that in 2020, Mendham Borough had no reported deficiencies in plumbing, kitchen facilities, or telephone service, indicating that basic housing quality standards are well-met.

Table 13. *Housing In Need of Rehabilitation, 2020*

Facilities	Estimate	%
Occupied housing units	1,736	
Lacking complete plumbing facilities	0	0.0%
Lacking complete kitchen facilities	0	0.0%
No telephone service available	0	0.0%

Source:

U.S. Census Bureau. (2020). SELECTED HOUSING CHARACTERISTICS. *American Community Survey, ACS 5-Year Estimates Data Profiles, Table DP04.*

### 3.4 Projection of Housing Stock

#### *Housing Units Certified*

Since 2004, 39 housing units have received certificates of occupancy, according to the New Jersey Department of Community Affairs (DCA) Construction Report. Of these 39 units, 36 units (over 90%) were one- and two-family homes. This pattern underscores Mendham’s continued focus on low-density, single-family housing development. No multi-family units were certified, which suggests a consistent lack of multi-family projects, reflecting the Borough’s traditional suburban character and zoning practice. Only 3 mixed-use units were recorded – one each in 2005, 2006, and 2018 – indicating sporadic, small-scale mixed-use development rather than a broader trend toward integrating residential and commercial space.

Table 14. *Housing Units Certified, 2004 - 2024*

	1&2 Family	Multi	Mixed-use	Total
2004	4	0	0	4
2005	12	0	1	13
2006	5	0	1	6
2007	1	0	0	1
2008	3	0	0	3
2009	2	0	0	2
2010	3	0	0	3
2011	0	0	0	0
2012	0	0	0	0
2013	1	0	0	1
2014	2	0	0	2
2015	0	0	0	0
2016	0	0	0	0
2017	1	0	0	1
2018	0	0	1	1
2019	0	0	0	0
2020	0	0	0	0
2021	0	0	0	0
2022	0	0	0	0
2023	2	0	0	2
Sept 2024 YTD	0	0	0	0
<b>Total</b>	<b>36</b>	<b>0</b>	<b>3</b>	<b>39</b>

Source:

New Jersey Department of Community Affairs, *Housing Units Certified, 2004 – 2024.*

## **Borough of Mendham Housing Element and Fair Share Plan – Fourth Round 2025-2035**

### *Housing Projects Through 2025*

The Borough of Mendham Joint Land Use Board approved several residential projects that may not yet be reflected in the DCA's certificate of occupancy reporting as follows:

1. Project Name: MASH – 35 Units Affordable **(Complete)**  
Mechanism: 100 Percent Affordable Developments  
Location: 1 Heritage manor Drive
2. Project Name: MASH Extensions of Expiring Controls – 35 Units **(Complete)**  
Mechanism: 100 Percent Affordable Developments  
Location: 1 Heritage Manor Drive
3. Project Name: Various Inclusionary Apartments, 6 units Approved **(4 Units Complete)**  
Mechanism: Inclusionary Zone (Density increases)  
Locations:
  - 6 Main Street – 1 Unit Complete
  - 106 East Main Street – 1 Unit Complete
  - 25 East Main Street – 1 Unit Complete
  - 15 West Main Street – 1 Unit Complete
  - 21 West Main Street – **2 units Approved.**
4. Project Name: V-Fee Inclusionary Zone – 15 Units **(Approved)**  
Mechanism: Inclusionary Zone  
Location: 84-88 East Main Street
5. Project Name: Daytop Inclusionary Zone – 93 Units **(Not Complete)**  
Mechanism: Inclusionary Zone (Overlay with Durational Adjustment)  
Location: 80 West Main Street

In summary, 74 housing units were completed. The Borough has completed 70 Senior Affordable Units (35 new construction plus 35 extensions of expiring controls) and 4 inclusionary apartments along Main Street; there are 17 units pending. Mendham Borough has 2 units at 21 West Main Street which have been approved and not completed. Likewise, the V-Fee application is currently being heard before the Joint Land Use Board for 15 affordable units. There are 93 durationally adjusted housing units. The Daytop / St. John the Baptist Zone was an overlay zone that was durationally adjusted for the Third Round period through 2025 due to a lack of sewer capacity.

### *Lands Available for New Construction and Redevelopment*

The potential for large-scale new development in the Borough is restricted by a lack of developable land due to most of the Borough already being built out and utility constraints. The Highlands Planning Area covers the entire Borough which promotes development, however many of the developable lots greater than one acre are either largely built-out and/or there is a lack of sewer and water infrastructure to support new development.

The municipality should also continue to support the rehabilitation of the existing housing stock for affordable housing opportunities by continuing its participation in using Community Block Grants and other funding sources to achieve this.

Looking at historic trends combined with the limited availability of developable land in the Borough, it is unlikely that there will be any large increases in the number of new housing units

## Borough of Mendham Housing Element and Fair Share Plan – Fourth Round 2025-2035

within the Borough, and most new housing units will fall under Redevelopment Area Designations and the redevelopment of existing sites.

### Utility Constraints

The MLUL requires that a Housing Element include consideration of the lands that are most appropriate for construction of low- and moderate-income housing. As part of the Highlands Regional Master Plan Conformance, Mendham Borough completed a Municipal Build-Out Report in 2009. This report included a Limiting Factor Analysis to examine three categories of constraints to consider on developable land: Land Based Capacity<sup>8</sup>, Resource Based Capacity<sup>9</sup>, and Utility Based Capacity<sup>10</sup>. The results of this analysis are identified in the table below.

Table 15. Municipal Build-Out Results, 2009

Municipal Build-out Results with Resource and Utility Constraints			
	Preservation Area	Planning Area	Total
Residential Units – Sewered	N/A	0	0
Septic System Yield	N/A	61	61
Total Residential Units	N/A	61	61
Non-Residential Jobs - Sewered	N/A	0	0

Source:

NJ HIGHLANDS WATER PROTECTION AND PLANNING COUNCIL, MENDHAM BOROUGH MUNICIPAL BUILD-OUT REPORT, AUGUST 2009.

### Residential Zones

The development of future housing stock is influenced by many factors, including availability of necessary infrastructure, such as sewer and water, zoning regulations, and environmental resource constraints.

The Borough of Mendham is situated entirely within the Highlands Planning Area under the Highlands Water Protection Act. Similarly, the New Jersey SDRP identifies the Borough within the Planning Area 5 (PA5) – Environmentally Sensitive Planning Area. The Borough is also identified as having areas that have existing communities that are constrained and areas of protection. Of Mendham Borough’s 3,826 acres, 10.7% (approximately 351.74 acres) are comprised of Local, County, State, or non-profit open space. Approximately 59.2% of these lands are municipally-owned environmental recreation and conservation lands as well as recreational facilities while the remaining 40.8% are privately owned.

### 5-Acre, 3-Acre, 1-Acre, and ½-Acre Residential Zone

Single-family residential development in the Borough of Mendham consists primarily of areas designated for 5-Acre, 3-Acre, 1-Acre, and ½-Acre residential neighborhoods. Five-acre residential development occupies most of the southern half of the Borough’s land area at a density of one dwelling unit per five acres or more land. Areas planned for one dwelling unit per three acres of land occupy the northwest corner of the Borough, a smaller area on the east side of the Borough, adjacent to Mendham Township along Lowery Lane, and the Community of St. John Baptist and deNeufville properties in the west-central portion of the Borough. Areas slated for one dwelling unit per ½-acre of land surround the Village core area along with areas planned for ½-acre home sites within the Village Center area proper. The general pattern of development follows a lessening density as one moves outward from the Borough Center.

<sup>8</sup> Potential developed lands.

<sup>9</sup> Septic system yield and net water availability.

<sup>10</sup> Public water and wastewater.

## **Borough of Mendham Housing Element and Fair Share Plan – Fourth Round 2025-2035**

Permitted principal uses include single-family dwellings, playgrounds and parks, agricultural uses, and home occupations; while, permitted conditional uses involve clubs<sup>11</sup>, nursery schools, and public, semi-public, and private libraries, excluding private proprietary use.

### **5-Acre Residence and Religious Campus Zone**

Any principal use specified in the above-mentioned 5-Acre, 3-Acre, 1-Acre, and ½-Acre Residential Zone as well as religious campuses<sup>12</sup> are permitted principal uses. Conditional uses consist of any accessory use permitted in the 5-Acre, 3-Acre, 1-Acre, and ½-Acre Residential Zone.

### **¼ -Acre Residential Zone**

The ¼-Acre residential designation provides for higher density housing within the Borough's Village Center. This includes the Mendham Area Senior Housing (MASH) complex and the Mendham Commons. The ¼-acre residence areas also include two-family dwellings on lots of not less than ½-acre in size. Multi-family and senior housing complexes are also allowed, subject to various additional uses standards. These include lot sizes of four acres or more and other dimensional and setback requirements. Areas which have developed in this manner include portions of Mountain Avenue, East Main Street, and Hilltop Road, extending north, east, and south of the Historic Business District respectively.

Permitted principal uses consist any permitted use in the 5-Acre, 3-Acre, 1-Acre, and ½-Acre Zone as referenced above and two-family dwellings.<sup>13</sup> When granted a conditional use permit by the Joint Land Use Board and subject to site plan approval, multi-family dwelling complexes, including townhouses, senior citizen housing complexes and apartment complexes, including solar panel systems as an accessory use are permitted within the zone.

### **Historic Business Zone**

The purpose of the Historic Business Zone is to provide for a mix of residential uses and retail sales and service uses while recognizing, preserving and enhancing the unique and historic character of this area. Due to the density of the existing development and limited parking and access, the permitted retail sales and service uses are those required to meet the needs of the residents of the Borough and immediate area and not those attracting and generating large volumes of traffic.

Specifically permitted principal uses consist of retail stores, business and professional offices, personal service establishments, banks, eating establishments (excluding drive-throughs), funeral parlors, and tourist homes. There are no permitted conditional uses for this zone.

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<sup>11</sup> The Borough of Mendham Zoning Code (§215-1) defines "Club" as, a non-profit corporation, organization or association of persons who are members thereof, which owns or leases a building or part thereof for the use of members or guests. Said club or lodge shall have been principally established for the promotion of a common objective and shall be distinctly not considered as a semi-public use. Food, meals, and alcoholic beverages may be served as an incidental function of this use, provided that adequate facilities are present, and further provided that all federal, state, and municipal laws are compiled with.

<sup>12</sup> Provided that living quarters for a religious order are included.

<sup>13</sup> Two-family dwellings to be arranged so as to provide independent living units, provided that no such uses shall be permitted on a lot of less than ½-acre in size.

## **Borough of Mendham Housing Element and Fair Share Plan – Fourth Round 2025-2035**

### *East Business Zone*

The purpose of the East Business Zone is to provide for retail sales and services to accommodate the general public, to promote compatible land uses of attractive buildings, to ensure the compatibility of the development within the zone with adjacent residential areas and to improve and provide for the efficient and safe flow of traffic.

Permitted principal uses include any use permitted in any residential zone and the Historic Business Zone. In addition, retail and service uses are permitted including automotive sales and services, automotive gasoline stations, automotive service stations, automotive sales lot, retail laundry only, retail dry-cleaning establishments, clinics, building supplies (retail only), and garden supplies (retail only). The East Business Zone also permits planned neighborhood shopping centers a conditional use.

### *East Business Affordable Housing Zone*

The purpose of the East Business Affordable Housing (EB-AH) Zone is to provide for retail sales and services to accommodate the general public and to provide a location that creates a realistic opportunity for the construction of low- and moderate-income housing in the Borough of Mendham on land that is available for development, thereby addressing the Borough's fair share housing obligation under the New Jersey Fair Housing Act and constitutional obligations to provide affordable housing. The EB-AH Zone also promotes compatible land uses of attractive buildings, to ensure the compatibility of the development within the zone with adjacent residential areas and to improve and provide for the efficient and safe flow of traffic.

The EB-AH Zone boundary applies to Block 801, Lot 20.

Principal uses permitted within the zone include any use permitted in any residential zone and the Historic Business Zone. In addition, retail and service uses are permitted including automotive sales and services, automotive gasoline stations, automotive service stations, automotive sales lot, retail laundry only, retail dry-cleaning establishments, medical and dental clinics, building supplies (retail only), garden supplies (retail only), planner commercial development, and health clubs and recreational facilities. Furthermore, a maximum of 75 affordable units are permitted for the provision of inclusionary affordable housing, including market-rate units.

### *Limited Business Zone*

The purpose of the Limited Business Zone is to provide for the development of a mix of office, banking, and public uses requiring direct access to major roadways, to promote compatible land uses of attractive buildings, to ensure the compatibility of the development within the zone with adjacent residential areas and to improve and provide for the efficient and safe flow of traffic.

Permitted principal uses include business, professional, and administrative office buildings, banks, savings, and loan associations and other financial institutions, public buildings such as public libraries, fire stations, and post offices, parks and open space, churches and other places of worship, including parish houses, Sunday school buildings and similarly related uses, and outdoor essential services, including electric substations, transformers, switches and similar equipment. Additionally, one accessory apartment per permitted commercial building, with required off-street parking affordable to a very-low, low- or moderate-income household is permitted in the zone.

## Borough of Mendham Housing Element and Fair Share Plan – Fourth Round 2025-2035

### *Village Center Cluster Option*

The purpose of the village cluster development option to provide standards pursuant to N.J.S.A. 40:55D-39 and 40:55D-65, or any amendments thereto, which encourage and promote flexibility, economy and environmental soundness in layout and design in order to implement the planning concept of a village center cluster as adopted in the 2006 Borough of Mendham Master Plan. A village center cluster is intended to stimulate development which reflects historic patterns in the Borough and which permits a mix of housing types and a variety of lot sizes. A village center cluster is a specified development node within the village center boundary of the Master Plan, which is intended to carry out the purposes and goals of the New Jersey SDRP as incorporated in the Borough Master Plan.

The following properties are specifically designated as village center cluster development:

*Table 16. Village Center Cluster Development Properties*

<b>Block</b>	<b>Lot</b>	<b>Address</b>	<b>Approximate Lot Size (acres)</b>
203 <sup>14</sup>	79	Aster Terrace	18.6
1501	35	12 Hilltop Road	11.6
1801	16	West Main Street	91.4

Source: BOROUGH OF MENDHAM ZONING CODE, ARTICLE IV, §215-14B.

Principal permitted uses contain single-family detached dwellings, single-family attached dwellings<sup>15</sup>, multi-family dwellings<sup>16</sup>, public parks, playgrounds, conservation areas and Borough facilities, common open space and facilities appurtenant thereto. It should be noted that no building shall contain more than six dwelling units. Permitted conditional uses include public, semi-public, and private libraries, excluding private proprietary uses.

### *Affordable Housing Overlay Zone*

The purpose of the Affordable Housing Overlay (AHO) Zone is to create a realistic opportunity for the construction of low-and-moderate-income housing in Mendham on land that is available for development, thereby addressing the Borough's fair share housing obligation under the New Jersey Fair Housing Act and constitutional obligations to provide affordable housing. This Overlay Zone is applied pursuant to N.J.A.C. 5:93-4.3(b) whereby a municipality granted a durational adjustment for lack of water or sewer shall be required to apply overlay zoning which permits inclusionary development if adequate water and/or sewer become available to serve the site.

The AHO Zone applies to Block 1801, Lot 5.

Multi-family and townhouse dwelling units for the provision of inclusionary affordable housing pursuant to "low- and moderate-income housing requirements" are permitted uses in the AHO Zone in addition to those uses already permitted by the underlying zone district provided that sufficient sewer and water capacity is available to serve the units proposed. Inclusionary residential development may include townhouses, multi-family dwelling units, and a combination of townhouses and multi-family units. A minimum 20% set-aside is required in this AHO Zone.

<sup>14</sup> Previously Block 201, Lot 79.

<sup>15</sup> Townhouses and duplexes.

<sup>16</sup> Apartments, triplex, and quadplex.

## **Borough of Mendham Housing Element and Fair Share Plan – Fourth Round 2025-2035**

### *Multigenerational Housing*

P.L. 2021, c. 273 established the Multigenerational Family Housing Continuity Commission (the Commission) and assigned the Commission the responsibility of preparing and adopting, "...recommendations on how State government, local government, community organizations, private entities, and community members may most effectively advance the goal of enabling senior citizens to reside at the homes of their extended families, thereby preserving and enhancing multigenerational family continuity, through the modification of State and local laws and policies in the areas of housing, land use planning, parking and streetscape planning, and other relevant areas" (N.J.S.A. 52:27D-329.20f[1]). Municipalities are now required to provide an analysis of the extent to which local ordinances advance or detract from these recommendations. At the time this Housing Element and Fair Share Plan is being prepared, no such recommendations have been published by the Commission. The Borough should consider multigenerational housing options for single family residential zones.

## 4. Fair Share Plan

### 4.1 Plan Purpose and Goals

The Fair Share Plan will describe specific projects, programs, strategies and funding sources to meet Mendham Borough’s affordable housing obligation while also complying with the Fourth Round Regulations, Fair Housing Act, and the Dispute Resolution Program Directive #14-24. The overriding goal of this Fair Share Plan is to present a framework for the Borough to provide for its fair share of the present and prospective regional need for low- and moderate-income housing for the Fourth Round period of 2025 through 2035.

### 4.2 Determination of Housing Need

#### *Prior Round (1987-1999) & Third Round (1999-2025) Obligations*

The prior round obligation was the municipal new construction obligation from 1987 to 1999 and the Third Round encompasses the time period of 1999 through 2025. The Borough’s Prior Round obligation was 25 units; the Third Round prospective need was 152 units, and the Third Round present/rehabilitation need was 9 units. The Prior Round obligation was satisfied through the development of the Mendham Area Senior Housing (MASH) site. The Third Round Obligation was met in part by carryover credits from the MASH site, extension of expiring controls for MASH units, several inclusionary apartments, an accessory apartment, an overlay zone on King’s Shopping Center, and rental bonus credits. The remainder of the Third Round prospective need was durationally adjusted due to a lack of water and sewer.

*Table 17. Affordable Housing Obligations Summary*

Prior Round (1987-1999)	25 units
Third Round (1999-2025) Obligation	152 units
Third Round Present Need (Rehabilitation Share)	9 units
Fourth Round Proposed Obligation (2025-2035)	124 units
Fourth Round Present Need (Rehabilitation Share)	0 units

**Borough of Mendham Housing Element and Fair Share Plan – Fourth Round 2025-2035**

*Table 18. Prior Round and Third Round Credits*

**Prior Round and Third Round Credits**  
*Mendham Borough, Morris County*

Project	Type	Total Units	Proposed Units	Bonus Credits	Total Credits
<b>Prior Round Obligation – 25 Units</b>					
Mendham Area Senior Housing (MASH)	100% Affordable, Age-Restricted	35	22	3	25
<b>Total Prior Round Credits</b>					<b>25</b>
<b>Third Round Present Need/Rehabilitation Obligation – 9 Units</b>					
Rehabilitation Program	Rehabilitation	9	13		13
<b>Total Rehabilitation Credits</b>					<b>13</b>
<b>Third Round Prospective Need Obligation – 152 Units</b>					
King's Shopping Center (V-Fee)	Inclusionary Zoning, Family Rental	15	15	15	30
MASH Senior (Carryover from Third Round)	100% Affordable, Age-Restricted	13	13		13
MASH Extensions of Expiring Controls	Age-Restricted Senior Housing	35	25		25
Low/Mod Apartments 106 E. Main Street (1 unit) 25 E. Main Street (1 unit) 15 W. Main Street (1 unit) 6 Main Street (1 unit) 13 E Main Street (1 unit) 21 W. Main Street (2 units)	Inclusionary Apartments/ Mandatory Set-Aside	7	7		7
Daytop Inclusionary Zone	Inclusionary Family For-Sale	29	29		29
MASH Expansion	100% Affordable Family Rental	25	25	23	48
Subtotal		124	114	38	152
<b>Total</b>					<b>152</b>

*Table 19. Microrequirements for Third Round*

Microrequirements based on Third Round Prospective Need Obligation (152 Units)		Proposed
Maximum Senior Units (25%)	38 units	38
Minimum Family Housing (50%)	76 units	114
Minimum Rental Units (25%)	38 units	123
Minimum Family Rental (50% of Rental)	19 units	75
Maximum Bonus Credits (25%)	38 units	38

## **Borough of Mendham Housing Element and Fair Share Plan – Fourth Round 2025-2035**

### 100% Affordable Age-Restricted Rental Housing - Mendham Area Senior Housing (MASH)

The Borough constructed 35 Prior Cycle age-restricted rental units at 1 Heritage Manor Drive, Block 801, Lot 25 in 1985. The Borough applied 22 of these units toward its Prior Round obligation and applied the remaining 13 units toward its Third Round obligation.

### MASH Senior Rental Housing Extension of Expiring Controls

The MASH Complex's 35 age-restricted rental affordable housing units had affordability controls which expired on February 1, 2000. Mendham Borough extended the affordability controls on these units and applied nine (9) of the extension credits toward its Third Round obligation. The Borough proposes to apply the remaining 25 credits that have resulted from the extension of affordability controls towards the Borough's Fourth Round affordable housing obligations.

### Mandatory Set-Aside Low-Mod Income Apartments – Family Rental Apartments

As part of Round 3 compliance, the Borough adopted a mandatory set-aside ordinance. The Borough had several Board of Adjustment applications that resulted in a total of seven (7) low- and moderate-income family rental apartments.

6 Main Street – 1 unit complete

106 E Main Street – 1 unit complete

25 E Main Street – 1 unit complete

15 W. Main Street- 1 unit complete

13 E Main Street – 1 unit complete

21 W. Main Street – 2 units – approved

### East Business Affordable Housing Zone: Kings Shopping Center

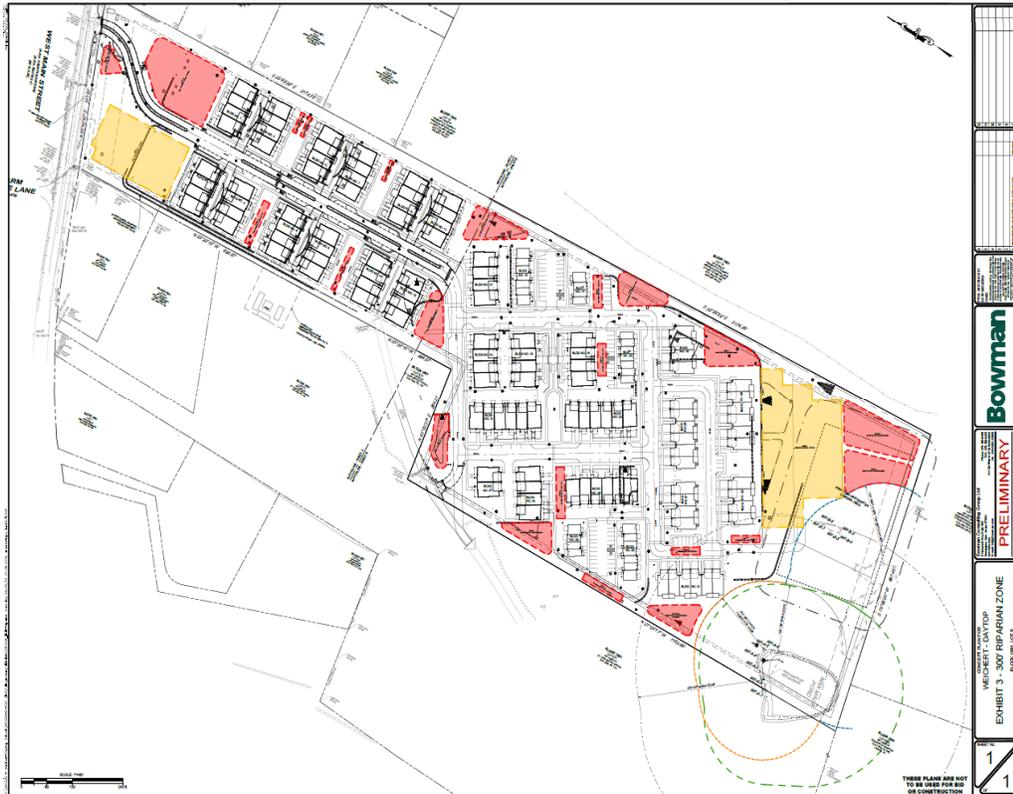
The property located at 86 E Main Street, Block 81, Lot 20, contains an existing shopping mall with a variety of retail and service businesses as well as a Kings Super Market. The Borough adopted the East Business Affordable Housing Zone, which permitted multi-family development of 75 units at the site with a 20 percent set-aside, yielding 15 family rental affordable units. The project proposed by V-Fee Mendham Apartments, LLC, received Site Plan approval decided January 29, 2025 and memorialized on March 18, 2025.

### Daytop Inclusionary Zone

The Daytop Inclusionary Zone is located at 80-88 West Main Street (Block 18.01, Lot 5) in the Borough (**Figure 5** on the next page). The property is approximately 25.94 acres of land and currently improved with the former Daytop School building and associated parking and driveway connections, as well as on-site sewer system(s). The Daytop Inclusionary Zone is in the existing Affordable Housing Overlay (AHO) Zone, but the Borough has updated the ordinance to accommodate a concept plan for 147 townhouses prepared by a potential redeveloper. The site is anticipated to generate 29 affordable family for-sale units.

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Figure 5. Concept Plan for the Development of the Daytop Site, prepared by Bowman Consulting Group, LTD and dated August 13, 2024.



## Borough of Mendham Housing Element and Fair Share Plan – Fourth Round 2025-2035

### *Fourth Round Obligation*

Mendham Borough has a Fourth Round present need obligation of **0 units** and a prospective need obligation of **124 units**.

*Table 20. Fourth Round Fair Share Plan*

### Fourth Round Fair Share Plan Mendham Borough, Morris County

Project	Type	Total Units	Proposed Units	Bonus Credits	Total Credits
<b>Fourth Round Present Need/Rehabilitation Obligation – 0 Units</b>					
Rehabilitation Program	Rehabilitation	0		0	0
<b>Total Rehabilitation Credits</b>					<b>0</b>
<b>Fourth Round Prospective Need Obligation – 124 Units</b>					
MASH Senior Housing	Extensions of Expiring Controls	10	10	2*	12
Sisters of Christian Charity	Inclusionary Zoning, Family Rental	30	30	15**	45
MASH Second Phase – 100% Family Affordable	100% Affordable Family Rental	20	20	***	20
Jockey Hollow Inclusionary Overlay Zone	Inclusionary Zoning, Family Rental	7	7		7
<b>Fair Share Plan Total</b>					<b>84</b>
<i>Durational Adjustment</i>					<i>40</i>

\* 0.5-unit bonus unit bonus credit for extensions preserving rental units.

\*\* 0.5 unit bonus for redevelopment (capped at 25% of total).

\*\*\* 1 bonus credit per unit for 100% affordable with municipal support.

*Table 17. Microrequirements for Fourth Round Obligation*

<b>Microrequirements based on Fourth Round Prospective Need Obligation (124 Units)</b>	
Maximum Senior Units (30%)	34 units
Minimum Family Housing (50%)	58 units
Minimum Rental Units (25%)	29 units
Minimum Family Rental (50% of Rental)	15 units
Maximum Bonus Credits (25%)	28 units

*Table 22. Microrequirements for Fourth Round Proposed Units*

<b>Microrequirements based on Fourth Round Proposed Units (84 units)</b>		<b>Proposed</b>
Maximum Senior Units (30%)	20 units	12 units
Minimum Family Housing (50%)	42 units	72 units
Minimum Rental Units (25%)	21 units	84 units
Minimum Family Rental (50% of Rental)	11 units	72 units
Maximum Bonus Credits (25%)	21 units	17 units

### 4.4 Proposed Mechanisms

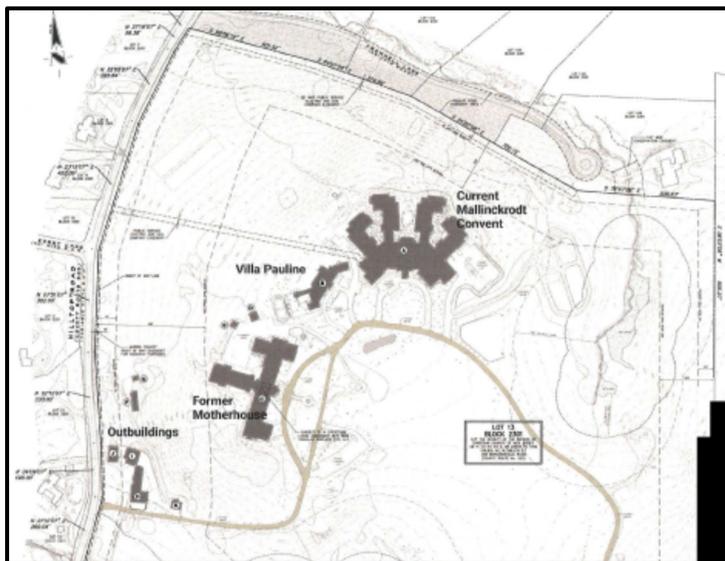
#### Sisters of Christian Charity Inclusionary Zone (Redevelopment)

The Sisters of Christian Charity campus is located at 350 Bernardsville Road (Block 2301, Lot 13). The proposed inclusionary zone would permit the property to be subdivided into two (2) lots in order to adaptively reuse the former Mother House building and outbuildings that front Hilltop Road for a total of a 150-unit multi-family development. The inclusionary zone would provide for a 20 percent affordable housing set-aside. This results in a requirement of thirty (30) affordable housing units in the project.

Figure 6. Aerial Map of Sisters of Christian Charity Property



Figure 7. Concept Plan Showing Former Motherhouse and Outbuildings Proposed for Inclusionary Apartments



## Borough of Mendham Housing Element and Fair Share Plan – Fourth Round 2025-2035

### Jockey Hollow Inclusionary Zone

This is a 5.27-acre site located at the corner of Cold Hill Road and East Main Street at 5 Cold Hill Road South (Block 2701, Lot 5). The site is currently developed with an office park, and is within the Borough's existing sewer service area. The Borough proposes to create an inclusionary overlay zone with a permitted density of 7 dwelling units per acre, which would result in at least seven (7) affordable units with a 20% set-aside, regardless of tenure.

Figure 8. Proposed Jockey Hollow Inclusionary Overlay Zone.



## **Borough of Mendham Housing Element and Fair Share Plan – Fourth Round 2025-2035**

### *MASH – 2<sup>nd</sup> Phase – 100% Affordable Housing Project*

The Borough will implement a second phase of the MASH project, which will include at least twenty (20) affordable family rental units.

### *MASH Senior Rental Housing Extension of Expiring Controls*

The MASH Complex's 35 age-restricted rental affordable housing units had affordability controls which expired on February 1, 2000. Mendham Borough extended the affordability controls on these units and applied ten (10) of the extension credits toward its Third Round obligation. The Borough proposes to apply the remaining 26 credits that have resulted from the extension of affordability controls towards the Borough's Fourth Round affordable housing obligations.

### *Durational Adjustment*

Mendham Borough is entitled a durational adjustment pursuant to N.J.A.C. 5:93-4.3 for a lack of water and sewer for 40 of the Borough's 124-unit Fourth Round Prospective Need Obligation. Since 2019, the Borough has expended approximately four million dollars (\$4,000,000) in infrastructure improvement costs to repair and upgrade the Borough's wastewater infrastructure, including the in-ground sewage collection system and the Borough's wastewater treatment system/facility. The collection system project was completed in April of 2023 and system/facility improvements were completed in early 2025.

Borough Water Resource Civil Engineer, James Wancho, P.E., prepared capacity calculations in late October 2025, which ultimately found that despite the improvements to the system, the Borough has limited remaining capacity. Currently, most of the remaining treatment capacity has been allocated to the King's Shopping Center Site, two (2) 100% affordable municipal sponsored projects, a 147-unit inclusionary project at 80-88 West Main Street, and an existing subdivision. The remaining capacity will only be capable of servicing an inclusionary project with a twenty (20) percent set-side, or seven (7) affordable units.