MONTGOMERY PLANNING BOARD

MASTER PLAN

INFORMATION SESSION

AMENDED HOUSING PLAN ELEMENT & FAIR SHARE PLAN

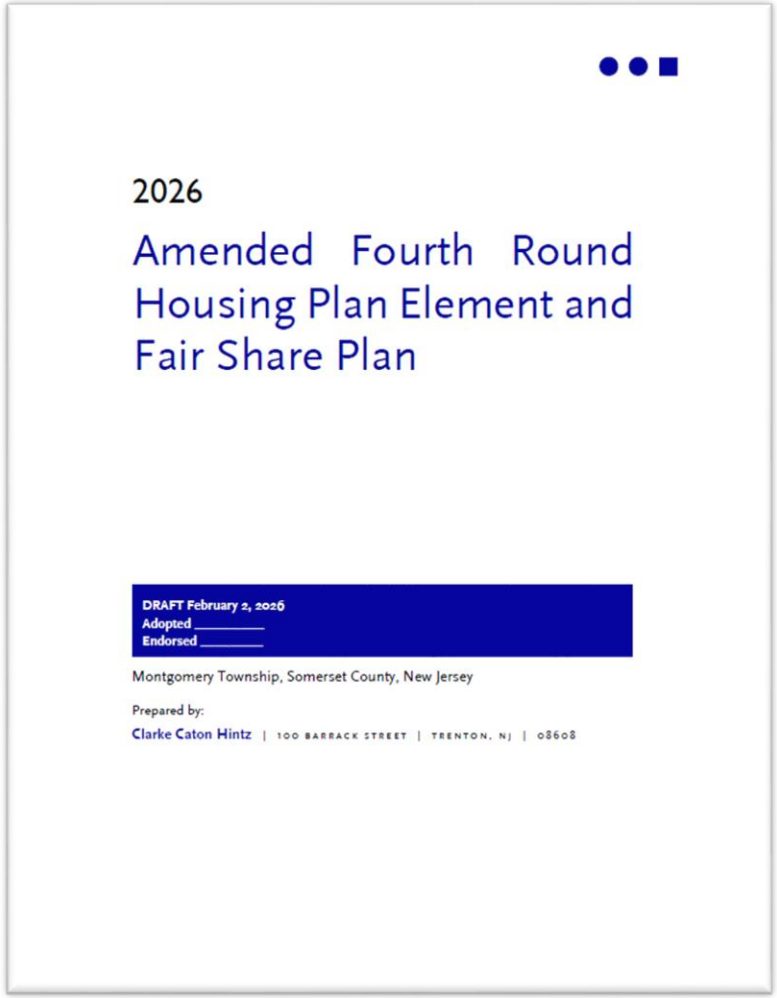
February 9, 2026

7:00 pm

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Tonight's Presentation

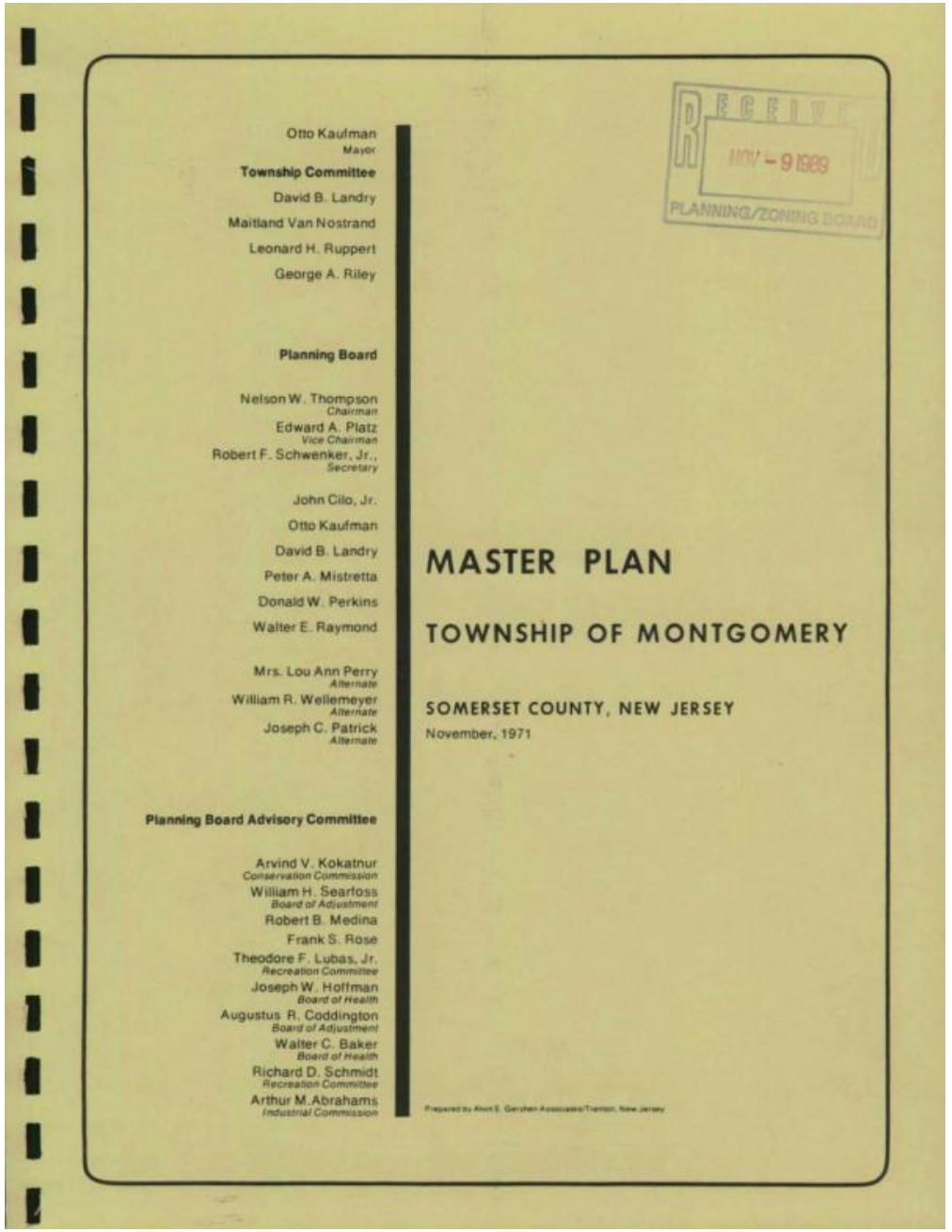
- Presentation to the Planning Board
  - Overview of the Master Plan
  - Review the changes between the Adopted and Amended Round 4 Housing Plan Element & Fair Share Plan
- Planning Board Questions
- Public Questions



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What is a Master Plan?

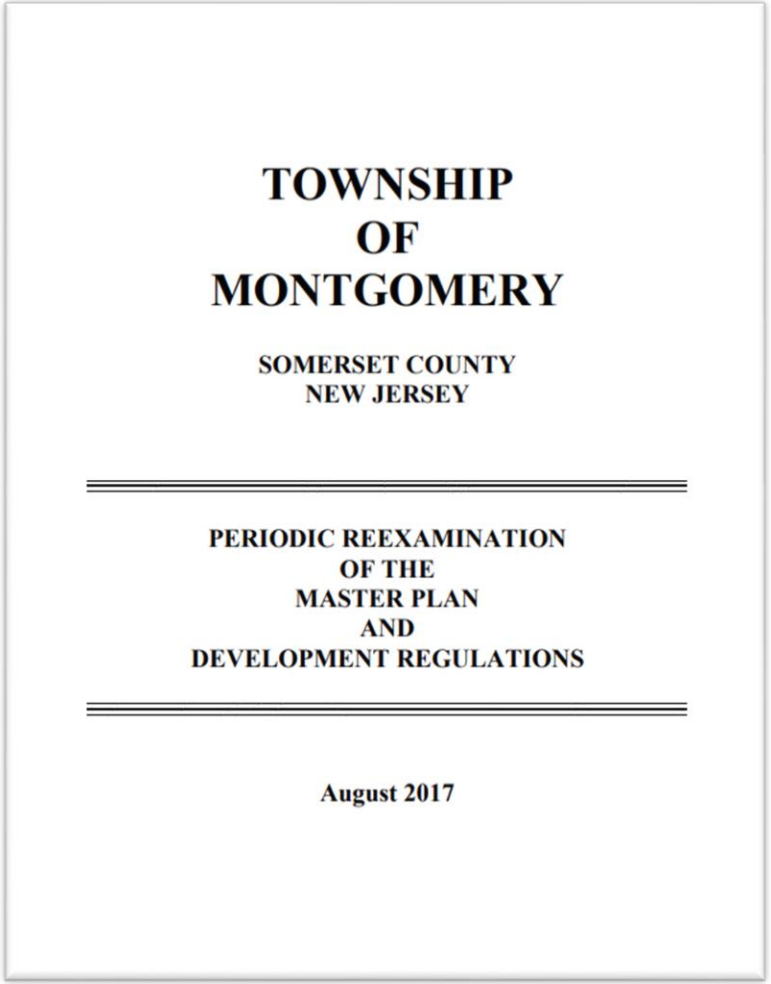
- Guiding document setting the vision & policies for land use as desired by the municipality, adopted by the Planning Board.
- Creates the foundation for local zoning & land development ordinances that govern development.
- Specific zoning ordinances must be consistent with the Master Plan, and are adopted by the Township Committee through a public process.
- https://www.montgomerynj.gov/363/Master-Plan



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How does the Master Plan remain current?

- Specific sub-Elements are amended overtime, as needed.
- The Master Plan goals, objectives and policies must be periodically reviewed every 10 years to ensure they remain appropriate.
- This reexamination process produces a Reexamination Report of the Master Plan and includes recommendations for updates to the Plan and/or zoning ordinances.


TOWNSHIP
OF
MONTGOMERY

SOMERSET COUNTY
NEW JERSEY

PERIODIC REEXAMINATION
OF THE
MASTER PLAN
AND
DEVELOPMENT REGULATIONS

August 2017

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Timing of the Upcoming Master Plan Reexamination

- The State Municipal Land Use Law (MLUL) requires the master plan be reexamined every 10 years.
- Montgomery's Master Plan must be reexamined in 2027.
- Anticipating the reexamination process to begin this year.



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What is the Housing Plan Element & Fair Share Plan?

- ***Housing Plan Element*** – demographics and statistical information
- ***Fair Share Plan*** – Establishes how Township addresses State-mandated affordable housing need
- Adopted as part of the Municipal Master Plan
- Plan can be amended as circumstances and objectives change
- The HPE/FSP must be consistent with the goals & objectives of the Master Plan



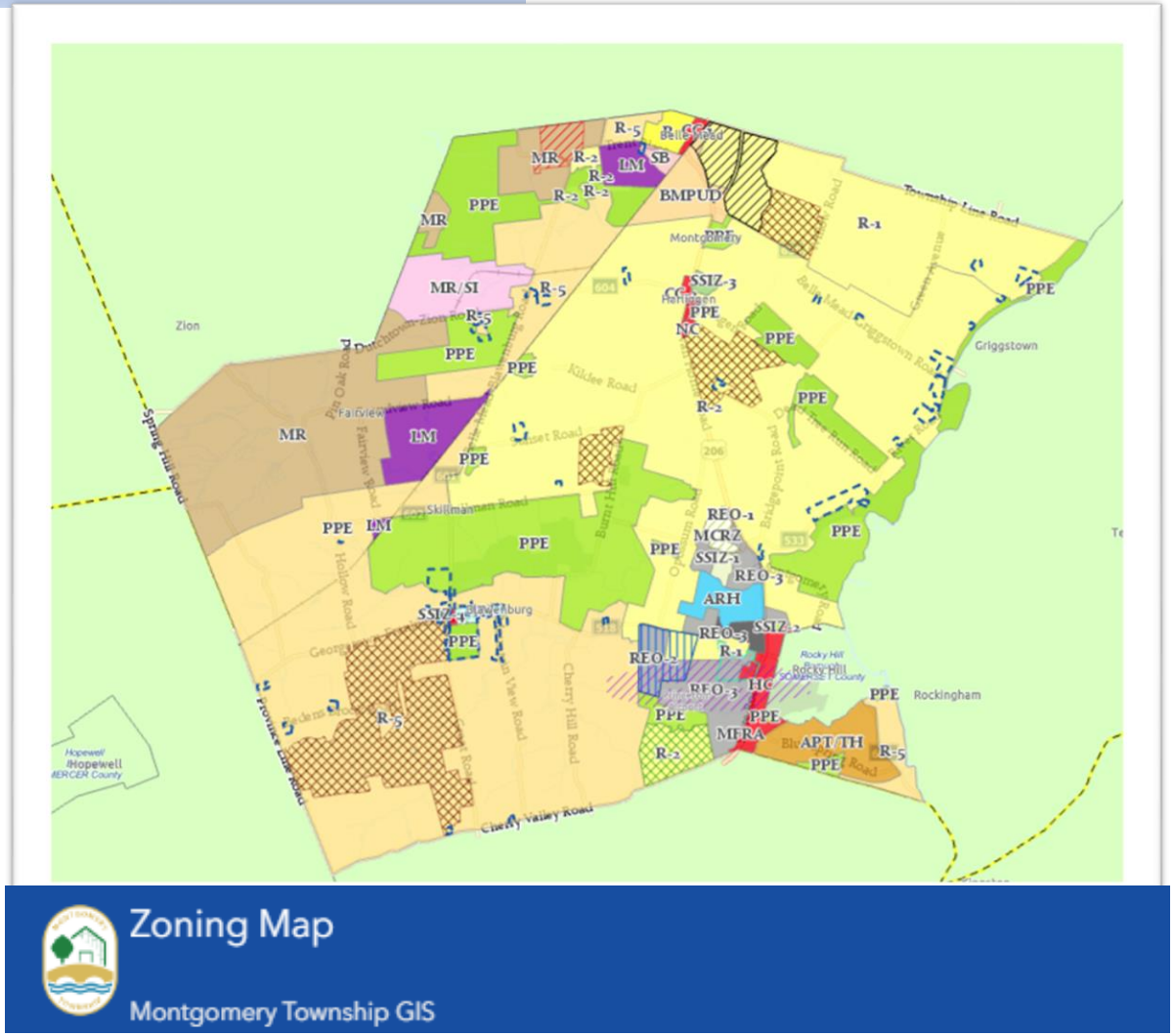
- Third Round Plan Adopted in 2008

- Amended in 2010, 2018, 2020

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Does the Master Plan Change Zoning?

- No, a Master Plan is a policy document prepared and adopted by the Planning Board.
- Zoning changes are a separate process that includes a public hearing conducted by the Township Committee.



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https://experience.arcgis.com/experience/4d66b650bcd64fae8685fb1dc625f6d7

What to expect during Round 4



- State affordable housing litigation, legislation & regulation has developed over a 50 year period.
- In New Jersey, a **Round** is basically a **time period during which the state sets affordable housing rules and assigns obligations to municipalities**.
- **Round 4 is the 10-year period from 2025 to 2035**



Required actions during Round 4 include:

- **Adoption** of the Plan (Planning Board) & Ordinances (Township Committee)
- **Implementation** of the Plan by Township staff & Administrative Agent
- **Mid-Point Review (2030) -** Township reports progress to the State
- **2035** – Compliance mechanisms should be completed/ underway

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Key Changes in the Draft Amended Fourth Round Plan

- Since adopting the Fourth Round HPE/FSP in June 2025, circumstances have changed to allow the Township to extend additional affordability controls on existing affordable housing units.

- The Township is amending its plan to remove previously proposed inclusionary developments to prioritize the preservation of these additional existing affordable units.

- And provide additional documentation related to the extensions of affordability controls (attachments to the Plan)



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Key Terms to Know - Affordable Housing Credits

- An **affordable housing credit** refers to the *regulatory credit* that a municipality earns toward its state-mandated affordable housing obligation.
- The State allocated 260 credits to Montgomery Township.
- From the total allocation, the State permits up to 25% **bonus credits** for certain compliance mechanisms of which the Township has maximized.
- Credits above the State allocation are deemed **surplus credits** and carried over to future round.



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Specific Changes to the Plan

Removed - Inclusionary Developments

Unchanged - Developments claimed as Third Round Surplus Credits

Unchanged - Extensions of Affordability Controls (family for-sale units)

Modified - Extensions of Affordability Controls (senior rental units) increased total credits claimed

New - Extensions of Affordability Controls added (Pike run family rental units)



Removed From the Adopted Plan

Site	Current Status
E. Khan Site (formerly Kenvue/J&J)	Property available for reuse or redevelopment in accordance with existing zoning and Planning Board application procedures or a Use Variance application to the Zoning Board
23 Orchard Road	Township Committee authorized and directed the Planning Board to conduct a preliminary investigation to determine whether 23 Orchard Road meets the criteria for designation as a non-condemnation redevelopment area (October 2025) . Next step, Planning Board reviews the completed study (anticipated March 2026).
Thrive Assisted Living	Project proceeding; credits claimed in future round.

Unchanged from the Adopted HPE/FSP Plan

Extension of Expiring Affordability Controls of Existing Homeownership Units	Credits from Existing Units	Total Credits
McKinley Commons	35	35
Montgomery Glen	19	19







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Modified in the Amended HPE/FSP Plan

Extension of Expiring Controls of Existing Age-Restricted Rental Units	Credits from Existing Units	Bonus Credits	Total Credits
McKinley Court	58	17	75

There are a total of 60 affordable senior rental apartments at McKinley Court. The two additional units will be surplus in 5th round.





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New Addition in Amended HPE/FSP Plan

Extension of Expiring Controls of Existing Rental Units	Credits from Existing Units	Bonus Credits	Total Credits
Pike Run	96	48	144

There are a total of 210 affordable family rental apartments at Pike Run. Additional units could be extended in the future.



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What are Affordability Controls?

- Uniform Housing Affordability Controls (UHAC) is a set of statewide regulations that govern how affordable housing units are priced (maximum rent and sales prices), maintained, and administered.

- Establishes control periods where deed restricted affordable units must remain affordable for a set number of years, typically 30 years.

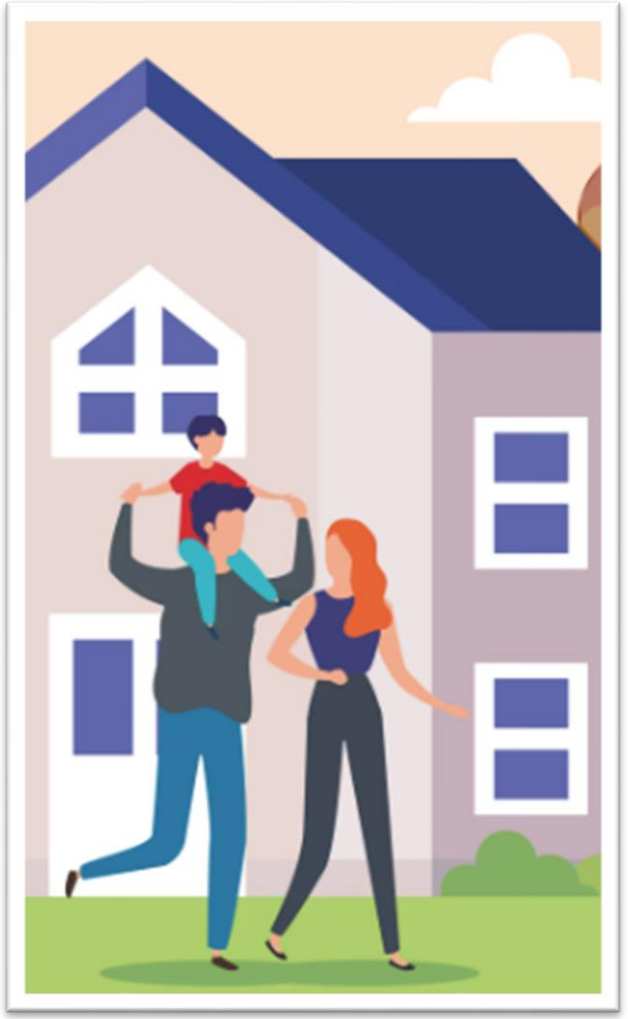
- Sets income eligibility standards.



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Extension of Expiring Affordability Controls

- The preservation of affordable housing is as important as the creation of new affordable units.
- The NJ Fair Housing Act encourages long-term affordability by permitting municipalities to extend affordability controls.
- Extensions maintain existing affordable housing units that would otherwise be lost to the regular housing market by the extension for an additional 30 years.
- **Must act now as the controls expire during Round 4.**



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Framework of the 2026 Amended Plan

- For expediency and clarity, the changes are explained via an editorial note in ***bold italics*** provided at the beginning of each section.

- The editorial note indicates whether the content that follows replaces a section, adds to a section, or removes a section entirely.

- Except for the amendments proposed in this document, all other provisions of the 2025 adopted/endorsed HPE/FSP remain in effect.

- https://www.montgomerynj.gov/363/Master-Plan



Important Dates for the Amended HPE/FSP

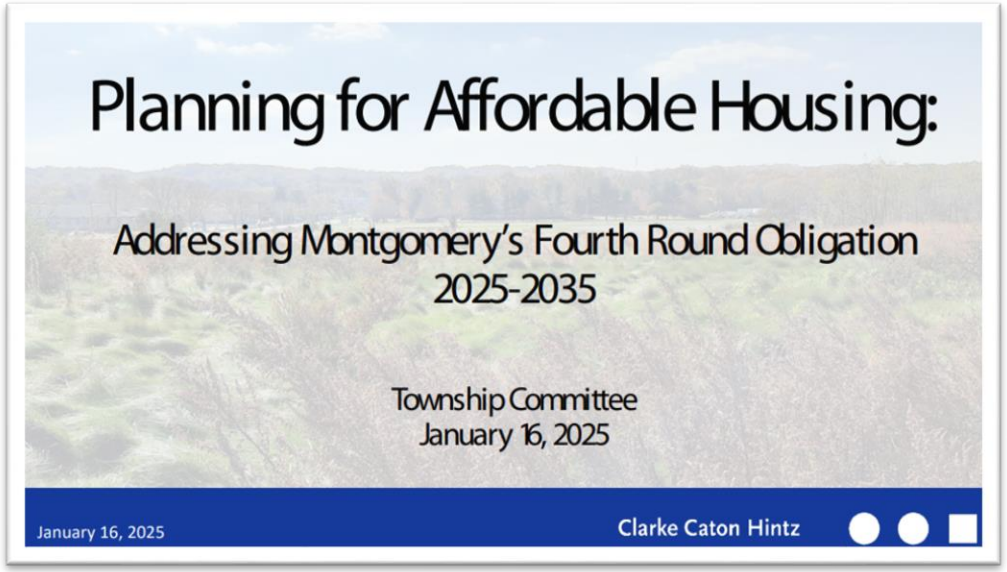
Planning Board		Township Committee	
Information Session on the Amended HPE/FSP	Monday **February 9, 2026**	Introduce Affordable Housing Ordinance	Thursday **February 19, 2026**
Amended Plan uploaded to Township website	Friday **February 13, 2026**	Endorse Housing Plan Element	Thursday **March 5, 2026**
Public Hearing & Adoption of Amended HPE/FSP	Monday **February 23, 2026**	Public Hearing & Adoption of Affordable Housing Ordinance	Thursday **March 5, 2026**



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Past Presentations on Township Website

https://www.montgomerynj.gov/566/Round-Four-Housing-Process-Explained









Questions?

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