

Master Plan Amendment Housing Plan Element and Fair Share Plan

Washington Township Bergen County, New Jersey

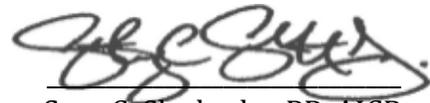
Prepared:
July 26, 2017

Prepared for:
Washington Township Planning Board

Prepared by:



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Adopted on July 26, 2017 by the Washington Township Planning Board
Endorsed on August 7, 2017 by the Washington Township Council

The original of this document has been signed and sealed in accordance with New Jersey Law.

TOWNSHIP OF WASHINGTON
BERGEN COUNTY, NEW JERSEY

RESOLUTION NO. 17 -270

**ENDORSEMENT OF HOUSING ELEMENT AND
FAIR SHARE PLAN**

WHEREAS, the New Jersey Supreme Court, in the case entitled *In re N.J.A.C. 5:96 and 5:97*, 221 N.J. 1 (2015) and commonly referred to as *Mt. Laurel IV*, declared that the discriminatory use of zoning powers was illegal and provided, as a matter of constitutional law, that each municipality must, by its land use regulations, make realistically possible the opportunity for an appropriate variety and choice of housing for all categories of people who may desire to live there, including those of low and moderate income, and that this constitutional obligation requires that all municipalities must provide a realistic opportunity for the construction of their fair share of the present and prospective regional need for low and moderate income housing; and

WHEREAS, as part of *Mt. Laurel IV*, the New Jersey Supreme Court determined that, after many opportunities, the Council on Affordable Housing (COAH) had failed to meet its legislative obligation to promulgate rules establishing municipal affordable housing obligations and compliance mechanisms for meeting those obligations, and proceeded to refer the process to the courts to resume their role as the forum for evaluating municipal compliance with Mount Laurel obligations; and

WHEREAS, on July 1, 2015, the Township of Washington ("Township") filed a declaratory judgment action in the Superior Court of New Jersey in accordance with the principles espoused by the New Jersey Supreme Court in *Mt. Laurel IV*, which action was resolved pursuant to settlement agreements approved by the Township Council and which were entered into with participating parties Fair Share Housing Center and Franklin Court, LLC, and such settlements were thereafter approved by the Superior Court at a Fairness Hearing conducted on May 11, 2017, which was open to the public and to all interested parties; and

WHEREAS, the Township caused to be prepared a Housing Plan Element and Fair Share Plan dated July 26, 2017 (inclusive of an Errata sheet reflecting requirements of the special court master in the Township's declaratory judgment action), in accordance with the approved settlement terms, and same was duly entered into evidence before the Township Planning Board at a public meeting held on July 26, 2017, in accordance with all notice requirements, where the Planning Board reviewed and considered the Master Plan Amendment Housing Plan Element and Fair Share Plan report; and

WHEREAS, on July 26, 2017, the Township Planning Board adopted a resolution approving the Master Plan Amendment Housing Plan Element and Fair Share Plan report dated July 26, 2017, after finding and concluding that the Master Plan Amendment Housing Plan Element and Fair Share Plan dated July 26, 2017, was in conformity with the settlement agreements and was in conformity with the Township's affordable housing obligations as approved by the Superior Court at the Fairness Hearing;

NOW, THEREFORE, BE IT RESOLVED, that the Township Council hereby approves and endorses the Master Plan Amendment Housing Plan Element and Fair Share Plan dated July 26, 2017 adopted by the Township Planning Board and all of its constituent components to address and provide for the Township's Mount Laurel obligations.

ATTEST:

APPROVED:
TOWNSHIP COUNCIL OF THE
TOWNSHIP OF WASHINGTON


Susan Witkowski
Township Clerk

BY 
Robert Bruno
Council President

DATED: August 7, 2017

MOTION		SECOND		COUNCIL	AYES	NAYES	ABSTAIN	ABSENT
Bruno		Bruno		Bruno	X			
Calamari	X	Calamari		Calamari	X			
Cascio		Cascio		Cascio	X			
Sears		Sears	X	Sears	X			
Ullman		Ullman		Ullman	X			

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Housing Element

The Township of Washington, Bergen County, has prepared this Housing Element and Fair Share Plan as an amendment to the municipal master plan in accordance with the New Jersey Municipal Land Use Law (N.J.S.A. 40:55D-1 et seq.) and the New Jersey Fair Housing Act (N.J.S.A. 52:27D-310 et seq.).

The Municipal Land Use Law requires that a municipal master plan include a housing element to enable the municipality to exercise the power to zone and regulate land use. The housing element is adopted by the municipal planning board and endorsed by the municipal governing body, and is drawn to achieve the goal of meeting the municipal obligation to provide for a fair share of the regional need for affordable housing.

This Housing Element and Fair Share Plan amends the Township’s master plan to address current affordable housing planning requirements. It addresses the Township’s cumulative fair share obligation for the period from 1987 through 2025, and supersedes and replaces the Housing Element and Fair Share Plan that was previously adopted by the Washington Township Planning Board on March 28, 2001 and amended on March 31, 2010.

The rules and regulations that have been followed to prepare this plan are the applicable provisions of the substantive rules of the New Jersey Council on Affordable Housing (COAH) for the periods beginning on June 6, 1994 (N.J.A.C. 5:93-1.1 et seq.) and on June 2, 2008 (N.J.A.C. 5:97-1.1 et seq.), as impacted and influenced by the March 10, 2015 decision of the New Jersey Supreme Court in the matter of the adoption of N.J.A.C. 5:96 and 5:97 by COAH.

Background to Washington’s Housing Element and Fair Share Plan

Washington Township last prepared a housing element and fair share plan in 2001 and in March 2010 adopted an amendment to that Plan. The Washington Housing Plan Element and Fair Share Plan addressed the remaining portion of the Township’s prospective need for affordable housing for the period from 1987 through 1999. Washington Township did not address the prospective need for the period from 2004 through 2018 due to the fact that COAH’s methodology for determining said need was invalidated by an October 2010 Appellate Division decision in the matter of the adoption of N.J.A.C. 5:96 and N.J.A.C. 5:97 by COAH.

In 2013, the New Jersey Supreme Court upheld and modified the aforementioned 2010 Appellate Division ruling, which partially invalidated COAH’s rules for the period from 2004 through 2018 (viz., N.J.A.C. 5:96 and N.J.A.C. 5:97). As a result, COAH was then charged with the task of adopting new affordable housing rules.

COAH failed to adopt new rules. Due to COAH's failure to adopt new rules, the New Jersey Supreme Court ruled on March 10, 2015 that there no longer exists a legitimate basis to block access to the courts, which was the original intent of the COAH process. The New Jersey Supreme Court's March 10 ruling notes that: "parties concerned about municipal compliance with constitutional affordable housing obligations are [now] entitled to such access, and municipalities that believe they are constitutionally compliant[,] or that are ready and willing to demonstrate ... compliance [with such obligations,] should be able to secure declarations that their housing plans and implementing ordinances are presumptively valid in the event they ... must defend [themselves] against exclusionary zoning litigation."

Under the New Jersey Supreme Court's March 10 ruling, municipalities are afforded an opportunity to file declaratory judgment actions in order to validate their affordable housing plans as compliant with constitutional affordable housing obligations. On July 1, 2015, the Township filed such a declaratory judgment action. The Township also filed a motion for immunity from builder's remedy lawsuits while it prepared this Housing Element and Fair Share Plan.

The court granted the Township five months of temporary immunity from the filing of its declaratory judgment action on July 1, 2015. The original term of immunity was to end on December 1, 2015, however, it was subsequently extended during the progress of the development of settlement terms with Fair Share Housing Center and intervening parties representing potential affordable housing sites. This Housing Element and Fair Share Plan has been prepared in accordance with those settlement terms and with the consent of the Court's Special Planning Master as approved at a Fairness Hearing held on May 11, 2017.

Mandatory Contents of the Housing Element

Pursuant to the New Jersey Fair Housing Act, the essential components of a municipal housing element are:

- 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;
- A projection of the municipality's housing stock, including the probable future construction of low- and moderate-income housing, for the next six years, taking into account, but not necessarily limited to, construction permits issued, approvals of applications for development and probable residential development of lands;
- An analysis of the municipality's demographic characteristics, including but not necessarily limited to, household size, income level, and age;
- An analysis of the existing and probable future employment characteristics of the municipality;
- A determination of the municipality's present and prospective fair share for low and moderate income housing and its capacity to accommodate its present and

prospective housing needs, including its fair share for low and moderate income housing; and,

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

This Housing Element and Fair Share Plan addresses these requirements.

Analysis of Demographic, Housing, and Employment Characteristics

As required by N.J.S.A. 52:27D-310, all housing elements must contain a discussion of the municipality's demographic, housing, and economic characteristics. The following subsections fulfill this requirement by providing a profile of Washington Township with information from the US Census Bureau, the New Jersey Department of Labor and Workforce Development, and the North Jersey Transportation Planning Authority.

Washington's Demographics

The Township had a population of 9,102 residents at the time of the 2010 US Census. This figure represents a 1.8 percent increase over the 2000 US Census population figure of 8,938, which was a 4.4 percent decrease over the 1990 US Census population figure of 9,374. By comparison, Bergen County's population grew by 2.4 percent during the period between 2000 and 2010 and just over seven percent between 1990 and 2000. Table 1 shows the rate of growth experienced by Washington Township and Bergen County from 1990 through 2010.

Table 1 Population Trends, 1990-2010

	1990	2000	2010	Percent Change 1990-2000	Percent Change 2000-2010
Washington Township	9,374	8,938	9,102	-4.4	1.8
Bergen County	825,380	884,118	905,116	7.1	2.4

Source: US Census Bureau

According to the 2010 US Census, the Township's population is comprised of 3,261 households with an average household size of 2.79 members (Table 2). The average household size is larger than the average household sizes that are exhibited in the State of New Jersey and Bergen County. The percentage of population over 65 years of age (19.9 percent) is also higher in Washington Township than in both the county and state.

Table 2 Demographic Indicators, 2010

	Number of Households	Average Household Size	Median Age	Percent of Population ≥ 65 years	Median Household Income
Washington Township	3,261	2.79	45.1	19.9	\$117,394
Bergen County	335,730	2.66	41.1	15.1	\$81,708
New Jersey	3,214,360	2.68	39.0	13.5	\$67,681

Source: US Census Bureau

According to 2010 US Census, the Township’s median age of 45.1 years is much higher than the county median age of 41.1 and the statewide median age of 39.0 years (Table 2). As shown in Table 3, there were 491 pre-school age residents in 2010, or 5.4 percent of Washington’s population. School age children accounted for 1,739 residents, or about 19.0 percent of the total population. Working age persons accounted for about 55.5 percent of the Township’s population, with 5,057 residents. Seniors accounted for 19.9 percent of the Township’s population, with 1,815 residents.

Table 3 Population by Age, 2010

	Number	Percent
Pre-School Age		
Under 5 Years	491	5.4
School Age		
5 to 9 Years	611	6.7
10 to 14 Years	614	6.7
15 to 19 Years	514	5.6
Working Age		
20 to 24 Years	382	4.2
25 to 34 Years	687	7.5
35 to 44 Years	1,244	13.7
45 to 54 Years	1,491	16.4
55 to 59 Years	642	7.0
60 to 64 Years	611	6.7
Senior Age		
65 Years and Older	1,815	19.9

Source: US Census Bureau

Note: Normal rounding errors may be present.

Washington's Housing Stock

According to 2010 US Census, Washington Township had a total of 3,341 housing units (Table 4). This is a slight increase of 250 units since the 1990 Census, and 96 units since 2000. Of this total, 3,261 units (97.6 percent) were listed as occupied; owners occupied about 95.4 percent of these units and renters occupied the remaining 4.6 percent.

Of the total of 3,261 households, the average household size was 2.79 persons. Of the total number of households, family households accounted for 2,633 units and non-family household accounted for 628 units. Householders 65 years of age or older were present in 373 (11.4 percent) of households.

It is noted that a total of 80.7 percent of all housing units were constructed before 1980. In addition, it is noted that the Township's housing stock increased by approximately 8.1 percent since the time of the 1990 US Census; it has increased by about three percent since the 2000 US Census. The NJDCA reports that between 2010 and 2016, a total of 17 residential certificates of occupancy have been issued in Washington Township, while 19 residential demolition permits have been issued.

The housing stock in Washington Township had no units lacking complete plumbing facilities or lacking complete kitchen facilities in 2010. In addition, only nine of the Township's housing units exhibited overcrowded conditions (1.01 persons or more per room).

The median value of the owner-occupied housing units in Washington Township was \$516,400 at the time of the 2010-2014 American Community Survey. This was much higher than the median values of \$443,500 in Bergen County and \$319,900 in the State of New Jersey. Washington's 2010 median gross rent of more than \$2,000 per month was higher than the gross rents of \$1,340 in Bergen County and \$1,188 in the State of New Jersey.

Table 4 Housing Characteristics, 2010

	Number	Percent
I. Housing Units (US Census)		
Number of units	3,341	100.0
Occupied Housing Units	3,261	97.6
Vacant Housing Units	80	2.4
Number of units (1990)	3,091	100.0
Number of units (2000)	3,245	100.0

Source: 2010 US Census and 2010-2014 American Community Survey

Table 4 Housing Characteristics, 2010 (Continued)

	Number	Percent
II. Occupancy/Household Characteristics (US Census)		
Number of Households	3,261	100.0
Persons Per Household	2.79	N/A
Family Households	2,633	80.7
Non-Family Households	628	19.3
Householders 65 and over	373	11.4
III. Year Structure Built (American Community Survey)		
2010 or Later	9	0.3
2000 to 2009	236	7.0
1990 to 1999	165	4.9
1980 to 1989	245	7.2
1970 to 1979	265	7.8
1960 to 1969	867	25.6
1950 to 1959	1,311	38.7
1940 to 1949	158	4.7
1939 or earlier	132	3.9
IV. Condition of Units (American Community Survey)		
Lacking complete plumbing facilities	0	0
Lacking complete kitchen facilities	0	0
V. Median Home Value (Owner-Occupied Units; American Community Survey)		
Median Value	\$516,400	N/A
VI. Median Gross Rent (Renter-Occupied Units; American Community Survey)		
Median Gross Rent	Exceeds \$2,000	N/A

Source: 2010 US Census and 2010-2014 American Community Survey

Washington’s Employment and Income Characteristics

At the time of the 2010 US Census, 4,440 of Washington Township’s residents aged 16 years and over were employed in the civilian labor force (Table 5). A total of 48.0 percent of those who were employed in the civilian labor force were involved in management, business, science, and arts occupations, while approximately 32.2 percent were employed in sales and office-related occupations. Service occupations employed 8.9 percent of Washington Township’s residents. Natural resources, construction, and maintenance occupations employed 6.5 percent of the Township’s residents, whereas production, transportation, and material moving-occupations employed 4.3 percent of the Township’s residents.

Table 5 Occupation of Employed Civilian Population, 16 and Over, 2010

	Number	Percent
Management, Business, Science, and Arts Occupations	2,131	48.0
Service Occupations	396	8.9
Sales and Office Occupations	1,430	32.2
Natural Resources, Construction, and Maintenance Occupations	290	6.5
Production, Transportation, and Material Moving Occupations	193	4.3

Source: 2010-2014 American Community Survey

Data from the New Jersey Department of Labor and Workforce Development indicate that as of 2014 there was an average of 1,370 jobs in Washington Township. This number is not expected to grow significantly in the future due to the very limited number of commercial uses and high percentage of residential land use.

Washington’s median household income was \$115,256 at the time of the 2010-2014 American Community Survey. This was \$31,562 or 37.7 percent more than the 1999 household income of \$83,694. When adjusting for inflation, however, it is revealed that there has actually been a shrinkage of \$4,361, or about 3.6 percent, in median household income. Indeed, the 1999 household income of \$83,694 would be worth approximately \$119,617 when expressed in 2014-dollars, which is how the income of the household income estimate of the 2010-2014 American Community Service is expressed. Table 6 provides a detailed breakdown of incomes of Washington Township’s households.

Table 6 Household Income, American Community Survey, 2010

	Number	Percent
Less than \$10,000	66	2.1
\$10,000 to \$14,999	15	0.5
\$15,000 to \$24,999	183	5.7
\$25,000 to \$34,999	100	3.1
\$35,000 to \$49,999	279	8.7
\$50,000 to \$74,999	369	11.6
\$75,000 to \$99,999	354	11.1
\$100,000 to \$149,999	756	23.6
\$150,000 to \$199,999	538	16.9
\$200,000 or More	532	16.7
Median Household Income (Dollars)	\$117,394	N/A

Source: 2010-2014 American Community Survey

The median income for households in Region 1 (Bergen-Hudson-Passaic-Sussex) as established by COAH in 2011 was \$74,950. Approximately 31 percent of the Township’s

households had incomes at or below this level. This suggests that a large percentage of existing Township residents may be housing cost-burdened.

Affordable Housing Obligation

The Township's affordable housing obligation is described in the following subsections.

Present Need

The present need is a measure of overcrowded and deficient housing that is occupied by low- and moderate-income households. The present need has previously been called the "rehabilitation share". Washington's present need is 0 units.

Prior Round Obligation

The prior round obligation covers the period from 1987 through 1999. The Township's prior round obligation was previously established by the court in 2001 and as agreed to between the Fair Share Housing Center and the Township of Washington is 85 units.

Prospective Need

The prospective need is a measure of low- and moderate-income housing needs, based on development and growth that occurred or is reasonably likely to occur in a region or municipality. The prospective need covers the period from 1999 through 2025. The Township and Fair Share Housing Center have agreed to a prospective need calculation of 267 units, as established by a settlement agreement with Fair Share Housing Center dated February 27, 2017 and approved by the court on May 11, 2017.

Total Obligation

Based on the above, the Township's total affordable housing obligation is 352 units, or the sum of the total of each of the present need, prior round obligation and prospective need calculations ($0+85+267=352$).

Credits and Adjustments

Prior Round Credits and Adjustments

As noted, the Township has a Prior Round Obligation of 85 units. This number is reduced by the adjustment previously approved by the court based upon the lack of available vacant and developable land within the Township. As such, the Township has a total realistic development potential (RDP) of 24 units for the Prior Round, which it has fully met through the following compliance mechanisms:

- Alternative/Special Needs Housing: Totaling seven (7) units plus six (6) rental bonus credits. The two group homes in the plan are:
 - Life Opportunities Unlimited: 683 Calvin Street (Block 4104 Lot 6) – 4 units.
 - Jewish Assoc. for Developmental Disabilities: 541 Ridgewood Boulevard (Block 2308 Lot 1) 3 units.
- Regional Contribution Agreement (RCA): 11 unit RCA with Bayonne

The housing units attributed to Alternative/Special Needs Housing are all rental units serving low- and very-low income individuals. These seven units satisfy the requirements of N.J.A.C. 5:93-5.15(a) for providing at least 25 percent of the RDP as rental units. The Township also is eligible to receive six (6) rental bonus credits pursuant to N.J.A.C. 5:93.

The RDP of 24, subtracted from the Prior Round obligation of 85 units, results in an unmet need of 61 units.

Prospective Need Credits and Adjustments

The Township notes that it is entitled to and has prepared an updated vacant land adjustment. This vacant land adjustment, which is provided in Appendix A of this Housing Element and Fair Share Plan, yields an RDP of 11 units for the prospective need period.

The difference between the Township's prospective need and its RDP is known as the unmet need. In the case of Washington, the RDP of 11 is subtracted from the Prospective Need Obligation of 267 to yield an unmet need of 256 units. The RDP of 11 units and unmet need of 256 units are addressed in this Housing Element and Fair Share Plan.

Ability to Accommodate Affordable Housing Obligation

Washington anticipates that future development and growth will predominantly be limited to redevelopment activity (including reconstruction of existing housing), as well as infill development and expansions as may be permitted under the Township's zone plan.

Anticipated Land Use Patterns

Washington Township is a developed community and its housing stock contains no substandard units. There are no areas designated in need of rehabilitation or redevelopment. The existing land use pattern is expected to continue with no significant changes anticipated. This pattern of development is consistent with the adopted land use plan and zone plan of the Township.

Anticipated Demand for Types of Uses Permitted by Zoning Based on Present and Anticipated Future Demographic Characteristics

Washington's population is not growing substantially. This is evident in the fact that between the 1990 and 2000 US censuses the Township's total population had decreased by 4.4 percent; from 2000 to 2010 population growth had not recovered those losses and remains below the 1990 population peak. Projections by the North Jersey Transportation Planning Authority indicate very slight population growth over the next two decades, approximately 0.4 percent annually.

Washington's population is also growing older. The median age of the Township's population increased from 41.8 to 45.1 years between 2000 and 2010, and the largest age cohort, which comprised 19.9 percent of the population in 2010, is 65 and older.

It is anticipated that future demographic characteristics and trends will be comparable with current demographic characteristics and trends, and consistent with statewide trends (cf. *New Jersey State Strategic Plan on Aging*), Washington's population will continue to age, as well as grow at a very low rate. It is anticipated that the Township's current zone plan will generally satisfy future needs.

Fair Share Plan

This Fair Share Plan outlines the mechanisms by which the Township proposes to fulfill its prior round obligation and prospective need. The following subsections provide complete details on the mechanisms the Township will employ in order to fulfill its prior round and prospective needs.

Identification of Affordable Housing Sites

The Township has identified sites for the production of affordable housing to satisfy its Realistic Development Potential for affordable housing. Table 7 below, lists the Township’s affordable housing sites. Additional details on the affordable housing sites are provided in the Township’s Fair Share Plan and the locations of affordable housing sites are shown on the Affordable Housing Sites Map, which is part of this Housing Element and Fair Share Plan (Appendix B).

In total, these sites provide or will provide an estimated total of 11 units of affordable housing on sites throughout the Township.

Table 7: Affordable Housing Sites

	Block/Lot	Location	Total On-site Affordable Units	Type of Units	Owner
Site 1: VFW	3103/25	639 Jefferson Street	4	Senior Sales	Habitat for Humanity
Site 2: Franklin Court*	1102/1.04, 2, 11	783 Van Emburgh Avenue	7*	Family Rentals	Uri & Iris Cohen
Site 3: Viviano Tract	1306/2, 8	463 Van Emburgh Avenue	0**	Payment in Lieu of Construction	Tameron Inc./ James Viviano

*Two additional units provided via payment in-lieu of construction.

**Payment in-lieu of construction per prior settlement agreement.

Description of Affordable Housing Sites

The following provides descriptions of each of the affordable housing sites that will contribute to the fulfillment of the Township's adjusted Third Round Affordable Housing Obligation.

Site 1: VFW

The VFW Site is a senior/family sales development that will be constructed and managed by Habitat for Humanity of Bergen County. This property is located at 639 Jefferson Street (Block 3103 Lot 25) and will result in the redevelopment of the former VFW site with two duplex units. The project is a 100 percent affordable site comprised of two, for sale, age-restricted units and two, for sale, family units with veteran's preference. Additionally, 50 percent of the units will be restricted to low-income households. The Township is claiming four (4) credits for this site.

Site 2: Franklin Court

This project is an inclusionary development proposed on an approximately 16-acre site located at 783 Van Emburgh Avenue (Block 1102 Lots 1.04, 2, 11 and a portion of Lot 9) which is constrained by wetlands and steep slopes. The developer proposes forty-four (44) market rate units and seven (7) affordable units on site as well as a payment-in-lieu of construction for two (2) additional affordable units. The Township is claiming seven (7) credits towards its Prospective Need for family rental units at this site.

Site 3: Viviano Tract

This property is located at 463 Van Emburgh Avenue (Block 1306 Lots 2 & 8). Pursuant to the Settlement Agreement approved by the court in 2001, the developer of this site is permitted to develop 48 single-family homes and 25 townhouses while making a payment-in-lieu of construction in the amount of \$375,000.

Fulfillment of the Present Need

As has been previously noted, the Township's present need is 0 units, therefore there is no present need obligation to be satisfied.

Fulfillment of the Prior Round Obligation

As has been previously noted, the Township's prior round obligation has been established as 85 units with an RDP of 24 units resulting from a Vacant Land Adjustment. Washington has addressed its prior round RDP through the following previously approved mechanisms, which are summarized in Table 8 below.

Table 8: Prior Round RDP Compliance

	Credits
Site 1: Calvin Street Group Home	4
Site 2: Ridgewood Blvd. Group Home	3
RCA with Bayonne	11
Rental Bonus Credits	6
TOTAL CREDITS	24

With the application of these credits, the Township has fully satisfied its 24 unit prior round RDP and has a remaining Unmet Need of 61 units.

Fulfillment of the Prospective Need

Washington’s prospective need is 267 units, as negotiated in its settlement with Fair Share Housing Center. The Township prepared an updated VLA that it is using as the basis for the calculation of its RDP for the prospective need. The updated analysis yields and RDP of 11 units for the prospective need period which is a result of increased development potential of the three affordable housing sites:

- Site 1 VFW: the redevelopment of the VFW nets a four unit change in the RDP.
- Site 2 Franklin Court: the addition of an existing developed lot to the site increases the development potential by three units.
- Site 3 Viviano: the addition of a second lot increasing the overall acreage of the site results in a four unit increase of this site’s development potential.

The 11 unit RDP results in an unmet need for this period of 256 units.

Fulfillment of the Realistic Development Potential

The Township intends to fully comply with its RDP of 11 units, which is outlined by the compliance strategy in Table 9.

Table 9: Prospective Need RDP Compliance

	Unit Type	Total Credits
Site 1: VFW	Senior Sales/ Family Sales	4
Site 2: Franklin Court	Family Rentals	7*
Total Credits		11

*Two units of a payment in-lieu of construction.

As shown above, the Township fully addresses its RDP of 11 units for the prospective need RDP with a mix of sale and rental affordable housing units. A total

of seven units, provided by Site 2 (Franklin Court) will be rentals, which exceeds the minimum rental obligation requirements of N.J.A.C. 5:93-5.15(a)1. Additionally, a total of nine units will be reserved for families.

Fulfillment of Unmet Need

The Township has an unmet need for the Prior Round of 61 units. There is also an unmet need attributed to the Prospective Need of 256 units. The sum of these two rounds of unmet need results in a total unmet need of 317 units.

The Township of Washington proposes to fulfill its unmet need with the following mechanisms:

1. Establishment of a mandatory affordable housing set-aside for certain types of new development.
2. Creation of two affordable housing overlay districts.
3. Update the Township's development fee ordinance.

Mandatory Set-Aside

The Township will adopt a mandatory set-aside ordinance that requires affordable units to be provided for all new multi-family residential development of five (5) or more units that become permissible through either a use variance, a density variance increasing the permissible density at the site, a rezoning permitting multi-family residential housing where not previously permitted or new or amended redevelopment plan.

The percentage of units required to be reserved as affordable depends upon whether the units will be for sale or rental: there is a 20% set-aside for sale units and 15% if the affordable units will be for rent. In the event a project subject to the mandatory set-aside requirements results in the creation of only one (1) affordable unit, that unit will be required to be a low-income unit. This ordinance does not give any developer the right to any such rezoning, variance or other relief, or establish any obligation on the part of Washington to grant such rezoning, variance or other relief.

Proposed Overlay Zones

The Township will adopt two overlay zones as described below:

Single-family Attached / Multi-family Overlay (AA) District – Stone Mill Gardens

In the AA District along Ridgewood Avenue the affordable housing overlay zoning district will permit either a townhouse-style or multi-family housing development on the existing Stone Mill Gardens site (Block 3405 Lot 1, 767 Ridgewood Avenue).

This overlay district will permit a net density of 8 dwelling units per acre, and require an on-site affordable housing set-aside of 20% for sale units and

15% set-aside for rentals. The maximum permitted lot coverage will be restricted to 80 percent. This site has the potential to produce 12 total units including 2-3 affordable units.

Net Developable Lot Area: 89,544 sq. ft / \pm 2 acres

Development Constraints:

- Stream channel, steep stream bank, adjacent wetlands and buffers account for approximately 7,000 sq. ft. of lot area.
- Right-of-way dedication to improve uniform pavement width on County road and construction of sidewalks account for approximately 6,000 sq. ft. of lot area.
- Irregular lot shape, including lot depth of only 150 feet with average of 175 feet.

Multi-Family Residential Overlay (O-R) District – YMHA Site

In the O-R district along Pascack Road, the Township intends to adopt an overlay zoning district that will permit the reuse or redevelopment of the existing YMHA site (Block 3202.01 Lot 3, 605 E. Pascack Road) into a multi-family inclusionary development.

This overlay district will permit a net density of 15 dwelling units per acre, and require an on-site affordable housing set-aside of 20% for sale units and 15% set-aside for rentals. The maximum permitted lot coverage will be 80percent and a maximum building height of three stories or 50 feet. This site has the potential to produce 105 units including between 16 and 21 affordable units.

Net Developable Lot Area: \pm 7 acres

Development Constraints:

- Adjacent C-1 Stream and associated wetlands.
- Irregular lot shape.

Attributes:

- Existing 88,000 sq. ft. 3 story building and 200+ parking spaces.

Development Fee Ordinance

The Township will prepare a comprehensive update to its existing Development Fee Ordinance so that it will be consistent with the provisions of the Fair Housing Act and the Statewide Non-Residential Development Fee Act. These changes will cause fees to be applicable to a greater range of development activities and at higher rates.

Fair Share Plan Implementation Schedule

The Township will provide for the construction and required documentation of affordable units, in accordance with the implementation schedule provided in Table 10.

Table 10: Compliance Schedule

Site	Year of Completion	Affordable Units	Type
Site 1: VFW Site	2018	4	Senior / Family Sales
Site 2: Franklin Court	2020	7*	Family Rentals
Site 3: Viviano Tract	2022	0	P-I-L

*Two off-site units

Washington Township reserves the right to modify the implementation schedule provided above in accordance with applicable rules and regulations.

Senior Cap

N.J.A.C. 5:97-3.10 stipulates that a maximum of 25 percent of a municipality's need may be met with age-restricted housing. As has been previously demonstrated in this Housing Element and Fair Share Plan, Washington's prospective and unmet need compliance mechanisms comply with this limitation.

Low Income Housing Requirement

At least 50 percent of the units addressing the affordable housing obligation are required to be affordable to low-income households in accordance with N.J.A.C. 5:93-2.20. This results in a requirement for seven units to be affordable to low-income households (50 percent of 13 units). In addition, the Fair Housing Act (N.J.S.A. 52:27D-329.1) creates a requirement that at least 13 percent of affordable housing units be reserved for occupancy by very low-income households with a gross household income of no more than 30 percent of the regional median household income. A minimum of two very low-income units is required to be provided (13 percent of 13 units).

As shown in Table 11 below, a total of seven low-income units will be constructed on Sites 1 and 2. One very-low income unit is proposed to be constructed on Site 2. The remaining low- and very-low income units will be constructed off-site via a payment in-lieu of construction to be made by the developers of Franklin Court.

Table 11: Low/Moderate Income Compliance

	Total Affordable Units	Number of Moderate Income Units	Number of Low Income Units	Number of Very Low Income Units
Site 1: VFW	4	2	2	0
Site 2: Franklin Court*	7	3	3	1
Total Units	11	5	5	1

*Payment in-lieu for one moderate- and one very-low income unit to be constructed off-site.

The Township notes that it is fully compliant with the Fair Housing Act requirement for low and very low income units to be provided. Further, the Township is committed to complying with its low- and very low-income housing requirements. Moving forward, the Township will require all affordable housing developments with more than eight (8) units to require a 13 percent very low-income set-aside.

Right to Additional Credits

The Township reserves its right to identify and claim any additional credits to which it may be entitled pursuant to applicable law, rules and regulations. Such additional credits may include, but shall not be limited to, credits without controls, or credits for supportive and special needs housing.

Right to Use Other Compliance Mechanisms

The Township reserves its right to use any permissible technique to address its fair share housing obligation including, but not limited to, mandatory set-aside requirements, the acceptance of payments in lieu of construction of affordable housing and overlay zones.

Appendix A: Vacant Land Adjustment

Vacant Land Analysis Inventory

Prepared for:

**Township of Washington
Bergen County, New Jersey**

Prepared:

November 17, 2015

Revised:

August 22, 2016

by:



T&M Associates
11 Tindall Road
Middletown, NJ 07748



Introduction

COAH regulations permit municipalities to request an adjustment from their housing need due to a lack of available vacant and developable land. Pursuant to N.J.A.C. 5:93-4.2, municipalities requesting an adjustment of their fair share obligation due to lack of available land must submit an inventory of vacant and undeveloped parcels by lot and block, with property ownership and acreage. The Township of Washington’s last vacant land inventory and analysis was prepared as part of the Housing Element & Fair Share Plan in 2001. This document serves as an update to reflect the conditions in 2015.

Identification of Vacant Land

To understand what has changed in the Township of Washington since the 2001 analysis, this inventory reviewed the 2015 MOD IV Tax Data records for Vacant (Property Class: 1), Public (Property Class 15C), and Farmland (Property Classes 3A and 3B) lands in the Township. All Class 1, 3A/3B, and 15C properties in the Township are listed in the accompanying Vacant Land Inventory Table in Appendix A. Of the 3,558 MOD IV Tax Data records for properties in the Township of Washington, 49 were classified as Class 1/Vacant, none as 3A/3B/Farm, and 63 were classified as 15C/public property. These sites were joined to available parcel data in a Geographic Information System (GIS) in order to review development capability and potential.

Permitted Exclusions

COAH regulations establish the criteria by which sites or portions of sites in a municipal vacant land inventory may be excluded from the calculation of the municipality’s Realistic Development Potential (RDP). Environmentally sensitive areas may be excluded from consideration, including flood hazard areas, wetlands, and areas characterized by steep slopes (defined in COAH’s regulations as slopes with a grade of greater than fifteen percent) that render a site or a portion of a site unsuitable for low and moderate income housing. In addition, small isolated lots having an insufficient acreage to generate an affordable housing set-aside as part of an inclusionary development may be excluded. Landlocked parcels or sites with limited or no access may also be excluded from the calculation of the RDP. Furthermore, properties identified on the Recreational and Open Space Inventory (ROSI) as part of the NJDEP Green Acres Program are also excluded.



Appendix B maps the individual environmental constraints described above in relation to all of the properties in the Township of Washington that were assessed as Class 1 or 15C. Appendix A further outlines any applicable remarks pertaining to the need to exclude any of these properties from the Borough’s RDP and states a final calculation of developable acres for each property. These properties are numbered and coincide with the Affordable Housing Analysis map in Appendix B.

RDP Calculation and Conclusion

Based on analysis of the Township of Washington’s vacant land inventory conducted in 2001, at that time eleven (11) of the sites listed in the inventory were included in the calculation of the Township’s RDP for the reasons stated above. In 2001, the Township of Washington’s RDP was 24 units, corresponding to the development potential of those 11 sites.

This VLA identifies an RDP of 24 units. These units are distributed among five (5) properties, three of which are adjacent and under common ownership. In total there are 31.22 acres, with 22.3 acres developable. To arrive at an RDP of 24 units, a density of six (6) units per acre was applied to each site with a twenty percent set-aside, which is COAH’s minimum presumptive density in calculating RDP. The sites listed below constitute the Township’s RDP:

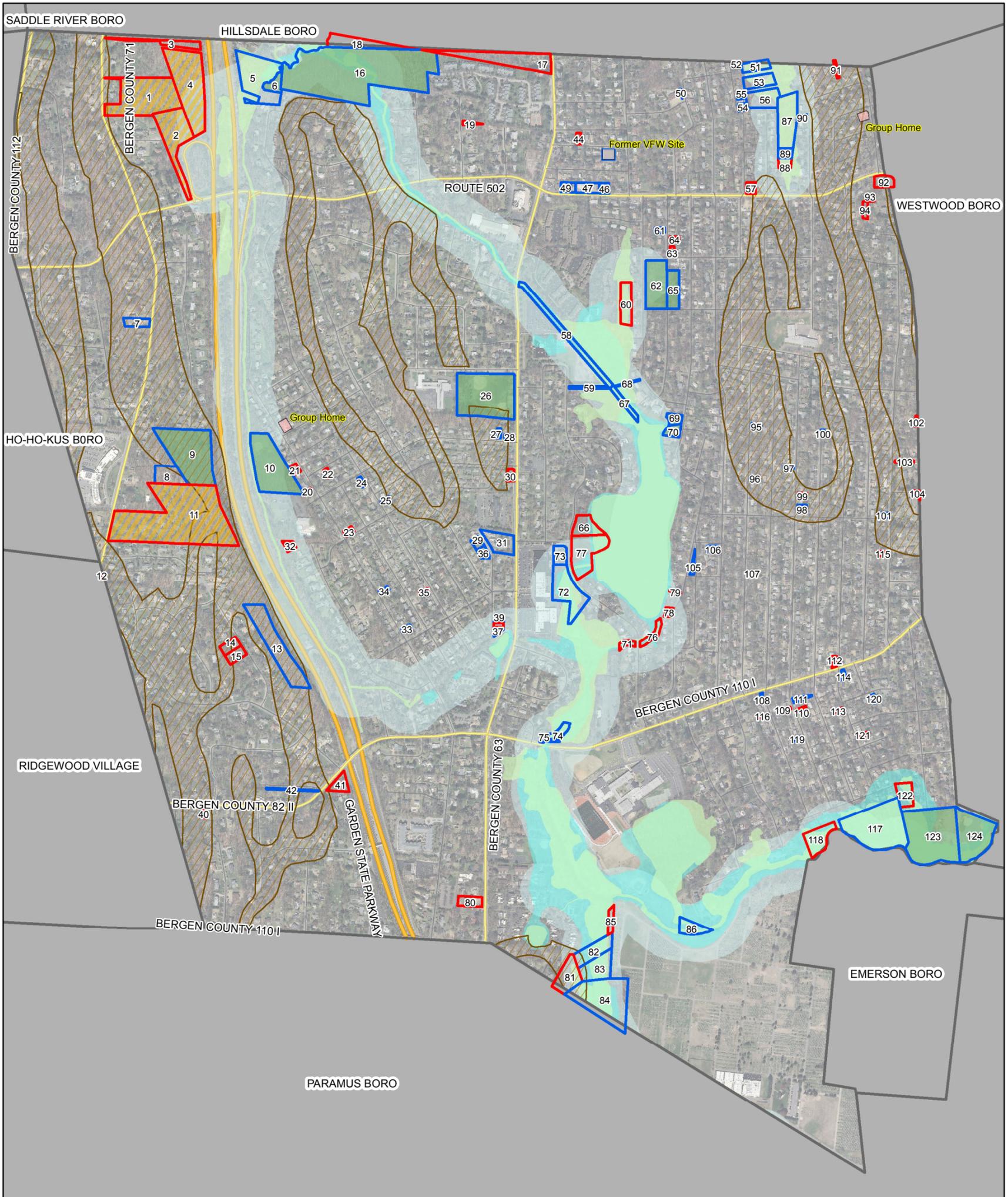
Site ID #	Block	Lot	Location	Site Area (Acres)	Area Exclusions pursuant to N.J.A.C. 5:93-4.2(e)	Developable Acres	20% Cap Pursuant to N.J.A.C. 5:93-4.2(f)	RDP
1	1102	1.04	783 VAN EMBURGH AVE.	7.16	5.07	2.09	0.25	2
2	1102	9	WASHINGTON AVE.	3.44	1.29	2.16	0.43	2
4	1102	11	WASHINGTON AVE.	5.82	2.55	3.27	0.65	3
8	1305	1.05	VAN EMBURGH AVE.	1.22	0.00	1.22	0.24	1
11	1306	2	463 VAN EMBURGH AVE.	13.58	0.00	13.58	2.716	16
TOTAL				29.18	10.91	18.27	-	24

Appendix A: Vacant Land Inventory 2015

Site ID #	Block	Lot	Property Class	Property Address	Owner	Site Area (Acres)	Area Exclusions pursuant to N.J.A.C. 5:93-4.2(e)	Net Area Remaining	Notes/Exclusions	Developable Acres	20% Cap Pursuant to N.J.A.C. 5:93-4.2(f)	RDP
1	1102	1.04	1	783 VAN EMBURGH AVE.	COHEN, URI & IRIS S	7.16	5.07	2.09	Included - 5.07 acres have been eliminated due to wetlands	2.09	0.42	2
2	1102	9	1	WASHINGTON AVE.	COHEN, URI & IRIS	3.44	1.29	2.16	Included - 1.29 acres have been eliminated due to wetlands	2.16	0.43	2
3	1102	10	1	VAN EMBURGH AVE	HERITAGE ESTATES INC	0.78	0.00	0.78	Excluded - small and isolated site	0	0	0
4	1102	11	1	WASHINGTON AVE.	COHEN, URI & IRIS	5.82	2.55	3.27	Included - 2.55 acres have been eliminated due to wetlands	3.27	0.65	3
5	1103	1	15C	SPICE DR	TOWNSHIP OF WASHINGTON	3.88	3.83	0.04	Excluded - site constrained entirely by wetlands and floodplain	0	0	0
6	1103	6	15C	SPICE DR	TOWNSHIP OF WASHINGTON	0.57	0.57	0.00	Excluded - site constrained entirely by wetlands and floodplain	0	0	0
7	1204	3	15C	BERGEN COUNTY 72	Unknown	0.51	0.00	0.51	Excluded - small and isolated site	0	0	0
8	1305	1.05	15C	VAN EMBURGH AVE	TOWNSHIP OF WASHINGTON	1.22	0.00	1.22	Included - to be conveyed to Site 11	1.22	0.244	1
9	1305	2	15C	VAN EMBURGH AVE	TOWNSHIP OF WASHINGTON	5.76	5.76	0.00	Excluded - site constrained entirely by steep slopes	0	0	0
10	1305.01	2.01	15C	RIDGEWOOD BLVD N	TOWNSHIP OF WASHINGTON	4.76	4.76	0.00	Excluded - part of Township Recreation Center	0	0	0
11	1306	2	1	463 VAN EMBURGH AVE	TAMARON INC./JAMES A.VIVIANO	13.58	0.00	13.58	Included - eastern portion is constrained by steep slopes	13.58	2.716	16
12	1401	3	1	VAN EMBURGH AVE	HAIKUK, JOHN & MARIA	0.01	0.00	0.01	Excluded - small and isolated site	0	0	0
13	1404	3	15C	ROADWAY RT OF WAY	N J HIGHWAY AUTHORITY	3.79	0.00	3.79	Excluded - State designated right-of-way	0	0	0
14	1404.01	1	1	106 DOUGLAS DR	NASH, NANCY	0.50	0.00	0.50	Excluded - small and isolated site	0.5	0.1	0
15	1404.01	18	1	102 DOUGLAS DR	STAMATO, JANET L	0.51	0.00	0.51	Excluded - small and isolated site	0.51	0.102	0
16	2101	2	15C	PASCACK RD	TOWNSHIP OF WASHINGTON	16.33	6.26	10.06	Excluded - 16.14 acres designated open space (ROSI)	0	0	0
17	2101	3	1	3 PASCACK RD	GOLDEN ORCHARD ASSOCIATES, LP	3.17	0.00	3.17	Excluded - Site approvals in place for development in Hillsdale	0	0	0
18	2101	7	1	PASCACK RD	GOLDEN ORCHARD ASSOC LP	1.64	0.37	1.27	Excluded - 0.37 acres have been eliminated due to stream buffer, remaining site lacks access and narrow slope	0	0	0
19	2109	6	1	BURKE ST	Unknown	0.11	0.00	0.11	Excluded - small and isolated site	0	0	0
20	2303	6	1	RIDGEWOOD BLVD NO	MEDVESKY, JOSEPH & DOROTHY	0.04	0.00	0.04	Excluded - small and isolated site	0	0	0
21	2303	17	1	508 RIDGEWOOD BLVD NO	BONNER, EDWARD & DARIA ANN	0.21	0.00	0.21	Excluded - small and isolated site	0	0	0
22	2311	13	1	989 ADAMS PL	NIERENGARDEN, ROBERT & A	0.11	0.00	0.11	Excluded - small and isolated site	0	0	0
23	2312	1	1	433 RIDGEWOOD BLVD NO	SENKEVICH, JOAN M	0.14	0.00	0.14	Excluded - small and isolated site	0	0	0
24	2314	26	15C	RIDGEWOOD BLVD E	TOWNSHIP OF WASHINGTON	0.09	0.00	0.09	Excluded - small and isolated site	0	0	0
25	2321	5	15C	HOOVER AVE	TOWNSHIP OF WASHINGTON	0.06	0.00	0.06	Excluded - small and isolated site	0	0	0
26	2325	1	15C	PASCACK RD	TOWNSHIP OF WASHINGTON	6.26	0.15	6.12	Excluded - designated open space (ROSI)	0	0	0
27	2326	69	15C	RIDGEWOOD BLVD E	TOWNSHIP OF WASHINGTON	0.09	0.00	0.09	Excluded - small and isolated site	0	0	0
28	2326	73	15C	PASCACK RD	TOWNSHIP OF WASHINGTON	0.10	0.00	0.10	Excluded - small and isolated site	0	0	0
29	2328	43	15C	350 HUDSON AVE	TOWNSHIP OF WASHINGTON	0.25	0.00	0.25	Excluded - small and isolated site	0	0	0
30	2329	1.01	1	PASCACK RD	DCNY INCORPORATED	0.21	0.00	0.21	Excluded - small and isolated site	0	0	0
31	2330	1	15C	HUDSON AVE	TOWNSHIP OF WASHINGTON	1.32	0.00	1.32	Excluded - Washington Township Municipal Center	0	0	0
32	2402	1.01	1	WEST PL	Unknown	0.23	0.23	0.00	Excluded - small and isolated site	0	0	0
33	2406	5	15C	RIDGEWOOD BLVD N	TOWNSHIP OF WASHINGTON	0.09	0.00	0.09	Excluded - small and isolated site	0	0	0
34	2406	28	15C	RIDGEWOOD BLVD N	TOWNSHIP OF WASHINGTON	0.10	0.00	0.10	Excluded - small and isolated site	0	0	0
35	2409	98	1	HOOVER AVE	MELKONIAN,CAROLIN &MELKONIAN,GEORGE	0.06	0.00	0.06	Excluded - small and isolated site	0	0	0
36	2415	49	15C	350 HUDSON AVE	TOWNSHIP OF WASHINGTON	0.26	0.00	0.26	Excluded - small and isolated site	0	0	0
37	2417	1	15C	HUDSON AVE	TOWNSHIP OF WASHINGTON	0.15	0.15	0.00	Excluded - small and isolated site	0	0	0
38	2417	4	1	HUDSON AVE	MARCO HARMONY, LLC	0.09	0.09	0.00	Excluded - small and isolated site	0	0	0
39	2417	6	15C	HUDSON AVE	TOWNSHIP OF WASHINGTON	0.05	0.05	0.00	Excluded - small and isolated site	0	0	0
40	2501	3.02	1	998 E GLEN AVE	COOK, TIMOTHY & MAUREEN %SHEMBARI	0.06	0.00	0.06	Excluded - small and isolated site	0	0	0
41	2503.03	5	1	E GLEN AVE	RUSSO, EDWARD MICHAEL & LOUIS	0.59	0.00	0.59	Excluded - small and isolated site	0	0	0
42	2504	9.01	15C	ROBERTS CT	TOWNSHIP OF WASHINGTON	0.14	0.00	0.14	Excluded - small and isolated site	0	0	0
44	3102	9	1	662 JEFFERSON AVE	JACKSON, J&M C/O DAIR0, ELAINE R	0.13	0.00	0.13	Excluded - small and isolated site	0	0	0
45	3103	25	15C	639 JEFFERSON AVE	TWP OF WASHINGTON NJ	0.29	0.00	0.29	Excluded - small and isolated site	0	0	0
46	3104	44	15C	WASHINGTON AVE	TOWNSHIP OF WASHINGTON	0.24	0.00	0.24	Excluded - small and isolated site	0	0	0
47	3104	48	15C	656 WASHINGTON AVE	TOWNSHIP OF WASHINGTON	0.59	0.00	0.59	Excluded - small and isolated site	0	0	0

Site ID #	Block	Lot	Property Class	Property Address	Owner	Site Area (Acres)	Area Exclusions pursuant to N.J.A.C. 5:93-4.2(e)	Net Area Remaining	Notes/Exclusions	Developable Acres	20% Cap Pursuant to N.J.A.C. 5:93-4.2(f)	RDP
48	3104	58	15C	WASHINGTON AVE	TOWNSHIP OF WASHINGTON	0.12	0.00	0.12	Excluded - small and isolated site	0	0	0
49	3104	60	15C	676 WASHINGTON AVE	TOWNSHIP OF WASHINGTON	0.23	0.00	0.23	Excluded - small and isolated site	0	0	0
50	3106	2.01	15C	CHESTNUT ST	TOWNSHIP OF WASHINGTON	0.02	0.00	0.02	Excluded - small and isolated site	0	0	0
51	3111	1	15C	HERING PL	TOWNSHIP OF WASHINGTON	0.62	0.54	0.08	Excluded - 0.54 acres constrained by wetlands and stream buffer	0	0	0
52	3111	17	1	BEECH ST	ANDREONI, TODD & LORI J	0.07	0.00	0.07	Excluded - small and isolated site	0	0	0
53	3112	1	15C	COTTAGE PL	TOWNSHIP OF WASHINGTON	0.92	0.75	0.17	Excluded - 0.75 acres constrained by wetlands and stream buffer	0	0	0
54	3113	6	15C	BIRCH AVE	TOWNSHIP OF WASHINGTON	0.15	0.00	0.15	Excluded - small and isolated site	0	0	0
55	3113	11	15C	BEECH ST	TOWNSHIP OF WASHINGTON	0.11	0.00	0.11	Excluded - small and isolated site	0	0	0
56	3113	13	15C	BIRCH ST	TOWNSHIP OF WASHINGTON	1.36	1.15	0.21	Excluded - 1.15 acres constrained by wetlands	0	0	0
57	3117	5	1	653 BEECH ST.	LANZA, VINCENT	0.26	0.00	0.26	Excluded - small and isolated site	0	0	0
58	3202.01	2	15C	PASCACK RD	TOWNSHIP OF WASHINGTON	1.66	1.66	0.00	Excluded - site entirely constrained by stream buffer	0	0	0
59	3202	3.01	15C	RIGHT OF WAY	TWP OF WASHINGTON	0.26	0.21	0.05	Excluded - small and isolated site	0	0	0
60	3205	5	1	CLINTON AVE	RENNINGHOFF, WALTER	1.16	1.16	0.00	Excluded - site entirely constrained by wetlands	0	0	0
61	3206	41	15C	MONROE AVE	TOWNSHIP OF WASHINGTON	0.12	0.00	0.12	Excluded - small and isolated site	0	0	0
62	3207	1	15C	CLEVELAND AVE	TOWNSHIP OF WASHINGTON	2.60	2.60	0.00	Excluded - designated open space (ROSI)	0	0	0
63	3209	7	1	CROSS ST & MONROE	LEYRER, FRANK & ANNA	0.10	0.00	0.10	Excluded - small and isolated site	0	0	0
64	3209	11	1	MONROE AVE	STUTZER, CARL & RINALDI, JOANNE	0.11	0.00	0.11	Excluded - small and isolated site	0	0	0
65	3210	9	15C	WILLOW ST	TOWNSHIP OF WASHINGTON	1.15	1.15	0.00	Excluded - designated open space (ROSI)	0	0	0
66	3304	23	1	WOODFIELD RD	WASHINGTON LAKE ASSOCIATION	1.14	0.42	0.72	Excluded - easement precludes development	0	0	0
67	3304	53	15C	WOODFIELD RD	TOWNSHIP OF WASHINGTON	0.48	0.48	0.00	Excluded - small and isolated site	0	0	0
68	3305	6.01	15C	CLEVELAND AVE	TOWNSHIP OF WASHINGTON	0.09	0.09	0.00	Excluded - small and isolated site	0	0	0
69	3305	12	15C	CHESTNUT ST	TOWNSHIP OF WASHINGTON	0.36	0.36	0.00	Excluded - small and isolated site	0	0	0
70	3305	80	15C	CHESTNUT ST	TWP OF WASHINGTON,	0.42	0.42	0.00	Excluded - small and isolated site	0	0	0
71	3402	10.01	1	WOODFIELD RD	WASHINGTON LAKE ASSN.	0.20	0.20	0.00	Excluded - small and isolated site	0	0	0
72	3402	17	15C	WOODFIELD RD	TOWNSHIP OF WASHINGTON	2.64	2.64	0.00	Excluded - site entirely constrained by wetlands and floodplain	0	0	0
73	3402	21	15C	144 WOODFIELD RD.	TOWNSHIP OF WASHINGTON	0.61	0.61	0.00	Excluded - small and isolated site	0	0	0
74	3404	11	15C	RIDGEWOOD RD	TOWNSHIP OF WASHINGTON	0.53	0.53	0.00	Excluded - small and isolated site	0	0	0
75	3406	4	15C	RIDGEWOOD RD	COUNTY OF BERGEN	0.08	0.08	0.00	Excluded - small and isolated site	0	0	0
76	3407	6.01	1	WOODFIELD RD	WASHINGTON LAKE ASSN.	0.43	0.43	0.00	Excluded - small and isolated site	0	0	0
77	3407	24	1	WOODFIELD RD	WASHINGTON LAKE ASSN.	2.61	2.48	0.13	Excluded - site entirely constrained by wetlands and floodplain	0	0	0
78	3407	62	1	SUSSEX RD	Unknown	0.15	0.15	0.00	Excluded - small and isolated site	0	0	0
79	3407	63.01	1	SUSSEX RD	WASHINGTON LAKE ASSN.	0.02	0.02	0.01	Excluded - small and isolated site	0	0	0
80	3501	19	1	BERGEN COUNTY 63	Unknown	0.58	0.00	0.58	Excluded - small and isolated site	0	0	0
81	3601	5	1	PASCACK RD	EFJ WASHINGTON,LLC% E.HEDVAT	1.60	1.13	0.47	Excluded - 1.13 acres constrained by wetlands, small site remains with lack of access	0	0	0
82	3601	6	15C	PASCACK RD	TOWNSHIP OF WASHINGTON	1.41	1.41	0.00	Excluded - site entirely constrained by wetlands	0	0	0
83	3601	7	15C	PASCACK RD	TOWNSHIP OF WASHINGTON	1.71	1.71	0.00	Excluded - site entirely constrained by wetlands	0	0	0
84	3601	8	15C	PASCACK RD	TWP OF WASHINGTON	5.04	4.73	0.31	Excluded - 4.73 acres constrained by wetlands, small site remains	0	0	0
85	3601	9	1	PASCACK RD, OFF	FIDELITY CEMETERY	0.32	0.32	0.00	Excluded - small and isolated site	0	0	0
86	3602	3	15C	PASCACK RD, OFF	TOWNSHIP OF WASHINGTON	0.81	0.81	0.00	Excluded - small and isolated site	0	0	0
87	4102.01	1	15C	BIRCH AVE	TOWNSHIP OF WASHINGTON	2.44	2.44	0.00	Excluded - site entirely constrained by wetlands	0	0	0
88	4102.01	1.03	1	664 HICKORY ST	SFORZA,DARIO & BONOMO, BERNADETTE	0.30	0.30	0.00	Excluded - small and isolated site	0	0	0
89	4102.01	1.04	15C	HICKORY ST	TOWNSHIP OF WASHINGTON	0.35	0.35	0.00	Excluded - small and isolated site	0	0	0
90	4102.01	5.08	15C	HICKORY ST	TWP OF WASHINGTON	0.10	0.10	0.00	Excluded - small and isolated site	0	0	0
91	4103	14	1	11 BOULEVARD S.	WASH.CTY.PROP.LLC%J.R.CIANFRONE,ESQ	0.11	0.00	0.11	Excluded - small and isolated site	0	0	0
92	4213	4	1	WASHINGTON AVE	644 MOUNTAIN LLC	0.54	0.00	0.54	Excluded - small and isolated site	0	0	0
93	4213	6	1	CALVIN ST	Unknown	0.10	0.00	0.10	Excluded - small and isolated site	0	0	0
94	4213	14.01	1	MOUNTAIN AVE.	WALSH, JOHN E.	0.20	0.00	0.20	Excluded - small and isolated site	0	0	0
95	4305	5	15C	BEECH ST	TOWNSHIP OF WASHINGTON	0.08	0.00	0.08	Excluded - small and isolated site	0	0	0
96	4306	15	15C	BEECH ST	TOWNSHIP OF WASHINGTON	0.06	0.00	0.06	Excluded - small and isolated site	0	0	0
97	4308	50	15C	WALNUT ST	TOWNSHIP OF WASHINGTON	0.06	0.00	0.06	Excluded - small and isolated site	0	0	0

Site ID #	Block	Lot	Property Class	Property Address	Owner	Site Area (Acres)	Area Exclusions pursuant to N.J.A.C. 5:93-4.2(e)	Net Area Remaining	Notes/Exclusions	Developable Acres	20% Cap Pursuant to N.J.A.C. 5:93-4.2(f)	RDP
98	4310	3	15C	WALNUT ST	TOWNSHIP OF WASHINGTON	0.11	0.00	0.11	Excluded - small and isolated site	0	0	0
99	4310	8	1	385 WALNUT ST	RODRIGUEZ, RAMESES	0.11	0.00	0.11	Excluded - small and isolated site	0	0	0
100	4311	2.01	15C	HICKORY ST	TWP OF WASHINGTON	0.05	0.00	0.05	Excluded - small and isolated site	0	0	0
101	4318	31	15C	MOUNTAIN AVE	TOWNSHIP OF WASHINGTON	0.11	0.00	0.11	Excluded - small and isolated site	0	0	0
102	4321	6	1	LAFAYETTE AVE REAR	ANTHONY, ROGER & VIOLETTE P.	0.05	0.00	0.05	Excluded - small and isolated site	0	0	0
103	4322	3.01	1	MOUNTAIN AVE	SOBEL, RENA	0.07	0.00	0.07	Excluded - small and isolated site	0	0	0
104	4322	7.08	1	3 CHAPPY CT	FASCIANO, MICHAEL & KATHERINE CANN	0.07	0.00	0.07	Excluded - small and isolated site	0	0	0
105	4401	1	15C	S CHESTNUT ST	TOWNSHIP OF WASHINGTON	0.14	0.00	0.14	Excluded - small and isolated site	0	0	0
106	4404	23	15C	COLONIAL BLVD	TOWNSHIP OF WASHINGTON	0.17	0.00	0.17	Excluded - small and isolated site	0	0	0
107	4409	8	1	BEECH ST	BONNETT, DANA F & JANET M	0.05	0.00	0.05	Excluded - small and isolated site	0	0	0
108	4411	36	15C	RIDGEWOOD RD	TOWNSHIP OF WASHINGTON	0.04	0.00	0.04	Excluded - small and isolated site	0	0	0
109	4414	45	1	184 WALNUT ST	HEALY, JOS. & ANDREA	0.05	0.00	0.05	Excluded - small and isolated site	0	0	0
110	4417	23	1	WALNUT ST	HOFFMAN, EUGENE & LOIS	0.06	0.00	0.06	Excluded - small and isolated site	0	0	0
111	4417	27	15C	WALNUT ST	TOWNSHIP OF WASHINGTON	0.16	0.00	0.16	Excluded - small and isolated site	0	0	0
112	4419	1	1	254 CALVIN ST	CANGELOSI, JOHN & HELENA	0.13	0.00	0.13	Excluded - small and isolated site	0	0	0
113	4420	49	1	CALVIN ST	CORDASCO, MICHAEL & GAETANA	0.06	0.00	0.06	Excluded - small and isolated site	0	0	0
114	4423	9	15C	RIDGEWOOD RD	TOWNSHIP OF WASHINGTON	0.10	0.00	0.10	Excluded - small and isolated site	0	0	0
115	4424	47	1	MOUNTAIN AVE	DEL VECCHIO(TRSTE), ROBERT	0.11	0.00	0.11	Excluded - small and isolated site	0	0	0
116	4502	26	1	198 FERN ST	TENG, ANDY	0.04	0.00	0.04	Excluded - small and isolated site	0	0	0
117	4505	1	15C	5 WALNUT ST	TWP OF WASHINGTON	5.81	5.77	0.04	Excluded - site entirely constrained by wetlands and floodplain	0	0	0
118	4505.01	1	1	WALNUT ST	VEROST, MARIANNE V. & WAYNE R.	1.40	1.38	0.02	Excluded - site entirely constrained by wetlands and floodplain	0	0	0
119	4506	58	15C	WALNUT ST	TOWNSHIP OF WASHINGTON	0.05	0.00	0.05	Excluded - small and isolated site	0	0	0
120	4513	16	15C	PROSPECT AVE	TOWNSHIP OF WASHINGTON	0.06	0.00	0.06	Excluded - small and isolated site	0	0	0
121	4514	4	1	CALVIN ST	CHAN, JOSEPH & LU CEN	0.06	0.00	0.06	Excluded - small and isolated site	0	0	0
122	4519	6	1	COSMAN ST	ALSTER (ETALS), ROBERT	0.88	0.88	0.00	Excluded - site entirely constrained by wetlands and floodplain	0	0	0
123	4523	1	15C	BROOK AVE	TOWNSHIP OF WASHINGTON	6.87	6.86	0.01	Excluded - designated open space (ROSI)	0	0	0
124	4523	2	15C	LAFAYETTE AVE	TOWNSHIP OF WASHINGTON	3.65	3.62	0.03	Excluded - designated open space (ROSI)	0	0	0
					TOTAL	142.56	81.08	61.49	-	23.33	-	24



Affordable Housing Analysis

Washington Township
Bergen County

Site ID # corresponds with Appendix A:
Vacant Land Inventory 2015



0 1,500 3,000
Feet

- | | |
|-----------------------------------|---------------------------|
| Tax Parcel (Class 1/Vacant) | Special Flood Hazard Area |
| Tax Parcel (Class 15C/Public) | C-1 Stream Buffer |
| Existing Affordable Housing Sites | Interstate or Toll Route |
| Included in Calculation of RDP | County Route |
| Steep Slopes | Local Road |
| Wetlands | Ramp |
| Local ROSI | |

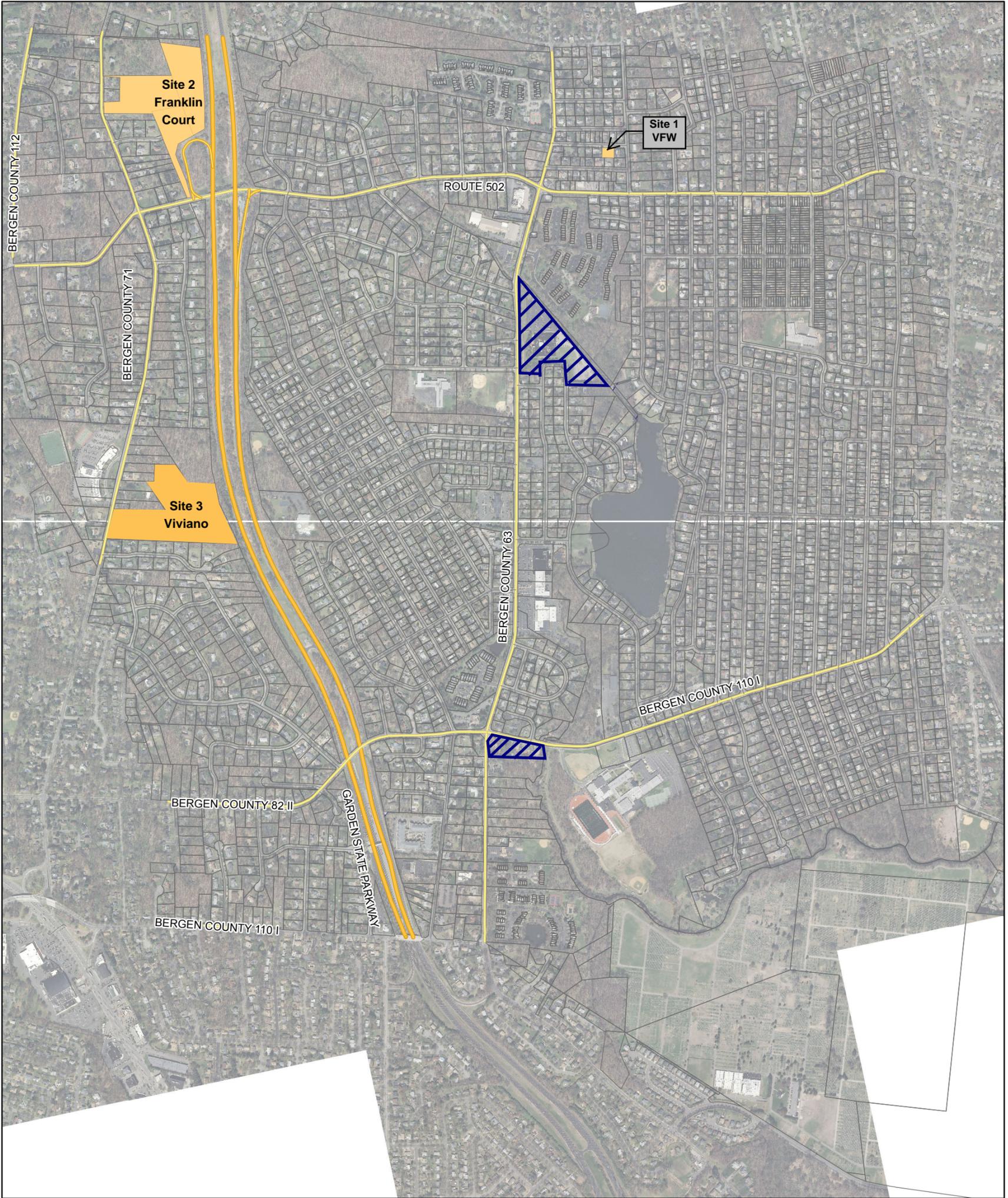


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NOTE: This map was developed using New Jersey Department of Environmental Protection Geographic Information System digital data, but this secondary product has not been verified by NJDEP and is not State authorized.

Prepared by: MJM, 3/8/2017
Source: FEMA, NJDEP, NJSADC, NJGIN
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Appendix B: Affordable Housing Sites Map



Affordable Housing Sites

Washington Township
Bergen County



-  Overlay Locations
-  Affordable Housing Sites
-  Interstate or Toll Route
-  County Route
-  Local Road
-  Ramp



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Prepared by: MJM with revisions through 7/26/2017 by DM
Source: FEMA, NJDEP, NJSADC, NJGIN
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