

# Housing Element & Fair Share Plan

**Borough of Glen Ridge**

**Essex County, NJ**

*Prepared by:*



architects + engineers

*Adopted by the Planning Board: XXXX*

*Endorsed by the Council: XXX*

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Borough of Glen Ridge  
Essex County, New Jersey

## **Housing Element & Fair Share Plan**

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## I. INTRODUCTION

In accordance with the Fair Housing Act (FHA), New Jersey municipalities must adopt a Housing Element and Fair Share Plan (HEFSP) to plan for the provision of their “fair share” of affordable housing for low and moderate income persons and households. The Fair Housing Act of 1985 was the legislative response to the landmark *Mount Laurel* decisions, and provided the basis for the establishment of the Council on Affordable Housing (COAH) to administer municipal compliance with the FHA.

This HEFSP has been prepared to conform to the requirements of the Fair Housing Act, as amended, and recent decisions of the New Jersey Supreme Court. The Plan also conforms to the requirements of the Municipal Land Use Law (N.J.S.A. 40:55D-1, et. seq.) and to the substantive rules of the Council on Affordable Housing (“COAH”) that have not been invalidated or reversed by recent Supreme Court decisions.

### COAH History & Recent Supreme Court Decisions

The table below summarizes the timeline of each affordable housing “round” in New Jersey.

Table 1: Affordable Housing Timeline		
Round (Release Date)	Period	Summary
Round 1 (1987)	1987 - 1993	COAH calculated affordable housing obligation for each NJ municipality
Round 2 (1994)	1993 - 1999	COAH calculated affordable housing obligation for each NJ municipality
Round 3 (2004)	Invalidated 2007	COAH introduced the “growth share” approach for calculating municipal obligations
Round 3 (2008)	Invalidated 2010, 2013	COAH revised the “growth share” methodology
Round 3 (2014)	Unadopted	COAH calculated affordable housing obligations for each NJ municipality based on Round 1 & Round 2 methodologies.
Round 3 (2015)	2015 - 2025	NJ Supreme Court declared COAH “moribund;” ordered Superior Courts to resume oversight of municipal compliance with FHA; and ordered municipalities to rely on Prior Round Rules to prepare their HEFSPs.

After a series of Supreme Court cases pertaining to COAH's inability to adopt appropriate Third Round Rules, finally, on March 10, 2015, (“the March 10 Decision”) in the Matter of Adoption of N.J.A.C. 5:96 and 5:97 by the New Jersey Council on Affordable Housing, 221 N.J. 1 (2015), the Supreme Court declared COAH “moribund” and ordered the courts to provide a judicial remedy due to COAH's failure. The March 10th Decision provided that municipalities may initiate declaratory judgment actions and seek approval of their housing element and fair share plans through the courts.

The Supreme Court ordered that affordable housing obligations for municipalities be determined on a court-by-court basis using the methodologies from the First and Second Round rules pursuant to N.J.A.C. 5:91 and N.J.A.C. 5:93. The Court held that:

“In establishing a process by which towns can have their housing plans reviewed by the courts for constitutional compliance, the Court’s goal is to provide a means by which towns can demonstrate compliance through submission of a housing plan and use of processes similar to those which would have been available through COAH for the achievement of substantive certification. The end result is to achieve adoption of a municipal housing element and implementing ordinances deemed to be presumptively valid if thereafter subjected to challenge.”

## Municipal History of Affordable Housing Compliance

Glen Ridge Borough has a complicated history with the New Jersey Fair Housing Act and participating in the administrative process of obtaining substantive certification from the Council on Affordable Housing (“The Council” or “COAH”).

In June 1988, the Borough of Glen Ridge adopted a Housing Element and Fair Share Plan (“HEFSP”) covering the years 1987-1993, known as the “First Round.” On January 29, 1990, COAH granted the Borough First Round Substantive Certification.

The Borough prepared a “Second Round” HEFSP in June 1995, covering the years 1993-1999 but the Plan was never adopted.

The Borough did not prepare a “Third Round” HEFSP to cover the years 1999-2014. In 2007, the Third Round rules were challenged and subsequently invalidated by the New Jersey Appellate Court. All such Third Round petitions were considered void.

COAH’s new Third Round rules took effect on June 2, 2008 and were amended on September 22, 2008. The Borough did not prepare a new Third Round HEFSP for this period (1999-2018).

In 2010, the New Jersey Appellate Court again struck down COAH’s Third Round Rules, and invalidated the Growth Share approach, leaving Glen Ridge (and every other NJ municipality) questioning how to proceed with obtaining a certified Plan.

In re Adoption of N.J.A.C. 5:96, 221 N.J. 1 (2015), the Supreme Court held that due to COAH’s failure to adopt appropriate regulations, the COAH administrative process has been “dissolved” and all exclusionary zoning disputes may be brought in state court. In accordance with this decision, the Borough of Glen Ridge is now proceeding by submitting its Plan to the courts for constitutional compliance review. Specifically, this 2018 Housing Element and Fair Share Plan is being prepared for submission to the Superior Court of New Jersey Law Division, Essex County, Docket No. ESX-L-4173-15 In the Matter of the Application of the Borough of Glen Ridge for a Determination of Mount Laurel Compliance.

On July 27, 2015, Glen Ridge Developers, LLC (“the Developer”) commenced the “GRD Builder’s Remedy Proceeding,” filing a complaint to seek the right to build a residential apartment complex containing market rate and affordable housing units on approximately 2.2 acres of contiguous

land, known currently as the Baldwin Street Properties (Block 72, Lots 2, 3, 4, 9, and 10). Since there has been no determination that Glen Ridge Brough had satisfied its obligations under the Fair Housing Act of 1985, N.J.S.A. 53:27D-301 et. seq., as interpreted in the New Jersey Supreme Court decision, “In re Adoption of N.J.A.C. 5:96 and 5:97 by the New Jersey Council on Affordable Housing”, 221 N.J. 1 (2015), the Baldwin Street Litigation was classified as a “builder’s remedy” proceeding by Order dated March 7, 2016. The cases were therefore consolidated for the limited purpose of determining Glen Ridge’s Fair Share Obligations. Elizabeth McKenzie was court-appointed to serve as the “Special Master” for the now consolidated Builder’s Remedy proceeding and the Essex County Declaratory Judgement Action.

Table 2: Glen Ridge Borough History of COAH Approvals	
First Round	1/29/1990
Second Round	Plan prepared, not adopted
Extended Second Round	Did not participate
Third Round	Did not participate
Third Round, Revised Rules	Did not participate

## II. REQUIRED CONTENT OF A HOUSING ELEMENT & FAIR SHARE PLAN

In accordance with the Fair Housing Act at N.J.S.A. 52:27D-310 and COAH regulations per N.J.S.A. 5:93-5.1, a municipality’s housing element shall be designed to achieve the goal of access to affordable housing to meet present and prospective housing needs, with particular attention to low and moderate income housing. The housing element shall include the municipality’s strategy for addressing its present and prospective housing needs and shall contain the following:

1. 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;
2. 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;
3. An analysis of the municipality’s demographic characteristics, including but not necessarily limited to household size, income level and age;
4. An analysis of the existing and probable future employment characteristics of the municipality;
5. 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

6. A consideration of the lands that are most appropriate for construction of low and moderate income housing and 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.
7. A map of all sites designated by the municipality for the production of low and moderate income housing and a listing of each site that includes its owner, acreage, lot and block;
8. The location and capacities of existing and proposed water and sewer lines and facilities relevant to the designated sites;
9. Copies of necessary applications for amendments to, or consistency determinations regarding, applicable area wide water quality management plans (including wastewater management plans).
10. A copy of the most recently adopted municipal master plan and where required, the immediately preceding, adopted master plan;
11. For each designated site, a copy of the New Jersey Freshwater Wetlands maps where available. When such maps are not available, municipalities shall provide appropriate copies of the National Wetlands Inventory maps provided by the U.S. Fish and Wildlife Service;
12. A copy of appropriate United States Geological Survey Topographic Quadrangles for designated sites; and
13. Any other documentation pertaining to the review of the municipal housing element as may be required by the Council.

## Spending Plan Requirements

If a municipality intends to collect development fees, it shall prepare a plan to spend development fees that includes the following:

1. A projection of revenues anticipated from imposing fees on development, based on historic development activity;
2. A description of the administrative mechanism that the municipality will use to collect and distribute revenues;
3. A description of the anticipated use of all development fees;
4. A schedule for the creation or rehabilitation of housing units;
5. If the municipality envisions being responsible for public sector or non-profit construction of housing, a pro-forma statement of the anticipated costs and revenues associated with the development; and

6. The manner through which the municipality will address any expected or unexpected shortfall if the anticipated revenues from development fees are not sufficient to implement the plan.

### III. DEMOGRAPHIC, ECONOMIC & HOUSING CONDITIONS

This document includes the essential components of a housing element as specified in N.J.S.A. 52:27D-310 of the New Jersey Fair Housing Act.

#### Municipal Demographic Conditions

The following discussion of municipal demographic conditions relies on the latest available Census data at the time of this report, and other sources of data, where available. The analysis uses the 2010 Decennial Census data in some cases; where possible, however, newer data from the 5-Year 2014 American Community Survey (2014 ACS), as collected from 2010-2014, was utilized. The 2010 Decennial Census provides data collected at the height of the "Great Recession" (2007-2011), which may not accurately reflect present-day conditions.

##### Historic & Projected Population

The Borough of Glen Ridge experienced explosive growth during the 1950 decade in which the Borough gained 702 residents. The Borough then lost nearly 18% of its population in the 1970's and 1980's, as the resident population fell by more than 1,400 residents. Borough population experienced a bump of 451 residents since 1990. The 2010 Census estimates Borough population to be just over 7,500 residents.

Table 3: Population Growth			
Year	Population	Change	Percent Change
1940	7,331	--	--
1950	7,620	289	3.94%
1960	8,322	702	9.21%
1970	8,518	196	2.36%
1980	7,855	-663	-7.78%
1990	7,076	-779	-9.92%
2000	7,271	195	2.76%
2010	7,527	256	3.52%

Source: US Census

Table 4: Population Forecasts			
Year	Population	Change	Percent Change
2000	7,271	--	--
2010	7,530	259	3.44%
2040	8,350	820	9.82%

Source: NJTPA Population Forecast by County and Municipality 2010-2040; 2000 and 2010 Census

The North Jersey Transportation Authority (NJTPA) forecasts in its “2040 Regional Transportation Plan” that the Borough of Glen Ridge will continue to grow at a slow pace, gaining approximately 27 residents per year, between 2010 and 2040.

### Age Distribution of Population

The median age of the Glen Ridge resident is 40.2 years old (2010 Census), significantly older than the median age of residents County-wide (36.4) and the Statewide population (39.1). Notably, the median age of Borough residents increased from 34.7 years in 2000 to 40.2 years old in 2010.

The percentage of school-aged children (19 or younger per below) account for over one-third of the Borough's population (34.3%) in 2010, which remains essentially unchanged from 2000. Similarly, senior citizens in the Borough (65 and older) accounted for approximately 9.5% of the total population in 2010, a slight decrease since 2000. The resident age cohorts of persons 35 and older accounted for more of the population growth than those under 35, between 2000 and 2010, accounting for the increase in the overall median age of Glen Ridge Borough residents.

Table 5: Population by Age Cohort					
Age	2000		2010		Change (%)
	Total	Percent	Total	Percent	
Under 5	679	9.34%	549	7.29%	-2.04%
5-9	682	9.38%	735	9.76%	0.39%
10-14	587	8.07%	738	9.80%	1.73%
15-19	397	5.46%	547	7.27%	1.81%
20-24	216	2.97%	212	2.82%	-0.15%
25-34	685	9.42%	428	5.69%	-3.73%
35-44	1,460	20.08%	1,253	16.65%	-3.43%
45-54	1,222	16.81%	1,468	19.50%	2.70%
55-64	586	8.06%	879	11.68%	3.62%
65 & Over	757	10.41%	718	9.54%	-0.87%

Source: US Census Bureau 2000 & 2010, DP-1 Profile of General Demographic Characteristics

### Race and Hispanic Origin

**Table 6** shows that the Borough became a slightly more racially diverse community over the 2000 to 2010 period. The Borough's racial diversity is dissimilar to that of Essex County, where 14% of Glen Ridge residents are minority races and the County has nearly 60% minority race residents. The percent of the countywide Hispanic/Latino population (20.3%) is four times that of the Borough's (5%).

Table 6: Persons by Race and Hispanic Origin						
	Glen Ridge		Percent Change (2000-2010)	Essex County		Percent Change (2000-2010)
	2010	Percent		2010	Percent	
White	6,489	86.21%	-2.97%	333,868	42.59%	-1.87%

Black or African American	379	5.04%	0.06%	320,479	40.88%	-0.36%
Asian	350	4.65%	1.31%	35,789	4.57%	0.86%
Other	106	1.41%	0.27%	69,029	8.81%	1.64%
Two or More Races	203	2.70%	1.34%	24,804	3.16%	-0.26%
<b>Total</b>	<b>7,527</b>	<b>100.00%</b>	<b>0.00%</b>	<b>783,969</b>	<b>100.00%</b>	<b>0.00%</b>
Hispanic or Latino (any race)	377	5.01%	1.56%	159,117	20.30%	4.88%

Source: DP-1, Profile of General Demographic Characteristics, 2000 and 2010 Decennial Census

### Income and Poverty Status

According to the 2014 ACS, the median household income for Glen Ridge residents is \$169,006, which stands at \$114,507 higher than the County-wide median household income and \$96,944 higher than statewide median household income.

Median household income, median family income and median non-family income are measures of the “middle income value” in an ordered list of each group's income values. Non-Family Incomes are those values that represent a householder either living alone or with non-relatives only, whereas a Family Income are those values that represent householders living with one or more individuals related to him by either birth, marriage, or adoption. The Median Household Income is a value represented by the household, regardless of whether it is a family or non-family household. Glen Ridge's Per Capita Income is determined by dividing the aggregate income of the Borough's residents by its total population. Median income for Borough households and per-capita income exceed the State level and County levels.

The Office of Management and Budget sets poverty thresholds at a dollar value, which represents the poverty line and varies by family size and composition.<sup>1</sup> If a family's total income is less than the appropriate threshold, then that family and every individual in it is considered to be in poverty.

The poverty status for people, families and children are lower in Glen Ridge than in the County and State.

Table 7: Median Income Characteristics

Income Type	Glen Ridge	Essex County	New Jersey
Median Household Income	\$169,006	\$54,499	\$72,062
Median Non-Family Income	\$200,216	\$69,018	\$40,065
Median Family Income	\$73,378	\$32,327	\$87,999
Per Capita Income	\$169,006	\$54,499	\$36,359
Poverty Status (% of people)	2.3%	17.2%	10.7%
Poverty Status (% of families)	1.2%	14.1%	8.1%
Poverty status (% of children under 18)	0%	24.2%	15.4%

<sup>1</sup> Office of Management and Budget determines poverty thresholds specified by the Statistical Policy Directive 14. Poverty thresholds are determined by multiplying the base-year poverty thresholds (1982) by the monthly inflation factor based on the 12 monthly Consumer Price Index (CPI)s and base year CPI. Poverty Thresholds do not vary geographically.

Source: US Census Bureau, American Community Survey, 2010-2014 5-Year Estimates, Selected Economic Characteristics

Table 8: Household Income						
	Glen Ridge		Essex County		New Jersey	
	Total	Percent	Total	Percent	Total	Percent
Less than \$10,000	0	0.00%	25515	9.19%	172,623	5.41%
\$10,000 to \$14,999	0	0.00%	16085	5.79%	121,595	3.81%
\$15,000 to \$24,999	55	2.28%	29133	10.49%	258,445	8.11%
\$25,000 to \$34,999	71	2.94%	26549	9.56%	248,678	7.80%
\$35,000 to \$49,999	205	8.50%	32574	11.73%	336,137	10.54%
\$50,000 to \$74,999	159	6.59%	42872	15.44%	509,599	15.98%
\$75,000 to \$99,999	196	8.13%	28701	10.33%	406,137	12.74%
\$100,000 to \$149,999	408	16.92%	33957	12.23%	546,533	17.14%
\$150,000 to \$199,999	305	12.65%	16697	6.01%	276,523	8.67%
\$200,000 or more	1012	41.97%	25662	9.24%	312,228	9.79%

Source: US Census Bureau, American Community Survey, 2010-2014 5-Year Estimates, Selected Housing Characteristics

## Municipal Employment Characteristics

The following discussion of the municipal employment characteristics relies on Census 2010 data and more current 5-Year 2014 American Community Survey (2010-2014) data where possible, as well as NJ Department of Labor and Workforce Development data and other sources.

### Historic and Projected Employment

Table 9: Annual Average Unemployment Rate			
Year	Glen Ridge	Essex County	New Jersey
2004	1.80%	6.10%	4.8%
2005	2.90%	5.60%	4.5%
2006	3.10%	5.90%	4.7%
2007	2.90%	5.30%	4.3%
2008	3.60%	6.40%	5.3%
2009	6.60%	10.30%	9.1%
2010	3.50%	10.80%	9.5%
2011	4.60%	10.80%	9.3%
2012	5.50%	10.70%	9.3%
2013	4.70%	9.60%	8.2%
2014	3.80%	7.90%	6.6%



Glen Ridge

Source: New Jersey Department of Labor and Workforce Development, Labor Force Estimates

Borough's

unemployment rate before the Recession hit in 2008 ranged between 1.8% and 6.6%, much lower than that of the County or State rates. The unemployment rate spiked in 2009 at 6.6% and again in 2012 at 5.5%. Since 2012, the unemployment rate has been declining, and in 2014, the recorded unemployment rate reached pre-recession rates.

The North Jersey Transportation Authority (NJTPA) forecasts in its "2040 Regional Transportation Plan" that Glen Ridge will continue to grow, gaining about 10 employees annually over the next 30 years. As per NJTPA's projections, Glen Ridge will gain 17 more residents per year than employees, however, employment will rise approximately 21% whereas population will only rise about 10% in the projected time frame.

Table 10: Employment Forecast			
Year	Employment	Change	Percent Change
2010	1,080	--	--
2040	1,370	290	21.17%

Source: NJTPA Population Forecast by County and Municipality 2010-2040; 2010 Census

### Occupational Characteristics

According to the 5-Year 2014 American Community Survey data, of the 5,378 residents aged 16 years and over (eligible to be in the workforce) 70% are in the labor force, with most being private wage/salary workers. Less than 6% of residents identify as "self-employed."

More Borough residents are employed in the management, business, science and art occupations (65%) than any other occupation category. The next largest category includes residents employed in sales and office occupations (26%).

Borough residents work in the industries listed in **Table 13** below. Just under a quarter of residents (22.91%) are employed in the finance, insurance and real estate services industry. The educational services industry industries also employ one-fifth of Borough residents.

Table 11: Labor Force		
	Number	Percent
In the Labor Force	3,771	70.12%
Not in the Labor Force	1,607	29.88%
<b>Total Population (age 16+)</b>	<b>5,378</b>	<b>100.00%</b>

Source: US Census Bureau, American Community Survey, 2010-2014 5-Year Estimates, Selected Economic Characteristics

Table 12: Class of Worker		
	Number	Percent
Private wage and salary workers	2,934	77.80%
Government workers	410	10.87%
Self-employed	226	5.99%
Unpaid family workers	0	0.00%
Armed Forces	0	0.00%
Unemployed	201	5.33%
<b>Total Labor Force</b>	<b>3,771</b>	<b>100.00%</b>

Source: US Census Bureau, American Community Survey, 2010-2014 5-Year Estimates, Selected Economic Characteristics

Table 13: Employment by Industry Sector (Age 16+)		
Industry	Number	Percent
Agriculture, forestry, fishing and hunting, and mining	0	0.00%
Construction	91	2.55%
Manufacturing	134	3.75%
Wholesale trade	116	3.25%
Retail trade	390	10.92%
Transportation and warehousing, and utilities	62	1.74%
Information	272	7.62%
Finance and insurance, and real estate and rental and leasing	818	22.91%
Professional, scientific, and management, and administrative and waste management services	500	14.01%
Educational services, and health care and social assistance	720	20.17%
Arts, entertainment, and recreation, and accommodation and food services	167	4.68%
Other services, except public administration	128	3.59%
Public administration	172	4.82%
<b>Total Civilian Employed Population</b>	<b>3,570</b>	<b>100.00%</b>

Source: US Census Bureau, American Community Survey, 2010-2014 5-Year Estimates, Selected Economic Characteristics

Table 14: Employment by Occupation (Age 16+)

	Number	Percent
Management, business, science, and arts occupations	2,315	64.85%
Service occupations	224	6.27%
Sales and office occupations	913	25.57%
Natural resources, construction, and maintenance occupations	26	0.73%
Production, transportation, and material moving occupations	92	2.58%

Source: US Census Bureau, American Community Survey, 2010-2014 5-Year Estimates, Selected Economic Characteristics

***In-Place Employment by Industry***

According to NJDLWFD data for 2014, the Borough had 158 private sector businesses that employ 785 employees. Health/social and other service industries provide the most private sector jobs. Industries without data in the table do not meet publication standards and was therefore suppressed by NJDLWFD. Suppressed employment data for Construction, Manufacturing, Wholesale Trade, Transp/Warehousing, Information, Education, Arts/Entertainment and Unclassified industries make up 17.09% of total employment in the Borough.

Table 15: Employment by Industry Sector and Number of Employees (2014)					
Industry	Establishment		Employment		Annual Wages
	Total	Percent	Total	Percent	
Construction	--	--	--	--	--
Manufacturing	--	--	--	--	--
Wholesale Trade	--	--	--	--	--
Retail Trade	4	2.53%	38	4.87%	\$24,477
Transp/Warehousing	--	--	--	--	--
Information	--	--	--	--	--
Finance/Insurance	7	4.43%	36	4.63%	\$45,728
Real Estate	3	1.90%	15	1.94%	\$10,955
Professional/Technical	27	17.09%	57	7.32%	\$76,347
Admin/Waste Remediation	13	8.23%	54	6.91%	\$42,676
Education	--	--	--	--	--
Health/Social	36	22.78%	260	33.09%	\$91,143
Arts/Entertainment	--	--	--	--	--
Accommodations/Food	6	3.80%	115	14.60%	\$20,688
Other Services	35	22.15%	44	5.59%	\$29,566
Unclassified	--	--	--	--	--
<b>Private Sector Total</b>	<b>158</b>	<b>74.68%</b>	<b>785</b>	<b>72.05%</b>	<b>\$55,737</b>
Local Gov't Education	6	85.71%	287	69.50%	\$65,236
<b>Local Gov't Total</b>	<b>7</b>	<b>100.00%</b>	<b>412</b>	<b>100.00%</b>	<b>\$57,912</b>

Source: NJ Department of Labor and Workforce Development, Employment and Wages, 2014 Annual Report

### Travel Time to Work

Commuting times for Glen Ridge's workforce residents vary considerably. A majority of residents travel less than 30 minutes to work (39%), where approximately 26.8% of workers traveled between 30 and 60 minutes. A bulk of residents travel more than 60 minutes to work (34.2%), more than half the proportion of residents who travel that length of time countywide and statewide. About 15.5% of Glen Ridge residents in the workforce also work in the Borough.

Table 16: Commute Time				
Commute Time (in minutes)	Glen Ridge		Essex County	New Jersey
	# of Workers	Percent		
Less than 5	63	2.0%	5,878	1.76%
5 to 14	547	17.2%	51,865	15.51%
15 to 29	629	19.8%	107,660	32.20%
30 to 44	566	17.8%	77,978	23.33%
45 to 59	284	9.0%	31,613	9.46%
60 to 89	909	28.6%	41,345	12.37%
90+	175	5.5%	17,960	5.37%
<b>Total</b>	<b>3,173</b>	<b>100.0%</b>	<b>334,299</b>	<b>100.00%</b>

Source: US Census Bureau, American Community Survey, 2010-2014 5-Year Estimates, Travel Time to Work (B08303)

Table 17: Place of Work		
	Number of Workers	Percent
Work in Glen Ridge	546	15.61%
Work outside Glen Ridge	2,951	84.39%
<b>Total</b>	<b>3,497</b>	<b>100.00%</b>

Source: US Census Bureau, American Community Survey, 2010-2014 5-Year Estimates, Place of Work – Place Level (B08008), Place of Work – Place Level (B08008)

## Municipal Housing Stock

There are approximately 2,411 households and 2,477 total housing units in the Borough of Glen Ridge, according to the 2014 ACS data. The following section describes the characteristics of the Borough's housing stock and household characteristics.

### Household Size & Type

According to the 2010 Census, the average household size in Glen Ridge is 3.03 persons, as compared to 2.68 for Essex County.

As seen in **Table 18** below, the household size distribution in Glen Ridge differs greatly from the county-wide household size distribution. Approximately 45.4% of Borough households are 3- and 4-person households whereas households of the same size make-up only 33.1% of county households. There is a smaller proportion of 1- and 2-person households in the Borough than countywide.

Table 18: Household Size				
	Glen Ridge		Essex County	
Size	Total	Percent	Total	Percent
1-person	368	14.86%	78,528	27.68%
2-person	637	25.73%	75,513	26.62%
3-person	495	19.99%	50,724	17.88%
4-person	630	25.44%	43,154	15.21%
5-person	246	9.94%	21,094	7.44%
6-person	80	3.23%	8,335	2.94%
7+ person	20	0.81%	6,364	2.24%

Source: US Census Bureau 2010, H13, Household Size

The Census Bureau defines family households as householders living with one or more individuals related to him by either birth, marriage, or adoption and Non-Family households as a householder either living alone or with non-relatives only. Family households make up approximately 82% of households in Glen Ridge, where non-family households make up nearly 18%. Of the Borough's family households, 86.4% are married couple households. Approximately 60.8% of family households have children present. Out of all Borough households, however, half (50.08%) of households do not have children present. Most non-family households (approximately 370) are householders living alone.

Table 19: Household Size & Type		
	Total	Percent
Family Households		
Married-couple family	<b>1,755</b>	<b>70.88%</b>
With own children under 18 years	1,096	44.26%
Other Family	<b>277</b>	<b>11.19%</b>
Male householder, no wife present	52	2.10%
With own children under 18 years	23	0.93%
Female householder, no husband present	225	9.09%
With own children under 18 years	117	4.73%
Nonfamily Households		
Householder living alone	<b>368</b>	<b>14.86%</b>
Male householder, no wife present	122	4.93%
Female householder, no husband present	246	9.94%
Householder not living alone	<b>76</b>	<b>3.07%</b>
<b>Total</b>	<b>2,476</b>	<b>100.00%</b>

Source: DP-1, Profile of General Demographic Characteristics, 2010 Decennial Census

Single-family detached housing (84.38%) is the predominant housing type in Glen Ridge, and although it is the majority of housing in Essex County (33.82%), housing units countywide are much more diverse. The number of units in structures containing 5 or more units only make up 15% of the

Borough's housing stock, whereas units in structures with 10 or more units make of 60.5% of County-wide housing stock.

Table 20: Housing Type by Number of Units in Structure				
Type	Glen Ridge		Essex County	
	Total	Percent	Total	Percent
1-unit, detached	2,090	84.38%	105,997	33.82%
1-unit, attached	17	0.69%	17,292	5.52%
2 units	21	0.85%	47,404	15.12%
3 or 4 units	108	4.36%	51,900	16.56%
5 to 9 units	0	0.00%	18,674	5.96%
10 to 19 units	18	0.73%	16,214	5.17%
20 or more units	223	9.00%	55,539	17.72%
Mobile home	0	0.00%	331	0.11%
Boat, RV, van, etc.	0	0.00%	101	0.03%

Source: US Census Bureau, American Community Survey, 2010-2014 5-Year Estimates, Selected Housing Characteristics

Approximately 81% of all Borough housing stock contains three or more bedrooms, where 1 and 2-bedroom units make up approximately 17% of Borough housing stock. There are relatively few units in the Borough (50) with no bedrooms.

Table 21: Number of Bedrooms				
Bedrooms	Glen Ridge		Essex County	
	Total	Percent	Total	Percent
No bedroom	50	2.02%	18,781	5.99%
1 bedroom	138	5.57%	63,807	20.36%
2 bedrooms	282	11.38%	86,876	27.72%
3 bedrooms	598	24.14%	89,200	28.46%
4 bedrooms	716	28.91%	34,642	11.05%
5+ bedrooms	693	27.98%	20,146	6.43%

Source: US Census Bureau, American Community Survey, 2010-2014 5-Year Estimates, Selected Housing Characteristics

### Occupancy Status

According to the 2000 and 2010 Census, the Borough has had very low housing vacancy rates. In 2010, the vacancy rate was 2.6 percent compared to a 9.3% vacancy rate county-wide. The percentage of owner- (89%) and renter-occupied units (8%) was similar over that time period.

Table 22: Household Occupancy and Tenure				
	2000		2010	
Occupied Units	2,458	98.7%	2,476	97.4%
Owner-Occupied	2,237	91.01%	2,263	89.06%
Renter-Occupied	221	8.99%	213	8.38%
Vacant Units	32	1.3%	65	2.56%

Source: US Census Bureau 2000 and 2010, DP-1 Profile of General Demographic Characteristics

As shown in the table below, the average household size of owner-occupied units is larger (3.11) than the average household size of renter-occupied units (2.15) in the Borough. Renter-occupied units tend to be smaller, with few bedrooms and fewer school-age children.

Table 23: Household Size by Tenure		
	2000	2010
Avg. Household Size	2.95	3.03
Owner Occupied	3.03	3.11
Renter Occupied	2.15	2.15

Source: US Census Bureau 2000 and 2010, Summary File 1 (SF-1)

### Purchase and Rental Value of Housing Stock

Using the 2014 5-Year ACS data, nearly 92% of the 199 renters in the Borough spend over \$1,000 on gross rent. Approximately 8% of renters spend less than \$1,000 monthly. The median gross rent in Glen Ridge (\$1,493) is higher than the median gross rent of the County (\$1,069). Compared to the median contract rent of all surrounding communities, (Bloomfield \$1,202; East Orange \$993; City of Orange \$1,039; and Montclair \$1,410) Glen Ridge is the most expensive.

Federal and State standards state that households paying in excess of 30% of their income for housing are considered to be rent-burdened. According to these standards, rent-burdened households make up 67.3% of the Borough's renter households, significantly more than the percent of rent-burdened located in the County as a whole (56.3%).

According to the 2014 5-Year ACS estimates, the median value of owner-occupied housing in Glen Ridge is \$210,900 more than the median home value for all of Essex County. Homes valued between \$500,000 and \$999,000 account for more than half (50.79%) of Glen Ridge's owner-occupied housing stock. Homes valued under \$300,000 account for less than 12% of the Borough's stock, compared to nearly 37% of housing stock in Essex County.



**Table 24: Gross Rent of Renter-Occupied Housing Units**

Gross Rent	Glen Ridge		Essex County	
	Units	Percent	Units	Percent
Less than \$500	0	0.00%	0	0.00%
\$500-\$749	0	0.00%	0	0.00%
\$750-\$999	16	8.04%	16	8.04%
\$1,000-\$1,499	85	42.71%	85	42.71%
\$1,500 or more	98	49.25%	98	49.25%
<b>Total</b>	<b>199</b>	<b>100.00%</b>	<b>199</b>	<b>100.00%</b>
Median Gross Rent	\$1,493		\$1,069	

Source: US Census Bureau, American Community Survey, 2010-2014 5-Year Estimates, Selected Housing Characteristics

**Table 25: Renter-Occupied Housing as % of Income**

Gross Rent as Percent of Income	Glen Ridge		Essex County	
	Units	Percent	Units	Percent
Less than 15%	28	14.07%	28	14.07%
15% to 19.9%	24	12.06%	24	12.06%
20% to 24.9%	0	0.00%	0	0.00%
25% to 29.9%	13	6.53%	13	6.53%
30% to 34.9%	34	17.09%	34	17.09%
35% or more	100	50.25%	100	50.25%

Source: US Census Bureau, American Community Survey, 2010-2014 5-Year Estimates, Selected Housing Characteristics

**Table 26: Value of Owner-Occupied Housing**

	Glen Ridge		Essex County	
	Units	Percent	Units	Percent
Less than \$50,000	83	3.84%	83	3.84%
\$50,000 to \$99,999	0	0.00%	0	0.00%
\$100,000 to \$149,999	49	2.26%	49	2.26%
\$150,000 to \$199,999	80	3.70%	80	3.70%
\$200,000 to \$299,999	45	2.08%	45	2.08%
\$300,000 to \$499,999	619	28.60%	619	28.60%
\$500,000 to \$999,999	1,099	50.79%	1,099	50.79%
\$1,000,000 or more	189	8.73%	189	8.73%
Median Value	\$569,500		\$358,100	

Source: US Census Bureau, American Community Survey, 2010-2014 5-Year Estimates, Selected Housing Characteristics

### Condition of Housing Stock

The Census does not compile data on substandard housing. However, COAH's use of three (3) variables collected by the Census Bureau – old and over-crowded units, homes with incomplete plumbing, and homes with incomplete kitchens – have been upheld by the Appellate Division as satisfactory indicators or “proxies” of the amount of substandard housing within a municipality.

Homes considered 'old' are those homes that are at least 50 years old (built prior to 1959 for Census purposes). According to the 2014 ACS, 1,974 homes, or 79.7% of the Borough's housing stock, were built prior to 1959.

COAH's rules state that "overcrowded units" are those with more than one person (1.01 persons) living in a room. Less than 1% of households in Glen Ridge may be considered overcrowded as shown in **Table 28**.

The second and third indicators for substandard housing are those units that lack plumbing and kitchen facilities. The 2014 5-Year ACS data indicates that just 36 units in the Borough may lack complete kitchen facilities.

Table 27: Year Structure Built		
Built	Structures	Percent
2010 or later	0	0.00%
2000 to 2009	46	1.86%
1990 to 1999	79	3.19%
1980 to 1989	135	5.45%
1970 to 1979	41	1.66%
1960 to 1969	202	8.16%
1950 to 1959	191	7.71%
1940 to 1949	121	4.88%
1939 or earlier	1,662	67.10%

Source: US Census Bureau, American Community Survey, 2010-2014 5-Year Estimates, Selected Housing Characteristics

Table 28: Occupants per Room		
Size	Units	Percent
1.00 or less	2,394	99.29%
1.01 to 1.50	17	0.71%
1.51 or more	0	0.00%
<b>Total</b>	<b>2,411</b>	<b>100.00%</b>

Source: US Census Bureau, American Community Survey, 2010-2014 5-Year Estimates, Selected Housing Characteristics

Table 29: Condition of Housing Stock		
	Units	Percent
Lack of complete plumbing	18	0.75%
Lack of complete kitchen	18	0.75%
Lack of telephone services	0	0.00%
Lack of adequate heat	0	0.00%
<b>Total</b>	<b>36</b>	<b>1.49%</b>

Source: US Census Bureau, American Community Survey, 2010-2014 5-Year Estimates, Selected Housing Characteristics

## Projection of Housing Stock

The tables below represent Glen Ridge's projection of housing stock, including the probable future construction of low and moderate income housing for the next ten years. N.J.S.A. 52:27D-310 requires that a housing element contain such a projection, including the probable future construction of low and moderate income housing for the next ten years. This projection takes into account but is not limited to construction permits issued, approvals of applications for development and probable residential development of lands.

**Table 30** shows the Borough's historic development trends which contains building permit, certificate of occupancy, and demolition data, sourced from the Jersey Construction Reporter made available by New Jersey's Department of Community Affairs' Division of Codes and Standards. According to NJDCA, between 2000 and February 2018, 142 residential CO's were issued. Accounting for the 5 demolitions, there were 137 units of net new residential development during the 15-year time period. However, 54 of the COs issued between 2005 and 2010 were associated with the redevelopment of the Matchless Metals Polishing Company and the former Verizon office building, which are redevelopment projects that deviate from normal historical trends. Subtracting these 54 outliers, a net residential development of 83 results, which equates to an average of just 4.6 new units each year.

Table 30: Historic Trend of Residential Certificates of Occupancy & Demolition Permits			
	COs Issued	Demolitions	Net Development
2000	0	0	0
2001	0	1	-1
2002	1	1	0
2003	0	0	0
2004	0	1	-1
2005	1	1	0
2006	80	0	80
2007	32	0	32
2008	2	1	1
2009	1	0	1
2010	2	0	2
2011	2	0	2
2012	1	0	1
2013	6	0	6
2014	3	0	3
2015	3	0	3
2016	2	0	2
2017	6	0	6
2018 (Jan. & Feb.)	0	0	0
<b>Total</b>	<b>142</b>	<b>5</b>	<b>137</b>

Source: "New Jersey Construction Reporter" - New Jersey Department of Community Affairs' Division of Codes and Standards

At the time this Plan was prepared, the New Jersey Construction Reporter only had January and February 2018 CO and demolition data available.

There are currently no pending applications for development that would generate future residential development.

As discussed in the Fair Share Plan, the Borough has received a concept plan from JMF properties for a new inclusionary development. JMF properties sued under a Builder's Remedy in the Borough's current affordable housing judicial review. Units from this project are included in the table below.

Otherwise, the Borough can likely expect little in the way of new residential development, except possibly small, piecemeal projects and as existing developed properties are redeveloped.

Over the 15-year period between 2000 and 2014, an average of 8.6 units were developed each year. Therefore, the projected development for the Borough is 9 units per year.

Table 31: Projection of Residential Development			
	Pending Applications	Approved Applications, Permits Issued	Projected Development
2015	--	--	--
2016	--	--	--
2017	--	--	--
2018	--	--	110 Units; 17 Affordable*
2019	--	--	--
2020	--	--	--
2021	--	--	--
2022	--	--	--
2023	--	--	--
2024	--	--	--
2025	--	--	--
<b>Total</b>	<b>1</b>	--	110 Units; 17 Affordable

Source: Borough of Glen Ridge

\* based on June 7, 2018 Site Plan JMF Properties (Appendix C)

The North Jersey Transportation Authority (NJTPA) forecasts in its "2040 Regional Transportation Plan" that Glen Ridge will continue to grow, and over the next 30 years, will have an annual gain of about 8 households, 27 residents and 10 employees.

Table 32: NJTPA 2040 Forecasts			
Year	Number	Change	Percent Change
Population Forecast			
2000	7,271	--	--
2010	7,530	259	3.44%
2040	8,350	820	9.82%
Household Forecast			
2000	2,458	--	--
2010	2,480	22	0.89%
2040	2,730	250	9.16%
Employment Forecast			
2010	1,080	--	--
2040	1,370	290	21.17%

Source: NJTPA Population Forecast by County and Municipality 2010-2040; 2010 Census

The projected population/household growth is on par with the pace of residential development in the Borough since its average rate of housing production over the last 15 years (8.6 units per year) matches the forecasted gain of 8 households per year. Considering the lack of currently available, unconstrained, vacant land, it is difficult to see how this projected development could take place, except through a program of redevelopment. Any redevelopment program would also need to be attractive to developers who believe there is a market for additional housing development in the Borough.

## IV. HOUSING REGION, REGIONAL INCOME LIMITS AND LMI THRESHOLDS

### Housing Regions

The Prior Round methodologies calculated affordable housing obligations for each "housing region," and then assigned fair share obligations to each of New Jersey's 565 municipalities. The Fair Housing Act defines a "Housing Region" as:

"Housing region" means a geographic area of not less than two nor more than four contiguous, whole counties which exhibit significant social, economic and income similarities, and which constitute to the greatest extent practicable the primary metropolitan statistical areas as last defined by the United States Census Bureau prior to the effective date of P.L.1985, c. 222 (C.52:27D-301 et al.).

[N.J.S.A. 52:27D-304 b.]

The State of New Jersey is divided into six (6) housing regions. Glen Ridge Borough is located with **Housing Region 2**, which consists of **Essex, Morris, Union** and **Warren Counties**.

## Income Limits

Affordable housing in New Jersey is housing that is rented or sold and occupied by, or reserved for occupancy by, "low and moderate income" (LMI) households. In accordance with the Fair Housing Act and COAH regulations, LMI households are those that have a median gross household income limited to the following:

Table 33: History of COAH Approvals	
LMI Type	Household Income Limit:
Moderate Income:	More than <b>50%</b> but less than <b>80%</b> of the Region's Median Income
Low Income:	Less than <b>50%</b> of the Region's Median Income
Very low income:	Less than <b>30%</b> of the Region's Median Income

The above income limits for Glen Ridge are based on the Region 2 median income. Historically, COAH has relied on US Department of Housing and Urban Development (HUD) estimates of "median income" for New Jersey's housing regions. Therefore, the median household income for household sizes 1 through 7+ in Region 2, as well as the income limits for very low, low, and moderate income households have been determined using COAH's income limits from 2014, but the Borough anticipates that the income limits will be updated annually by further order of the Court.

## LMI Monthly Home Costs

Housing costs for LMI households are restricted to a percent of their household's eligible monthly income.

- For home ownership units, the maximum initial purchase price shall be calculated so that the monthly carrying costs (including principal and interest- based on a mortgage equal to 95% of the purchase price and the Federal Reserve H15 rate of interest, taxes, homeowner and private mortgage insurance, and condominium/homeowner association fees) do not exceed 28 percent of an eligible household's income.
- For rental units, the initial rent for a restricted rental unit, including all utilities, shall be calculated so as not to exceed 30 percent of the eligible monthly income of the appropriate household size.

## V. AFFORDABLE HOUSING OBLIGATION

The municipal affordable housing obligation consists of three (3) components:

1. Present Need / "Rehabilitation Share"
2. Prior Round Need (1987 – 1999)
3. Third Round "Prospective Need" (1999 – 2025)

In its March 10, 2015 decision, the NJ Supreme Court stated that municipalities should use the Prior Round Rules and methodologies to develop Housing Elements and Fair Share Plans in conformance with the Fair Housing Act. During the First and Second Rounds, however, the Council on Affordable Housing (COAH) provided municipalities with their municipal affordable housing obligations. At present, no affordable housing obligations consistent with the Supreme Court's March 2015 requirements have been approved, adopted or sanctioned by the Supreme Court or State Legislature.

To fill this "regulatory vacuum," several outside sources have released reports that purport to provide statewide, regional and municipal affordable housing obligations, all with varying calculations and resulting municipal obligations. A March 2018 opinion by Judge Mary C. Jacobson, however, is the first time a court has determined a municipal obligation. Although the 217-page opinion applies directly to only Princeton and West Windsor, both located in Mercer County, the Judge's opinion could set a precedent for more than 100 other municipalities that have gone to court to settle disputes over the affordable housing obligations.

The Borough and the Fair Share Housing Center (FSHC) have entered into a Settlement Agreement whereby the parties have agreed, for purpose of settlement, to rely on the calculations set forth in the May 2016 Kinsey Report regarding the Borough's obligations. Also as part of the settlement, the parties have agreed to utilize a 30% reduction in the affordable housing obligations as calculated in the Kinsey Report and presented in the table below. The agreement as to the Borough's obligations as set forth in the Settlement Agreement and herein, shall stand regardless of any potential future court action in the "Gap" decisions.

Table 34: Obligations		
Component	FSHC Units (5/20/2016 Report) (Prospective Obligation Includes 1999-2015)	30% FSHC Reduction (Prospective Obligation Includes 1999-2015)
Rehabilitation Obligation	33	33
Prior Round Obligation (1987 – 1999)	28	28
Prospective Obligation (1999 - 2025)	404	283
<b>Total Obligation</b>	<b>465</b>	<b>344</b>

Source: Fair Share Housing Center's "Kinsey Report", Updated May 20, 2016

The Borough recognizes that these numbers may ultimately be revised as the procedures and methods for calculating each component of regional and local affordable housing obligations are litigated throughout the State. Therefore, these numbers are being used as a "starting point"

for preparing a constitutionally compliant HEFSP until further consensus on methodology is handed down by the Courts or legislature. A further description of each component of the municipal affordable housing obligation is described below. Glen Ridge reserves the right to apply to the Court to amend its plan to reduce its fair share obligation and to be consistent with the terms of the Settlement Agreement, and when a final re-appealable determination of Third Round obligations applicable in Essex County has been made.

## Rehabilitation Share

The Rehabilitation Share in a municipality is an estimate of existing deficient housing currently occupied by LMI households. Today's indicators for deficient housing include:

1. Old (over 50 years old) and over-crowding (1.01 persons per room)
2. Lack of complete plumbing facilities
3. Lack of complete kitchen facilities

The Fair Share Housing Center used American Community Survey (ACS) data from the Census to determine the rehabilitation share for each NJ municipality. According to Census Data, Glen Ridge had 36 housing units with incomplete plumbing and or incomplete kitchens. The rehabilitation obligation is based solely on "old and over-crowded" units. Fair Share Housing Center calculates the Borough's Present Need (Rehabilitation Share) obligation as **33 units**.

## Prior Round Obligation

Prior Round Obligations are those affordable housing obligations generated during the First and Second Rounds, through the 1987-1999 period. The Prior Round Obligation provided within the Kinsey Report is **28 units**. **However, based on the Vacant Land Analysis attached as Appendix A, plus existing and authorized affordable housing credits, Glen Ridge's Prior Round RDP is 27 units and an unmet need of 1 unit.**

## Third Round Obligation

The Third Round Obligation includes the 1999-2015 "Gap Period" present need new construction obligation and an estimate of the anticipated need for affordable housing based on the projected growth in LMI households.

In accordance with past COAH practices, Prospective Need is calculated by State Housing Region, and then allocated to each municipality. Glen Ridge Borough is located within Housing Region 2. The May 2016 Kinsey Report calculates a regional prospective need of 28,269 units for the Third Round period, of which Glen Ridge's fair share is 404 units. Per the 30% reduction in the settlement agreement with FSHC, the Borough's Prospective Need Obligation is **283 units**, all of which will be addressed as Unmet Need.



## VI. CAPACITY ANALYSIS

### Vacant Land Adjustment

The Prior Round Rules allow municipalities to request an adjustment due to available land capacity. In doing so, they must prepare a "vacant land analysis" in accordance with the rules.

#### Process

A study of vacant and public lands provides a closer look at existing development and the potential for future development of vacant land, public land, and farmland (if available) based on such factors as lot size, environmental constraints, and accessibility. This inventory of vacant and public lands in the Borough examines what changes, if any, have occurred in the years since the preparation of the Borough's previous analysis, prepared and certified in the Prior Round.

This data set was reviewed for completeness and accuracy with respect to property class codes and, where necessary, updated based on local information and/or current aerial images. Data was then compared with local information to eliminate recently developed parcels, parcels in active use for municipal government or utilities purposes, parcels used for open space and recreation (ROSI and Non ROSI properties) and parcels owned by other municipalities, the County or the State.

COAH's Prior Round rules (at N.J.A.C. 5:93, et seq.) pertaining to vacant land adjustment procedures allow certain environmentally constrained areas to be excepted from consideration, including land in 100 year floodplains, wetlands and steep slopes (over 15%). Data for these three environmental constraints were overlaid on existing parcel maps to identify constrained portions of the vacant properties in question. Parcels that were entirely constrained were removed from the inventory of vacant developable land. Parcels partially encumbered and still considered developable or partially developable were left in and the environmentally constrained portions of those lots were removed from the total acreage for the site.

Finally, any remaining parcels or developable portions of parcels that were too small to support the development of five (5) or more units at a density of 6 dwelling units per acre (or higher, as appropriate), were also eliminated from consideration. All remaining parcels were included in the Borough's land capacity calculation with a 20% low and moderate-income housing requirement applied to the Borough's estimated build-out.

Maps were created to graphically show how the final list of developable properties were determined. The first, Map 1 – Vacant Land Inventory identifies all the vacant properties in the Borough, while Map 2- Vacant Land Inventory & Environmental Constraints shows the extent of the environmental constraints affecting the parcels considered vacant and developable or partially developable; while Map 3 – Realistic Development Potential identifies all remaining parcels capable of supporting development.

If a municipality seeks a vacant land adjustment, they are to calculate the Realistic Development Potential (RDP), or the portion of the fair share obligation that can realistically be addressed with inclusionary development. An updated vacant land analysis was prepared for the Borough,

which shows there is minimal vacant land available that is unconstrained. H2M prepared a detailed analysis of Glen Ridge properties to identify any properties that may meet the minimum threshold size with other contiguous properties. All appropriate properties have been included in the HEFSP submittal.

#### **Prior Round Vacant Land Adjustment (VLA)**

The Borough of Glen Ridge requested a Vacant Land Analysis in its 1995 Housing Element and Fair Share Plan submitted to COAH. The Plan stated that, "*as indicated by the Land Use Map, every parcel contains a dwelling unit except for public land and for the golf course which has been selected as the inclusionary site.*" Although requested, no Vacant Land Adjustment was ever conducted. **However, at the recommendation of the Court Master, this report will use 27 units as the Prior Round RDP and an unmet need of 1 unit**, based on the availability of credits to meet the prior round obligation.

#### **2018 Confirmation of Vacant Land Adjustment (VLA)**

The lack of available vacant land continues to be a significant limitation to development opportunity in the Borough of Glen Ridge. As part of this effort, the Borough prepared an updated Vacant Land Analysis to assess current development potential, using an approach consistent with COAH's Second Round Rules, NJAC. 5:93-4.2 and -5.2. The rules require the Borough to evaluate vacant and publicly-owned properties that are not environmentally constrained and consider those sites for inclusionary housing development. A complete description of the VLA analysis process, as well as maps and data tables are included in Appendix A.

The updated vacant land analysis shows that there is virtually no vacant land available that is unconstrained and undeveloped and of a size to accommodate any realistic development potential (RDP). Therefore, the VLA estimates that the Borough has a Third Round **Realistic Development Potential (RDP) of 0 units** and an **Unmet Need of 283 Units**.

Since the entirety of the 283 unit Third Round obligation will be addressed as unmet need (Glen Ridge has a total unmet need of 284 units).

## **VII. SERVICES CAPACITY ANALYSIS**

For any large-scale development, including new inclusionary housing development, the Borough of Glen Ridge will need to be aware of the fiscal impact on its existing schools, utilities and public services.

### **Schools**

New residential developments in the Borough will generate some new school children. The Borough is concerned that additional children may impact the District's overall capacity. The Glen Ridge Borough School District includes four schools: Forest Avenue School (Pre-k - Grade 2), Linden Avenue School (Pre-k - Grade 2), Ridgewood Avenue School (Grades 3-6), and Glen Ridge High School (Grades 7-12).

**Roads and Utilities**

The Borough expects that infrastructure and maintenance costs in new developments are to be borne by developers and owners of the property, not the municipality. This includes the cost for developing and maintaining all access drives and private roadways, and connections to water and sewer systems.

The Passaic Valley Regional Sewerage Authority (PVRSA) provides sewer service to nine (9) municipalities in the County of Essex, including the Borough of Glen Ridge.

## VIII. FAIR SHARE PLAN

Municipalities must demonstrate how they will address their Present Need (Rehabilitation Share), Prior Round and Third Round Obligations in the form of a Fair Share Plan.

### Credit / Bonus Requirements

#### Crediting Requirements

The following crediting requirements apply:

- A maximum of 25% of obligation can be age-restricted housing
- A minimum of 25% of obligation must be rental housing (N.J.A.C. 5:93-5.15)
- A minimum of 50% of obligation must be low income housing
- A minimum of 13% of obligation must be met with very low income housing (part of low income housing component)

#### Credit Bonuses

The settlement with FSHC uses the Prior Round rental bonus standards, which does not include some of the newer bonus types, but does include more generous rental bonuses. Bonus credits for units that have been constructed, or for which there is a firm commitment of construction, are permitted as follows:

- 2 for 1 credit for family rental units or bedrooms for supportive and special needs housing.
- 1.33 for 1 credit for age-restricted rental units

Bonus limitations are as follows:

- Bonuses may not exceed 25% of the obligation. In Glen Ridge's case the bonus is limited to 25% of the RDP for each round because of its ongoing vacant land adjustment.

The Table below summarizes how the Borough's Prior Round and Third Round Obligations, as per the RDP, result in the following minimum and maximum requirements, based on the RDP. The Borough will comply with the Affordable Housing Ordinance that requires new affordable units to be meet bedroom distribution, income eligibility, and age-restriction, family and rental requirements to comply with the table below.

Table 35: Min / Max Affordable Housing Type Requirements for Glen Ridge based on Prior Round RDP of 27 units		
Prior Round RDP (27 Units)	Required %	Required Units
Min. Rental Housing	25%	7
Max. Age Restricted	25%	6
Max. Bonus	25%	7
Min. Low Income	50%	14
Min. Very Low Income	13%	4

## Affordable Housing Compliance

### Rehabilitation Compliance

According to the Kinsey Report, the Borough of Glen Ridge has a present need or rehabilitation share of 33 units.

As per the 2010 Housing Plan, the Borough was going to investigate opportunities to rehabilitate housing through the Essex County Home Improvement Program, but the Borough has not yet participated and no rehabilitation projects have taken place.

#### **Rehab Credits:**

Zero (0) rehabilitation projects have been completed by any programs for the Borough.

Glen Ridge intends to contract directly with the Essex County Home Improvement Program, to meet its rehabilitation obligation. The Home Improvement Program is funded through the Community Development Block Grant Program and offers deferred loans to low- to moderate- income homeowners to make improvements on heating system, roofing, plumbing, electrical and code violation abatements.

#### Essex County Home Improvement Contact information:

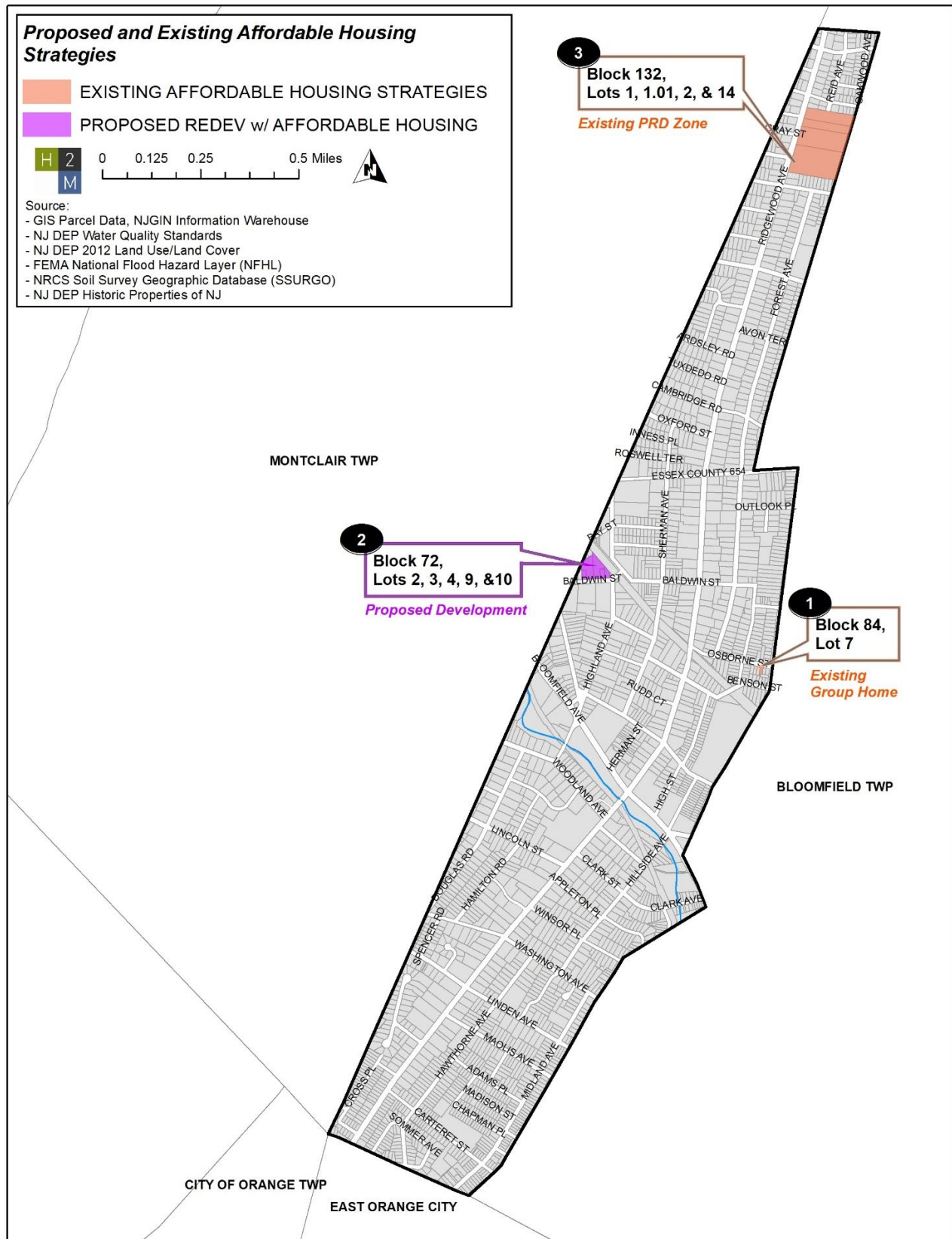
George F. Serio  
Director  
973-655-0200  
20 Crestmont Road  
Verona, NJ 07044  
Fax 973-655-0982  
Website: <http://essexcountynj.org/division-of-housing-community-development/>

### **Approach & Strategy**

The Borough of Glen Ridge is a residential community with limited vacant property available for development as is evident by its prior round vacant land assessment and proposed third round adjustment. The Supreme Court's March 10, 2015 ruling, stated that municipalities must address their Prior Round Obligations first, therefore our meetings were to develop a strategy to first address the **Prior Round RDP of 27 units**.

The next step is to address the outstanding unmet need from both the prior round (1 unit) and 3<sup>rd</sup> round (283 units), through inclusionary, redevelopment and zoning opportunities. These opportunities are discussed and presented in the section called Proposed Affordable Housing zoning later in this document. The map on the following page depicts the proposed and existing affordable housing strategies used to address the Borough's obligations for the Prior Round and Third Round. The numbers next to each property indicate the order in which they are discussed in this Plan and corresponds to Table 38 on page 48 of this Plan.

## Proposed and Existing Areas for Affordable Housing



### Prior Round Compliance

The Supreme Court ordered that any unfulfilled prior round obligations, as generated from the 1987 to 1999 period (Rounds 1 and 2) should be the "starting point" for the Fair Share Plan. The Prior Round Obligation for Glen Ridge is **28 units**.

#### **Vacant Land Adjustment**

The Borough of Glen Ridge requested a Vacant Land Analysis in its 1995 Housing Element and Fair Share Plan submitted to COAH. The Plan stated that, "*as indicated by the Land Use Map, every parcel contains a dwelling unit except for public land and for the golf course which has been selected as the inclusionary site.*" Although requested, no Vacant Land Adjustment was ever conducted. **However, based on the Vacant Land Analysis attached as Appendix A, plus existing and authorized affordable housing credits, Glen Ridge's Prior Round RDP is 27 units with an unmet need of 1 unit.**

Affordable housing credits must first satisfy the municipal Prior Round RDP.

#### **Affordable Housing Credits for Prior Round:**

The Borough is able to claim the following affordable housing projects towards its Prior Round obligation. One existing project includes a Group Home. Additional information on the project can be found in Appendix B, the property tax documentation.

#### **Strategy 1 – Group Homes/ Alternative Living Arrangements**

Under COAH's rules, group homes are considered a type of "alternative living arrangement" where each resident bedroom is equal to one affordable housing rental credit. Pursuant to N.J.A.C. 5:94-4.8, "alternative living arrangements" can be used to address a municipal housing obligation. Alternative living arrangements include, but are not limited to: transitional facilities, residential health care facilities, group homes for the developmentally disabled and mentally ill, and congregate living arrangement. There is one (1) group home facility in Glen Ridge providing a total of 3 group home bedrooms.

Table 35: Group Homes			
Group Home Project	Location	# Bedrooms	Affordability Controls
Project Live III	70 Osborne Street	3 BR	2021
Total		<b>3 BR</b>	



**Strategy 2 – Baldwin Street Redevelopment/ Builder's Remedy**

Block 72, Lots 2, 3, 4, 9, & 10 (2.16 acres, per GIS acres) are accessed from Baldwin Street to the south, and across the street is a park owned by Montclair and a childcare development center. The lots are also bounded by residential properties on the northern perimeter and apartments and commercial properties in Montclair to the east. To the West is a railroad owned by NJ TRANSIT. The property has no environmental constraints.

Bing Maps, Bird's Eye View, Northerly View



Block and Lot:	Block 72, Lots 2, 3, 4, 9, & 10
Location:	Baldwin Street
Owner:	Multiple
Size:	2.16 acres
Existing Zone district:	R-2 district
Tax class:	Class 2: Residential
Constraints:	N/A



## Site Map with Environmental Constraints and Proposed AHO Zone



Affordable Housing Estimate:	
Tract / AHO Zone Area:	2.16 Unconstrained Acres / 2.16 Total Acres
Allowable density:	45 units / acre
Total units:	110 units
Affordable Housing Units:	17 units

**Builders Remedy Law Suit**

JMF properties is a Builder's Remedy plaintiff in the Borough's current affordable housing litigation. Mediation between the borough and the developer has resulted in a 110-unit development of which 17 units are to be dedicated affordable housing units. A maximum of three (3) of the affordable units will be 1-bedroom units, a maximum of six (6) units will be 2-bedroom units, and a maximum of four (4) units will be 3-bedroom units. The remainder will be allocated between 2-bedroom and 3-bedroom units at the discretion of the developer. These unit allocations have been agreed upon and outlined in the Settlement Agreement with Fair Share Housing Center. As part of the completed negotiations, Glen Ridge is proposing to meet a portion

of its Prior Round Obligation, through redevelopment of this area with the affordable housing component. A Redevelopment Plan of the area was completed after Planning Board Resolution 79-1 recommended that the properties be designated as an Area in Need of Redevelopment and an Area in Need of Rehabilitation (Appendix I). JMF Properties submitted a site plan of the area in July 2017 (Appendix C).

### **Unmet Need**

Unmet need is the difference between the affordable housing obligation and the credits provided to address that obligation. The Borough's Prior Round obligation RDP is 27 units and it is able to meet that obligation and the Unmet Need is **1 unit**. Its Third Round Obligation is 283 units, all of which is being addressed as Unmet Need. Municipalities that lack sufficient vacant land to address their obligation (i.e., require a Vacant Land Adjustment), must provide mechanisms that will capture affordable housing opportunities in an effort to address the "unmet need."

### **Summary of Prior Round Compliance**

The table below summarizes the Borough's existing affordable housing project and proposed redevelopment strategy. Affordable housing credits must first satisfy the municipal Prior Round RDP.

Table 36: Affordable Housing Prior Round Credit Summary					
Project	Tenure	Age Restricted	Credit	Bonus	Total
<i>Project Live III</i>	Rental	No	3	--	<b>3</b>
<i>Baldwin Street Development</i>	Rental	No	17	7	<b>24</b>
<b>Total</b>			<b>20</b>	<b>7</b>	<b>27</b>

Again, the next step is to address the outstanding unmet need from both the prior round (1 unit) and 3<sup>rd</sup> round (283 units), through inclusionary, redevelopment and zoning opportunities. These opportunities are discussed and presented in the section called Proposed Affordable Housing Strategies starting on page 42. The strategies include zoning for inclusionary development and a mandatory set-aside ordinance for affordable housing units.

### **Third Round Compliance**

The Borough's Third Round Obligation for the period 1999 through 2025, as agreed to by the parties in the Settlement Agreement with FSHC is **283 units**.

#### **2018 Vacant Land Adjustment**

The lack of available vacant land continues to be a significant limitation to development opportunities in the Borough of Glen Ridge. As part of this effort, the Borough prepared an updated Vacant Land Analysis to assess current development potential, using an approach consistent with COAH's Second Round Rules, NJAC 5:93-4.2 & -5.2. The rules require the Borough to evaluate vacant and publicly-owned properties that are not environmentally constrained and consider those sites for inclusionary housing development. A complete description of the VLA analysis process, as well as maps and data tables are included in Appendix A.

The updated vacant land analysis shows that there is very little land remaining in the Borough that is unconstrained and undeveloped and of a size that will accommodate inclusionary residential development. The results of the VLA indicates there are no vacant properties in the Borough that are able to yield affordable housing units, returning a **Realistic Development Potential (RDP) of 0 units**.

#### **Total Unmet Need**

Unmet need is the difference between the affordable housing obligation and the credits provided to address that obligation. Where the Borough's Prospective Need obligation is estimated at 283 units (a 30% reduction from Fair Share Housing Center's expert's calculation of 404 units) and the Unmet Need from the Prior Round is one (1) unit, the Borough's total Unmet Need is **284 units**. As previously indicated, municipalities that lack sufficient vacant land to address their entire obligation (i.e., require a Vacant Land Adjustment), must provide mechanisms to capture unanticipated affordable housing opportunities in an effort to address (if not fulfill) the "unmet need."

#### **Underutilized Sites Eliminated from RDP:**

In its Vacant Land Adjustment, the Borough identified three (3) properties that were underutilized even though their tax classifications are neither 1 or 15C. The sites can be eliminated from the calculation of the RDP not only because they are too small to yield even one affordable unit but also because they have other limiting factors. Further analysis and documentation of their elimination from the RDP is included on the following pages.

1. Block 100, Lot 10
2. Block 70, Lot 6
3. Block 77, Lot 7



### 1. Block 100, Lot 10 – Underutilized / Eliminated



Block 100 Lot 10 is what looks to be vacant land from 2015 aerial imagery. However, although the parcel exists in NJ Information Warehouse GIS parcel layers (last updated July 2016) and on the municipal tax map per NJ Property Tax (website visited October 2016), the parcel is not found in 2016 tax property records on NJ Property Tax. However, per the Borough, Block 100, Lot 10 was merged into surrounding lots in the Borough's 2012 revision of the Borough's tax maps (see above tax map). Therefore, as this lot no longer exists, it has been removed from the Vacant Land Analysis. The Borough is now aware of the outdated tax map online and has directed its Tax Assessor to address this discrepancy.

## 2. Block 70, Lot 6 (old) – Block 70, Lot 6.01 (new) – Underutilized – Eliminated

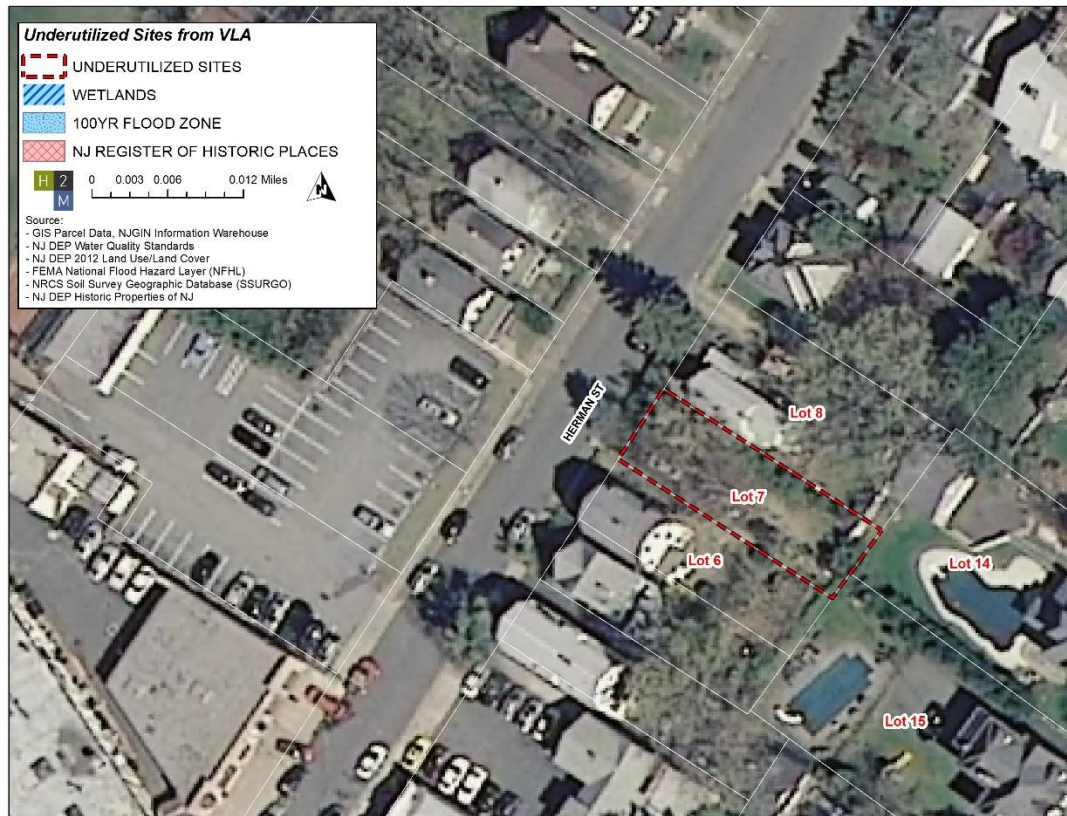


Block 70, Lot 6 is located off of Bloomfield Avenue and is what appears to be either a vacant lot or a gravel parking area, per 2015 aerial imagery. The subject property exists in NJ Information Warehouse GIS parcel layers (last updated July 2016) and in municipal tax maps per NJ Property Tax (website visited October 2016), but is not found in 2016 tax property records on NJ Property Tax. However, per the Borough's documentation, Block 70, Lot 6 was sold by the Borough on November 12, 2002 and became new Block 70 Lot 6.01, which is currently classified as Class 1: Vacant Land. Additionally, per the Borough, the tax map does not accurately display the lot lines, as the lot should be 43 feet wide rather than the 50-foot width portrayed on the tax map. The Borough is now aware of the inconsistencies and has directed its Tax Assessor to address them. Although the property has no environmental constraints, the lot is undersized according to VLA methodology and even at a density of 22 units per acre, it would not yield any affordable units. Therefore, this underutilized property was eliminated from the 2018 VLA as having no realistic development potential.

Affordable Housing Estimate:	
Estimated Tract / AHO Zone Area:	.14 Unconstrained Acres / .14 Total Acres
Estimated allowable density:	22 units / acre
Estimated total units:	3 units
Estimated Affordable Housing Units:	0 units (20% affordable)



### 3. Block 77, Lot 7– Underutilized – Additional Lot – Class 2 – Eliminated



Block 77, Lot 7 is an additional lot to Lot 6 and has the same owner. Lot 6 is developed with a single-family residence whereas Lot 7 is vacant except for a driveway. However, the immediate surrounding homes do not have driveways. Plus, the subject property is about the same lot width as the surrounding residential lots, so it could potentially be developed for one unit, per existing surrounding characteristics. However, it is considered undersized per VLA methodology and would yield no affordable units.

Affordable Housing Estimate:	
Estimated Tract / AHO Zone Area:	.09 Unconstrained Acres / .09 Total Acres
Estimated allowable density:	11 units / acre
Estimated total units:	1 unit
Estimated Affordable Housing Units:	0 units (20% affordable)

### **Implementation Techniques**

Per the Prior Round Rules, a municipality may employ a number of strategies and implementation techniques to address its fair share obligation:

Per N.J.A.C. 5:93-4.2 (h):

Council shall review the existing municipal land use map for areas that may develop or redevelop. Examples of such areas include but are not limited to: a private club owned by its members; publicly owned land; downtown mixed use areas; high density residential areas surrounding the downtown; areas with a large aging housing stock appropriate for accessory apartments; and properties that may be subdivided and support additional development. After such an analysis, the Council may require at least any combination of the following in an effort to address the housing obligation:

1. Zoning amendments that permit apartments or accessory apartments;
2. Overlay zoning requiring inclusionary development or the imposition of a development fee consistent with N.J.A.C.5:93-8. In approving an overlay zone, the existing use may be allowed to continue and expand as a conforming use, but where the existing use on the site is proposed to be changed, the site shall produce low and moderate income housing or a development fee; or
3. Zoning amendments that impose a development fee consistent with N.J.A.C. 5:93-8.

The Prior Round Rules elaborate on the above at N.J.S.A. 5:93-5.1: a municipality may provide for its fair share of low and moderate income through a combination of techniques, including, but not necessarily limited to:

- Rehabilitation of substandard units;
- Municipally sponsored and 100% affordable construction;
- **Zoning for Inclusionary Development;**
- Alternative living arrangements (i.e., group homes);
- Accessory apartment program;
- Purchase of existing homes;
- Write-down/buy-down (Market-to-Affordable) programs; and
- Assisted living residences

In accordance with N.J.A.C. 5:93-4.2(h) above, the Borough has identified locations throughout the Borough that may be appropriate for re-zoning or overlay zoning to permit inclusionary development, as is discussed below.

In accordance with the Prior Round Rules, municipalities may create low and moderate income units by zoning for inclusionary development. As per N.J.A.C. 5:93-5.3,

*"Municipalities shall designate sites that are available, suitable, developable, and approvable, as defined in N.J.A.C. 5:93-1. In reviewing sites, the Council shall give priority to sites where infrastructure is currently or imminently available. All sites designated for low and moderate income housing shall be consistent with the applicable area-wide water quality management plan (including the wastewater management plan) or be included in an amendment application filed prior to the grant of final substantive certification. If there is a denial by DEP, or at the end of two years if there is no DEP determination, then COAH shall revisit the site and housing plan to determine if it provides a realistic opportunity."*

The Borough had previously identified one (1) area suitable for higher density residential development and incorporating an affordable housing component, in addition to the Baldwin Street Redevelopment which has a 15% rental affordable housing component. The existing inclusionary golf course zone (PRD Zone) will be amended to allow for even higher density residential development. The Prior Round Rules require that for each site proposed for inclusionary development, the following be provided:

- General description of each site. Including acreage, current zoning, surrounding uses, street access; and maps showing site locations.
- Description and maps of any environmental constraints including steep slopes, wetlands and floodplain areas.
- Location, size and capacity of water and sewer facilities. Status of the applicable area wide water quality management plan and wastewater management plan.
- Total number of housing units; gross and net density of the proposed development; total number of very low and moderate income units, and whether units are for sale or for rent.
- Conformance to UHAC regulations for bedroom mix, age restriction, price stratification, rental housing, controls on affordability and affirmative marketing.

N.J.A.C. 5:93-5.6 provides further inclusionary zoning requirements, particularly with regard to required permissible densities and set-asides when a community receives a Vacant Land Adjustment.

*"When a municipality is receiving an adjustment pursuant to N.J.A.C. 5:93-4.2, the municipality shall be required to zone inclusionary sites at a minimum gross density of six (6) units per acre with a 20 percent set-aside."*

The rules also state that the Council on Affordable Housing may require *higher densities* where existing zoning exceeds the zoning proposed by the municipality, or when the Council determines higher densities are required to provide an opportunity for inclusionary development.

After an extensive evaluation of Borough lands, the selected areas include properties with adequately-sized sites with pending development and lands that may become available for future re-use and development after the end of their current useful life.

The following strategies are proposed to address the Borough's remaining Unmet Need of 284 units.



### Strategy 3 – Glen Ridge Country Club

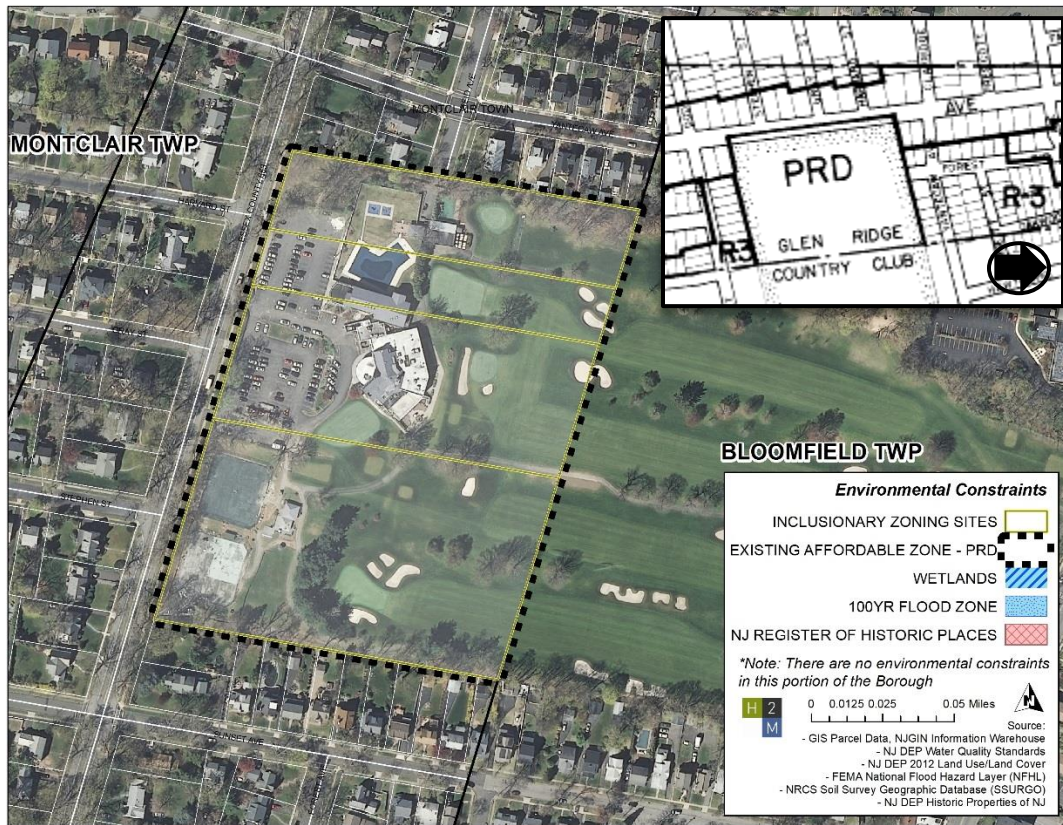
Block 132, Lots 1, 1.01, 2, & 14 (13.8 acres, per tax records) is accessed from Ridgewood Avenue to the West where it is also bounded by residential properties on the northern and southern perimeters. Half the golf course extends into Bloomfield Township. The site has no environmental constraints. The site is zoned for Planned Residential Development (PRD) which requires a twenty percent (20%) set-aside of affordable housing (previously 25 units) at a permitted density of nine (9) units per acre for a total of 124 units. Amendments to the PRD ordinance is attached as Appendix D and will require a 20% set-aside of affordable housing (39 units) at a permitted density of fourteen (14) units per acre for a total of 193 units. There are no development applications currently pending for this site, as it is currently contains the clubhouse and parking facilities for the Country Club.

Bing Maps, Bird's Eye View, Northerly View



Block and Lot:	Block 132, Lots 1, 1.01, 2, & 14
Location:	Ridgewood Avenue
Owner:	Glen Ridge Country Club
Size:	13.8 acres
Zone district:	PRD district
Tax class:	Class 4A: Commercial
Constraints:	N/A

Site Map with Environmental Constraints and Existing Affordable Housing Zone (PRD)



Affordable Housing Estimate (based on amended zoning):	
Estimated Tract / AHO Zone Area:	13.8 Unconstrained Acres / 13.8 Total Acres
Proposed Allowable density:	14 units / acre
Estimated total units:	193 units
Estimated Affordable Housing Units:	39 units

**Strategy 4 – Affordable Housing Ordinance/Mandatory Set-Aside**

In addition, this Plan and the revised Affordable Housing Ordinance recommends instituting a municipal-wide mandatory set-aside for any future development in Glen Ridge containing five (5) or more multi-family dwellings (Appendix E).

**Summary of Third Round Compliance**

Table 37 below summarizes the inclusionary zoning strategy proposed to address the Borough's Third Round Obligation.

Table37: Affordable Housing Third Round Credit Summary			
Site		Tot. Units Estimated	Est. Very Low/Low/Mod Units
1	Amended Planned Residential Development (PRD) Zone	193 units	39 units
2	Mandatory Set-Aside Ordinance	?	?
Total		<b>193+ units</b>	<b>39+ units</b>



## Summary of Mechanisms and Credits

The table below summarizes the existing and proposed mechanisms to satisfy the RDP for prior and proposed third round and the total unmet need. The Borough's total RDP of 27 units consists of Prior Round RDP (27 units) and a combined cumulative Unmet Need of 284 Units (Prior Round: 1 unit; 3rd Round: 283 units).

Bonus credits are limited based on the Realistic Development Potential (RDP).

Table 38: Existing and Proposed Affordable Housing Credits				
Credits to Address RDP for <u>Prior Round</u> (27 units)		AH Credits/Units	Bonus	Total
1	Project Live III	3	0	3
2	Baldwin Street Redevelopment	17	7	24
			subtotal	27
Credits to Address <u>Unmet Need</u> for Prior Round and 3 <sup>rd</sup> Round (284 Units)		Credits/Units	Bonus	Total
Proposed Development				
3	Glen Ridge Country Club	39	?	39
4	Mandatory Set-Aside Ordinance	?	?	?
Total Units Proposed				39+

The Borough's Unmet Need is proposed to be addressed through the continuation of the existing zoning on a portion of the Glen Ridge Country Club property, but with an increase in the density assigned to that overlay zone from 9 units per acre to 14 units per acre, and through the establishment of a mandatory Borough-wide affordable housing set-aside requirement (of 20% if the affordable units will be for sale and 15% if the affordable units will be for rent), for any multi-family development created through any Planning Board or Zoning Board action on subdivision or site plan applications or use or density variances, or through any Council action adopting a rezoning, redevelopment plan, or rehabilitation plan or amendment thereto that provides for a density at or above six (6) units per acre, resulting in five or more total new dwelling units. **This does not give any developer the right to any such rezoning, variance or other relief, or establish any obligation on the part of Glen Ridge to grant such rezoning, variance or other relief. No property shall be permitted to be subdivided so as to avoid compliance with these requirements.**

## IX. APPENDICES

- APPENDIX A: Vacant Land Adjustment Analysis
- APPENDIX B: Group Home Documentation
- APPENDIX C: JMF Concept Plan
- APPENDIX D: Draft Planned Residential Development (PRD) Zone Amendment
- APPENDIX E: Draft Affordable Housing Ordinance
- APPENDIX F: Draft Development Fee Ordinance
- APPENDIX G: Housing Trust Fund Spending Plan
- APPENDIX H: Resolution of Intent to Fund Shortfall
- APPENDIX I: Planning Board Resolution Recommending Designating Area in Need of Redevelopment, Ordinance Designating Area in Need of Redevelopment, Adopted Redevelopment Plan, and Redevelopment Agreement
- APPENDIX J: Rehabilitation Manual and Contract, Affirmative Marketing Plan, Resolution Approving MHL, and Contract of Administrative Agent
- APPENDIX K: Resolution Adopting HEFSP

# APPENDIX A

Block	Lot	Address	Owner	Class	GIS Acres	Constraint Description	Constr. Acres	Buildable Acres	Units/ Acre	Tot. Capacity	RDP / 20% Set-aside
102	11	105 FOREST AVENUE REAR	LEBOW. DEBORAH R & ALTIER, THOMAS	1	0.874	Landlocked	0.00	0.87	6	5.24	1.05
123	7	MITCHELL PLACE	BOROUGH OF GLEN RIDGE	15C	0.06	Undersized	0.00	0.06	6	0.33	0.07
13	13	644 HAWTHORNE AVENUE	BOROUGH OF GLEN RIDGE	15C	1.05	ROSI, Freeman Gardens	0.00	1.05	6	6.33	1.27
134	1	FOREST AVENUE	BOROUGH OF GLEN RIDGE	15C	1.48	ROSI, Palmer Field	0.00	1.48	6	8.85	1.77
16	2	PLANCHET DRIVE (REAR)	TOWN OF MONTCLAIR	15C	0.22	Undersized, Montclair border	0.00	0.22	6	1.30	0.26
16	64	LINDEN AVENUE	BOROUGH OF GLEN RIDGE	15C	0.05	Undersized, GR Borough Walk	0.00	0.05	6	0.29	0.06
17	1	CARTERET STREET	BOROUGH OF GLEN RIDGE	15C	3.85	ROSI, Carteret Park	0.00	3.85	6	23.09	4.62
17	15.01	CARTERET STREET	BOROUGH OF GLEN RIDGE	15C	0.03	Undersized, Developed residence	0.00	0.03	6	0.17	0.03
17	16	CARTERET STREET	BOROUGH OF GLEN RIDGE	15C	0.07	Undersized	0.00	0.07	6	0.45	0.09
20	1,2,3	122 CARTERET STREET	BOROUGH OF GLEN RIDGE	15C	2.20	Public Works Yard	0.00	2.20	6	13.21	2.64
21	22	CHAPMAN PLACE	BOROUGH OF GLEN RIDGE	15C	0.81	Boro Barrow Fields	0.00	0.81	6	4.86	0.97
33	10	17 SPENCER ROAD	ROVALINO, JOSE & LINDA	1	0.09	Undersized	0.00	0.09	6	0.55	0.11
34	21	MIDLAND AVENUE	TOWN OF BLOOMFIELD	15C	0.08	Undersized	0.00	0.08	6	0.46	0.09
52	8	BLOOMFIELD AVENUE REAR	BOROUGH OF GLEN RIDGE	15C	3.35	ROSI, The Upper Glen, Wetland, Non-contiguous	1.62	1.73	6	10.38	2.08
53	14	FREEMAN PKY(ABUTS RR)	BOROUGH OF GLEN RIDGE	15C	0.50	Undersized, Park	0.00	0.50	6	3.00	0.60
54	1	BLOOMFIELD AVENUE	BOROUGH OF GLEN RIDGE	15C	4.49	ROSI, The Lower Glen, Wetland	1.92	2.57	6	15.42	3.08
55	14	228 RIDGEWOOD AVENUE	N J TRANSIT ACCTS PAYABLE RAIL	15C	0.25	Undersized, Train Station, State Register of Historic Places	0.25	0.00	6	0.00	0.00
55	15	BLOOMFIELD AVENUE-REAR	BOROUGH OF GLEN RIDGE	15C	0.12	Undersized, Park	0.00	0.12	6	0.75	0.15
56	10.01	31 HILLCREST ROAD	WRIGHT, THOMAS L & NANCY A	1	0.43	Undersized	0.00	0.43	6	2.60	0.52
60	-				3.20	Park, Wetland, State Register of Historic Places	3.20	0.00	6	0.00	0.00
61	8	223 RIDGEWOOD AVENUE	UNITED STATES GOVERNMENT	15C	0.31	Undersized, U.S. Post Office	0.00	0.31	6	1.88	0.38
62	18	BLOOMFIELD AVENUE	BOROUGH OF GLEN RIDGE	15C	0.91	Borough Parking, Wetland	0.36	0.55	6	3.30	0.66
62	8	35 CLARK STREET	BOROUGH OF GLEN RIDGE	15C	1.78	ROSI, Municipal Pool, Wetland	0.48	1.30	6	7.80	1.56
63	15	28 FARRAND STREET REAR	FARRAND ST. ASSOCIATES	1	0.18	Undersized, Wetland	0.08	0.10	6	0.60	0.12
70.01	1	BLOOMFIELD & HIGHLAND	BOROUGH OF GLEN RIDGE	15C	0.09	Undersized, Glen Ridge Boro Park	0.00	0.09	6	0.55	0.11
71	31, 32	BALDWIN STREET	TOWN OF MONTCLAIR	15C	2.24	Montclair Playground, George Washington Baseball Field	0.00	2.24	6	13.46	2.69
73	12	HIGHLAND AVENUE	BOROUGH OF GLEN RIDGE	15C	0.02	Undersized, Park	0.00	0.02	6	0.14	0.03
75	18	BELLEVILLE AVENUE	BOROUGH OF GLEN RIDGE	15C	0.85	ROSI, Clay Field	0.00	0.85	6	5.12	1.02
76	12	BLOOMFIELD AVENUE	BOROUGH OF GLEN RIDGE	15C	4.69	ROSI, Hurrell Field	0.00	4.69	6	28.12	5.62
76	2	16 HERMAN STREET	BOROUGH OF GLEN RIDGE	15C	0.16	Undersized, Borough Parking	0.00	0.16	6	0.95	0.19
76	4	22 HERMAN STREET	BOROUGH OF GLEN RIDGE	15C	0.19	Undersized, Borough Parking	0.00	0.19	6	1.15	0.23
76	5.01	24-26 HERMAN STREET	BOROUGH OF GLEN RIDGE	15C	0.08	Undersized, Park	0.00	0.08	6	0.49	0.10
77	1	825 BLOOMFIELD AVENUE	BOROUGH OF GLEN RIDGE	15C	0.31	Undersized, Glen Ridge Boro Hall	0.00	0.31	6	1.89	0.38
77	18, 19	240 RIDGEWOOD AVENUE	BOROUGH OF GLEN RIDGE	15C	0.90	Undersized, Glen Ridge Public Library	0.00	0.90	6	5.40	1.08
77	2	HERMAN STREET REAR	BOROUGH OF GLEN RIDGE	15C	0.08	Undersized, Borough Parking	0.00	0.08	6	0.50	0.10
83	9	CLINTON ROAD	BOROUGH OF GLEN RIDGE	15C	0.23	Undersized Park	0.00	0.23	6	1.41	0.28
86	26	WILDWOOD TERRACE	BOROUGH OF GLEN RIDGE	15C	0.45	Undersized, Borough Parking	0.00	0.45	6	2.73	0.55
90	12	BALDWIN STREET	BOROUGH OF GLEN RIDGE	15C	0.25	Undersized, Park	0.00	0.25	6	1.50	0.30

Block	Lot	Address	Owner	Class	GIS Acres	Constraint Description	Constr. Acres	Buildable Acres	Units/ Acre	Tot. Capacity	RDP / 20% Set-aside
92	16	SHERMAN AVENUE	BOROUGH OF GLEN RIDGE	15C	0.88	ROSI, Sherman Ave Park	0.00	0.88	6	5.26	1.05
93	16	BALDWIN STREET	BOROUGH OF GLEN RIDGE	15C	0.07	Undersized	0.00	0.07	6	0.43	0.09
100	10*				0.48	Undersized, Underutilized	0.00	0.48	6	2.90	0.58
70	6*			2	0.14	Undersized, Underutilized	0.00	0.14	6	0.81	0.16
77	7*	additional lot for blk 77, lot 6		2	0.09	Undersized, Underutilized	0.00	0.09	6	0.52	0.10

\* Underutilized Sites



# VACANT LAND INVENTORY

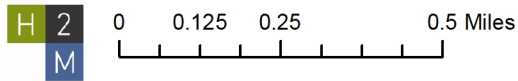
## Map 1

### Properties with Tax Classification 1 or 15C

- PUBLIC SERVICES
- PARKING AREA
- RIGHT OF WAY
- UTILITY/EASEMENT
- PARK/RECREATION
- CONSERVATION/CONSTRAINED
- WATER
- OTHER DEVELOPED
- VACANT LAND (CLASS 15C)
- VACANT LAND (CLASS 1)

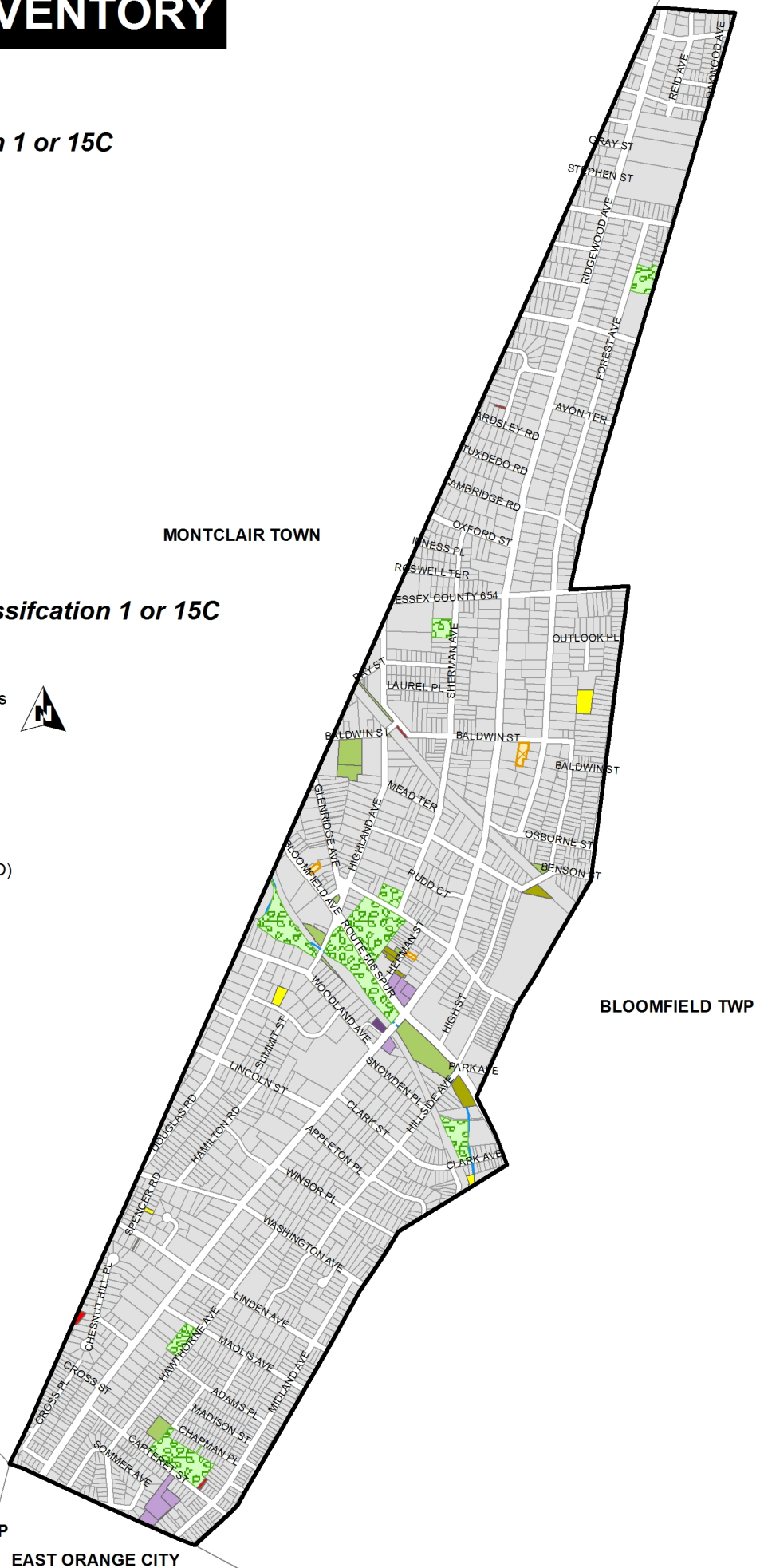
### Underutilized Sites, Not Tax Classification 1 or 15C

- UNDERUTILIZED SITES



Source:

- GIS Parcel Data, NJGIN Information Warehouse
- NJ DEP Water Quality Standards
- NJ DEP 2012 Land Use/Land Cover
- FEMA National Flood Hazard Layer (NFHL)
- NRCS Soil Survey Geographic Database (SSURGO)
- NJ DEP Historic Properties of NJ



# VACANT LAND INVENTORY & ENVIRONMENTAL CONSTRAINTS

## Map 2




### Properties with Tax Classification 1 or 15C

-  PUBLIC SERVICES
-  PARKING AREA
-  RIGHT OF WAY
-  UTILITY/EASEMENT
-  PARK/RECREATION
-  CONSERVATION/CONSTRAINED
-  WATER
-  OTHER DEVELOPED
-  VACANT LAND (CLASS 15C)
-  VACANT LAND (CLASS 1)

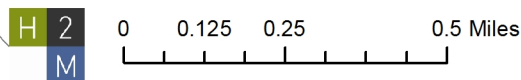
### Underutilized Sites, Not Tax Classification 1 or 15C

-  UNDERUTILIZED SITES

### Environmental Constraints

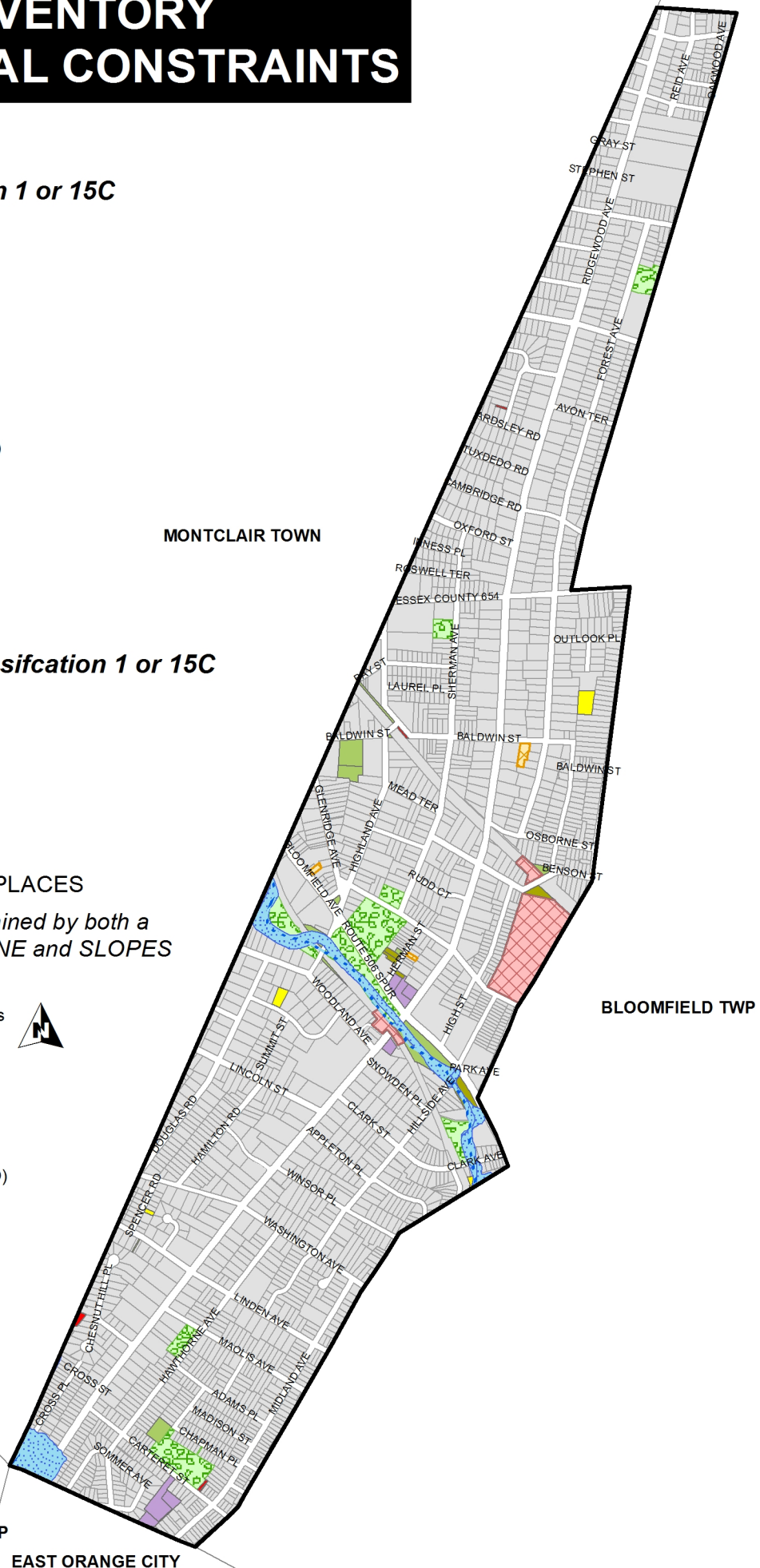
-  WETLANDS
-  100-YR FLOOD ZONE
-  NJ REGISTER OF HISTORIC PLACES

*\*Note: Glen Ridge is entirely unconstrained by both a C1 WATERWAY, 300-FT BUFFER ZONE and SLOPES OVER 15%*



Source:

- GIS Parcel Data, NJGIN Information Warehouse
- NJ DEP Water Quality Standards
- NJ DEP 2012 Land Use/Land Cover
- FEMA National Flood Hazard Layer (NFHL)
- NRCS Soil Survey Geographic Database (SSURGO)
- NJ DEP Historic Properties of NJ



# REALISTIC DEVELOPMENT POTENTIAL

## Map 3

*There is no Realistic Development Potential (RDP)  
for the Borough of Glen Ridge*



0 0.125 0.25 0.5 Miles



Source:

- GIS Parcel Data, NJGIN Information Warehouse
- NJ DEP Water Quality Standards
- NJ DEP 2012 Land Use/Land Cover
- FEMA National Flood Hazard Layer (NFHL)
- NRCS Soil Survey Geographic Database (SSURGO)
- NJ DEP Historic Properties of NJ

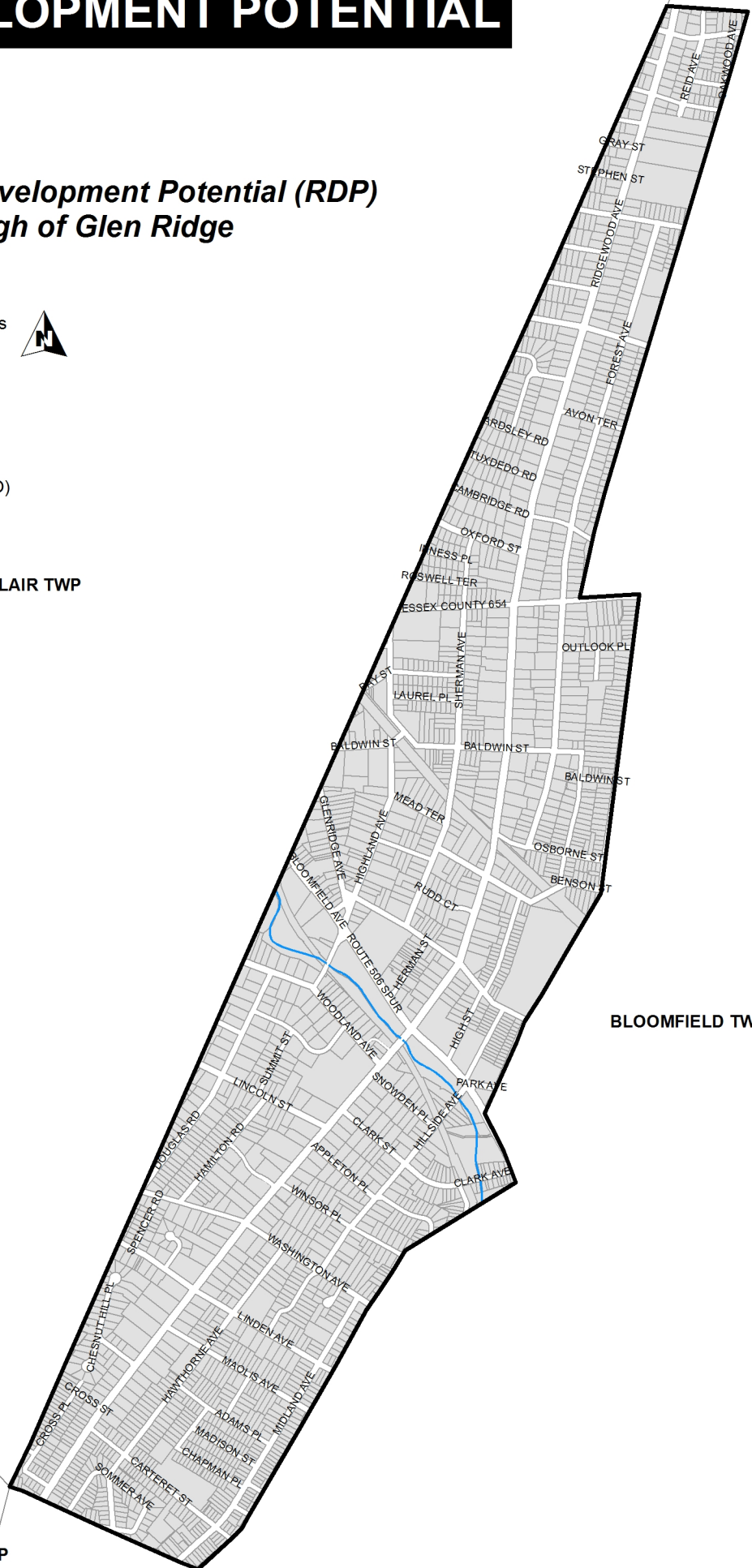
MONTCLAIR TWP

BLOOMFIELD TWP

WEST ORANGE TWP

CITY OF ORANGE TWP

EAST ORANGE CITY



## APPENDIX B



Acreage: 0.105 Class: 15D

Property Location: 70 OSBORNE STREET

**Exempt:**

Seq#: 1424 (#1 of 1)

Copyright (c) 1999 MicroSystems-NJ.Com, L.L.C.

# Deed

12846  
A

This Deed is made on **January 11, 2005**  
**BETWEEN**  
**PROJECT LIVE VIII, INC.**

a corporation of the state of **New Jersey**  
having its principal office at  
**408 Bloomfield Avenue**  
**Newark, New Jersey 07104**

referred to as the Grantor,  
**AND**  
**PROJECT LIVE VIII, INC.**

whose post office address is  
**408 Bloomfield Avenue**  
**Newark, New Jersey 07104**

referred to as the Grantee.  
The words "Grantor" and "Grantee" shall mean all Grantors and all Grantees listed above.

**1. Transfer of Ownership.** The Grantor grants and conveys (transfers ownership of) the property (called the "Property") described below to the Grantee. This transfer is made for the sum of **\$1.00**  
**One Dollars and No Cents**

The Grantor acknowledges receipt of this money.

**2. Tax Map Reference.** (N.J.S.A. 46:15-1.1) Municipality of **Glen Ridge**

Block No. **84** Lot No. **7** Qualifier No. Account No.

☐ No lot and block or account number is available on the date of this Deed. (Check box if applicable.)

**3. Property.** The Property consists of the land and all the buildings and structures on the land in the **Borough** of **Glen Ridge** County of **Essex** and State of New Jersey. The legal description is:

☒ Please see attached Legal Description annexed hereto and made a part hereof. (Check box if applicable.)

**BEING the same premises conveyed to Grantors herein by Deed from Project Live, Inc. dated September 28, 2001 and recorded September 28, 2001 in the Essex County Register's Office in Deed Book 5828, Page 951.**

The grantee hereunder does acknowledge that the cost of acquisition of the property has been satisfied out of part of the proceeds of a certain loan from the County of Essex under the Federal HOME program and that the premises to be constructed shall be subject to the affordability requirements contained in 24 Code of Federal Regulations, Part 92. The provisions thereof may be enforced by the County of Essex by an action for specific performance filed in a Court having jurisdiction. The premises to be constructed shall be subject to the specific provisions for affordability contained in 24 CFR 92.504 for a period of twenty years from the date of completion of the project, (issuance of a certificate of occupancy for the use of the premises.)



Instr# **5012846** Carol A. Graves  
Recorded/Filed **MC 1** Essex County Register  
01/26/2005 10:38:00 Bk 6149 Pg 630 #Pg 5 F

Prepared by: (print signer's name below signature)

**JEFFREY R. KUSCHNER, ESQ.**

Consideration: **1.00** E  
County: **0.00**  
State: **0.00**  
N.P.R.F.: **0.00**  
Realty Tax: **0.00**  
Fees: **80.00** RP Fee: **0.00**

104 - Deed - Bargain and Sale  
Cov. as to Grantor's Acts - Corp. to Ind. or Corp.  
Plain Language Rev. 7/01 P3/03

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www.aslegal.com 800.222.0510 Page 1

**COMMITMENT  
SCHEDULE C  
(Description)**

---

Commitment Number: **ST-17647M**

All that certain lot, piece or parcel of land with the buildings and improvements thereon erected, situate, lying and being in the Borough of Glen Ridge, County of Essex, and State of New Jersey:

BEGINNING in the Southerly line of Osborne Street at a point distant 80 feet Westerly from the Southwesterly corner of same and Essex Avenue; thence running

- (1) along the Southerly line of Osborne Street North 72 degrees 54 minutes West 40.00 feet; thence
- (2) South 17 degrees 06 minutes West 114.23 feet; thence
- (3) South 72 degrees 20 minutes East 21.04 feet; thence
- (4) North 17 degrees 40 minutes East 23.00 feet; thence
- (5) South 72 degrees 20 minutes East 18.73 feet; thence
- (6) North 17 degrees 06 minutes East 91.62 feet to the Southerly line of Osborne Street and the point and place of BEGINNING.

The above description is in accordance with a survey prepared by EKA Associates, P.A., L.S., dated September 7, 2001.

For Informational Purposes only: ALSO known as Lot 7 in Block 84 in the Borough of Glen Ridge Tax Map.

Exhibit "A"





STATE OF NEW JERSEY  
AFFIDAVIT OF CONSIDERATION

To Be Recorded With Deed Pursuant to c. 49, P.L. 1968 as amended by c. 308, P.L. 1991 (N.J.S.A. 46:15-5 et seq.)

STATE OF NEW JERSEY

COUNTY OF \_\_\_\_\_

} SS.

FOR RECORDER'S USE ONLY

Consideration \$ \_\_\_\_\_  
RTF paid by seller \$ \_\_\_\_\_  
Date \_\_\_\_\_ By \_\_\_\_\_

\* Use symbol "C" to indicate that fee is exclusively for county use.

(1) PARTY OR LEGAL REPRESENTATIVE (See Instructions #3, 4 and 5 attached)

Deponent, REV. ROBERT CORMIER, being duly sworn according to law upon his/her oath deposes and says

(Name)

that he/she is the Grantor in a deed dated 1/11/05

(State whether Grantor, Grantee, Legal Representative, Corporate Officer, Officer of Title Co., Lending Institution, etc.)

transferring real property identified as Block No. 84 Lot No. 7  
located at 70 Osborne Street, Glen Ridge, New Jersey, Essex and annexed hereto.

(Street Address, Municipality, County)

(2) CONSIDERATION (See Instruction #6)

Deponent states that, with respect to deed hereto annexed, the actual amount of money and the monetary value of any other thing of value constituting the entire compensation paid or to be paid for the transfer of title to the lands, tenements or other realty, including the remaining amount of any prior mortgage to which the transfer is subject or which is to be assumed and agreed to be paid by the grantee and any other lien or encumbrance thereon not paid, satisfied or removed in connection with the transfer of title is \$ 1.00

(3) FULL EXEMPTION FROM FEE

Deponent states that this deed transaction is fully exempt from the Realty Transfer Fee imposed by c. 49, P.L. 1968, as amended through c. 66, P.L. 2004 for the following reason(s). Explain in detail. (See Instruction #7.) Mere reference to exemption symbol is not sufficient. (a) For consideration of less than \$100.00

(4) PARTIAL EXEMPTION FROM FEE

NOTE: All boxes below apply to grantor(s) only. ALL BOXES IN APPROPRIATE CATEGORY MUST BE CHECKED. Failure to do so will void claim for partial exemption. (See Instructions #8 and #9.)

Deponent claims that this deed transaction is exempt from the State portion of the Basic fee imposed by c. 176, P.L. 1975; c. 113, P.L. 2004; and c. 66, P.L. 2004 for the following reason(s): \_\_\_\_\_

A. SENIOR CITIZEN (See Instruction #8)

- |   |  |
|---|--|
| <input type="checkbox"/> Grantor(s) 62 years of age or over.*     | <input type="checkbox"/> Owned and occupied by grantor(s) at time of sale. |
| <input type="checkbox"/> One- or two-family residential premises. | <input type="checkbox"/> Owners as joint tenants must all qualify.         |
| <input type="checkbox"/> Resident of the State of New Jersey.     |  |

B. BLIND (See Instruction #8)

- |  |  |
|--|--|
| <input type="checkbox"/> Grantor(s) legally blind.*                        | <input type="checkbox"/> Disabled (See Instruction #8)                     |
| <input type="checkbox"/> One- or two-family residential premises.          | <input type="checkbox"/> Grantor(s) permanently and totally disabled.*     |
| <input type="checkbox"/> Owned and occupied by grantor(s) at time of sale. | <input type="checkbox"/> Receiving disability payments.*                   |
| <input type="checkbox"/> Owners as joint tenants must all qualify.         | <input type="checkbox"/> Not gainfully employed.*                          |
| <input type="checkbox"/> Resident of the State of New Jersey.              | <input type="checkbox"/> One- or two-family residential premises.          |
|  | <input type="checkbox"/> Owned and occupied by grantor(s) at time of sale. |
|  | <input type="checkbox"/> Owners as joint tenants must all qualify.         |
|  | <input type="checkbox"/> Resident of the State of New Jersey.              |

\* IN THE CASE OF HUSBAND AND WIFE, ONLY ONE GRANTOR NEED QUALIFY IF OWNED AS TENANTS BY THE ENTIRETY

C. LOW AND MODERATE INCOME HOUSING (See Instruction #8)

- |   |  |
|---|--|
| <input type="checkbox"/> Affordable According to HUD Standards. | <input type="checkbox"/> Reserved for Occupancy.     |
| <input type="checkbox"/> Meets Income Requirements of Region.   | <input type="checkbox"/> Subject to Resale Controls. |

(5) NEW CONSTRUCTION (See Instruction #9) - Affidavit must be executed by Grantor

- |   |   |
|---|---|
| <input type="checkbox"/> Entirely new improvement.            | <input type="checkbox"/> Not previously occupied.   |
| <input type="checkbox"/> Not previously used for any purpose. | <input type="checkbox"/> "NEW CONSTRUCTION" printed clearly at the top of the first page of the deed. |

Deponent makes this Affidavit to induce the County Clerk or Register of Deeds to record the deed and accept the fee submitted herewith in accordance with the provisions of c. 49, P.L. 1968, as amended through c. 66, P.L. 2004.

Subscribed and sworn to before me  
this Eleventh

day of January, 2005

Jeffrey R. Kuschner, Esq.  
Notary Public

St Rose Lima Church  
Signature of Deponent  
11 Gray Street  
Newark, New Jersey

Address of Deponent

PROJECT LIVE VIII, INC.

Name of Grantor

408 Bloomfield Avenue  
Newark, New Jersey

Address of Grantor at Time of Sale

Jeffrey R. Kuschner, Esq.

Name/Company of Settlement Officer

FOR OFFICIAL USE ONLY

Instrument Number \_\_\_\_\_ County \_\_\_\_\_  
Deed Number \_\_\_\_\_ Book \_\_\_\_\_ Page \_\_\_\_\_  
Deed Dated \_\_\_\_\_ Date Recorded \_\_\_\_\_

IMPORTANT - BEFORE COMPLETING THIS AFFIDAVIT, PLEASE READ THE INSTRUCTIONS ATTACHED.

This form is prescribed by the Director, Division of Taxation in the Department of the Treasury, as required by law, and may not be altered or amended without the approval of the Director.

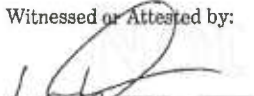


The street address of the Property is:  
**70 Osborne Street, Glenridge, New Jersey**

**4. Promises by Grantor.** The Grantor promises that the Grantor has done no act to encumber the Property. This promise is called a "Covenant as to grantor's acts" (N.J.S.A. 46:4-6). This promise means that the Grantor has not allowed anyone else to obtain any legal rights which affect the Property (such as by making a mortgage or allowing a judgment to be entered against the Grantor).

**5. Signatures.** This Deed is signed and attested to by the Grantor's proper corporate officers as of the date at the top of the first page. (Print name below each signature.)


Witnessed or Attested by:

  
Jeffrey R. Kushner, Esq.

By:

  
Rev. Robert Cormier, President

  
Jeffrey R. Kushner, Esq.

  
Allen Lambly, Secretary

STATE OF NEW JERSEY, COUNTY OF **Essex**  
I CERTIFY that on **January 11, 2005**

SS:

**Rev. Robert Cormier and Allen Lambly**

personally came before me and stated to my satisfaction that this person (or if more than one, each person):

(a) was the maker of the attached Deed;

(b) was authorized to and did execute this Deed as **President and Secretary**

of **Project Live VIII, Inc.**


the entity named in this Deed;

(c) made this Deed for **\$ \$ 1.00** as the full and actual consideration paid or to be paid for the transfer of title. (Such consideration is defined in N.J.S.A. 46:15-5); and

(d) executed this Deed as the act of the entity.

RECORD AND RETURN TO:  
**Jeffrey R. Kushner, Esq.**

**180 Glenridge Avenue  
Montclair, New Jersey 07042**

  
Jeffrey R. Kushner, Esq.  
An Attorney at Law of the State of New Jersey  
Print name and title below signature

State of New Jersey

**Seller's Residency Certification/Exemption**

(C.55, P.L. 2004)

(Please Print or Type)

**SELLER(S) INFORMATION (If Multiple Sellers, Each Seller Must Complete a Certification):**Name(s) Project Live VIII, Inc.Street Address: 408 Bloomfield AvenueCity, Town, Post Office Newark State NJ Zip Code 07104Home Phone (973) 481-1211 Business Phone (973) 481-1211**PROPERTY INFORMATION (Brief Property Description):**Block(s) 84 Lot(s) 7 Qualifier \_\_\_\_\_Street Address: 70 Osborne StreetCity, Town, Post Office Glen Ridge State NJ Zip Code \_\_\_\_\_Seller's Percentage of Ownership 100 Consideration \$1.00 Closing Date 1/11/05**SELLER ASSURANCES (Check the Appropriate Box):**

1. ☐ I am a resident taxpayer of the State of New Jersey pursuant to N.J.S.A. 54A:1-1 et seq. and will file a resident gross income tax return and pay any applicable taxes on any gain or income from the disposition of this property.
2. ☐ The real property being sold or transferred is used exclusively as my principal residence within the meaning of section 121 of the federal Internal Revenue Code of 1986, 26 U.S.C. s. 121.
3. ☐ I am a mortgagor conveying the mortgaged property to a mortgagee in foreclosure or in a transfer in lieu of foreclosure with no additional consideration.
4. ☐ Seller, transferor or transferee is an agency or authority of the United States of America, an agency or authority of the State of New Jersey, the Federal National Mortgage Association, the Federal Home Loan Mortgage Corporation, the Government National Mortgage Association, or a private mortgage insurance company.
5. ☒ Seller is not individual, estate or trust and as such not required to make an estimated payment pursuant to N.J.S.A. 54A:1-1 et seq.
6. ☒ The total consideration for the property is \$1,000 or less and as such, the seller is not required to make an estimated payment pursuant to N.J.S.A. 54A:5-1-1 et seq.

**SELLER(S) DECLARATION:**

The undersigned understands that this declaration and its contents may be disclosed or provided to the New Jersey Division of Taxation and that any false statement contained herein could be punished by fine, imprisonment, or both. I furthermore declare that I have examined this declaration and, to the best of my knowledge and belief, it is true, correct and complete.

January 11, 2005

Date

Signature Rev. Robert Cormier, President

(Seller) Please indicate if Power of Attorney or Attorney in Fact

January 11, 2005

Date

Signature Allen Lambly, Secretary

(Seller) Please indicate if Power of Attorney or Attorney in Fact

1647 - Seller's Residency Certification/Exemption  
GIT/REP-3  
Rev. 7/04 P8/04

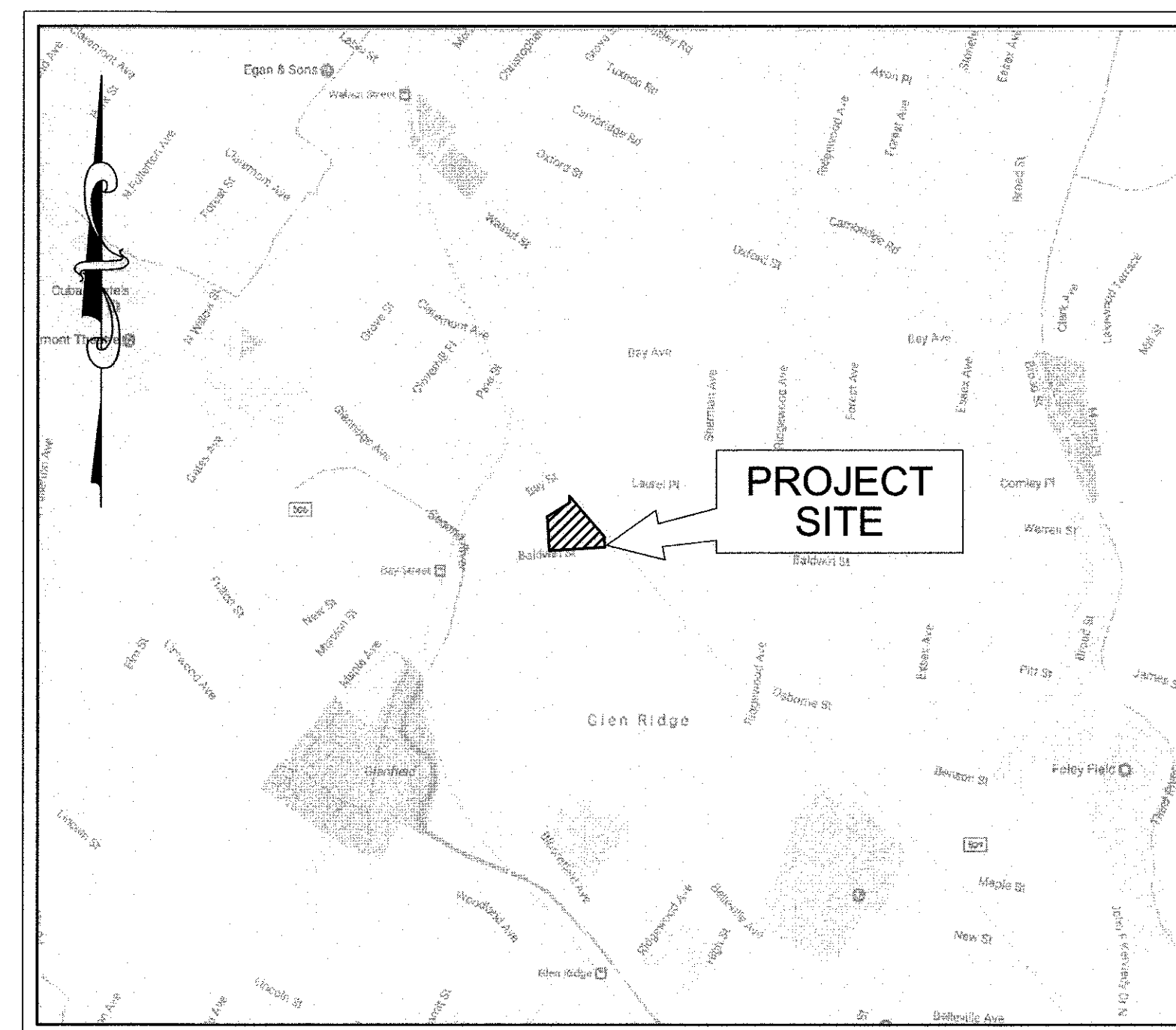
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## APPENDIX C

GLEN RIDGE BOROUGH  
ESSEX COUNTY, NEW JERSEY  
(TAX MAP 29)

INDEX OF SHEETS	
SHEET	DESCRIPTION
1	COVER SHEET \ LOCATION MAP
2	KEY MAP / ZONING TABLE / GENERAL NOTES
3	SITE PREPARATION AND LOGISTICS DEMO PLAN
4	LAYOUT AND DIMENSIONING PLAN
5	GRADING, UTILITY AND SOIL EROSION AND SEDIMENT CONTROL PLAN
6	LANDSCAPE AND LIGHTING PLAN
7-10	CONSTRUCTION DETAILS



LOCATION MAP  
SCALE: 1"= 1,000'

APPROVALS:

I HAVE REVIEWED THIS SITE PLAN AND CERTIFY THAT IT COMPLIES  
WITH ALL APPROVALS GRANTED BY THE APPROVING AUTHORITY .

TOWNSHIP ENGINEER \_\_\_\_\_ DATE \_\_\_\_\_

APPROVED BY THE PLANNING BOARD OF THE TOWNSHIP OF GLEN  
RIDGE

CHAIRMAN \_\_\_\_\_ DATE \_\_\_\_\_

SECRETARY \_\_\_\_\_ DATE \_\_\_\_\_

## OWNER / APPLICANT:

JOSEPH M. FORGIONE  
GLEN RIDGE DEVELOPERS, LLC  
80 S. JEFFERSON ROAD STE 202  
WHIPPANY, NEW JERSEY 07981  
973-451-0111



Joseph M. Forgione

P 973.451.0111 x101  
F 973.451.0221  
C 201.213.5333

80 South Jefferson Rd, Suite 202  
Whippany, NJ 07981

[jforpione@jmfproperties.com](mailto:jforpione@jmfproperties.com)  
[www.jmfproperties.com](http://www.jmfproperties.com)

SEE SHEET NO. 2 FOR  
GENERAL NOTES AND  
REFERENCES  
THESE PLANS ARE NOT  
TO BE USED FOR BID  
OR CONSTRUCTION

6			
5			
4			
3	REVISED ZONING TABLE PER SETTLEMENT AGREEMENT	6/7/18	
2	REVISION FOR P.B. SUBMISSION	1/27/18	
1	REVISION FOR P.B. SUBMISSION	12/27/17	
REVISION		DATE	CHND

PROJ.: 09631717-Q001  
DATE: 12/27/17  
CHKD: ..  
THIS DRAWING AND ALL INFORMATION CONTAINED HEREIN IS AUTHORIZED FOR USE ONLY BY THE PARTY FOR WHOM THE WORK WAS CONTRACTED OR TO WHOM IT IS CERTIFIED. THIS DRAWING MAY NOT BE COPIED, REUSED, DISCLOSED, DISTRIBUTED OR RELIED UPON FOR ANY OTHER PURPOSE WITHOUT THE WRITTEN CONSENT OF BOWMAN CONSULTING GROUP, LTD.  
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# Bowman CONSULTING

ERIC L. KELLER, N.J. Professional Engineer, Lic. 24GE030205400

PRELIMINARY AND FINAL SITE PLAN FOR  
CLARUS GLEN RIDGE  
COVER SHEET  
BLOCK 72, LOTS 2, 3, 4, 9 & 10  
GLEN RIDGE BOROUGH, ESSEX COUNTY, NEW JERSEY

SHEET No. 1 OF 10

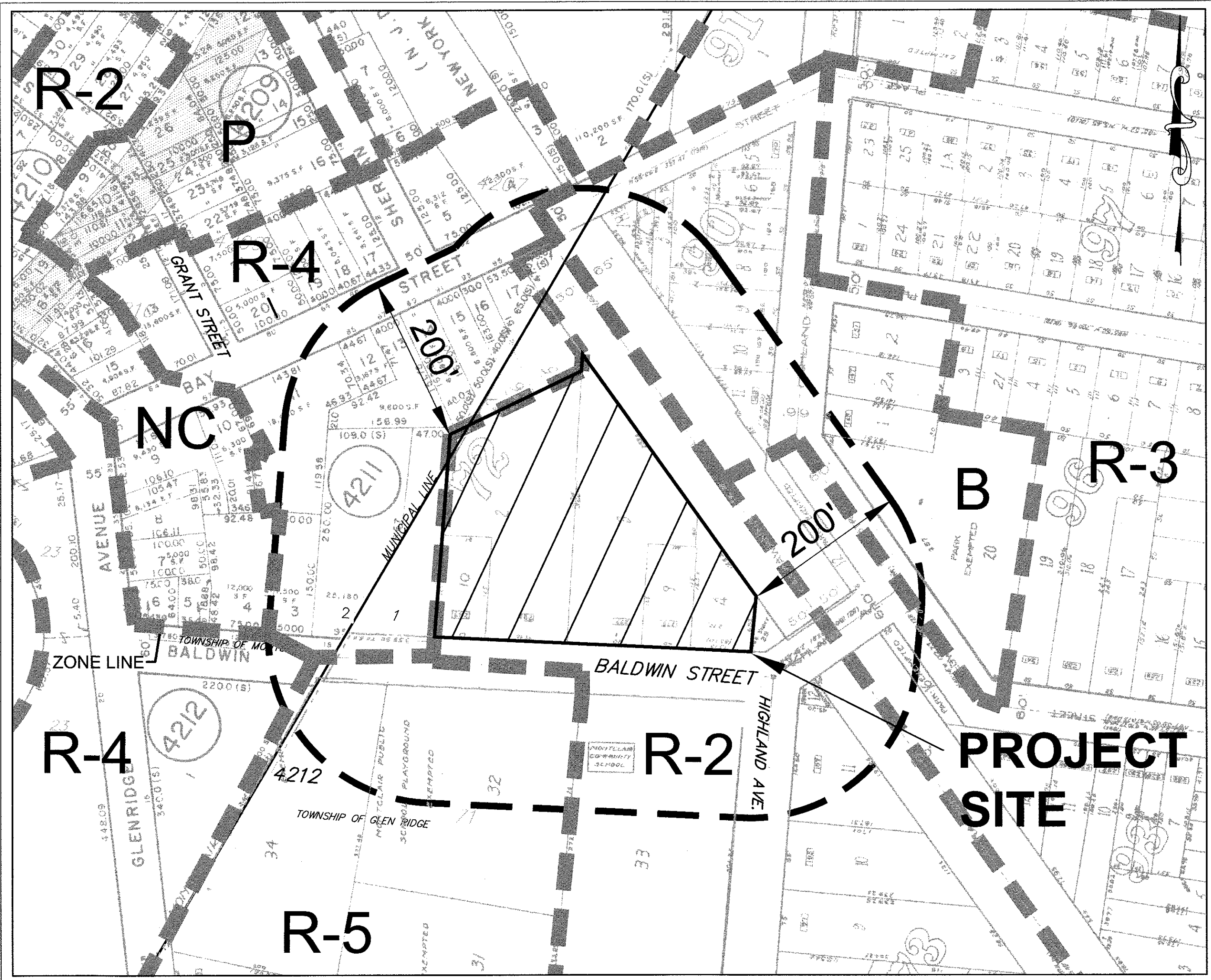


GENERAL NOTES

- Boundary and Topographic Information shown herein taken from a map entitled "Boundary and Topographic Survey Tax Lots 2, 3, 4, 9 & 10 Block 72" prepared by Bowman Consulting Group, Inc. dated 12-30-2015.
- Elevations and contours are based on NGVD 88 Datum.
- Underground utilities shown herein are approximate and based solely upon above ground observations, mark-outs and/or plans provided by utility companies. The accuracy or completeness of the information shown regarding underground utilities is not guaranteed by the engineer. Contractors between structures, if and where shown, may not represent actual below ground conditions. Contractor and subcontractors are responsible for ordering mark-outs, coordination with the various utility companies and for making their own determination as to the location and depth of all underground utilities prior to any construction to assure disturbance and/or disruption of existing utilities is avoided where possible and minimized in all cases. As the exact elevation of existing utilities may be unknown to engineer, contractor is advised that the potential for conflicts with proposed work may exist. Exploratory excavations, contract contingencies or exclusions with Owner should be made to accommodate such an event. In the event the Contractor identifies a conflict between the proposed work and existing utilities, the conflict shall be brought to the attention of Bowman Consulting Group and the Owner prior to any work being performed.
- The Contractor shall determine the location and depth of the existing utility to which connection is being made before laying any pipe, conduit, etc. Discrepancies shall be reported to Bowman Consulting Group.
- A temporary interconnection of service to the site and/or adjacent properties shall be pre-approved in writing (email) by the respective utility.
- Electric, telephone, cable television and all other utility services shall be installed underground at locations determined by each respective utility entity, subject to any required municipal approval, regardless of whether or not the utilities are shown on the plans. The Contractor shall coordinate the construction of all utility mains and services with each utility entity and provide whatever construction support is required for achieving utility service. The Contractor is advised to contact each respective utility company prior to construction to identify and coordinate any scheduling requirements.
- Should it be required to excavate one or more trenches in existing roadways, hacking and pavement replacement/repair shall be in accordance with the specifications of the municipality or county, as applicable. Verification of backfill requirements shall be made prior to bid.
- Contractors and subcontractors are responsible for making their own determinations regarding subsurface conditions, including but not limited to soil characteristics, as well as depth to rock and groundwater. Bowman Consulting Group was not contracted to make any such determinations.
- The proposed buildings shown herein are as taken from plans/CADD files prepared by Leosand Design.
- The engineer signing this plan is not qualified to make a determination as to the presence or absence of contamination or other environmental conditions on the site. Therefore, no statement is being made or implied by the fact that no evidence of contamination or other environmental conditions is shown on this plan.
- The Owner shall provide a copy of all permits and approvals issued for the project to the Contractor. The Contractor shall be responsible for reading and complying with the terms and conditions of all permits, approvals and authorizations issued by the various regulatory authorities for the project. The Contractor is also responsible for confirming with the Engineer that the permits and approvals provided by the Owner is complete.
- Responsibility for any additional permits required as construction progresses, such as building permits (including building permits for retaining walls) and road opening permits shall be coordinated between the Contractor and Owner.
- Prior to any construction or site preparation activity, the Contractor shall complete the following:
  - Verify the plans contain the latest set of the engineer's and display the latest revision as "Issued for Construction." The use of any other plans is at the Contractor's risk.
  - Verify the information shown on these plans is consistent with the information shown on all other plans (architectural, landscaping, etc.) being used for construction of the project. Also, verify the plans are consistent with all conditions and requirements set forth in the permits. Report any discrepancies/inconsistencies to the Owner and Bowman Consulting Group prior to any construction.
  - Determine all applicable specifications, as well as all requirements for shop drawings, inspections and testing applicable to project by contacting the local building official, municipal engineer and each affected utility company (or agency). In the event of a conflict between any specifications and the information shown on these plans, Bowman Consulting Group and the Owner shall be notified in order to resolve the conflict prior to any construction.
  - Contact the local police department relevant to any work to be performed in or near public streets, as well as ingress and egress requirements during construction. Traffic control requirements shall be established between the Contractor and police department at this time.
- These plans are intended specifically and solely for the construction of the subject project and shall not be used for any other purpose. The copying or modification of these plans or any portion thereof is a violation of copyright law.
- Contractor shall consider the information provided on the full set of plans for the construction of all project elements. Notes and information provided on one drawing may be relevant to information or details provided on another drawing.
- Relevant documentation pertaining to any product proposed by the Contractor on the basis of an "approved equal" shall be submitted to the municipal engineer and Bowman Consulting Group at least two weeks in advance of ordering product. The product must be approved for incorporation into the project by both the municipal engineer and Bowman Consulting Group.
- All confirmations/verifications between the Contractor, Owner and/or Engineer shall be via email or other written form(s) of communication.
- Contractor to notify the applicable Hudson Essex Passaic County Soil Conservation District in writing at least 72 hours prior to any site preparation or construction activities.
- Contractor to call the New Jersey One Call System (800-272-1000) to have all underground utilities located prior to any site disturbance.
- The Contractor shall provide the Owner and Bowman Consulting Group with a list of all shop drawings, inspections, testing, certifications, as-built plans and similar post-construction approval requirements pertaining to the project. The list shall also identify the specific individual responsible for performing each test and/or providing each certification and/or as-built map. In particular, such as N.J.D.E.P. permits, apply to any utility construction and should the permit require a certification of the work upon completion, the Contractor shall determine the individual responsible for providing the certification. The Contractor shall then be responsible for coordinating with each individual identified on the list and scheduling his work to assure each individual has sufficient opportunity to conduct the required tests, obtain required measurements and/or perform any services or work required to prepare the required post-construction approval documents.
- Contractor to coordinate all work with all utility companies and/or public agencies providing utility service, as applicable, and abide by all of their requirements relevant to the performance and inspection of all work affecting their utilities, including complying with and all testing requirements. In the event requirements or specifications of the utility company or public authority conflict with the plans, the municipal requirements shall govern. In such case, the Contractor shall advise the Owner and Engineer prior to proceeding with any work.
- As this project disturbs more than one acre, all work is subject to an NJDEP SECS Construction Activity General Permit. A Stormwater Pollution Prevention Plan (SWPPP) has been prepared by, (or on behalf of), the Owner. Prior to any construction, the Contractor shall obtain and read the SWPPP. Prior to any site disturbance, the Owner and Contractor must execute the SWPPP Agreements which assign responsibility for compliance with the General Permit.
- Contractor to coordinate with the Owner relevant to the scheduling of all work and any restrictions thereto, (such as maintaining operations at the site or ingress/egress restrictions, etc.). Any requirements for phasing and/or multiple mobilizations shall be identified and resolved prior to commencement of the work.
- It is the Contractor's responsibility to protect all property markers and monuments from disturbance throughout construction. Notify the Owner immediately should any property markers or monuments be inadvertently disturbed or damaged.
- Prior to any construction, the horizontal limits of the work (Limits of Disturbance - LOD) shall be established and delineated on-site. Disturbance beyond these permitted limits exposes the contractor to fines and penalties by regulatory agencies.
- The exact location of all work shall be established from the control points and all stakeout shall be referenced from baselines established from the control points. All dimensions and distances, both horizontal and vertical, shall be verified for consistency with the plans by the entity responsible for layout prior to the construction of each project element. In the event of any discrepancies between the layout and dimension/distances shown on the plans, the layout entity shall notify Bowman Consulting Group for resolution of the discrepancy prior to any construction for the specific element.
- Information for field layout shall be taken from the plans. Graphical information as may also be provided via electronic files is intended as drawing data only and is not to serve as basis for survey layout. Standard practice requires the layout entity check dimensional data for consistency and to make survey calculations as customary for layout.
- The location and inverts of all existing storm and sanitary sewers shown herein shall be verified by the Contractor prior to any construction. Any discrepancies shall be reported to Bowman Consulting Group immediately and no construction shall commence until any such discrepancies are resolved. Storm and sanitary sewer layout and construction shall proceed from downstream to upstream throughout the entire project.
- The intent of the plans is to provide a smooth transition, maintaining effective positive drainage, at all locations where the proposed construction is to connect to existing infrastructure, such as curb, pavement, and sidewalk. The entity responsible for stakeout shall-prior to any construction-verify the intended smooth connections will be achieved. Unless otherwise noted on the plans or directed by the inspecting authority, smooth transitions shall be constructed to meet the following minimum criteria:
  - No low points or "bird baths" will be created, except at locations where drainage inlets exist or will be constructed.
  - All final grades will have a minimum slope of 0.5%.
  - Abrupt changes in grade are avoided. Slope changes exceeding 2.0% shall be considered abrupt for the purpose of this requirement.
- In the event the entity responsible for layout should determine a smooth transition cannot be achieved at one or more locations, Bowman Consulting Group shall be notified for resolution prior to any construction.
- Contractor is responsible for their own verification of existing topographic information, should there be any suspected discrepancies with the topography depicted on the plans and actual physical conditions. Any confirmed discrepancy identified by the Contractor's verification shall be reported to the Engineer for resolution prior to any site disturbance. Once any site disturbance occurs, the Contractor shall have no claim for extra work taken upon as suspected or confirmed topographic discrepancies.
- The Contractor is solely responsible for construction site safety and for determining the means and methods for all construction activities. All safety precautions must be undertaken and maintained as required by local, State and Federal codes.
- Contractor to comply with the traffic control plan, if provided. If a traffic control plan is not provided, the Contractor shall determine and comply with any and all traffic control requirements of the local police department and any public agency having jurisdiction relevant to any construction in or near public streets as well as for ingress and egress during construction.
- The Contractor shall provide necessary barriers, sufficient lights, signs, and other traffic control measures as may be necessary within the project for the protection and safety of the public. All such traffic control devices shall be maintained in satisfactory condition throughout the construction period.
- The plan has been designed with the intent to comply with all applicable requirements for barrier free access, including the satisfying all requirements of Subchapter 7 of the New Jersey Uniform Construction Code for Barrier Free Access (NJAC 5:23-7), as well as the Americans with Disabilities Act (ADA). In general, barrier free access for site construction is to be provided (between all parking spaces designated as ADA and the front door of adjacent buildings). However, prior to construction, the Contractor shall verify the routes required to be barrier free with the local building code official. Should any identified routes conflict with the grading shown on the plans, the Contractor shall notify Bowman Consulting Group for resolution prior to any construction.
- The Contractor is responsible for the completed construction along barrier free routes complying with all applicable requirements at NJAC 5:23-7, whether specifically stated on the plans or not. In particular, the following requirements are noted:
  - Slopes within accessible parking spaces and adjacent access aisles shall not exceed two percent (2.0%) in any direction.
  - Slopes for curb ramps shall not exceed 1:12 (8.3%).
  - All doorways shall have an exterior landing at least four feet wide and five feet long, sloped for positive drainage at two percent (2.0%), unless otherwise specified on the plans.

PROPERTY OWNERS LIST

Block	Lot	Owner	Address	City, State	Property Location
4210	56	VP 40 INVESTMENTS, LLC	10 BOX 38	NEWARK, NJ	07102
4210	58	NEWARK, NJ	125 GLEN RIDGE AVE	07102	
4210	59	LAFRANCESCO, MARK L	3 DAY STREET	07102	
4210	60	GLENN RIDGE, NJ	125 GLEN RIDGE AVE	07102	
4210	61	GLENN RIDGE, NJ	125 GLEN RIDGE AVE	07102	
4210	62	GLENN RIDGE, NJ	125 GLEN RIDGE AVE	07102	
4210	63	GLENN RIDGE, NJ	125 GLEN RIDGE AVE	07102	
4210	64	GLENN RIDGE, NJ	125 GLEN RIDGE AVE	07102	
4210	65	GLENN RIDGE, NJ	125 GLEN RIDGE AVE	07102	
4210	66	GLENN RIDGE, NJ	125 GLEN RIDGE AVE	07102	
4210	67	GLENN RIDGE, NJ	125 GLEN RIDGE AVE	07102	
4210	68	GLENN RIDGE, NJ	125 GLEN RIDGE AVE	07102	
4210	69	GLENN RIDGE, NJ	125 GLEN RIDGE AVE	07102	
4210	70	GLENN RIDGE, NJ	125 GLEN RIDGE AVE	07102	
4210	71	GLENN RIDGE, NJ	125 GLEN RIDGE AVE	07102	
4210	72	GLENN RIDGE, NJ	125 GLEN RIDGE AVE	07102	
4210	73	GLENN RIDGE, NJ	125 GLEN RIDGE AVE	07102	
4210	74	GLENN RIDGE, NJ	125 GLEN RIDGE AVE	07102	
4210	75	GLENN RIDGE, NJ	125 GLEN RIDGE AVE	07102	
4210	76	GLENN RIDGE, NJ	125 GLEN RIDGE AVE	07102	
4210	77	GLENN RIDGE, NJ	125 GLEN RIDGE AVE	07102	
4210	78	GLENN RIDGE, NJ	125 GLEN RIDGE AVE	07102	
4210	79	GLENN RIDGE, NJ	125 GLEN RIDGE AVE	07102	
4210	80	GLENN RIDGE, NJ	125 GLEN RIDGE AVE	07102	
4210	81	GLENN RIDGE, NJ	125 GLEN RIDGE AVE	07102	
4210	82	GLENN RIDGE, NJ	125 GLEN RIDGE AVE	07102	
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4210	100	GLENN RIDGE, NJ	125 GLEN RIDGE AVE	07102	



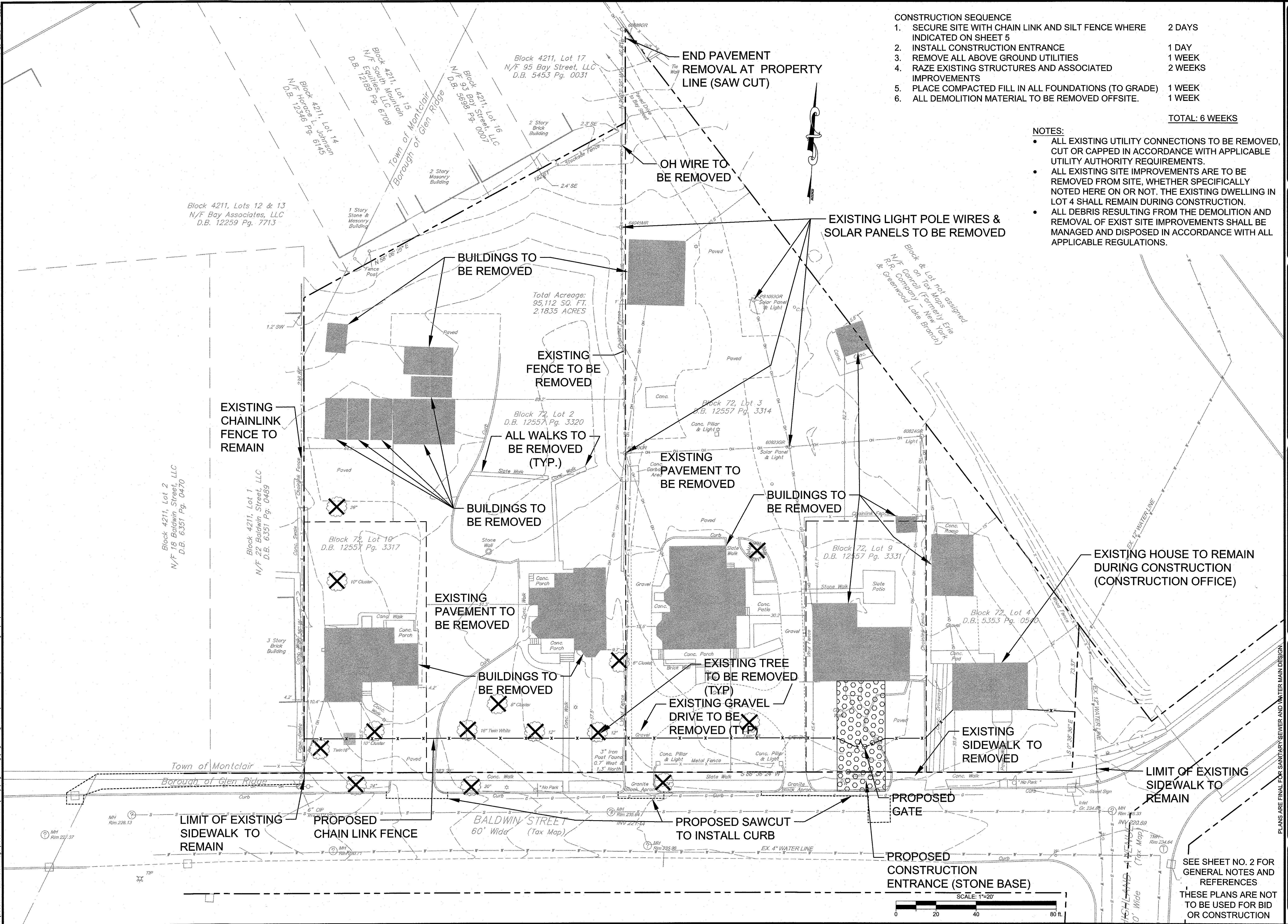
KEY MAP  
SCALE: 1" = 80'

Montclair Township  
Parcel Offset List

Target Parcel(s): Glen Ridge, Lots 2, 3, 4, 9 & 10

Block	Lot	Card	Property Address	Owner Name	Owner Address	Owner City, State	Owner Zip Code
4207			SPRINGWOOD STREET	APT. LEGACY OF THE COMMUNITY OF LOT 5 OF NOT COMMUNICATE OF	1000 UNIVERSITY CENTER	SPRINGWOOD, AL	35210
4207	3		84 BAY STREET	AGENCY	1000 UNIVERSITY CENTER	SPRINGWOOD, AL	07018
4207	4		84 BAY STREET	NO 1000 UNIVERSITY CENTER	1000 UNIVERSITY CENTER	SPRINGWOOD, AL	07018
4207	5		90 BAY STREET	HAMMOND, HAMMOND	14 DEPUTY SQUARE	MONTECLAIR, NJ	07043
4207	6		90 BAY STREET	21 BAY STREET	14 DEPUTY SQUARE	MONTECLAIR, NJ	07043
4207	7		90 BAY STREET	18 BAY STREET	14 DEPUTY SQUARE	MONTECLAIR, NJ	07043
4207	8		90 BAY STREET	18 BAY STREET	14 DEPUTY SQUARE	MONTECLAIR, NJ	07043
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4207	163	</					





**Bowman Consulting Group, Ltd.**  
 84-Horseshill Road, Suite 100  
 Cedar Knolls, New Jersey 07927  
 Phone: 973-359-8400  
 Fax: 973-359-9455  
 N.J. Certificate No. 24-GA-39223900  
 E-mail: [info@BowmanConsulting.com](mailto:info@BowmanConsulting.com)

ERIC L. KELLER, N.J. Professional Engineer, Lic. 24G030205400

**PRELIMINARY AND FINAL SITE PLAN FOR**  
**CLARUS GLEN RIDGE**  
**SITE PREPARATION AND**  
**LOGISTICS DEMO PLAN**  
 BLOCK 72, LOTS 2, 3, 4, 9 & 10  
 GLEN RIDGE BOROUGH, ESSEX COUNTY, NEW JERSEY

**SHEET No.**  

3

OF

10

**Bowman CONSULTING**

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 DATE: 12/27/17  
 CHKD: *ELK*  
 PREPARED BY: ERIC L. KELLER  
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 2 REVISION FOR P.B. SUBMISSION  
 3  
 4  
 5  
 6

DATE: 12/27/17  
 REVISION  
 CHKD

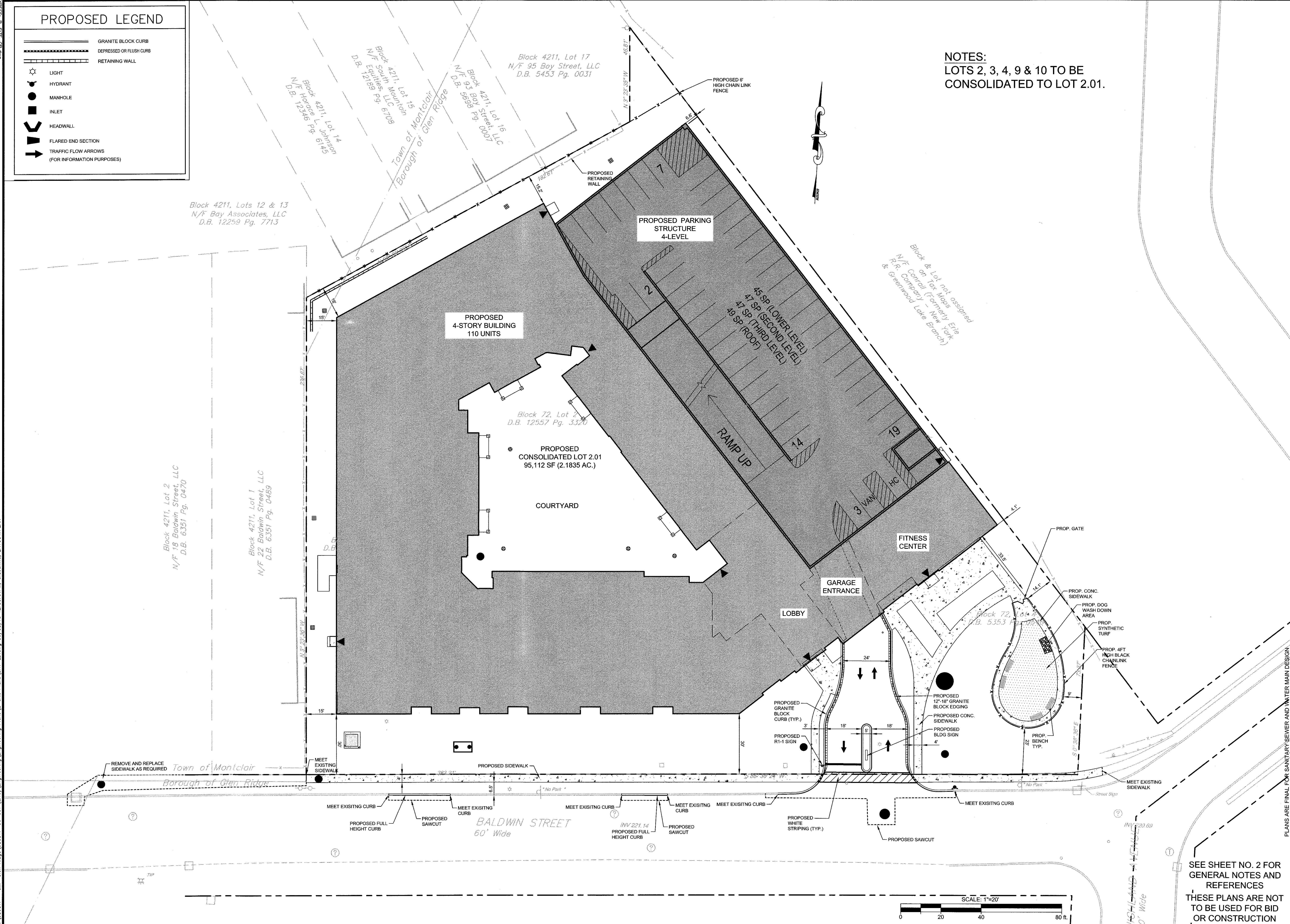


P:\080317 - JMF-Glen Ridge\Engineering\Plans\2-Site Plans\SHD-LD.dwg 06/08/18 12:30:01PM. atschino, LAYOUT: PLAN

PROPOSED LEGEND

- GRANITE BLOCK CURB
- DEPRESSED OR FLUSH CURB
- RETAINING WALL
- LIGHT
- HYDRANT
- MANHOLE
- INLET
- HEADWALL
- FLARED END SECTION
- TRAFFIC FLOW ARROWS (FOR INFORMATION PURPOSES)

NOTES:  
LOTS 2, 3, 4, 9 & 10 TO BE  
CONSOLIDATED TO LOT 2.01.



PROJ: 080317-CD-01  
SHEET: 4 OF 10  
DATE: 12/27/17

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www.bowmanconsulting.com  
Phone: 973-359-6400  
Fax: 973-359-8455  
NJ Certificate of Authorization  
No. 24C00022600  
ERIC L. KELLER, N.J. Professional Engineer, Lic. 24GE03205400

PLANS ARE FINAL FOR SANITARY SEWER AND WATER MAIN DESIGN

PRELIMINARY AND FINAL SITE PLAN FOR  
**CLARUS GLEN RIDGE**  
**LAYOUT & DIMENSIONING PLAN**  
BLOCK 72, LOTS 2, 3, 4, 9 & 10  
GLEN RIDGE BOROUGH, ESSEX COUNTY, NEW JERSEY

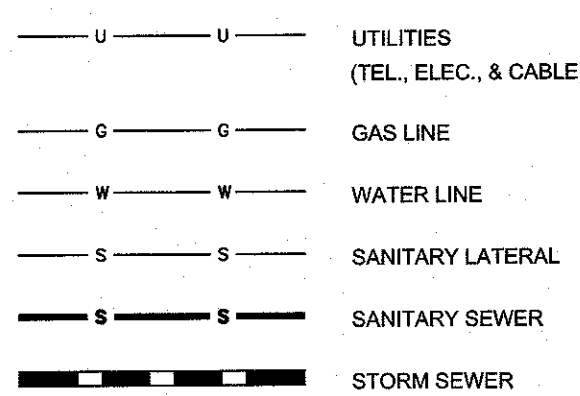
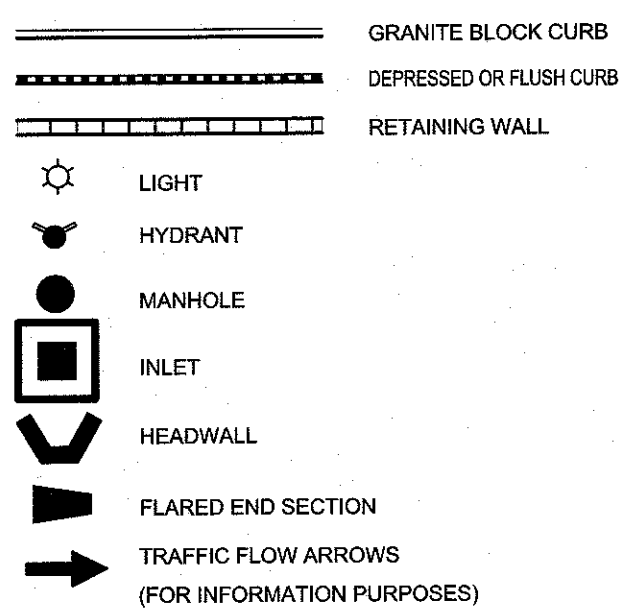
SEE SHEET NO. 2 FOR  
GENERAL NOTES AND  
REFERENCES  
THESE PLANS ARE NOT  
TO BE USED FOR BID  
OR CONSTRUCTION

SHEET No.  
**4**  
OF  
**10**



P:\080317 - JNF - Glen Ridge\080317-00-001 (ENG) Engineering\Engineering Plans\2-Site Plans\SHIT-GR.dwg, 01/31/18 01:50:50PM, drcachino, LAYOUT PLAN  
XREFS: R-SITE-GR.dwg  
5/6/2018 5:45:36 PM  
JNF - Glen Ridge

# PROPOSED LEGEND



Block 4211, Lots 12 & 13  
N/F Bay Associates, LLC  
D.B. 12259 Pg. 7713

Block 4211, Lot 2  
N/F 18 Baldwin Street, LLC  
D.B. 6351 Pg. 0470

Block 4211, Lot 1  
N/F 22 Baldwin Street, LLC  
D.B. 6351 Pg. 0489

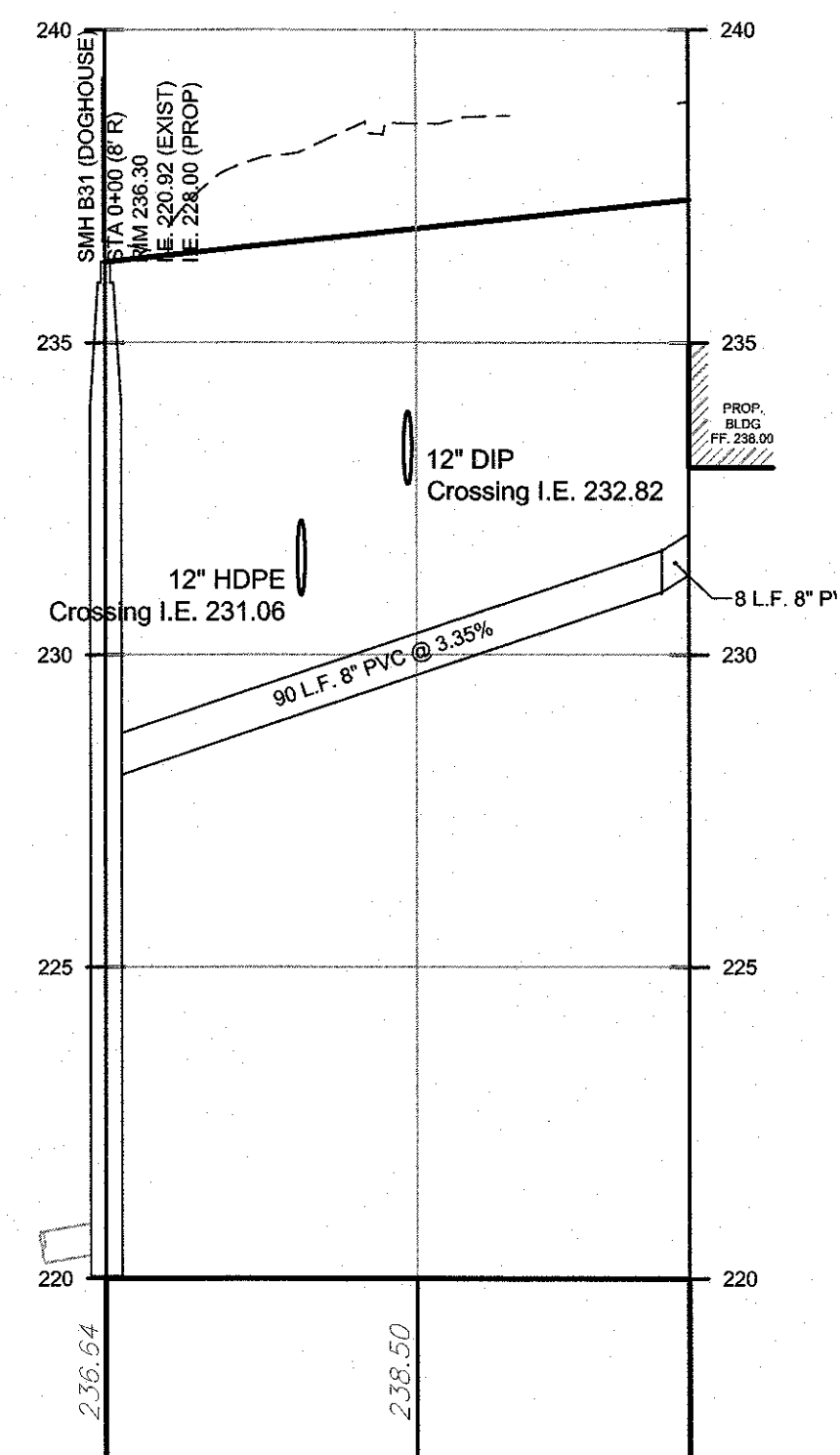
Block 4211, Lot 15  
N/F South Mountain  
N/F Equities, LLC  
D.B. 12189 Pg. 6708

Block 4211, Lot 16  
N/F 93 Bay Street, LLC  
D.B. 3698 Pg. 0007

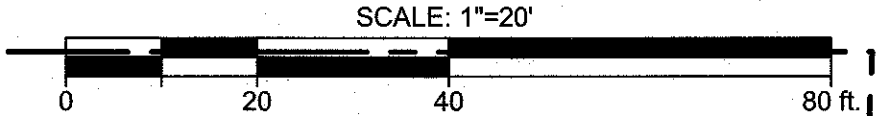
Block 4211, Lot 17  
N/F 95 Bay Street, LLC  
D.B. 5453 Pg. 0031

Block 72, Lot 2  
D.B. 12557 Pg. 3320

Block & Lot not assigned  
N/F Corral (Formerly Erie  
& Greenwood Lake Branch)



SANITARY PROFILE  
SCALE: 1" = 30' HORIZONTAL  
1" = 3' VERTICAL



SEE SHEET NO. 2 FOR  
GENERAL NOTES AND  
REFERENCES  
THESE PLANS ARE NOT  
TO BE USED FOR BID  
OR CONSTRUCTION

6  
5  
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3  
2  
1

PROJ. 080317-00-001  
CHKD. [Signature]  
DATE: 12/27/17  
2 REVISION TO WATER, GAS, AND ELEC. CONNECTIONS  
1 REVISION FOR P.B. SUBMISSION  
DATE: 12/27/17  
DATE: 12/27/17

PROJ. 080317-00-001  
CHKD. [Signature]  
DATE: 12/27/17  
2 REVISION TO WATER, GAS, AND ELEC. CONNECTIONS  
1 REVISION FOR P.B. SUBMISSION  
DATE: 12/27/17  
DATE: 12/27/17

**Bowman**  
CONSULTING

Phone: 973-399-8400  
54 Horseshoe Road, Suite 100  
Glen Ridge, NJ 07033  
N.J. Certificate of Authorization  
No. 24GA00222800  
E-mail: [Signature]  
[Signature]  
ERIC L. KELLER, N.J. Professional Engineer, Lic. 24GE03205400

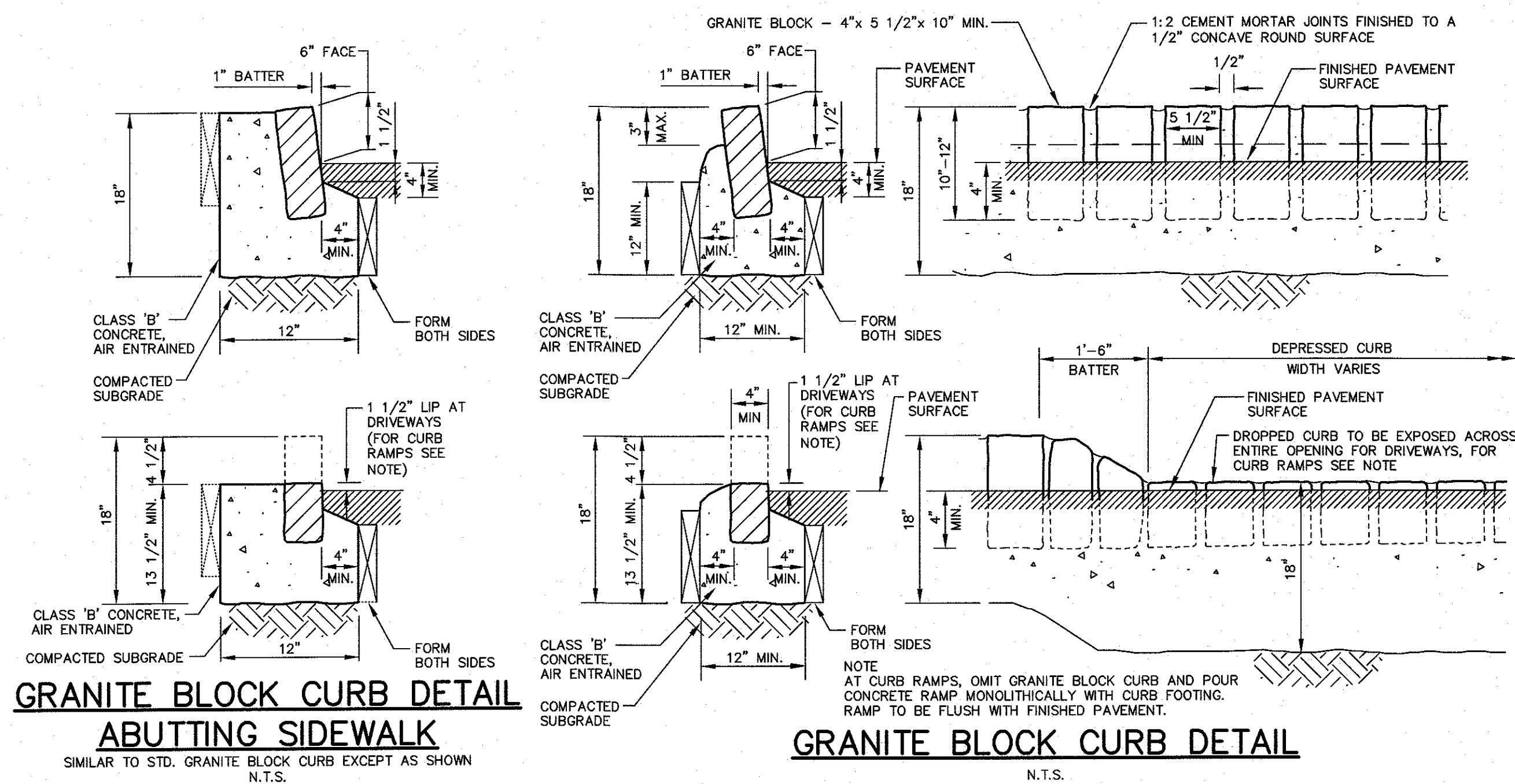
PLANS ARE FINAL FOR SANITARY SEWER AND WATER MAIN DESIGN  
PRELIMINARY AND FINAL SITE PLAN FOR  
CLARUS GLEN RIDGE  
GRADING, UTILITY AND SOIL EROSION  
AND SEDIMENT CONTROL PLAN  
BLOCK 72, LOTS 2, 3, 4, 9 & 10  
GLEN RIDGE BOROUGH, ESSEX COUNTY, NEW JERSEY

SHEET No.  
**5**  
OF  
**10**



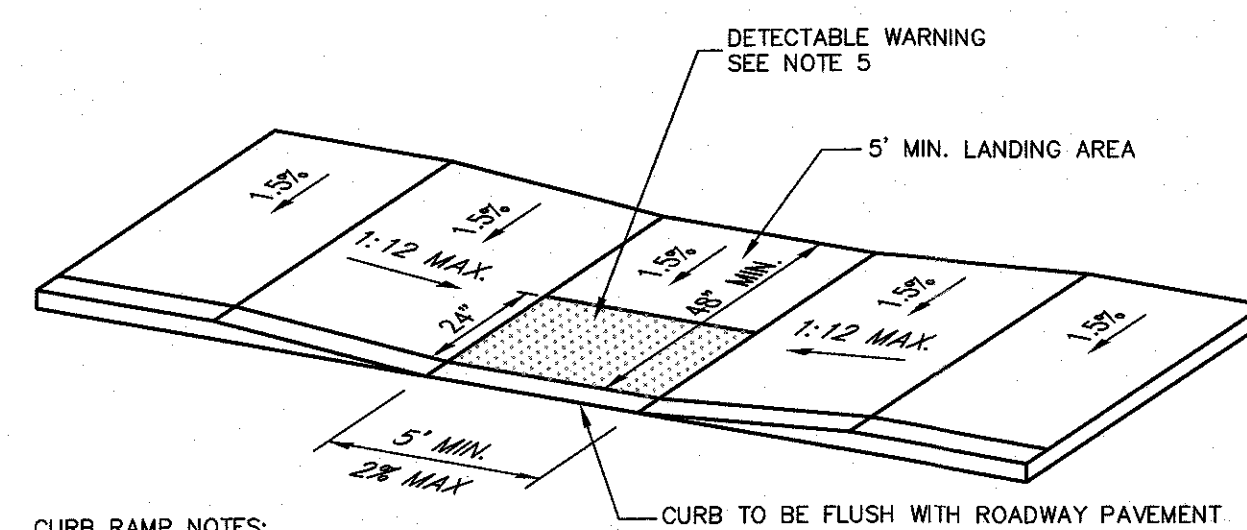
SEE SHEET NO. 2 FOR  
GENERAL NOTES AND  
REFERENCES  
THESE PLANS ARE NOT  
TO BE USED FOR BID  
OR CONSTRUCTION





### GRANITE BLOCK CURB DETAIL

SIMILAR TO STD. GRANITE BLOCK CURB EXCEPT AS SHOWN  
N.T.S.

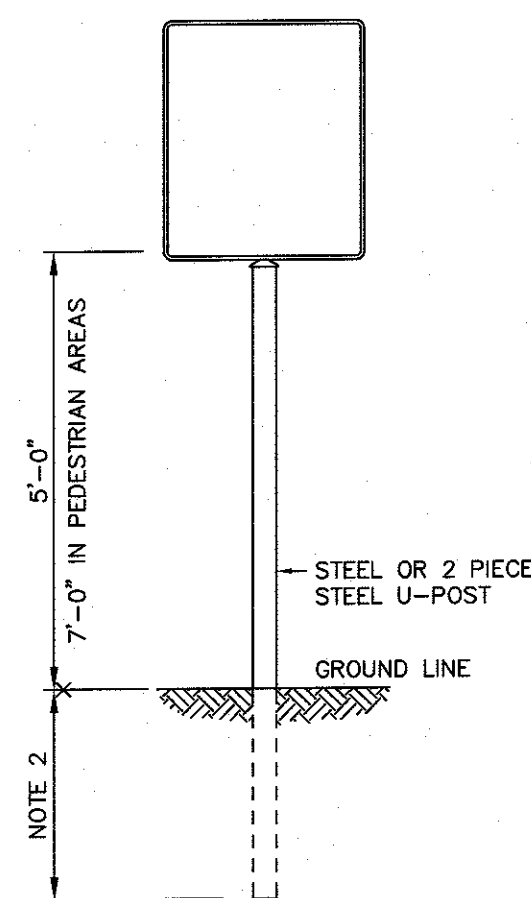


## CURB RAMP NOTES

1. LANDING AREA, APPROACH SIDEWALK TRANSITIONS, AND CURB RAMP SHALL BE KEPT CLEAR OF OBSTRUCTIONS.
2. CURB (DROPPED CURB) GUTTERLINE TO BE FLUSH WITH ROADWAY SURFACE A MINIMUM OF 5' AT PARALLEL CURB RAMPS.
3. IF CURB IS GRANITE BLOCK, OMIT THE BLOCK WITHIN THE FLUSH AREA AND FORM WITH CONCRETE ONLY. RAMP MAY BE POURED MONOLITHICALLY WITH THE CURB
4. RAMP LENGTH IS AS REQUIRED TO NOT EXCEED MAX SLOPE, AND SHALL BE VERIFIED IN FIELD. RAMPS DRAWN IN PLAN VIEW MAY BE SCHEMATIC TO INDICATE TYPE OF RAMP AND MAY NOT INDICATE ACTUAL LENGTH
5. FOR RAMPS IN THE PUBLIC ROW OR WHERE INDICATED ON THE PLAN, SHADED AREA SHALL HAVE DETECTABLE WARNING THE FULL WIDTH OF THE RAMP RUN OR FLUSH CURB. DETECTABLE WARNINGS SHALL BE MIN IN DIRECTION OF TRAVEL. ALL DETECTABLE WARNING SURFACES SHALL BE EMBEDDED IN THE CONCRETE. A 2" BORDER OF CONCRETE IS ALLOWED TO FACILITATE EMBEDMENT.

CURB RAMP (PARALLEL)

SIDEWALK ADJACENT TO CURB  
N.T.S.

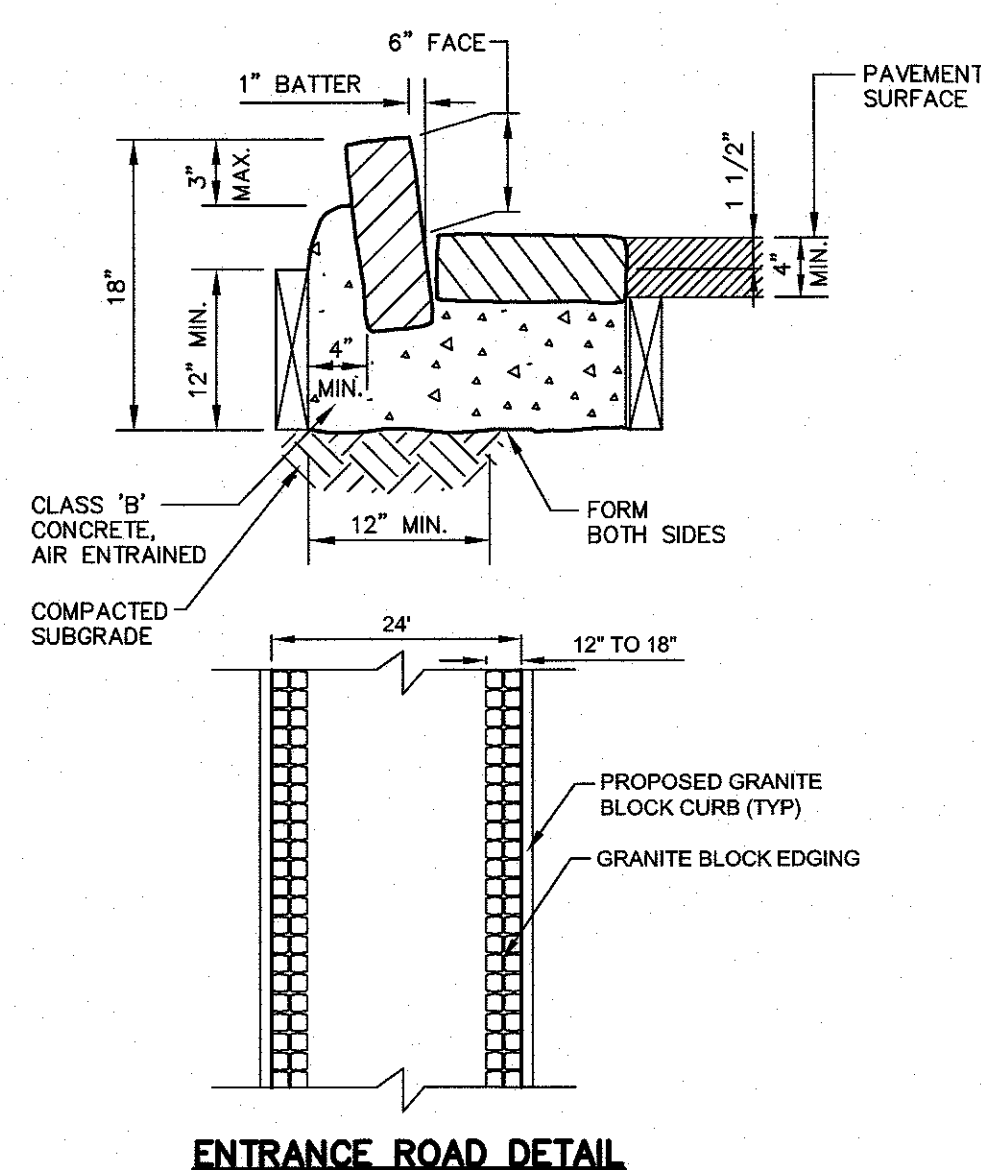


GENERAL NOTES:

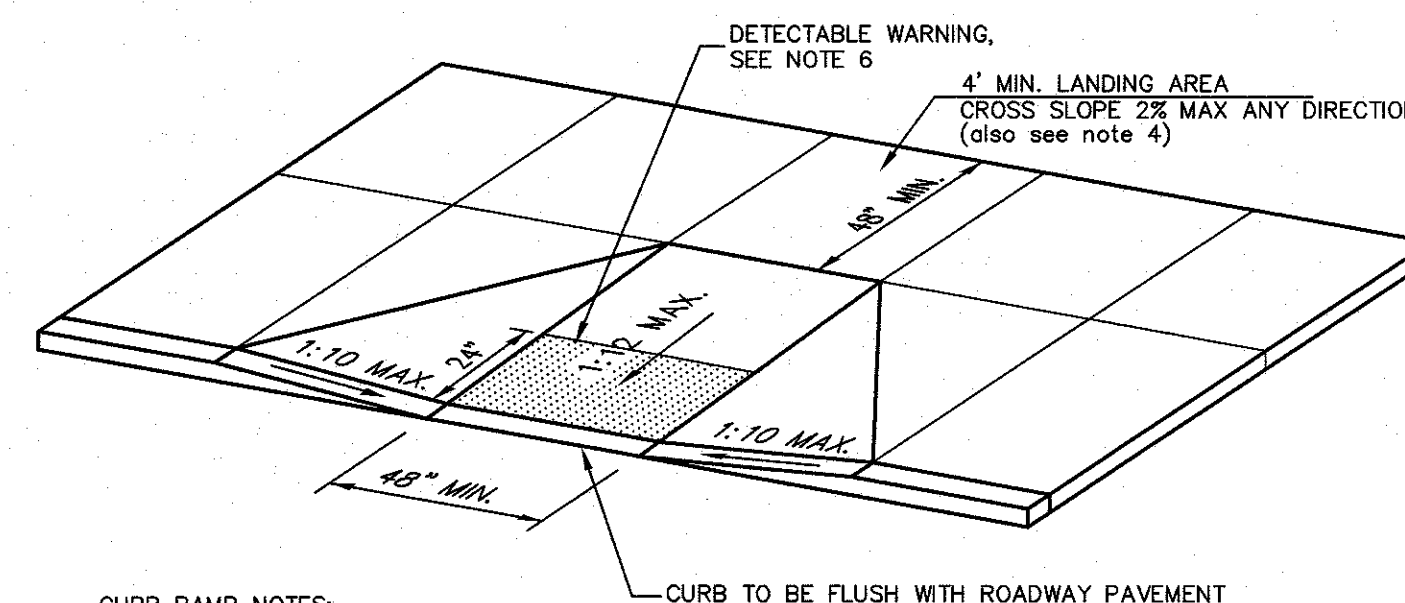
1. ALL POSTS SHALL BE OF ADEQUATE LENGTH TO MEET THE REQUIREMENTS FOR EJECTION AS STATED IN THE CURRENT "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREET AND HIGHWAYS."
2. TWO PIECE STEEL POST SHALL BE EMBEDDED 3'-8" MIN. ONE PIECE STEEL POST SHALL BE EMBEDDED 3'-6" MAX.
3. ALL STEEL POSTS AND BRACKETS SHALL BE CUT, BENT AND HOLES PUNCHED AND DRILLED BEFORE GALVANIZING. GALVANIZING SHALL BE IN CONFORMANCE WITH CURRENT A.S.T.M. SPECIFICATIONS A 123.
4. POSTS MAY BE STEEL OR 2 PIECE STEEL U-POST IN CONFORMANCE WITH THE NOTES BELOW.
5. BOLTS SHALL NOT PROTRUDE MORE THAN 3/4" BEYOND THE NUT WHEN TIGHT BUT SHALL ENGAGE ALL THREADS IN THE NUT.

## STREET MOUNTING

NTS



### ENTRANCE ROAD DETAIL

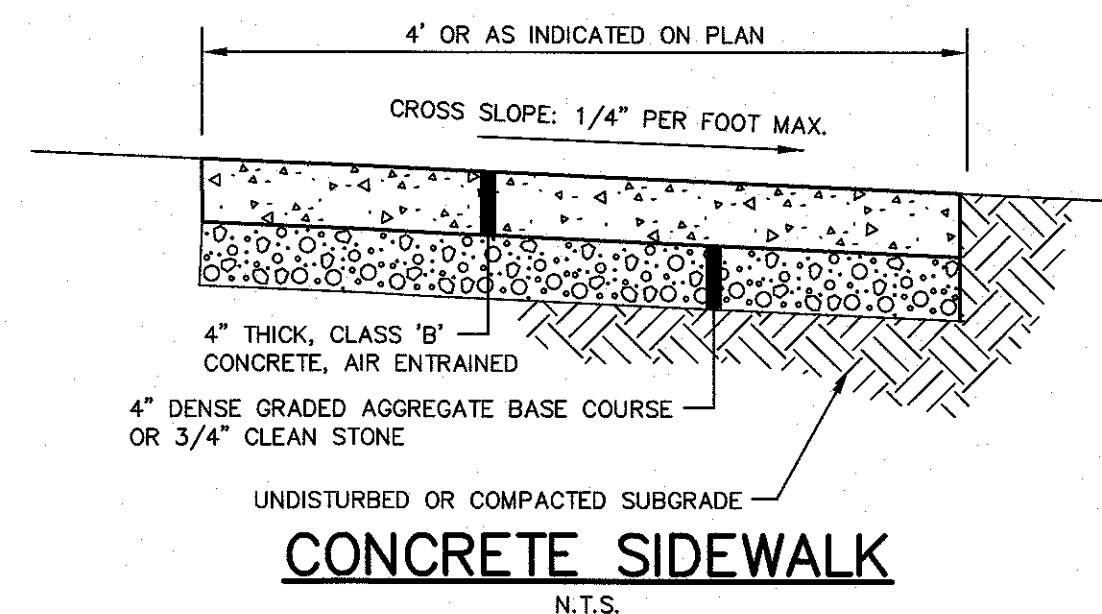


## CURB RAMP NOTES:

1. LANDING AREA, APPROACH SIDEWALK TRANSITIONS, AND CURB RAMP SHALL BE KEPT CLEAR OF OBSTRUCTIONS.
2. CURB (DROPPED CURB) CENTERLINE TO BE FLUSH WITH ROADWAY PAVEMENT A MINIMUM OF 4' AT ALL CURB RAMPS.
3. IF CURB IS GRANITE BLOCK, OMIT THE BLOCK WITHIN THE FLUSH AREA AND FORM WITH CONCRETE ONLY. RAMP MAY BE POURED MONOLITHICALLY WITH THE CURB
4. FOR RAMPS IN THE PUBLIC ROW, IF THE LANDING (TURNING SPACE) AT THE TOP OF THE RAMP IS CONSTRAINED (ABUTTING A BUILDING OR SIMILAR) THEN THE LANDING SHALL BE 5'
5. RAMP LENGTH IS AS REQUIRED TO NOT EXCEED MAX SLOPE, AND SHALL BE VERIFIED IN FIELD. RAMPS DRAWN IN PLAN VIEW MAY BE SCHEMATIC TO INDICATE TYPE OF RAMP AND MAY NOT INDICATE ACTUAL LENGTH
6. FOR RAMPS IN THE PUBLIC ROW OR WHERE INDICATED ON THE PLAN, SHADED AREA SHALL HAVE DETECTABLE WARNING THE FULL WIDTH OF THE RAMP RUN OR FLUSH CURB. DETECTABLE WARNINGS SHALL BE 24" MIN IN DIRECTION OF TRAVEL. ALL DETECTABLE WARNING SURFACES SHALL BE EMBEDDED IN THE CONCRETE. A 2" BORDER OF CONCRETE IS ALLOWED TO FACILITATE EMBEDMENT.

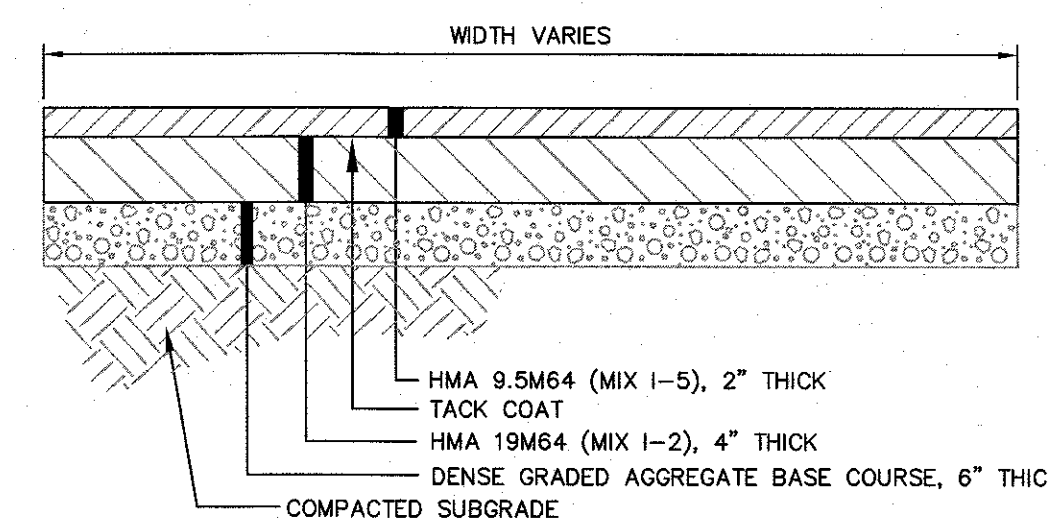
FLARED CURB RAMP

SIDEWALK ADJACENT TO CURB  
N.T.S.



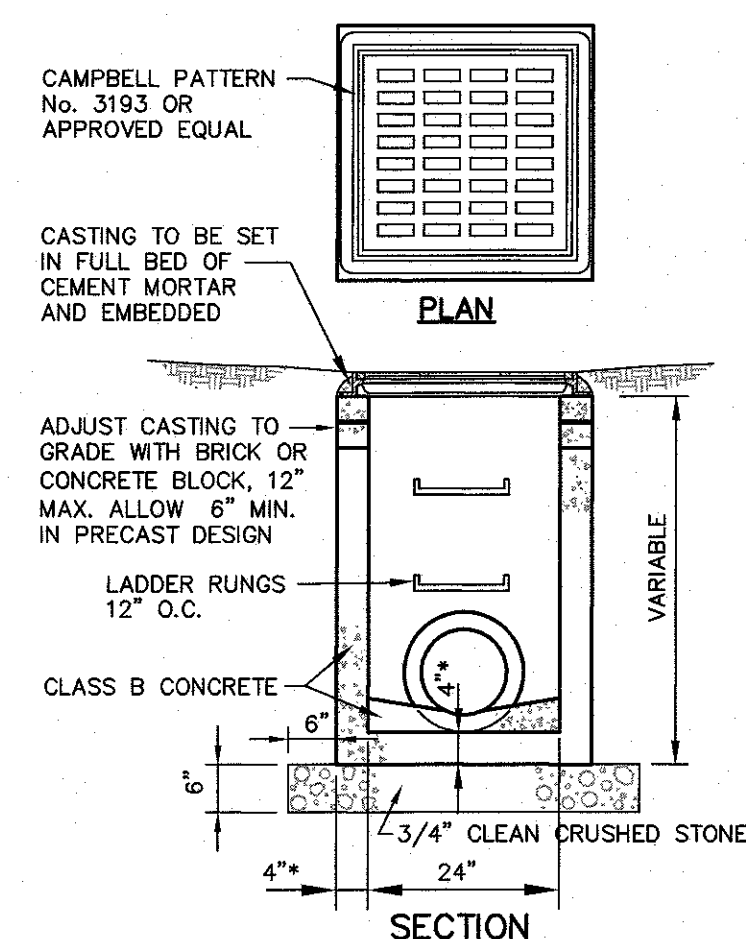
CONCRETE SIDEWALK

N.T.S



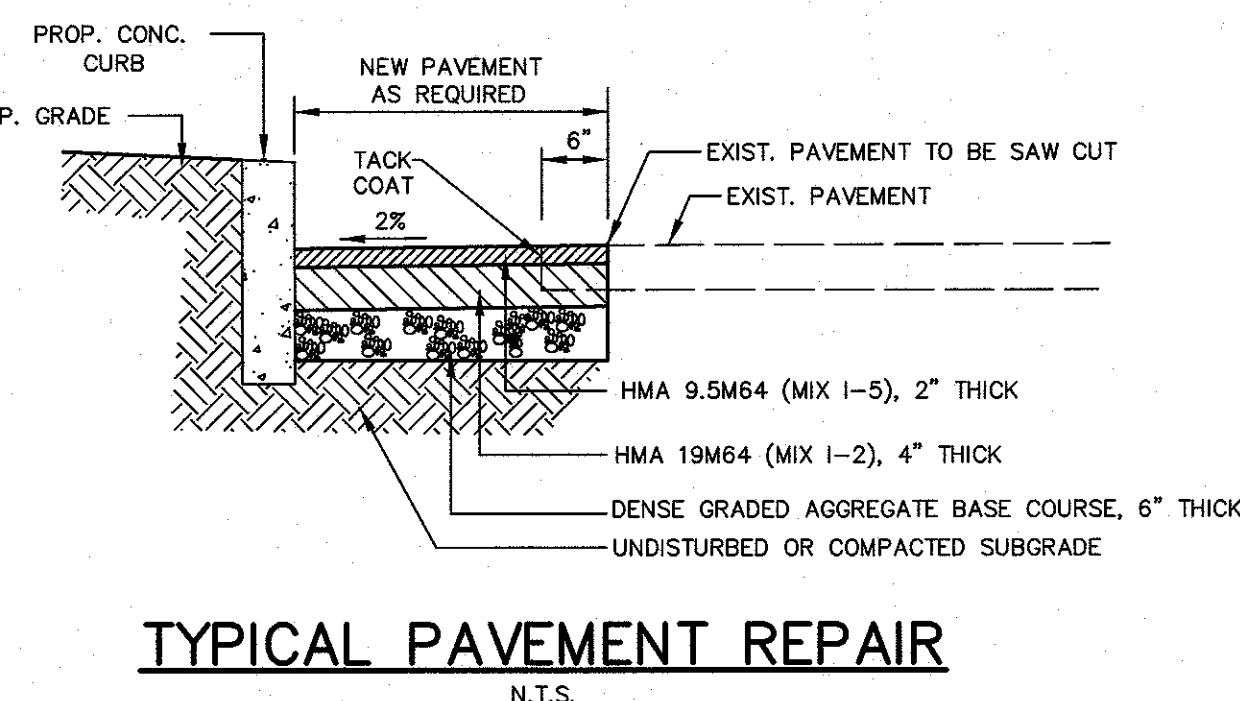
### TYPICAL PAVEMENT SECTION

NTS



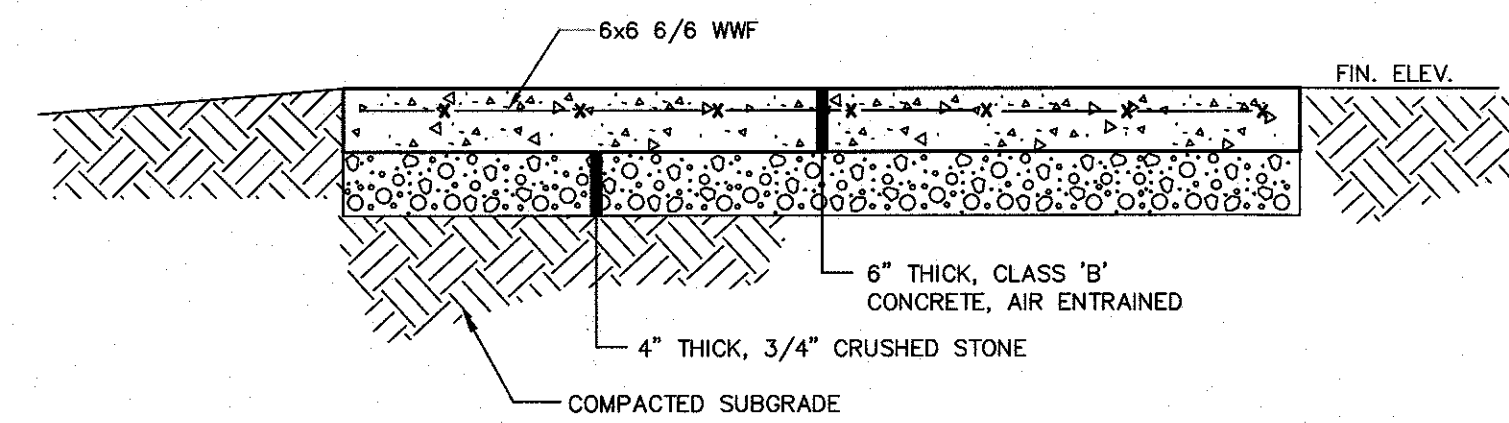
1. THIS INLET MAY BE CONSTRUCTED OF BRICK, CONCRETE OR CONCRETE BLOCK. IF BRICK OR CONCRETE BLOCK IS USED THE BOTTOM SHALL BE AS SHOWN FOR CONCRETE.

2. \*WALLS SHAL BE 4" MIN. IF PRECAST AND 6" MIN. IF BLOCK.



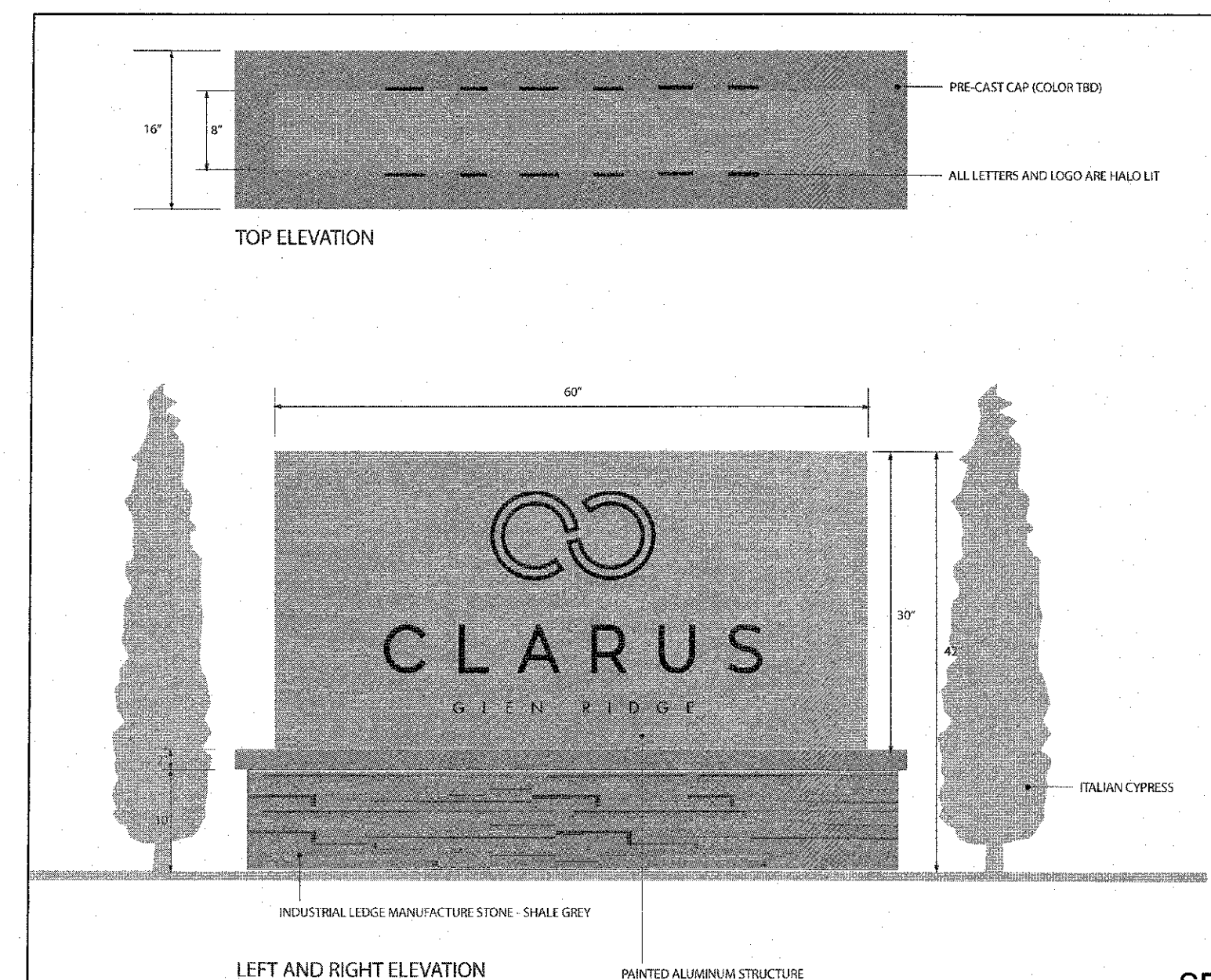
## TYPICAL PAVEMENT REPAIR

N.T.S.



### 8'x8'TRANSFORMER PAD DETAIL

N.T.S.



### SIGN DETAIL

SEE SHEET NO. 2 FOR  
GENERAL NOTES AND  
REFERENCES  
THESE PLANS ARE NOT  
TO BE USED FOR BID  
OR CONSTRUCTION

PLANS ARE FINAL FOR SANITARY SEWER AND WATER MAIN DESIGN

PRELIMINARY AND FINAL SITE PLAN FOR  
CLARUS GLEN RIDGE  
CONSTRUCTION DETAILS  
BLOCK 72, LOTS 2, 3, 4, 9 & 10  
GLEN RIDGE BOROUGH, ESSEX COUNTY, NEW JERSEY

SHEET No. 7 OF 10

**Bowman Consulting Group, Ltd.**  
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Fax: 973-359-8456  
NJ Certificate No. 24A03A2822800  
E-mail: NJ@BowmanConsulting.com

**ERIC L. KELLER, N.J. Professional Engineer, Lic. 24A03C0205400**

PROJ.: 060317-CD-001  
DATE: 12/27/17  
CHKD:   
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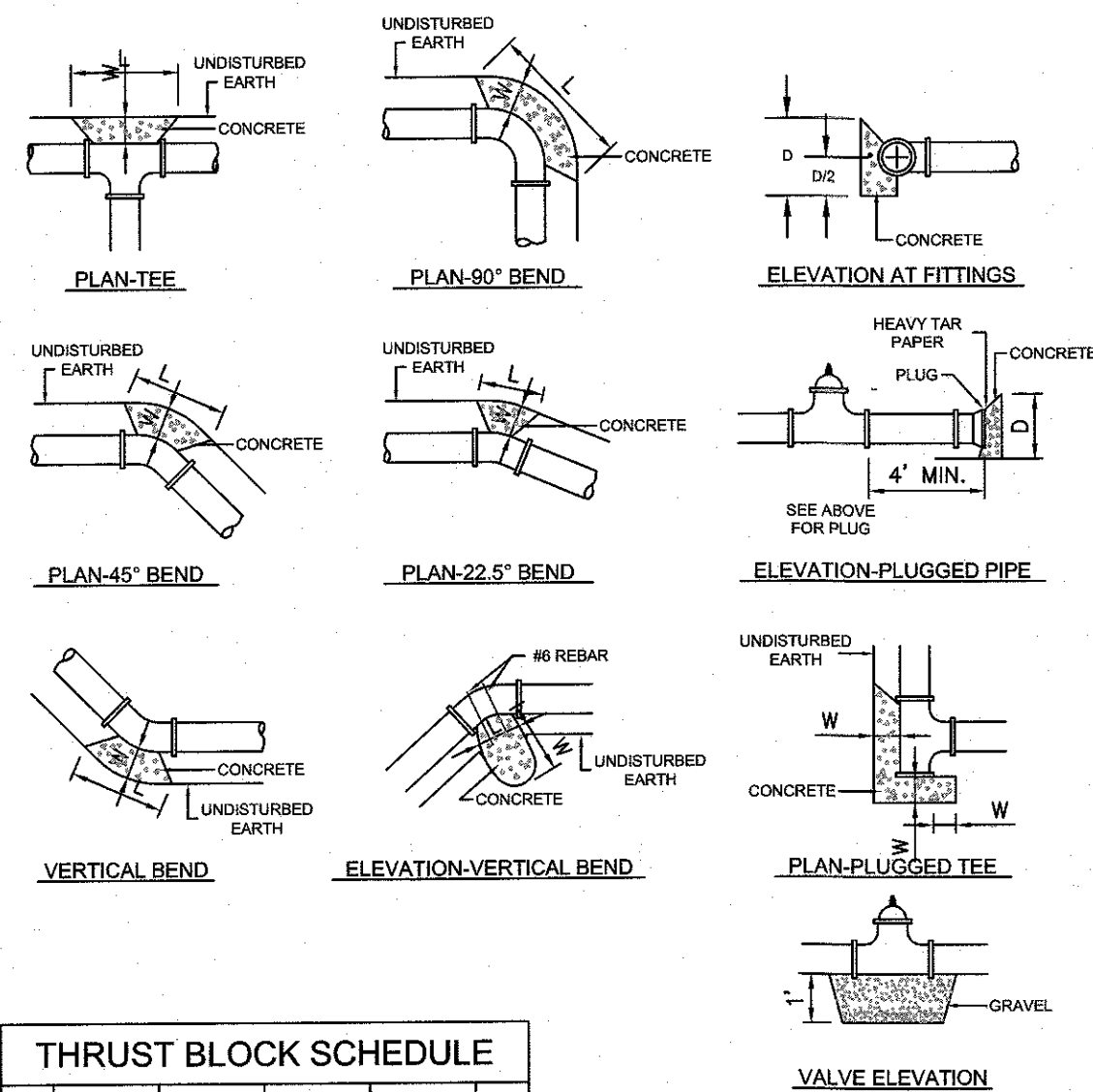
2 REVISION FOR P.B. SUBMISSION 12/27/18

1 REVISION FOR P.B. SUBMISSION 12/27/17

DATE: 12/27/17

REVISION



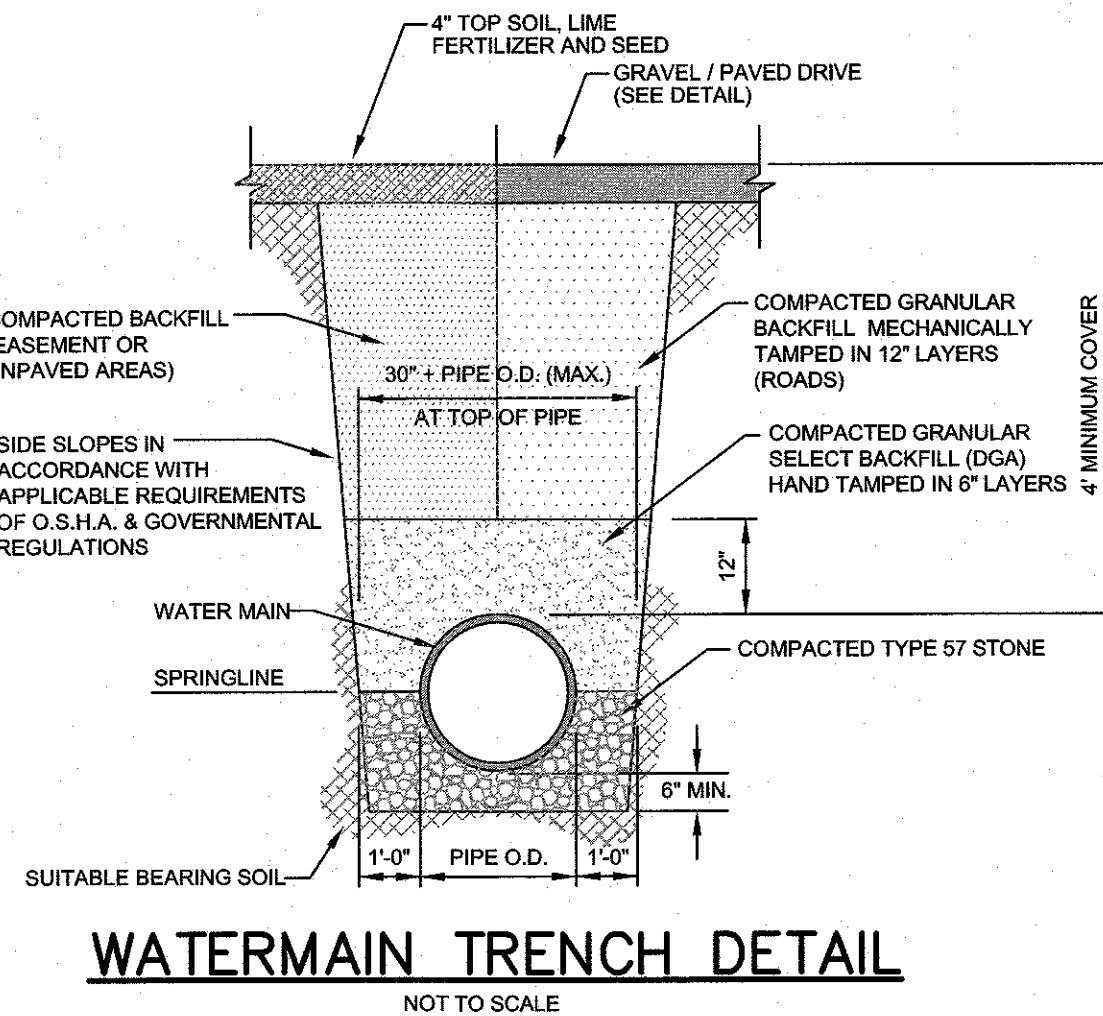


THRUST BLOCK SCHEDULE									
PIPE SIZE	TEE	22.5° BEND	45° BEND	90° BEND	TEE	22.5° BEND	45° BEND	90° BEND	TEE
6"	1'-3"	1'-3"	1'-6"	1'-6"	1'-6"	1'-6"	1'-6"	1'-6"	1'-6"
8"	2'-0"	1'-6"	1'-6"	1'-6"	1'-6"	2'-0"	1'-6"	1'-6"	2'-0"
10"	2'-6"	1'-6"	1'-6"	1'-6"	1'-6"	2'-6"	1'-6"	1'-6"	2'-6"
12"	3'-0"	2'-0"	1'-6"	1'-6"	1'-6"	3'-0"	2'-0"	1'-6"	3'-0"
16"	4'-0"	2'-6"	1'-6"	1'-6"	1'-6"	4'-0"	2'-6"	1'-6"	4'-0"
20"	5'-3"	3'-0"	2'-0"	1'-6"	1'-6"	5'-3"	3'-0"	2'-0"	5'-3"

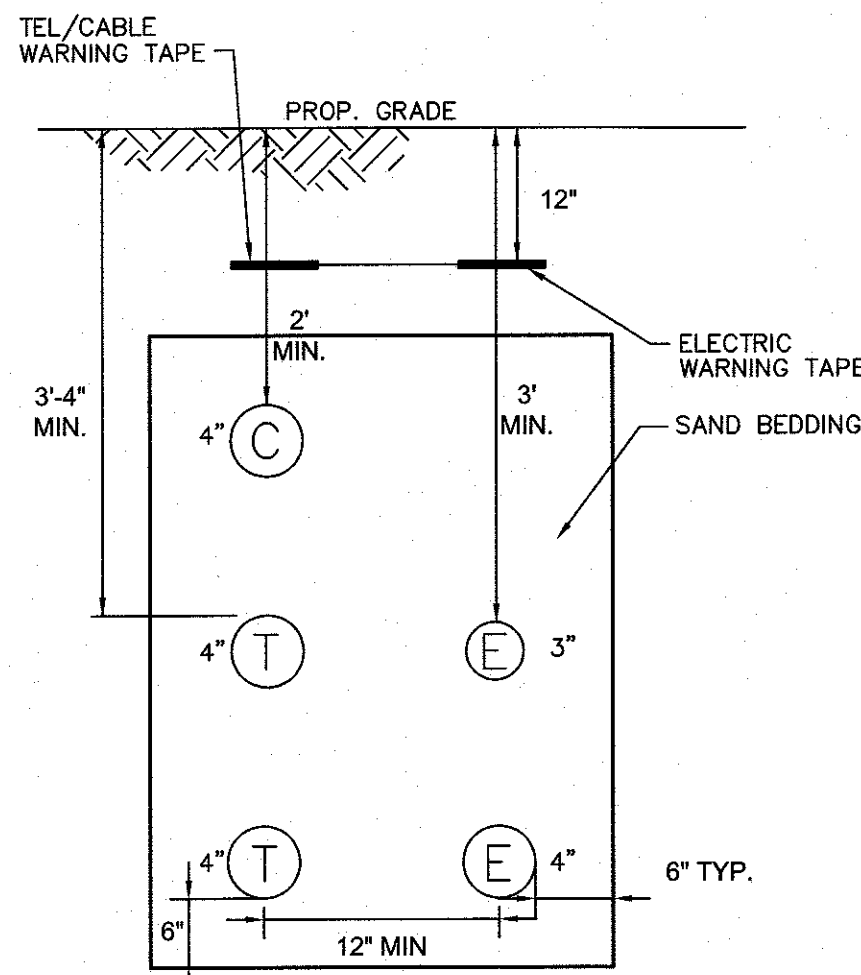
BASIS:  
2,000 LB. SOIL RESISTANCE  
250 PSI WATER PRESSURE  
CORRECTION FACTORS FOR OTHER SOILS:  
SOFT CLAY 4  
SAND 2  
SAND & GRAVEL 1.33  
SHALE 0.4

NOTE:  
IF SOFT MATERIALS ARE ENCOUNTERED, THE THRUST BLOCK SIZES SHALL BE ADJUSTED ACCORDINGLY. ALL THRUST BLOCKS SHALL BE POURED IN FULL CONTACT WITH UNDISTURBED SOIL.  
WHERE CONCRETE IS IN DIRECT CONTACT WITH THE PROPOSED PIPE, 10# TIE BARS SHALL BE INSTALLED BETWEEN THE PIPE AND CONCRETE.

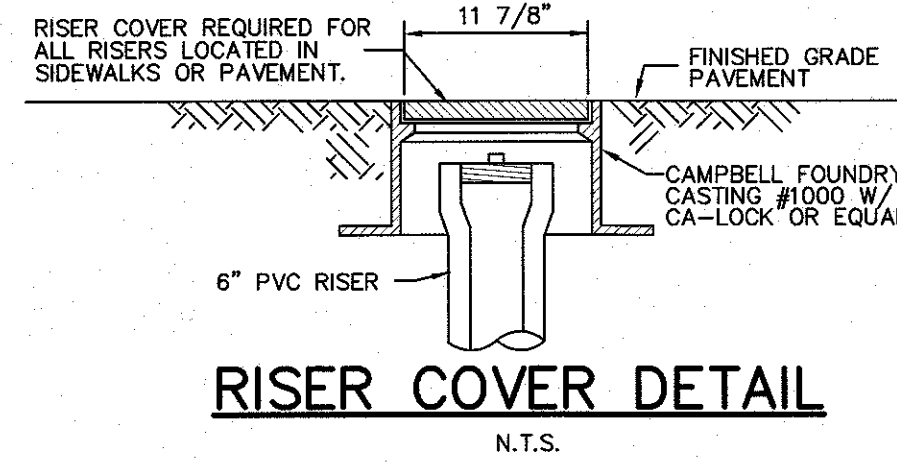
THRUST BLOCK DETAIL  
N.T.S.



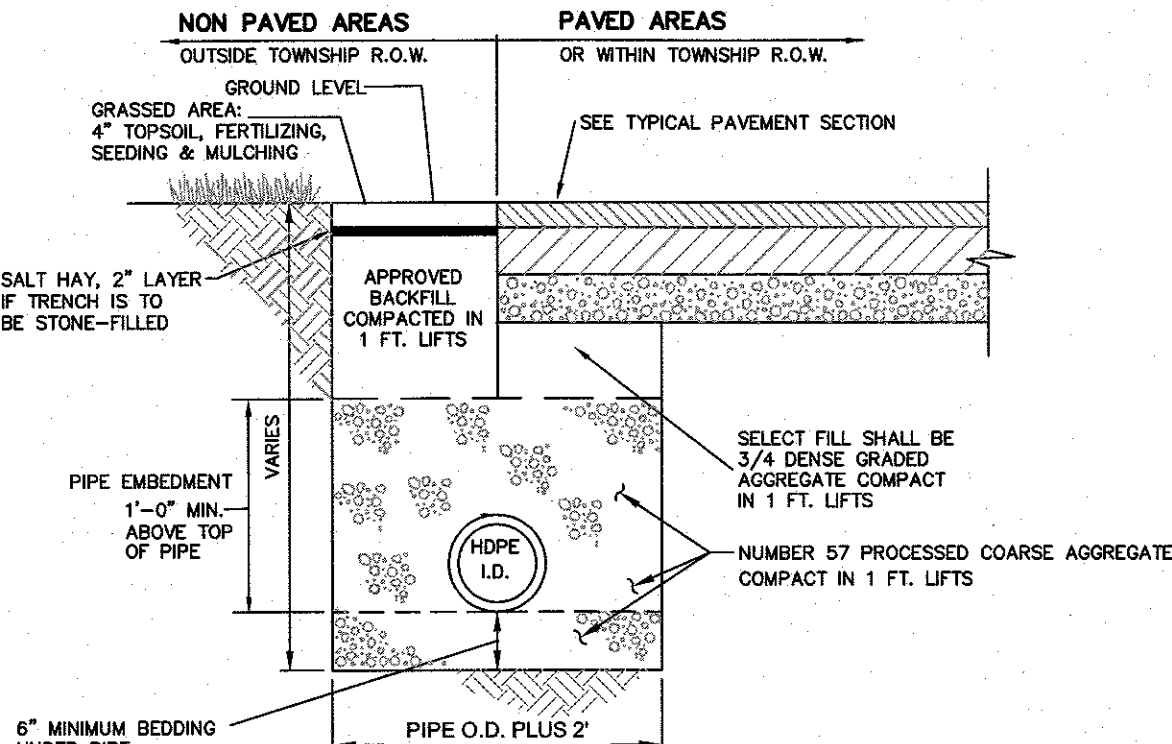
WATERMAIN TRENCH DETAIL  
NOT TO SCALE



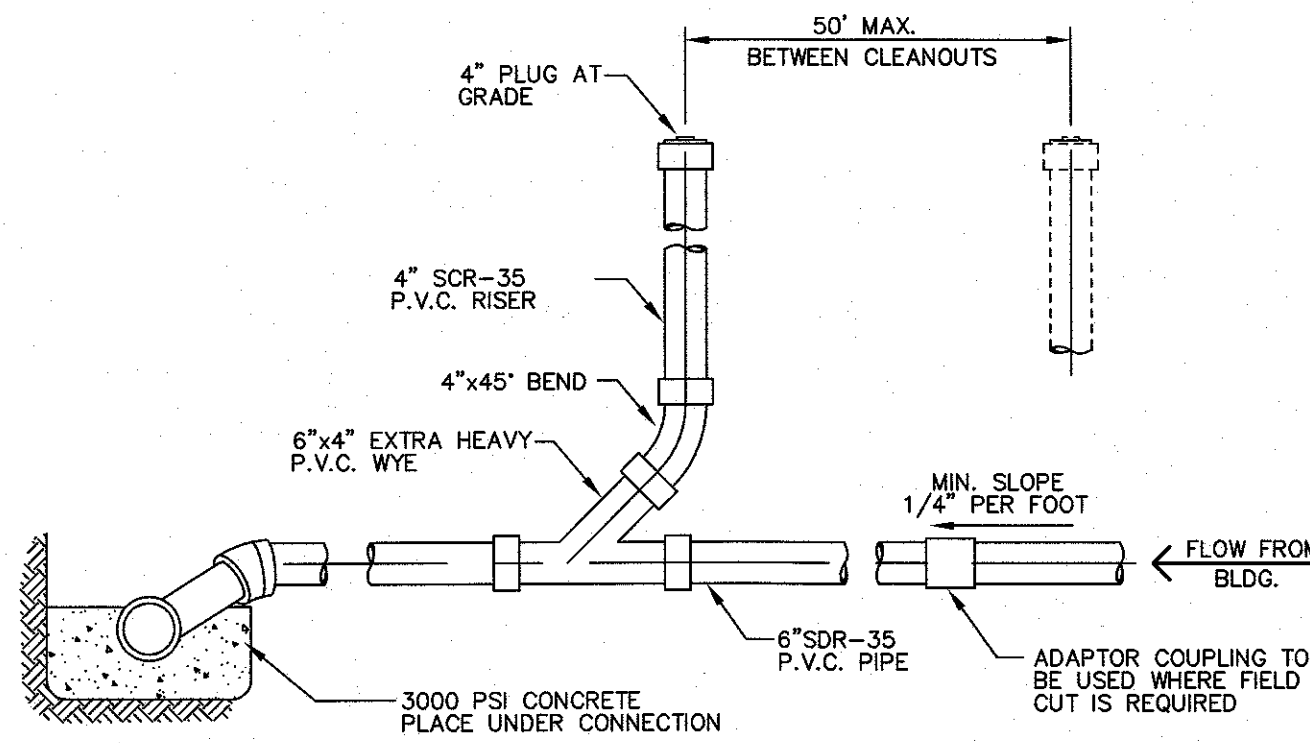
UTILITY TRENCH DETAIL  
N.T.S.



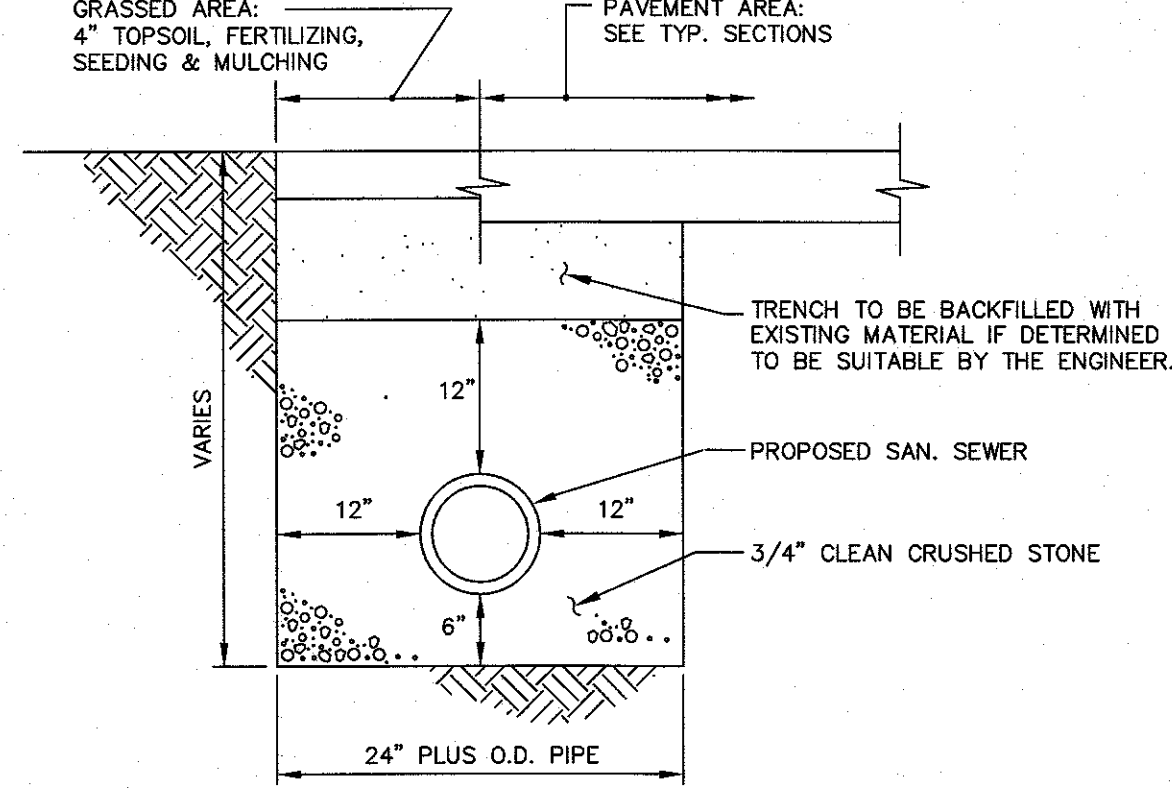
RISER COVER DETAIL  
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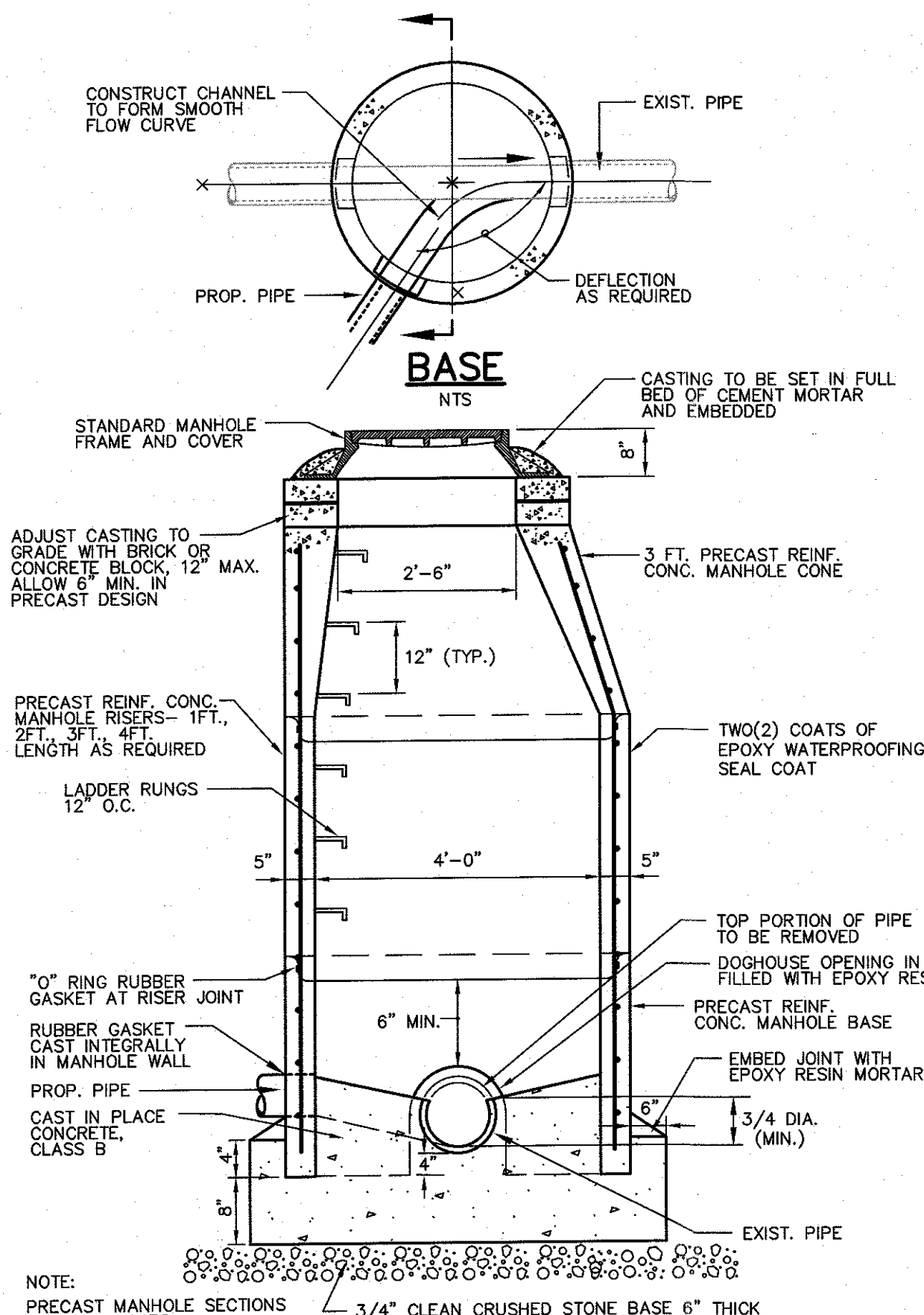
SMOOTH WALL CORRUGATED  
HDPE PIPE TRENCH  
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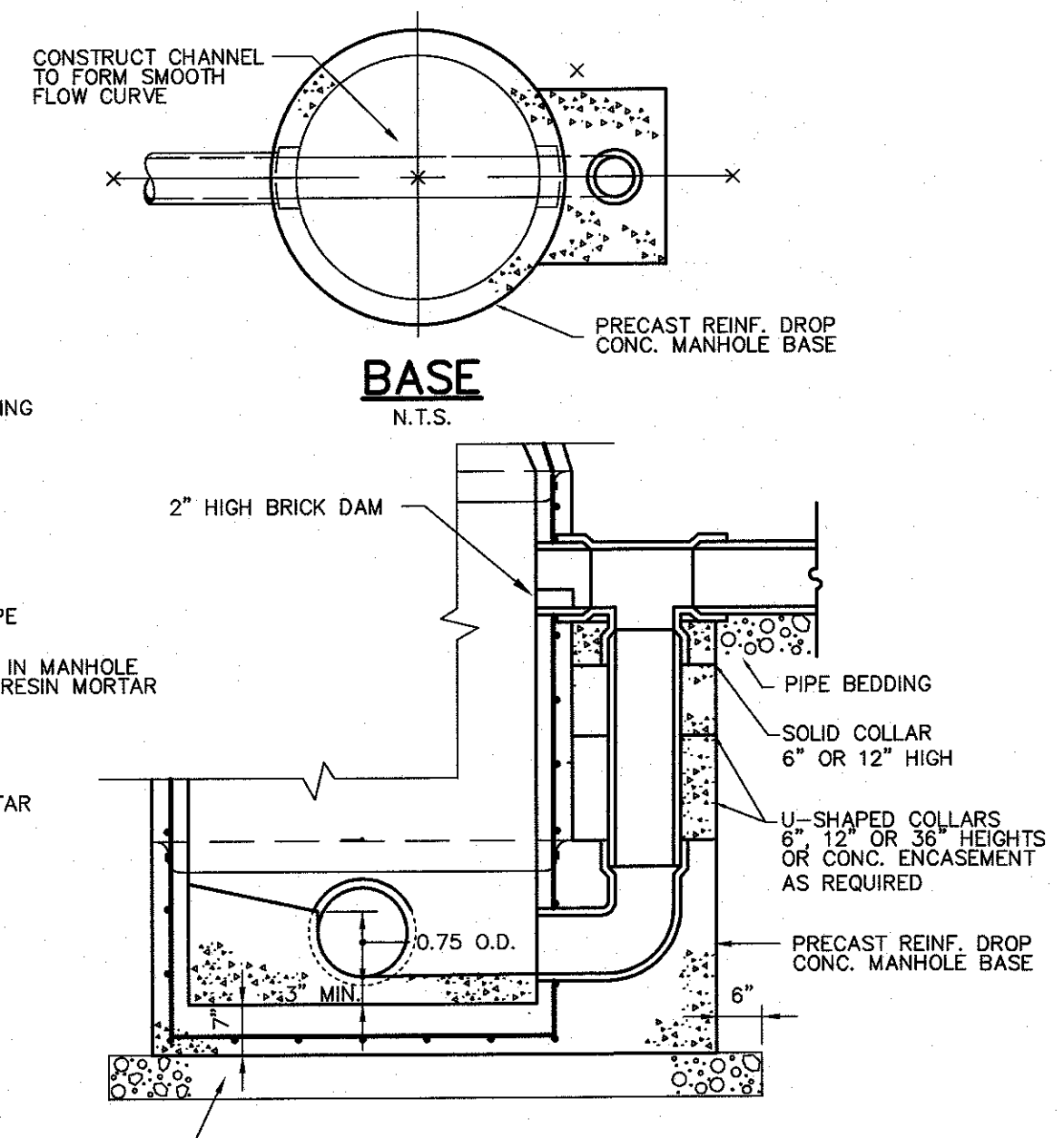
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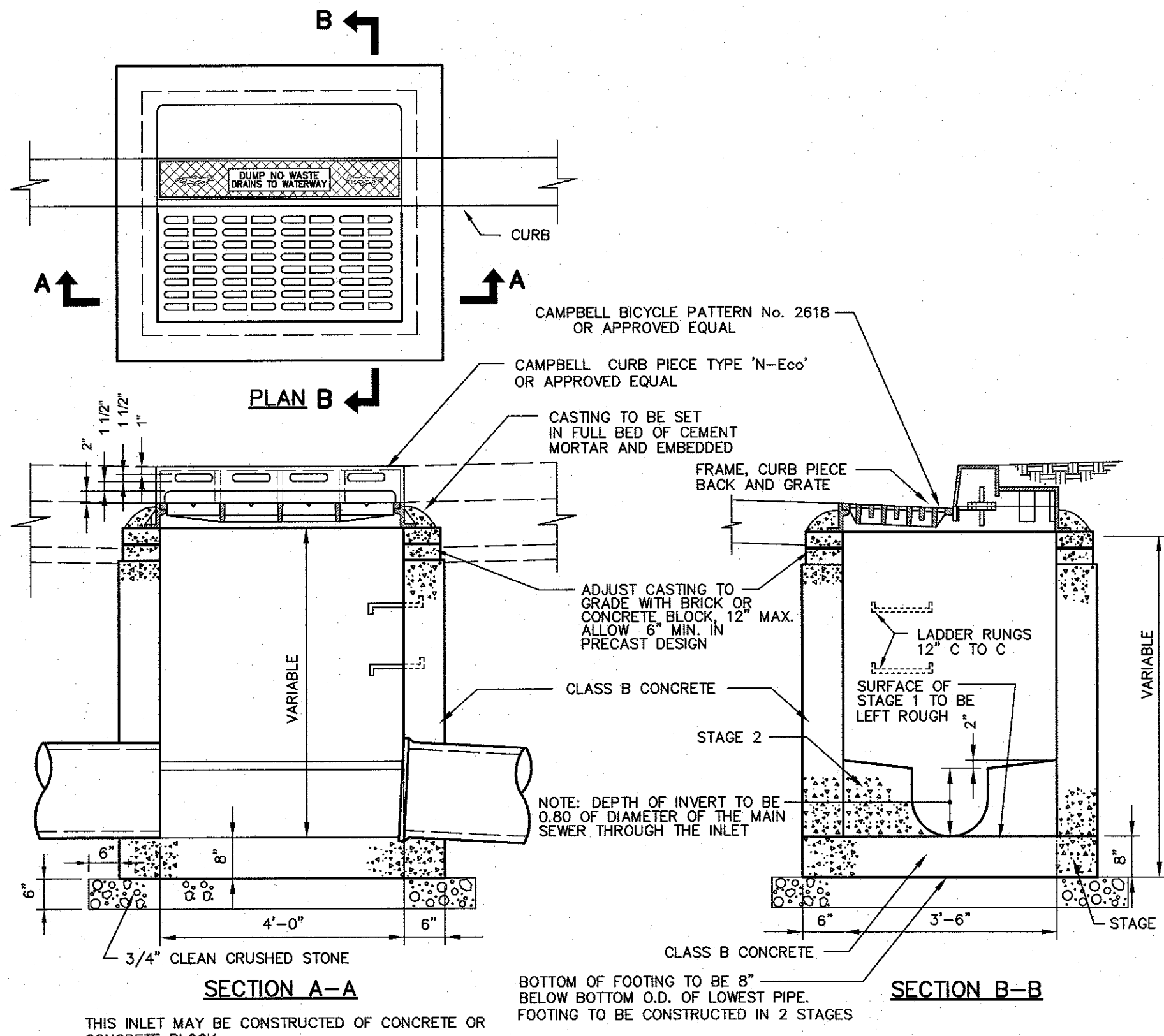
SANITARY SEWER TRENCH  
N.T.S.



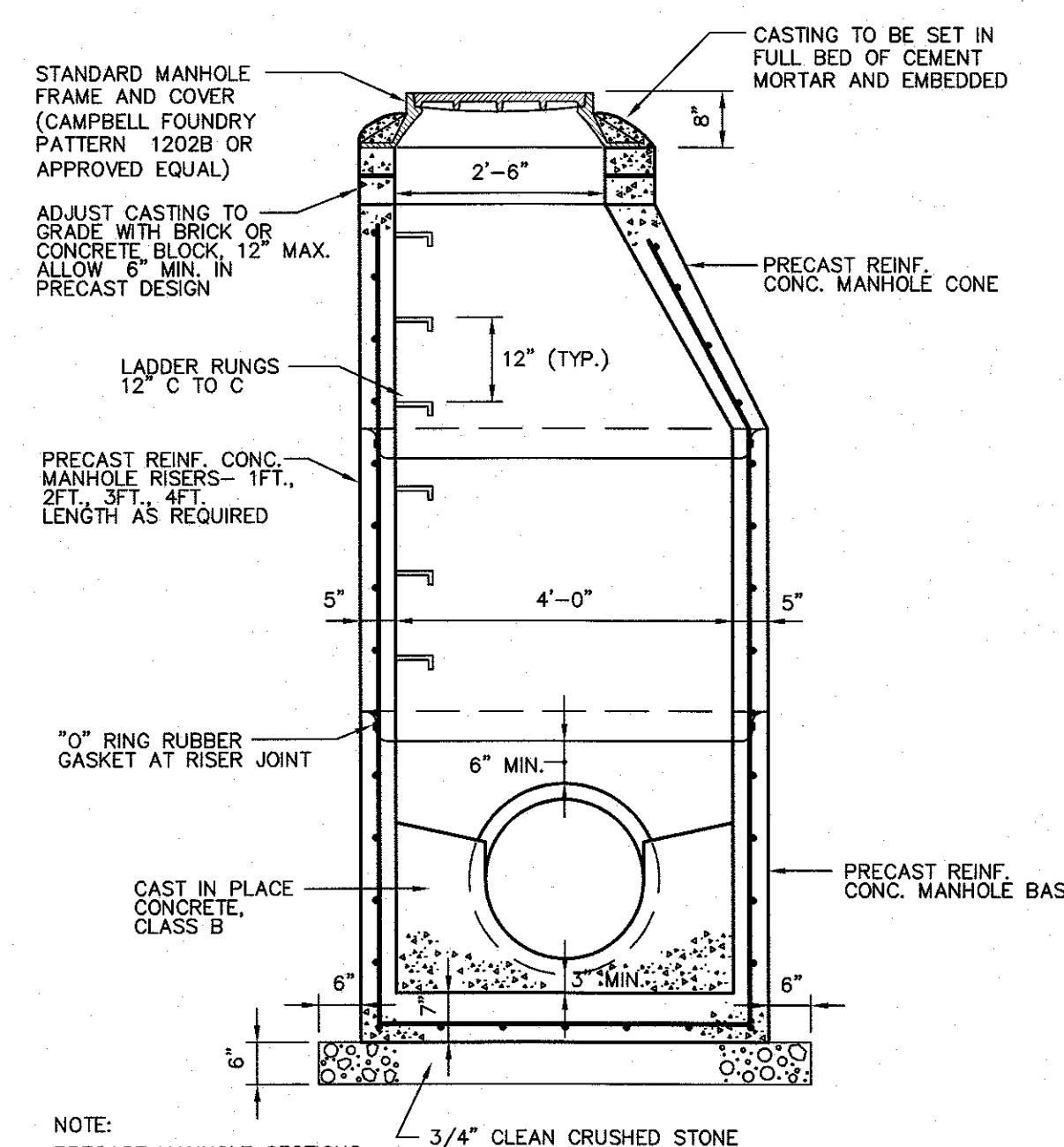
SANITARY MANHOLE, PRECAST  
(SANITARY MANHOLE ON EXIST. PIPE)  
N.T.S.



DROP CONNECTION FOR SANITARY MANHOLES  
ALSO SEE SANITARY MANHOLE DETAIL  
N.T.S.



INLET TYPE "B"  
WITH C.I. CURB PIECE-BACK-FRAME  
AND GRATE  
N.T.S.



MANHOLES, PRECAST (STORM)  
SCALE: N.T.S.

SEE SHEET NO. 2 FOR  
GENERAL NOTES AND  
REFERENCES  
THESE PLANS ARE NOT  
TO BE USED FOR BID  
OR CONSTRUCTION

NO.	DATE	REVISION
6	12/21/17	1
5	12/21/17	2
4	12/21/17	3
3	12/21/17	4
2	12/21/17	5
1	12/21/17	6

PROJ: 080317-0001  
DATE: 12/21/17  
CHD: [Signature]  
CONTAINED HEREIN IS INFORMATION  
FOR THE USE OF THE CLIENT ONLY.  
IT IS NOT TO BE REPRODUCED OR  
TRANSMITTED IN ANY FORM OR BY  
ANY MEANS, ELECTRONIC OR MECHANICAL,  
INCLUDING PHOTOCOPYING, RECORDING,  
OR BY ANY INFORMATION STORAGE AND  
RETRIEVAL SYSTEM, WITHOUT THE  
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CONSULTING GROUP, LTD.

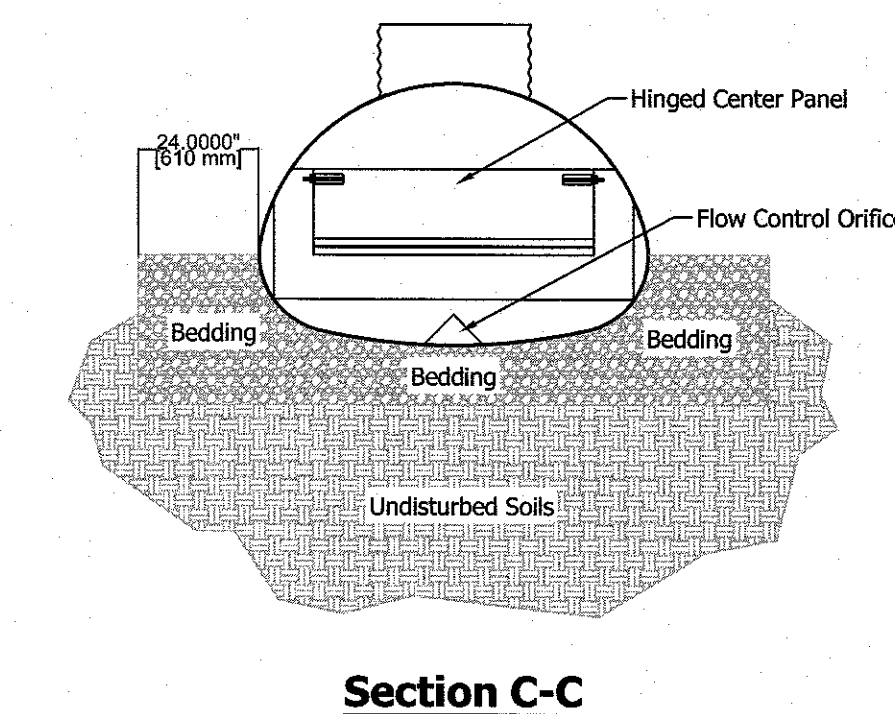
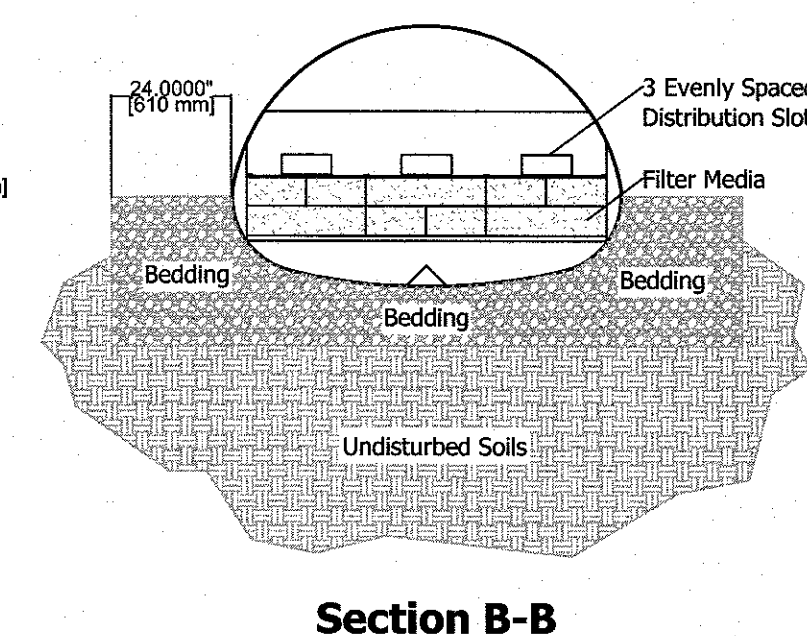
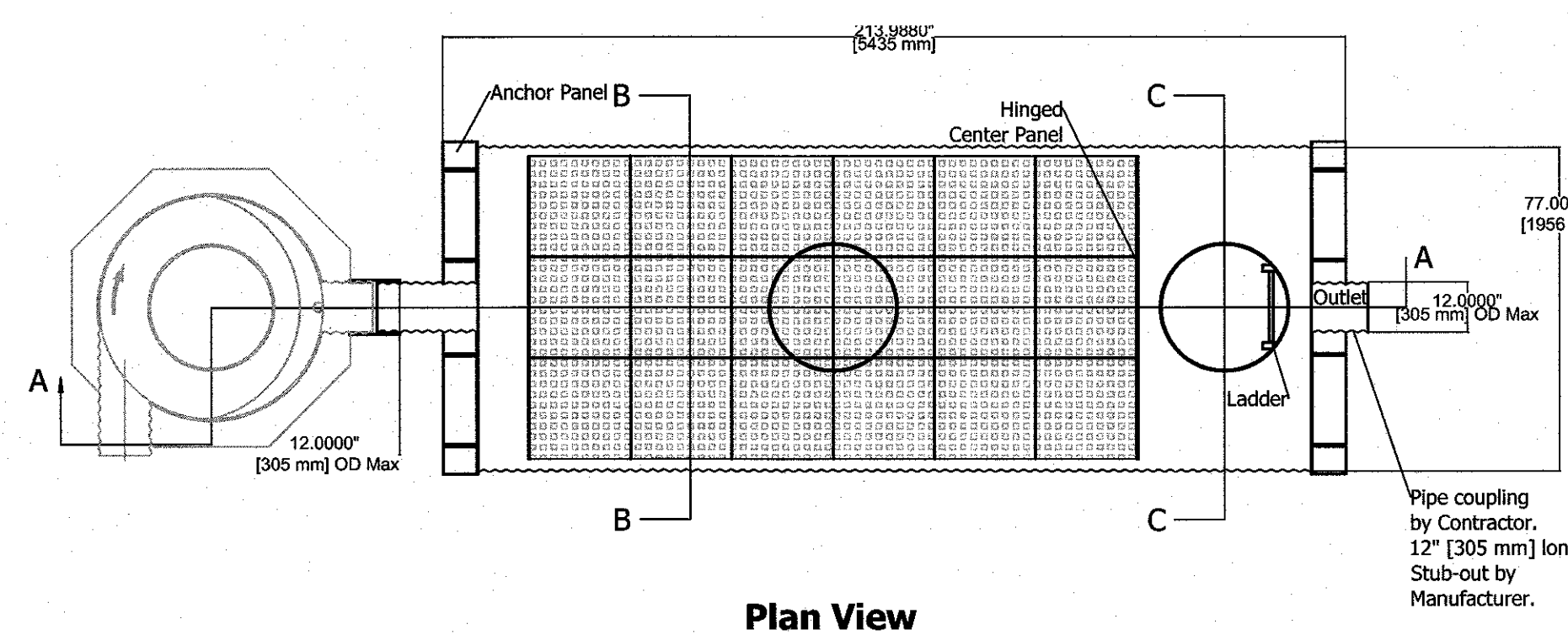
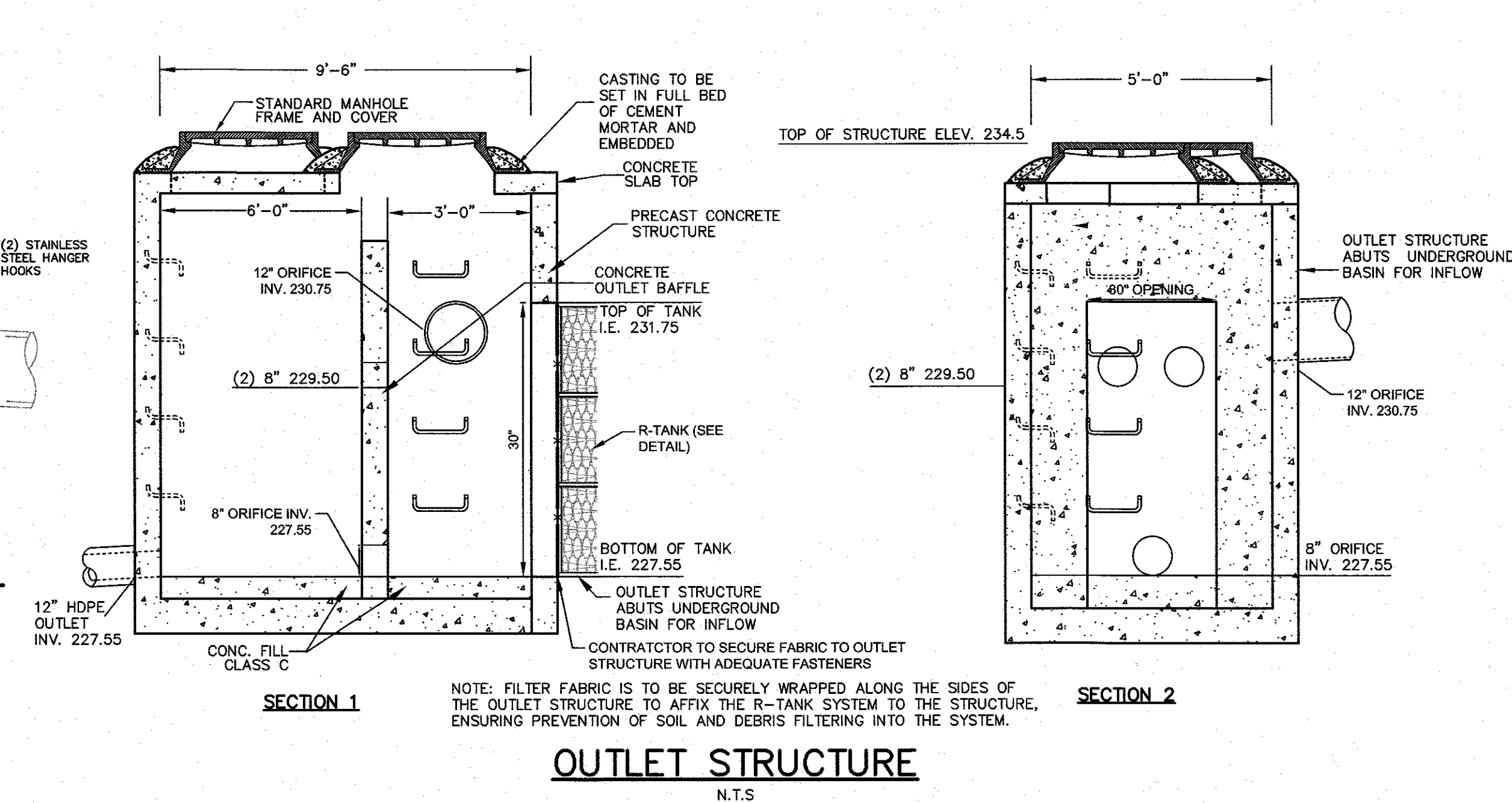
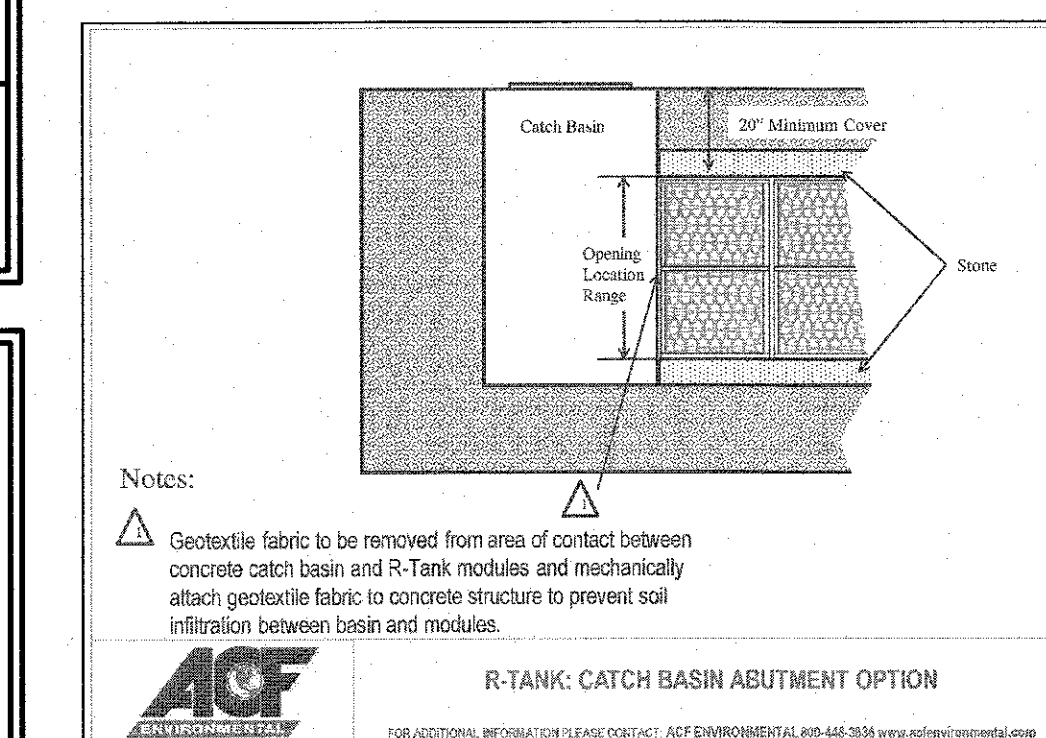
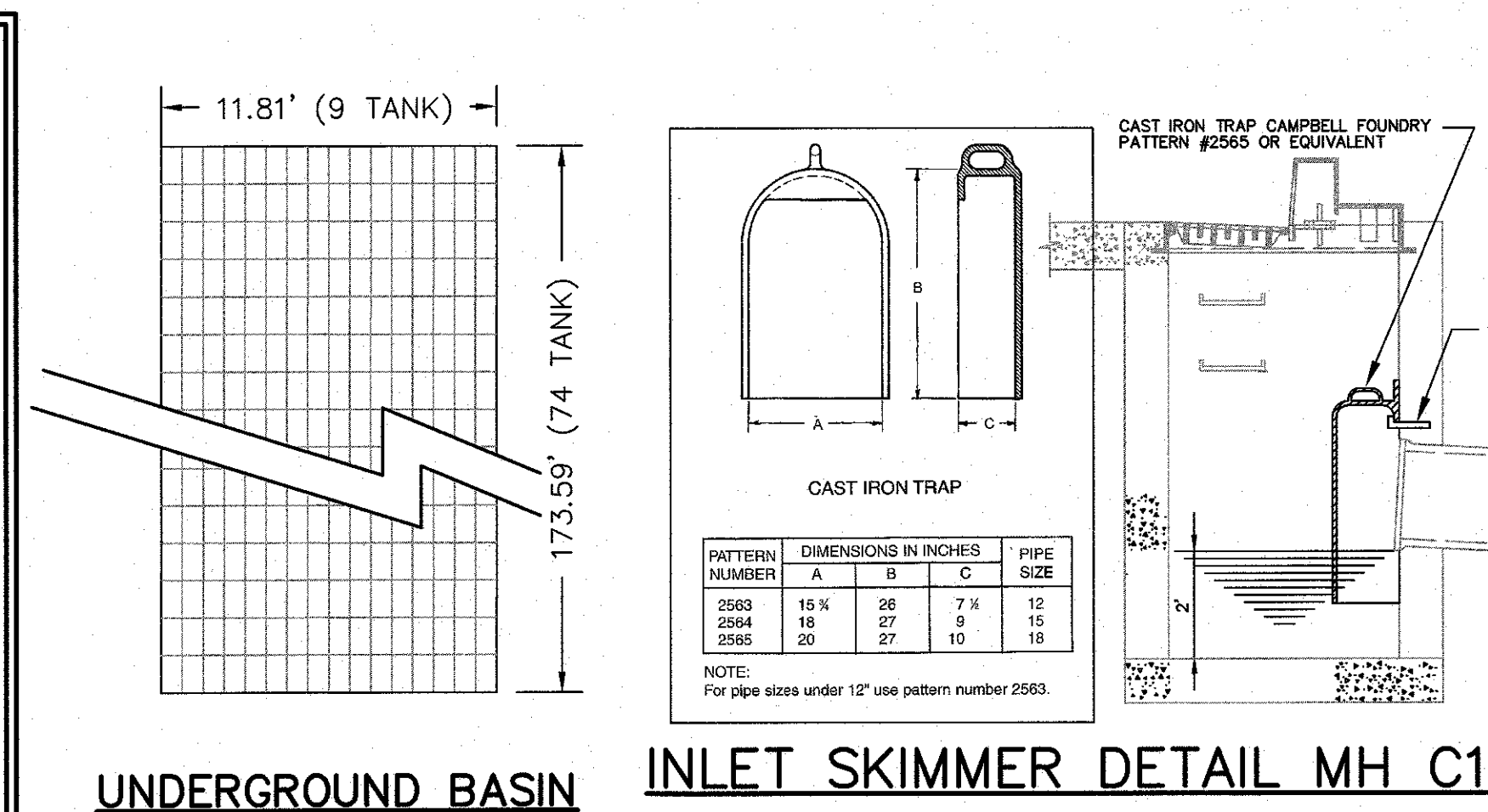
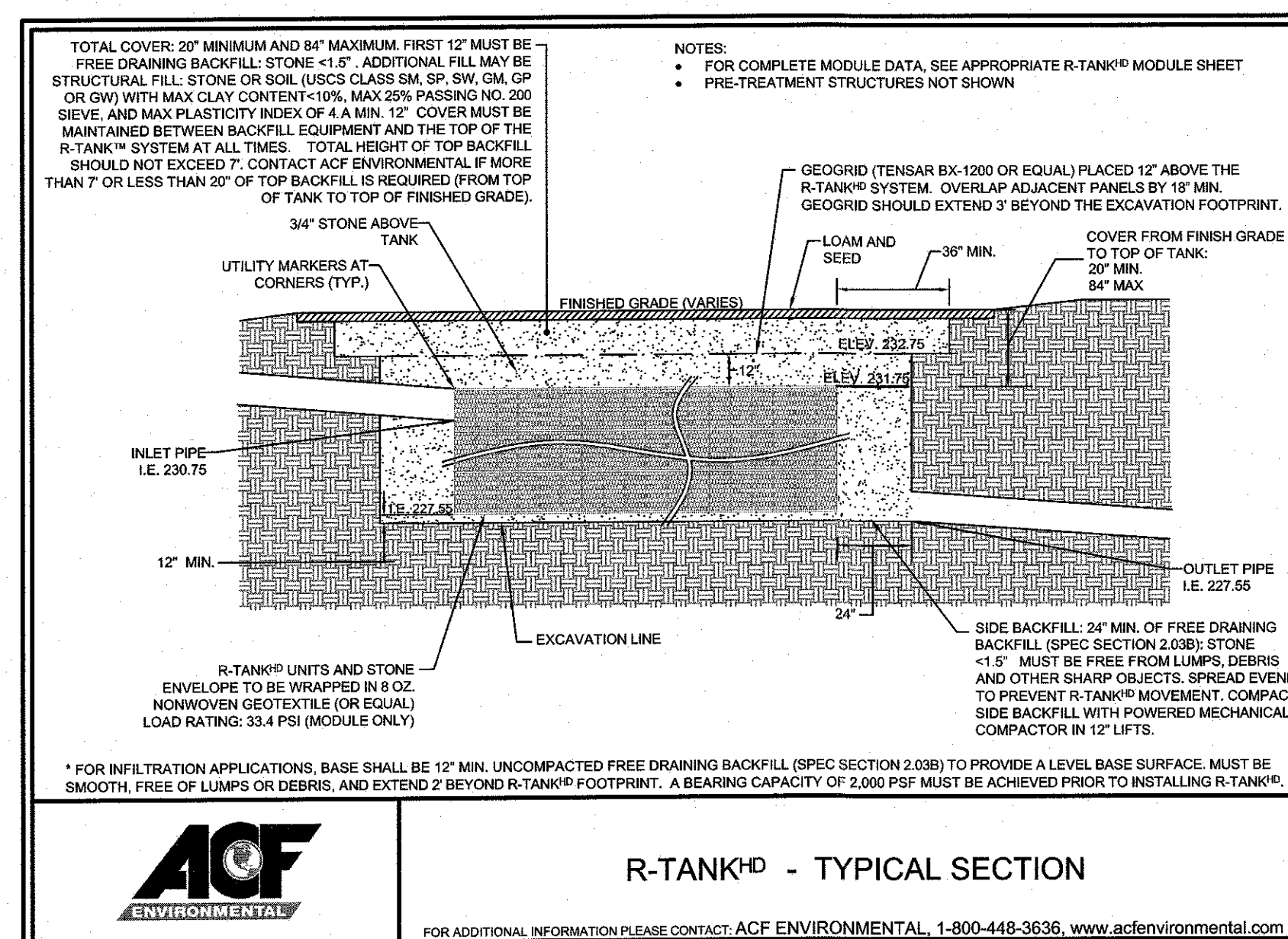
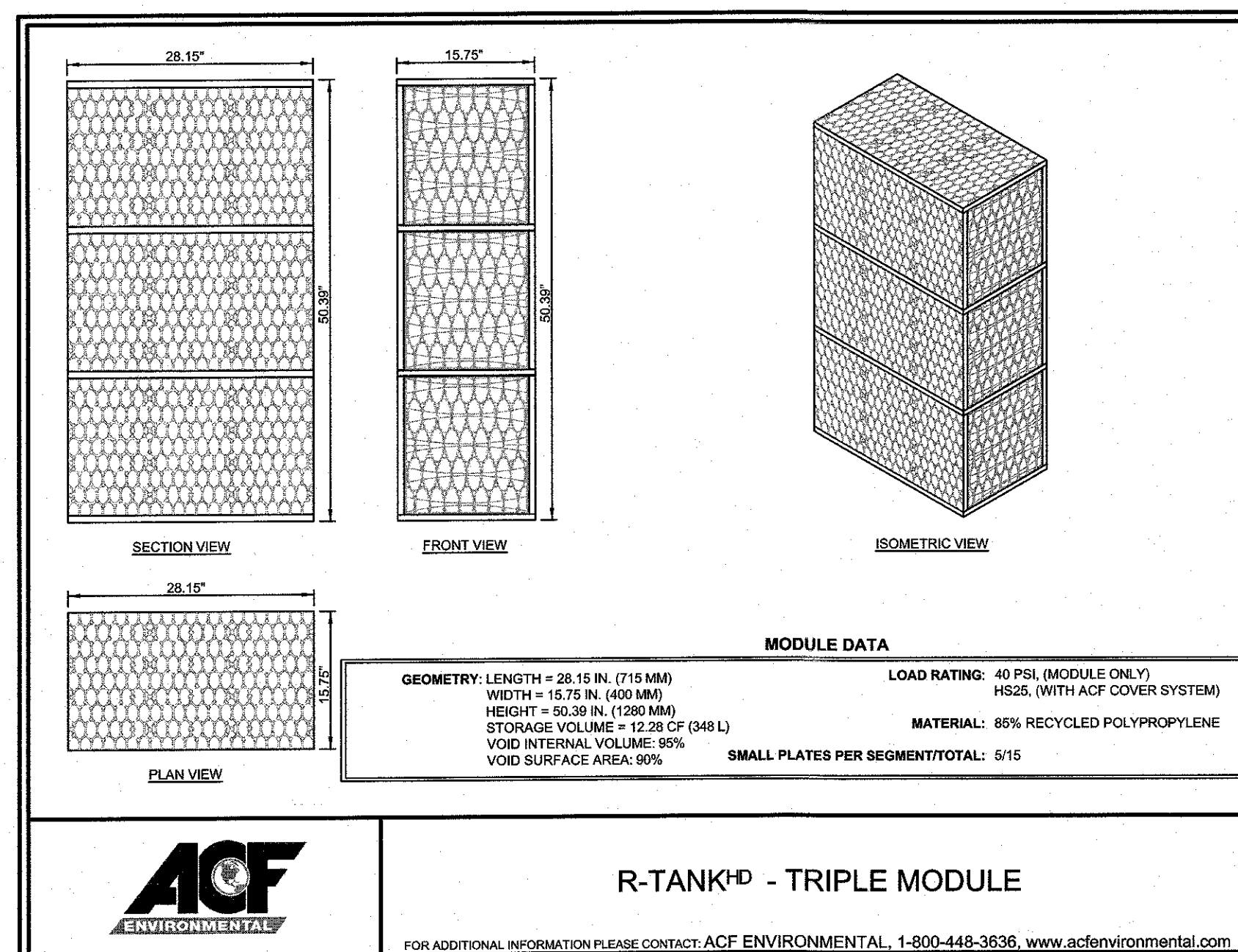
**Bowman**  
CONSULTING

Phone: 973-356-9400  
54 Hessel Road, Suite 100  
Glen Ridge, NJ 07033  
E-mail: NJ@BowmanConsulting.com  
NJ Certificate of Authorization  
No. 24GA02822000  
ERIC L. KELLER, N.J. Professional Engineer, Lic. 24GE03205400

PLANS ARE FINAL FOR SANITARY SEWER AND WATER MAIN DESIGN

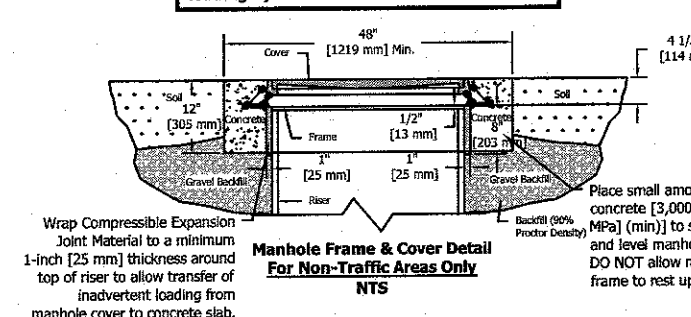
PRELIMINARY AND FINAL SITE PLAN FOR  
CLARUS GLEN RIDGE  
CONSTRUCTION DETAILS  
BLOCK 72, LOTS 2, 3, 4, 9 & 10  
GLEN RIDGE BOROUGH, ESSEX COUNTY, NEW JERSEY





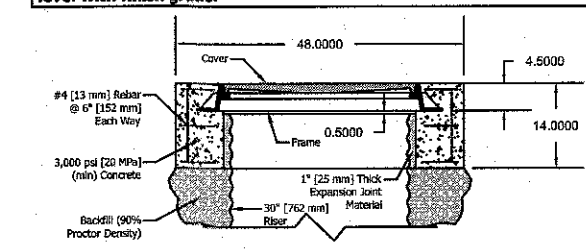
### Aqua-Swirl Polymer Coated Steel (PCS) Stormwater Treatment System

Unless other traffic barriers are present, bollards shall be placed around access riser(s) in non-traffic areas to prevent inadvertent loading by maintenance vehicles.



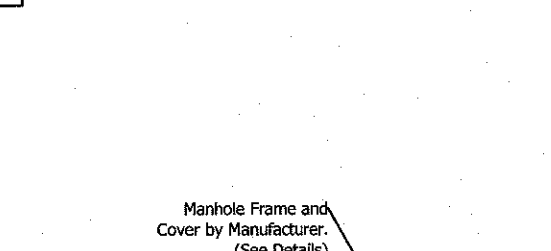
If traffic loading (H-20) is required or anticipated, a 4-foot [1.22 m] diameter, 14-inch [356 mm] thick reinforced concrete pad must be

level the manhole frame, as shown. The top of riser pipe must be wrapped with compressible expansion joint material to a minimum 1-inch [25 mm] thickness to allow transfer of wheel loads from manhole cover to concrete slab. Manhole cover shall bear on concrete slab and not on riser pipe. The concrete slab shall have a minimum strength of 3,000 psi [20 MPa] and be reinforced with #4 [13 mm] reinforcing steel as shown. Minimum cover over reinforcing steel shall be 1-inch [25 mm]. Top of manhole cover and concrete slab shall be level with finish grade.

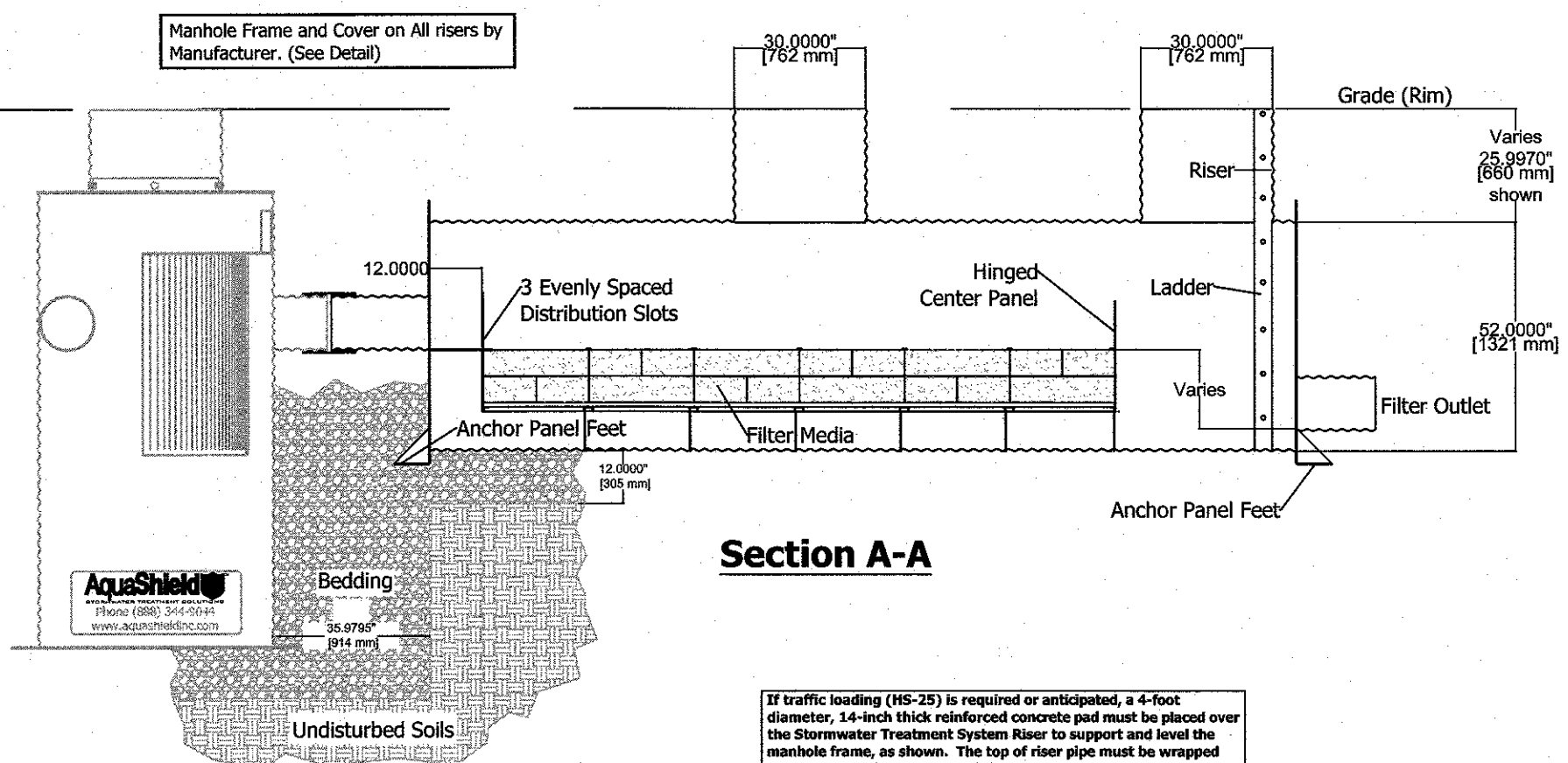
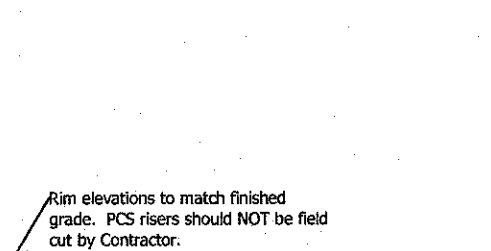


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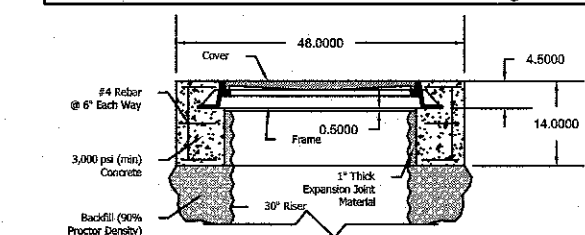
11. *Journal of the American Medical Association*, 277:1221-1226, 1997



\* Please see accompanied Aqua-Swirl specification notes.  
\* See Site Plan for actual system orientation  
\*\* Orientation may vary from 90°, 180°, or custom angles to meet site conditions.



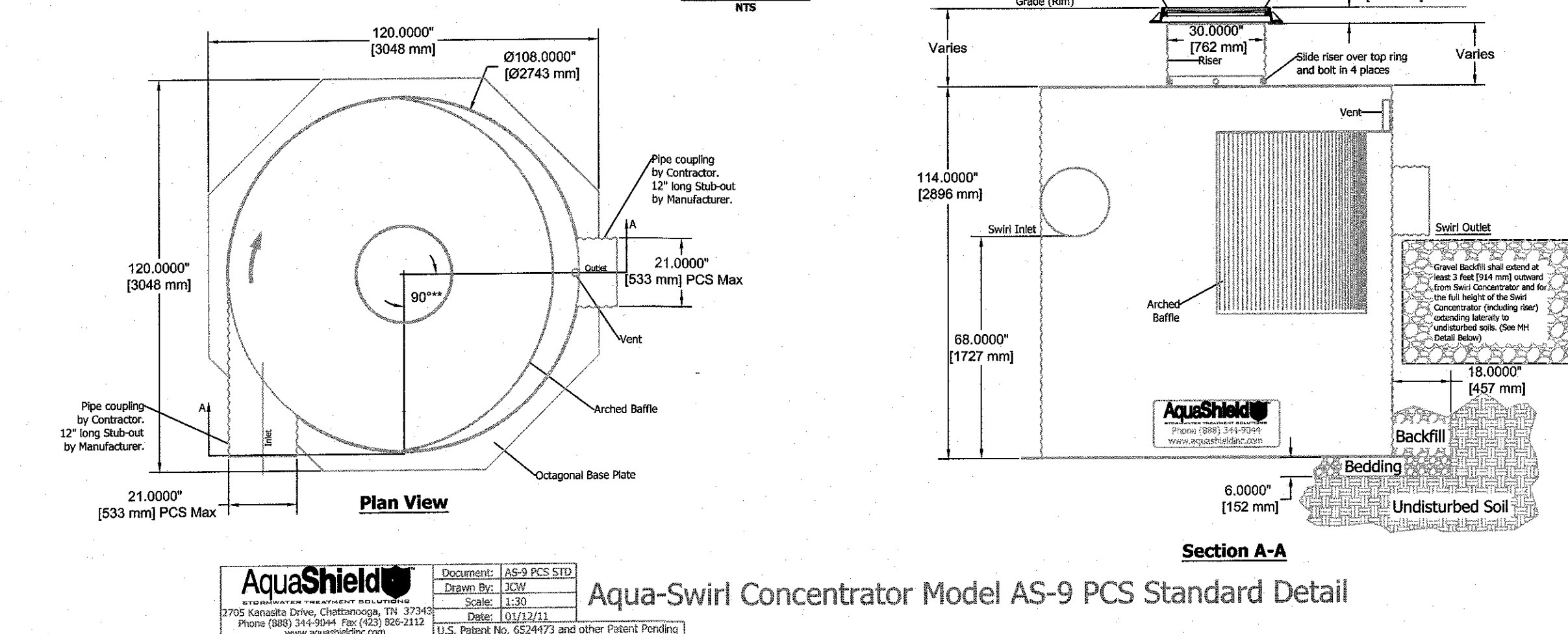
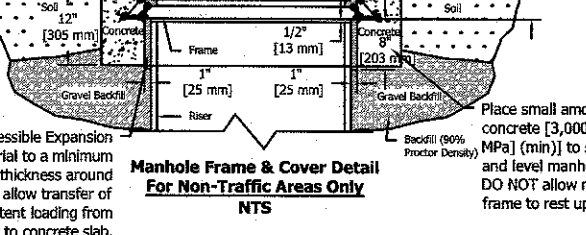
**If traffic loading (HS-25) is required or anticipated, a 4-foot, 1.6-inch thick 1.6-inch thick reinforced concrete pad must be placed on the Stormwater Treatment System Riser to support and level the manhole frame, as shown. The top of riser pipe must be wrapped with compressible expansion joint material to a minimum 1-inch thickness to allow transfer of wheel loads from manhole cover to concrete slab. Manhole cover shall bear on concrete slab and not on riser pipe. The concrete slab shall have a minimum strength of 3,000 psi and be finished and cured. The concrete slab shall be 4 inches thick. Minimum cover over reinforcing steel shall be 1-inch. Top of manhole cover and concrete slab shall be level with finish grade.**



Unless other traffic barriers are present, bollards shall be placed around access riser(s) in non-traffic areas to prevent inadvertent loading by maintenance vehicles.

48" [1219 mm] Min.

4' [1194 mm]



**AquaShield**   
STORMWATER TREATMENT SOLUTIONS  
2733 Kanasita Drive, Suite 111, Chattanooga, TN  
Phone (888) 344-9044 Fax (423) 826-2  
[www.aquashieldinc.com](http://www.aquashieldinc.com)

Document:	AF-X.6 STD
Drawn By:	SCE
Scale:	1:50
Date:	02/05/15

U.S. Patent No. 6524473 and other Patent Pending

Aqua-Filter Filtration System Model AF-X.6 Off-Line PCS Standard Detail

SEE SHEET NO. 2 FOR  
GENERAL NOTES AND  
REFERENCES  
THESE PLANS ARE NOT  
TO BE USED FOR BID  
OR CONSTRUCTION







## APPENDIX D

**CHAPTER 70.12 ZONE REGULATIONS**  
**.090 Planned Residential Development Zone (PRD Zone)**

AN ORDINANCE REPLACING AND SUPERSEDING CHAPTER 17.12.090 OF THE MUNICIPAL CODE OF THE  
BOROUGH OF GLEN RIDGE IN ITS ENTIRETY TO ADDRESS THE BOROUGH'S AFFORDABLE HOUSING  
OBLIGATIONS UNDER THE FAIR HOUSING ACT AND THE UNIFORM HOUSING AFFORDABILITY CONTROLS  
(UHAC)

**17.12.090 Planned residential development zone (PRD zone).**

Purpose. It is the intent of the PRD zone regulations to provide a realistic opportunity for the construction of a variety of housing types and income levels in the borough, including housing for lower income households; and to encourage the development of such lower income housing and other housing by providing specific land use regulations addressing those needs. These regulations are designed to meet the mandate of Mt. Laurel II. Any provisions of this title or any other ordinance in conflict with the PRD zoning regulations and which impose higher standards not related to health and safety shall be inapplicable.

For purposes of the following sections pertaining to this zone, family income eligibility is based upon the uncapped Section 8 income limits or other recognized standard adopted by COAH.

- A. Principal Permitted Uses.
  - 1. Townhouses;
  - 2. Private country clubs subject to the special restrictions in Chapter 17.20;
  - 3. Single-family detached houses.
- B. Permitted Accessory Uses.
  - 1. Accessory buildings;
  - 2. Fences;
  - 3. Off-street parking and garages;
  - 4. Recreational facilities;
  - 5. Signs;
  - 6. Public utility uses;
  - 7. Common open space.
- C. Minimum Tract Size. Thirteen acres.
- D. Maximum Permitted Density. The maximum density shall be ~~nine~~ fourteen units per acre; however, in no case shall less than ~~1.8~~ 2.8 affordable units per acre be constructed.
- E. Minimum Tract Setback. All development shall maintain a fifty-foot minimum buffer to all exterior property lines. Said buffer shall be bermed or landscaped and remain unoccupied except for entrance roads or utilities. In addition, there shall be a fifty-foot setback from all townhouse development to all interior single-family property lines.
- F. Maximum Height.
  - 1. Principal building: thirty-five feet.
  - 2. Accessory building: fifteen feet.



- G. Minimum Common Open Space. Twenty-five percent. Ownership and maintenance of common open space shall be regulated by N.J.S.A. 40:55D-43, Standards for the Establishment of Open Space Organization.
- H. Maximum Impervious Coverage. Sixty percent. The minimum distance between townhouses shall be as follows in subsection I.
- I. Distance Between Buildings.
  - 1. Windowless wall to windowless wall: twenty feet.
  - 2. Window wall to windowless wall: thirty feet.
  - 3. Window wall to window wall.
    - a. Front to front: seventy-five feet.
    - b. Rear to rear: fifty feet.
    - c. End to end: thirty feet.
  - 4. Any building face to right-of-way: twenty-five feet.
  - 5. Any building face to collector street curb: forty feet.
  - 6. Any building face to arterial street curb: fifty feet.
  - 7. Any building face to common parking curb: twenty feet.

The planning board may reduce the above distances by not more than twenty percent if there is an angle of twenty degrees or more between buildings and if extensive landscaping and buffers, which provide necessary screening and shielding, are placed between buildings, and further provided that the reductions assist in meeting the objective of this section.

- J. Minimum Off-Street Parking Requirements. Two parking spaces per unit.
- K. Frontage Along Ridgewood Avenue. The frontage along Ridgewood Avenue shall be developed for single-family homes. The single-family lots shall comply with the bulk standards of the R-1 zone, Section 17.12.020.
- L. Lower Income Housing Requirements.
  - 1. Number and Type of Lower Income Dwelling Units Required. All development in the PRD zone shall be required to provide a minimum of twenty percent of all dwelling units to be affordable for lower income households. A minimum of fifteen percent of all such lower income units shall be three-bedroom units. At least thirty-five percent of the lower income units shall be two bedroom units. Not more than twenty percent of all lower income units shall be efficiency units.
  - 2. Eligibility Standard. One-half of all lower income units shall meet HUD Section 8, or other assisted housing programs, eligibility requirements for very low income (Mt. Laurel II low income) and one-half shall meet HUD eligibility requirements for lower income (Mt. Laurel II moderate income).
  - 3. Housing Cost Components. In computing housing costs, only the following components shall be included:
    - a. Rental units: rent and allowance for utilities consistent with the personal benefit expense allowance for utilities as defined by HUD or a similar allowance so as not to exceed thirty percent of gross monthly income.
    - b. Sales units: principal and interest, insurance, taxes, and condominium or homeowners' association fees, after a down-payment of ten percent.

4. **Maximum Monthly Housing Costs.** The maximum monthly housing cost shall be twenty-eight percent of the gross annual household income based on HUD's Section 8 income limits, adjusted for household size for sales units and thirty percent for rental units. The maximum sales prices and monthly housing cost for sales housing shall be revised annually as new HUD figures become available. The following criteria shall be considered in determining rents and sales prices:
  - a. Efficiency units shall be affordable to one-person households;
  - b. One-bedroom units shall be affordable to two-person households;
  - c. Two-bedroom units shall be affordable to three-person households;
  - d. Three-bedroom units shall be affordable to five-person households;
  - e. Four-bedroom units shall be affordable to seven-person households.
5. **Subsidies.** Government subsidies may be used at the discretion of the applicant to fulfill the requirements of the section. The lack of said subsidies shall in no way alter or diminish the lower income requirements of this chapter.
6. **Controls on Affordability.**
  - a. All lower income dwelling units within the PRD zone shall be required to have covenants running with the land to control the resale price or sublease of for-sale units and will ensure that such housing will remain affordable to persons of lower income for at least twenty years.
  - b. All lower income dwelling units within the PRD zone shall be governed by revised COAH rule N.J.A.C. 5:92, subchapter 12, Controls on Affordability.
7. **Phasing of Lower Income Housing.**
  - a. **Schedule for Phasing.** Lower income housing shall be phased in accordance with the following schedule:

<b>Percentage of Total Market Housing Unit Certificates of Occupancy</b>	<b>Minimum Percentage of Lower Income Housing Unit Certificates of Occupancy</b>
25	0
25 + 1 unit	10
50	50
75	75
90	100
100	--

- b. Any development in the PRD zone for which site plan approval has been approved shall be considered a single development for purposes of this subsection regardless of whether parts or sections are sold or otherwise disposed of to persons or legal entities other than the one which received approval. All such approvals and conditions of approvals shall run with the land. Any tracts or parcels sold shall include documentation

satisfactory to the planning board attorney, setting forth the requirements for low and moderate income housing units.

8. Range of Affordability for Purchased Housing.
  - a. The average price of low and moderate income units within an inclusionary development shall be, as best as practicable, affordable to households at 57.5 percent of median income.

- b. In devising a range of affordability for purchased housing, as required in subsection (L)(1) of this section, the following distribution of prices for every twenty low and moderate income units shall be provided as best as practicable:

**Proposed Pricing Stratification**

**Low:**

- 1 at 40 through 42.5 percent
- 3 at 42.6 through 47.5 percent
- 6 at 47.6 through 50 percent

**Moderate:**

- 1 at 50.1 through 57.5 percent
- 1 at 57.6 through 64.5 percent
- 1 at 64.6 through 68.5 percent
- 1 at 68.6 through 72.5 percent
- 2 at 72.6 through 77.5 percent
- 4 at 77.6 through 80 percent

- c. For initial occupancy, priority shall be given to households that fall within the median income categories delineated in subsection (L)(8)(b) of this section.
9. Residency Limitations. No more than fifty percent of the affordable units initially shall be made available to income eligible households that reside in Glen Ridge or work in Glen Ridge and reside elsewhere.

(Ord. 1173 § 3.200, 1990; Ord. 820 § 4.190—4.202, 1963)

## APPENDIX E

**Ordinance No. \_\_\_\_\_**  
**Affordable Housing Ordinance**  
**Borough of Glen Ridge, Essex County**

AN ORDINANCE AMENDING THE ZONING ORDINANCE OF BOROUGH OF GLEN  
RIDGE TO ADDRESS THE REQUIREMENTS OF THE FAIR HOUSING ACT AND THE  
UNIFORM HOUSING AFFORDABILITY CONTROLS (UHAC) REGARDING  
COMPLIANCE WITH THE BOROUGH'S AFFORDABLE HOUSING OBLIGATIONS

BE IT ORDAINED by the governing body of the Borough of Glen Ridge, Essex County, New Jersey, that the Code of the Borough of Glen Ridge is hereby amended to include provisions to address the Borough's constitutional obligation to provide for its fair share of low- and moderate-income housing, as directed by the Superior Court and consistent with N.J.A.C. 5:93-1, et seq., as amended and supplemented, N.J.A.C. 5:80-26.1, et seq., as amended and supplemented, and the New Jersey Fair Housing Act of 1985. This Ordinance is intended to provide assurances that low- and moderate-income units ("affordable units") are created with controls on affordability over time and that low- and moderate-income households shall occupy those units. This Ordinance shall apply except where inconsistent with applicable law.

The Glen Ridge Borough Planning Board has adopted a Housing Element and Fair Share Plan pursuant to the Municipal Land Use Law at N.J.S.A. 40:55D-1, et seq. The Housing Element and Fair Share Plan have been endorsed by the governing body. This Ordinance implements and incorporates the adopted and endorsed Housing Element and Fair Share Plan and addresses the requirements of N.J.A.C. 5:93-1, et seq., as amended and supplemented, N.J.A.C.5:80-26.1, et seq. as amended and supplemented, and the New Jersey Fair Housing Act of 1985.

**Section 1. Definitions**

The following terms when used in this Ordinance shall have the meanings given in this Section:

“Act” means the Fair Housing Act of 1985, P.L. 1985, c. 222 (N.J.S.A. 52:27D-301 et seq.)

“Adaptable” means constructed in compliance with the technical design standards of the Barrier Free Subcode, N.J.A.C. 5:23-7.

“Administrative agent” means the entity designated by the Borough to administer affordable units in accordance with this Ordinance, N.J.A.C. 5:93, and UHAC (N.J.A.C. 5:80-26).

“Affirmative marketing” means a regional marketing strategy designed to attract buyers and/or renters of affordable units pursuant to N.J.A.C. 5:80-26.15.

“Affordability average” means the average percentage of median income at which new restricted units in an affordable housing development are affordable to low- and moderate-income households.

“Affordable” means, a sales price or rent level that is within the means of a low- or moderate-income household as defined within N.J.A.C. 5:93-7.4, and, in the case of an ownership unit, that the sales price for the unit conforms to the standards set forth in N.J.A.C. 5:80-26.6, as may be amended and supplemented, and, in the case of a rental unit, that the rent for the unit conforms to the standards set forth in N.J.A.C. 5:80-26.12, as may be amended and supplemented.

“Affordable housing development” means a development included in or approved pursuant to the Housing Element and Fair Share Plan or otherwise intended to address the Borough’s fair share obligation, and includes, but is not limited to, an inclusionary development, a municipal construction project or a 100 percent affordable housing development.

“Affordable housing program(s)” means any mechanism in a municipal Fair Share Plan prepared or implemented to address a municipality’s fair share obligation.

“Affordable unit” means a housing unit proposed or created pursuant to the Act and approved for crediting by the Court and/or funded through an affordable housing trust fund.

“Agency” means the New Jersey Housing and Mortgage Finance Agency established by P.L. 1983, c. 530 (N.J.S.A. 55:14K-1, et seq.).

“Age-restricted unit” means a housing unit designed to meet the needs of, and exclusively for, the residents of an age-restricted segment of the population such that: 1) all the residents of the development wherein the unit is situated are 62 years of age or older; or 2) at least 80 percent of the units are occupied by one person who is 55 years of age or older; or 3) the development has been designated by the Secretary of the U.S. Department of Housing and Urban Development as “housing for older persons” as defined in Section 807(b)(2) of the Fair Housing Act, 42 U.S.C. § 3607.

"Alternative living arrangement" means a structure in which households live in distinct bedrooms, yet share kitchen and plumbing facilities, central heat and common areas. Alternative living arrangements include, but are not limited to: transitional facilities for the homeless; Class A, B, C, D and E boarding homes as regulated by the State of New Jersey Department of Community Affairs; residential health care facilities as regulated by the New Jersey Department of Health; group homes for the developmentally disabled and mentally ill as licensed and/or regulated by the New Jersey Department of Human Services; and congregate living arrangements.

“Assisted living residence” means a facility that is licensed by the New Jersey Department of Health and Senior Services to provide apartment-style housing and congregate dining and to assure that assisted living services are available when needed for four or more adult persons unrelated to the proprietor and that offers units containing, at a minimum, one unfurnished room, a private bathroom, a kitchenette and a lockable door on the unit entrance.

“Certified household” means a household that has been certified by an Administrative Agent as a low-income household or moderate-income household.



“COAH” means the Council on Affordable Housing, as established by the New Jersey Fair Housing Act (N.J.S.A. 52:27D-301, et seq.).

“DCA” means the State of New Jersey Department of Community Affairs.

“Deficient housing unit” means a housing unit with health and safety code violations that requires the repair or replacement of a major system. A major system includes weatherization, roofing, plumbing (including wells), heating, electricity, sanitary plumbing (including septic systems), lead paint abatement and/or load bearing structural systems.

“Developer” means any person, partnership, association, company or corporation that is the legal or beneficial owner or owners of a lot or any land included in a proposed development including the holder of an option to contract to purchase, or other person having an enforceable proprietary interest in such land.

“Development” means the division of a parcel of land into two or more parcels, the construction, reconstruction, conversion, structural alteration, relocation, or enlargement of any use or change in the use of any building or other structure, or of any mining, excavation or landfill, and any use or change in the use of any building or other structure, or land or extension of use of land, for which permission may be required pursuant to N.J.S.A. 40:55D-1, et seq.

“Inclusionary development” means a development containing both affordable units and market rate units. This term includes, but is not limited to: new construction, the conversion of a non-residential structure to residential use and the creation of new affordable units through the gut rehabilitation or reconstruction of a vacant residential structure.

“Low-income household” means a household with a total gross annual household income equal to 50 percent or less of the median household income.

“Low-income unit” means a restricted unit that is affordable to a low-income household.

“Major system” means the primary structural, mechanical, plumbing, electrical, fire protection, or occupant service components of a building which include but are not limited to, weatherization, roofing, plumbing (including wells), heating, electricity, sanitary plumbing (including septic systems), lead paint abatement and load bearing structural systems.

“Market-rate units” means housing not restricted to low- and moderate-income households that may sell or rent at any price.

“Median income” means the median income by household size for the applicable housing region, as adopted annually by COAH or a successor entity approved by the Court.

“Moderate-income household” means a household with a total gross annual household income in excess of 50 percent but less than 80 percent of the median household income.

“Moderate-income unit” means a restricted unit that is affordable to a moderate-income household.

“Multifamily unit” means a structure containing five or more dwelling units.

“Non-exempt sale” means any sale or transfer of ownership other than the transfer of ownership between husband and wife; the transfer of ownership between former spouses ordered as a result of a judicial decree of divorce or judicial separation, but not including sales to third parties; the transfer of ownership between family members as a result of inheritance; the transfer of ownership through an executor’s deed to a class A beneficiary and the transfer of ownership by court order.

“Random selection process” means a process by which currently income-eligible households are selected for placement in affordable housing units such that no preference is given to one applicant over another except for purposes of matching household income and size with an appropriately priced and sized affordable unit (e.g., by lottery).

“Regional asset limit” means the maximum housing value in each housing region affordable to a four-person household with an income at 80 percent of the regional median as defined by duly adopted Regional Income Limits published annually by COAH or a successor entity.

“Rehabilitation” means the repair, renovation, alteration or reconstruction of any building or structure, pursuant to the Rehabilitation Subcode, N.J.A.C. 5:23-6.

“Rent” means the gross monthly cost of a rental unit to the tenant, including the rent paid to the landlord, as well as an allowance for tenant-paid utilities computed in accordance with allowances published by DCA for its Section 8 program. In assisted living residences, rent does not include charges for food and services.

“Restricted unit” means a dwelling unit, whether a rental unit or an ownership unit, that is subject to the affordability controls of N.J.A.C. 5:80-26.1, as amended and supplemented, but does not include a market-rate unit financed under UHORP or MONI.

“UHAC” means the Uniform Housing Affordability Controls set forth in N.J.A.C. 5:80-26, et seq.

“Very low-income household” means a household with a total gross annual household income equal to 30 percent or less of the median household income for the applicable housing region.

“Very low-income unit” means a restricted unit that is affordable to a very low-income household.

“Weatherization” means building insulation (for attic, exterior walls and crawl space), siding to improve energy efficiency, replacement storm windows, replacement storm doors, replacement windows and replacement doors, and is considered a major system for purposes of a rehabilitation program.

## **Section 2. Applicability**

1. The provisions of this Ordinance shall apply to all affordable housing developments and affordable housing units that currently exist and that are proposed to be created within the Borough of Glen Ridge pursuant to the Borough's most recently adopted Housing Element and Fair Share Plan.
2. Where a developer is able to demonstrate that a 20% set-aside would warrant the project economically infeasible, the developer should submit an economic analysis and pro-forma to the Borough for review. A real estate analysis expert hired by the Borough through escrow funds provided by the developer, will evaluate the pro-forma to determine if the claim of economic infeasibility is valid. In the event the Borough's review agrees with the developer, the Borough will permit a 15% set-aside.
3. The following sections shall apply to all developments that contain low-and moderate-income housing units, including any currently unanticipated future developments that will provide low- and moderate-income housing units.
4. All affordable housing developments, including those intended to be funded through federal Low Income Housing Tax Credit programs, shall be deed restricted to comply with COAH and UHAC Rules pertaining to the income and bedroom distributions of the units.

## **Section 3. Reserved**

## **Section 4. Alternative Living Arrangements**

1. The administration of an alternative living arrangement shall be in compliance with N.J.A.C. 5:93-5.8 and UHAC, with the following exceptions:
  - a. Affirmative marketing (N.J.A.C. 5:80-26.15), provided, however, that the units or bedrooms may be affirmatively marketed by the provider in accordance with an alternative plan approved by the Court;
  - b. Affordability average and bedroom distribution (N.J.A.C. 5:80-26.3).
2. With the exception of units established with capital funding through a 20-year operating contract with the Department of Human Services, Division of Developmental Disabilities, alternative living arrangements shall have at least 30 year controls on affordability in accordance with UHAC.
3. The service provider for the alternative living arrangement shall act as the Administrative Agent for the purposes of administering the affirmative marketing and affordability requirements for the alternative living arrangement.

## **Section 5. Inclusionary Zoning**

1. Rental Units: In Inclusionary developments, all affordable units shall be family rental units.
2. Phasing: In inclusionary developments, the following schedule shall be followed:

Maximum Percentage of Market-Rate Units Completed	Minimum Percentage of Low- and Moderate-Income Units Completed
25	0
25+1	10
50	50
75	75
90	100

## **Section 6. New Construction**

1. Low/Moderate Split and Bedroom Distribution of Affordable Housing Units:
  - a. The fair share obligation shall be divided equally between low- and moderate-income units, except that where there is an odd number of affordable housing units, the extra unit shall be a low income unit. At least 13 percent of all restricted rental units shall be very low income units (affordable to a household earning 30 percent or less of median income). The very low income units shall be counted as part of the required number of low income units within the development. At least 25 percent of the obligation shall be met through rental units, including at least half in rental units available to families. A maximum of 25 percent may be age restricted.
  - b. In each affordable development, at least 50 percent of the restricted units within each bedroom distribution shall be low-income units.
  - c. Affordable developments that are not age-restricted shall be structured in conjunction with realistic market demands such that:
    - 1) The combined number of efficiency and one-bedroom units shall be no greater than 20 percent of the total low- and moderate-income units;
    - 2) At least 30 percent of all low- and moderate-income units shall be two bedroom units;
    - 3) At least 20 percent of all low- and moderate-income units shall be three bedroom units; and
    - 4) The remaining two and three bedroom units may be allocated at the discretion of the developer and Borough.

- d. Affordable developments that are age-restricted shall be structured such that the number of bedrooms shall equal the number of age-restricted low- and moderate-income units within the inclusionary development. This standard may be met by having all one-bedroom units or by having a two-bedroom unit for each efficiency unit.

2. Accessibility Requirements:

- a. The first floor of all restricted townhouse dwelling units and all restricted units in all other multistory buildings shall be subject to the technical design standards of the Barrier Free SubCode, N.J.A.C. 5:23-7 and the following:
- b. All restricted townhouse dwelling units and all restricted units in other multistory buildings in which a restricted dwelling unit is attached to at least one other dwelling unit shall have the following features:
  - 1) An adaptable toilet and bathing facility on the first floor; and
  - 2) An adaptable kitchen on the first floor; and
  - 3) An interior accessible route of travel on the first floor; and
  - 4) An adaptable room that can be used as a bedroom, with a door or the casing for the installation of a door, on the first floor; and
  - 5) If not all of the foregoing requirements in b.1) through b.4) can be satisfied, then an interior accessible route of travel must be provided between stories within an individual unit, but if all of the terms of paragraphs b.1) through b.4) above have been satisfied, then an interior accessible route of travel shall not be required between stories within an individual unit; and
  - 6) An accessible entranceway as set forth at P.L. 2005, c. 350 (N.J.S.A. 52:27D-311a, et seq.) and the Barrier Free SubCode, N.J.A.C. 5:23-7, or evidence that Glen Ridge has collected funds from the developer sufficient to make 10 percent of the adaptable entrances in the development accessible:
    - a) Where a unit has been constructed with an adaptable entrance, upon the request of a person with disabilities who is purchasing or will reside in the dwelling unit, an accessible entrance shall be installed.
    - b) To this end, the builder of restricted units shall deposit funds within the Borough of Glen Ridge's Affordable Housing Trust Fund sufficient to install accessible entrances in 10 percent of the affordable units that have been constructed with adaptable entrances.
    - c) The funds deposited under paragraph 6) b) above shall be used by the Borough of Glen Ridge for the sole purpose of making the adaptable entrance of an affordable

unit accessible when requested to do so by a person with a disability who occupies or intends to occupy the unit and requires an accessible entrance.

- d) The developer of the restricted units shall submit a design plan and cost estimate to the Construction Official of the Borough of Glen Ridge for the conversion of adaptable to accessible entrances.
- e) Once the Construction Official has determined that the design plan to convert the unit entrances from adaptable to accessible meet the requirements of the Barrier Free SubCode, N.J.A.C. 5:23-7, and that the cost estimate of such conversion is reasonable, payment shall be made to the Borough's Affordable Housing Trust Fund in care of the Borough Chief Financial Officer who shall ensure that the funds are deposited into the Affordable Housing Trust Fund and appropriately earmarked.
- f) Full compliance with the foregoing provisions shall not be required where an entity can demonstrate that it is "site impracticable" to meet the requirements. Determinations of site impracticability shall be in compliance with the Barrier Free SubCode, N.J.A.C. 5:23-7.

### 3. Design:

- a. In inclusionary developments, to the extent possible, low- and moderate-income units shall be integrated with the market units.
- b. In inclusionary developments, low- and moderate-income units shall have access to all of the same common elements and facilities as the market units.

### 4. Maximum Rents and Sales Prices:

- a. In establishing rents and sales prices of affordable housing units, the Administrative Agent shall follow the procedures set forth in UHAC, utilizing the regional income limits established by COAH or a successor entity.
- b. The maximum rent for restricted rental units within each affordable development shall be affordable to households earning no more than 60 percent of median income, and the average rent for restricted rental units shall be affordable to households earning no more than 52 percent of median income.
- c. The developers and/or municipal sponsors of restricted rental units shall establish at least one rent for each bedroom type for both low-income and moderate-income units, provided that at least 13 percent of all low- and moderate-income rental units shall be affordable to very low-income households, earning 30 percent or less of the regional median household income.



- d. The maximum sales price of restricted ownership units within each affordable development shall be affordable to households earning no more than 70 percent of median income, and each affordable development must achieve an affordability average of 55 percent for restricted ownership units; in achieving this affordability average, moderate-income ownership units must be available for at least three different sales prices for each bedroom type, and low-income ownership units must be available for at least two different sales prices for each bedroom type.
- e. In determining the initial sales prices and rent levels for compliance with the affordability average requirements for restricted units other than assisted living facilities and age-restricted developments, the following standards shall be used:
  - 1) A studio shall be affordable to a one-person household;
  - 2) A one-bedroom unit shall be affordable to a one and one-half person household;
  - 3) A two-bedroom unit shall be affordable to a three-person household;
  - 4) A three-bedroom unit shall be affordable to a four and one-half person household;  
and
  - 5) A four-bedroom unit shall be affordable to a six-person household.
- f. In determining the initial sales prices and rents for compliance with the affordability average requirements for restricted units in assisted living facilities and age-restricted developments, the following standards shall be used:
  - 1) A studio shall be affordable to a one-person household;
  - 2) A one-bedroom unit shall be affordable to a one and one-half person household; and
  - 3) A two-bedroom unit shall be affordable to a two-person household or to two one-person households.
- g. The initial purchase price for all restricted ownership units shall be calculated so that the monthly carrying cost of the unit, including principal and interest (based on a mortgage loan equal to 95 percent of the purchase price and the Federal Reserve H.15 rate of interest), taxes, homeowner and private mortgage insurance and condominium or homeowner association fees do not exceed 28 percent of the eligible monthly income of the appropriate size household as determined under N.J.A.C. 5:80-26.4, as may be amended and supplemented; provided, however, that the price shall be subject to the affordability average requirement of N.J.A.C. 5:80-26.3, as may be amended and supplemented.
- h. The initial rent for a restricted rental unit shall be calculated so as not to exceed 30 percent of the eligible monthly income of the appropriate size household, including an

allowance for tenant paid utilities, as determined under N.J.A.C. 5:80-26.4, as may be amended and supplemented; provided, however, that the rent shall be subject to the affordability average requirement of N.J.A.C. 5:80-26.3, as may be amended and supplemented.

- i. The price of owner-occupied low- and moderate-income units may increase annually based on the percentage increase in the regional median income limit for each housing region. In no event shall the maximum resale price established by the Administrative Agent be lower than the last recorded purchase price.
  - j. The rent of low- and moderate-income units may be increased annually based on the permitted percentage increase in the Housing Consumer Price Index for the United States. This increase shall not exceed nine percent in any one year. Rents for units constructed pursuant to low- income housing tax credit regulations shall be indexed pursuant to the regulations governing low- income housing tax credits.
5. Minimum Presumptive Densities/Maximum Presumptive Set-asides for Multi-Family Development:

#### Affordable Housing Requirements

- a. For Sale and Rental Developments:  
Any project not associated with a specific density or affordable housing requirement as outlined in a specific zone or redevelopment plan shall be required to provide a 20% set-aside for affordable housing.

Where a developer is able to demonstrate that a 20% set-aside would warrant the project economically infeasible, the developer should submit an economic analysis and pro-forma to the Township for review. A real estate analysis expert hired by the Township through escrow funds provided by the developer, will evaluate the pro-forma and determine if the claim of economic infeasibility is valid. In the event the Borough's review agrees with the developer, the Borough will permit a 15% set-aside.

- b. A project shall not be subdivided into two or more lots so as to fall below the threshold or avoid the set aside requirement by taking multiple actions.

### **Section 7. Utilities**

- 1. Affordable units shall utilize the same type of heating source as market units within an inclusionary development.
- 2. Tenant-paid utilities included in the utility allowance shall be set forth in the lease and shall be consistent with the utility allowance approved by DCA for its Section 8 program.

## **Section 8. Occupancy Standards**

In referring certified households to specific restricted units, the Administrative Agent shall, to the extent feasible and without causing an undue delay in the occupancy of a unit, strive to:

1. Provide an occupant for each bedroom;
2. Provide children of different sexes with separate bedrooms;
3. Provide separate bedrooms for parents and children; and
4. Prevent more than two persons from occupying a single bedroom.

## **Section 9. Control Periods for Restricted Ownership Units and Enforcement Mechanisms**

1. Control periods for restricted ownership units shall be in accordance with N.J.A.C. 5:80-26.5, as may be amended and supplemented, and each restricted ownership unit shall remain subject to the requirements of this Ordinance for a period of at least thirty (30) years, until Glen Ridge takes action to release the unit from such requirements; prior to such action, a restricted ownership unit must remain subject to the requirements of N.J.A.C. 5:80-26.1, as may be amended and supplemented.
2. The affordability control period for a restricted ownership unit shall commence on the date the initial certified household takes title to the unit.
3. Prior to the issuance of the initial certificate of occupancy for a restricted ownership unit and upon each successive sale during the period of restricted ownership, the Administrative Agent shall determine the restricted price for the unit and shall also determine the non-restricted, fair market value of the unit based on either an appraisal or the unit's equalized assessed value without the restrictions in place.
4. At the time of the initial sale of the unit, the initial purchaser shall execute and deliver to the Administrative Agent a recapture note obligating the purchaser (as well as the purchaser's heirs, successors and assigns) to repay, upon the first non-exempt sale after the unit's release from the restrictions set forth in this Ordinance, an amount equal to the difference between the unit's non-restricted fair market value and its restricted price, and the recapture note shall be secured by a recapture lien evidenced by a duly recorded mortgage on the unit.
5. The affordability controls set forth in this Ordinance shall remain in effect despite the entry and enforcement of any judgment of foreclosure with respect to restricted ownership units.
6. A restricted ownership unit shall be required to obtain a Continuing Certificate of Occupancy or a certified statement from the Construction Official stating that the unit meets all Code standards upon the first transfer of title following the removal of the restrictions provided under N.J.A.C. 5:80-26.5(a), as may be amended and supplemented.

## **Section 10. Price Restrictions for Restricted Ownership Units, Homeowner Association Fees and Resale Prices**

Price restrictions for restricted ownership units shall be in accordance with N.J.A.C. 5:80-26.1, as may be amended and supplemented, including:

1. The initial purchase price for a restricted ownership unit shall be approved by the Administrative Agent.
2. The Administrative Agent shall approve all resale prices, in writing and in advance of the resale, to assure compliance with the foregoing standards.
3. The master deeds of inclusionary developments shall provide no distinction between the condominium or homeowner association fees and special assessments paid by low- and moderate-income purchasers and those paid by market purchasers.
4. The owners of restricted ownership units may apply to the Administrative Agent to increase the maximum sales price for the unit on the basis of anticipated capital improvements. Eligible capital improvements shall be those that render the unit suitable for a larger household or the addition of a bathroom. See Section 13.

## **Section 11. Buyer Income Eligibility**

1. Buyer income eligibility for restricted ownership units shall be in accordance with N.J.A.C. 5:80-26.1, as may be amended and supplemented, such that low-income ownership units shall be reserved for households with a gross household income less than or equal to 50 percent of median income and moderate-income ownership units shall be reserved for households with a gross household income less than 80 percent of median income.
2. Notwithstanding the foregoing, however, the Administrative Agent may, upon approval by the Borough Council, and subject to the Court's approval, permit moderate-income purchasers to buy low-income units in housing markets if the Administrative Agent determines that there is an insufficient number of eligible low-income purchasers to permit prompt occupancy of the units. All such low-income units to be sold to moderate-income households shall retain the required pricing and pricing restrictions for low-income units.
3. A certified household that purchases a restricted ownership unit must occupy it as the certified household's principal residence and shall not lease the unit; provided, however, that the Administrative Agent may permit the owner of a restricted ownership unit, upon application and a showing of hardship, to lease the restricted unit to another certified household for a period not to exceed one year.
4. The Administrative Agent shall certify a household as eligible for a restricted ownership unit when the household is a low-income household or a moderate-income household, as applicable to the unit, and the estimated monthly housing cost for the particular unit (including principal, interest, taxes, homeowner and private mortgage insurance and

condominium or homeowner association fees, as applicable) does not exceed 33 percent of the household's eligible monthly income.

## **Section 12. Limitations on Indebtedness Secured by Ownership Unit; Subordination**

1. Prior to incurring any indebtedness to be secured by a restricted ownership unit, the owner shall apply to the Administrative Agent for a determination in writing that the proposed indebtedness complies with the provisions of this Section, and the Administrative Agent shall issue such determination prior to the owner incurring such indebtedness.
2. With the exception of First Purchase Money Mortgages, neither an owner nor a lender shall at any time cause or permit the total indebtedness secured by a restricted ownership unit to exceed 95 percent of the maximum allowable resale price of the unit, as such price is determined by the Administrative Agent in accordance with N.J.A.C.5:80-26.6(b).

## **Section 13. Capital Improvements to Ownership Units**

1. The owners of restricted ownership units may apply to the Administrative Agent to increase the maximum sales price for the unit on the basis of capital improvements made since the purchase of the unit. Eligible capital improvements shall be those that render the unit suitable for a larger household or that add an additional bathroom. In no event shall the maximum sales price of an improved housing unit exceed the limits of affordability for the larger household.
2. Upon the resale of a restricted ownership unit, all items of property that are permanently affixed to the unit or were included when the unit was initially restricted (for example, refrigerator, range, washer, dryer, dishwasher, wall-to-wall carpeting) shall be included in the maximum allowable resale price. Other items may be sold to the purchaser at a reasonable price that has been approved by the Administrative Agent at the time of the signing of the agreement to purchase. The purchase of central air conditioning installed subsequent to the initial sale of the unit and not included in the base price may be made a condition of the unit resale provided the price, which shall be subject to 10-year, straight-line depreciation, has been approved by the Administrative Agent. Unless otherwise approved by the Administrative Agent, the purchase of any property other than central air conditioning shall not be made a condition of the unit resale. The owner and the purchaser must personally certify at the time of closing that no unapproved transfer of funds for the purpose of selling and receiving property has taken place at the time of or as a condition of resale.

## **Section 14. Control Periods for Restricted Rental Units**

1. Control periods for restricted rental units shall be in accordance with N.J.A.C. 5:80-26.11, as may be amended and supplemented, and each restricted rental unit shall remain subject to the requirements of this Ordinance for a period of at least 30 years, until Glen Ridge takes action to release the unit from such requirements. Prior to such action, a restricted rental unit must remain subject to the requirements of N.J.A.C. 5:80-26.1, as may be amended and supplemented. For new projects receiving nine percent Low Income Housing Tax Credits, a

control period of not less than a 30 year compliance period plus a 15 year extended use period shall be required.

2. Deeds of all real property that include restricted rental units shall contain deed restriction language. The deed restriction shall have priority over all mortgages on the property, and the deed restriction shall be filed by the developer or seller with the records office of the County of Essex. The deed shall also identify each affordable unit by apartment number and/or address and whether that unit is designated as a very low, low or moderate income unit. Neither the unit nor its affordability designation shall change throughout the term of the deed restriction. A copy of the filed document shall be provided to the Administrative Agent within 30 days of the receipt of a Certificate of Occupancy.
3. A restricted rental unit shall remain subject to the affordability controls of this Ordinance despite the occurrence of any of the following events:
  - a. Sublease or assignment of the lease of the unit;
  - b. Sale or other voluntary transfer of the ownership of the unit; or
  - c. The entry and enforcement of any judgment of foreclosure on the property containing the unit.

#### **Section 15. Rent Restrictions for Rental Units; Leases**

1. A written lease shall be required for all restricted rental units and tenants shall be responsible for security deposits and the full amount of the rent as stated on the lease. A copy of the current lease for each restricted rental unit shall be provided to the Administrative Agent.
2. No additional fees or charges shall be added to the approved rent (except, in the case of units in an assisted living residence, to cover the customary charges for food and services) without the express written approval of the Administrative Agent.
3. Application fees (including the charge for any credit check) shall not exceed five percent of the monthly rent of the applicable restricted unit and shall be payable to the Administrative Agent to be applied to the costs of administering the controls applicable to the unit as set forth in this Ordinance.
4. No rent control ordinance or other pricing restriction shall be applicable to either the market units or the affordable units in any development in which at least 15 percent of the total number of dwelling units are restricted rental units in compliance with this Ordinance.

#### **Section 16. Tenant Income Eligibility**

1. Tenant income eligibility shall be in accordance with N.J.A.C. 5:80-26.13, as may be amended and supplemented, and shall be determined as follows:



- a. Very low-income rental units shall be reserved for households with a gross household income less than or equal to 30 percent of median income.
  - b. Low-income rental units shall be reserved for households with a gross household income less than or equal to 50 percent of median income.
  - c. Moderate-income rental units shall be reserved for households with a gross household income less than 80 percent of median income.
2. The Administrative Agent shall certify a household as eligible for a restricted rental unit when the household is a very low-income household, low-income household or a moderate-income household, as applicable to the unit, and the rent proposed for the unit does not exceed 35 percent (40 percent for age-restricted units) of the household's eligible monthly income as determined pursuant to N.J.A.C. 5:80-26.16, as may be amended and supplemented; provided, however, that this limit may be exceeded if one or more of the following circumstances exists:
    - a. The household currently pays more than 35 percent (40 percent for households eligible for age-restricted units) of its gross household income for rent, and the proposed rent will reduce its housing costs;
    - b. The household has consistently paid more than 35 percent (40 percent for households eligible for age-restricted units) of eligible monthly income for rent in the past and has proven its ability to pay;
    - c. The household is currently in substandard or overcrowded living conditions;
    - d. The household documents the existence of assets with which the household proposes to supplement the rent payments; or
    - e. The household documents reliable anticipated third-party assistance from an outside source such as a family member in a form acceptable to the Administrative Agent and the owner of the unit.
  3. The applicant shall file documentation sufficient to establish the existence of the circumstances in 1.a. through 2.e. above with the Administrative Agent, who shall counsel the household on budgeting.

## **Section 17. Municipal Housing Liaison**

1. The Borough of Glen Ridge shall appoint a specific municipal employee to serve as a Municipal Housing Liaison responsible for administering the affordable housing program, including affordability controls, the Affirmative Marketing Plan, monitoring and reporting, and, where applicable, supervising any contracted Administrative Agent. Glen Ridge shall adopt an Ordinance creating the position of Municipal Housing Liaison. Glen Ridge shall adopt a Resolution appointing a Municipal Housing Liaison. The Municipal Housing Liaison shall be appointed by the governing body and may be a full or part time municipal

employee. The Municipal Housing Liaison shall be approved by the Court and shall be duly qualified through a training program sponsored by Affordable Housing Professionals of New Jersey before assuming the duties of Municipal Housing Liaison.

2. The Municipal Housing Liaison shall be responsible for oversight and administration of the affordable housing program for Glen Ridge, including the following responsibilities which may not be contracted out to the Administrative Agent:
  - a. Serving as Glen Ridge's primary point of contact for all inquiries from the State, affordable housing providers, Administrative Agents and interested households;
  - b. Monitoring the status of all restricted units in Glen Ridge's Fair Share Plan;
  - c. Compiling, verifying and submitting annual monitoring reports as may be required by the Court;
  - d. Coordinating meetings with affordable housing providers and Administrative Agents, as needed; and
  - e. Attending continuing education opportunities on affordability controls, compliance monitoring and affirmative marketing at least annually and more often as needed.
3. Subject to the approval of the Court, the Borough of Glen Ridge shall designate one or more Administrative Agent(s) to administer newly constructed affordable units in accordance with UHAC. An Operating Manual for each affordable housing program shall be provided by the Administrative Agent(s) to be adopted by resolution of the governing body and subject to approval of the Court. The Operating Manual(s) shall be available for public inspection in the office of the Borough Clerk, in the office of the Municipal Housing Liaison, and in the office(s) of the Administrative Agent(s). The Municipal Housing Liaison shall supervise the contracting Administrative Agent(s).

#### **Section 18. Administrative Agent**

The Administrative Agent shall be an independent entity serving under contract to and reporting to the municipality. For new sale and rental developments, all of the fees of the Administrative Agent shall be paid by the owners of the affordable units for which the services of the Administrative Agent are required. For resales, single family homeowners and condominium homeowners shall be required to pay three percent of the sales price for services provided by the Administrative Agent related to the resale of their homes. That fee shall be collected at closing and paid directly to the Administrative Agent. The Administrative Agent shall perform the duties and responsibilities of an Administrative Agent as set forth in UHAC, including those set forth in Sections 5:80-26.14, 16 and 18 thereof, which include:

1. Affirmative Marketing:

- a. Conducting an outreach process to affirmatively market affordable housing units in accordance with the Affirmative Marketing Plan of the Borough of Glen Ridge and the provisions of N.J.A.C. 5:80-26.15; and
- b. Providing counseling or contracting to provide counseling services to low- and moderate-income applicants on subjects such as budgeting, credit issues, mortgage qualification, rental lease requirements, and landlord/tenant law.

2. Household Certification:

- a. Soliciting, scheduling, conducting and following up on interviews with interested households;
- b. Conducting interviews and obtaining sufficient documentation of gross income and assets upon which to base a determination of income eligibility for a low- or moderate-income unit;
- c. Providing written notification to each applicant as to the determination of eligibility or non-eligibility;
- d. Requiring that all certified applicants for restricted units execute a certificate substantially in the form, as applicable, of either the ownership or rental certificates set forth in Appendices J and K of N.J.A.C. 5:80-26.1 et seq.;
- e. Creating and maintaining a referral list of eligible applicant households living in the housing region and eligible applicant households with members working in the housing region where the units are located; and
- f. Employing a random selection process as provided in the Affirmative Marketing Plan of the Borough of Glen Ridge when referring households for certification to affordable units.

3. Affordability Controls:

- a. Furnishing to attorneys or closing agents forms of deed restrictions and mortgages for recording at the time of conveyance of title of each restricted unit;
- b. Creating and maintaining a file on each restricted unit for its control period, including the recorded deed with restrictions, recorded mortgage and note, as appropriate;
- c. Ensuring that the removal of the deed restrictions and cancellation of the mortgage note are effectuated and properly filed with the Essex County Register of Deeds or County Clerk's office after the termination of the affordability controls for each restricted unit;
- d. Communicating with lenders regarding foreclosures; and

- e. Ensuring the issuance of Continuing Certificates of Occupancy or certifications pursuant to N.J.A.C. 5:80-26.10.

4. Resales and Rerentals:

- a. Instituting and maintaining an effective means of communicating information between owners and the Administrative Agent regarding the availability of restricted units for resale or rental; and
- b. Instituting and maintaining an effective means of communicating information to low- and moderate-income households regarding the availability of restricted units for resale or rental.

5. Processing Requests from Unit Owners:

- a. Reviewing and approving requests for determination from owners of restricted units who wish to take out home equity loans or refinance during the term of their ownership that the amount of indebtedness to be incurred will not violate the terms of this Ordinance;
- b. Reviewing and approving requests to increase sales prices from owners of restricted units who wish to make capital improvements to the units that would affect the selling price, such authorizations to be limited to those improvements resulting in additional bedrooms or bathrooms and the depreciated cost of central air conditioning systems;
- c. Notifying the municipality of an owner's intent to sell a restricted unit; and
- d. Making determinations on requests by owners of restricted units for hardship waivers.

6. Enforcement:

- a. Securing annually from the municipality a list of all affordable housing units for which tax bills are mailed to absentee owners, and notifying all such owners that they must either move back to their unit or sell it;
- b. Securing from all developers and sponsors of restricted units, at the earliest point of contact in the processing of the project or development, written acknowledgement of the requirement that no restricted unit can be offered, or in any other way committed, to any person, other than a household duly certified to the unit by the Administrative Agent;
- c. The posting annually in all rental properties, including two-family homes, of a notice as to the maximum permitted rent together with the telephone number of the Administrative Agent where complaints of excess rent or other charges can be made;
- d. Sending annual mailings to all owners of affordable dwelling units, reminding them of the notices and requirements outlined in N.J.A.C. 5:80-26.18(d)4;

- e. Establishing a program for diverting unlawful rent payments to the municipality's Affordable Housing Trust Fund; and
  - f. Creating and publishing a written operating manual for each affordable housing program administered by the Administrative Agent, to be approved by the Borough Council and the Court, setting forth procedures for administering the affordability controls.
7. Additional Responsibilities:
- a. The Administrative Agent shall have the authority to take all actions necessary and appropriate to carry out its responsibilities hereunder.
  - b. The Administrative Agent shall prepare monitoring reports for submission to the Municipal Housing Liaison in time to meet any monitoring requirements and deadlines imposed by the Court.
  - c. The Administrative Agent shall attend continuing education sessions on affordability controls, compliance monitoring, and affirmative marketing at least annually and more often as needed.

#### **Section 19. Affirmative Marketing Requirements**

1. The Borough of Glen Ridge shall adopt by resolution an Affirmative Marketing Plan, subject to approval of the Court that is compliant with N.J.A.C. 5:80-26.15, as may be amended and supplemented.
2. The Affirmative Marketing Plan is a regional marketing strategy designed to attract buyers and/or renters of all majority and minority groups, regardless of race, creed, color, national origin, ancestry, marital or familial status, gender, affectional or sexual orientation, disability, age or number of children to housing units which are being marketed by a developer, sponsor or owner of affordable housing. The Affirmative Marketing Plan is intended to target those potentially eligible persons who are least likely to apply for affordable units in that region. It is a continuing program that directs marketing activities toward Housing Region 2 and is required to be followed throughout the period of restriction.
3. The Affirmative Marketing Plan shall provide a regional preference for all households that live and/or work in Housing Region 2, comprised of Essex, Morris, Union and Warren Counties.
4. The municipality has the ultimate responsibility for adopting the Affirmative Marketing Plan and for the proper administration of the Affirmative Marketing Program, including initial sales and rentals and resales and rerentals. The Administrative Agent designated by the Borough of Glen Ridge shall implement the Affirmative Marketing Plan to assure the affirmative marketing of all affordable units.
5. In implementing the Affirmative Marketing Plan, the Administrative Agent shall provide a list of counseling services to low- and moderate-income applicants on subjects such as

budgeting, credit issues, mortgage qualification, rental lease requirements, and landlord/tenant law.

6. The Affirmative Marketing Plan shall describe the media to be used in advertising and publicizing the availability of housing. In implementing the Affirmative Marketing Plan, the Administrative Agent shall consider the use of language translations where appropriate.
7. The affirmative marketing process for available affordable units shall begin at least four months (120 days) prior to the expected date of occupancy.
8. Applications for affordable housing shall be available in several locations, including, at a minimum, the County Administration Building and/or the County Library for each county within the housing region; the municipal administration building and the municipal library in the municipality in which the units are located; and the developer's rental office. Pre-applications shall be emailed or mailed to prospective applicants upon request.
8. The costs of advertising and affirmative marketing of the affordable units shall be the responsibility of the developer, sponsor or owner.

## **Section 20. Enforcement of Affordable Housing Regulations**

1. Upon the occurrence of a breach of any of the regulations governing the affordable unit by an Owner, Developer or Tenant, the municipality shall have all remedies provided at law or equity, including but not limited to foreclosure, tenant eviction, a requirement for household recertification, acceleration of all sums due under a mortgage, recuperation of any funds from a sale in violation of the regulations, injunctive relief to prevent further violation of the regulations, entry on the premises, and specific performance.
2. After providing written notice of a violation to an Owner, Developer or Tenant of a low- or moderate-income unit and advising the Owner, Developer or Tenant of the penalties for such violations, the municipality may take the following action(s) against the Owner, Developer or Tenant for any violation that remains uncured for a period of 60 days after service of the written notice:
  - a. The municipality may file a court action pursuant to N.J.S.A. 2A:58-11 alleging a violation or violations of the regulations governing the affordable housing unit. If the Owner, Developer or Tenant is adjudged by the Court to have violated any provision of the regulations governing affordable housing units the Owner, Developer or Tenant shall be subject to one or more of the following penalties, at the discretion of the Court:
    - 1) A fine of not more than \$500.00 per day or imprisonment for a period not to exceed 90 days, or both, provided that each and every day that the violation continues or exists shall be considered a separate and specific violation of these provisions and not a continuation of the initial offense;

- 2) In the case of an Owner who has rented a low- or moderate-income unit in violation of the regulations governing affordable housing units, payment into the Borough of Glen Ridge Affordable Housing Trust Fund of the gross amount of rent illegally collected;
  - 3) In the case of an Owner who has rented a low- or moderate-income unit in violation of the regulations governing affordable housing units, payment of an innocent tenant's reasonable relocation costs, as determined by the Court.
- b. The municipality may file a court action in the Superior Court seeking a judgment that would result in the termination of the Owner's equity or other interest in the unit, in the nature of a mortgage foreclosure. Any such judgment shall be enforceable as if the same were a judgment of default of the First Purchase Money Mortgage and shall constitute a lien against the low- or moderate-income unit.
- 1) The judgment shall be enforceable, at the option of the municipality, by means of an execution sale by the Sheriff, at which time the low- and moderate-income unit of the violating Owner shall be sold at a sale price which is not less than the amount necessary to fully satisfy and pay off any First Purchase Money Mortgage and prior liens and the costs of the enforcement proceedings incurred by the municipality, including attorney's fees. The violating Owner shall have his right to possession terminated as well as his title conveyed pursuant to the Sheriff's sale.
  - 2) The proceeds of the Sheriff's sale shall first be applied to satisfy the First Purchase Money Mortgage lien and any prior liens upon the low- and moderate-income unit. The excess, if any, shall be applied to reimburse the municipality for any and all costs and expenses incurred in connection with either the court action resulting in the judgment of violation or the Sheriff's sale. In the event that the proceeds from the Sheriff's sale are insufficient to reimburse the municipality in full as aforesaid, the violating Owner shall be personally responsible for the full extent of such deficiency, in addition to any and all costs incurred by the municipality in connection with collecting such deficiency. In the event that a surplus remains after satisfying all of the above, such surplus, if any, shall be placed in escrow by the municipality for the Owner and shall be held in such escrow for a maximum period of two years or until such earlier time as the Owner shall make a claim with the municipality for such. Failure of the Owner to claim such balance within the two-year period shall automatically result in a forfeiture of such balance to the municipality. Any interest accrued or earned on such balance while being held in escrow shall belong to and shall be paid to the municipality, whether such balance shall be paid to the Owner or forfeited to the municipality.
  - 3) Foreclosure by the municipality due to violation of the regulations governing affordable housing units shall not extinguish the restrictions of the regulations governing affordable housing units as the same apply to the low- and moderate-income unit. Title shall be conveyed to the purchaser at the Sheriff's sale, subject to the restrictions and provisions of the regulations governing the affordable housing



unit. The Owner determined to be in violation of the provisions of this plan and from whom title and possession were taken by means of the Sheriff's sale shall not be entitled to any right of redemption.

- 4) If there are no bidders at the Sheriff's sale, or if insufficient amounts are bid to satisfy the First Purchase Money Mortgage and any prior liens, the municipality may acquire title to the low- and moderate-income unit by satisfying the First Purchase Money Mortgage and any prior liens and crediting the violating owner with an amount equal to the difference between the First Purchase Money Mortgage and any prior liens and costs of the enforcement proceedings, including legal fees and the maximum resale price for which the low- and moderate-income unit could have been sold under the terms of the regulations governing affordable housing units. This excess shall be treated in the same manner as the excess which would have been realized from an actual sale as previously described.
- 5) Failure of the low- and moderate-income unit to be either sold at the Sheriff's sale or acquired by the municipality shall obligate the Owner to accept an offer to purchase from any qualified purchaser which may be referred to the Owner by the municipality, with such offer to purchase being equal to the maximum resale price of the low- and moderate-income unit as permitted by the regulations governing affordable housing units.
- 6) The Owner shall remain fully obligated, responsible and liable for complying with the terms and restrictions of governing affordable housing units until such time as title is conveyed from the Owner.

## **Section 21. Appeals**

Appeals from all decisions of an Administrative Agent appointed pursuant to this Ordinance shall be filed in writing with the Court.

## **Section 22. Reporting and Monitoring Requirements**

1. On the first anniversary of the entry of the Order granting the Borough a Final Judgment of Compliance and Repose, and every anniversary thereafter, through the end of the Repose period, the Township shall provide annual reporting of its Affordable Housing Trust Fund activity to the New Jersey Department of Community Affairs, Council on Affordable Housing or Local Government Services, or such other entity designated by the State of New Jersey, with copies provided to Fair Share Housing Center and the Intervenor in *IMO Application of the Borough of Glen Ridge*, Docket No.: ESX-L-4173-15, and posted on the municipal website, using forms developed for this purpose by the New Jersey Department of Community Affairs, Council on Affordable Housing or Local Government Services. The reporting shall include an accounting of all Affordable Housing Trust Fund activity, including the source and amount of funds collected and the amount and purpose for which any funds have been expended.

2. On the first anniversary of the entry of the Order granting the Borough a Final Judgment of Compliance and Repose, and every anniversary thereafter, through the end of the Repose period, the Borough shall provide annual reporting of the status of all affordable housing activity within the Borough through posting on the Borough website with copies provided to Fair Share Housing Center and the Intervenors in *IMO Application of the Borough of Glen Ridge*, Docket No.: ESX-L-4173-15, using forms previously developed for this purpose by the Council on Affordable Housing or any other forms endorsed by the Court-appointed Special Master and Fair Share Housing Center.
3. For the midpoint realistic opportunity review due on July 1, 2020, as required pursuant to N.J.S.A. 52:27D-313, the Borough shall post on its Borough website, with copies provided to Fair Share Housing Center and the Intervenors in *IMO Application of the Borough of Glen Ridge*, Docket No.: ESX-L-4173-15, a status report as to its implementation of its Plan and an analysis of whether any unbuilt sites or unfulfilled mechanisms continue to present a realistic opportunity. Such posting shall invite any interested party to submit comments to the Borough, with copies provided to Fair Share Housing Center and the Intervenors in *IMO Application of the Borough of Glen Ridge*, Docket No.: ESX-L-4173-15, regarding whether any sites no longer present a realistic opportunity and should be replaced. Any interested party may, by motion, request a hearing before the Court regarding these issues.
4. For the review of very low income housing requirements required by N.J.S.A. 52:27D-329.1, within 30 days of the third anniversary of the entry of the Order granting the Township a Final Judgment of Compliance and Repose, and every third year thereafter, the Township shall post on its Borough website, with copies provided to Fair Share Housing Center and the Intervenors in *IMO Application of the Borough of Glen Ridge*, Docket No.: ESX-L-4173-15, a status report as to its satisfaction of its very low income requirements, including the family very low income requirements referenced herein. Such posting shall invite any interested party to submit comments to the Township with copies provided to Fair Share Housing Center and the Intervenors in *IMO Application of the Borough of Glen Ridge*, Docket No.: ESX-L-4173-15, on the issue of whether the municipality has complied with its very low income housing obligation.

### **REPEALER**

All Ordinances or parts of Ordinances inconsistent herewith are repealed as to such inconsistencies.

### **SEVERABILITY**

If any section, subsection, sentence, clause, phrase or portion of this Ordinance is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed a separate, distinct and independent provision, and such holding shall not affect the validity of the remaining portions thereof.

**EFFECTIVE DATE**

This Ordinance shall take effect upon passage and publication as provided by law.

**ATTEST:**

**BOROUGH OF GLEN RIDGE**

\_\_\_\_\_  
Michael Rohal,  
Borough Clerk

\_\_\_\_\_  
Honorable Stuart K. Patrick, Mayor

## APPENDIX F

**Ordinance No.**

**AN ORDINANCE PROPOSED OF THE MUNICIPAL CODE OF THE BOROUGH OF  
GLEN RIDGE IN ITS ENTIRETY REGARDING THE BOROUGH'S AFFORDABLE  
HOUSING DEVELOPMENT FEES.**

**CHAPTER \_\_ AFFORDABLE HOUSING DEVELOPMENT FEES**

**\_\_-1.1 Findings and Purpose.**

- a. In Holmdel Builder's Ass'n v. Holmdel Township, 121 N.J. 550 (1990), the New Jersey Supreme Court determined that mandatory development fees are authorized by the Fair Housing Act of 1985 (the Act), N.J.S.A. 52:27d-301 et seq., and the State Constitution, subject to the Council on Affordable Housing's (COAH's) adoption of rules.
- b. Pursuant to P.L.2008, c.46 Section 8 (C. 52:27D-329.2) and the Statewide Non-Residential Development Fee Act (C. 40:55D-8.1 through 8.7), COAH was authorized to adopt and promulgate regulations necessary for the establishment, implementation, review, monitoring and enforcement of municipal affordable housing trust funds and corresponding spending plans. Municipalities that are under the jurisdiction of the Council or a Court of competent jurisdiction and have an approved spending plan may retain fees collected from non-residential development.
- c. This ordinance establishes standards for the collection, maintenance, and expenditure of development fees pursuant to COAH's regulations and in accordance with P.L.2008, c.46, Sections 8 and 32-38. Fees collected pursuant to this ordinance shall be used for the sole purpose of providing low- and moderate- income housing. This ordinance shall be interpreted within the framework of COAH's prior round rules on development fees, codified at N.J.A.C. 5:93-8. and P.L.2008, c.46, Section 8 (C. 52:27D-329.2) and the Statewide Non-Residential Development Fee Act (C. 40:55D-8.1 through 8.7).

**\_\_-1.2 Basic Requirements**

- a. This ordinance shall not be effective until approved by the Court.
- b. The Borough of Glen Ridge shall not spend development fees until the Court has approved a plan for spending such fees in conformance with N.J.A.C. 5:93-5.1(c).

**\_\_-1.3 Definitions.**

The following terms, as used in this ordinance, shall have the following meanings:

"Affordable housing development" means a development included in the Housing Element and Fair Share Plan, and includes, but is not limited to, an inclusionary development, a municipal construction project or a 100 percent affordable development.

"COAH" or the "Council" means the New Jersey Council on Affordable Housing established under the Fair Housing Act.

"Development fee" means money paid by a developer for the improvement of property as permitted in N.J.A.C. 5:93-8.

"Developer" means the legal or beneficial owner or owners of a lot or of any land proposed to be included in a proposed development, including the holder of an option or contract to purchase, or other person having an enforceable proprietary interest in such land.

"Equalized assessed value" means the assessed value of a property divided by the current average ratio of assessed to true value for the municipality in which the property is situated, as determined in accordance with sections 1, 5 and 6 of P.L.1973, c.123 (C. 54:1-35a through C. 54:1-35c).

"Green building strategies" means those strategies that minimize the impact of development on the environment, and enhance the health, safety and well-being of residents by producing durable, low- **maintenance, resource-efficient housing while making optimum use of existing infrastructure and community services.**

#### **-1.4 Residential Development Fees.**

##### *a. Imposed Fees*

1. Within all zoning district(s), residential developers, except for developers of the types of development specifically exempted below, shall pay a fee of one percent of the equalized assessed value for residential development provided no increased density is permitted.
2. When an increase in residential density pursuant to N.J.S.A. 40:55D-70d(5) (known as a "d" variance) has been permitted, developers may be required to pay a development fee of six (6%) percent of the equalized assessed value for each additional unit that may be realized. However, if the zoning on a site has changed during the two-year period preceding the filing of such a variance application, the base density for the purposes of calculating the bonus development fee shall be the highest density permitted by right during the two-year period preceding the filing of the variance application.

Example: If an approval allows four units to be constructed on a site that was zoned for two units, the fees could equal one and one-half (1.5%) percent of the equalized assessed value on the first two units; and the specified higher percentage up to six percent of the equalized assessed value for the two additional units, provided zoning on the site has not changed during the two-year period preceding the filing of such a variance application.

3. Eligible exactions, ineligible exactions, and exemptions for residential development.
  - i. Affordable housing developments and developments where the developer has made a payment in lieu of on-site construction of affordable units shall be exempt from development fees.
  - ii. Developments that have received preliminary or final site plan approval prior to the adoption of a municipal development fee ordinance shall be exempt from development fees, unless the developer seeks a substantial change in the approval. Where a site plan approval does not apply, a zoning and/or building permit shall be synonymous with preliminary or final site plan approval for this purpose. The fee percentage shall be vested on the date that the building permit is issued.
  - iii. Development fees shall be imposed and collected when an existing structure **undergoes a change to a more intense use, is demolished and replaced, unless the owner resided in the** previous dwelling for a period of one year or more prior to obtaining a demolition permit, or is expanded, if the expansion is not otherwise exempt from the development fee requirement. The development fee shall be calculated on the increase in the equalized assessed value of the improved or replaced structure **as compared to the previous structure.**
  - iv. Homes replaced as a result of a natural disaster (such as a fire or flood) shall be exempt from the payment of a development fee.

#### **\_\_\_-1.5 Non-Residential Development Fees.**

##### *1. Imposed Fees.*

- i. Within all zoning districts, non-residential developers, except for developers of the types of development specifically exempted below, shall pay a fee equal to two and one-half percent (2.5%) of the equalized assessed value of the land and improvements, for all new non-residential **construction on an unimproved lot or lots.**
- ii. Non-residential developers, except for developers of the types of development specifically exempted below, shall also pay a fee equal to two and one-half percent (2.5%) of the increase in equalized assessed value resulting from any additions to existing structures to be used for non-residential purposes.
- iii. Development fees shall be imposed and collected when an existing structure is demolished and replaced. The development fee of two and a



half percent (2.5%) shall be calculated on the difference between the equalized assessed value of the pre-existing land and improvement and the equalized assessed value of the newly improved structure, i.e. made an improvement, at the time final certificate of occupancy is issued. If the calculation required under this section results in a negative number, the non-residential development fee shall be zero.

2. Eligible exactions, ineligible exactions, and exemptions for non-residential development.

- i. **The non-residential portion of a mixed-use inclusionary or market rate** development shall be subject to the two and a half percent (2.5%) development fee, unless otherwise exempted below.
- ii. The 2.5 percent fee shall not apply to an increase in equalized assessed value **resulting from alterations, change in use within the existing footprint, reconstruction, renovations and repairs.**
- iii. Non-residential developments shall be exempt from the payment of non-residential development fees in accordance with the exemptions required pursuant to P.L.2008, c.46, as specified in the Form N-RDF "State of New Jersey Non-Residential Development Certification/Exemption" Form. Any exemption claimed by a developer shall be substantiated by that developer.
- iv. A developer of a non-residential development exempted from the non-residential development fee pursuant to P.L.2008, c.46 shall be subject to it at such time the basis for the exemption no longer applies, and shall make the payment of the non-residential development fee, in that event, within three years after that event or after the issuance of the final certificate of occupancy of the **non-residential development, whichever is later.**
- v. If a property which was exempted from the collection of a non-residential development fee thereafter ceases to be exempt from property taxation, the owner of the property shall remit the fees required pursuant to this section within 45 days of the termination of the property tax exemption. Unpaid non-residential development fees under these circumstances may be enforceable by the Borough of Glen Ridge as a lien against the real property of the owner.

**\_\_-1.6 Collection Procedures.**

- a. Upon the granting of a preliminary, final or other applicable approval, for a development, the applicable approving authority shall direct its staff to notify the construction official responsible for the issuance of a building permit.

- b. For non-residential developments only, the developer shall also be provided with a copy of Form N-RDF "State of New Jersey Non-Residential Development Certification/Exemption" to be completed as per the instructions provided. The Developer of a non-residential development shall complete Form N-RDF as per the instructions provided. The construction official shall verify the information submitted by the non-residential developer as per the instructions provided in the Form N-RDF. The **Tax assessor shall verify exemptions and prepare estimated and final assessments as per the instructions** provided in Form N-RDF.
- c. The construction official responsible for the issuance of a building permit shall notify the local tax assessor of the issuance of the first building permit for a development which is subject to a development fee.
- d. Within 90 days of receipt of that notice, the municipal tax assessor, based on the plans filed, shall provide an estimate of the equalized assessed value of the development.
- e. The construction official responsible for the issuance of a final certificate of occupancy notifies the local assessor of any and all requests for the scheduling of a final inspection on property which is subject to a development fee.
- f. Within 10 business days of a request for the scheduling of a final inspection, the municipal assessor shall confirm or modify the previously estimated equalized assessed value of the improvements of the development; calculate the development fee; and thereafter notify the developer of the amount of the fee.
- g. Should the Borough of Glen Ridge fail to determine or notify the developer of the amount of the development fee within 10 business days of the request for final inspection, the developer may estimate the amount due and pay that estimated amount consistent with the dispute process set forth in subsection b. of section 37 of P.L.2008, c.46 (C.40:55D-8.6).
- h. Except as provided in Section 57-1.5a.3. above, fifty (50) percent of the development fee shall be collected at the time of issuance of the building permit. The remaining portion shall be collected at the issuance of the certificate of occupancy. The developer shall be responsible for paying the difference between the fee calculated at building permit and that determined at issuance of certificate of occupancy.
- i. Appeal of development fees
  - 1. A developer may challenge residential development fees imposed by filing a challenge with the County Board of Taxation. Pending a review and determination by the Board, collected fees shall be placed in an interest bearing escrow account by the Borough of Glen Ridge. Appeals from a determination of the Board may be made to the tax court in accordance with the provisions of the State Tax Uniform Procedure Law, R.S.54:48-1 et seq., within 90 days after the date of such determination. Interest earned on amounts escrowed shall be credited to the prevailing party.
  - 2. A developer may challenge non-residential development fees imposed by filing a challenge with the Director of the Division of Taxation. Pending a review and determination by the Director, which shall be made within 45 days of receipt of the

challenge, collected fees shall be placed in an interest bearing escrow account by the Borough of Glen Ridge. Appeals from a determination of the Director may be made to the tax court in accordance with the provisions of the State Tax Uniform Procedure Law, R.S.54:48-1 et seq., within 90 days after the date of such determination. Interest earned on amounts escrowed shall be credited to the prevailing party.

#### **\_\_-1.7 Affordable Housing Trust Fund.**

- a. There is hereby created a separate, interest-bearing housing trust fund to be maintained by the Borough of Glen Ridge Chief Financial Officer for the purpose of depositing development fees collected from residential and non-residential developers and proceeds from the sale of units with extinguished controls.
- b. The following additional funds shall be deposited in the Affordable Housing Trust Fund and shall at all times be identifiable by source and amount:
  1. payments in lieu of on-site construction of affordable units;
  2. developer contributed funds to make ten percent (10%) of the adaptable entrances in a townhouse or other multistory attached development accessible;
  3. **rental income from municipally operated units;**
  4. repayments from affordable housing program loans;
  5. **recapture funds;**
  6. proceeds from the sale of affordable units; and
  7. any other funds collected in connection with the Borough of Glen Ridge's affordable housing program.
- c. Within seven days from the opening of the trust fund account, the Borough of Glen Ridge shall provide the State of New Jersey, Department of Community Affairs, Division of Local Government Services with **written authorization, in the form of a three-party escrow agreement** between the municipality, the bank, and NJDCA-LGS to permit NJDCA-LGS to direct the disbursement of the funds as provided for in N.J.A.C. 5:93-8.15, 8.18 and 8.19. This requirement shall be deemed to have been satisfied by a previously executed three-party escrow agreement with COAH, provided the bank remains the same **as in the original agreement.**
- d. All interest accrued in the housing trust fund shall only be used on eligible housing activities approved by the Court.

#### **\_\_-1.8 Use of Funds.**

- a. The expenditure of all funds shall conform to a spending plan approved by the Court. Funds deposited in the housing trust fund may be used for any activity approved by the Court to address the Borough of Glen Ridge's fair share obligation and may be set up as a grant or revolving loan program. Such activities include, but are not limited

to: preservation or purchase of housing for the purpose of maintaining or implementing affordability controls, rehabilitation, new construction of affordable housing units and related costs, accessory apartment, market to affordable, or regional housing partnership programs, conversion of existing non-residential buildings to create new affordable units, green building strategies designed to be cost saving and in accordance with accepted national or state standards, purchase of land for affordable housing, improvement of land to be used for affordable housing, extensions or improvements of roads and infrastructure to affordable housing sites, financial assistance designed to increase affordability, administration necessary for implementation of the Housing Element and Fair Share Plan, or any other activity as permitted pursuant to N.J.A.C. 5:93-8.16 and specified in the approved spending plan.

- b. Funds shall not be expended to reimburse the Borough of Glen Ridge for past housing **activities**.
- c. At least 30 percent of all development fees collected and interest earned shall be used to provide affordability assistance to low- and moderate-income households in affordable units included in the municipal Fair Share Plan. One-third of the affordability assistance portion of development fees collected shall be used to provide affordability assistance to those households earning 30 percent or less of median income by region.
  - 1. Affordability assistance programs may include down payment assistance, **security deposit assistance, low interest loans, rental assistance, assistance with homeowners association or condominium fees and special assessments, and assistance with emergency repairs.**
  - 2. Affordability assistance to households earning 30 percent or less of median income may include buying down the cost of low or moderate income units in the municipal Fair Share Plan to make them affordable to households earning 30 percent or less of median income.
  - 3. Payments in lieu of constructing affordable units on site and funds from the sale of units with extinguished controls shall be exempt from the affordability assistance requirement.
- d. The Borough of Glen Ridge may contract with a private or public entity to administer any part of its Housing Element and Fair Share Plan, including the requirement for affordability assistance.
- e. No more than 20 percent of all revenues collected from development fees, may be expended on administration, including, but not limited to, salaries and benefits for municipal employees or **consultant fees necessary to develop or implement a new construction program, a Housing Element and Fair Share Plan, and/or an affirmative marketing program.** In the case of a rehabilitation program, no more than 20 percent of the revenues collected from development fees shall be expended for such

administrative expenses. Administrative funds may be used for income qualification of households, monitoring the turnover of sale and rental units, and compliance with the reporting and monitoring requirements that have been approved by the Court. Legal or other fees related to litigation opposing affordable housing sites or objecting to or appealing Court's approval of Glen Ridge Housing Element and Fair Share Plan are not eligible uses of the affordable housing trust fund.

#### **\_\_-1.9 Monitoring.**

On an annual basis commencing with the first anniversary of the entry of the Order granting a Final Judgment of Compliance and Repose to Glen Ridge, the Borough of Glen Ridge shall report all activity in connection with its Affordable Housing Trust Fund to the New Jersey Department of Community Affairs (either the Division of Local Government Services or the Council on Affordable Housing (COAH), whichever entity is designated by the State of New Jersey), with a copy provided to Fair Share Housing Center and to the Intervenor/Defendants IMO the Application of the Borough of Glen Ridge for a Final Judgment of Compliance and Repose of its Obligations Under the Fair Housing Act and Approval of its Amended Spending Plan, Docket No.: ESX-L-4173-15, and with a posting of same on the municipal website, using forms previously developed for this purpose by COAH. The reporting shall include all sources and amounts collected/earned and the amounts and purposes for which funds have been expended.

#### **\_\_-1.10 Ongoing Collection of Fees.**

- a. The ability for the Borough of Glen Ridge to impose, collect and expend development fees shall expire with its Judgment of Compliance and Repose unless the Borough of Glen Ridge has filed an adopted Housing Element and Fair Share Plan with the Court or with COAH or its successor agency designated by the State of New Jersey, has petitioned for a Judgment of Compliance and Repose or substantive certification, and has received the Court's or COAH's approval of its development fee ordinance. If the Borough of Glen Ridge fails to renew its ability to impose and collect development fees prior to the expiration of its Judgment of Compliance and Repose, it may be subject to forfeiture of any or all funds remaining within its municipal trust fund. Any funds so forfeited shall be deposited into the "New Jersey Affordable Housing Trust Fund" established pursuant to section 20 of P.L.1985, c.222 (C. 52:27D-320). The Borough of Glen Ridge not impose a residential development fee on a development that receives preliminary or final site plan approval after the expiration of its Judgment of Compliance and Repose, nor shall the Borough of Glen Ridge retroactively impose a development fee on such a development. The Borough of Glen Ridge shall not expend development fees after the expiration of its Judgment of Compliance and Repose.
- b. **It** is the intent of the Borough Council to incorporate the additions, amendments and/or supplements contained in this Ordinance into the Code.

- c. **If any section, paragraph, subdivision, clause, sentence, phrase or provision of this Ordinance is declared** unconstitutional or invalid by a court of competent jurisdiction, such decision shall not affect the remaining portions of this Ordinance.
- d. A copy of this Ordinance shall be available for public inspection at the offices of the Borough Clerk.
- e. This Ordinance shall take effect after twenty (20) days of its final passage by the Borough Council, upon approval by the Mayor and publication as required by law.

## APPENDIX G

## Affordable Housing Trust Fund Spending Plan

### **INTRODUCTION**

Borough of Glen Ridge, Essex County has prepared a Housing Element and Fair Share plan that addresses its regional fair share of the affordable housing need in accordance with the Municipal Land Use Law (N.J.S.A. 40:55D-1 et seq.), the Fair Housing Act (N.J.S.A. 52:27D-301) and the regulations of the Council on Affordable Housing (COAH) (N.J.A.C. 5:97-1 et seq. and N.J.A.C. 5:96-1 et seq.). A development fee ordinance creating a dedicated revenue source for affordable housing was never approved by COAH or adopted by the municipality. A new ordinance for Council Adoption will create a development fee ordinance (Appendix F). The ordinance establishes the Borough of Glen Ridge affordable housing trust fund for which this spending plan is prepared.

The records show that as of June 5, 2012 the amount in balance was \$0.00. **As of February 28, 2018, the amount in balance has remained unchanged at \$0.00.** All development fees, payments in lieu of constructing affordable units on site, funds from the sale of units with extinguished controls, and interest generated by the fees are deposited in a separate interest-bearing affordable housing trust fund in the General Trust Fund at PNC Bank for the purposes of affordable housing. These funds shall be spent in accordance with N.J.A.C. 5:97-8.7-8.9 as described in the sections that follow.

The Borough of Glen Ridge received substantive certification from COAH for the Prior Round on January 29, 1990. Glen Ridge did not participate in any subsequent rounds.



## 1. REVENUES FOR CERTIFICATION PERIOD

To calculate a projection of revenue anticipated during the period of third round substantive certification, the Borough of Glen Ridge considered the following:

(a) Development fees:

1. Residential and nonresidential projects which have had development fees imposed upon them at the time of preliminary or final development approvals;
2. All projects currently before the planning and zoning boards for development approvals that may apply for building permits and certificates of occupancy; and
3. Future development that is likely to occur based on historical rates of development.

(b) Payment in lieu (PIL):

There have been no actual or committed payments in lieu (PIL) of construction from developers.

(c) Other funding sources:

Funds from other sources, including, but not limited to, the sale of units with extinguished controls, repayment of affordable housing program loans, rental income, proceeds from the sale of affordable units and other funds.

The Borough of Glen Ridge intends to adopt a resolution of intent to bond (Appendix H) to address the shortfall of funds identified in the spending plan. The intent to bond will be for a total of \$1,035,000, of which \$310,500 will be bonded for in 2019, and \$103,500.00 for every year of substantive certification thereafter. These bonded funds make up part of the rehabilitation component funding procedure required per NJAC 5:93-5.2(h)(2), that the Borough's other revenues do not cover.

(d) Projected interest:

Interest on the projected revenue in the municipal affordable housing trust fund at the current average interest rate.

**(0.02%) percent**

SOURCE OF FUNDS	PROJECTED REVENUES-HOUSING TRUST FUND - 2016 THROUGH 2025										
	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	Total
(a) Development fees*:	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	<b>\$0.00</b>
1. Approved Development	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	<b>\$0.00</b>
2. Development Pending Approval	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	<b>\$0.00</b>
3. Projected Development	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	<b>\$0.00</b>
(b) Payments in Lieu of Construction	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	<b>\$0.00</b>
(c) Other Funds (Specify source(s))**:	\$0.00	\$0.00	\$0.00	\$310,500.00	\$103,500.00	\$103,500.00	\$103,500.00	\$103,500.00	\$103,500.00	\$103,500.00	<b>\$103,500.00</b>
(d) Interest (0.02)	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	<b>\$0.00</b>
<b>Total</b>	\$0.00	\$0.00	\$0.00	\$310,500.00	\$103,500.00	\$103,500.00	\$103,500.00	\$103,500.00	\$103,500.00	\$103,500.00	<b>\$103,500.00</b>
* Based upon the actual development fees collected by the Borough of Glen Ridge from the Affordable Housing Trust Fund data 2010-2016, \$0.00, an assumption is made that the Borough will be unable to collect development fees from January 1, 2016 up to December 31, 2025. ** The \$1,035,000 is bonded funds.											

Borough of Glen Ridge projects a total of \$1,035,000 in revenue to be collected between January 1, 2016 and December 31, 2025. All interest earned on the account shall accrue to the account to be used only for the purposes of affordable housing.

## **2. ADMINISTRATIVE MECHANISM TO COLLECT AND DISTRIBUTE FUNDS**

The following procedural sequence for the collection and distribution of development fee revenues shall be followed by Borough of Glen Ridge:

(a) Collection of development fee revenues:

Collection of development fee revenues shall be consistent with Borough of Glen Ridge's development fee ordinance for both residential and non-residential developments in accordance with COAH's rules and P.L.2008, c.46, sections 8 (C. 52:27D-329.2) and 32-38 (C. 40:55D-8.1 through 8.7).

(b) Distribution of development fee revenues:

A maximum of twenty (20) percent of the affordable housing trust fund revenues will be utilized to address administrative costs. The remaining eighty (80) percent of affordable housing trust fund revenues will be utilized to fund various affordable housing projects and affordability assistance.

The Housing Trust Fund is to be maintained by Borough of Glen Ridge's Chief Financial Officer (CFO) and all expenditure of such funds shall conform to this spending plan, once approved by the Court. A three-party escrow agreement between the bank where the trust fund is located, Glen Ridge, and New Jersey Division of Community Affairs Local Government Services (NJDCALGS) will permit NJDCALGS to direct the disbursement of funds as provided for in N.J.A.C. 5:93-8.15, 8.18 and 8.19.

## **3. DESCRIPTION OF ANTICIPATED USE OF AFFORDABLE HOUSING FUNDS**

(a) **Rehabilitation and new construction programs and projects (N.J.A.C. 5:97-8.7)**

Borough of Glen Ridge will dedicate \$825,000 to rehabilitation or new construction programs for 33 units at a cost of \$25,000 per unit (see detailed descriptions in Fair Share Plan) as follows:

As per N.J.A.C. 5:93-5.2(h)(1), Borough of Glen Ridge will raise \$247,500.00, or one-third of the rehabilitation component within the first year of substantive certification (in 2018). The remainder will be raised over the course of the remainder of the certification period, which is approximately 1/6 of the rehabilitation component, in each subsequent year of substantive certification, per NJAC 5:93-5.2(h)(2).

**New construction project(s): \$0.00**

The Borough of Glen Ridge does not anticipate utilizing portion of funds available from the Affordable Housing Trust Fund to defray the costs incurred for special needs housing projects.

(b) **Affordability Assistance (N.J.A.C. 5:97-8.8)**

Projected minimum affordability assistance requirement:

Actual development fees through 9/30/2016		\$0.00
Actual interest earned through 9/30/2016	+	\$0.00
Development fees projected* 2015-2025	+	\$0.00
Interest projected* 2015-2025	+	\$0.00
Less housing activity expenditures through 9/30/2016	-	\$0.00
<b>Total</b>	=	\$0.00
30 percent requirement	x 0.30 =	\$0.00
Less Affordability assistance expenditures through 9/30/2016	-	\$0.00
<b>PROJECTED MINIMUM Affordability Assistance Requirement 1/1/2015 through 12/31/2025</b>	=	\$0.00
<b>PROJECTED MINIMUM Very Low-Income Affordability Assistance Requirement 1/1/2015 through 12/31/2025</b>	÷ 3 =	\$0.00

Borough of Glen Ridge will dedicate \$0.00 from the affordable housing trust fund to render units more affordable, including \$0.00 to render units more affordable to households earning 30 percent or less of median income by region, as follows:

(c) **Administrative Expenses (N.J.A.C. 5:97-8.9)**

Borough of Glen Ridge projects that \$207,000 will be available from the affordable housing trust fund to be used for administrative purposes. Projected administrative expenditures, subject to the 20 percent cap, are as follows:

**A maximum of twenty (20) percent of the affordable housing trust fund revenues will be utilized to address administrative costs.**

**Administrative expenses shall include any legal or planning costs, as well as the cost to hire an administrative agent, government agency, or private consultant for administering the rehabilitation program.**

4. EXPENDITURE SCHEDULE

Borough of Glen Ridge intends to use affordable housing trust fund revenues for the creation and/or rehabilitation of housing units. Where applicable, the creation/rehabilitation funding schedule below parallels the implementation schedule set forth in the Housing Element and Fair Share Plan and is summarized as follows.

Program	Number of Units Projected	Funds Expended and/or Dedicated	PROJECTED EXPENDITURE SCHEDULE 2015 -2025										
		2010-Sept. 30, 2016	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	Total
Rehabilitation	33	\$0	\$0	\$0	\$247,500	\$82,500	\$82,500	\$82,500	\$82,500	\$82,500	\$82,500	\$82,500	\$825,000
													\$0
													\$0
													\$0
Total Programs	33	\$0	\$0	\$0	\$247,500	\$82,500	\$82,500	\$82,500	\$82,500	\$82,500	\$82,500	\$82,500	\$825,000
Affordability Assistance		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Administration		\$0	\$0	\$0	\$25,875.00	\$25,875.00	\$25,875.00	\$25,875.00	\$25,875.00	\$25,875.00	\$25,875.00	\$25,875.00	\$207,000.00
Total		\$0	\$0	\$0	\$273,375.00	\$108,375.00	\$108,375.00	\$108,375.00	\$108,375.00	\$108,375.00	\$108,375.00	\$108,375.00	\$1,032,000.00

## **5. EXCESS OR SHORTFALL OF FUNDS**

Pursuant to the Housing Element and Fair Share Plan, the governing body of Borough of Glen Ridge has adopted a resolution agreeing to fund any shortfall of funds required for implementing the rehabilitation obligation of 24 units. In the event that a shortfall of anticipated revenues occurs, Borough of Glen Ridge will adopt a resolution of intent to bond. A copy of the adopted resolution is attached in Appendix H.

In the event of excess funds, any remaining funds above the amount necessary to satisfy the municipal affordable housing obligation will be used towards the construction of affordable units or affordability assistance required to satisfy the unmet need.

The Borough of Glen Ridge intends to adopt a resolution of intent to bond (Appendix H) to address the shortfall of funds identified in the spending plan. The intent to bond will be for a total of \$1,035,000, of which \$310,500 will be bonded for in 2019, and \$103,500.00 for every year of substantive certification thereafter. These bonded funds make up part of the rehabilitation component funding procedure required per NJAC 5:93-5.2(h)(2), that the Borough's other revenues do not cover.

## **6. BARRIER FREE ESCROW**

Collection and distribution of barrier free funds shall be consistent with Borough of Glen Ridge's Affordable Housing Ordinance in accordance with N.J.A.C. 5:97-8.5.

## **SUMMARY**

Borough of Glen Ridge intends to spend affordable housing trust fund revenues pursuant to N.J.A.C. 5:97-8.7 through 8.9 and consistent with the housing programs outlined in the housing element and fair share plan.

Borough of Glen Ridge has a balance of \$0.00 as of February 28, 2018 and anticipates an additional \$0.00 in revenues before the expiration of substantive certification with an intent to bond for \$103,500,000, for a total of \$103,500,000.00. The municipality will dedicate \$825,000 towards their rehabilitation obligation (\$25,000 per unit) and \$0.00 towards special needs housing, \$0.00 to render units more affordable, and \$207,000 to administrative costs. It is anticipated that the Borough will have a remaining balance of \$3,000 for unanticipated costs. Any shortfall of funds will be offset by an alternative funding source to be identified by the Borough. If no alternative funding is available, the Borough of Glen Ridge anticipates using a resolution of intent to bond (Appendix H) to provide the shortfall in funding to construct the affordable units. The municipality will dedicate any excess funds towards the construction of affordable units or affordability assistance required to satisfy the unmet need.

<b>SPENDING PLAN SUMMARY</b>		
Balance as of June 30, 2016		\$0.00
<b>Projected REVENUE 2015-2025</b>		
Development fees	+	\$0.00
Payments in lieu of construction		\$0.00
Other funds	+	\$1,035,000.00*
Interest	+	\$0.00
<b>TOTAL REVENUE</b>	=	\$1,035,000.00
<b>PROJECTED EXPENDITURES 2015-2025</b>		
Funds used for Rehabilitation	-	\$825,000.00
Funds for New Construction		
1. Special Needs Housing		\$0.00
2		\$0.00
3		\$0.00
4		\$0.00
Affordability Assistance		\$0.00
Administration		\$207,000.00
<b>TOTAL PROJECTED EXPENDITURES</b>	=	<b>\$1,032,000.00</b>
<b>REMAINING BALANCE</b>	=	<b>\$3,000.00</b>

\* All \$1,035,000.00 are bonded funds.

## APPENDIX H



**Borough of Glen Ridge Resolution of Intent to Appropriate  
Funds or Bond in the Event of a Funding Shortfall**

**WHEREAS**, Borough of Glen Ridge, Essex County has petitioned the Court for a Judgement of Compliance and Repose with respect to its adopted Housing Element and Fair Share Plan; and

**WHEREAS**, the plan submitted to the Court allocates funds for:

1. Rehabilitation;
2. Affordability assistance and
3. Administration

**WHEREAS**, Borough of Glen Ridge anticipates that funding will come from the following sources to satisfy these obligations:

1. Development fees;
2. Public funds and
3. Bonding

**WHEREAS**, in the event that the above funding sources prove inadequate to complete the affordable housing programs included in Glen Ridge's Housing Element and Fair Share Plan, Glen Ridge shall provide sufficient funding to address any shortfalls.

**NOW THEREFORE BE IT RESOLVED** by the Governing Body of Borough of Glen Ridge, Essex County, State of New Jersey, that the Governing Body does hereby agree to appropriate funds or authorize the issuance of debt to fund any shortfall in its affordable housing program that may arise whether due to inadequate funding from other sources or for any other reason; and

**BE IT FURTHER RESOLVED** that, after a finding that inadequate funding exists to complete the affordable housing programs included in the Borough of Glen Ridge's Housing Element and Fair Share Plan, the Borough of Glen Ridge agrees to appropriate funds or authorize the issuance of debt within 90 days of said funding; and

**BE IT FURTHER RESOLVED** that Glen Ridge may repay debt through future collections of development fees, as such funds become available.

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Michael Rohal, Administrator

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Daniel T. Murphy, Council President

Adopted: \_\_\_\_\_

# APPENDIX I

## **GLEN RIDGE PLANNING BOARD**

### **RESOLUTION RECOMMENDING THAT PROPERTIES DESIGNATED AS BLOCK 72, LOTS 2, 3, 4, 9 and 10 BE CLASSIFIED AS AREAS IN NEED OF REDEVELOPMENT**

September 27, 2017

**WHEREAS**, by Resolution 79-1, dated May 22, 2017, the Borough Council authorized the Planning Board to conduct a preliminary investigation pursuant to N.J.S.A. 40A:12A-6 to determine whether the properties designated as Block 72, Lots 2, 3, 4, 9 and 10 on the Borough Tax Maps meet the criteria for designation as an Area in Need of Redevelopment or An Area in Need of Rehabilitation pursuant to the Local Redevelopment and Housing Law, N.J.S.A. 40A:12-1 et seq; and

**WHEREAS**, the Planning Board, engaged H2M Associates, Inc. ("H2M") to undertake an investigation of the subject properties; and

**WHEREAS**, H2M prepared a written report entitled "Baldwin Street Area in Need of Redevelopment Preliminary Investigation Report," which report was reviewed by the Glen Ridge Planning Board at a public meeting held on September 27, 2017; and

**WHEREAS**, in the course of the public meeting, the Board reviewed the aforementioned report and the testimony of Jeffery L. Janota, AICP, PP, and interested members of the public; and

**WHEREAS**, based upon its review of the aforementioned report and the testimony presented during the public hearing, the Planning Board determined that the subject properties located in the Borough of Glen Ridge satisfy the criteria for designation as an Area in Need of Redevelopment for the reasons stated in the Preliminary Investigation Report.

**NOW, THEREFORE, BE IT RESOLVED** by the Planning Board of the Borough of Glen Ridge that the Board hereby recommends to the Borough Council that the properties designated as Block 72, Lots 2, 3, 4, 9 and 10 each be designated as an Area in Need of Redevelopment in accordance with the Local Housing and Redevelopment Law, N.J.S.A. 40A:12A-1 et seq.

**BE IT FURTHER RESOLVED** that a copy of this Resolution be transmitted to the Borough Council.

Michael P. Zichelli, AICP/PP  
Secretary