

Housing Element & Fair Share Plan

Borough of Glen Ridge

Essex County, NJ

Prepared by:



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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.

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%
Total	7,527	100.00%	0.00%	783,969	100.00%	0.00%
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.¹ 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.

¹ 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.

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%

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%	25,515	9.19%	172,623	5.41%
\$10,000 to \$14,999	0	0.00%	16,085	5.79%	121,595	3.81%
\$15,000 to \$24,999	55	2.28%	29,133	10.49%	258,445	8.11%
\$25,000 to \$34,999	71	2.94%	26,549	9.56%	248,678	7.80%
\$35,000 to \$49,999	205	8.50%	32,574	11.73%	336,137	10.54%
\$50,000 to \$74,999	159	6.59%	42,872	15.44%	509,599	15.98%
\$75,000 to \$99,999	196	8.13%	28,701	10.33%	406,137	12.74%
\$100,000 to \$149,999	408	16.92%	33,957	12.23%	546,533	17.14%
\$150,000 to \$199,999	305	12.65%	16,697	6.01%	276,523	8.67%
\$200,000 or more	1,012	41.97%	25,662	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

Glen Ridge 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.

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%

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

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%
Total Population (age 16+)	5,378	100.00%

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%
Total Labor Force	3,771	100.00%

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%
Total Civilian Employed Population	3,570	100.00%

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

	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, Tansp/Warehousing, Information, Education, Arts/Entertainment and Unclassified industries make up 17.09% of total employment in the Borough.

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	--	--	--	--	--
Private Sector Total	158	74.68%	785	72.05%	\$55,737
Local Gov't Education	6	85.71%	287	69.50%	\$65,236
Local Gov't Total	7	100.00%	412	100.00%	\$57,912

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%
Total	3,173	100.0%	334,299	100.00%

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%
Total	3,497	100.00%

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				
Size	Glen Ridge		Essex County	
	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	1,755	70.88%
With own children under 18 years	1,096	44.26%
Other Family	277	11.19%
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	368	14.86%
Male householder, no wife present	122	4.93%
Female householder, no husband present	246	9.94%
Householder not living alone	76	3.07%
Total	2,476	100.00%

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 up 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%
Total	199	100.00%	199	100.00%
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%
Total	2,411	100.00%

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%
Total	36	1.49%

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
Total	142	5	137

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	--	--	--
Total	1	--	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 50% but less than 80% of the Region's Median Income
Low Income:	Less than 50% of the Region's Median Income
Very low income:	Less than 30% 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.

Component	FSHC Units (5/20/2016 Report) (Prospective Obligation Includes 1999-2015)	30% FSHC Reduction (Prospective Obligation Includes 1999-2015)
Rehabilitation Obligation	33	33/ 4*
Prior Round Obligation (1987 – 1999)	28	28
Prospective Obligation (1999 - 2025)	404	283
Total Obligation	465	344

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

* 4 units is based on the Structural Conditions Survey of homes

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. However, the structural conditions survey prepared per 26 N.J.R. 2376-2379 rules identified 6 units in need of rehabilitation of which **4 units** are occupied by low and moderate-income households, which is discussed further in the report.

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. The obligation is reduced based on an actual field verified exterior inspection number. 2,146 units were inspected as part of the field verification. Six (6) of these units were identified as being in need of rehabilitation, of which 4 units are occupied by low and moderate-income households.

Structural Conditions Survey

The Second Round Rules do not preclude a municipality from ground-truthing the amount of deficient housing. As indicates in Appendix G and in the Second Round Rules, "COAH recognizes that its estimates may be high or low." For this reason, COAH devised a method for municipalities to conduct a "Structural Condition's Survey," which may be used to alter the census-generated indigenous need estimates. The rules require the Structural Conditions Survey to be performed by individuals licensed to perform building and/or housing inspections.

Following the COAH guidelines, the Borough of Glen Ridge completed a Structural Conditions Survey per (26 N.J.R. 2376-2379) to compare "actual" present need to the estimated Present Need on August 1, 2018 and submitted the results to the Court Master.

The housing stock of Glen Ridge was considered by Borough officials and consultants with years of experience working in the Borough and their knowledge of housing conditions and development patterns. As a result, those housing units considered to be 50 years or older (which is a majority of the Borough) were analyzed as part of this field verification process.

The second step after identifying properties built before 1969 (50 years old), was the physical inspections conducted by the Borough Deputy Administrator and licensed planning representatives from the H2M office in the areas of the Borough depicted on the map included as part of Appendix G. Inspections were conducted to determine the physical conditions of the properties' major and minor systems such as foundations, siding, roof, and gutters, railings, stairs, and porches. The identification of one major element or two minor elements of the inspection sheet identified the property as in need of rehabilitation. All inspections results and associated mapping are detailed in Appendix G.

The results of over 2,146 units inspected were that 6 homes were identified as being in need of rehabilitation according to the regulations. The number of homes identified as being in need of rehabilitation, 6 units, was multiplied by the estimated LMI portions for Glen Ride per Kinsey's May report (60.77%) to determine the number of units occupied by low and moderate-income households. Therefore, based on our actual field data and LMI estimate from the Kinsey report, Glen Ridge Borough is proposing a **new Present Need obligation of 4 units**.

Rehab Program Moving Forward

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

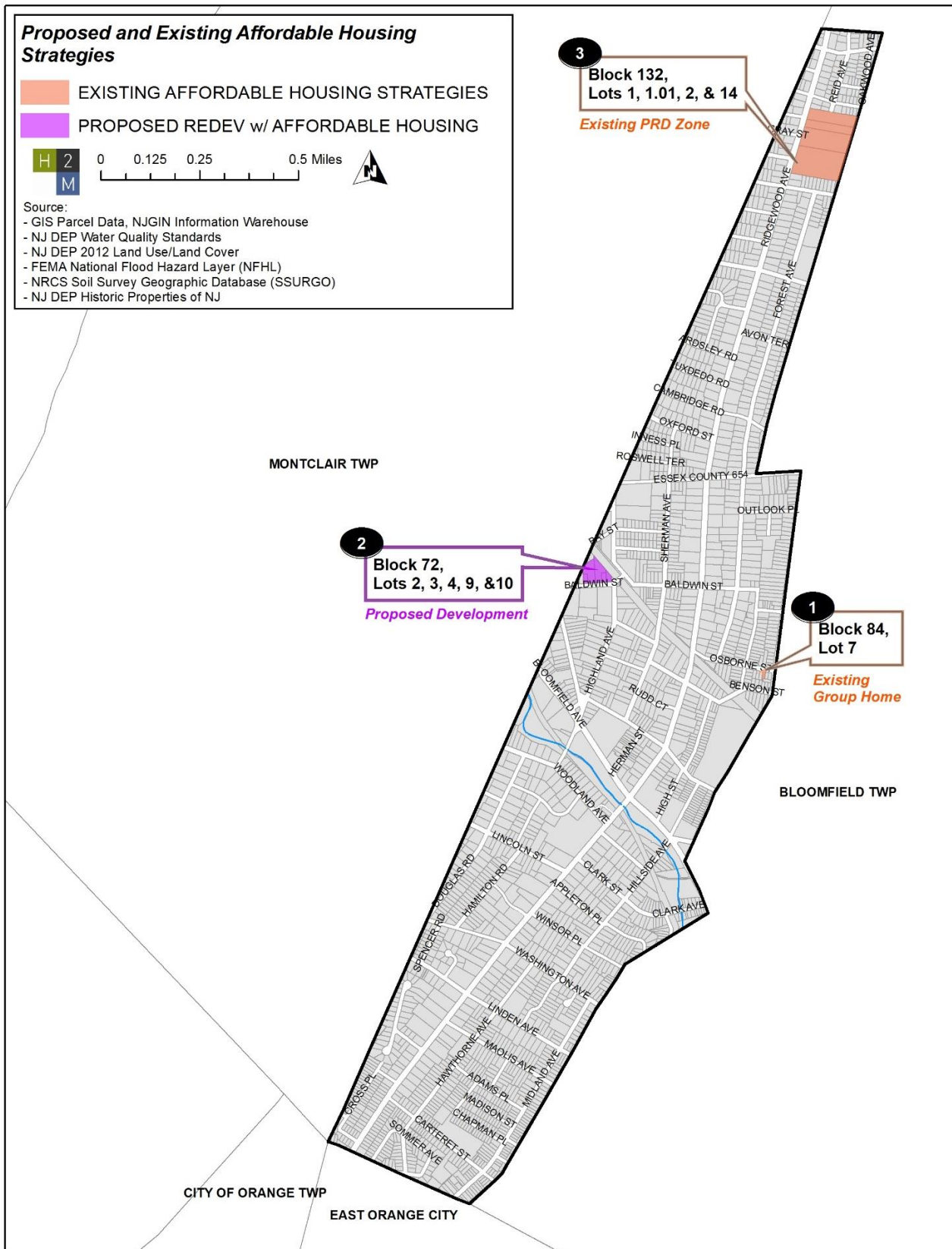
Website: <http://essexcountynj.org/division-of-housing-community-development/>

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 3rd round (283 units), through inclusionary, redevelopment and zoning opportunities. These opportunities are discussed and presented in the section page 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.

Group Home Project	Location	# Bedrooms	Affordability Controls
Project Live III	70 Osborne Street	3 BR	2021
Total		3 BR	

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 ten (10) 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 J). 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	--	3
<i>Baldwin Street Development</i>	Rental	No	17	7	24
Total			20	7	27

Again, the next step is to address the outstanding unmet need from both the prior round (1 unit) and 3rd 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.

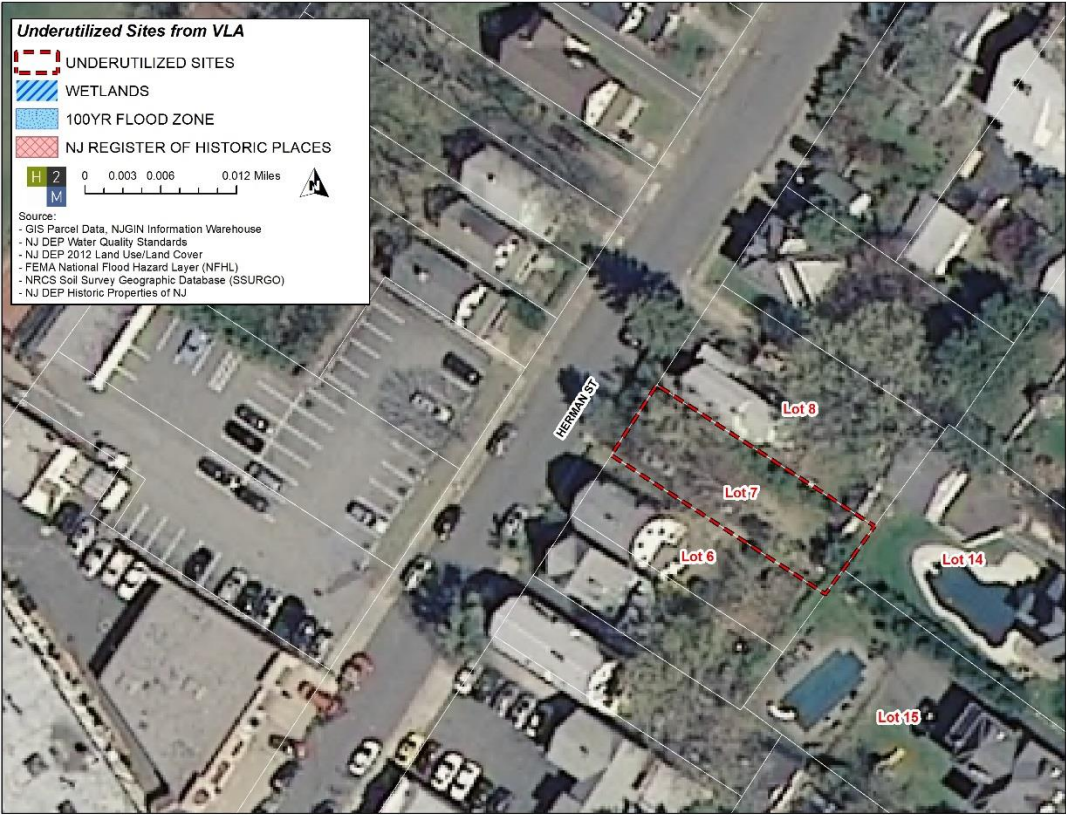
2. Block 70, Lot 6 (old) – Block 70, Lot 6.01 (new) – Underutilized – Eliminated



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

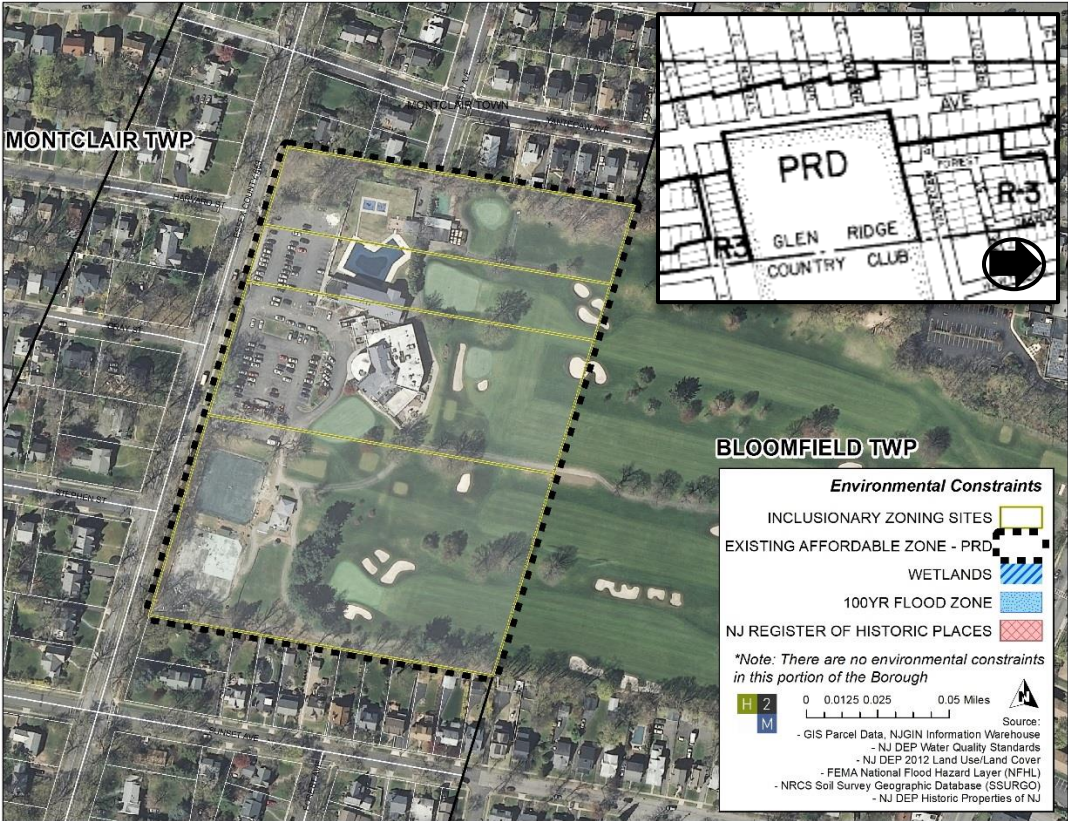
Block 132, Lots 1, 1.01, 2, & 14 (13.8 acres, per tax records) is accessed from Ridgewood Avenue to the West where it is also bounded by residential properties on the northern and southern perimeters. Half the golf course extends into Bloomfield Township. The site has no environmental constraints. The 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		193+ units	39+ units

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 rd 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: Structural Conditions Survey
- APPENDIX H: Housing Trust Fund Spending Plan
- APPENDIX I: Resolution of Intent to Fund Shortfall
- APPENDIX J: Planning Board Resolution Recommending Designating Area in Need of Redevelopment, Council Resolution Designating Area in Need of Redevelopment, Adopted Redevelopment Plan, and Redevelopment Agreement
- APPENDIX K: Rehabilitation Manual and Contract, Affirmative Marketing Plan, Resolution Approving MHL, and Contract of Administrative Agent
- APPENDIX L: 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

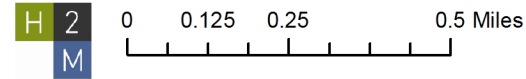
Map 1

Properties with Tax Classification 1 or 15C

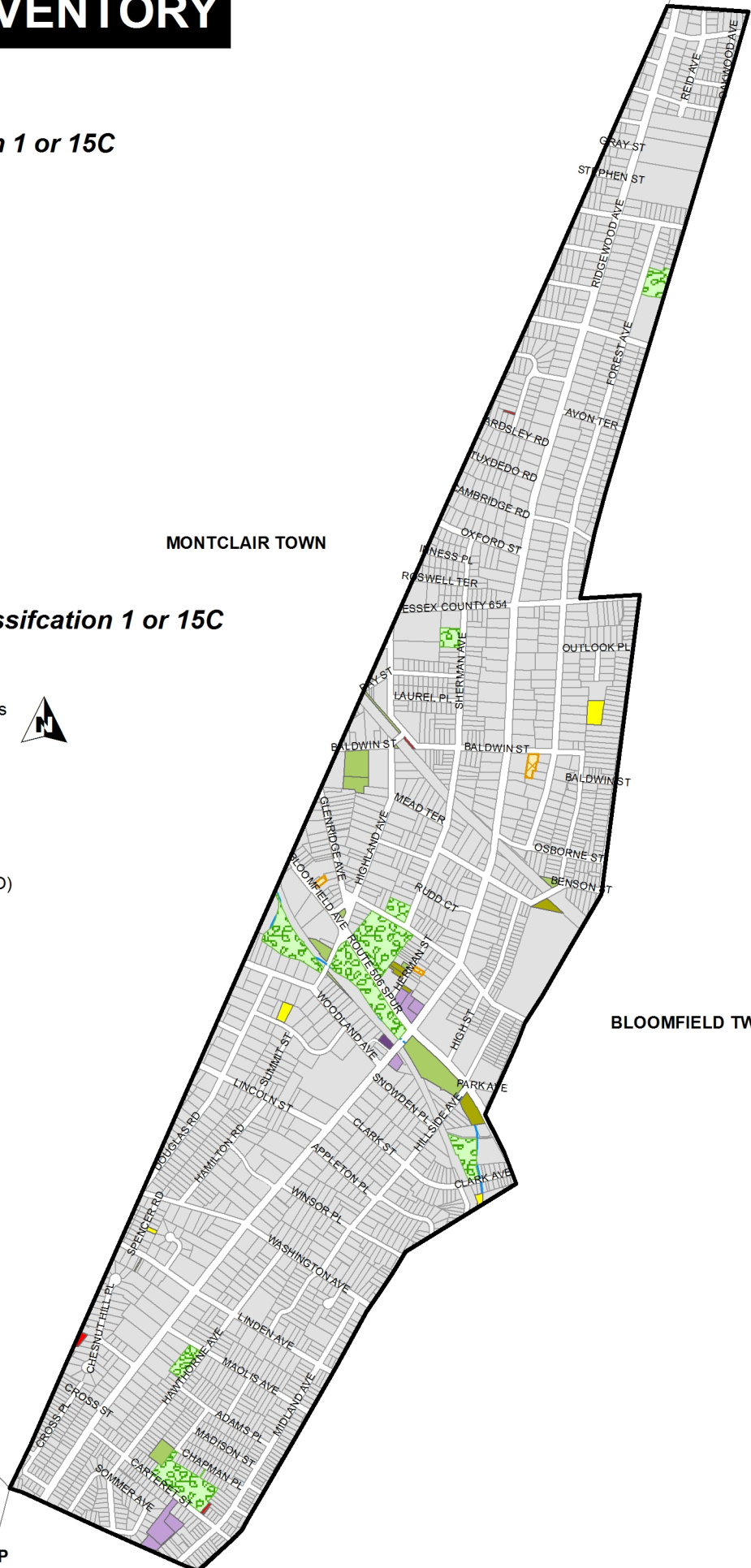
-  PUBLIC SERVICES
-  PARKING AREA
-  RIGHT OF WAY
-  UTILITY/EASEMENT
-  PARK/RECREATION
-  CONSERVATION/CONSTRAINED
-  WATER
-  OTHER DEVELOPED
-  VACANT LAND (CLASS 15C)
-  VACANT LAND (CLASS 1)

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



WEST ORANGE TWP

CITY OF ORANGE TWP

EAST ORANGE CITY

MONTCLAIR TOWN





BLOOMFIELD TWP

ESSEX COUNTY 654

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)

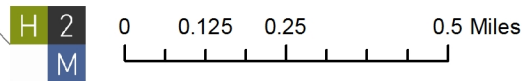
Underutilized Sites, Not Tax Classification 1 or 15C

-  UNDERUTILIZED SITES

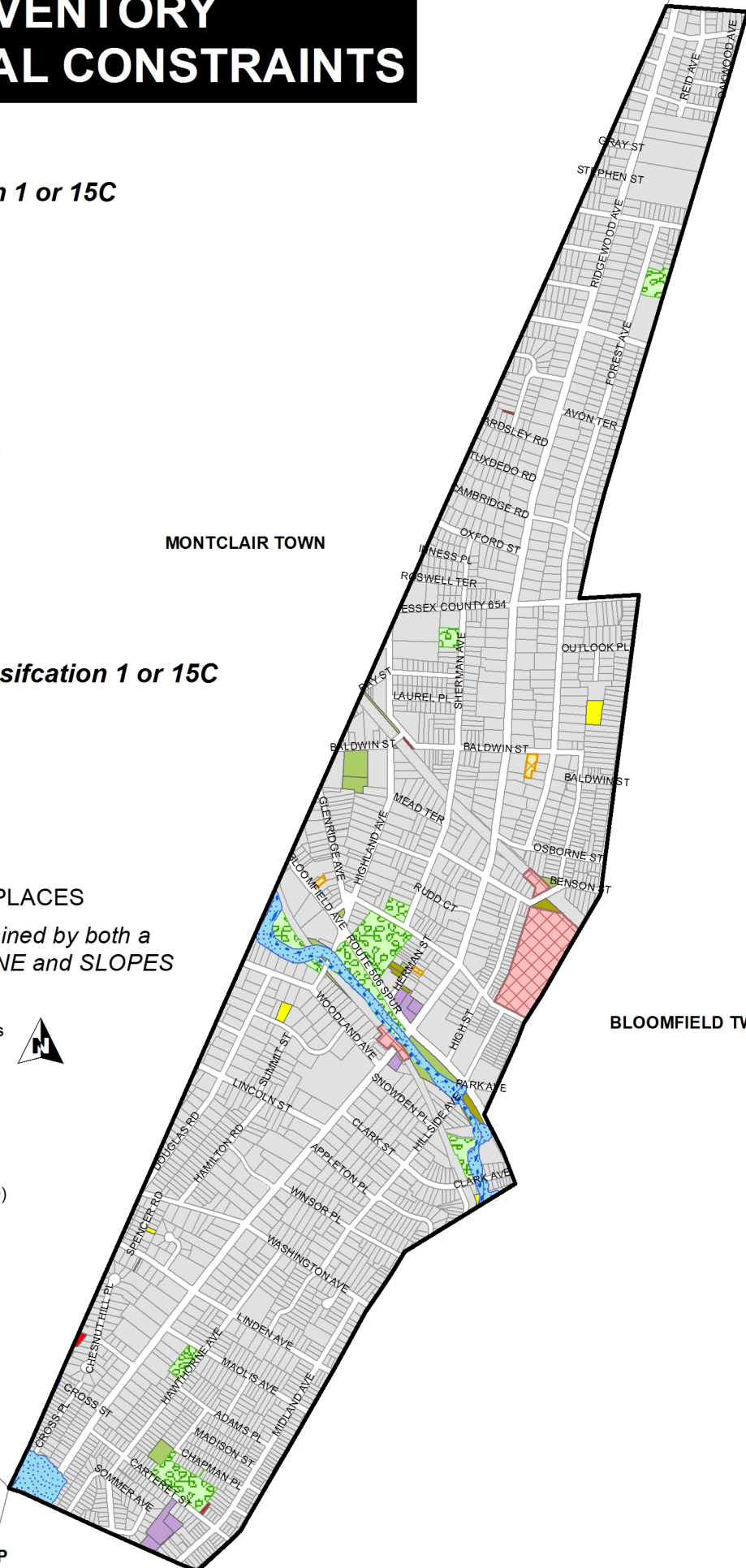
Environmental Constraints

-  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



WEST ORANGE TWP

CITY OF ORANGE TWP

EAST ORANGE CITY

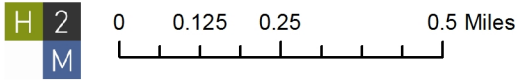
MONTCLAIR TOWN

BLOOMFIELD TWP

REALISTIC DEVELOPMENT POTENTIAL

Map 3

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



- 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

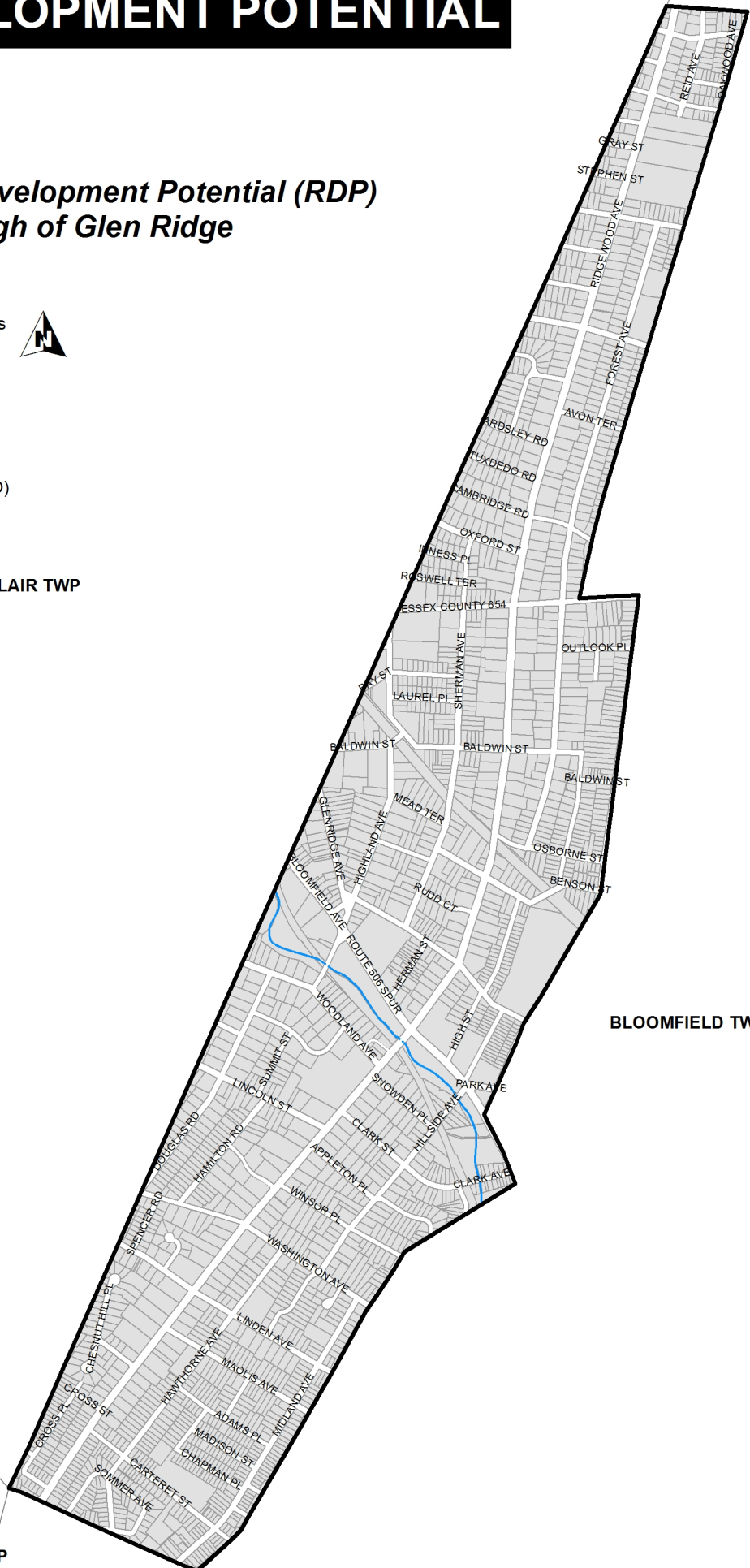
MONTCLAIR TWP

BLOOMFIELD TWP

WEST ORANGE TWP

CITY OF ORANGE TWP

EAST ORANGE CITY



APPENDIX B

GLEN RIDGE Land Desc: 40X114 Owners Name: PROJECT LIVE VIII Land: 17,000 REALTY APPRAISAL COMPANY
Block: 84 Bldg Desc: Street Address: 408 BLOOMFIELD AVE Impr: 53,200 Reval Date: 2007/10/01
Lot: 7 Addl Lots: City & State: NEWARK, NJ Zip: 07104 Total: 70,200 Map: 28
Qual: Acreage: 0.105 Class: 15D Property Location: 70 OSBORNE STREET Exempt: Seq#: 1424 (#1 of 1)

SALES HISTORY					ASSESSMENT HISTORY				BUILDING PERMITS/REMARKS																					
Grantor	Date	Book/Page	Price	Nu#	Year	Land	Impr	Total	Date	Work Description	Amount	Compl.																		
	01/11/05	6149 /630	1 04		2007	17000	53200	70200																						
					2008	200100	184200	384300																						
LAND CALCULATIONS					SITE INFORMATION				RESIDENTIAL COST APPROACH																					
Frnt	Eff D	Back L	Tri	Dpf	FFF	Dep	Reason	Value	Road:	PAVED	Util:	SEW/WATER	Basement	Area	Rate	Const	Q/F	Mult	Value											
21	114			1.04		1.00		21840	Curbs:	NO	Gas:	YES	BASEMENT	832 x	9.520 +	2160	x1.32	x1.00=	13306											
1	LOT(S)			1.00		1.00		160000	Sidewalk:	YES	Elec:	YES	Main Bldg																	
19	91			0.96		1.00		18240	Loc:		Topo:	LEVEL	FIRST STORY	852 x	106.250 +	0	x1.00	x1.00=	90525											
Neigh:					STAFF CONTROL				UPPER STORY				832 x	51.710 +	10064	x1.00	x1.00=	53087												
VCS: FS12					Info By: OTHER				Date: 09/07/07				HALF STORY				832 x	30.050 +	5032	x1.00	x1.00=	30034								
Zone: R-3					Visits: 1				Collector: 43				Heat/AC				HW/STEAM RADIATOR				2183 x	3.830 +	1440	x1.15	x1.00=	11271				
Min Front: 48					Old B: Prtd: 02/13/08				BUILDING INFORMATION				Plumbing				3 FIXTURE BATH				1- 2 x	2595.000 +	0	x1.15	x1.00=	-2983				
Std Depth: 100					Old L: Card: M TW				Class: 18				Roof Type: GABLE				2 FIXTURE BATH				0- 1 x	1895.000 +	0	x1.15	x1.00=	-2178				
Land Value: 200,100					Age/Eff Age: 96 / 35 (Y)				Roof Material: SHINGLE				Fireplace				Attic				SMALL DORMER				2 x	1935.000 +	0	x1.30	x1.00=	5031
BUILDING SKETCH					Exterior Walls: FRAME				Room Count: Total Rooms: 7				Deck/Patio				OPEN PORCH				188 x	10.760 +	456	x1.30	x1.00=	3223				
					Style: COLONIAL				Row/End: N.A.				Garage				Base Cost: 201316				CCF: 1.50				Cost New: 301974					
					Story Height: 2.5 STORY				Conversion:				Number of Units: 1				Net Cond: 0.61				Bldg Value: 184204									
					Exterior Condition: NORMAL				Heat Source: GAS				Livable Area: 2183 SF				NOTES				Detached Items:									
					Interior Condition: NORMAL				Depreciation				Physical: 39 %				Auto: Y				Land: 200,100									
					Foundation: CONCRETE BLOCK				Func Obs: %				Over Imp: %				Impr: 184,200				Total: 384,300									
					Baths: M: A: 1 O:				Econ Obs: %				Under Imp: %																	
					Kitchens: M: A: 1 O:				Final Net: 0.61																					

A:2.5S/B
 B:1SOH
 C:OP
 D:
 E:
 F:
 G:
 H:
 I:
 J:
 K:
 L:

832
 20
 188
 0
 0
 0
 0
 0

M:
 N:
 O:
 P:

Deed

A 12846

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
Recorded/Filed MC 1
01/26/2005 10:38:0 Bk 6149 Pg 630 #Pgs 5

Carole A. Graves
Essex County Register

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:

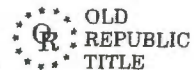
BEGINNING in the Southerly line of Osborne Street at a point distant 80 feet Westerly from the Southwesterly corner of same and Essex Avenue; thence running

- (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

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.* | 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

[Signature]
Signature of Deponent
St Rose Lima Church
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:



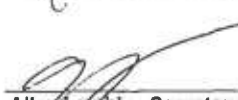
Jeffrey R. Kushner, Esq.

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 Avenue

City, Town, Post Office Newark State NJ Zip Code 07104

Home 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 Street

City, 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

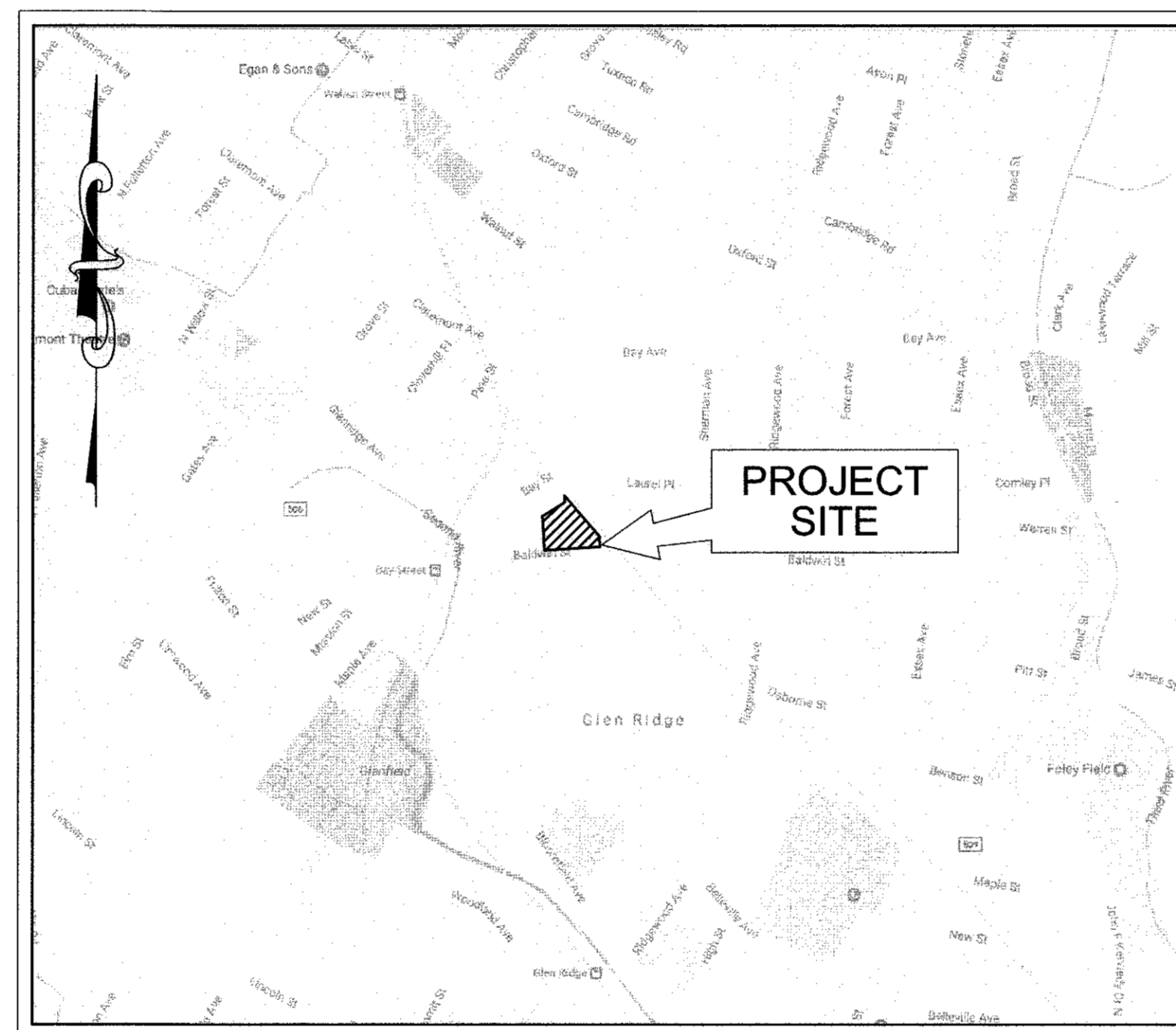
January 11, 2005
Date


Signature **Allen Lambly, Secretary**
(Seller) Please indicate if Power of Attorney or Attorney in Fact

APPENDIX C

PRELIMINARY AND FINAL SITE PLAN FOR
CLARUS GLEN RIDGE
 BLOCK 72, LOTS 2, 3, 4, 9 & 10
 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

jforgione@jmfproperties.com
 www.jmfproperties.com

NO.	REVISION	DATE
6		
5		
4		
3	REVISED ZONING TABLE PER SETTLEMENT AGREEMENT	6/7/18
2	REVISION FOR P.B. SUBMISSION	12/7/18
1	REVISION FOR P.B. SUBMISSION	12/27/17

PROJ. # 080317-00-001
 DATE: 12/27/17
 CHD.

Bowman
 CONSULTING

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
COVER SHEET
 BLOCK 72, LOTS 2, 3, 4, 9 & 10
 GLEN RIDGE BOROUGH, ESSEX COUNTY, NEW JERSEY

SHEET No.
1
 OF
10

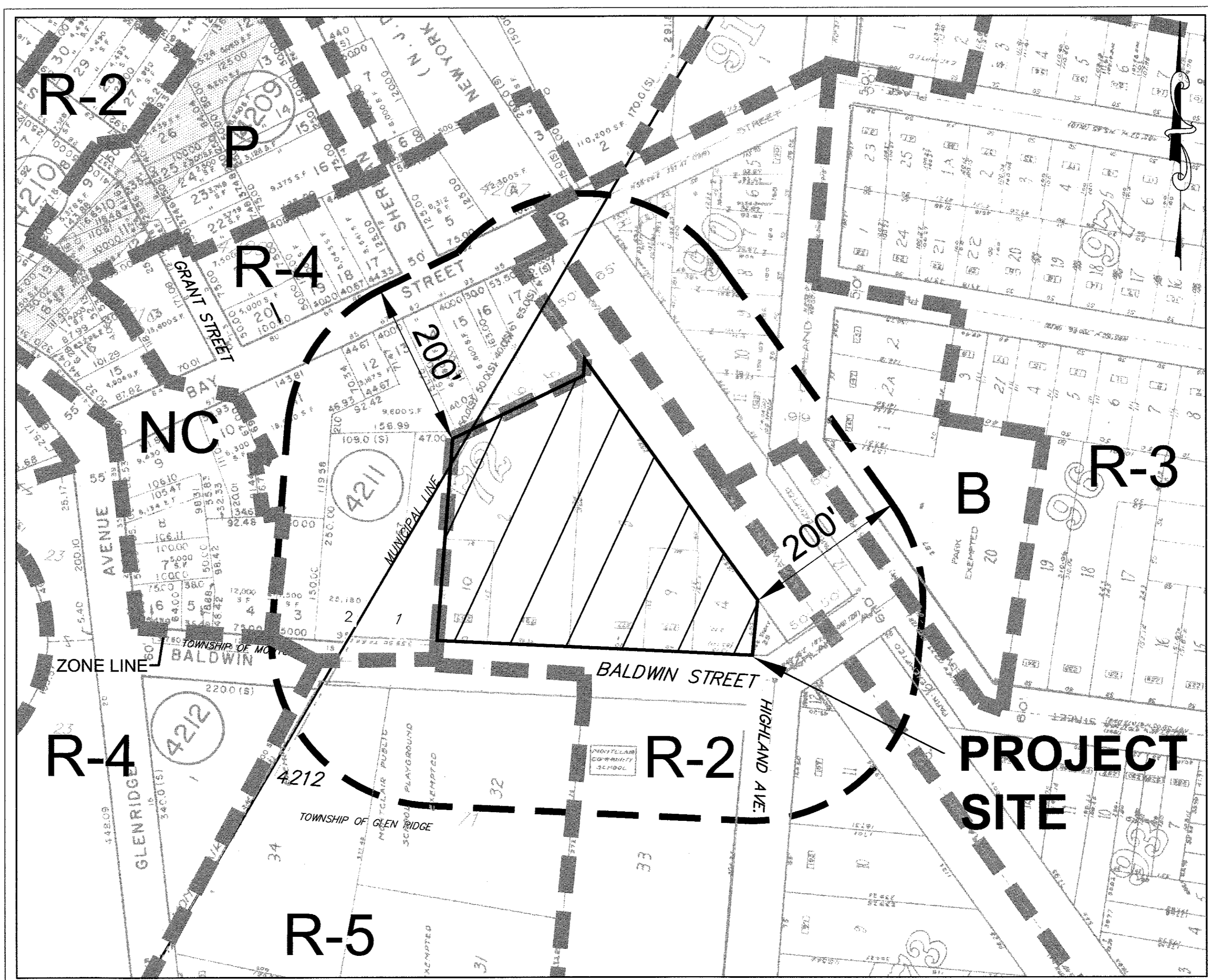
SEE SHEET NO. 2 FOR GENERAL NOTES AND REFERENCES
 THESE PLANS ARE NOT TO BE USED FOR BID OR CONSTRUCTION

060317 - MF-Clear Ridge, 060317 - Co-001 - (ENG) Engineering/Engineering/Plan/2 - Site Plans/KEY MAP - GR-WG 05/08/18 12:21:33PM, dfochino, LAYOUT: COV: 24X36

GENERAL NOTES

- 1. 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.
2. Elevations and contours are based on NGVD 88 Datum.
3. Underground utilities shown herein are approximate and based solely upon dated 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...

- d. Each barrier free route shall provide for a minimum four foot unobstructed (curb overhangs at curbs must be considered) with a longitudinal (direction of route) slope no greater than 1:20 (5%). Cross slope shall not exceed two percent (2.0%) in turning areas, cross slope must be less than 2.0% in all directions.
e. Refer to the detail sheets for landings at curb ramps. All other ramps shall be provided with landings at each end and each landing shall be at least five feet long with a width matching the width of the ramp. Landings shall slope no more than two percent (2.0%) in any direction.
f. The Contractor is responsible for assuming all construction along barrier free routes complies with all requirements.



ZONING SCHEDULE
BLOCK 72, LOTS 2, 3, 4, 9 & 10
ZONING: Redevelopment Zone
Area = 2.18 Ac.
110 Apartment Units Proposed
REQUIREMENTS FOR MID-RISE DWELLINGS

Table with columns: REQUIRED, PROPOSED. Rows include: Max. Dwellings Units (110 Units), Max. Building Height (4 stories/51'), Min. Lot Area (N/A), Min. Front Yard Setback (30 FT), Min. Side Yard Setback (15 FT), Min. Side Yard Setback (Railroad) (3 FT), Min. Rear Yard Setback (15 FT), Max. Impervious Coverage (70%).

PARKING
REQUIRED: 188 required
PROPOSED: 188 Proposed
Max. Height of Parking Structure: 3.5 stories/41 FT
Min. Parking Spaces: 188 required

BEDROOM BREAKDOWN
AFFORDABLE HOUSING UNITS (AHU): 17
1-Bedroom: 3
2-Bedroom: 10
3-Bedroom: 4

MARKET RATE UNIT
1-Bedroom: 47
2-Bedroom: 46

BUILDING HEIGHT CALCULATIONS
FF. ELEV. = 238.5
AVERAGE GRADE = 236.02
FF. TO TOP PARAPET = 47.3'
TOTAL HEIGHT = 49.8'
SIGN
HEIGHT = 48"
WIDTH = 12"
LENGTH = 72"

PROPERTY OWNERS LIST

Table with columns: Block, Lot, Owner Name, Address, City, State, Zip. Lists property owners for Block 72, Lots 2, 3, 4, 9 & 10.

Montclair Township Parcel Offset List

Table with columns: Block, Lot, Parcel ID, Owner Name, Address, City, State, Zip. Lists parcel offsets for Block 72, Lots 2, 3, 4, 9 & 10.

Table with columns: Block, Lot, Owner Name, Address, City, State, Zip. Lists property owners for Block 72, Lots 2, 3, 4, 9 & 10.

I hereby certify that the foregoing is an accurate and complete list of property owners and addresses. They must be given notice pursuant to the requirements of N.J.A.C. 17:27-12. This list has been prepared from the most recent tax roll.
Graham Petto, P.P., AICP
Department of Planning and Community Development
Township of Montclair

Table with columns: Block, Lot, Property Address, Owner Name, Owner Address, Owner City, State, Owner Zip Code. Lists property owners for Block 72, Lots 2, 3, 4, 9 & 10.

Professional Engineer seal for Eric L. Keller, N.J. Professional Engineer, Lic. 24G0205400. Includes Bowman Consulting Group, Inc. logo and contact information.

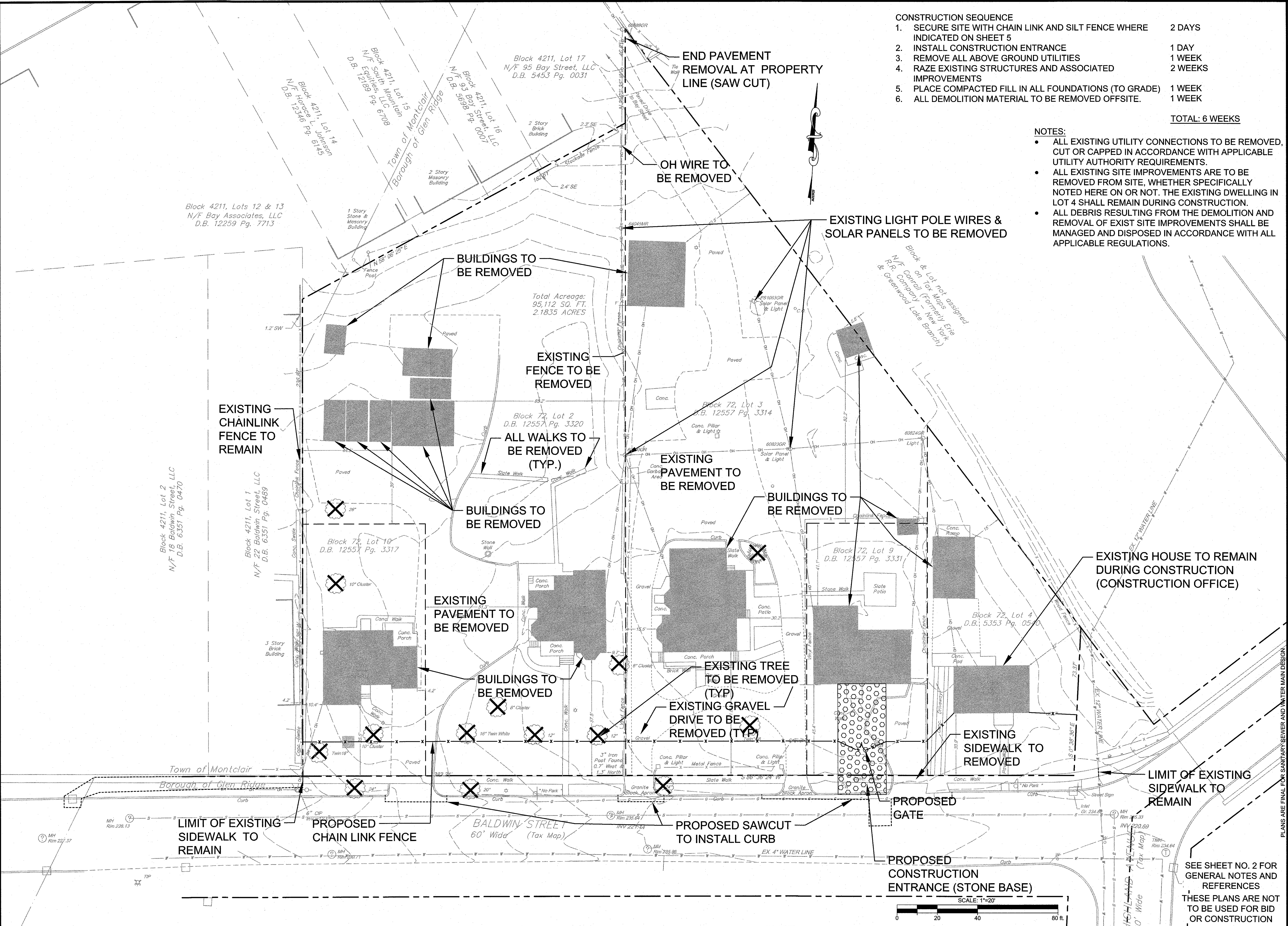
SEE SHEET NO. 2 FOR GENERAL NOTES AND REFERENCES
THESE PLANS ARE NOT TO BE USED FOR BID OR CONSTRUCTION

P:\080317 - JMF - Glen Ridge\Engineering\Engineering Plans\2_Site Plans\SHI-DEM.Dwg 01/31/18 12:58:12PM, arecchino, LAYOUT.PLAN
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CONSTRUCTION SEQUENCE

1. SECURE SITE WITH CHAIN LINK AND SILT FENCE WHERE INDICATED ON SHEET 5	2 DAYS
2. INSTALL CONSTRUCTION ENTRANCE	1 DAY
3. REMOVE ALL ABOVE GROUND UTILITIES	1 WEEK
4. RAZE EXISTING STRUCTURES AND ASSOCIATED IMPROVEMENTS	2 WEEKS
5. PLACE COMPACTED FILL IN ALL FOUNDATIONS (TO GRADE)	1 WEEK
6. ALL DEMOLITION MATERIAL TO BE REMOVED OFFSITE.	1 WEEK
TOTAL: 6 WEEKS	

- NOTES:**
- ALL EXISTING UTILITY CONNECTIONS TO BE REMOVED, CUT OR CAPPED IN ACCORDANCE WITH APPLICABLE UTILITY AUTHORITY REQUIREMENTS.
 - ALL EXISTING SITE IMPROVEMENTS ARE TO BE REMOVED FROM SITE, WHETHER SPECIFICALLY NOTED HERE ON OR NOT. THE EXISTING DWELLING IN LOT 4 SHALL REMAIN DURING CONSTRUCTION.
 - ALL DEBRIS RESULTING FROM THE DEMOLITION AND REMOVAL OF EXIST SITE IMPROVEMENTS SHALL BE MANAGED AND DISPOSED IN ACCORDANCE WITH ALL APPLICABLE REGULATIONS.

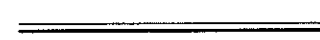











<p>PROJ: 080317-00-001 DATE: 12/27/17 CHKD: [Signature] <small>THIS DRAWING IS THE PROPERTY OF BOWMAN CONSULTING GROUP, INC. AND IS NOT TO BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT THE WRITTEN CONSENT OF BOWMAN CONSULTING GROUP, INC. ALL RIGHTS RESERVED.</small></p>	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%; text-align: center;"> <p>Bowman CONSULTING</p> </td> <td style="width: 50%; text-align: center;"> <p><i>[Signature]</i></p> </td> </tr> <tr> <td style="width: 50%; text-align: center;"> <p>Bowman Consulting Group, Ltd. 54 Henshall Road, Suite 100 Cedar Knolls, New Jersey 07027 E-mail: info@BowmanConsulting.com</p> </td> <td style="width: 50%; text-align: center;"> <p>ERIC L. KELLER, N.J. Professional Engineer, Lic. 240E03020400</p> </td> </tr> </table>	<p>Bowman CONSULTING</p>	<p><i>[Signature]</i></p>	<p>Bowman Consulting Group, Ltd. 54 Henshall Road, Suite 100 Cedar Knolls, New Jersey 07027 E-mail: info@BowmanConsulting.com</p>	<p>ERIC L. KELLER, N.J. Professional Engineer, Lic. 240E03020400</p>
<p>Bowman CONSULTING</p>	<p><i>[Signature]</i></p>				
<p>Bowman Consulting Group, Ltd. 54 Henshall Road, Suite 100 Cedar Knolls, New Jersey 07027 E-mail: info@BowmanConsulting.com</p>	<p>ERIC L. KELLER, N.J. Professional Engineer, Lic. 240E03020400</p>				
<p>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</p>					
<p>SHEET NO. 3 OF 10</p>					

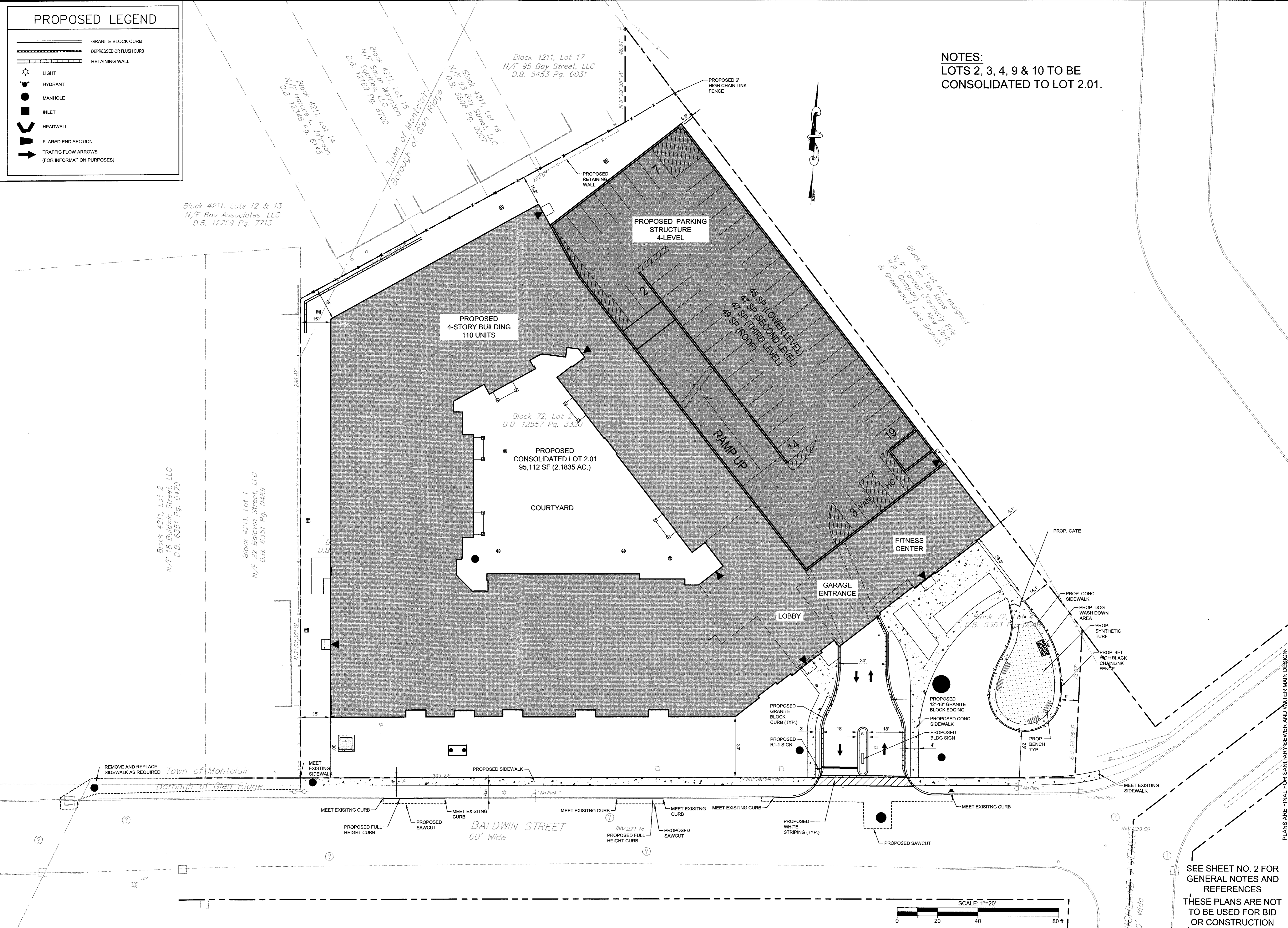
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PROPOSED LEGEND

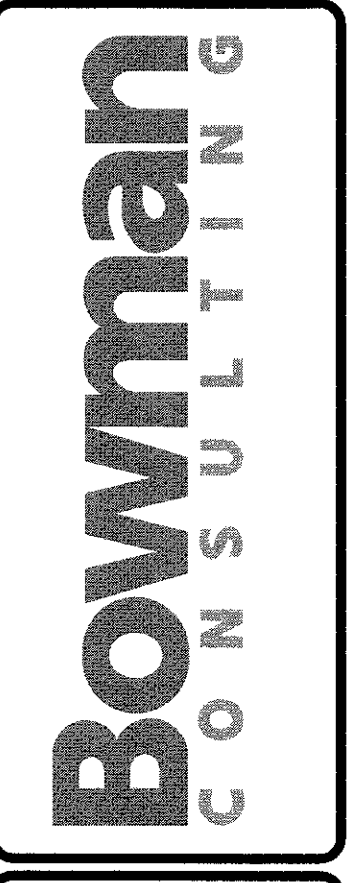
-  GRANITE BLOCK CURB
-  DEPRESSED OR FLUSH CURB
-  RETAINING WALL
-  LIGHT
-  HYDRANT
-  MANHOLE
-  INLET
-  HEADWALL
-  FLARED END SECTION
-  TRAFFIC FLOW ARROWS
(FOR INFORMATION PURPOSES)

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



6			
5			
4			
3	REVISED ZONING TABLE PER SETTLEMENT AGREEMENT	07/18	
2	REVISION FOR P.B. SUBMISSION	12/7/17	
1	REVISION FOR P.B. SUBMISSION	12/7/17	

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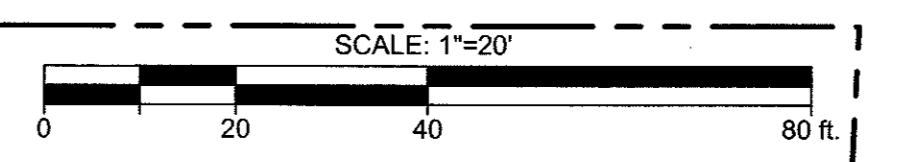


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 NJ Certificate of Authorization
 No. 240422200
 Eric L. Keller
 ERIC L. KELLER, N.J. Professional Engineer, Lic. 240603205400

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

SHEET No.
4
 OF
10

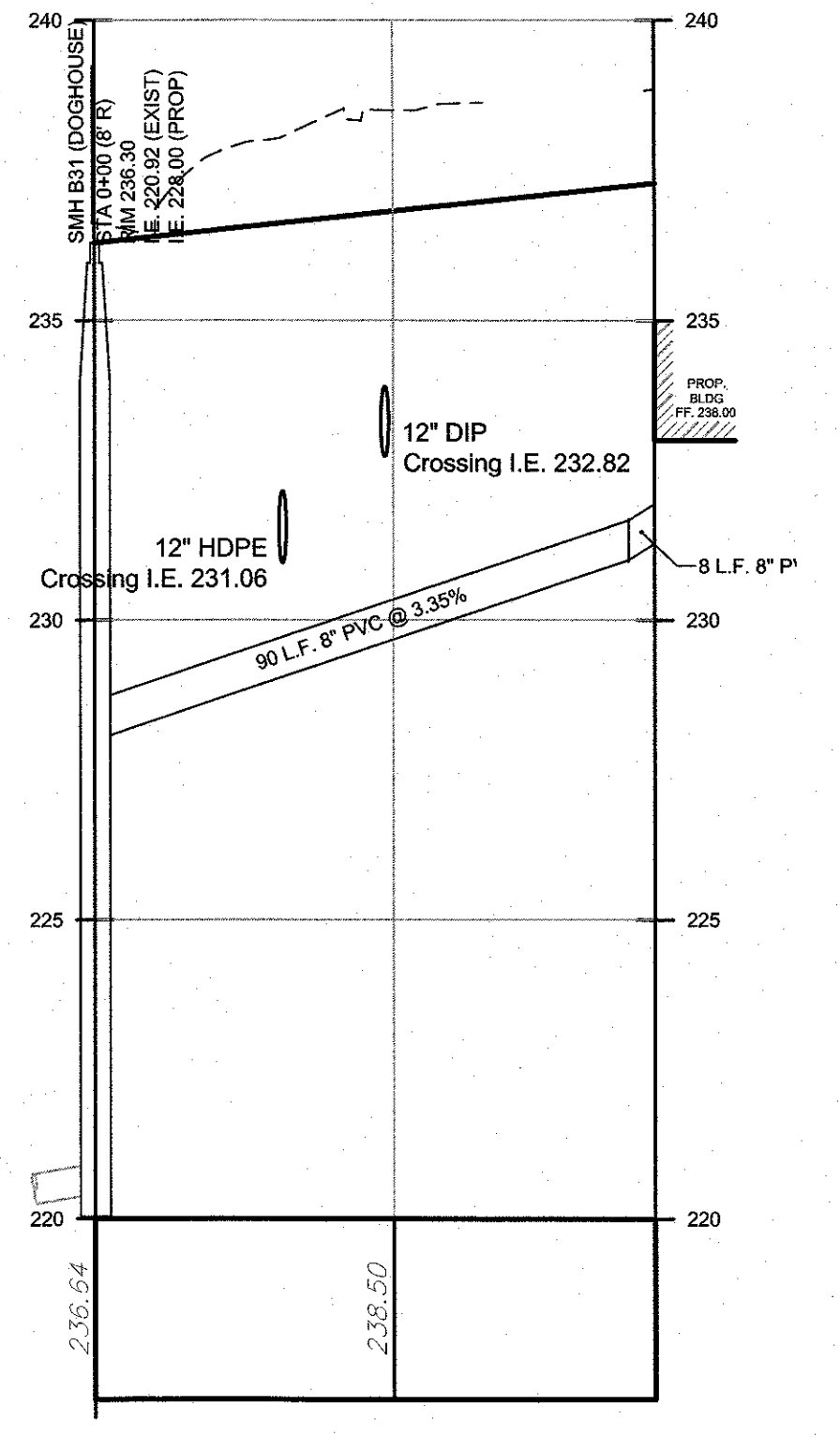
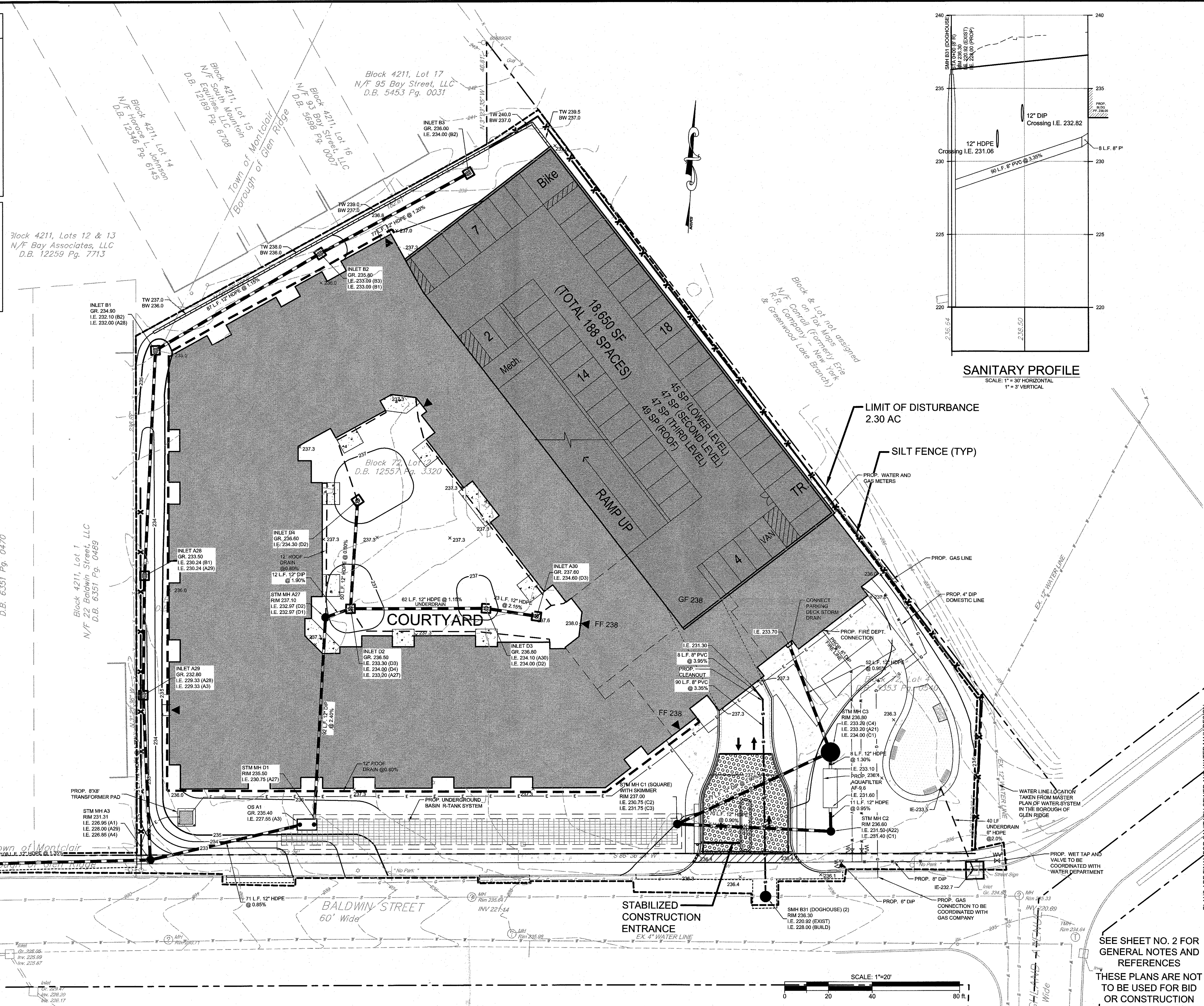
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PROPOSED LEGEND

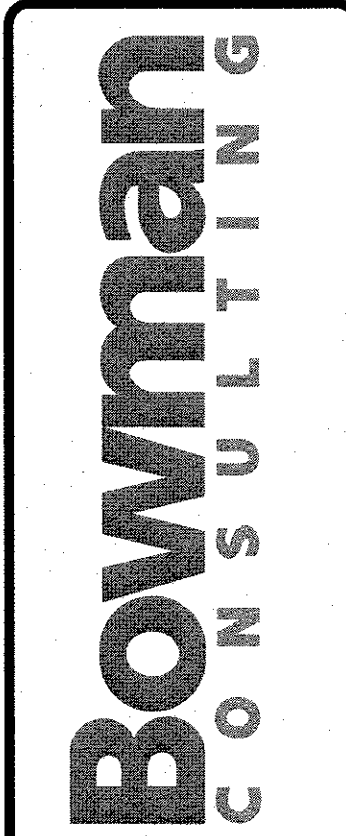
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- INLET
- HEADWALL
- FLARED END SECTION
- TRAFFIC FLOW ARROWS
(FOR INFORMATION PURPOSES)
- UTILITIES
(TEL, ELEC, & CABLE)
- GAS LINE
- WATER LINE
- SANITARY LATERAL
- SANITARY SEWER
- STORM SEWER



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

6	REVISION TO WATER, GAS, AND ELEC. CONNECTIONS	12/27/17	CHD
5	REVISION FOR P.B. SUBMISSION	12/27/17	CHD
4			
3			
2			
1			

PROJ: 080317-00-001
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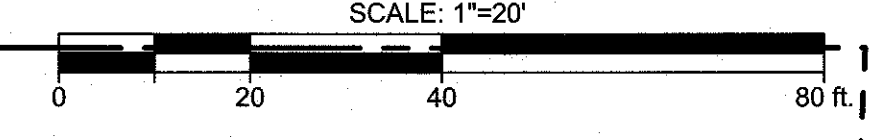


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NJ Certificate of Authorization No. 24GA02229500
ERIC L. KELLER, N.J. Professional Engineer, Lic. 24GE03205400

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**

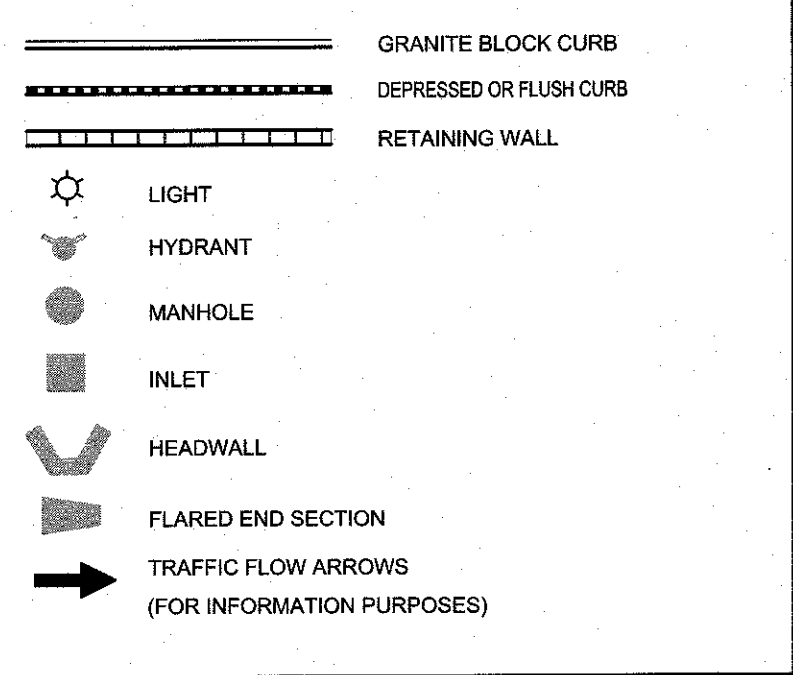
SHEET No.
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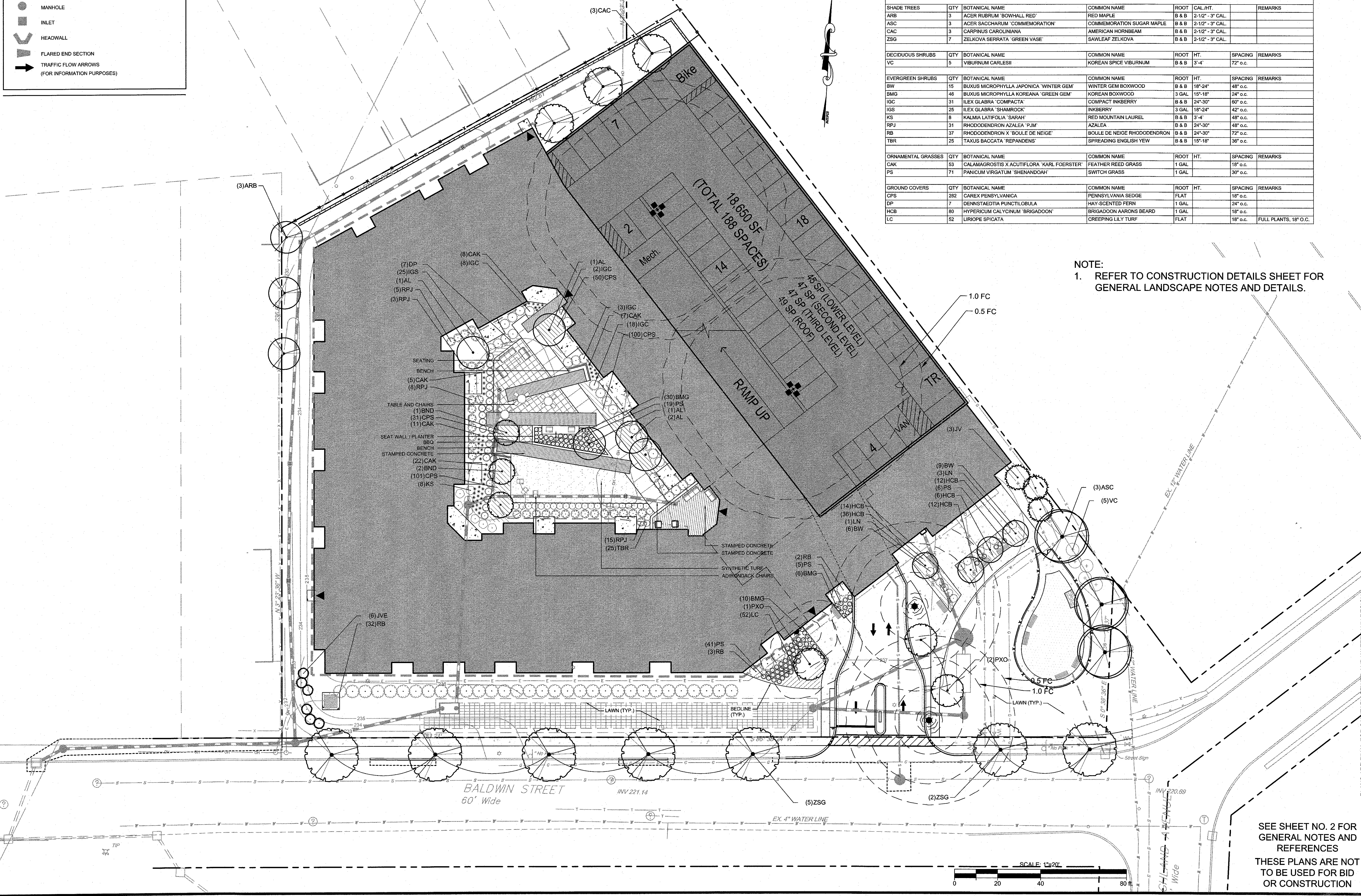
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PROPOSED LEGEND



PLANT SCHEDULE							
EVERGREEN TREES	QTY	BOTANICAL NAME	COMMON NAME	ROOT	CAL. HT.	REMARKS	
JV	3	JUNIPERUS VIRGINIANA	EASTERN RED CEDAR	B & B	6'-7"		
JVE	6	JUNIPERUS VIRGINIANA 'EMERALD SENTINAL'	RED CEDAR JUNIPER	7 GAL	4'-5"		
ORNAMENTAL TREES	QTY	BOTANICAL NAME	COMMON NAME	ROOT	CAL. HT.	REMARKS	
AL	5	AMELANCHIER LAEVIS	ALLEGHENY SERVICEBERRY	B & B	7'-8"		
BND	3	BETULA NIGRA 'DURAHEAT'	DURAHEAT RIVER BIRCH	B & B	8'-10"		
LN	4	LAGERSTROEMIA X 'NATCHEZ'	CRAPE MYRTLE	B & B	7'-8"		
PXO	3	PRUNUS X OKAME	OKAME CHERRY	B & B	2" - 2-1/2" CAL.		
SHADE TREES	QTY	BOTANICAL NAME	COMMON NAME	ROOT	CAL. HT.	REMARKS	
ARB	3	ACER RUBRUM 'BOWHALL RED'	RED MAPLE	B & B	2-1/2" - 3" CAL.		
ASC	3	ACER SACCHARUM 'COMMEMORATION'	COMMEMORATION SUGAR MAPLE	B & B	2-1/2" - 3" CAL.		
CAC	3	CARPINUS CAROLINIANA	AMERICAN HORNBEAM	B & B	2-1/2" - 3" CAL.		
ZSG	7	ZELKOVA SERRATA 'GREEN VASE'	SAWLEAF ZELKOVA	B & B	2-1/2" - 3" CAL.		
DECIDUOUS SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	ROOT	HT.	SPACING	REMARKS
VC	5	VIBURNUM CARLESII	KOREAN SPICE VIBURNUM	B & B	3'-4"	72" o.c.	
EVERGREEN SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	ROOT	HT.	SPACING	REMARKS
BW	15	BUXUS MICROPHYLLA JAPONICA 'WINTER GEM'	WINTER GEM BOXWOOD	B & B	18"-24"	48" o.c.	
BMG	46	BUXUS MICROPHYLLA KOREANA 'GREEN GEM'	KOREAN BOXWOOD	3 GAL	15"-18"	24" o.c.	
IGC	31	ILEX GLABRA 'COMPACTA'	COMPACT INKBERRY	B & B	24"-30"	60" o.c.	
IGS	25	ILEX GLABRA 'SHAMROCK'	INKBERRY	3 GAL	18"-24"	42" o.c.	
KS	8	KALMIA LATIFOLIA 'SARAH'	RED MOUNTAIN LAUREL	B & B	3'-4"	48" o.c.	
RPJ	31	RHODODENDRON AZALEA 'PJIM'	AZALEA	B & B	24"-30"	48" o.c.	
RB	37	RHODODENDRON X 'BOULE DE NEIGE'	BOULE DE NEIGE RHODODENDRON	B & B	24"-30"	72" o.c.	
TBR	25	TAXUS BACATA 'REPANDENS'	SPREADING ENGLISH YEW	B & B	15"-18"	36" o.c.	
ORNAMENTAL GRASSES	QTY	BOTANICAL NAME	COMMON NAME	ROOT	HT.	SPACING	REMARKS
CAK	53	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER'	FEATHER REED GRASS	1 GAL	18" o.c.		
PS	71	PANICUM VIRGATUM 'SHENANDOAH'	SWITCH GRASS	1 GAL	30" o.c.		
GROUND COVERS	QTY	BOTANICAL NAME	COMMON NAME	ROOT	HT.	SPACING	REMARKS
CPS	282	CAREX PENNSYLVANICA	PENNSYLVANIA SEDGE	FLAT	18" o.c.		
DP	7	DENNSTAEDTIA PUNCTILOBULA	HAY-SCENTED FERN	1 GAL	24" o.c.		
HCB	80	HYPERICUM CALYGINUM 'BRIGADOON'	BRIGADOON AARON'S BEARD	1 GAL	18" o.c.		
LC	52	LIRIOPE SPICATA	CREeping LILY TURF	FLAT	18" o.c.		FULL PLANTS, 18" O.C.

NOTE:
 1. REFER TO CONSTRUCTION DETAILS SHEET FOR GENERAL LANDSCAPE NOTES AND DETAILS.



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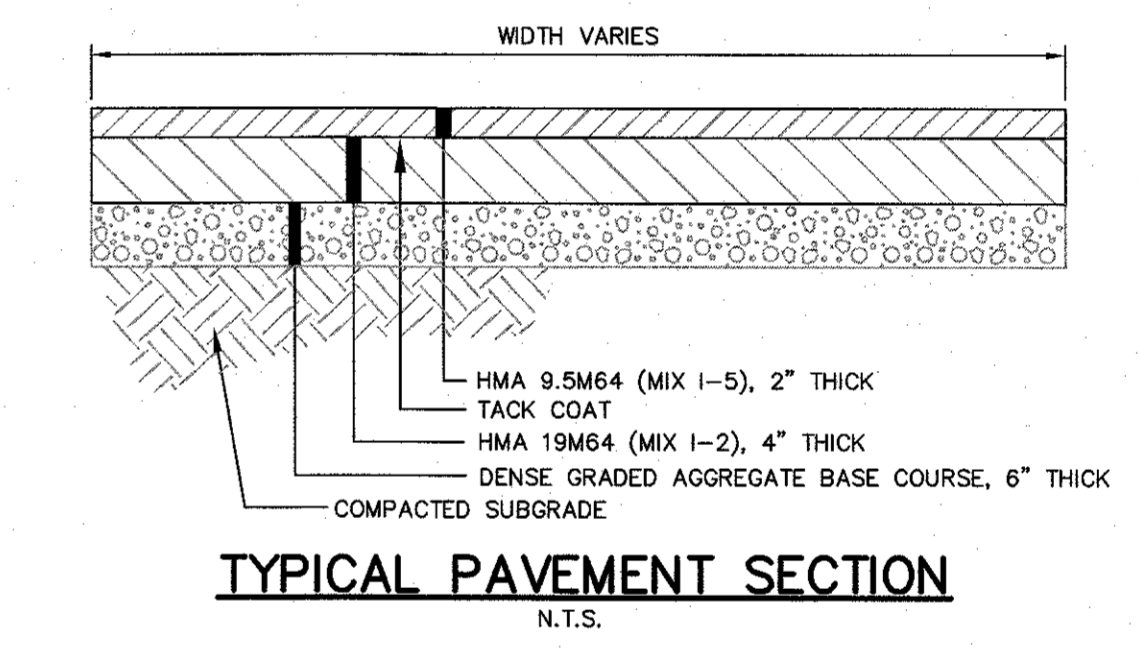
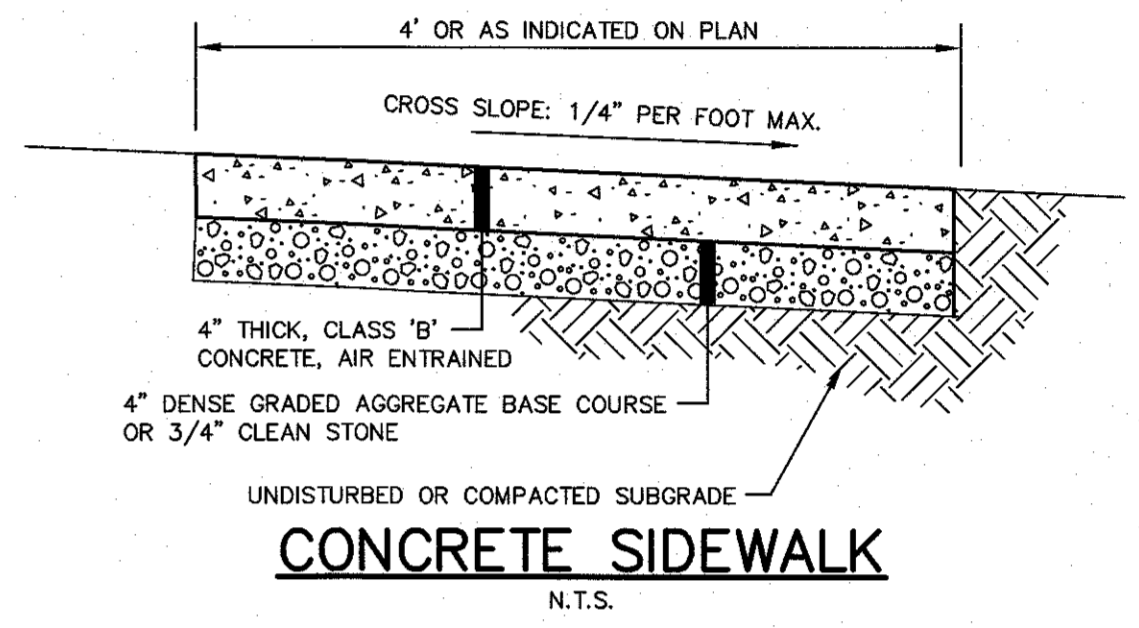
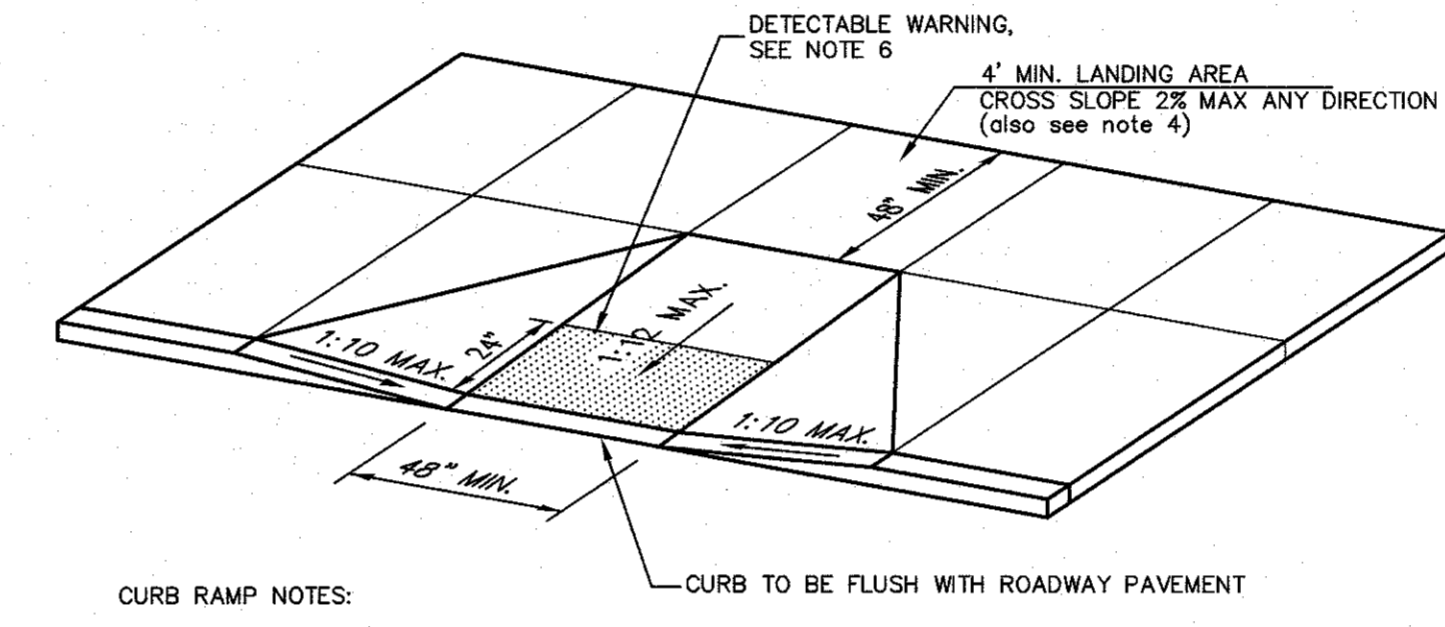
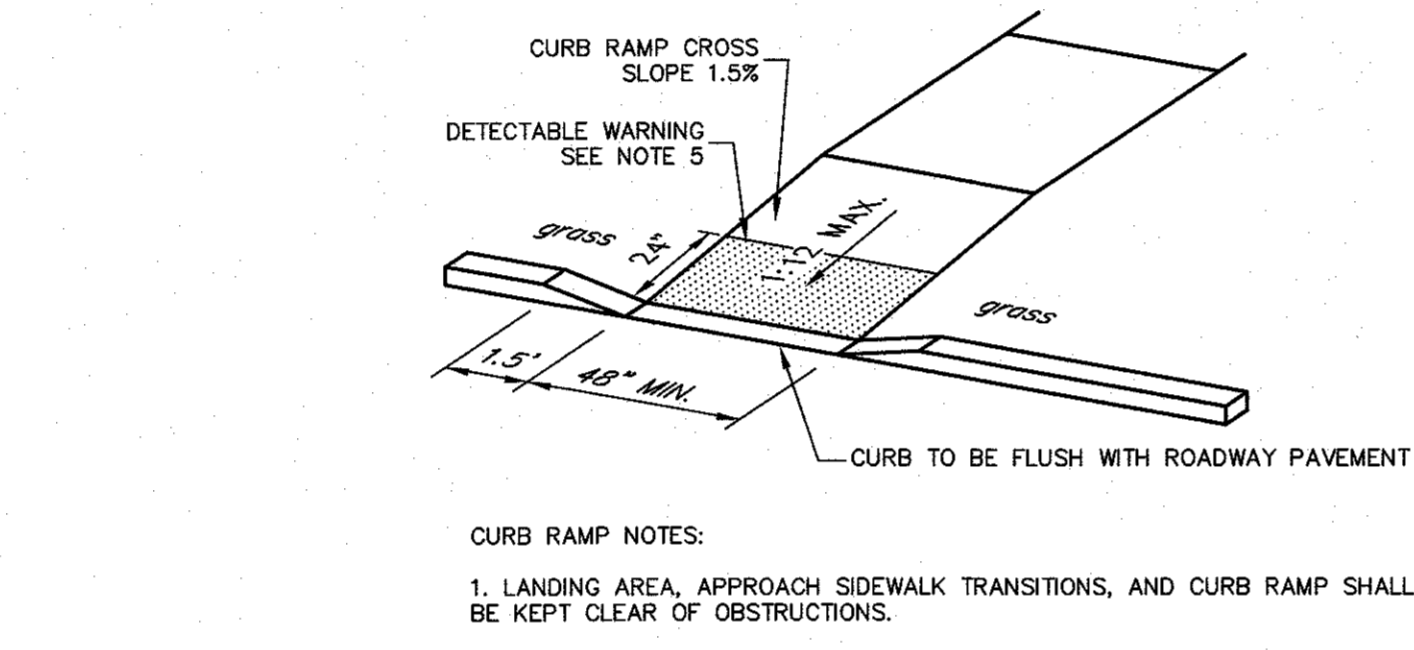
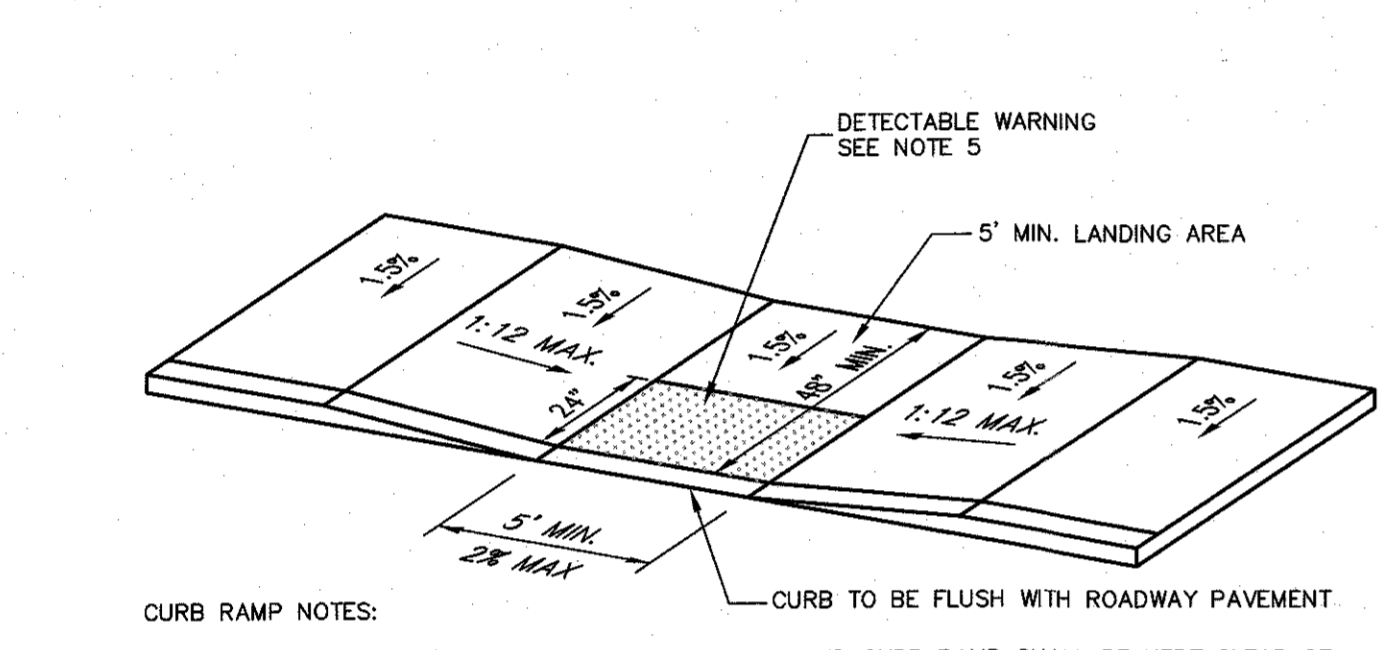
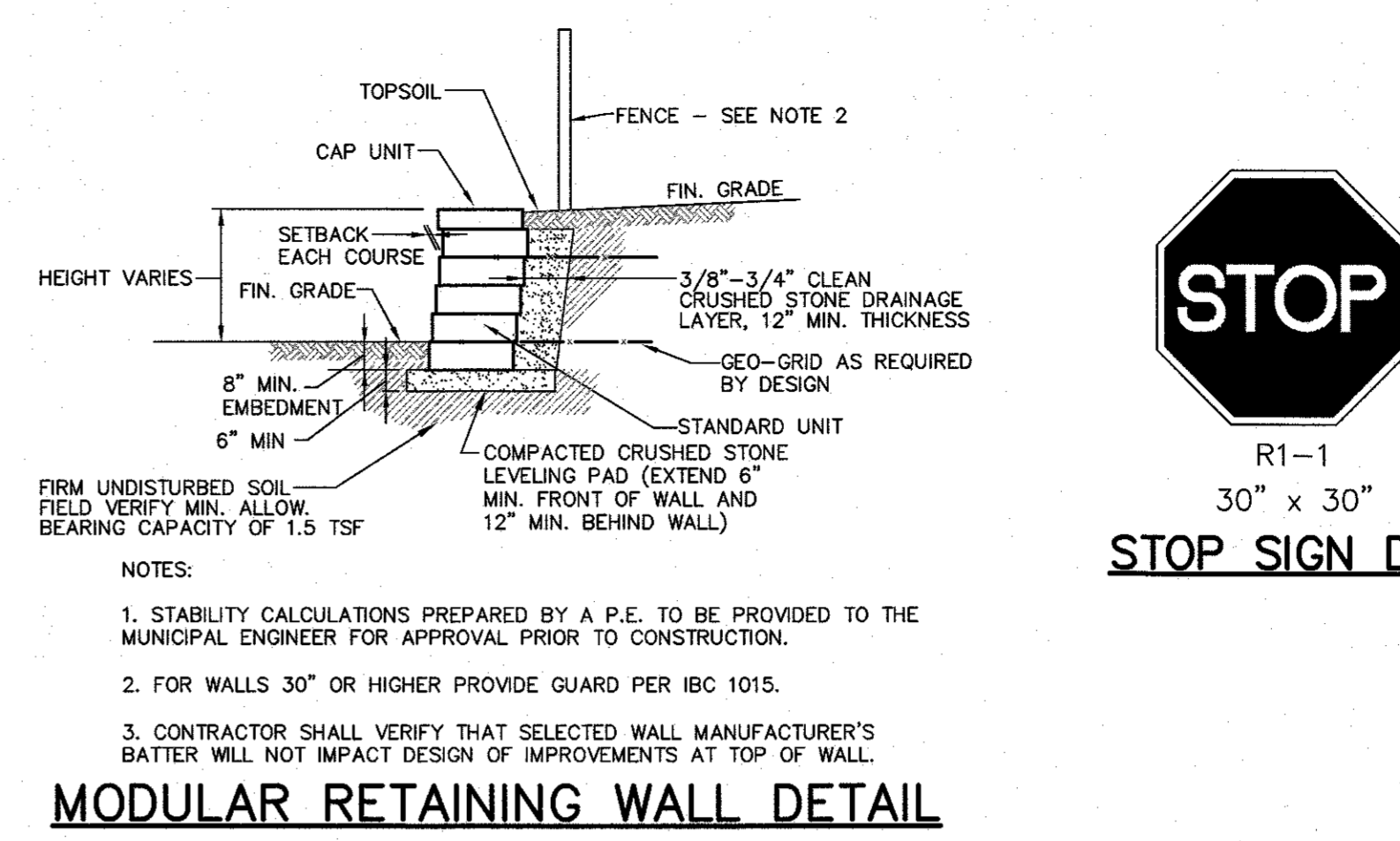
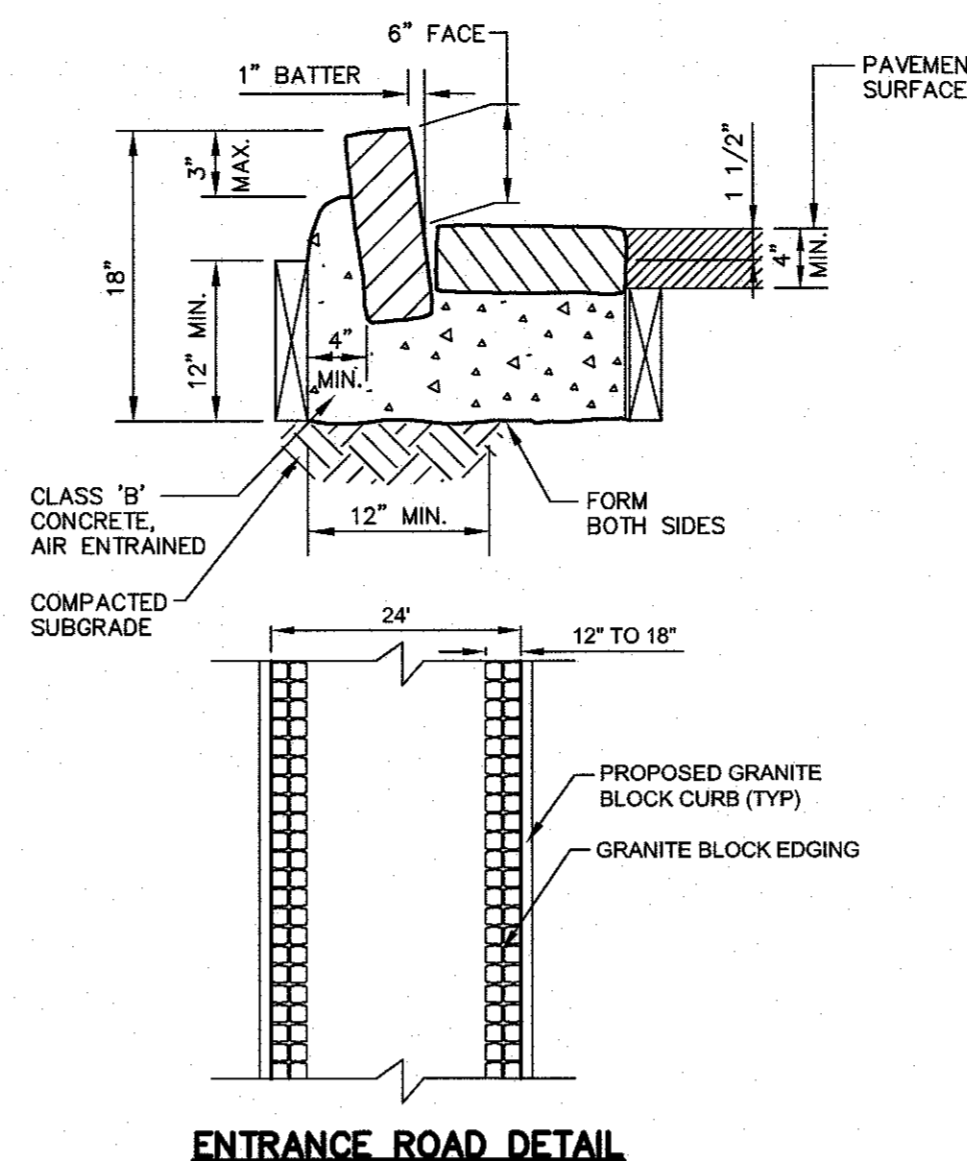
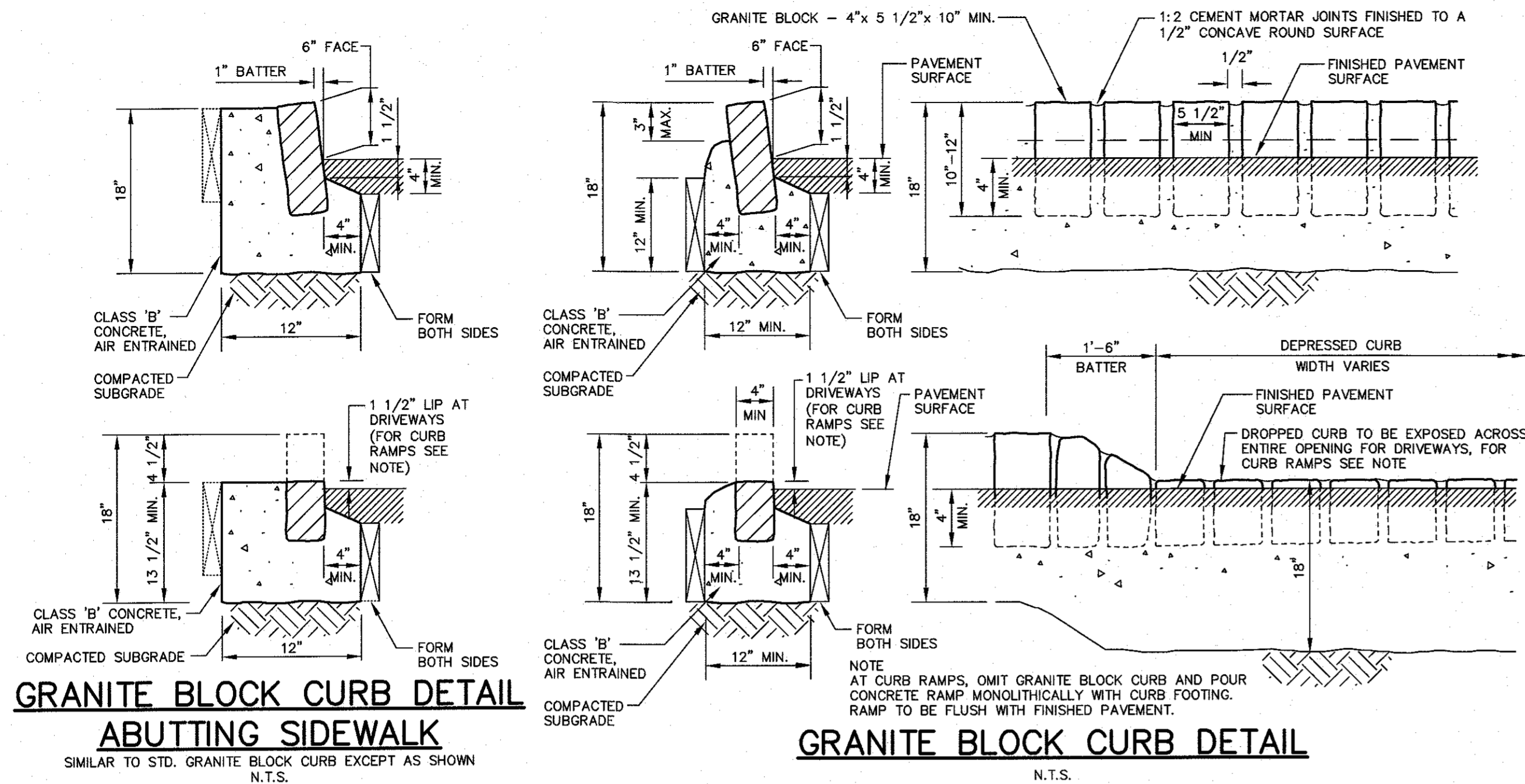
PRELIMINARY AND FINAL SITE PLAN FOR
CLARUS GLEN RIDGE
 LANDSCAPE & LIGHTING PLAN
 BLOCK 72, LOTS 2, 3, 4, 9 & 10
 GLEN RIDGE BOROUGH, ESSEX COUNTY, NEW JERSEY

PLANS ARE FINAL FOR SANITARY SEWER AND WATER MAIN DESIGN

SEE SHEET NO. 2 FOR GENERAL NOTES AND REFERENCES
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SHEET No. **6** OF **10**

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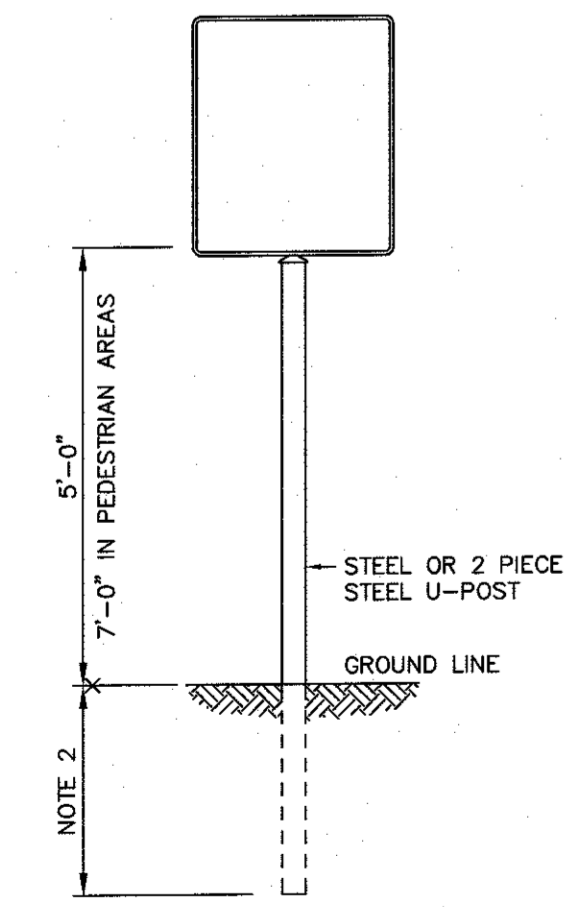


CURB RAMP (PARALLEL)
SIDEWALK ADJACENT TO CURB
 N.T.S.

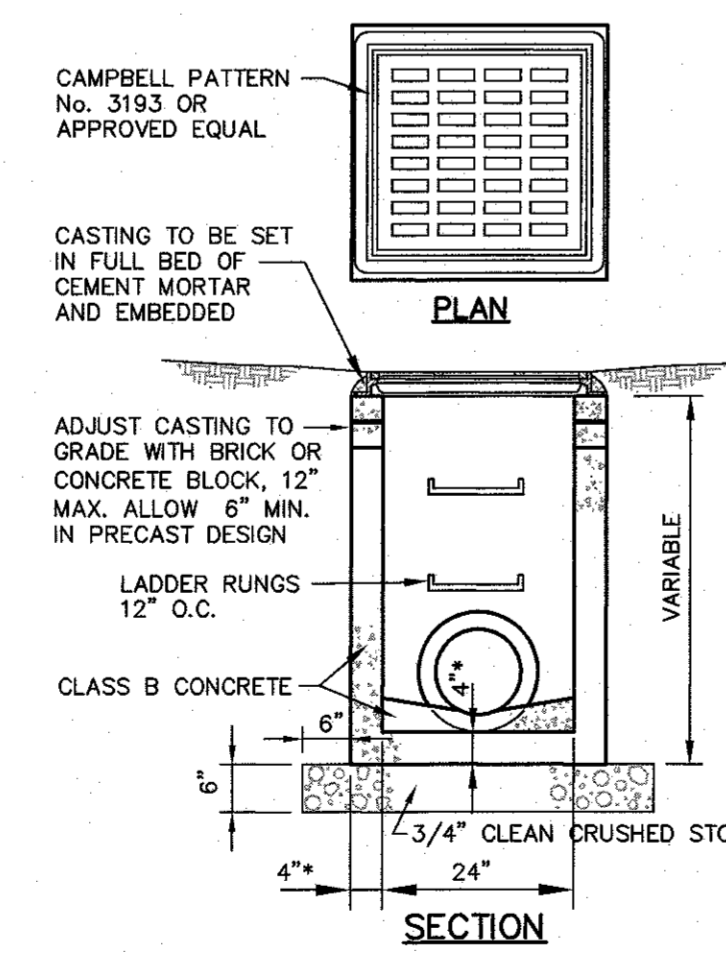
CURB RAMP DETAIL
SIDEWALK PERPENDICULAR TO CURB
 N.T.S.

FLARED CURB RAMP
SIDEWALK ADJACENT TO CURB
 N.T.S.

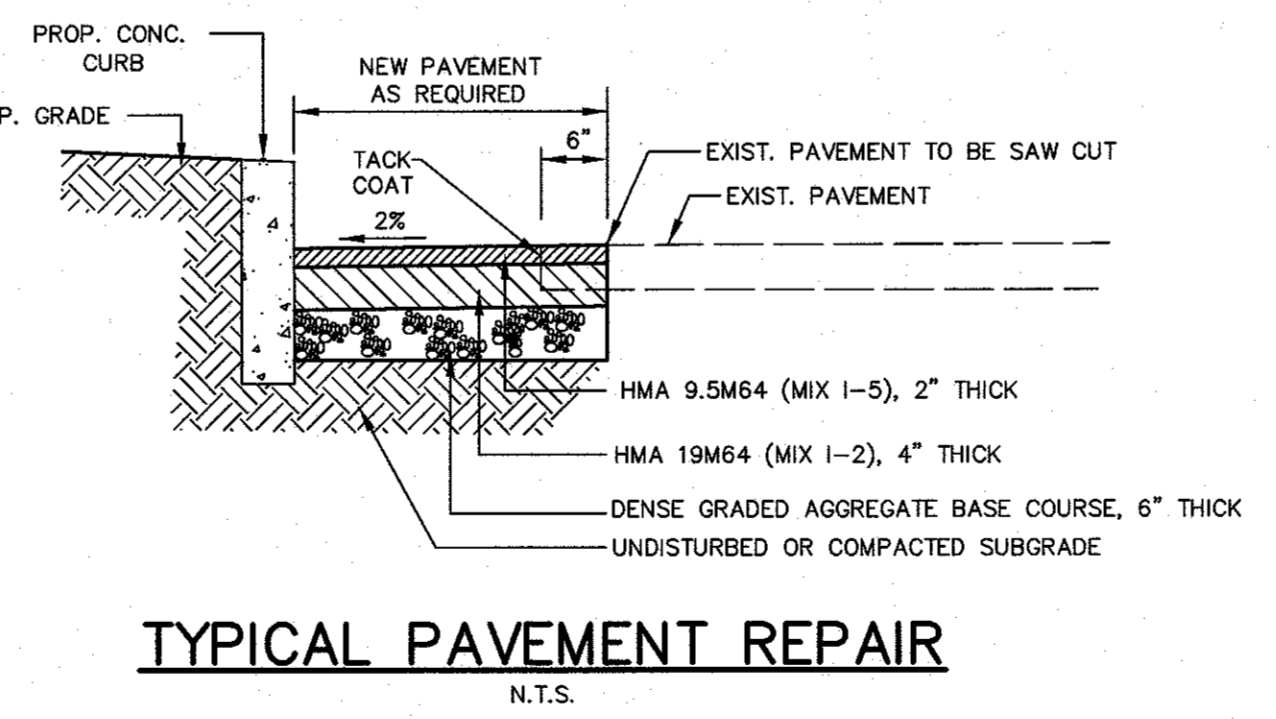
TYPICAL PAVEMENT SECTION
 N.T.S.



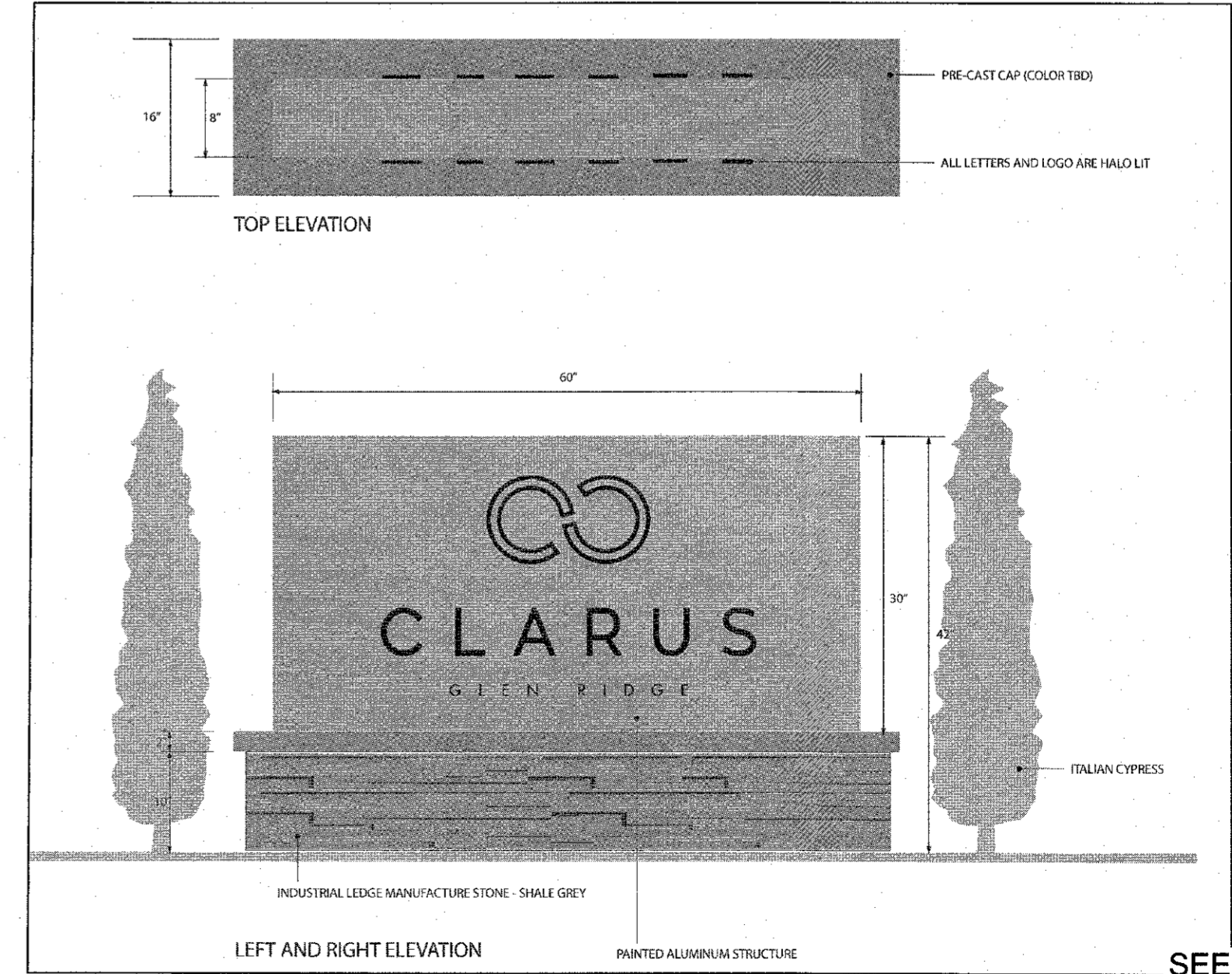
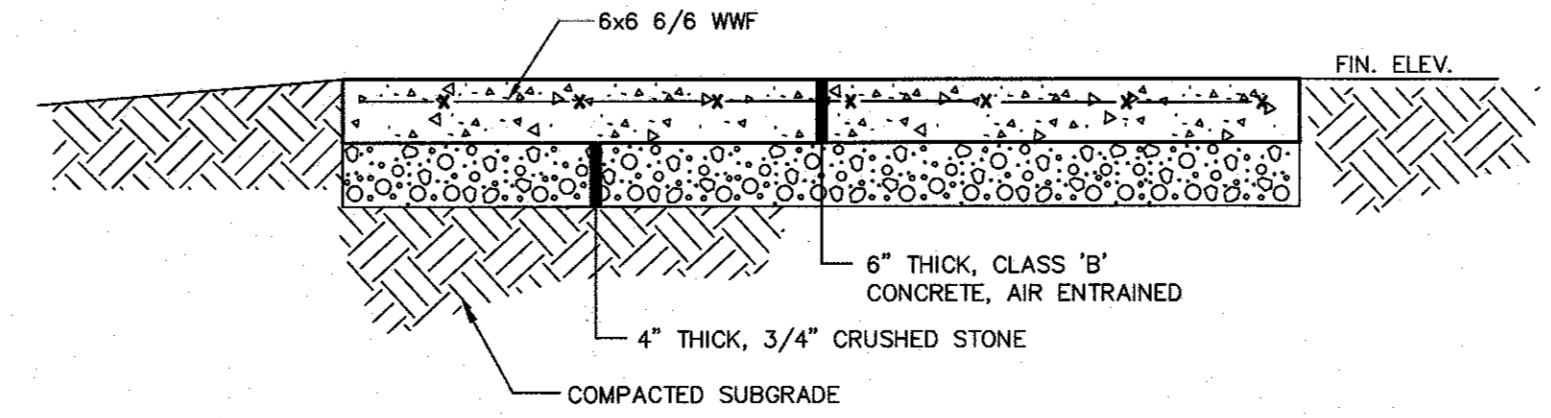
- GENERAL NOTES:**
1. ALL POSTS SHALL BE OF ADEQUATE LENGTH TO MEET THE REQUIREMENTS FOR ERECTION AS STATED IN THE CURRENT MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREET AND HIGHWAYS.
 2. TWO PIECE STEEL POST SHALL BE EMBEDDED 3'-8" MIN. ONE PIECE STEEL POST SHALL BE EMBEDDED 3'-6" MAX.
 3. ALL 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.



- NOTE:**
 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.
- NOTE:**
 *WALLS SHALL BE 4" MIN. IF PRECAST AND 6" MIN. IF BLOCK.



8'x8' TRANSFORMER PAD DETAIL
 N.T.S.



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

PROJ: 080317-00-01
 DATE: 12/27/17
 CHD/CHE: [Signature]
 REVISION FOR P.B. SUBMISSION
 REVISION FOR P.B. SUBMISSION
 REVISION FOR P.B. SUBMISSION
 DATE: 12/27/17

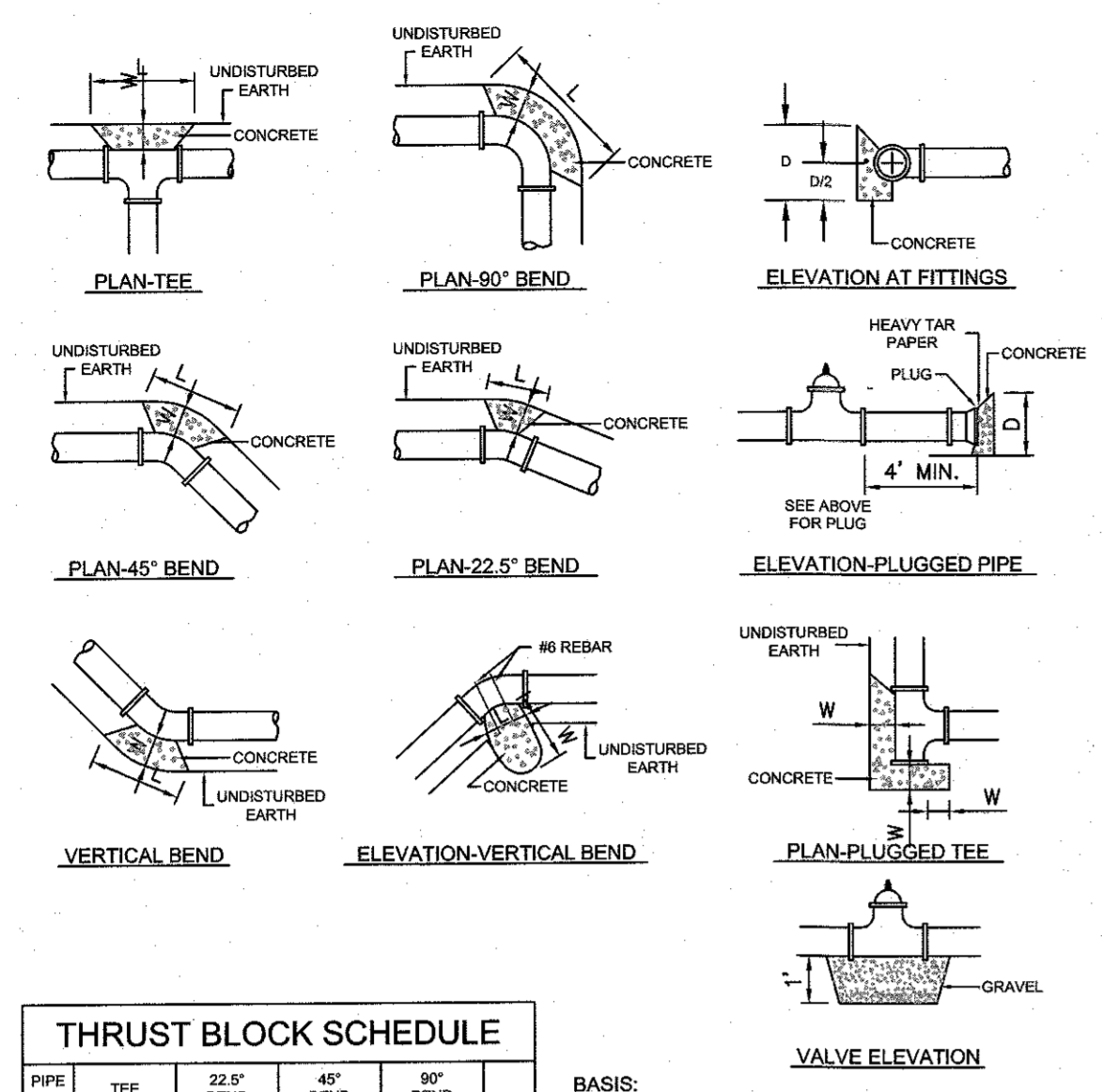
Bowman CONSULTING
 Eric L. Keller, N.J. Professional Engineer, Lic. 24GE03205400

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**

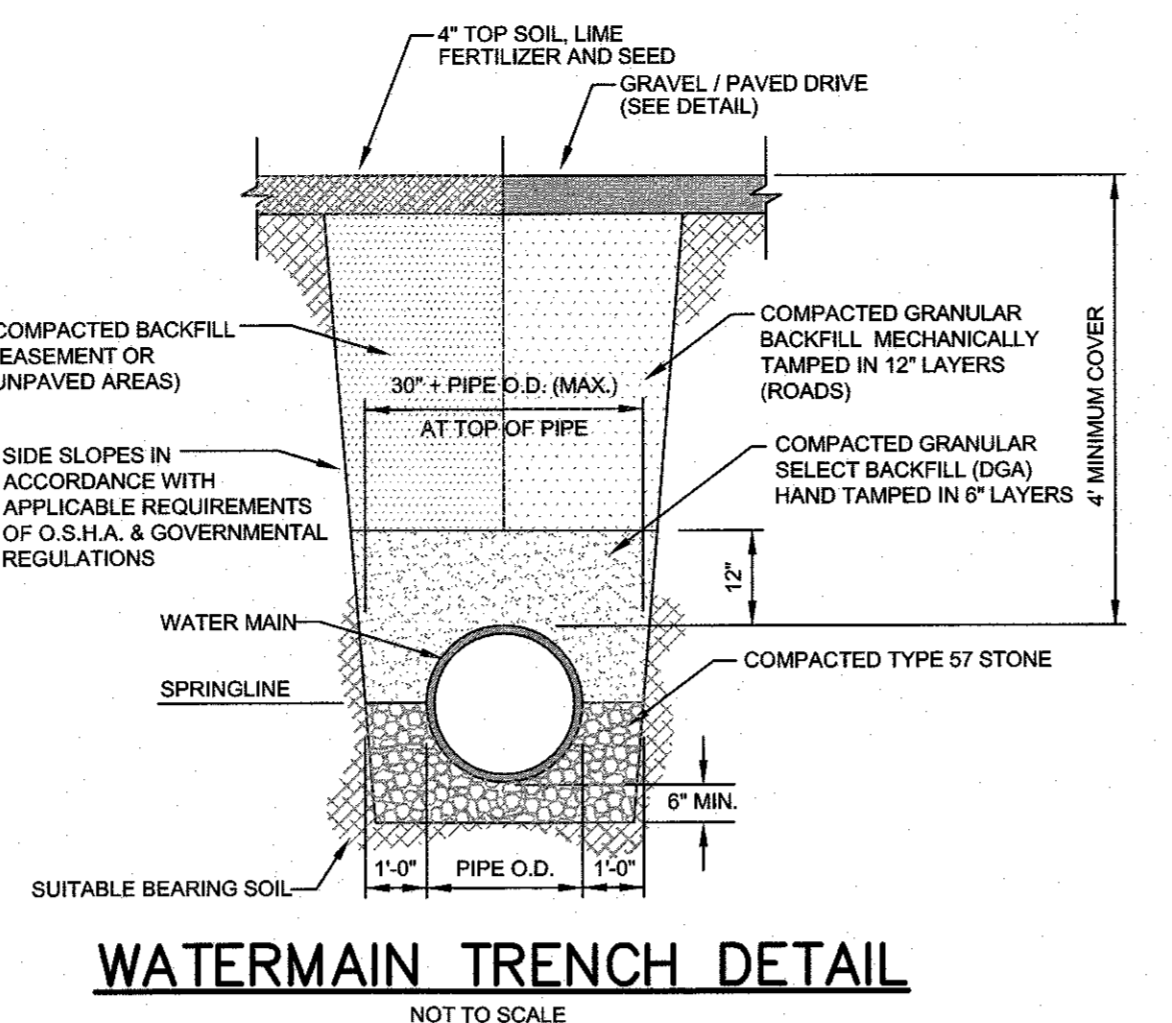
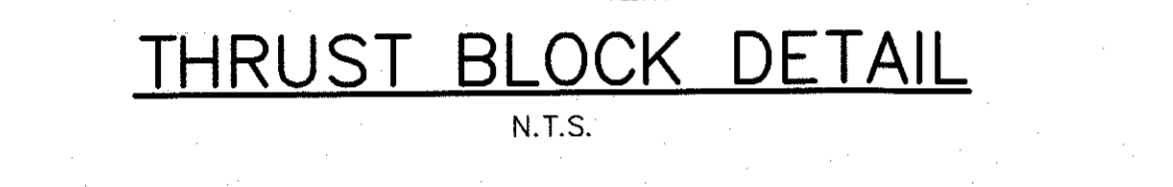
P:\060317 - JMF-Glen Ridge\060317-CO-001 (ENG) Engineering\Engineering Plans\2-Site Plans\SHT-DTL-5.dwg 01/31/18 09:11:12PM cdrochino_LAYOUT-DT-8

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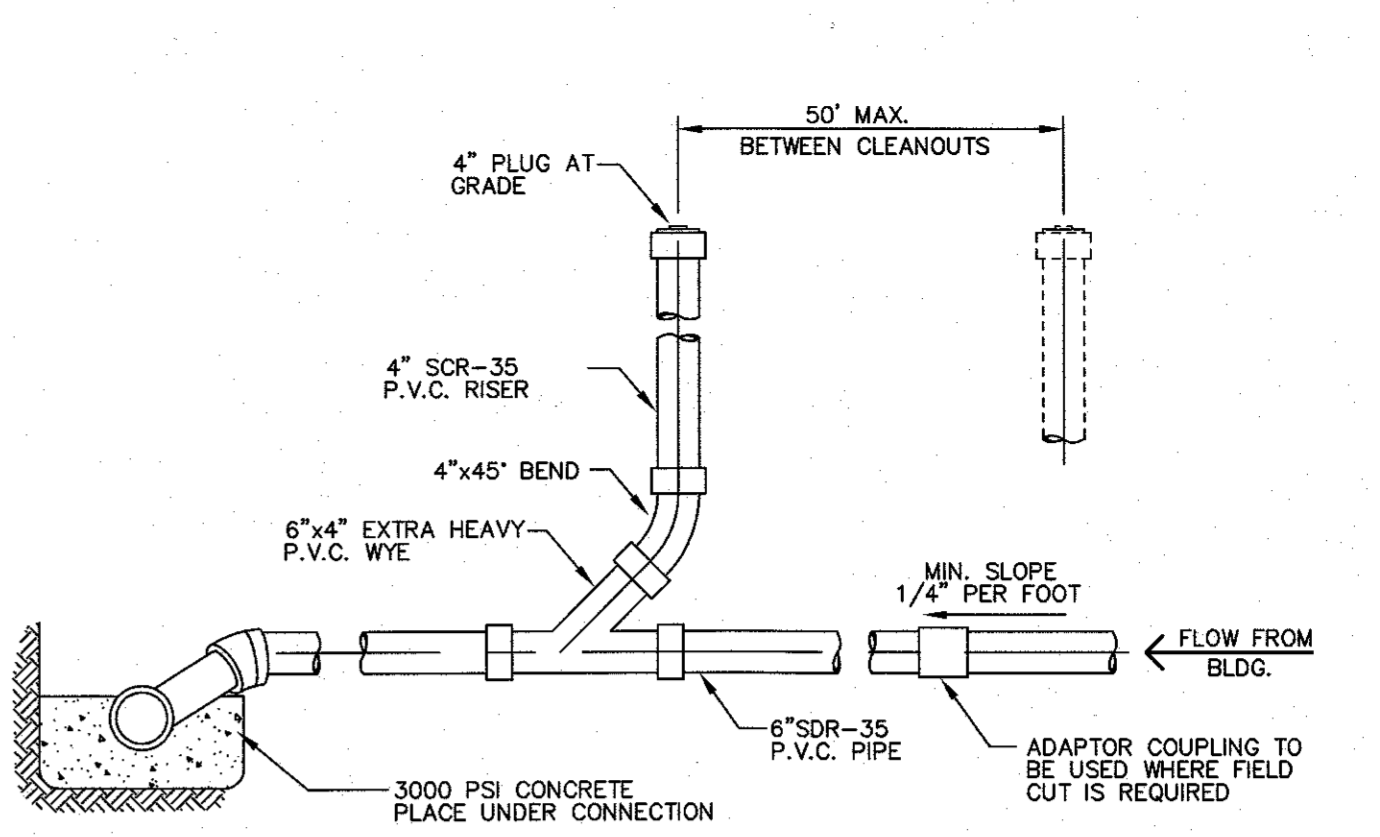
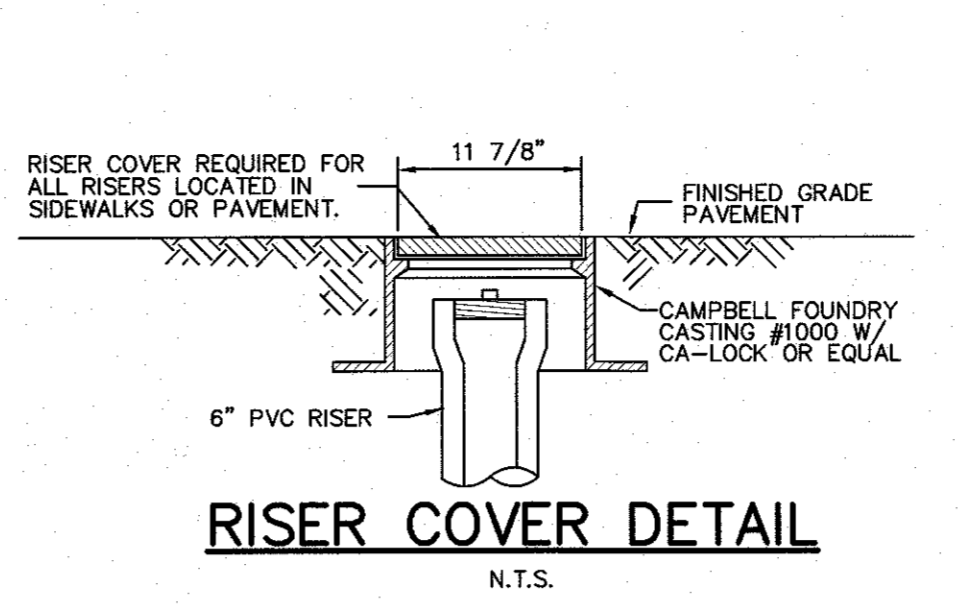


PIPE SIZE	22.5° BEND			45° BEND			90° BEND		
	L	D	W	L	D	W	L	D	W
8"	1'-3"	1'-3"	1'-6"	1'-6"	1'-6"	1'-9"	1'-6"	1'-6"	1'-9"
10"	2'-0"	1'-4"	1'-6"	1'-6"	1'-6"	2'-0"	1'-4"	1'-6"	2'-0"
12"	2'-6"	1'-4"	1'-6"	1'-6"	1'-6"	2'-6"	1'-4"	1'-6"	2'-6"
16"	4'-0"	2'-4"	2'-0"	1'-0"	1'-0"	4'-0"	2'-4"	2'-0"	4'-0"
20"	5'-0"	3'-0"	2'-0"	1'-0"	1'-0"	5'-0"	3'-0"	2'-0"	5'-0"

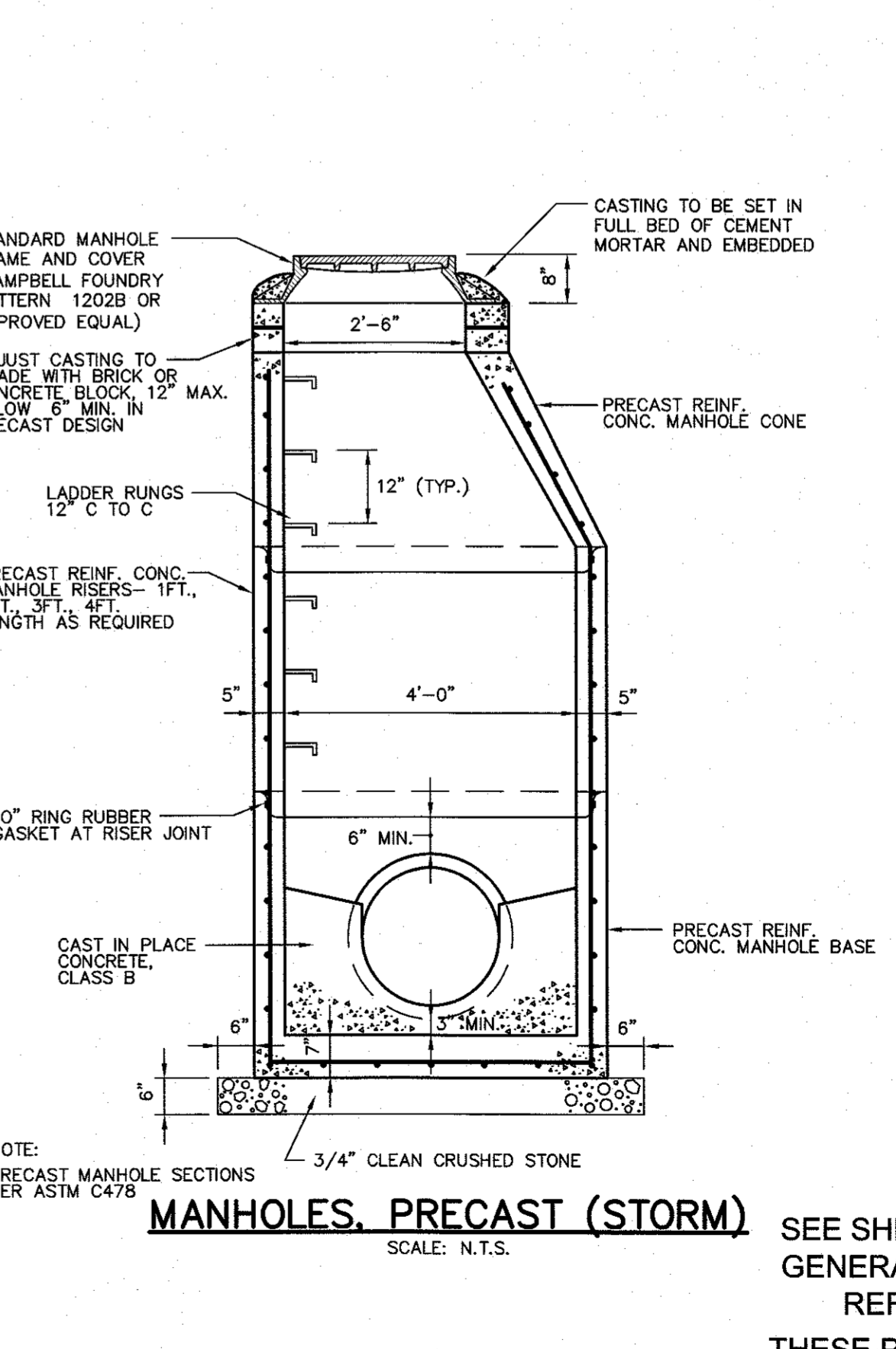
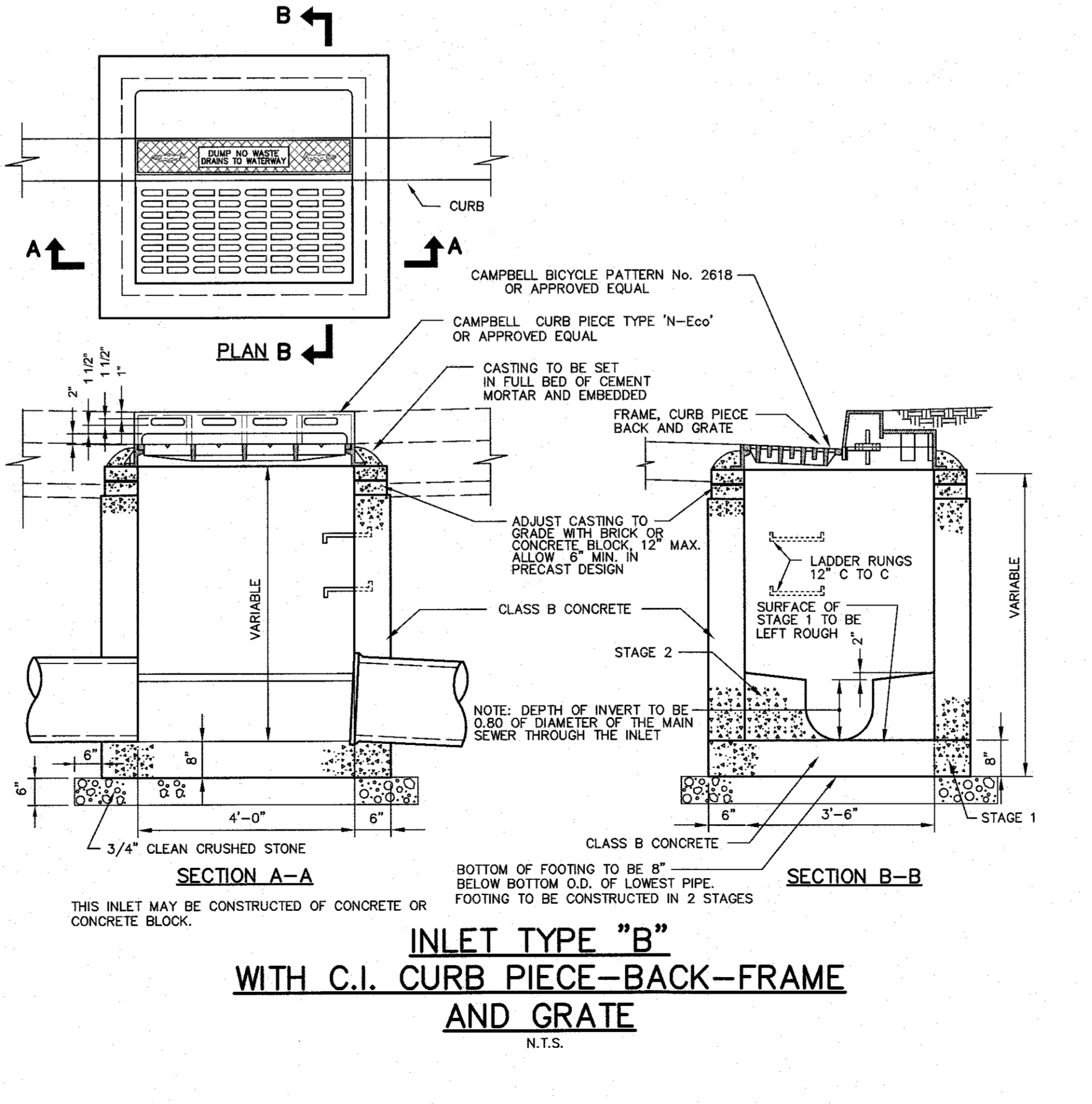
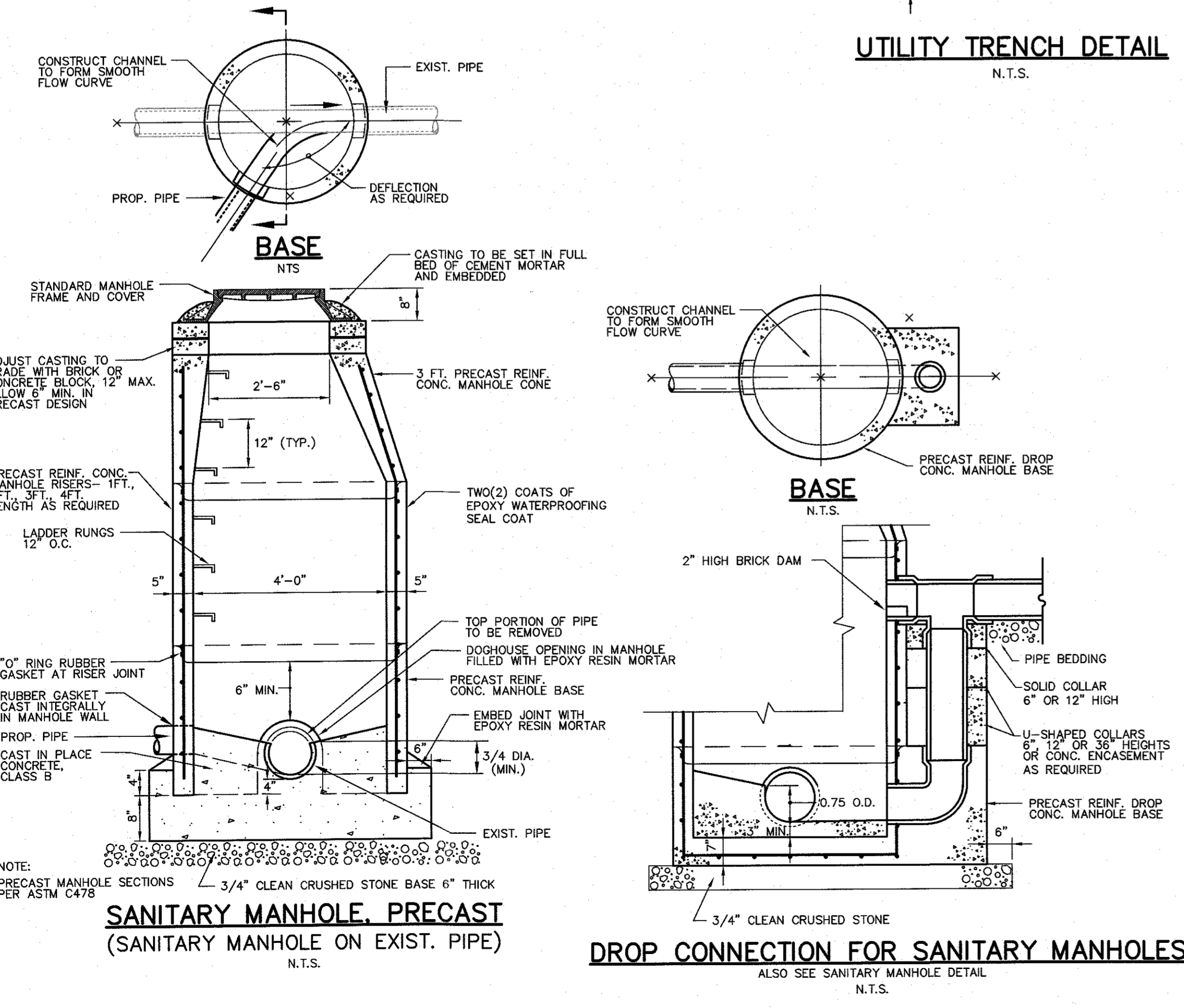
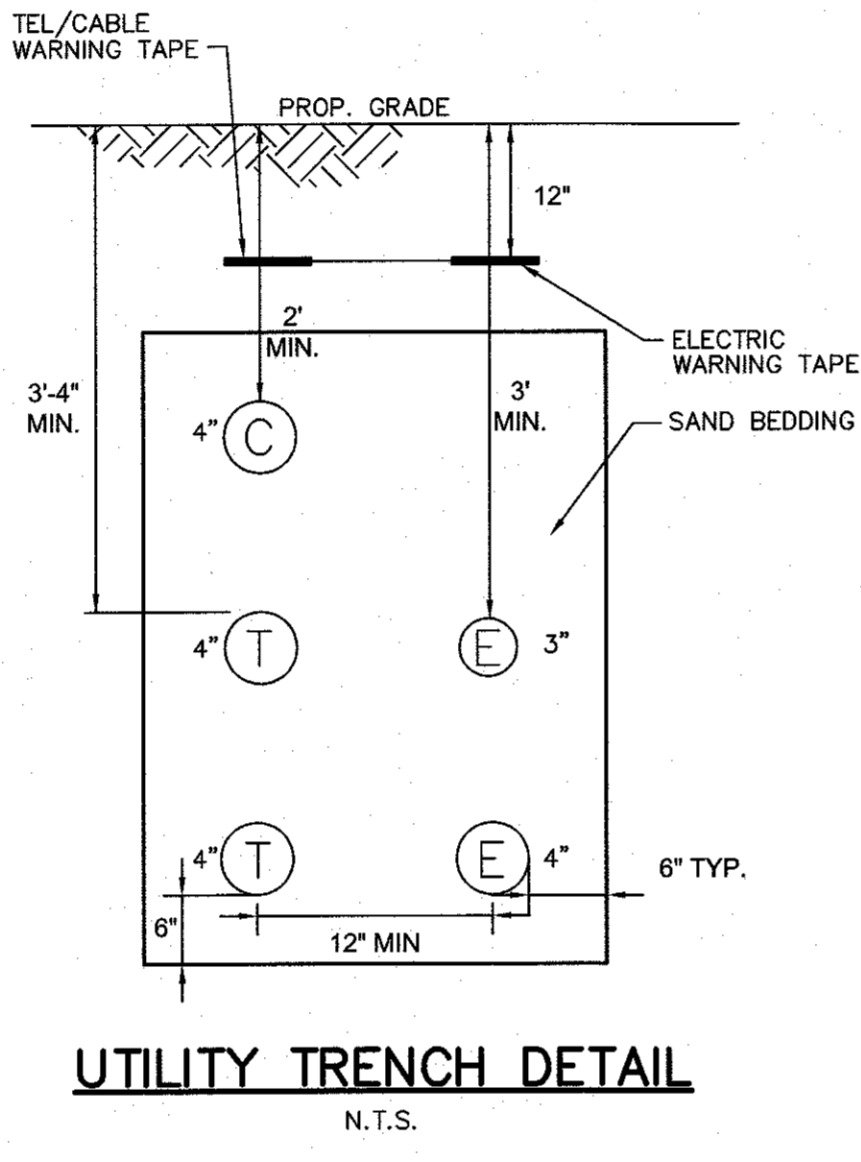
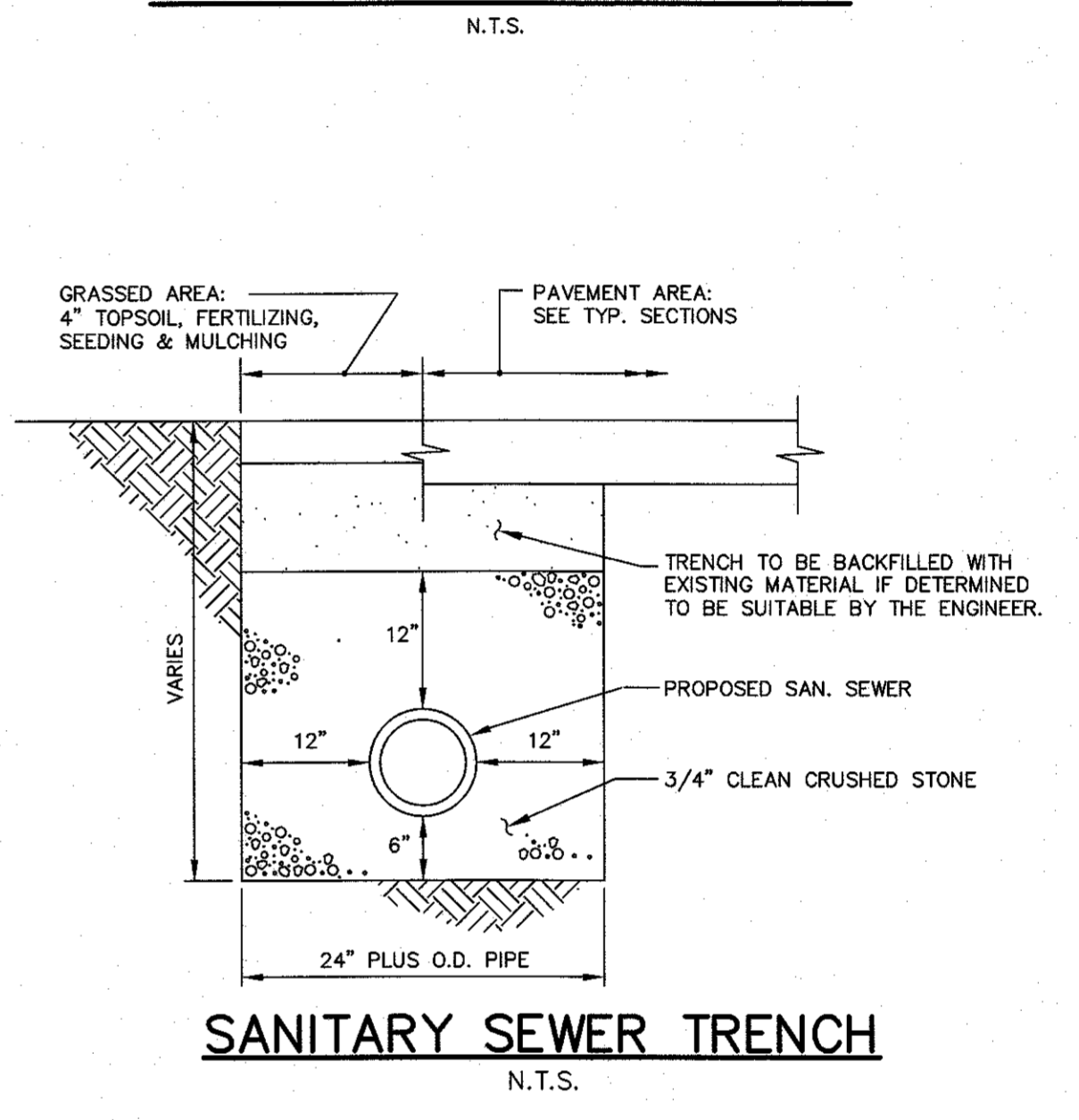
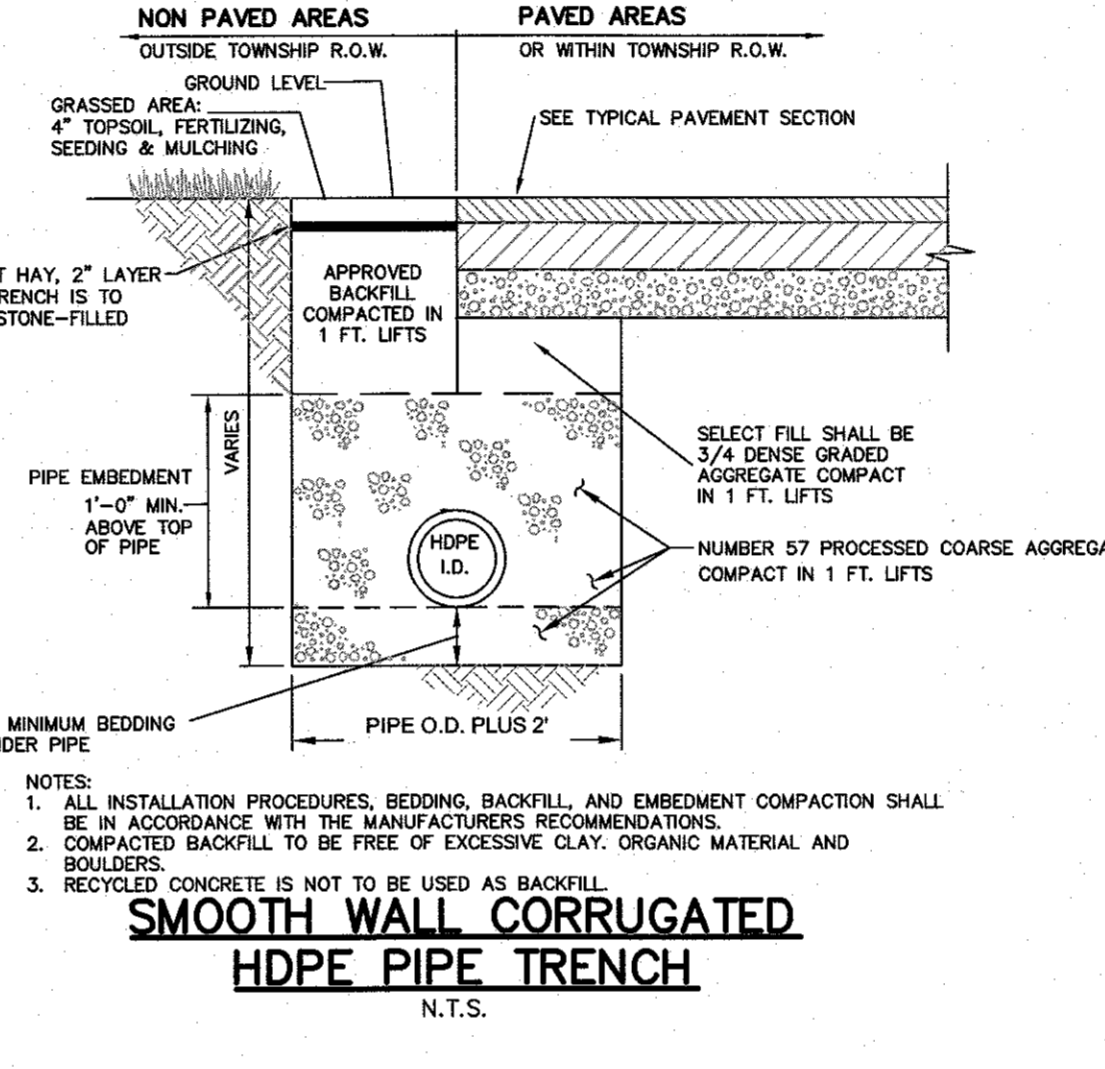
NOTE: IF SOFT MATERIALS ARE ENCOUNTERED, THE THRUST BLOCK SIZES SHALL BE ADJUSTED ACCORDINGLY. ALL THRUST BLOCKS SHALL BE POURED IN FULL CONTACT WITH UNDISTURBED SOIL. WHERE CONCRETE IS IN DIRECT CONTACT WITH THE PROPOSED PIPE, 18# REBAR SHALL BE INSTALLED BETWEEN THE PIPE AND CONCRETE.



WATERMAIN TRENCH DETAIL N.T.S.



1. ALL COUPLINGS, PLUGS, SOIL PIPES & CAPS TO BE STANDARD FOR TYPE OF PIPE USED, INSTALLATION TO BE WATERTIGHT.
2. ALL PLUG THREADS SHALL BE GREASED AT TIME OF INSTALLATION.
3. POLYVINYL CHLORIDE PIPE AND FITTINGS FOR HOUSE LATERALS SHALL CONFORM TO A.S.T.M. D-3034.
4. PROVIDE ADEQUATE PROTECTION FOR SEWER DURING INSTALLATION OF BUILDING CONNECTION.



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

PROJ.	060317-CO-001
DATE	12/27/17
REVISION	
1	REVISION FOR P.B. SUBMISSION
2	REVISION TO WATER, GAS, AND ELEC. CONNECTIONS
3	
4	
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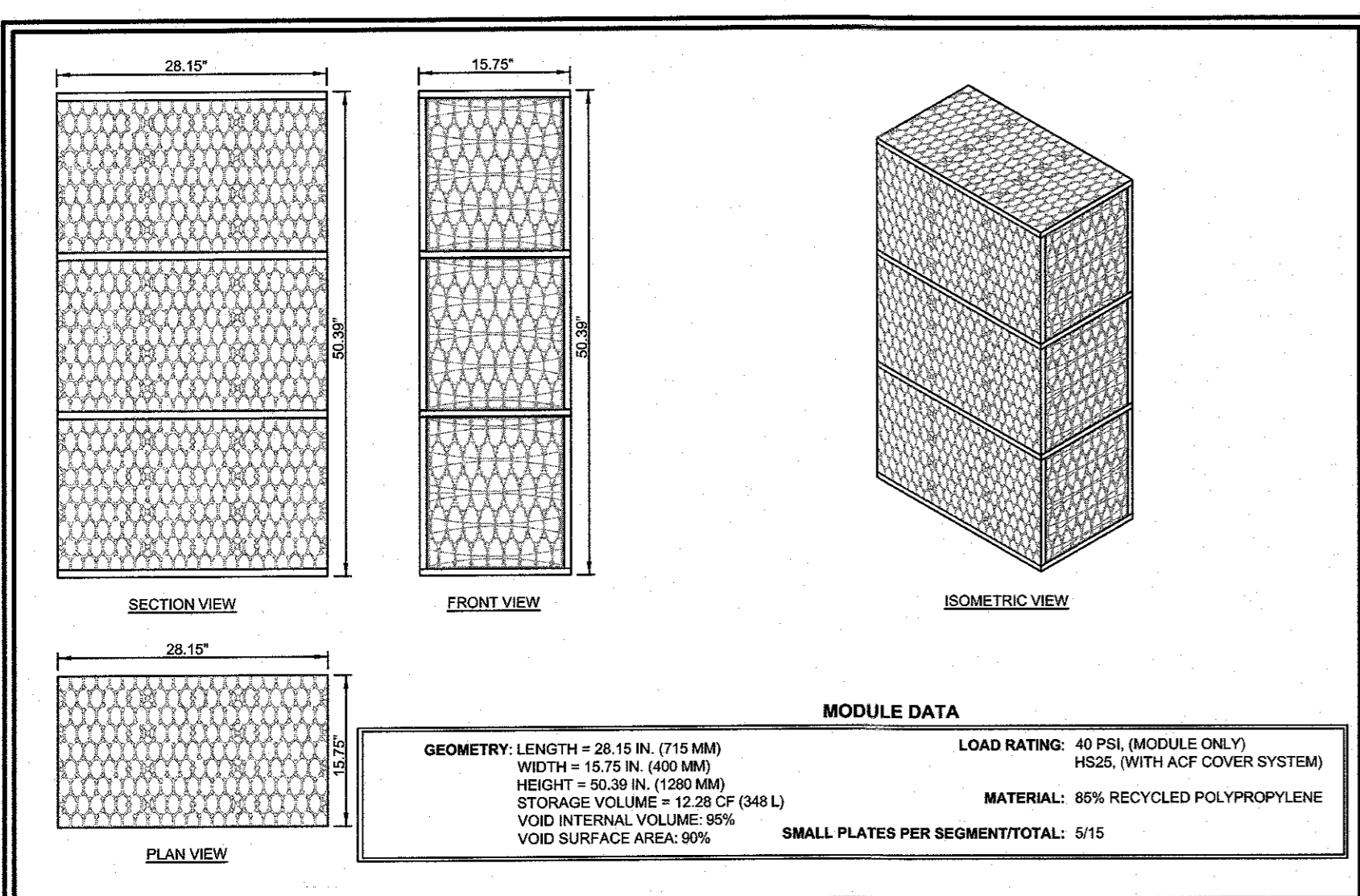
Bowman CONSULTING
ERIC L. KELLER, N.J. Professional Engineer, Lic. 24GE00205400

Bowman Consulting Group, Ltd.
54 Henshall Road, Suite 100
Essex, NJ 07027
www.bowmanconsulting.com
E-mail: NJ@BowmanConsulting.com

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. **8** OF **10**

P:\080317 - JNF - Glen Ridge\080317-00-001 (ENR) Engineering\Engineering Plans\2-Site Plans\SH-DTL3.dwg 01/23/18 01:11:56PM atochino, LAYOUT: D1 9



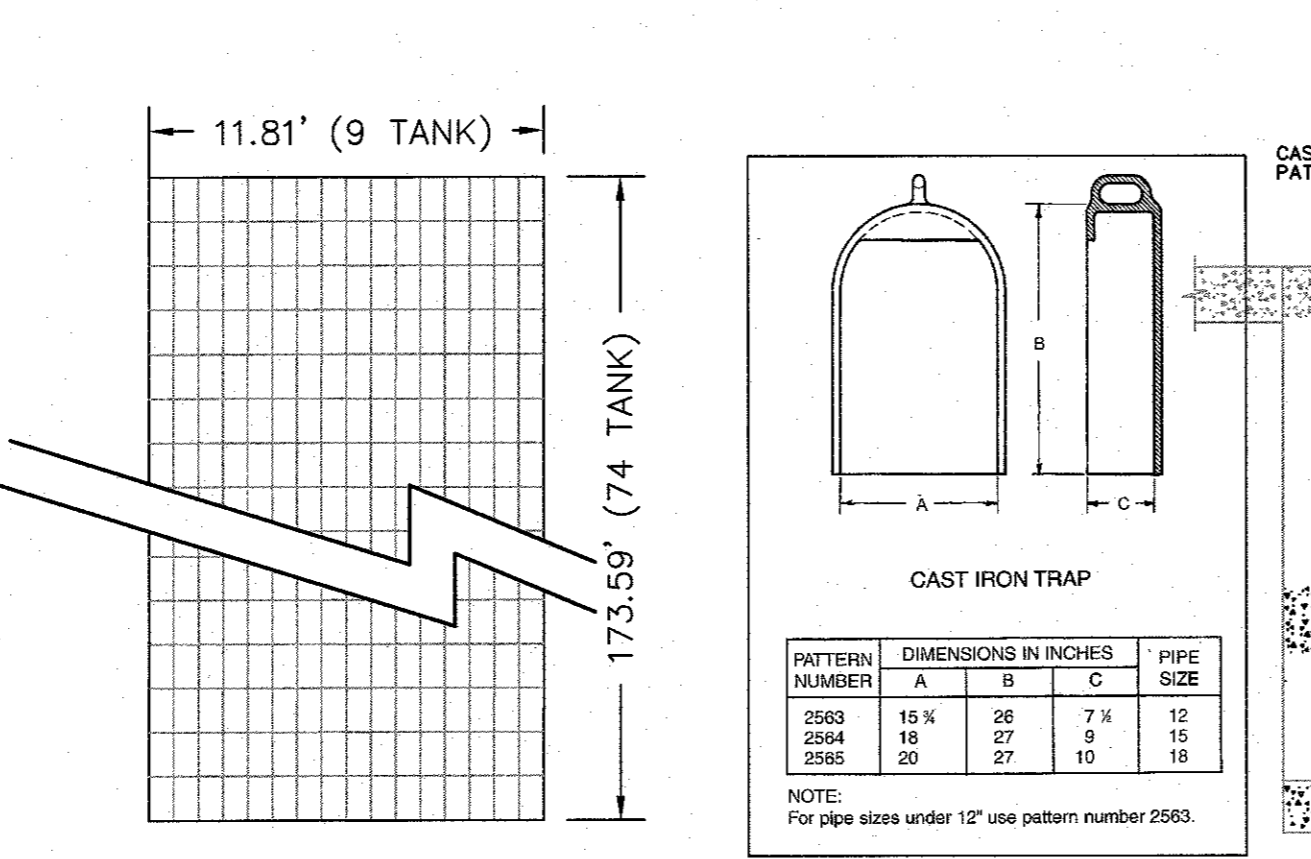
MODULE DATA

GEOMETRY: LENGTH = 28.15 IN. (715 MM) WIDTH = 15.75 IN. (400 MM) HEIGHT = 50.30 IN. (1280 MM) STORAGE VOLUME = 12.28 CF (348 L) VOID INTERNAL VOLUME: 95% VOID SURFACE AREA: 95%	LOAD RATING: 40 PSI (MODULE ONLY) HS25, (WITH ACF COVER SYSTEM)	MATERIAL: 85% RECYCLED POLYPROPYLENE
SMALL PLATES PER SEGMENT: 515		



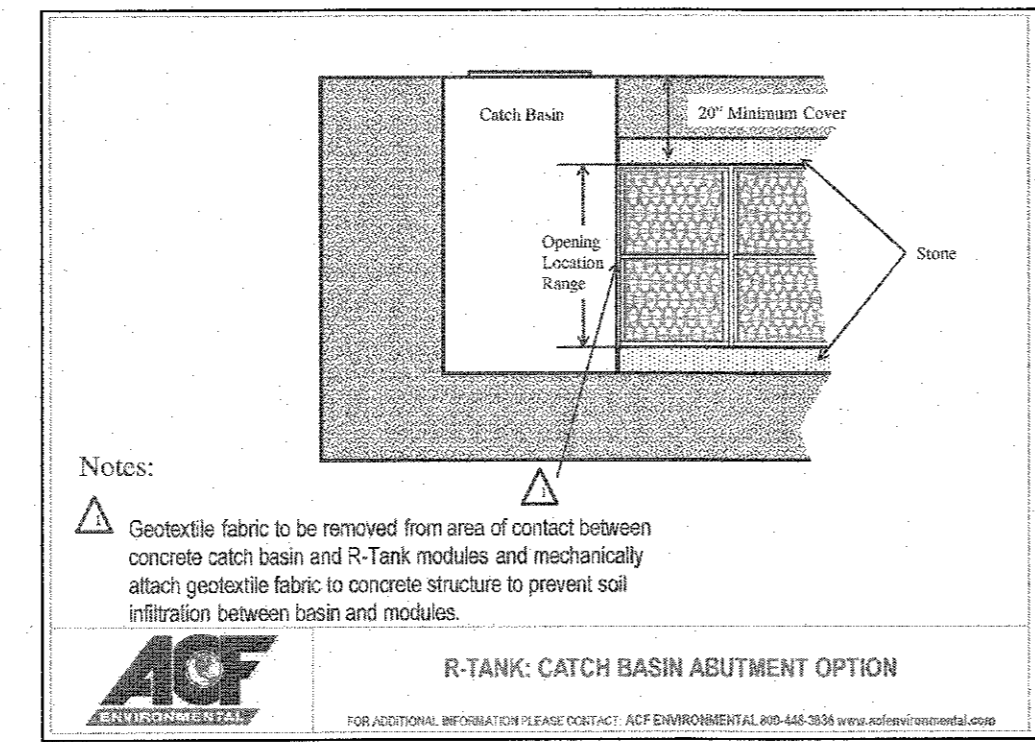
R-TANK^{HD} - TRIPLE MODULE

FOR ADDITIONAL INFORMATION PLEASE CONTACT: ACF ENVIRONMENTAL, 1-800-448-3636, www.acfenvironmental.com



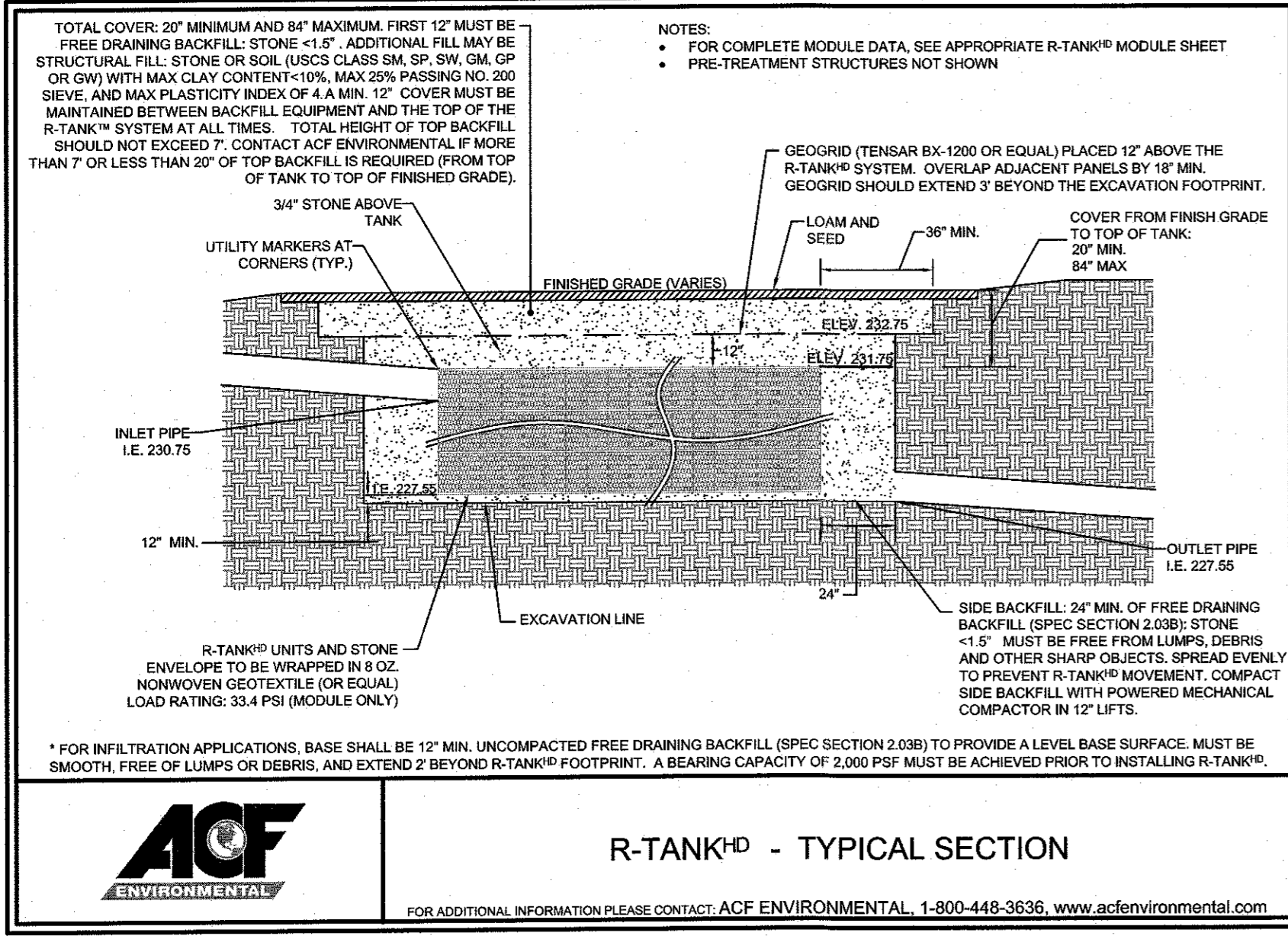
UNDERGROUND BASIN INLET SKIMMER DETAIL MH C1

N.T.S



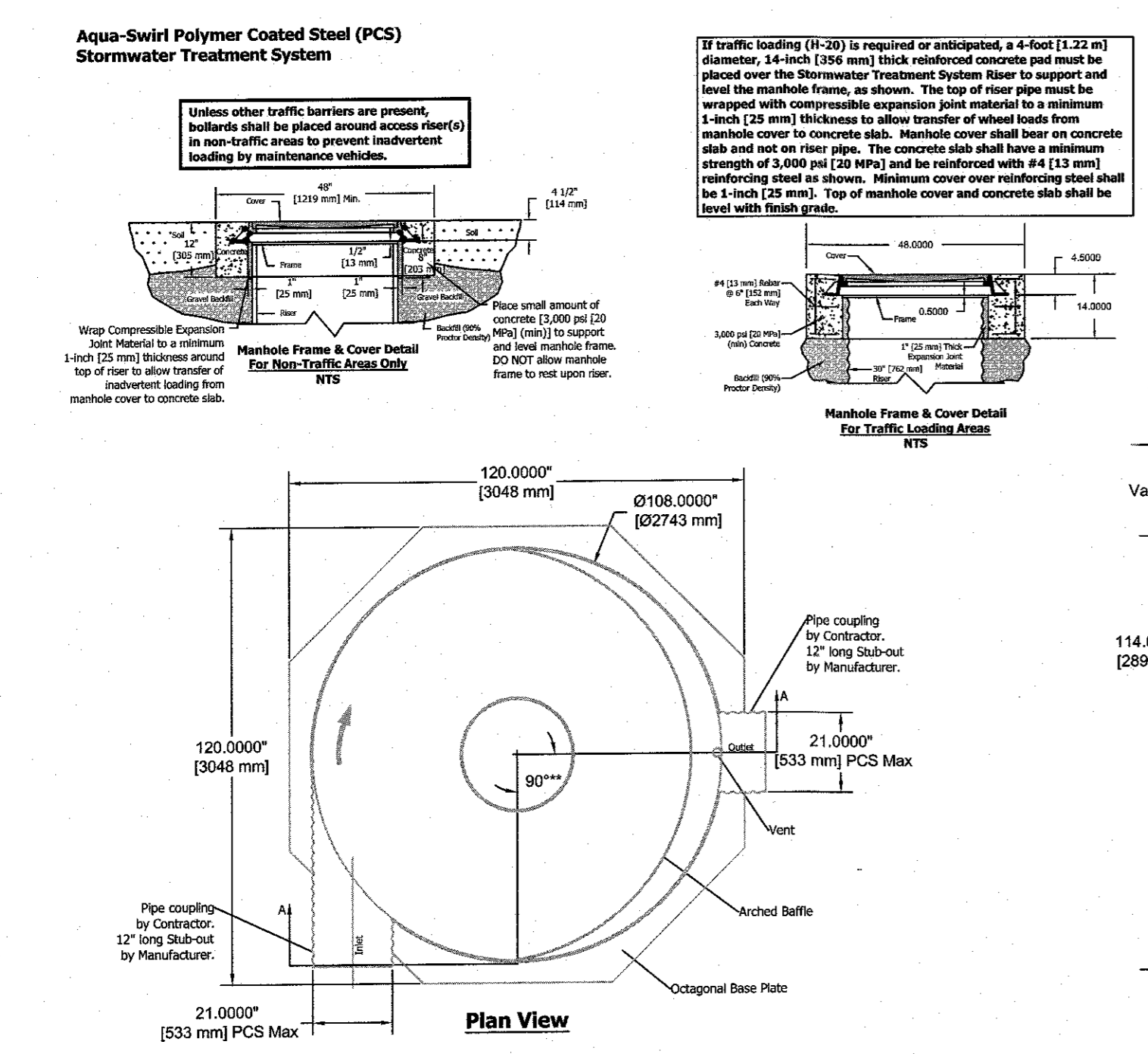
Notes:
Geotextile fabric to be removed from area of contact between concrete catch basin and R-Tank modules and mechanically attach geotextile fabric to concrete structure to prevent soil infiltration between basin and modules.

R-TANK: CATCH BASIN ABUTMENT OPTION



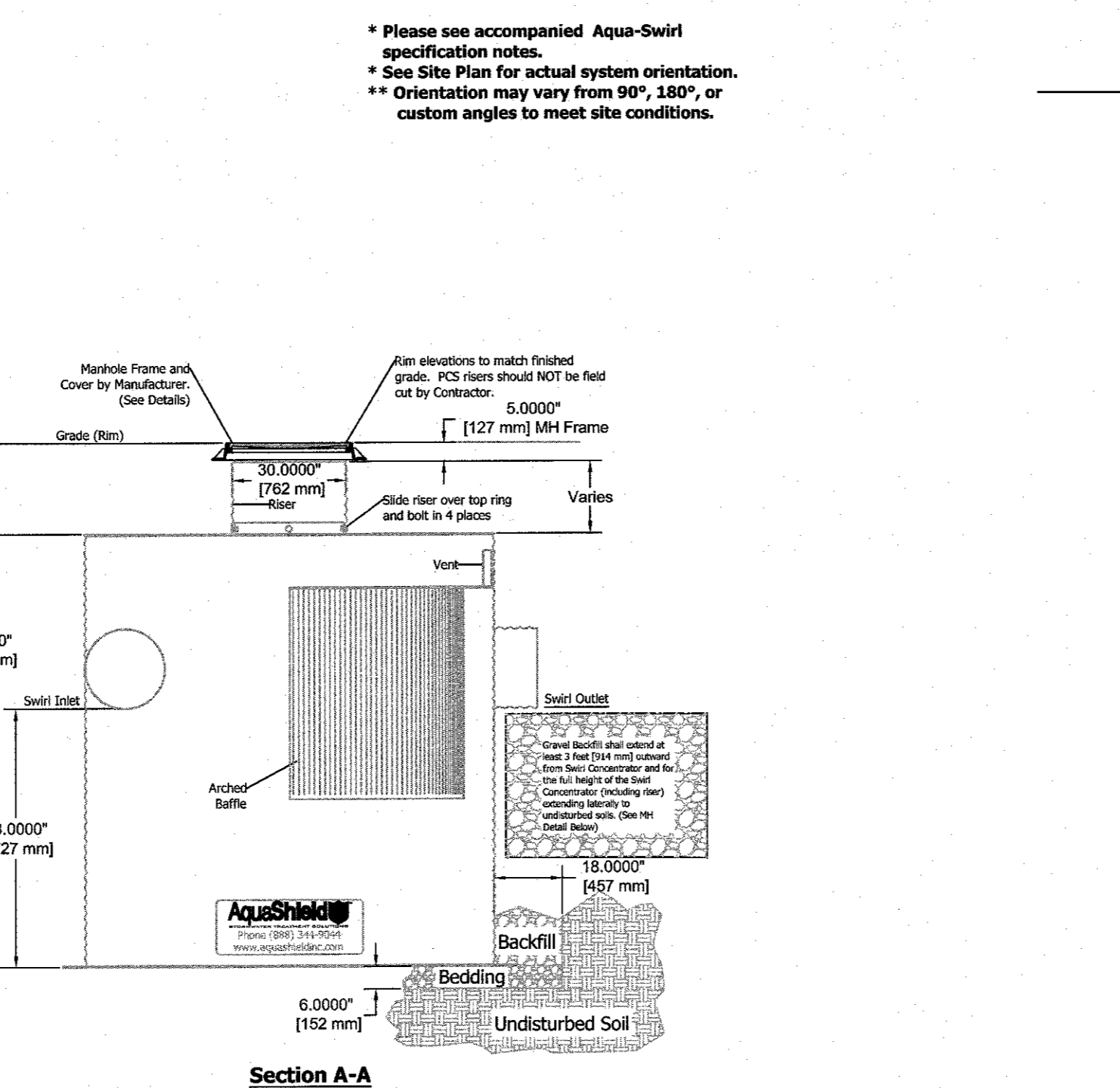
R-TANK^{HD} - TYPICAL SECTION

FOR ADDITIONAL INFORMATION PLEASE CONTACT: ACF ENVIRONMENTAL, 1-800-448-3636, www.acfenvironmental.com

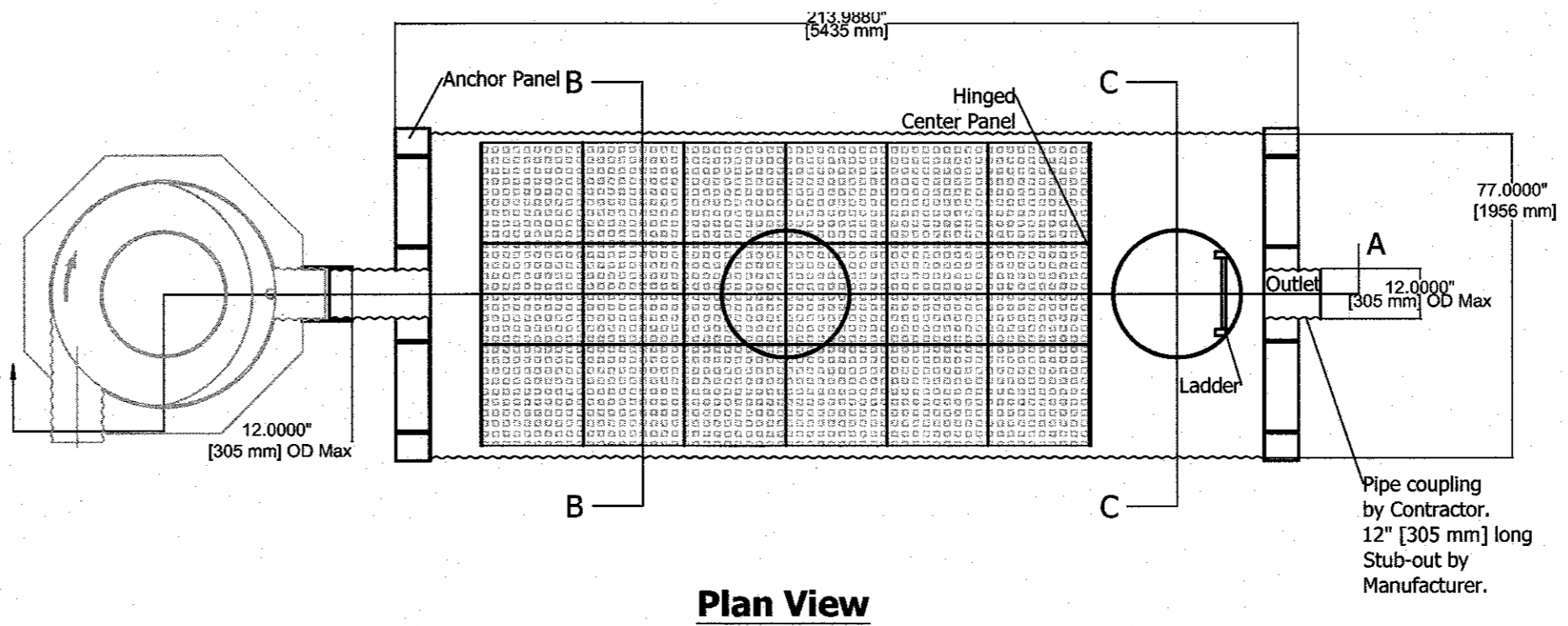


AquaShield Aqua-Swirl Concentrator Model AS-9 PCS Standard Detail

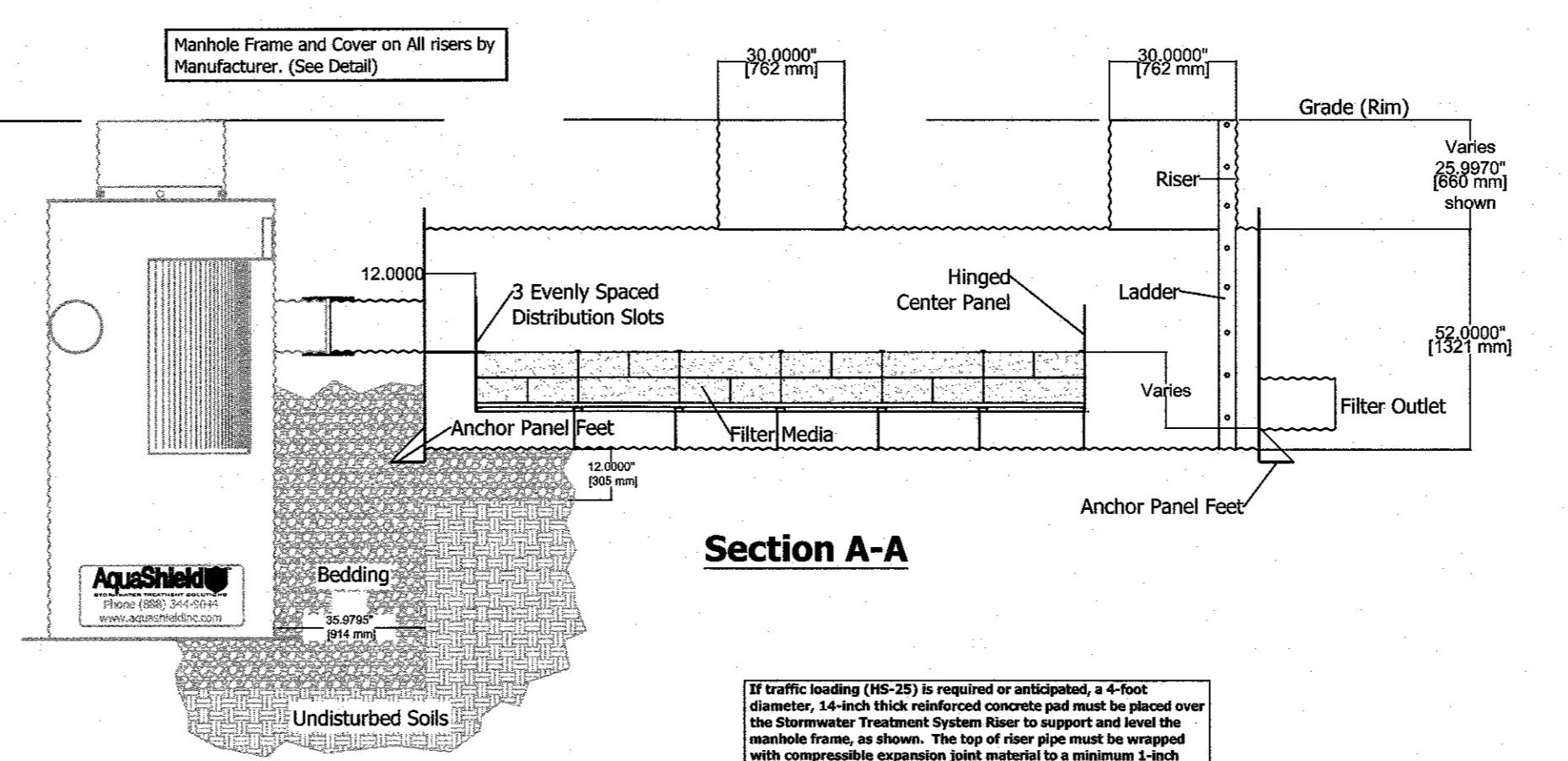
Document: AS-9 PCS STD
Drawn By: JCV
Scale: 1:30
Date: 03/22/11
U.S. Patent No. 6,524,473 and other Patents Pending



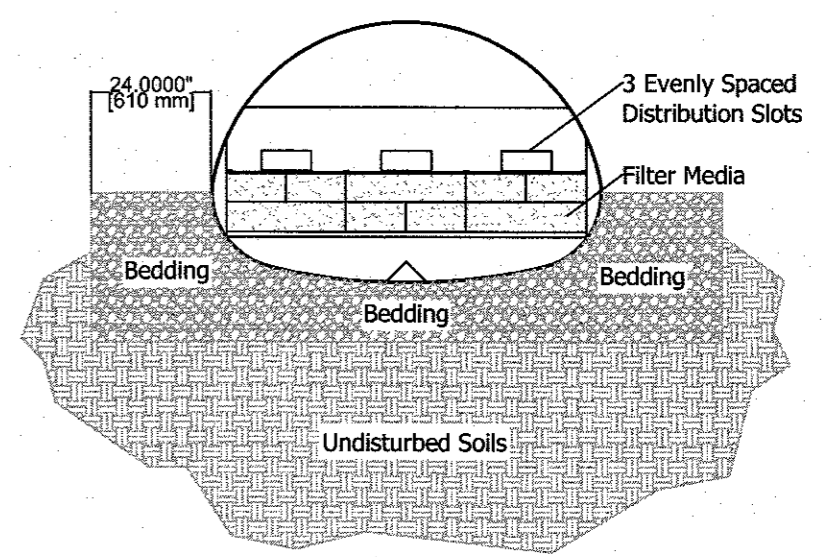
Section A-A



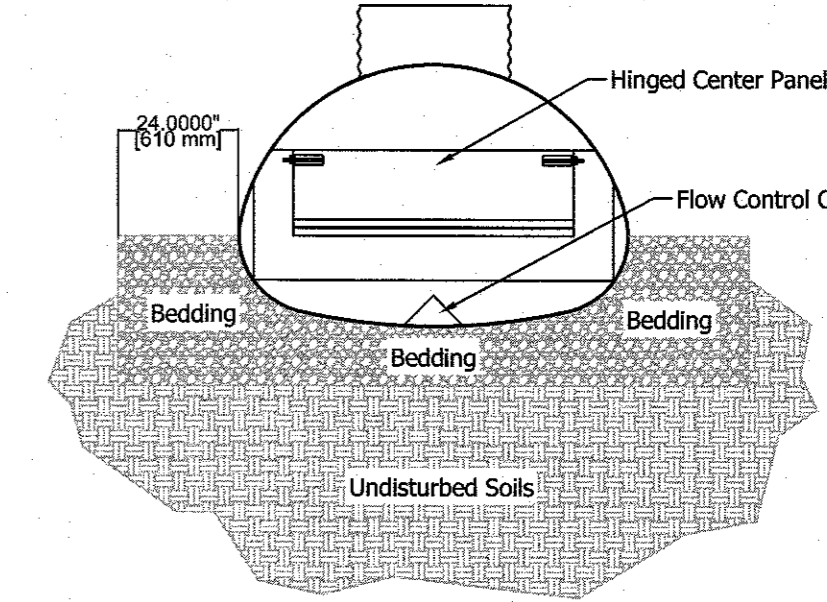
Plan View



Section A-A



Section B-B



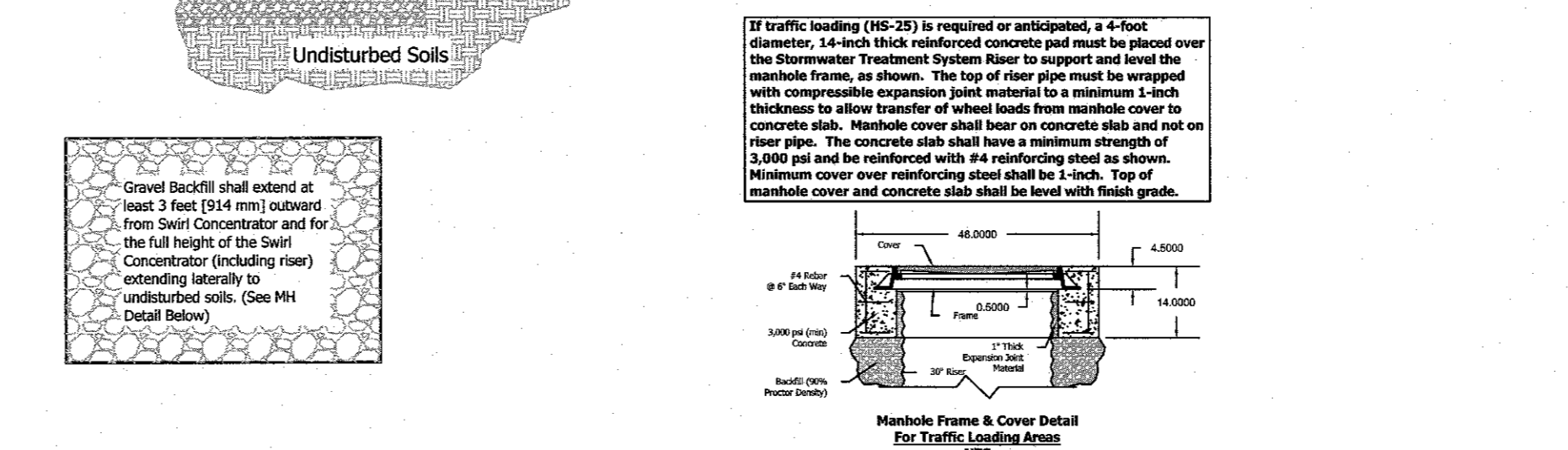
Section C-C



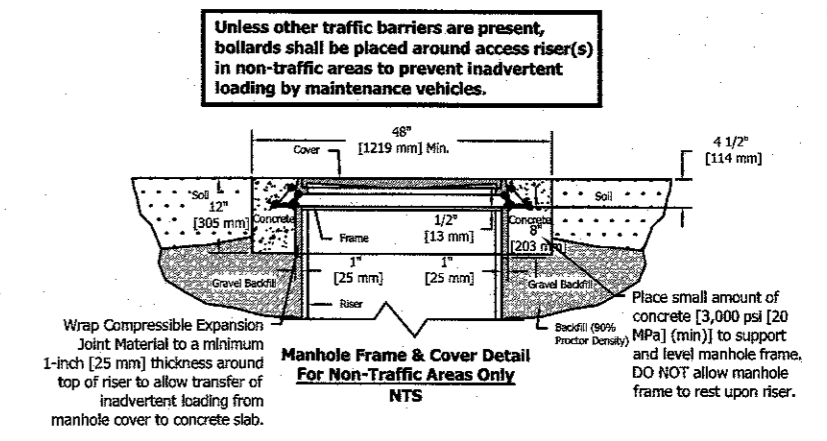
Document: AF-X.6 STD
Drawn By: SCE
Scale: 1:50
Date: 02/05/15
U.S. Patent No. 6,524,473 and other Patent Pending

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

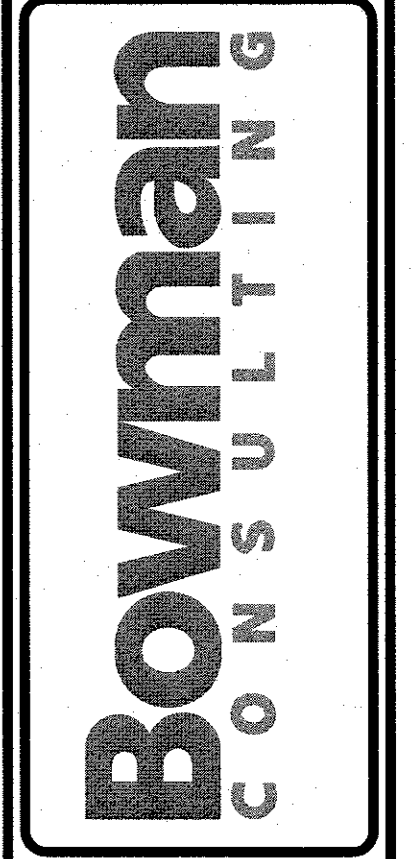


Manhole Frame & Cover Detail For Traffic Loading Areas



Manhole Frame & Cover Detail For Non-Traffic Areas

PROJ: 080317-00-001
DATE: 12/27/17
REVISION FOR P.B. SUBMISSION
REVISION FOR P.B. SUBMISSION
DATE: 12/27/17



Bowman Consulting Group, Ltd.
Phone: 973-359-8400
Fax: 973-359-8405
NJ Certificate of Authorization No. 2402022280
ERIC L. KELLER, N.J. Professional Engineer, Lic. 24960305400

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. **9** OF **10**

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:

Percentage of Total Market Housing Unit Certificates of Occupancy	Minimum Percentage of Lower Income Housing Unit Certificates of Occupancy
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 Intervenors 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

EXTERIOR HOUSING SURVEY

Municipality: Glen Ridge Borough

County: Essex County, NJ

Date of Survey: August 1, 2018

Performed By: Nicole Venezia, PP, AICP, Project Planner 1, H2M Associates, Inc
Mike Zichelli, AICP, PP, Deputy Administrator, Glen Ridge

Title: See Above

Areas of municipality surveyed:

The properties built prior to 1969 are depicted on the appended map of Glen Ridge titled "Field Map Exterior Housing Survey" (purple). All housing properties older than 1969 (2,158 properties) were surveyed and listed on the "Exterior Housing Survey" listing.

Areas of municipality not surveyed:

Housing properties built after 1969 were not surveyed and depicted on the appended map of Glen Ridge titled "Field Map Exterior Housing Survey" (pink).

Reason(s) for not surveying these areas:

Housing less than 50 years old would not meet the Rehabilitation criteria per COAH Rules.

The New Jersey Department of Community Affairs (the Department) has devised this exterior housing survey as an alternative mechanism to present data to the Department to estimate the rehabilitation need in a municipality. The survey requires an exterior inspection to determine if a housing unit is substandard. The Department then uses Census data to estimate the number of substandard units occupied by low- or moderate-income households.

In developing the exterior survey, the Department has divided the exterior structure of a building into six components: (1) foundation; (2) weatherization; (3) roof and chimney; (4) eaves, soffits, gutters, leaders; (5) rails, steps, stairs, porch; and (6) fire escape. Weatherization, foundation and roof and chimney are considered major systems. 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. The remaining components are considered minor systems.

If one major system is determined to be in need of repair, the structure and all housing units within it are considered substandard. If two or more minor systems are determined to be in need of repair, the structure and all the units within the structure are considered substandard.

The survey can be conducted from the street, and, in most cases, there will be no need to step onto the property. A view of the front of the structure, its two sides (one side if it is semi-detached) and a portion of the roof should provide sufficient information to complete the survey. The person conducting the survey shall indicate on the survey form if a system is in need of repair. Tenure of Units should indicate whether the unit is an owner-occupied, rental or mixed-use unit.

The exterior housing survey shall be performed by individuals who are experienced in conducting building and/or housing inspections. Department staff will review all surveys in accordance with the Department's criteria and for accuracy of completeness and may at its discretion, request additional information.

The exterior survey report should yield an estimate of substandard units within the municipality. To estimate the number of substandard units occupied by low- and moderate-income households, the Commissioner will rely on Census information that is available from the Public Use Micro-Data Sample (PUMS). This data allows the Department to match household income to the Census information the Department uses to estimate the rehabilitation need. The PUMS data has been configured to Housing Regions to determine regional percentages used to calculate the rehabilitation share in each municipality by applying the "Low-Moderate Income Share" number found in Appendix B of N.J.A.C. 5:97.

As an example, let us assume that a municipality in Atlantic County conducts an exterior survey and finds 100 substandard units. The "Low-Moderate Income Share" for

Atlantic County is .715. Multiplying 100 by .715 would result in 72 low- or moderate-income households living in substandard housing units.

DEFINITIONS FOR EXTERIOR HOUSING

The following relates to structural components of a residential building. Refer to the attached diagram for component identification.

In need of repair – The condition of the component requires immediate maintenance, repair or replacement. Further deterioration may adversely affect other exterior and/or interior components.

Examples:

Foundation (major system) – The component needs re-pointing, replacement of some stones, brick or blocks or some rebuilding due to: loose, broken or missing bricks or block; missing mortar; excessive cracks in the masonry; deterioration of the masonry surface; parget pulling away; sinking; or being out-of-plumb.

Siding and Walls (major system)

Brick – The component needs repainting, spot replacement, reconstruction, etc. due to: sagging; bowing; being out-of-plumb; excessive cracks in the masonry; missing bricks or missing mortar.

Stucco – The component needs patching, spot replacement, or reconstruction and painting due to deteriorated surface, cracks, holes, water damage, or bowing.

Wood – The component needs patching, spot replacement, or reconstruction and painting due to sagging, bowing, being out-of-plumb, rot, water damage, loose boards, cracked or broken boards.

Siding – The component needs spot, area or total replacement due to broken or missing siding.

Weatherization - Windows and Doors and Related Trim (major system) – The component needs putty or new glass. Other indicators of a system in need of repair include: missing or broken trim; missing or broken sill; a frame or sash out of square; rotted wood; and/or inoperable windows.

Doors – Indicators of a system in need of repair include: broken glass; a frame out of square; missing or broken trims; interior grade doors being used as exterior doors; rotted wood.

Roof and Chimney (major system)

Roof – The component needs moderate scattered shingle replacement, area replacement or total replacement due to: sagging; exposed paper or sheathing; hole(s); curling of shingles; blistering of rolled roofing; cracked shingles; missing shingles; rusted metal roof; and/or leakage.

Chimney – The component needs partial or total reconstruction due to: sinking; being out-of-plumb; excessive cracks; loose, broken or missing bricks; missing mortar; deteriorated surface and/or lack of a flue.

Eaves, Soffits, Gutters, Leaders (minor system) – Indicators of a system in need of repair include: broken or hanging sections; holes, rot leakage and/or missing sections, significant deterioration; or animal infestation.

Handrails, Steps, Stairs, Porch (minor system) – The components need replacement of boards, risers, joists, rafters, and/or beams, etc. due to: sagging; broken or unsound supports; a sinking or structurally unsound foundation; broken, missing or rotted boards; missing or unsound railings or balusters; broken or missing trim; missing mortar in the masonry or the masonry being generally deteriorated; excessive cracks in the masonry; or worn steps.

Fire Escape (minor system) – The component needs significant physical repairs or replacement and/or is not fully operational.

* Excessive cracks can mean multiple cracks affecting structural integrity or a crack or cracks as wide as ¼ inch.

EXTERIOR HOUSING SURVEY

MAJOR SYSTEMS	MINOR SYSTEMS
One major system is required to indicate that the structure is in need of repair	Two minor systems are required to indicate that the structure is in need of repair

Street Address	Block/Lot	Num. of Dwelling Units	Tenure of Units i.e. owner occupied/ rental/ mixed occupancy	Year Built	Weatherization			Roof and Chimney	Eaves/Soffits/ Gutters/Leader	Rails/Stairs/ Steps/Porch	Fire Escape	Structure in Need of Repair (Mark "Yes" or "No")	If Yes, Provide Details
					Foundation	Siding and Walls	Windows and Doors						
108 OSBORNE STREET	83-3.02	1		1969								No	
15 EVERGREEN COURT	33-18	1		1967								No	
9 EVERGREEN COURT	33-20	1		1967								No	
401 RIDGEWOOD AVENUE	101-11	1		1966								No	
68 STONEHOUSE ROAD	119-12	1		1966								No	
26 RIDGEWOOD AVENUE	10-26	1		1965								No	
14 LORRAINE STREET	17-14	1		1965								No	
55 VICTOR AVENUE	20-34	1		1965								No	
43 VICTOR AVENUE	20-37	1		1965								No	
39 VICTOR AVENUE	20-38	1		1965								No	
35 VICTOR AVENUE	20-39	1		1965								No	
31 VICTOR AVENUE	20-40	1		1965								No	
27 VICTOR AVENUE	20-41	1		1965								No	
23 VICTOR AVENUE	20-42	1		1965								No	
15 VICTOR AVENUE	20-44	1		1965								No	
3 ASTOR PLACE	28-18	1		1965								No	
5 EVERGREEN COURT	33-21	1		1965								No	
150 RIDGEWOOD AVENUE	35-20	1		1965								No	
48 HILLSIDE AVENUE	40-27	1		1965								No	
33 HILLSIDE AVENUE	41-1.01	1		1965								No	
35 HILLSIDE AVENUE	41-1.02	1		1965								No	
176 MIDLAND AVENUE	43-14	1		1965								No	
4 WELLS COURT	43-32	1		1965								No	
8 WELLS COURT	43-33	1		1965								No	
12 WELLS COURT	43-34	1		1965								No	
60 CLINTON ROAD	104-14	1		1965								No	
80 STONEHOUSE ROAD	119-14	1		1965								No	
16 EVERGREEN COURT	33-16	1		1964								No	
73 SHERMAN AVENUE	99-12	1		1964								No	
408 RIDGEWOOD AVENUE	110-5	1		1964								No	
475 RIDGEWOOD AVENUE	121-22	1		1964								No	
46 HILLSIDE AVENUE	40-26	1		1963								No	
19 EVERGREEN COURT	33-17	1		1962								No	
11 EVERGREEN COURT	33-19	1		1962								No	
64 WINSOR PLACE	40-10	2		1962								No	
275 BALDWIN STREET	72-9	1		1962								No	

EXTERIOR HOUSING SURVEY

					MAJOR SYSTEMS				MINOR SYSTEMS				
					One major system is required to indicate that the structure is in need of repair				Two minor systems are required to indicate that the structure is in need of repair				
					Weatherization								
Street Address	Block/Lot	Num. of Dwelling Units	Tenure of Units i.e. owner occupied/ rental/ mixed occupancy	Year Built	Foundation	Siding and Walls	Windows and Doors	Roof and Chimney	Eaves/Soffits/ Gutters/Leader	Rails/Stairs/ Steps/Porch	Fire Escape	Structure in Need of Repair (Mark "Yes" or "No")	If Yes, Provide Details
405 RIDGEWOOD AVENUE	112-1	1		1962								No	
1 GLENFIELD ROAD	142-13	1		1961								No	
6 GLENFIELD ROAD	149-2	1		1961								No	
244 WATCHUNG AVENUE	149-3	1		1961								No	
7 ADAMS PLACE	28-15	1		1960								No	
10 EVERGREEN COURT	33-14	1		1960								No	
111 MIDLAND AVENUE	34-11	1		1960								No	
16 WELLS COURT	43-35	1		1960								No	
7 HILLSIDE AVENUE	43-36	1		1960								No	
15 WOODLAND AVENUE	55-9	1		1960								No	
325 RIDGEWOOD AVENUE	100-9	1		1960								No	
150 ESSEX AVENUE	105-19	1		1960								No	
463 RIDGEWOOD AVENUE	116-58	1		1960								No	
260 WATCHUNG AVENUE	142-5	1		1960								No	
142 CARTERET STREET	20-28	1		1959								No	
58 WINSOR PLACE	40-28	1		1959								No	
29 HILLSIDE AVENUE	43-28	1		1959								No	
254 WASHINGTON STREET	43-29	1		1959								No	
250 WASHINGTON STREET	43-30	1		1959								No	
246 WASHINGTON STREET	43-31	1		1959								No	
340 RIDGEWOOD AVENUE	95-5	1		1959								No	
163 SHERMAN AVENUE	95-31	1		1959								No	
382 FOREST AVENUE	145-17	1		1959								No	
8 ASTOR PLACE	22-20	1		1958								No	
213 SHERMAN AVENUE	95-21	1		1958								No	
205 SHERMAN AVENUE	95-22	1		1958								No	
421 RIDGEWOOD AVENUE	112-20	1		1958								No	
372 FOREST AVENUE	132-17	1		1958								No	
16 ASTOR PLACE	22-22	1		1957								No	
159 SHERMAN AVENUE	95-30	1		1957								No	
167 SHERMAN AVENUE	95-33	1		1957								No	
175 SHERMAN AVENUE	95-35	1		1957								No	
13 LAUREL PLACE	96-5	1		1957								No	
10 RIDLEY COURT	102-37	1		1957								No	
71 SUNSET AVENUE	132-19	1		1957								No	

EXTERIOR HOUSING SURVEY

Street Address	Block/ Lot	Num. of Dwelling Units	Tenure of Units i.e. owner occupied/ rental/ mixed occupancy	Year Built	MAJOR SYSTEMS <small>One major system is required to indicate that the structure is in need of repair</small>				MINOR SYSTEMS <small>Two minor systems are required to indicate that the structure is in need of repair</small>			Structure in Need of Repair (Mark "Yes" or "No")	If Yes, Provide Details
					Foundation	Weatherization		Roof and Chimney	Eaves/Soffits/ Gutters/Leader	Rails/Stairs/ Steps/Porch	Fire Escape		
						Siding and Walls	Windows and Doors						
595 RIDGEWOOD AVENUE	149-1	1		1957								No	
46 VICTOR AVENUE	8-1	1		1956								No	
42 VICTOR AVENUE	8-2	1		1956								No	
38 VICTOR AVENUE	8-3	1		1956								No	
20 ASTOR PLACE	22-9	1		1956								No	
12 ASTOR PLACE	22-21	1		1956								No	
1 ADAMS PLACE	28-12	1		1956								No	
40 WINSOR PLACE	41-27	1		1956								No	
21 HILLSIDE AVENUE	43-25	1		1956								No	
451 RIDGEWOOD AVENUE	116-56	1		1956								No	
484 RIDGEWOOD AVENUE	125-20	1		1956								No	
33 WILLOW STREET	10-5	1		1955								No	
270 LINDEN AVENUE	16-6	1		1955								No	
51 VICTOR AVENUE	20-35	1		1955								No	
51 ADAMS PLACE	22-19	1		1955								No	
11 ASTOR PLACE	28-1	1		1955								No	
106 MIDLAND AVENUE	28-8	1		1955								No	
102 MIDLAND AVENUE	28-11	1		1955								No	
5 ADAMS PLACE	28-14	1		1955								No	
9 ADAMS PLACE	28-16	1		1955								No	
11 ADAMS PLACE	28-17	1		1955								No	
23 HILLSIDE AVENUE	43-26	1		1955								No	
183 SHERMAN AVENUE	95-32	1		1955								No	
307 RIDGEWOOD AVENUE	100-1	1		1955								No	
50 FOREST AVENUE	100-13	1		1955								No	
146 ESSEX AVENUE	105-10	1		1955								No	
488 RIDGEWOOD AVENUE	125-5	1		1955								No	
18 VICTOR AVENUE	8-4	1		1954								No	
19 VICTOR AVENUE	20-43	1		1954								No	
9 SPENCER ROAD	33-33	1		1954								No	
40 FOREST AVENUE	100-14	1		1954								No	
419 RIDGEWOOD AVENUE	112-19	1		1954								No	
3 MITCHELL PLACE	124-3	1		1954								No	
90 RIDGEWOOD AVENUE	16-31	1		1953								No	
125 CLARK STREET	65-18	1		1953								No	

EXTERIOR HOUSING SURVEY

					MAJOR SYSTEMS				MINOR SYSTEMS				
					One major system is required to indicate that the structure is in need of repair				Two minor systems are required to indicate that the structure is in need of repair				
					Weatherization								
Street Address	Block/Lot	Num. of Dwelling Units	Tenure of Units i.e. owner occupied/ rental/ mixed occupancy	Year Built	Foundation	Siding and Walls	Windows and Doors	Roof and Chimney	Eaves/Soffits/ Gutters/Leader	Rails/Stairs/ Steps/Porch	Fire Escape	Structure in Need of Repair (Mark "Yes" or "No")	If Yes, Provide Details
93 SHERMAN AVENUE	94-19	1		1953								No	
55 CHESTNUT HILL PLACE	16-41	1		1952								No	
47 CHESTNUT HILL PLACE	16-43	1		1952								No	
39 CHESTNUT HILL PLACE	16-45	1		1952								No	
35 CHESTNUT HILL PLACE	16-46	1		1952								No	
128 CARTERET STREET	20-32	1		1952								No	
21 DOUGLAS ROAD	31-27	1		1952								No	
280 WASHINGTON STREET	44-20	1		1952								No	
50 STONEHOUSE ROAD	119-8	1		1952								No	
286 LINDEN AVENUE	16-8	1		1951								No	
2 CHESTNUT HILL PLACE	16-9	1		1951								No	
18 CHESTNUT HILL PLACE	16-13	1		1951								No	
22 CHESTNUT HILL PLACE	16-14	1		1951								No	
26 CHESTNUT HILL PLACE	16-15	1		1951								No	
30 CHESTNUT HILL PLACE	16-16	1		1951								No	
34 CHESTNUT HILL PLACE	16-17	1		1951								No	
38 CHESTNUT HILL PLACE	16-18	1		1951								No	
42 CHESTNUT HILL PLACE	16-19	1		1951								No	
46 CHESTNUT HILL PLACE	16-20	1		1951								No	
50 CHESTNUT HILL PLACE	16-21	1		1951								No	
54 CHESTNUT HILL PLACE	16-24	1		1951								No	
62 CHESTNUT HILL PLACE	16-26	1		1951								No	
66 CHESTNUT HILL PLACE	16-27	1		1951								No	
70 CHESTNUT HILL PLACE	16-28	1		1951								No	
58 CHESTNUT HILL PLACE	16-33	1		1951								No	
278 LINDEN AVENUE	16-35	1		1951								No	
63 CHESTNUT HILL PLACE	16-36	1		1951								No	
71 CHESTNUT HILL PLACE	16-38	1		1951								No	
59 CHESTNUT HILL PLACE	16-40	1		1951								No	
51 CHESTNUT HILL PLACE	16-42	1		1951								No	
43 CHESTNUT HILL PLACE	16-44	1		1951								No	
31 CHESTNUT HILL PLACE	16-47	1		1951								No	
13 REYNOLDS ROAD	16-48	1		1951								No	
9 REYNOLDS ROAD	16-49	1		1951								No	
5 REYNOLDS ROAD	16-50	1		1951								No	

EXTERIOR HOUSING SURVEY

Street Address	Block/ Lot	Num. of Dwelling Units	Tenure of Units i.e. owner occupied/ rental/ mixed occupancy	Year Built	MAJOR SYSTEMS				MINOR SYSTEMS			Structure in Need of Repair (Mark "Yes" or "No")	If Yes, Provide Details
					Foundation	Weatherization		Roof and Chimney	Eaves/Soffits/ Gutters/Leader	Rails/Stairs/ Steps/Porch	Fire Escape		
						Siding and Walls	Windows and Doors						
74 RIDGEWOOD AVENUE	16-51	1		1951								No	
14 REYNOLDS ROAD	16-52	1		1951								No	
10 REYNOLDS ROAD	16-53	1		1951								No	
6 REYNOLDS ROAD	16-54	1		1951								No	
68 RIDGEWOOD AVENUE	16-55	1		1951								No	
64 RIDGEWOOD AVENUE	16-56	1		1951								No	
60 RIDGEWOOD AVENUE	16-57	1		1951								No	
15 CHESTNUT HILL PLACE	16-59	1		1951								No	
11 CHESTNUT HILL PLACE	16-60	1		1951								No	
7 CHESTNUT HILL PLACE	16-61	1		1951								No	
3 CHESTNUT HILL PLACE	16-62	1		1951								No	
67 CHESTNUT HILL PLACE	16-63	1		1951								No	
41 OLD OAK ROAD	32-1	1		1951								No	
67 MIDLAND AVENUE	34-37	1		1951								No	
26 LAUREL PLACE	97-1	1		1951								No	
43 HATHAWAY PLACE	97-23	1		1951								No	
201 FOREST AVENUE	115-26	1		1951								No	
10 CHESTNUT HILL PLACE	16-11	1		1950								No	
14 CHESTNUT HILL PLACE	16-12	1		1950								No	
48 RIDGEWOOD AVENUE	16-22	1		1950								No	
118 CARTERET STREET	20-16	1		1950								No	
114 CARTERET STREET	20-18	1		1950								No	
53 ADAMS PLACE	22-18	1		1950								No	
114 MIDLAND AVENUE	28-6	1		1950								No	
110 MIDLAND AVENUE	28-7	1		1950								No	
3 ADAMS PLACE	28-13	1		1950								No	
7 ASTOR PLACE	28-19	1		1950								No	
134 RIDGEWOOD AVENUE	33-4	1		1950								No	
159 LINDEN AVENUE	43-22	1		1950								No	
155 LINDEN AVENUE	43-24	1		1950								No	
55 HIGHLAND AVENUE	75-6	1		1950								No	
265 RIDGEWOOD AVENUE	81-2	1		1950								No	
104 OSBORNE STREET	83-3.01	1		1950								No	
151 HIGHLAND AVENUE	96-2	1		1950								No	
28 CAMBRIDGE ROAD	111-12	1		1950								No	

EXTERIOR HOUSING SURVEY

					MAJOR SYSTEMS				MINOR SYSTEMS					
					One major system is required to indicate that the structure is in need of repair				Two minor systems are required to indicate that the structure is in need of repair					
					Weatherization									
Street Address	Block/Lot	Num. of Dwelling Units	Tenure of Units i.e. owner occupied/ rental/ mixed occupancy	Year Built	Foundation	Siding and Walls	Windows and Doors	Roof and Chimney	Eaves/Soffits/ Gutters/Leader	Rails/Stairs/ Steps/Porch	Fire Escape	Structure in Need of Repair (Mark "Yes" or "No")	If Yes, Provide Details	
434 RIDGEWOOD AVENUE	113-6	1		1950								No		
442 RIDGEWOOD AVENUE	114-16	1		1950								No		
56 STONEHOUSE ROAD	119-10	1		1950								No		
221 FOREST AVENUE	119-30	1		1950								No		
321 FOREST AVENUE	134-3	1		1950								No		
590 RIDGEWOOD AVENUE	140-1.01	1		1950								No		
5 GLENFIELD ROAD	142-14	1		1950								No		
560 RIDGEWOOD AVENUE	147-5	1		1950								No		
11 CROSS STREET	16-4	1		1949								No		
120 CARTERET STREET	20-17	1		1949								No		
144 CARTERET STREET	20-27	1		1949								No		
65 RIDGEWOOD AVENUE	13-8	1		1948								No		
97 WINSOR PLACE	69-1	1		1948								No		
282 FOREST AVENUE	133-13	1		1948								No		
581 RIDGEWOOD AVENUE	145-5	1		1948								No		
7 HAWTHORNE AVENUE	8-66	1		1947								No		
116 CARTERET STREET	20-4	1		1947								No		
11 MIDLAND AVENUE	27-7	1		1947								No		
15 MIDLAND AVENUE	27-8	1		1947								No		
260 LINDEN AVENUE	16-5	1		1946								No		
507 RIDGEWOOD AVENUE	133-34	1		1946								No		
28 RIDGEWOOD AVENUE	10-24	1		1945								No		
2 MIDLAND AVENUE	20-25	1		1945								No		
70 ADAMS PLACE	21-25	1		1945								No		
289 BALDWIN STREET	72-10	1		1945								No		
59 FOREST AVENUE	104-10	1		1945								No		
585 RIDGEWOOD AVENUE	145-7	1		1945								No		
32 GLEN PARK ROAD	9-26	1		1944								No		
36 GLEN PARK ROAD	9-27	1		1944								No		
24 LAUREL PLACE	97-24	1		1941								No		
75 GLEN RIDGE PARKWAY	122-1	1		1941								No		
98 SUNSET AVENUE	133-5	1		1941								No		
399 FOREST AVENUE	144-15	1		1941								No		
571 RIDGEWOOD AVENUE	145-1	1		1941								No		
392 FOREST AVENUE	145-14	1		1941								No		

EXTERIOR HOUSING SURVEY

Street Address	Block/ Lot	Num. of Dwelling Units	Tenure of Units i.e. owner occupied/ rental/ mixed occupancy	Year Built	MAJOR SYSTEMS				MINOR SYSTEMS			Structure in Need of Repair (Mark "Yes" or "No")	If Yes, Provide Details
					Foundation	Weatherization		Roof and Chimney	Eaves/Soffits/ Gutters/Leader	Rails/Stairs/ Steps/Porch	Fire Escape		
						Siding and Walls	Windows and Doors						
One major system is required to indicate that the structure is in need of repair					Two minor systems are required to indicate that the structure is in need of repair								
19 WILLOW STREET	10-1	1		1940								No	
32 RIDGEWOOD AVENUE	10-38	1		1940								No	
42 HAWTHORNE AVENUE	14-50	1		1940								No	
290 LINDEN AVENUE	16-7	1		1940								No	
136 CARTERET STREET	20-30	1		1940								No	
132 CARTERET STREET	20-31	1		1940								No	
126 CARTERET STREET	20-33	1		1940								No	
121 HAWTHORNE AVENUE	22-13	1		1940								No	
125 HAWTHORNE AVENUE	22-14	1		1940								No	
25 DOUGLAS ROAD	31-50	1		1940								No	
25 OLD OAK ROAD	32-20	1		1940								No	
178 HAWTHORNE AVENUE	45-18	1		1940								No	
189 SHERMAN AVENUE	95-34	1		1940								No	
450 RIDGEWOOD AVENUE	114-5	1		1940								No	
67 DODD STREET	117-3	1		1940								No	
529 RIDGEWOOD AVENUE	132-4	1		1940								No	
218 STONEHOUSE ROAD	134-5	1		1940								No	
575 RIDGEWOOD AVENUE	145-3	1		1940								No	
39 SOMMER AVENUE	9-11	1		1939								No	
24 GLEN PARK ROAD	9-23	1		1939								No	
28 GLEN PARK ROAD	9-24	1		1939								No	
3 CROSS PLACE	10-32	1		1939								No	
11 CROSS PLACE	10-36	1		1939								No	
220 LINDEN AVENUE	12-5	1		1939								No	
12 SOMMER AVENUE	14-35	1		1939								No	
16 SOMMER AVENUE	14-36	1		1939								No	
8 CROSS PLACE	15-13	1		1939								No	
22 WILLOW STREET	15-15	1		1939								No	
50 CHAPMAN PLACE	21-32	1		1939								No	
360 MAOLIS AVENUE	22-3	1		1939								No	
32 WINSOR PLACE	41-22	1		1939								No	
180 HAWTHORNE AVENUE	45-17	1		1939								No	
89 SHERMAN AVENUE	94-18	1		1939								No	
315 FOREST AVENUE	134-46	1		1939								No	
317 FOREST AVENUE	134-47	1		1939								No	

EXTERIOR HOUSING SURVEY

					MAJOR SYSTEMS				MINOR SYSTEMS				
					One major system is required to indicate that the structure is in need of repair				Two minor systems are required to indicate that the structure is in need of repair				
					Weatherization								
Street Address	Block/Lot	Num. of Dwelling Units	Tenure of Units i.e. owner occupied/ rental/ mixed occupancy	Year Built	Foundation	Siding and Walls	Windows and Doors	Roof and Chimney	Eaves/Soffits/ Gutters/Leader	Rails/Stairs/ Steps/Porch	Fire Escape	Structure in Need of Repair (Mark "Yes" or "No")	If Yes, Provide Details
39 RIDGEWOOD AVENUE	14-17	1		1938								No	
11 RIDGEWOOD AVENUE	14-29	1		1938								No	
9 RIDGEWOOD AVENUE	14-30	1		1938								No	
34 SOMMER AVENUE	14-42	1		1938								No	
20 WILLOW STREET	15-2	1		1938								No	
4 CROSS PLACE	15-12	1		1938								No	
12 CROSS PLACE	15-14	1		1938								No	
22 LORRAINE STREET	17-9	1		1938								No	
4 MIDLAND AVENUE	20-26	1		1938								No	
138 CARTERET STREET	20-29	1		1938								No	
214 FOREST AVENUE	112-18	1		1938								No	
210 STONEHOUSE ROAD	134-6	1		1938								No	
206 STONEHOUSE ROAD	134-37	1		1938								No	
11 VICTOR AVENUE	6-55	1		1937								No	
11 SOMMER AVENUE	9-3	1		1937								No	
15 SOMMER AVENUE	9-4	1		1937								No	
17 SOMMER AVENUE	9-5	1		1937								No	
21 SOMMER AVENUE	9-6	1		1937								No	
25 SOMMER AVENUE	9-7	1		1937								No	
31 SOMMER AVENUE	9-9	1		1937								No	
35 SOMMER AVENUE	9-10	1		1937								No	
38 HAWTHORNE AVENUE	9-13	1		1937								No	
40 SOMMER AVENUE	14-44	1		1937								No	
32 LORRAINE STREET	17-4	1		1937								No	
24 LORRAINE STREET	17-8	1		1937								No	
48 ADAMS PLACE	19-27	1		1937								No	
344 WASHINGTON STREET	33-24	1		1937								No	
147 HIGHLAND AVENUE	96-2.01	1		1937								No	
457 RIDGEWOOD AVENUE	116-57	1		1937								No	
528 RIDGEWOOD AVENUE	117-4	1		1937								No	
3 CAMBRIDGE ROAD	119-31	1		1937								No	
565 RIDGEWOOD AVENUE	132-16	1		1937								No	
390 FOREST AVENUE	145-13	1		1937								No	
5 VICTOR AVENUE	6-52	1		1936								No	
9 VICTOR AVENUE	6-53	1		1936								No	

EXTERIOR HOUSING SURVEY

					MAJOR SYSTEMS				MINOR SYSTEMS				
					One major system is required to indicate that the structure is in need of repair				Two minor systems are required to indicate that the structure is in need of repair				
					Weatherization								
Street Address	Block/Lot	Num. of Dwelling Units	Tenure of Units i.e. owner occupied/ rental/ mixed occupancy	Year Built	Foundation	Siding and Walls	Windows and Doors	Roof and Chimney	Eaves/Soffits/ Gutters/Leader	Rails/Stairs/ Steps/Porch	Fire Escape	Structure in Need of Repair (Mark "Yes" or "No")	If Yes, Provide Details
35 HAWTHORNE AVENUE	8-58	1		1936								No	
25 HAWTHORNE AVENUE	8-60	1		1936								No	
17 HAWTHORNE AVENUE	8-62	1		1936								No	
9 HAWTHORNE AVENUE	8-65	1		1936								No	
45 SOMMER AVENUE	9-12	1		1936								No	
34 HAWTHORNE AVENUE	9-14	1		1936								No	
30 HAWTHORNE AVENUE	9-15	1		1936								No	
28 HAWTHORNE AVENUE	9-16	1		1936								No	
22 HAWTHORNE AVENUE	9-17	1		1936								No	
18 HAWTHORNE AVENUE	9-18	1		1936								No	
14 HAWTHORNE AVENUE	9-20	1		1936								No	
10 HAWTHORNE AVENUE	9-21	1		1936								No	
6 HAWTHORNE AVENUE	9-22	1		1936								No	
20 SOMMER AVENUE	14-38	1		1936								No	
24 SOMMER AVENUE	14-39	1		1936								No	
36 SOMMER AVENUE	14-43	1		1936								No	
52 SOMMER AVENUE	14-47	1		1936								No	
54 SOMMER AVENUE	14-48	1		1936								No	
56 SOMMER AVENUE	14-49	1		1936								No	
79 WILLOW STREET	16-23	1		1936								No	
18 LORRAINE STREET	17-11	1		1936								No	
12 LORRAINE STREET	17-21	1		1936								No	
21 LORRAINE STREET	18-4	1		1936								No	
40 CHAPMAN PLACE	21-3	1		1936								No	
68 WINSOR PLACE	40-25	1		1936								No	
199 SHERMAN AVENUE	95-23	1		1936								No	
195 SHERMAN AVENUE	95-24	1		1936								No	
495 RIDGEWOOD AVENUE	121-3	1		1936								No	
493 RIDGEWOOD AVENUE	121-4	1		1936								No	
479 RIDGEWOOD AVENUE	121-23	1		1936								No	
476 RIDGEWOOD AVENUE	124-11	1		1936								No	
292 FOREST AVENUE	133-40	1		1936								No	
566 RIDGEWOOD AVENUE	141-5	1		1936								No	
101 YANTECAW AVENUE	145-8	1		1936								No	
14 RIDGEWOOD AVENUE	10-31	1		1935								No	

EXTERIOR HOUSING SURVEY

					MAJOR SYSTEMS				MINOR SYSTEMS					
					One major system is required to indicate that the structure is in need of repair				Two minor systems are required to indicate that the structure is in need of repair					
					Weatherization									
Street Address	Block/Lot	Num. of Dwelling Units	Tenure of Units i.e. owner occupied/ rental/ mixed occupancy	Year Built	Foundation	Siding and Walls	Windows and Doors	Roof and Chimney	Eaves/Soffits/ Gutters/Leader	Rails/Stairs/ Steps/Porch	Fire Escape	Structure in Need of Repair (Mark "Yes" or "No")	If Yes, Provide Details	
52 RIDGEWOOD AVENUE	16-39	1		1935								No		
26 MIDLAND AVENUE	20-11	1		1935								No		
117 HAWTHORNE AVENUE	22-11	1		1935								No		
23 HAMILTON ROAD	35-8	1		1935								No		
69 WINSOR PLACE	69-13.01	1		1935								No		
266 FOREST AVENUE	121-5	1		1935								No		
275 FOREST AVENUE	122-25	1		1935								No		
288 FOREST AVENUE	133-37	1		1935								No		
325 FOREST AVENUE	134-41	1		1935								No		
10 VICTOR AVENUE	8-56	1		1934								No		
8 VICTOR AVENUE	8-57	1		1934								No		
13 LORRAINE STREET	18-22	1		1934								No		
22 MADISON STREET	18-40	1		1934								No		
44 CHAPMAN PLACE	21-2	1		1934								No		
191 MIDLAND AVENUE	42-10	1		1934								No		
29 HILLCREST ROAD	56-10	1		1934								No		
274 RIDGEWOOD AVENUE	78-18	1		1934								No		
443 RIDGEWOOD AVENUE	116-1	1		1934								No		
480 RIDGEWOOD AVENUE	125-4	1		1934								No		
378 FOREST AVENUE	145-9	1		1934								No		
29 HAWTHORNE AVENUE	8-59	1		1933								No		
21 HAWTHORNE AVENUE	8-61	1		1933								No		
29 LORRAINE STREET	18-15	1		1933								No		
279 LINDEN AVENUE	33-12	1		1933								No		
25 HIGHLAND AVENUE	75-1.01	1		1933								No		
59 DODD STREET	117-5	1		1933								No		
202 STONEHOUSE ROAD	134-2	1		1933								No		
214 STONEHOUSE ROAD	134-4	1		1933								No		
27 SOMMER AVENUE	9-8	1		1932								No		
26 WILLOW STREET	11-2	1		1932								No		
70 WILLOW STREET	11-16	1		1932								No		
63 RIDGEWOOD AVENUE	13-7	1		1932								No		
30 SOMMER AVENUE	14-41	1		1932								No		
42 SOMMER AVENUE	14-45	1		1932								No		
10 RIDGEWOOD AVENUE	15-11	1		1932								No		

EXTERIOR HOUSING SURVEY

					MAJOR SYSTEMS				MINOR SYSTEMS				
					One major system is required to indicate that the structure is in need of repair				Two minor systems are required to indicate that the structure is in need of repair				
					Weatherization								
Street Address	Block/Lot	Num. of Dwelling Units	Tenure of Units i.e. owner occupied/ rental/ mixed occupancy	Year Built	Foundation	Siding and Walls	Windows and Doors	Roof and Chimney	Eaves/Soffits/ Gutters/Leader	Rails/Stairs/ Steps/Porch	Fire Escape	Structure in Need of Repair (Mark "Yes" or "No")	If Yes, Provide Details
38 MADISON STREET	18-2	1		1932								No	
27 LORRAINE STREET	18-16	1		1932								No	
19 LORRAINE STREET	18-20	1		1932								No	
17 LORRAINE STREET	18-21	1		1932								No	
7 LORRAINE STREET	18-24	1		1932								No	
9 LORRAINE STREET	18-25	1		1932								No	
21 MADISON STREET	19-6	1		1932								No	
74 MIDLAND AVENUE	19-19	1		1932								No	
85 MIDLAND AVENUE	34-6	1		1932								No	
53 HIGH STREET	86-25	1		1932								No	
49 FOREST AVENUE	104-9	1		1932								No	
411 RIDGEWOOD AVENUE	112-13	1		1932								No	
116 STONEHOUSE ROAD	122-46	1		1932								No	
87 SUNSET AVENUE	132-11	1		1932								No	
83 SUNSET AVENUE	132-13	1		1932								No	
380 FOREST AVENUE	145-10	1		1932								No	
33 LORRAINE STREET	18-14	1		1931								No	
23 LORRAINE STREET	18-18	1		1931								No	
57 MIDLAND AVENUE	26-29	1		1931								No	
26 OLD OAK ROAD	35-26	1		1931								No	
486 RIDGEWOOD AVENUE	125-21	1		1931								No	
58 DODD STREET	131-13	1		1931								No	
509 RIDGEWOOD AVENUE	133-28	1		1931								No	
320 FOREST AVENUE	133-41	1		1931								No	
27 BURNETT STREET	144-1	1		1931								No	
35 BURNETT STREET	144-17	1		1931								No	
29 WILLOW STREET	10-4	1		1930								No	
67 WILLOW STREET	10-16.03	1		1930								No	
30 RIDGEWOOD AVENUE	10-22	1		1930								No	
18 RIDGEWOOD AVENUE	10-29.02	1		1930								No	
16 RIDGEWOOD AVENUE	10-30	1		1930								No	
43 RIDGEWOOD AVENUE	13-1	1		1930								No	
164 CARTERET STREET	14-3.01	1		1930		X						Yes	Siding in Need of Repair
17 RIDGEWOOD AVENUE	14-26	1		1930								No	
48 SOMMER AVENUE	14-46	1		1930								No	

EXTERIOR HOUSING SURVEY

					MAJOR SYSTEMS				MINOR SYSTEMS					
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					Weatherization									
Street Address	Block/Lot	Num. of Dwelling Units	Tenure of Units i.e. owner occupied/ rental/ mixed occupancy	Year Built	Foundation	Siding and Walls	Windows and Doors	Roof and Chimney	Eaves/Soffits/ Gutters/Leader	Rails/Stairs/ Steps/Porch	Fire Escape	Structure in Need of Repair (Mark "Yes" or "No")	If Yes, Provide Details	
2 BROOKLAWN ROAD	15-3	1		1930								No		
16 CROSS PLACE	15-4	1		1930								No		
636 THOMAS BLVD	15-5	3		1930								No		
78 RIDGEWOOD AVENUE	16-29	2		1930								No		
34 LORRAINE STREET	17-3	1		1930								No		
30 LORRAINE STREET	17-5	1		1930								No		
26 LORRAINE STREET	17-7	1		1930								No		
20 LORRAINE STREET	17-10	1		1930								No		
54 MIDLAND AVENUE	17-13.05	1		1930								No		
97 CARTERET STREET	17-15.02	1		1930								No		
103 CARTERET STREET	17-15.04	1		1930								No		
8 LORRAINE STREET	17-23	1		1930								No		
25 LORRAINE STREET	18-17	1		1930								No		
26 MADISON STREET	18-39	1		1930								No		
20 MADISON STREET	18-43	1		1930								No		
18 MADISON STREET	18-44	1		1930								No		
14 MADISON STREET	18-46	1		1930								No		
12 MADISON STREET	18-47	1		1930								No		
42 ADAMS PLACE	19-3.02	1		1930								No		
2 ADAMS PLACE	19-5.03	1		1930								No		
6 ADAMS PLACE	19-5.04	1		1930								No		
8 ADAMS PLACE	19-5.05	1		1930								No		
80 MIDLAND AVENUE	19-5.06	1		1930								No		
46 ADAMS PLACE	19-7	1		1930								No		
78 MIDLAND AVENUE	19-21	1		1930								No		
1 MADISON STREET	19-31	1		1930								No		
31 MADISON STREET	19-36	1		1930								No		
109 HAWTHORNE AVENUE	21-20	1		1930								No		
54 CHAPMAN PLACE	21-31	1		1930								No		
32 CHAPMAN PLACE	21-35	1		1930								No		
18 SPENCER ROAD	25-19	1		1930								No		
2 SPENCER ROAD	25-21	1		1930								No		
53 MIDLAND AVENUE	26-27	1		1930								No		
312 MAOLIS AVENUE	28-3	1		1930								No		
322 MAOLIS AVENUE	28-3.03	1		1930								No		

EXTERIOR HOUSING SURVEY

					MAJOR SYSTEMS				MINOR SYSTEMS				
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					Weatherization								
Street Address	Block/Lot	Num. of Dwelling Units	Tenure of Units i.e. owner occupied/ rental/ mixed occupancy	Year Built	Foundation	Siding and Walls	Windows and Doors	Roof and Chimney	Eaves/Soffits/ Gutters/Leader	Rails/Stairs/ Steps/Porch	Fire Escape	Structure in Need of Repair (Mark "Yes" or "No")	If Yes, Provide Details
306 MAOLIS AVENUE	28-9	1		1930								No	
308 MAOLIS AVENUE	28-10	1		1930								No	
5 SPENCER ROAD	33-1	1		1930								No	
89 MIDLAND AVENUE	34-4	1		1930								No	
289 WASHINGTON STREET	40-17	1		1930								No	
26 CLARK STREET	63-16	1		1930								No	
7 HIGHLAND AVENUE	76-16	1		1930								No	
320 RIDGEWOOD AVENUE	94-13	1		1930								No	
176 FOREST AVENUE	101-17.01	1		1930								No	
204 FOREST AVENUE	112-9	1		1930								No	
218 FOREST AVENUE	112-25	1		1930								No	
4 CAMBRIDGE ROAD	115-4	1		1930								No	
74 STONEHOUSE ROAD	119-13	1		1930								No	
90 STONEHOUSE ROAD	119-62	1		1930								No	
102 STONEHOUSE ROAD	122-74	1		1930								No	
11 ARDSLEY ROAD	123-3	1		1930								No	
7 ARDSLEY ROAD	123-5	1		1930								No	
5 ARDSLEY ROAD	123-6	1		1930								No	
2 MITCHELL PLACE	123-8	1		1930								No	
6 MITCHELL PLACE	123-10	1		1930								No	
10 MITCHELL PLACE	123-12	1		1930								No	
12 MITCHELL PLACE	123-13	1		1930								No	
16 COLUMBUS AVENUE	123-16	1		1930								No	
14 COLUMBUS AVENUE	123-17	1		1930								No	
456 RIDGEWOOD AVENUE	124-1	1		1930								No	
466 RIDGEWOOD AVENUE	124-12	1		1930								No	
472 RIDGEWOOD AVENUE	124-13	1		1930								No	
460 RIDGEWOOD AVENUE	124-14	1		1930								No	
19 COLUMBUS AVENUE	125-1	1		1930								No	
17 COLUMBUS AVENUE	125-2	1		1930								No	
11 COLUMBUS AVENUE	125-3	1		1930								No	
15 COLUMBUS AVENUE	125-13	1		1930								No	
13 COLUMBUS AVENUE	125-17	1		1930								No	
482 RIDGEWOOD AVENUE	125-19	1		1930								No	
42 STEPHEN STREET	130-3	1		1930								No	

EXTERIOR HOUSING SURVEY

Street Address	Block/ Lot	Num. of Dwelli ng Units	Tenure of Units i.e. owner occupied/ rental/ mixed occupancy	Year Built	MAJOR SYSTEMS				MINOR SYSTEMS			Structure in Need of Repair (Mark "Yes" or "No")	If Yes, Provide Details
					Foundation	Weatherization		Roof and Chimney	Eaves/Soffits/ Gutters/Leader	Rails/Stairs/ Steps/Porch	Fire Escape		
						Siding and Walls	Windows and Doors						
546 RIDGEWOOD AVENUE	130-4	1		1930								No	
53 GRAY STREET	130-6	1		1930								No	
554 RIDGEWOOD AVENUE	130-7	1		1930								No	
550 RIDGEWOOD AVENUE	130-9	1		1930								No	
542 RIDGEWOOD AVENUE	131-4	1		1930								No	
62 DODD STREET	131-12	1		1930								No	
79 SUNSET AVENUE	132-15	1		1930								No	
67 SUNSET AVENUE	132-23	1		1930								No	
65 SUNSET AVENUE	132-25	1		1930								No	
70 GLEN RIDGE PARKWAY	133-14	1		1930								No	
517 RIDGEWOOD AVENUE	133-30	1		1930								No	
511 RIDGEWOOD AVENUE	133-33	1		1930								No	
314 FOREST AVENUE	133-46	1		1930								No	
34 BURNETT STREET	139-2	1		1930								No	
26 BURNETT STREET	139-20	1		1930								No	
564 RIDGEWOOD AVENUE	141-3	1		1930								No	
568 RIDGEWOOD AVENUE	141-4	1		1930								No	
36 PRESCOTT AVENUE	143-3	1		1930								No	
579 RIDGEWOOD AVENUE	145-4	1		1930								No	
583 RIDGEWOOD AVENUE	145-6	1		1930								No	
40 WILLOW STREET	11-8	1		1929								No	
42 WILLOW STREET	11-9	1		1929								No	
47 RIDGEWOOD AVENUE	13-2	1		1929								No	
45 RIDGEWOOD AVENUE	13-10	1		1929								No	
64 HAWTHORNE AVENUE	13-15	1		1929								No	
104 HAWTHORNE AVENUE	13-17	1		1929								No	
56 HAWTHORNE AVENUE	13-19	1		1929								No	
165 CARTERET STREET	13-21	1		1929								No	
161 CARTERET STREET	13-23	1		1929								No	
92 HAWTHORNE AVENUE	13-24	1		1929								No	
72 HAWTHORNE AVENUE	13-25	1		1929								No	
80 HAWTHORNE AVENUE	13-26	1		1929								No	
84 HAWTHORNE AVENUE	13-28	1		1929								No	
60 HAWTHORNE AVENUE	13-29	1		1929								No	
76 HAWTHORNE AVENUE	13-31	1		1929								No	

EXTERIOR HOUSING SURVEY

					MAJOR SYSTEMS				MINOR SYSTEMS					
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					Weatherization									
Street Address	Block/Lot	Num. of Dwelling Units	Tenure of Units i.e. owner occupied/ rental/ mixed occupancy	Year Built	Foundation	Siding and Walls	Windows and Doors	Roof and Chimney	Eaves/Soffits/ Gutters/Leader	Rails/Stairs/ Steps/Porch	Fire Escape	Structure in Need of Repair (Mark "Yes" or "No")	If Yes, Provide Details	
116 HAWTHORNE AVENUE	13-33	1		1929								No		
8 SOMMER AVENUE	14-1	1		1929								No		
29 RIDGEWOOD AVENUE	14-2	1		1929								No		
37 RIDGEWOOD AVENUE	14-2.01	1		1929								No		
27 RIDGEWOOD AVENUE	14-21	1		1929								No		
25 RIDGEWOOD AVENUE	14-22	1		1929								No		
23 RIDGEWOOD AVENUE	14-23	1		1929								No		
21 RIDGEWOOD AVENUE	14-24	1		1929								No		
19 RIDGEWOOD AVENUE	14-25	1		1929								No		
15 RIDGEWOOD AVENUE	14-27	1		1929								No		
13 RIDGEWOOD AVENUE	14-28	1		1929								No		
15 LORRAINE STREET	18-12	1		1929								No		
24 MADISON STREET	18-26	1		1929								No		
25 MADISON STREET	19-1	1		1929								No		
15 MADISON STREET	19-5	1		1929								No		
14 ADAMS PLACE	19-44	1		1929								No		
77 HAWTHORNE AVENUE	21-12	1		1929								No		
85 HAWTHORNE AVENUE	21-13	1		1929								No		
91 HAWTHORNE AVENUE	21-14	1		1929								No		
145 CARTERET STREET	21-18	1		1929								No		
36 CHAPMAN PLACE	21-34	1		1929								No		
348 WASHINGTON STREET	25-15	1		1929								No		
352 WASHINGTON STREET	25-16	1		1929								No		
354 WASHINGTON STREET	25-17	1		1929								No		
7 MIDLAND AVENUE	27-5	1		1929								No		
19 MIDLAND AVENUE	27-10	1		1929								No		
326 MAOLIS AVENUE	28-3.02	1		1929								No		
330 MAOLIS AVENUE	28-3.04	1		1929								No		
97 MIDLAND AVENUE	34-1	1		1929								No		
93 MIDLAND AVENUE	34-2	1		1929								No		
204 MIDLAND AVENUE	43-9.04	1		1929								No		
9 WINSOR PLACE	59-18	1		1929								No		
15 SNOWDEN PLACE	61-2	1		1929								No		
80 HILLSIDE AVENUE	66-19	1		1929								No		
26 CLINTON ROAD	104-23	1		1929								No		

EXTERIOR HOUSING SURVEY

					MAJOR SYSTEMS				MINOR SYSTEMS				
					One major system is required to indicate that the structure is in need of repair				Two minor systems are required to indicate that the structure is in need of repair				
					Weatherization								
Street Address	Block/Lot	Num. of Dwelling Units	Tenure of Units i.e. owner occupied/ rental/ mixed occupancy	Year Built	Foundation	Siding and Walls	Windows and Doors	Roof and Chimney	Eaves/Soffits/ Gutters/Leader	Rails/Stairs/ Steps/Porch	Fire Escape	Structure in Need of Repair (Mark "Yes" or "No")	If Yes, Provide Details
208 FOREST AVENUE	112-8	1		1929								No	
216 FOREST AVENUE	112-24	1		1929								No	
21 CAMBRIDGE ROAD	113-2	1		1929								No	
2 ARDSLEY ROAD	114-15	1		1929								No	
205 FOREST AVENUE	115-27	1		1929								No	
224 FOREST AVENUE	116-43	1		1929								No	
226 FOREST AVENUE	116-44	1		1929								No	
524 RIDGEWOOD AVENUE	117-6	1		1929								No	
10 FERNCLIFF TERRACE	117-27	1		1929								No	
40 STANFORD PLACE	118-13	1		1929								No	
514 RIDGEWOOD AVENUE	118-19	1		1929								No	
239 FOREST AVENUE	119-38	1		1929								No	
483 RIDGEWOOD AVENUE	121-1	1		1929								No	
485 RIDGEWOOD AVENUE	121-2	1		1929								No	
258 FOREST AVENUE	121-13	1		1929								No	
270 FOREST AVENUE	121-17	1		1929								No	
274 FOREST AVENUE	121-19	1		1929								No	
481 RIDGEWOOD AVENUE	121-24	1		1929								No	
267 FOREST AVENUE	122-29	1		1929								No	
106 STONEHOUSE ROAD	122-44	1		1929								No	
7 MITCHELL PLACE	124-4	1		1929								No	
9 MITCHELL PLACE	124-5	1		1929								No	
490 RIDGEWOOD AVENUE	125-6	1		1929								No	
5 COLUMBUS AVENUE	125-14	1		1929								No	
7 COLUMBUS AVENUE	125-15	1		1929								No	
9 COLUMBUS AVENUE	125-16	1		1929								No	
66 DODD STREET	131-2	1		1929								No	
538 RIDGEWOOD AVENUE	131-3	1		1929								No	
41 STEPHEN STREET	131-5	1		1929								No	
39 STEPHEN STREET	131-6	1		1929								No	
536 RIDGEWOOD AVENUE	131-8	1		1929								No	
519 RIDGEWOOD AVENUE	133-31	1		1929								No	
304 FOREST AVENUE	133-39	1		1929								No	
306 FOREST AVENUE	133-44	1		1929								No	
310 FOREST AVENUE	133-45	1		1929								No	

EXTERIOR HOUSING SURVEY

					MAJOR SYSTEMS				MINOR SYSTEMS				
					One major system is required to indicate that the structure is in need of repair				Two minor systems are required to indicate that the structure is in need of repair				
					Weatherization								
Street Address	Block/Lot	Num. of Dwelling Units	Tenure of Units i.e. owner occupied/ rental/ mixed occupancy	Year Built	Foundation	Siding and Walls	Windows and Doors	Roof and Chimney	Eaves/Soffits/ Gutters/Leader	Rails/Stairs/ Steps/Porch	Fire Escape	Structure in Need of Repair (Mark "Yes" or "No")	If Yes, Provide Details
20 BURNETT STREET	139-1	1		1929								No	
30 BURNETT STREET	139-5	1		1929								No	
580 RIDGEWOOD AVENUE	143-2	1		1929								No	
33 BURNETT STREET	144-7	1		1929								No	
396 FOREST AVENUE	145-16	1		1929								No	
572 RIDGEWOOD AVENUE	148-1	1		1929								No	
27 WILLOW STREET	10-3	1		1928								No	
45 WILLOW STREET	10-10	1		1928								No	
47 WILLOW STREET	10-11	1		1928								No	
46 WILLOW STREET	11-11	1		1928								No	
112 HAWTHORNE AVENUE	13-16	1		1928								No	
100 HAWTHORNE AVENUE	13-18	1		1928								No	
102 HAWTHORNE AVENUE	13-30	1		1928								No	
33 RIDGEWOOD AVENUE	14-18	1		1928								No	
31 RIDGEWOOD AVENUE	14-19	1		1928								No	
28 LORRAINE STREET	17-6	1		1928								No	
99 CARTERET STREET	17-15	1		1928								No	
36 MADISON STREET	18-1	1		1928								No	
34 MADISON STREET	18-5	1		1928								No	
16 MADISON STREET	18-11	1		1928								No	
11 LORRAINE STREET	18-32	1		1928								No	
4 ADAMS PLACE	19-5.02	1		1928								No	
33 MADISON STREET	19-22	1		1928								No	
23 MADISON STREET	19-28	1		1928								No	
17 MADISON STREET	19-29	1		1928								No	
11 MADISON STREET	19-30	1		1928								No	
18 ADAMS PLACE	19-33	1		1928								No	
37 MADISON STREET	19-34	1		1928								No	
35 MADISON STREET	19-35	1		1928								No	
29 MADISON STREET	19-37	1		1928								No	
64 ADAMS PLACE	21-4.01	1		1928								No	
147 CARTERET STREET	21-10	1		1928								No	
69 HAWTHORNE AVENUE	21-17	1		1928								No	
65 HAWTHORNE AVENUE	21-19	1		1928								No	
63 HAWTHORNE AVENUE	21-23	1		1928								No	

EXTERIOR HOUSING SURVEY

					MAJOR SYSTEMS				MINOR SYSTEMS					
					One major system is required to indicate that the structure is in need of repair				Two minor systems are required to indicate that the structure is in need of repair					
					Weatherization									
Street Address	Block/Lot	Num. of Dwelling Units	Tenure of Units i.e. owner occupied/ rental/ mixed occupancy	Year Built	Foundation	Siding and Walls	Windows and Doors	Roof and Chimney	Eaves/Soffits/ Gutters/Leader	Rails/Stairs/ Steps/Porch	Fire Escape	Structure in Need of Repair (Mark "Yes" or "No")	If Yes, Provide Details	
61 HAWTHORNE AVENUE	21-24	1		1928								No		
59 ADAMS PLACE	22-10	1		1928								No		
55 ADAMS PLACE	22-17	1		1928								No		
14 SPENCER ROAD	25-11	1		1928								No		
26 SPENCER ROAD	25-12	1		1928								No		
22 SPENCER ROAD	25-13	1		1928								No		
30 SPENCER ROAD	25-18	1		1928								No		
9 ALDEN ROAD	25-26	1		1928								No		
55 MIDLAND AVENUE	26-28	1		1928								No		
17 ASTOR PLACE	28-2	1		1928								No		
21 ASTOR PLACE	28-2.01	1		1928								No		
130 RIDGEWOOD AVENUE	33-9	1		1928								No		
33 SPENCER ROAD	33-37	1		1928								No		
326 WASHINGTON STREET	33-39	1		1928								No		
81 MIDLAND AVENUE	34-7	1		1928								No		
21 COOLIDGE AVENUE	34-33	1		1928								No		
221 LINDEN AVENUE	45-16	1		1928								No		
103 CLARK STREET	65-19	1		1928								No		
86 HILLSIDE AVENUE	66-11	1		1928								No		
5 BAY STREET	90-2	2		1928		X	X	X				Yes	Siding in Need of Repair, Windowns Broken, Unsafe Front Porch, Roof in Poor Condition	
349 RIDGEWOOD AVENUE	101-3	1		1928								No		
5 RIDLEY COURT	102-46	1		1928								No		
24 CAMBRIDGE ROAD	111-11	1		1928								No		
202 FOREST AVENUE	112-23	1		1928								No		
215 FOREST AVENUE	115-3	1		1928								No		
63 DODD STREET	117-2	1		1928								No		
518 RIDGEWOOD AVENUE	117-30	1		1928								No		
13 FERNCLIFF TERRACE	118-20	1		1928								No		
247 FOREST AVENUE	119-40	1		1928								No		
268 FOREST AVENUE	121-16	1		1928								No		
276 FOREST AVENUE	121-20	1		1928								No		
281 FOREST AVENUE	122-22	1		1928								No		
120 STONEHOUSE ROAD	122-40	1		1928								No		
122 STONEHOUSE ROAD	122-41	1		1928								No		
124 STONEHOUSE ROAD	122-43	1		1928								No		

EXTERIOR HOUSING SURVEY

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					Weatherization								
Street Address	Block/Lot	Num. of Dwelling Units	Tenure of Units i.e. owner occupied/ rental/ mixed occupancy	Year Built	Foundation	Siding and Walls	Windows and Doors	Roof and Chimney	Eaves/Soffits/ Gutters/Leader	Rails/Stairs/ Steps/Porch	Fire Escape	Structure in Need of Repair (Mark "Yes" or "No")	If Yes, Provide Details
132 STONEHOUSE ROAD	122-45	1		1928								No	
17 MITCHELL PLACE	124-8	1		1928								No	
46 GLEN RIDGE PARKWAY	127-24	1		1928								No	
69 SUNSET AVENUE	132-21	1		1928								No	
95 SUNSET AVENUE	132-26	1		1928								No	
501 RIDGEWOOD AVENUE	133-7	1		1928								No	
515 RIDGEWOOD AVENUE	133-32	1		1928								No	
298 FOREST AVENUE	133-43	1		1928								No	
379 FOREST AVENUE	139-11	1		1928								No	
22 BURNETT STREET	139-21	1		1928								No	
58 HARVARD STREET	141-2	1		1928								No	
395 FOREST AVENUE	144-10	1		1928								No	
391 FOREST AVENUE	144-13	1		1928								No	
393 FOREST AVENUE	144-14	1		1928								No	
401 FOREST AVENUE	144-16	1		1928								No	
32 CLAIRIDGE COURT	148-4	1		1928								No	
11 HAWTHORNE AVENUE	8-63	1		1927								No	
41 WILLOW STREET	10-8	1		1927								No	
43 WILLOW STREET	10-9	1		1927								No	
68 HAWTHORNE AVENUE	13-27	1		1927								No	
170 CARTERET STREET	14-14	1		1927								No	
35 RIDGEWOOD AVENUE	14-16	1		1927								No	
172 CARTERET STREET	14-34	1		1927								No	
10 LORRAINE STREET	17-22	1		1927								No	
13 MADISON STREET	19-41	1		1927								No	
19 MADISON STREET	19-42	1		1927								No	
153 CARTERET STREET	21-7	1		1927								No	
48 CHAPMAN PLACE	21-33	1		1927								No	
57 ADAMS PLACE	22-10.02	1		1927								No	
61 ADAMS PLACE	22-16	1		1927								No	
200 LINDEN AVENUE	23-6.02	1		1927								No	
327 MAOLIS AVENUE	23-26	1		1927								No	
11 ALDEN ROAD	25-25	1		1927								No	
7 ALDEN ROAD	25-27	1		1927								No	
1 SPENCER ROAD	33-2	1		1927								No	

EXTERIOR HOUSING SURVEY

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					Weatherization								
Street Address	Block/Lot	Num. of Dwelling Units	Tenure of Units i.e. owner occupied/ rental/ mixed occupancy	Year Built	Foundation	Siding and Walls	Windows and Doors	Roof and Chimney	Eaves/Soffits/ Gutters/Leader	Rails/Stairs/ Steps/Porch	Fire Escape	Structure in Need of Repair (Mark "Yes" or "No")	If Yes, Provide Details
107 MIDLAND AVENUE	34-10.01	1		1927								No	
23 COOLIDGE AVENUE	34-34	1		1927								No	
171 HAWTHORNE AVENUE	44-2	1		1927								No	
30 HILLCREST ROAD	57-8	1		1927								No	
194 THOMAS STREET	67-17	1		1927								No	
56 HILLSIDE AVENUE	69-12.03	1		1927								No	
112 OSBORNE STREET	83-2.01	1		1927								No	
5 CLINTON ROAD	84-1.01	1		1927								No	
272 BAY AVENUE	95-16	1		1927								No	
39 HATHAWAY PLACE	97-1.01	1		1927								No	
81 SHERMAN AVENUE	99-10	1		1927								No	
60 FOREST AVENUE	100-10.03	1		1927								No	
112 FOREST AVENUE	101-26	1		1927								No	
163 FOREST AVENUE	102-36	1		1927								No	
7 RIDLEY COURT	102-47	1		1927								No	
5 OUTLOOK PLACE	105-11	1		1927								No	
148 ESSEX AVENUE	105-20	1		1927								No	
285 BAY AVENUE	106-42	1		1927								No	
3 ROSWELL TERRACE	107-44	1		1927								No	
5 ROSWELL TERRACE	107-45	1		1927								No	
11 ROSWELL TERRACE	107-48	1		1927								No	
66 OXFORD STREET	108-20	1		1927								No	
18 CAMBRIDGE ROAD	111-9	1		1927								No	
250 FOREST AVENUE	116-8.01	1		1927								No	
238 FOREST AVENUE	116-49	1		1927								No	
242 FOREST AVENUE	116-51	1		1927								No	
12 FERNCLIFF TERRACE	117-28	1		1927								No	
235 FOREST AVENUE	119-36	1		1927								No	
261 FOREST AVENUE	122-6	1		1927								No	
265 FOREST AVENUE	122-30	1		1927								No	
15 MITCHELL PLACE	124-7	1		1927								No	
43 STANFORD PLACE	127-6.01	1		1927								No	
502 RIDGEWOOD AVENUE	127-6.05	1		1927								No	
41 STANFORD PLACE	127-7	1		1927								No	
37 STANFORD PLACE	127-9	1		1927								No	

EXTERIOR HOUSING SURVEY

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					Weatherization									
Street Address	Block/Lot	Num. of Dwelling Units	Tenure of Units i.e. owner occupied/ rental/ mixed occupancy	Year Built	Foundation	Siding and Walls	Windows and Doors	Roof and Chimney	Eaves/Soffits/ Gutters/Leader	Rails/Stairs/ Steps/Porch	Fire Escape	Structure in Need of Repair (Mark "Yes" or "No")	If Yes, Provide Details	
42 GLEN RIDGE PARKWAY	127-10.01	1		1927								No		
497 RIDGEWOOD AVENUE	133-6	1		1927								No		
503 RIDGEWOOD AVENUE	133-29	1		1927								No		
505 RIDGEWOOD AVENUE	133-29.01	1		1927								No		
70 SUNSET AVENUE	134-21	1		1927								No		
16 OAKWOOD AVENUE	144-2	1		1927								No		
36 OAKWOOD AVENUE	144-6	1		1927								No		
29 BURNETT STREET	144-12	1		1927								No		
386 FOREST AVENUE	145-11	1		1927								No		
55 HARVARD STREET	147-4	1		1927								No		
62 WILLOW STREET	11-15	1		1926								No		
150 HAWTHORNE AVENUE	12-8	1		1926								No		
30 MADISON STREET	18-3.01	1		1926								No		
31 LORRAINE STREET	18-23	1		1926								No		
28 MADISON STREET	18-38	1		1926								No		
72 ADAMS PLACE	21-4	1		1926								No		
68 ADAMS PLACE	21-26	1		1926								No		
60 ADAMS PLACE	21-27	1		1926								No		
60 CHAPMAN PLACE	21-29	1		1926								No		
56 CHAPMAN PLACE	21-30	1		1926								No		
63 ADAMS PLACE	22-10.01	1		1926								No		
147 HAWTHORNE AVENUE	23-2	1		1926								No		
49 MIDLAND AVENUE	26-25	1		1926								No		
51 MIDLAND AVENUE	26-26	1		1926								No		
18 COOLIDGE AVENUE	26-32	1		1926								No		
96 BRIGHTON AVENUE	29-21	1		1926								No		
28 LINCOLN STREET	32-14	1		1926								No		
126 RIDGEWOOD AVENUE	33-4.01	1		1926								No		
101 MIDLAND AVENUE	34-19	1		1926								No		
155 RIDGEWOOD AVENUE	40-5	1		1926								No		
73 WOODLAND AVENUE	52-6	1		1926								No		
87 DOUGLAS ROAD	56-12.02	1		1926								No		
85 DOUGLAS ROAD	56-13	1		1926								No		
961 BLOOMFIELD AVENUE	70-32	1		1926								No		
1 MEAD TERRACE	73-2	1		1926								No		

EXTERIOR HOUSING SURVEY

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					Weatherization									
Street Address	Block/Lot	Num. of Dwelling Units	Tenure of Units i.e. owner occupied/ rental/ mixed occupancy	Year Built	Foundation	Siding and Walls	Windows and Doors	Roof and Chimney	Eaves/Soffits/ Gutters/Leader	Rails/Stairs/ Steps/Porch	Fire Escape	Structure in Need of Repair (Mark "Yes" or "No")	If Yes, Provide Details	
553 BELLEVILLE AVENUE	75-1.03	2		1926								No		
905 BLOOMFIELD AVENUE	76-15	1		1926								No		
400 RIDGEWOOD AVENUE	95-15	1		1926								No		
104 FOREST AVENUE	101-27	1		1926								No		
8 RIDLEY COURT	102-49	1		1926								No		
152 ESSEX AVENUE	105-9	1		1926								No		
168 BAY AVENUE	105-9.02	1		1926								No		
142 ESSEX AVENUE	105-11.02	1		1926								No		
172 BAY AVENUE	105-18	1		1926								No		
2 ROSWELL TERRACE	106-27	1		1926								No		
4 ROSWELL TERRACE	106-32	1		1926								No		
289 BAY AVENUE	106-40	1		1926								No		
287 BAY AVENUE	106-41	1		1926								No		
92 OXFORD STREET	110-1.02	1		1926								No		
428 RIDGEWOOD AVENUE	111-6.01	1		1926								No		
20 CAMBRIDGE ROAD	111-10	1		1926								No		
429 RIDGEWOOD AVENUE	112-6	1		1926								No		
213 FOREST AVENUE	115-17	1		1926								No		
209 FOREST AVENUE	115-28	1		1926								No		
246 FOREST AVENUE	116-10	1		1926								No		
236 FOREST AVENUE	116-48	1		1926								No		
8 FERNCLIFF TERRACE	117-26	1		1926								No		
504 RIDGEWOOD AVENUE	118-16	1		1926								No		
7 FERNCLIFF TERRACE	118-23	1		1926								No		
229 FOREST AVENUE	119-34	1		1926								No		
260 FOREST AVENUE	121-7	1		1926								No		
263 FOREST AVENUE	122-31	1		1926								No		
4 MITCHELL PLACE	123-9	1		1926								No		
47 GLEN RIDGE PARKWAY	125-7	1		1926								No		
45 GLEN RIDGE PARKWAY	125-8	1		1926								No		
41 GLEN RIDGE PARKWAY	125-10	1		1926								No		
39 STANFORD PLACE	127-8	1		1926								No		
44 GLEN RIDGE PARKWAY	127-21	1		1926								No		
594 RIDGEWOOD AVENUE	140-8	1		1926								No		
592 RIDGEWOOD AVENUE	140-9	1		1926								No		

EXTERIOR HOUSING SURVEY

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					Weatherization								
Street Address	Block/Lot	Num. of Dwelling Units	Tenure of Units i.e. owner occupied/ rental/ mixed occupancy	Year Built	Foundation	Siding and Walls	Windows and Doors	Roof and Chimney	Eaves/Soffits/ Gutters/Leader	Rails/Stairs/ Steps/Porch	Fire Escape	Structure in Need of Repair (Mark "Yes" or "No")	If Yes, Provide Details
254 WATCHUNG AVENUE	142-7	1		1926								No	
24 OAKWOOD AVENUE	144-3	1		1926								No	
8 OAKWOOD AVENUE	144-9	1		1926								No	
397 FOREST AVENUE	144-11	1		1926								No	
31 OAKWOOD AVENUE	146-1.03	1		1926								No	
30 CLAIRIDGE COURT	148-3	1		1926								No	
156 CARTERET STREET	6-10	1		1925								No	
148 CARTERET STREET	6-13	1		1925								No	
44 RIDGEWOOD AVENUE	10-33	1		1925								No	
36 WILLOW STREET	11-6	1		1925								No	
44 WILLOW STREET	11-10	1		1925								No	
48 WILLOW STREET	11-12	1		1925								No	
78 WILLOW STREET	11-20	1		1925								No	
83 RIDGEWOOD AVENUE	13-12	1		1925								No	
96 HAWTHORNE AVENUE	13-24.01	1		1925								No	
634 THOMAS BLVD	15-6	3		1925								No	
52 MIDLAND AVENUE	17-13.02	1		1925								No	
48 MIDLAND AVENUE	17-13.04	1		1925								No	
101 CARTERET STREET	17-15.05	1		1925								No	
16 LORRAINE STREET	17-19	1		1925								No	
68 MIDLAND AVENUE	18-6	1		1925								No	
66 MIDLAND AVENUE	18-7	1		1925								No	
64 MIDLAND AVENUE	18-8	1		1925								No	
60 MIDLAND AVENUE	18-10	1		1925								No	
35 LORRAINE STREET	18-13	1		1925								No	
110 CARTERET STREET	20-6	1		1925								No	
20 MIDLAND AVENUE	20-7	1		1925					X			No	
16 MIDLAND AVENUE	20-7.01	1		1925								No	
28 MIDLAND AVENUE	20-12	1		1925								No	
30 MIDLAND AVENUE	20-13	1		1925								No	
32 MIDLAND AVENUE	20-14	1		1925								No	
93 HAWTHORNE AVENUE	21-15	1		1925								No	
101 HAWTHORNE AVENUE	21-16	1		1925								No	
105 HAWTHORNE AVENUE	21-21	1		1925								No	
338 MAOLIS AVENUE	22-8	1		1925								No	

EXTERIOR HOUSING SURVEY

					MAJOR SYSTEMS				MINOR SYSTEMS					
					One major system is required to indicate that the structure is in need of repair				Two minor systems are required to indicate that the structure is in need of repair					
					Weatherization									
Street Address	Block/Lot	Num. of Dwelling Units	Tenure of Units i.e. owner occupied/ rental/ mixed occupancy	Year Built	Foundation	Siding and Walls	Windows and Doors	Roof and Chimney	Eaves/Soffits/ Gutters/Leader	Rails/Stairs/ Steps/Porch	Fire Escape	Structure in Need of Repair (Mark "Yes" or "No")	If Yes, Provide Details	
133 HAWTHORNE AVENUE	22-15	1		1925								No		
321 MAOLIS AVENUE	23-24	1		1925								No		
335 MAOLIS AVENUE	23-29	1		1925								No		
349 MAOLIS AVENUE	23-32.01	1		1925								No		
9 MIDLAND AVENUE	27-6	1		1925								No		
23 MIDLAND AVENUE	27-11	1		1925								No		
45 MIDLAND AVENUE	29-19	1		1925								No		
9 DOUGLAS ROAD	31-4	1		1925								No		
336 WASHINGTON STREET	33-2.01	1		1925								No		
21 SPENCER ROAD	33-35	1		1925								No		
63 MIDLAND AVENUE	34-35	1		1925								No		
271 WASHINGTON STREET	40-21	1		1925								No		
231 WASHINGTON STREET	41-21.01	1		1925								No		
167 MIDLAND AVENUE	42-2	1		1925								No		
173 MIDLAND AVENUE	42-3	1		1925								No		
195 MIDLAND AVENUE	42-9	1		1925								No		
9 HILLSIDE AVENUE	43-2	1		1925								No		
15 HILLSIDE AVENUE	43-5	1		1925								No		
192 MIDLAND AVENUE	43-10	1		1925								No		
147 LINDEN AVENUE	43-20	1		1925								No		
304 WASHINGTON STREET	45-7	1		1925								No		
9 MARSTON PLACE	51-9	1		1925								No		
33 WOODLAND AVENUE	55-3	1		1925								No		
83 DOUGLAS ROAD	56-12.03	1		1925								No		
28 CLARK STREET	63-10	1		1925								No		
5 MEAD TERRACE	73-3	1		1925								No		
551 BELLEVILLE AVENUE	75-19	2		1925								No		
1 CLINTON ROAD	84-17	1		1925								No		
45 HIGH STREET	86-4	1		1925								No		
47 HIGH STREET	86-22	1		1925								No		
112 SHERMAN AVENUE	93-15	1		1925		X			X			Yes	Siding & Eaves in Need of Repair	
225 BALDWIN STREET	96-15	1		1925								No		
188 FOREST AVENUE	101-17.02	1		1925								No		
134 FOREST AVENUE	101-19.02	1		1925								No		
100 ESSEX AVENUE	102-25	1		1925								No		

EXTERIOR HOUSING SURVEY

					MAJOR SYSTEMS				MINOR SYSTEMS				
					One major system is required to indicate that the structure is in need of repair				Two minor systems are required to indicate that the structure is in need of repair				
					Weatherization								
Street Address	Block/Lot	Num. of Dwelling Units	Tenure of Units i.e. owner occupied/ rental/ mixed occupancy	Year Built	Foundation	Siding and Walls	Windows and Doors	Roof and Chimney	Eaves/Soffits/ Gutters/Leader	Rails/Stairs/ Steps/Porch	Fire Escape	Structure in Need of Repair (Mark "Yes" or "No")	If Yes, Provide Details
128 ESSEX AVENUE	102-35	1		1925								No	
29 CLINTON ROAD	103-4.01	1		1925								No	
37 CLINTON ROAD	103-5	1		1925								No	
41 CLINTON ROAD	103-7	1		1925								No	
49 CLINTON ROAD	103-8	1		1925								No	
88 ESSEX AVENUE	103-13	1		1925								No	
86 ESSEX AVENUE	103-14	1		1925								No	
82 ESSEX AVENUE	103-16	1		1925								No	
78 ESSEX AVENUE	103-17	1		1925						X		No	
76 ESSEX AVENUE	103-18	1		1925								No	
74 ESSEX AVENUE	103-19	1		1925								No	
70 ESSEX AVENUE	103-21	1		1925								No	
68 ESSEX AVENUE	103-22	1		1925								No	
66 ESSEX AVENUE	103-23	2		1925								No	
67 OSBORNE STREET	103-27	1		1925								No	
69 OSBORNE STREET	103-27.01	1		1925								No	
50 CLINTON ROAD	104-16	1		1925								No	
38 CLINTON ROAD	104-18	1		1925								No	
36 CLINTON ROAD	104-19	1		1925								No	
144 ESSEX AVENUE	105-11.01	1		1925								No	
174 BAY AVENUE	105-17	1		1925								No	
15 ROSWELL TERRACE	107-29	1		1925								No	
12 INNESS PLACE	107-30	1		1925								No	
14 INNESS PLACE	107-31	1		1925								No	
3 INNESS PLACE	108-21.03	1		1925								No	
9 INNESS PLACE	108-28	1		1925								No	
281 BAY AVENUE	110-10.02	1		1925			X	X	X			Yes	Windows and Roof in Need of Repair, Soffits in Poor Condition
239 SHERMAN AVENUE	110-24.02	1		1925								No	
409 RIDGEWOOD AVENUE	112-5	1		1925								No	
206 FOREST AVENUE	112-10	1		1925								No	
212 FOREST AVENUE	112-16	1		1925								No	
438 RIDGEWOOD AVENUE	113-8	1		1925								No	
6 TUXEDO ROAD	113-16	1		1925								No	
11 TUXEDO ROAD	114-2	1		1925								No	
6 ARDSLEY ROAD	114-13	1		1925								No	

EXTERIOR HOUSING SURVEY

Street Address	Block/ Lot	Num. of Dwelli ng Units	Tenure of Units i.e. owner occupied/ rental/ mixed occupancy	Year Built	MAJOR SYSTEMS				MINOR SYSTEMS			Structure in Need of Repair (Mark "Yes" or "No")	If Yes, Provide Details
					Foundation	Weatherization		Roof and Chimney	Eaves/Soffits/ Gutters/Leader	Rails/Stairs/ Steps/Porch	Fire Escape		
						Siding and Walls	Windows and Doors						
4 ARDSLEY ROAD	114-14	1		1925								No	
2 CAMBRIDGE ROAD	115-1	1		1925								No	
211 FOREST AVENUE	115-14	1		1925								No	
232 FOREST AVENUE	116-46	1		1925								No	
42 STANFORD PLACE	118-14	1		1925								No	
44 STANFORD PLACE	118-15	1		1925								No	
510 RIDGEWOOD AVENUE	118-18	1		1925								No	
233 FOREST AVENUE	119-35	1		1925								No	
92 STONEHOUSE ROAD	119-61	1		1925								No	
94 STONEHOUSE ROAD	119-63	1		1925								No	
273 FOREST AVENUE	122-26	1		1925								No	
1 ARDSLEY ROAD	124-2	1		1925								No	
43 GLEN RIDGE PARKWAY	125-9	1		1925								No	
39 GLEN RIDGE PARKWAY	125-11	1		1925								No	
40 GLEN RIDGE PARKWAY	127-9.01	1		1925								No	
37 STEPHEN STREET	131-7	1		1925								No	
98 YANTECAW AVENUE	132-8	1		1925								No	
106 YANTECAW AVENUE	132-18	1		1925								No	
284 FOREST AVENUE	133-12	1		1925								No	
294 FOREST AVENUE	133-42	1		1925								No	
258 WATCHUNG AVENUE	142-4	1		1925								No	
584 RIDGEWOOD AVENUE	143-1	1		1925								No	
28 OAKWOOD AVENUE	144-4	1		1925								No	
32 OAKWOOD AVENUE	144-5	1		1925								No	
23 OAKWOOD AVENUE	146-1.01	1		1925								No	
27 OAKWOOD AVENUE	146-3	1		1925								No	
35 OAKWOOD AVENUE	146-4	1		1925								No	
558 RIDGEWOOD AVENUE	147-1	1		1925								No	
53 HARVARD STREET	147-3	1		1925								No	
578 RIDGEWOOD AVENUE	148-2	1		1925								No	
150 CARTERET STREET	6-15	1		1924								No	
65 WILLOW STREET	10-16.02	1		1924								No	
101 RIDGEWOOD AVENUE	12-4	1		1924								No	
146 HAWTHORNE AVENUE	12-10	1		1924								No	
167 CARTERET STREET	13-20	1		1924								No	

EXTERIOR HOUSING SURVEY

Street Address	Block/ Lot	Num. of Dwelli ng Units	Tenure of Units i.e. owner occupied/ rental/ mixed occupancy	Year Built	MAJOR SYSTEMS One major system is required to indicate that the structure is in need of repair				MINOR SYSTEMS Two minor systems are required to indicate that the structure is in need of repair			Structure in Need of Repair (Mark "Yes" or "No")	If Yes, Provide Details
					Foundation	Weatherization		Roof and Chimney	Eaves/Soffits/ Gutters/Leader	Rails/Stairs/ Steps/Porch	Fire Escape		
						Siding and Walls	Windows and Doors						
163 CARTERET STREET	13-22	1		1924							No		
169 CARTERET STREET	13-34	1		1924							No		
46 MIDLAND AVENUE	17-13.03	1		1924							No		
27 MADISON STREET	19-4.01	1		1924							No		
76 MIDLAND AVENUE	19-20	1		1924							No		
57 HAWTHORNE AVENUE	21-3.02	1		1924							No		
73 HAWTHORNE AVENUE	21-3.05	1		1924							No		
75 HAWTHORNE AVENUE	21-11	1		1924							No		
348 MAOLIS AVENUE	22-5	1		1924							No		
65 ADAMS PLACE	22-12	1		1924							No		
95 BRIGHTON AVENUE	26-24	1		1924							No		
88 CARTERET STREET	27-21	1		1924							No		
151 RIDGEWOOD AVENUE	40-4	1		1924							No		
164 HAWTHORNE AVENUE	45-13	1		1924							No		
217 LINDEN AVENUE	45-19	1		1924							No		
70 WOODLAND AVENUE	51-2	1		1924							No		
65 WOODLAND AVENUE	52-6.01	1		1924							No		
34 HILLCREST ROAD	57-7	1		1924							No		
62 CLARK STREET	67-8	1		1924							No		
200 THOMAS STREET	67-14	1		1924							No		
76 GLEN RIDGE AVENUE	70-24.02	1		1924							No		
20 HATHAWAY PLACE	92-6	1		1924							No		
190 SHERMAN AVENUE	92-13	1		1924							No		
335 RIDGEWOOD AVENUE	100-10.02	1		1924							No		
140 FOREST AVENUE	101-19.01	1		1924							No		
133 FOREST AVENUE	102-10.02	1		1924							No		
1 RIDLEY COURT	102-44	1		1924							No		
3 RIDLEY COURT	102-45	1		1924							No		
6 INNESS PLACE	107-22	1		1924							No		
8 INNESS PLACE	107-22.03	1		1924							No		
10 INNESS PLACE	107-26	1		1924							No		
13 ROSWELL TERRACE	107-49	1		1924							No		
80 OXFORD STREET	108-16	1		1924							No		
76 OXFORD STREET	108-17	1		1924							No		
7 INNESS PLACE	108-21.01	1		1924							No		

EXTERIOR HOUSING SURVEY

					MAJOR SYSTEMS				MINOR SYSTEMS				
					One major system is required to indicate that the structure is in need of repair				Two minor systems are required to indicate that the structure is in need of repair				
					Weatherization								
Street Address	Block/Lot	Num. of Dwelling Units	Tenure of Units i.e. owner occupied/ rental/ mixed occupancy	Year Built	Foundation	Siding and Walls	Windows and Doors	Roof and Chimney	Eaves/Soffits/ Gutters/Leader	Rails/Stairs/ Steps/Porch	Fire Escape	Structure in Need of Repair (Mark "Yes" or "No")	If Yes, Provide Details
86 OXFORD STREET	110-25	1		1924								No	
14 CAMBRIDGE ROAD	111-8	1		1924								No	
27 CAMBRIDGE ROAD	113-11	1		1924								No	
2 TUXEDO ROAD	113-18	1		1924								No	
1 TUXEDO ROAD	114-8	1		1924								No	
8 MITCHELL PLACE	123-11	1		1924								No	
20 COLUMBUS AVENUE	123-14	1		1924								No	
18 COLUMBUS AVENUE	123-15	1		1924								No	
40 STEPHEN STREET	130-2	1		1924								No	
90 YANTECAW AVENUE	132-7	1		1924								No	
96 YANTECAW AVENUE	132-7.01	1		1924								No	
100 YANTECAW AVENUE	132-9	1		1924								No	
385 FOREST AVENUE	139-4	1		1924								No	
83 YANTECAW AVENUE	139-8	1		1924								No	
93 YANTECAW AVENUE	139-12	1		1924								No	
91 YANTECAW AVENUE	139-13	1		1924								No	
87 YANTECAW AVENUE	139-15	1		1924								No	
85 YANTECAW AVENUE	139-16	1		1924								No	
25 WILLOW STREET	10-3.01	1		1923								No	
46 RIDGEWOOD AVENUE	10-34	1		1923								No	
72 WILLOW STREET	11-17	1		1923								No	
214 LINDEN AVENUE	12-6.03	1		1923								No	
55 RIDGEWOOD AVENUE	13-4	1		1923								No	
10 ADAMS PLACE	19-5.01	1		1923								No	
159 CARTERET STREET	21-5	1		1923								No	
151 CARTERET STREET	21-8	1		1923								No	
149 CARTERET STREET	21-9	1		1923								No	
317 MAOLIS AVENUE	23-22	1		1923								No	
319 MAOLIS AVENUE	23-23	1		1923								No	
22 COOLIDGE AVENUE	26-31	1		1923								No	
85 CARTERET STREET	29-6	1		1923								No	
92 BRIGHTON AVENUE	29-22	1		1923								No	
340 WASHINGTON STREET	33-2.02	1		1923								No	
73 MIDLAND AVENUE	34-5	1		1923								No	
105 MIDLAND AVENUE	34-8	1		1923								No	

EXTERIOR HOUSING SURVEY

Street Address	Block/ Lot	Num. of Dwelling Units	Tenure of Units i.e. owner occupied/ rental/ mixed occupancy	Year Built	MAJOR SYSTEMS				MINOR SYSTEMS			Structure in Need of Repair (Mark "Yes" or "No")	If Yes, Provide Details
					Foundation	Weatherization		Roof and Chimney	Eaves/Soffits/ Gutters/Leader	Rails/Stairs/ Steps/Porch	Fire Escape		
						Siding and Walls	Windows and Doors						
One major system is required to indicate that the structure is in need of repair					Two minor systems are required to indicate that the structure is in need of repair								
77 MIDLAND AVENUE	34-9	1		1923								No	
103 MIDLAND AVENUE	34-20	1		1923								No	
33 HILLCREST ROAD	56-12.04	1		1923								No	
7 MEAD TERRACE	73-4	1		1923								No	
49 HIGH STREET	86-23	1		1923								No	
22 EDGEWOOD ROAD	88-28	1		1923								No	
18 EDGEWOOD ROAD	88-29	2		1923								No	
17 HATHAWAY PLACE	97-4	1		1923								No	
68 FOREST AVENUE	100-10.05	1		1923								No	
68 CLINTON ROAD	104-24	1		1923								No	
4 INNESS PLACE	107-22.01	1		1923								No	
2 INNESS PLACE	107-22.02	1		1923								No	
5 INNESS PLACE	108-21.02	1		1923								No	
1 INNESS PLACE	108-21.04	1		1923								No	
88 OXFORD STREET	110-1.01	1		1923								No	
79 OXFORD STREET	111-1.01	1		1923								No	
210 FOREST AVENUE	112-11	1		1923								No	
17 CAMBRIDGE ROAD	113-3	1		1923								No	
436 RIDGEWOOD AVENUE	113-7	1		1923								No	
9 TUXEDO ROAD	114-3	1		1923								No	
14 ARDSLEY ROAD	114-9	1		1923								No	
12 ARDSLEY ROAD	114-10	1		1923								No	
10 ARDSLEY ROAD	114-11	1		1923								No	
8 ARDSLEY ROAD	114-12	1		1923								No	
36 STANFORD PLACE	118-11	1		1923								No	
506 RIDGEWOOD AVENUE	118-17	1		1923								No	
245 FOREST AVENUE	119-39	1		1923								No	
130 STONEHOUSE ROAD	122-37	1		1923								No	
9 ARDSLEY ROAD	123-4	1		1923								No	
12 OAKWOOD AVENUE	144-1.01	1		1923								No	
20 OAKWOOD AVENUE	144-8	1		1923								No	
166 CARTERET STREET	14-6	1		1922								No	
168 CARTERET STREET	14-8	1		1922								No	
44 MIDLAND AVENUE	17-15.03	1		1922								No	
34 MIDLAND AVENUE	20-15	1		1922								No	

EXTERIOR HOUSING SURVEY

					MAJOR SYSTEMS				MINOR SYSTEMS					
					One major system is required to indicate that the structure is in need of repair				Two minor systems are required to indicate that the structure is in need of repair					
					Weatherization									
Street Address	Block/Lot	Num. of Dwelling Units	Tenure of Units i.e. owner occupied/ rental/ mixed occupancy	Year Built	Foundation	Siding and Walls	Windows and Doors	Roof and Chimney	Eaves/Soffits/ Gutters/Leader	Rails/Stairs/ Steps/Porch	Fire Escape	Structure in Need of Repair (Mark "Yes" or "No")	If Yes, Provide Details	
155 CARTERET STREET	21-6	1		1922								No		
145 HAWTHORNE AVENUE	23-1	1		1922								No		
59 MIDLAND AVENUE	26-30	1		1922								No		
25 MIDLAND AVENUE	27-12	1		1922								No		
91 CARTERET STREET	29-2	1		1922								No		
196 MIDLAND AVENUE	43-9.03	1		1922								No		
174 HAWTHORNE AVENUE	45-15	1		1922								No		
89 DOUGLAS ROAD	56-12.05	1		1922								No		
20 SUMMIT STREET	57-9	1		1922								No		
132 HILLSIDE AVENUE	60-1.01	1		1922								No		
134 HILLSIDE AVENUE	60-1.02	1		1922								No		
26 APPLETON ROAD	67-28	1		1922								No		
955 BLOOMFIELD AVENUE	70-4	1		1922								No		
957 BLOOMFIELD AVENUE	70-4.01	1		1922								No		
21 ARGYLE STREET	74-13	1		1922								No		
60 BENSON STREET	85-4	2		1922								No		
68 BENSON STREET	85-6	1		1922								No		
72 BENSON STREET	85-7	1		1922								No		
10 HATHAWAY PLACE	92-8	1		1922								No		
2 HATHAWAY PLACE	92-11	1		1922								No		
194 SHERMAN AVENUE	92-14	1		1922								No		
106 SHERMAN AVENUE	93-6	1		1922								No		
108 SHERMAN AVENUE	93-13	1		1922								No		
110 SHERMAN AVENUE	93-14	1		1922								No		
64 FOREST AVENUE	100-10.04	1		1922								No		
34 FOREST AVENUE	100-12	1		1922								No		
190 FOREST AVENUE	101-16	1		1922								No		
130 ESSEX AVENUE	102-38	1		1922								No		
132 ESSEX AVENUE	102-39	1		1922								No		
134 ESSEX AVENUE	102-40	1		1922								No		
136 ESSEX AVENUE	102-41	1		1922								No		
138 ESSEX AVENUE	102-42	1		1922								No		
28 OUTLOOK PLACE	102-43	1		1922								No		
430 RIDGEWOOD AVENUE	111-6.03	1		1922								No		
12 CAMBRIDGE ROAD	111-7	1		1922								No		

EXTERIOR HOUSING SURVEY

					MAJOR SYSTEMS				MINOR SYSTEMS				
					One major system is required to indicate that the structure is in need of repair				Two minor systems are required to indicate that the structure is in need of repair				
					Weatherization								
Street Address	Block/Lot	Num. of Dwelling Units	Tenure of Units i.e. owner occupied/ rental/ mixed occupancy	Year Built	Foundation	Siding and Walls	Windows and Doors	Roof and Chimney	Eaves/Soffits/ Gutters/Leader	Rails/Stairs/ Steps/Porch	Fire Escape	Structure in Need of Repair (Mark "Yes" or "No")	If Yes, Provide Details
16 TUXEDO ROAD	113-10	1		1922								No	
14 TUXEDO ROAD	113-12	1		1922								No	
12 TUXEDO ROAD	113-13	1		1922								No	
8 TUXEDO ROAD	113-15	1		1922								No	
4 TUXEDO ROAD	113-17	1		1922								No	
7 TUXEDO ROAD	114-4	1		1922								No	
5 TUXEDO ROAD	114-6	1		1922								No	
3 TUXEDO ROAD	114-7	1		1922								No	
473 RIDGEWOOD AVENUE	116-4	1		1922								No	
48 GLEN RIDGE PARKWAY	127-25.01	1		1922								No	
51 RIDGEWOOD AVENUE	13-3	1		1921								No	
108 HAWTHORNE AVENUE	13-17.01	1		1921								No	
162 CARTERET STREET	14-3.02	1		1921								No	
304 MAOLIS AVENUE	28-4.01	1		1921								No	
43 HAMILTON ROAD	32-10	1		1921								No	
22 WINSOR PLACE	41-6	1		1921								No	
127 LINDEN AVENUE	42-1.04	1		1921								No	
131 LINDEN AVENUE	42-1.05	1		1921								No	
208 WASHINGTON STREET	42-8.01	1		1921								No	
9 MEAD TERRACE	73-5	1		1921								No	
525 BELLEVILLE AVENUE	78-8	2		1921								No	
51 BENSON STREET	84-12	1		1921								No	
14 HATHAWAY PLACE	92-7	1		1921								No	
6 HATHAWAY PLACE	92-10	1		1921								No	
143 SHERMAN AVENUE	95-25.01	1		1921								No	
22 LAUREL PLACE	97-21	1		1921								No	
20 LAUREL PLACE	97-22	1		1921								No	
154 FOREST AVENUE	101-19.03	1		1921								No	
137 FOREST AVENUE	102-10.04	1		1921								No	
126 ESSEX AVENUE	102-12	1		1921								No	
124 ESSEX AVENUE	102-13	1		1921								No	
279 BAY AVENUE	110-10.01	1		1921								No	
63 OXFORD STREET	111-1	1		1921								No	
73 OXFORD STREET	111-1.02	1		1921								No	
67 OXFORD STREET	111-1.03	1		1921								No	

EXTERIOR HOUSING SURVEY

Street Address	Block/ Lot	Num. of Dwelling Units	Tenure of Units i.e. owner occupied/ rental/ mixed occupancy	Year Built	MAJOR SYSTEMS				MINOR SYSTEMS			Structure in Need of Repair (Mark "Yes" or "No")	If Yes, Provide Details
					Foundation	Weatherization		Roof and Chimney	Eaves/Soffits/ Gutters/Leader	Rails/Stairs/ Steps/Porch	Fire Escape		
						Siding and Walls	Windows and Doors						
25 CAMBRIDGE ROAD	113-1	1		1921							No		
13 CAMBRIDGE ROAD	113-4	1		1921							No		
15 TUXEDO ROAD	114-1	1		1921							No		
158 CARTERET STREET	6-9	1		1920							No		
154 CARTERET STREET	6-11	1		1920							No		
152 CARTERET STREET	6-11.01	1		1920							No		
41 HAWTHORNE AVENUE	6-51	1		1920							No		
39 WILLOW STREET	10-7	1		1920							No		
51 WILLOW STREET	10-12	1		1920							No		
61 WILLOW STREET	10-15	1		1920							No		
63 WILLOW STREET	10-16.01	1		1920							No		
36 RIDGEWOOD AVENUE	10-20	1		1920							No		
21 WILLOW STREET	10-23	1		1920							No		
7 CROSS PLACE	10-35	1		1920							No		
15 CROSS PLACE	10-37	1		1920							No		
34 WILLOW STREET	11-5	1		1920							No		
54 WILLOW STREET	11-14	1		1920							No		
74 WILLOW STREET	11-18	1		1920							No		
76 WILLOW STREET	11-19	1		1920							No		
93 RIDGEWOOD AVENUE	12-2	1		1920							No		
218 LINDEN AVENUE	12-6	1		1920							No		
156 HAWTHORNE AVENUE	12-6.02	1		1920							No		
148 HAWTHORNE AVENUE	12-9	1		1920							No		
166 LINDEN AVENUE	23-10	1		1920							No		
160 LINDEN AVENUE	23-11	1		1920							No		
148 MIDLAND AVENUE	23-14	1		1920							No		
146 MIDLAND AVENUE	23-15	1		1920							No		
144 MIDLAND AVENUE	23-16	1		1920							No		
136 MIDLAND AVENUE	23-19	1		1920							No		
325 MAOLIS AVENUE	23-25	1		1920							No		
323 MAOLIS AVENUE	23-25.01	1		1920							No		
341 MAOLIS AVENUE	23-30	1		1920							No		
345 MAOLIS AVENUE	23-31	1		1920							No		
355 MAOLIS AVENUE	23-32.02	1		1920							No		
129 MIDLAND AVENUE	24-2	1		1920							No		

EXTERIOR HOUSING SURVEY

					MAJOR SYSTEMS				MINOR SYSTEMS				
					One major system is required to indicate that the structure is in need of repair				Two minor systems are required to indicate that the structure is in need of repair				
					Weatherization								
Street Address	Block/Lot	Num. of Dwelling Units	Tenure of Units i.e. owner occupied/ rental/ mixed occupancy	Year Built	Foundation	Siding and Walls	Windows and Doors	Roof and Chimney	Eaves/Soffits/ Gutters/Leader	Rails/Stairs/ Steps/Porch	Fire Escape	Structure in Need of Repair (Mark "Yes" or "No")	If Yes, Provide Details
6 SPENCER ROAD	25-20	1		1920								No	
5 ALDEN ROAD	25-28	1		1920								No	
91 BRIGHTON AVENUE	26-23	1		1920								No	
5 MIDLAND AVENUE	27-4	1		1920								No	
27 MIDLAND AVENUE	27-13	1		1920								No	
89 CARTERET STREET	29-3	1		1920								No	
43 MIDLAND AVENUE	29-4	1		1920								No	
41 MIDLAND AVENUE	29-18	1		1920								No	
16 DOUGLAS ROAD	30-4	1		1920								No	
18 DOUGLAS ROAD	30-5	1		1920								No	
24 DOUGLAS ROAD	30-7	1		1920								No	
46 DOUGLAS ROAD	30-14	1		1920								No	
15 DOUGLAS ROAD	31-6	1		1920								No	
17 DOUGLAS ROAD	31-7	1		1920								No	
29 DOUGLAS ROAD	31-12	1		1920								No	
45 DOUGLAS ROAD	31-17	1		1920								No	
28 HAMILTON ROAD	31-35	1		1920								No	
39 HAMILTON ROAD	32-9	1		1920								No	
182 RIDGEWOOD AVENUE	32-17.01	2		1920								No	
110 RIDGEWOOD AVENUE	33-7	1		1920								No	
29 SPENCER ROAD	33-8	1		1920								No	
322 WASHINGTON STREET	33-11	1		1920								No	
285 LINDEN AVENUE	33-38	1		1920								No	
109 MIDLAND AVENUE	34-10	1		1920								No	
65 MIDLAND AVENUE	34-36	1		1920								No	
325 WASHINGTON STREET	35-25	1		1920								No	
285 WASHINGTON STREET	40-15	1		1920								No	
301 WASHINGTON STREET	40-19	1		1920								No	
30 WINSOR PLACE	41-5.02	1		1920								No	
129 LINDEN AVENUE	42-1.01	1		1920								No	
133 LINDEN AVENUE	42-1.03	1		1920								No	
179 MIDLAND AVENUE	42-3.01	1		1920								No	
200 MIDLAND AVENUE	43-9.02	1		1920								No	
30 HILLSIDE AVENUE	44-8	1		1920								No	
10 HILLSIDE AVENUE	44-17	1		1920								No	

EXTERIOR HOUSING SURVEY

					MAJOR SYSTEMS				MINOR SYSTEMS				
					One major system is required to indicate that the structure is in need of repair				Two minor systems are required to indicate that the structure is in need of repair				
					Weatherization								
Street Address	Block/Lot	Num. of Dwelling Units	Tenure of Units i.e. owner occupied/ rental/ mixed occupancy	Year Built	Foundation	Siding and Walls	Windows and Doors	Roof and Chimney	Eaves/Soffits/ Gutters/Leader	Rails/Stairs/ Steps/Porch	Fire Escape	Structure in Need of Repair (Mark "Yes" or "No")	If Yes, Provide Details
185 LINDEN AVENUE	44-18	1		1920								No	
111 RIDGEWOOD AVENUE	45-2	1		1920								No	
119 RIDGEWOOD AVENUE	45-4.01	1		1920								No	
123 RIDGEWOOD AVENUE	45-4.02	1		1920								No	
69 WOODLAND AVENUE	52-6.02	1		1920								No	
2 FREEMAN PARKWAY	53-1	1		1920								No	
11 WOODLAND AVENUE	55-10	1		1920								No	
15 SUMMIT STREET	58-4	1		1920								No	
33 LINCOLN STREET	58-19	1		1920								No	
13 WINSOR PLACE	59-20	1		1920								No	
21 CLARK STREET	62-15.01	1		1920								No	
51 CLARK STREET	64-9	1		1920								No	
116 HILLSIDE AVENUE	65-11	1		1920								No	
114 HILLSIDE AVENUE	65-12	1		1920								No	
54 CLARK STREET	67-11	1		1920								No	
52 CLARK STREET	67-12	1		1920								No	
34 APPLETON ROAD	67-32	1		1920								No	
16 APPLETON PLACE	69-9	1		1920								No	
10 APPLETON PLACE	69-10	1		1920								No	
4 APPLETON PLACE	69-11	1		1920								No	
67 WINSOR PLACE	69-19	1		1920								No	
283 BALDWIN STREET	72-2	2		1920								No	
273 BALDWIN STREET	72-4	1		1920								No	
80 SHERMAN AVENUE	73-1	1		1920								No	
22 ARGYLE STREET	75-7	1		1920								No	
244 RIDGEWOOD AVENUE	77-17	1		1920								No	
255 RIDGEWOOD AVENUE	80-6	1		1920								No	
285 RIDGEWOOD AVENUE	81-8	1		1920								No	
22 WILDWOOD TERRACE	81-12	1		1920								No	
25 WILDWOOD TERRACE	82-4	1		1920								No	
110 OSBORNE STREET	83-2	1		1920								No	
55 HIGH STREET	86-5	1		1920								No	
32 HATHAWAY PLACE	92-5	1		1920								No	
8 HATHAWAY PLACE	92-9	1		1920								No	
212 BALDWIN STREET	94-5	3		1920								No	

EXTERIOR HOUSING SURVEY

					MAJOR SYSTEMS				MINOR SYSTEMS				
					One major system is required to indicate that the structure is in need of repair				Two minor systems are required to indicate that the structure is in need of repair				
					Weatherization								
Street Address	Block/Lot	Num. of Dwelling Units	Tenure of Units i.e. owner occupied/ rental/ mixed occupancy	Year Built	Foundation	Siding and Walls	Windows and Doors	Roof and Chimney	Eaves/Soffits/ Gutters/Leader	Rails/Stairs/ Steps/Porch	Fire Escape	Structure in Need of Repair (Mark "Yes" or "No")	If Yes, Provide Details
206 BALDWIN STREET	94-7	1		1920								No	
276 BAY AVENUE	95-18	1		1920								No	
219 SHERMAN AVENUE	95-20	1		1920								No	
19 LAUREL PLACE	96-3	1		1920								No	
1 LAUREL PLACE	96-9	1		1920								No	
3 LAUREL PLACE	96-9.01	1		1920								No	
5 LAUREL PLACE	96-9.02	1		1920								No	
5 HATHAWAY PLACE	97-9	1		1920								No	
174 SHERMAN AVENUE	97-10	1		1920								No	
12 LAUREL PLACE	97-17	1		1920								No	
16 LAUREL PLACE	97-19	1		1920								No	
30 FOREST AVENUE	100-11	1		1920								No	
143 FOREST AVENUE	102-10	1		1920								No	
60 ESSEX AVENUE	103-26	1		1920								No	
65 OSBORNE STREET	103-26	1		1920								No	
41 FOREST AVENUE	104-7	1		1920								No	
15 OUTLOOK PLACE	105-13	1		1920								No	
19 OUTLOOK PLACE	105-13.01	1		1920								No	
1 ROSWELL TERRACE	107-43	1		1920								No	
9 ROSWELL TERRACE	107-47	1		1920								No	
418 RIDGEWOOD AVENUE	110-3.01	1		1920								No	
233 SHERMAN AVENUE	110-23.02	1		1920								No	
235 SHERMAN AVENUE	110-24	1		1920								No	
237 SHERMAN AVENUE	110-24.01	1		1920								No	
95 OXFORD STREET	111-4	1		1920								No	
99 OXFORD STREET	111-5	1		1920								No	
10 TUXEDO ROAD	113-14	1		1920								No	
446 RIDGEWOOD AVENUE	114-17	1		1920								No	
217 FOREST AVENUE	115-3.01	1		1920								No	
55 DODD STREET	117-1	1		1920								No	
6 FERNCLIFF TERRACE	117-25	1		1920								No	
11 FERNCLIFF TERRACE	118-21	1		1920								No	
9 FERNCLIFF TERRACE	118-22	1		1920								No	
62 STONEHOUSE ROAD	119-11	1		1920								No	
227 FOREST AVENUE	119-33	1		1920								No	

EXTERIOR HOUSING SURVEY

					MAJOR SYSTEMS				MINOR SYSTEMS				
					One major system is required to indicate that the structure is in need of repair				Two minor systems are required to indicate that the structure is in need of repair				
					Weatherization								
Street Address	Block/Lot	Num. of Dwelling Units	Tenure of Units i.e. owner occupied/ rental/ mixed occupancy	Year Built	Foundation	Siding and Walls	Windows and Doors	Roof and Chimney	Eaves/Soffits/ Gutters/Leader	Rails/Stairs/ Steps/Porch	Fire Escape	Structure in Need of Repair (Mark "Yes" or "No")	If Yes, Provide Details
251 FOREST AVENUE	119-42	1		1920								No	
254 FOREST AVENUE	121-11	1		1920								No	
256 FOREST AVENUE	121-12	1		1920								No	
264 FOREST AVENUE	121-15	1		1920								No	
69 GLEN RIDGE PARKWAY	121-21	1		1920								No	
257 FOREST AVENUE	122-3	1		1920								No	
279 FOREST AVENUE	122-23	1		1920								No	
277 FOREST AVENUE	122-24	1		1920								No	
271 FOREST AVENUE	122-27	1		1920								No	
269 FOREST AVENUE	122-28	1		1920								No	
259 FOREST AVENUE	122-32	1		1920								No	
128 STONEHOUSE ROAD	122-38	1		1920								No	
110 STONEHOUSE ROAD	122-39	1		1920								No	
100 STONEHOUSE ROAD	122-75	1		1920								No	
11 MITCHELL PLACE	124-6	1		1920								No	
19 MITCHELL PLACE	124-9	1		1920								No	
86 YANTECAW AVENUE	132-6	1		1920								No	
91 SUNSET AVENUE	132-12	1		1920								No	
75 SUNSET AVENUE	132-24	1		1920								No	
523 RIDGEWOOD AVENUE	133-1	1		1920								No	
312 FOREST AVENUE	133-27	1		1920								No	
300 FOREST AVENUE	133-36	1		1920								No	
322 FOREST AVENUE	133-48	1		1920								No	
94 SUNSET AVENUE	133-49	1		1920								No	
68 SUNSET AVENUE	134-23	1		1920								No	
66 SUNSET AVENUE	134-25	1		1920								No	
323 FOREST AVENUE	134-38	1		1920								No	
319 FOREST AVENUE	134-40	1		1920								No	
311 FOREST AVENUE	134-45	1		1920								No	
89 YANTECAW AVENUE	139-14	1		1920								No	
9 GLENFIELD ROAD	142-15	1		1920								No	
19 OAKWOOD AVENUE	146-2	1		1920								No	
39 OAKWOOD AVENUE	146-5	1		1920								No	
23 WILLOW STREET	10-2	1		1919								No	
52 WILLOW STREET	11-13	1		1919								No	

EXTERIOR HOUSING SURVEY

Street Address	Block/ Lot	Num. of Dwelling Units	Tenure of Units i.e. owner occupied/ rental/ mixed occupancy	Year Built	MAJOR SYSTEMS				MINOR SYSTEMS			Structure in Need of Repair (Mark "Yes" or "No")	If Yes, Provide Details
					Foundation	Weatherization		Roof and Chimney	Eaves/Soffits/ Gutters/Leader	Rails/Stairs/ Steps/Porch	Fire Escape		
						Siding and Walls	Windows and Doors						
80 WILLOW STREET	11-21	1		1919								No	
331 MAOLIS AVENUE	23-27	1		1919								No	
333 MAOLIS AVENUE	23-28	1		1919								No	
126 LINDEN AVENUE	24-9	1		1919								No	
92 CARTERET STREET	27-19	1		1919								No	
151 LINDEN AVENUE	43-21	1		1919								No	
115 RIDGEWOOD AVENUE	45-3	1		1919								No	
15 LINCOLN STREET	58-15.01	1		1919								No	
27 APPLETON ROAD	59-10	1		1919								No	
25 APPLETON ROAD	59-11	1		1919								No	
19 CLARK STREET	62-15.02	1		1919								No	
28 APPLETON ROAD	67-29	1		1919								No	
30 APPLETON ROAD	67-30	1		1919								No	
264 RIDGEWOOD AVENUE	78-3	1		1919								No	
527 BELLEVILLE AVENUE	78-9	1		1919								No	
5-7 SHERMAN AVENUE	78-10	2		1919								No	
88 HIGH STREET	81-14.01	1		1919								No	
346 RIDGEWOOD AVENUE	95-6	1		1919								No	
329 RIDGEWOOD AVENUE	100-10.01	1		1919								No	
416 RIDGEWOOD AVENUE	110-3.02	1		1919								No	
87 OXFORD STREET	111-2.01	1		1919								No	
83 OXFORD STREET	111-2.02	1		1919								No	
426 RIDGEWOOD AVENUE	111-6.02	1		1919								No	
28 WILLOW STREET	11-3	1		1918								No	
62 MIDLAND AVENUE	18-9	1		1918								No	
112 CARTERET STREET	20-5	1		1918								No	
150 LINDEN AVENUE	23-13	1		1918								No	
94 CARTERET STREET	27-18	1		1918								No	
90 CARTERET STREET	27-20	1		1918								No	
125 RIDGEWOOD AVENUE	45-5	1		1918								No	
278 BAY AVENUE	95-19	1		1918								No	
59 WILLOW STREET	10-14	1		1917								No	
154 LINDEN AVENUE	23-12	1		1917								No	
172 HAWTHORNE AVENUE	45-9	1		1917								No	
170 HAWTHORNE AVENUE	45-10	1		1917								No	

EXTERIOR HOUSING SURVEY

Street Address	Block/ Lot	Num. of Dwelli ng Units	Tenure of Units i.e. owner occupied/ rental/ mixed occupancy	Year Built	MAJOR SYSTEMS				MINOR SYSTEMS			Structure in Need of Repair (Mark "Yes" or "No")	If Yes, Provide Details
					Foundation	Weatherization		Roof and Chimney	Eaves/Soffits/ Gutters/Leader	Rails/Stairs/ Steps/Porch	Fire Escape		
						Siding and Walls	Windows and Doors						
11 APPLETON ROAD	59-13	1		1917								No	
9 APPLETON ROAD	59-14	1		1917								No	
96 SHERMAN AVENUE	93-1	1		1917								No	
15 HATHAWAY PLACE	97-5	1		1917								No	
11 HATHAWAY PLACE	97-6	1		1917								No	
277 BAY AVENUE	110-13	1		1917								No	
166 MIDLAND AVENUE	43-17	1		1916								No	
29 APPLETON ROAD	59-9	1		1916								No	
2 CLARK STREET	63-1	1		1916								No	
19 HERMAN STREET	77-4	3		1916								No	
258 RIDGEWOOD AVENUE	77-13	1		1916								No	
248 RIDGEWOOD AVENUE	77-16	1		1916								No	
102 SHERMAN AVENUE	93-4	1		1916								No	
115 FOREST AVENUE	102-7	1		1916								No	
118 ESSEX AVENUE	102-16	1		1916								No	
116 ESSEX AVENUE	102-17	1		1916								No	
151 HAWTHORNE AVENUE	23-4	1		1915								No	
142 MIDLAND AVENUE	23-17	1		1915								No	
134 MIDLAND AVENUE	23-20	1		1915								No	
42 HAMILTON ROAD	31-28	1		1915								No	
82 WINSOR PLACE	40-6	2		1915								No	
2 WASHINGTON PLACE	41-18	1		1915								No	
158 MIDLAND AVENUE	43-19	1		1915								No	
68 DOUGLAS ROAD	50-3	1		1915								No	
27 WOODLAND AVENUE	55-5	1		1915								No	
47 LINCOLN STREET	57-18	1		1915								No	
4 CLARK STREET	63-2	1		1915								No	
69 HILLSIDE AVENUE	67-1	1		1915								No	
36 APPLETON ROAD	67-33	1		1915								No	
66 HIGHLAND AVENUE	71-26	1		1915								No	
107 HIGHLAND AVENUE	73-11	1		1915								No	
30 SHERMAN AVENUE	75-15	1		1915								No	
471 BELLEVILLE AVENUE	81-29	1		1915						X		No	
18 HATHAWAY PLACE	92-4	1		1915								No	
203 BALDWIN STREET	95-2.01	1		1915								No	

EXTERIOR HOUSING SURVEY

					MAJOR SYSTEMS				MINOR SYSTEMS					
					One major system is required to indicate that the structure is in need of repair				Two minor systems are required to indicate that the structure is in need of repair					
					Weatherization									
Street Address	Block/Lot	Num. of Dwelling Units	Tenure of Units i.e. owner occupied/ rental/ mixed occupancy	Year Built	Foundation	Siding and Walls	Windows and Doors	Roof and Chimney	Eaves/Soffits/ Gutters/Leader	Rails/Stairs/ Steps/Porch	Fire Escape	Structure in Need of Repair (Mark "Yes" or "No")	If Yes, Provide Details	
224 BAY AVENUE	101-13	1		1915								No		
194 FOREST AVENUE	101-15	1		1915								No		
85 BALDWIN STREET	102-34	1		1915								No		
189 FOREST AVENUE	105-4	1		1915								No		
154 ESSEX AVENUE	105-9.01	1		1915								No		
100 OXFORD STREET	110-2	1		1915								No		
404 RIDGEWOOD AVENUE	110-6	1		1915								No		
415 RIDGEWOOD AVENUE	112-7	1		1915								No		
38 STANFORD PLACE	118-12	1		1915								No		
225 FOREST AVENUE	119-32	1		1915								No		
237 FOREST AVENUE	119-37	1		1915								No		
249 FOREST AVENUE	119-41	1		1915								No		
489 RIDGEWOOD AVENUE	121-6	1		1915								No		
487 RIDGEWOOD AVENUE	121-8	1		1915								No		
272 FOREST AVENUE	121-18	1		1915								No		
500 RIDGEWOOD AVENUE	127-1	1		1915								No		
45 STANFORD PLACE	127-6.02	1		1915								No		
35 STANFORD PLACE	127-10	1		1915								No		
57 WILLOW STREET	10-13	1		1914								No		
56 MIDLAND AVENUE	17-12	1		1914					X			No		
163 LINDEN AVENUE	43-23	1		1914								No		
24 HILLSIDE AVENUE	44-11	1		1914								No		
24 CLARK STREET	63-9	1		1914								No		
87 HIGH STREET	86-15	1		1914								No		
9 HATHAWAY PLACE	97-7	1		1914								No		
105 FOREST AVENUE	102-6	1		1914								No		
21 CLINTON ROAD	103-1	1		1914								No		
37 FOREST AVENUE	104-6	1		1914								No		
28 CLINTON ROAD	104-22	1		1914								No		
100 RIDGEWOOD AVENUE	16-34	1		1913								No		
8 MIDLAND AVENUE	20-10	1		1913								No		
273 WASHINGTON STREET	40-14	1		1913								No		
7 CLARK STREET	62-11	1		1913								No		
17 CLARK STREET	62-14	1		1913								No		
15 APPLETON PLACE	66-14	1		1913								No		

EXTERIOR HOUSING SURVEY

					MAJOR SYSTEMS				MINOR SYSTEMS					
					One major system is required to indicate that the structure is in need of repair				Two minor systems are required to indicate that the structure is in need of repair					
					Weatherization									
Street Address	Block/Lot	Num. of Dwelling Units	Tenure of Units i.e. owner occupied/ rental/ mixed occupancy	Year Built	Foundation	Siding and Walls	Windows and Doors	Roof and Chimney	Eaves/Soffits/ Gutters/Leader	Rails/Stairs/ Steps/Porch	Fire Escape	Structure in Need of Repair (Mark "Yes" or "No")	If Yes, Provide Details	
198 THOMAS STREET	67-15	1		1913								No		
18 APPLETON ROAD	67-24	1		1913								No		
20 HIGH STREET	80-11	1		1913								No		
16 HIGH STREET	80-12	1		1913								No		
186 SHERMAN AVENUE	92-12	1		1913								No		
221 BALDWIN STREET	96-14	1		1913								No		
7 HATHAWAY PLACE	97-8	1		1913								No		
122 FOREST AVENUE	101-21	1		1913								No		
125 FOREST AVENUE	102-9	1		1913								No		
197 FOREST AVENUE	105-5	1		1913								No		
182 BAY AVENUE	105-7	1		1913								No		
25 OUTLOOK PLACE	105-14	1		1913								No		
275 BAY AVENUE	110-12	1		1913								No		
24 RIDGEWOOD AVENUE	10-27	1		1912								No		
97 RIDGEWOOD AVENUE	12-3	1		1912								No		
52 ADAMS PLACE	19-2	1		1912								No		
132 LINDEN AVENUE	24-6	1		1912								No		
36 HAMILTON ROAD	31-31	1		1912								No		
12 HAMILTON ROAD	31-43	1		1912								No		
2 HAMILTON ROAD	31-48	1		1912								No		
69 MIDLAND AVENUE	34-3	1		1912								No		
26 WASHINGTON PLACE	41-12	1		1912								No		
24 WASHINGTON PLACE	41-13	1		1912								No		
190 MIDLAND AVENUE	43-11	1		1912								No		
71 WOODLAND AVENUE	52-9	1		1912								No		
25 WOODLAND AVENUE	55-6	1		1912								No		
15 HILLCREST ROAD	56-7	1		1912								No		
8 SUMMIT STREET	57-15	1		1912								No		
31 APPLETON ROAD	59-8	1		1912								No		
21 APPLETON ROAD	59-12	1		1912								No		
15 CLARK STREET	62-13	1		1912								No		
8 CLARK STREET	63-4	1		1912								No		
10 CLARK STREET	63-5	1		1912								No		
14 APPLETON ROAD	67-22	1		1912								No		
60 HIGHLAND AVENUE	71-25	1		1912								No		

EXTERIOR HOUSING SURVEY

					MAJOR SYSTEMS				MINOR SYSTEMS				
					One major system is required to indicate that the structure is in need of repair				Two minor systems are required to indicate that the structure is in need of repair				
					Weatherization								
Street Address	Block/Lot	Num. of Dwelling Units	Tenure of Units i.e. owner occupied/ rental/ mixed occupancy	Year Built	Foundation	Siding and Walls	Windows and Doors	Roof and Chimney	Eaves/Soffits/ Gutters/Leader	Rails/Stairs/ Steps/Porch	Fire Escape	Structure in Need of Repair (Mark "Yes" or "No")	If Yes, Provide Details
277 BALDWIN STREET	72-3	2		1912								No	
36 SHERMAN AVENUE	75-14	1		1912								No	
11 HIGHLAND AVENUE	76-13	1		1912								No	
52 HIGH STREET	81-22	1		1912								No	
48 HIGH STREET	81-24	1		1912								No	
42 HIGH STREET	81-26	1		1912								No	
40 HIGH STREET	81-27	1		1912								No	
50 ESSEX AVENUE	84-10	1		1912								No	
53 BENSON STREET	84-13	1		1912								No	
55 BENSON STREET	84-14	1		1912								No	
61 HIGH STREET	86-7	1		1912								No	
77 HIGH STREET	86-13	1		1912								No	
7 BAY STREET	90-3	2		1912								No	
104 SHERMAN AVENUE	93-5	1		1912								No	
155 SHERMAN AVENUE	95-25.02	1		1912								No	
47 WILDWOOD TERRACE	99-2	1		1912								No	
345 RIDGEWOOD AVENUE	101-2	1		1912								No	
122 ESSEX AVENUE	102-14	1		1912								No	
31 CLINTON ROAD	103-4	1		1912								No	
45 FOREST AVENUE	104-8	1		1912								No	
34 CLINTON ROAD	104-20	1		1912								No	
176 BAY AVENUE	105-8	1		1912								No	
9 OUTLOOK PLACE	105-12	1		1912								No	
21 MITCHELL PLACE	124-10	1		1912								No	
38 RIDGEWOOD AVENUE	10-19	1		1911								No	
149 HAWTHORNE AVENUE	23-3	1		1911								No	
27 DOUGLAS ROAD	31-11	1		1911								No	
22 HAMILTON ROAD	31-38	1		1911								No	
5 HAMILTON ROAD	35-2	1		1911								No	
26 WINSOR PLACE	41-5.03	1		1911								No	
52 WOODLAND AVENUE	56-12.01	1		1911								No	
7 APPLETON ROAD	59-15	1		1911								No	
6 CLARK STREET	63-3	1		1911								No	
12 CLARK STREET	63-6	1		1911								No	
16 APPLETON ROAD	67-23	1		1911								No	

EXTERIOR HOUSING SURVEY

					MAJOR SYSTEMS				MINOR SYSTEMS				
					One major system is required to indicate that the structure is in need of repair				Two minor systems are required to indicate that the structure is in need of repair				
					Weatherization								
Street Address	Block/Lot	Num. of Dwelling Units	Tenure of Units i.e. owner occupied/ rental/ mixed occupancy	Year Built	Foundation	Siding and Walls	Windows and Doors	Roof and Chimney	Eaves/Soffits/ Gutters/Leader	Rails/Stairs/ Steps/Porch	Fire Escape	Structure in Need of Repair (Mark "Yes" or "No")	If Yes, Provide Details
32 APPLETON ROAD	67-31	1		1911								No	
67 GLEN RIDGE AVENUE	71-6.02	1		1911								No	
84 HIGHLAND AVENUE	71-30	1		1911								No	
31 HIGHLAND AVENUE	75-2	1		1911								No	
80 HIGH STREET	81-15	1		1911								No	
76 HIGH STREET	81-16	1		1911								No	
72 HIGH STREET	81-17	1		1911								No	
50 HIGH STREET	81-23	1		1911								No	
68 OSBORNE STREET	84-8	1		1911								No	
58 ESSEX AVENUE	84-9	1		1911								No	
63 HIGH STREET	86-8	1		1911								No	
211 HILLSIDE AVENUE	88-16	2		1911								No	
274 BAY AVENUE	95-17	1		1911								No	
15 LAUREL PLACE	96-4	1		1911								No	
229 BALDWIN STREET	96-16	1		1911								No	
37 HATHAWAY PLACE	97-2	1		1911								No	
14 LAUREL PLACE	97-18	1		1911								No	
18 LAUREL PLACE	97-20	1		1911								No	
89 BALDWIN STREET	102-3	1		1911								No	
63 CLINTON ROAD	103-12	1		1911								No	
23 FOREST AVENUE	104-5	1		1911								No	
178 BAY AVENUE	105-7.01	1		1911								No	
42 RIDGEWOOD AVENUE	10-17	1		1910								No	
34 RIDGEWOOD AVENUE	10-21	1		1910								No	
22 RIDGEWOOD AVENUE	10-28	1		1910								No	
30 WILLOW STREET	11-4	1		1910		X	X					Yes	Siding and Windows in Need of Repair
300 LINDEN AVENUE	16-37	1		1910								No	
364 MAOLIS AVENUE	22-2	1		1910								No	
186 LINDEN AVENUE	23-8	1		1910								No	
125 MIDLAND AVENUE	24-1	1		1910								No	
17 MIDLAND AVENUE	27-9	1		1910								No	
318 MAOLIS AVENUE	28-3.01	1		1910								No	
93 CARTERET STREET	29-1	1		1910								No	
76 LINCOLN STREET	30-16	1		1910								No	
78 LINCOLN STREET	30-17	1		1910								No	

EXTERIOR HOUSING SURVEY

					MAJOR SYSTEMS				MINOR SYSTEMS					
					One major system is required to indicate that the structure is in need of repair				Two minor systems are required to indicate that the structure is in need of repair					
					Weatherization									
Street Address	Block/Lot	Num. of Dwelling Units	Tenure of Units i.e. owner occupied/ rental/ mixed occupancy	Year Built	Foundation	Siding and Walls	Windows and Doors	Roof and Chimney	Eaves/Soffits/ Gutters/Leader	Rails/Stairs/ Steps/Porch	Fire Escape	Structure in Need of Repair (Mark "Yes" or "No")	If Yes, Provide Details	
33 DOUGLAS ROAD	31-13	1		1910								No		
24 HAMILTON ROAD	31-37	1		1910								No		
14 HAMILTON ROAD	31-42	1		1910								No		
8 HAMILTON ROAD	31-45	1		1910								No		
6 HAMILTON ROAD	31-46	1		1910								No		
287 WASHINGTON STREET	40-16	1		1910								No		
20 WASHINGTON PLACE	41-15	1		1910								No		
18 WASHINGTON PLACE	41-16	2		1910								No		
188 MIDLAND AVENUE	43-12	1		1910								No		
162 MIDLAND AVENUE	43-18	1		1910								No		
177 HAWTHORNE AVENUE	44-5	1		1910								No		
26 HILLSIDE AVENUE	44-10	1		1910								No		
22 HILLSIDE AVENUE	44-12	1		1910								No		
20 HILLSIDE AVENUE	44-13	1		1910								No		
316 WASHINGTON STREET	45-6	1		1910								No		
215 LINDEN AVENUE	45-14	1		1910								No		
88 DOUGLAS ROAD	51-5	1		1910								No		
9 WOODLAND AVENUE	55-11	1		1910								No		
10 WOODLAND AVENUE	58-8	1		1910								No		
29 WINSOR PLACE	59-25	1		1910								No		
209 RIDGEWOOD AVENUE	65-4	1		1910								No		
18 SNOWDEN PLACE	65-9	1		1910								No		
111 CLARK STREET	65-16	1		1910								No		
3 APPLETON PLACE	66-13	1		1910								No		
89 HILLSIDE AVENUE	67-4	1		1910								No		
202 THOMAS STREET	67-13	1		1910								No		
22 APPLETON ROAD	67-26	1		1910								No		
24 APPLETON ROAD	67-27	1		1910								No		
26 APPLETON PLACE	69-7.01	1		1910								No		
54 HILLSIDE AVENUE	69-13	1		1910								No		
50 GLEN RIDGE AVENUE	70-17	1		1910								No		
52 GLEN RIDGE AVENUE	70-18	1		1910								No		
72 GLEN RIDGE AVENUE	70-23	2		1910								No		
20 HIGHLAND AVENUE	71-1	1		1910								No		
24 HIGHLAND AVENUE	71-2	1		1910								No		

EXTERIOR HOUSING SURVEY

					MAJOR SYSTEMS				MINOR SYSTEMS				
					One major system is required to indicate that the structure is in need of repair				Two minor systems are required to indicate that the structure is in need of repair				
					Weatherization								
Street Address	Block/Lot	Num. of Dwelling Units	Tenure of Units i.e. owner occupied/ rental/ mixed occupancy	Year Built	Foundation	Siding and Walls	Windows and Doors	Roof and Chimney	Eaves/Soffits/ Gutters/Leader	Rails/Stairs/ Steps/Porch	Fire Escape	Structure in Need of Repair (Mark "Yes" or "No")	If Yes, Provide Details
28 HIGHLAND AVENUE	71-4	1		1910								No	
30 HIGHLAND AVENUE	71-5	1		1910								No	
34 HIGHLAND AVENUE	71-6.01	1		1910								No	
117 GLEN RIDGE AVENUE	71-18	1		1910								No	
13 MEAD TERRACE	73-7	1		1910								No	
103 HIGHLAND AVENUE	73-10	1		1910								No	
20 ARGYLE STREET	75-8	1		1910								No	
16 ARGYLE STREET	75-9	1		1910								No	
38 HERMAN STREET	76-9	1		1910								No	
15 HIGHLAND AVENUE	76-14	1		1910								No	
36 HERMAN STREET	76-17	2		1910								No	
270 RIDGEWOOD AVENUE	78-2	1		1910								No	
521 BELLEVILLE AVENUE	78-6	1		1910								No	
523 BELLEVILLE AVENUE	78-7	1		1910								No	
12 RUDD COURT	78-16	1		1910								No	
40 WILDWOOD TERRACE	79-6	1		1910								No	
277 RIDGEWOOD AVENUE	81-5	1		1910		X			X	X		Yes	Siding, Eaves, and Front Porch in Need of Repair
84 HIGH STREET	81-14.02	1		1910								No	
64 HIGH STREET	81-20	1		1910								No	
27 WILDWOOD TERRACE	82-3	1		1910								No	
9 WILDWOOD TERRACE	82-7	1		1910								No	
114 OSBORNE STREET	83-1	1		1910								No	
96 OSBORNE STREET	83-4	1		1910								No	
14 CLINTON ROAD	83-5	1		1910								No	
10 CLINTON ROAD	83-6	1		1910								No	
2 CLINTON ROAD	83-8	1		1910								No	
3 CLINTON ROAD	84-1	1		1910								No	
7 CLINTON ROAD	84-2	1		1910								No	
80 OSBORNE STREET	84-4	1		1910								No	
57 HIGH STREET	86-6	1		1910								No	
65 HIGH STREET	86-9	1		1910								No	
73 HIGH STREET	86-11	1		1910								No	
75 HIGH STREET	86-12	1		1910								No	
51 HIGH STREET	86-24	1		1910								No	
193 HILLSIDE AVENUE	88-7	3		1910								No	

EXTERIOR HOUSING SURVEY

Street Address	Block/ Lot	Num. of Dwelli ng Units	Tenure of Units i.e. owner occupied/ rental/ mixed occupancy	Year Built	MAJOR SYSTEMS One major system is required to indicate that the structure is in need of repair				MINOR SYSTEMS Two minor systems are required to indicate that the structure is in need of repair			Structure in Need of Repair (Mark "Yes" or "No")	If Yes, Provide Details
					Foundation	Weatherization		Roof and Chimney	Eaves/Soffits/ Gutters/Leader	Rails/Stairs/ Steps/Porch	Fire Escape		
						Siding and Walls	Windows and Doors						
201 HILLSIDE AVENUE	88-11	3		1910								No	
24 EDGEWOOD ROAD	88-27	1		1910								No	
20 EDGEWOOD ROAD	88-28.01	1		1910								No	
3 BAY STREET	90-1	1		1910								No	
40 HATHAWAY PLACE	92-3	1		1910								No	
198 SHERMAN AVENUE	92-15	1		1910								No	
238 BALDWIN STREET	93-11	1		1910								No	
388 RIDGEWOOD AVENUE	95-13	1		1910								No	
396 RIDGEWOOD AVENUE	95-14	1		1910								No	
166 SHERMAN AVENUE	97-12	1		1910								No	
2 LAUREL PLACE	97-13	1		1910								No	
6 LAUREL PLACE	97-14	1		1910								No	
8 LAUREL PLACE	97-15	1		1910								No	
311 RIDGEWOOD AVENUE	100-2	1		1910								No	
315 RIDGEWOOD AVENUE	100-7	1		1910								No	
321 RIDGEWOOD AVENUE	100-8	1		1910								No	
228 BAY AVENUE	101-12	1		1910								No	
82 FOREST AVENUE	101-25	1		1910								No	
121 FOREST AVENUE	102-8	2		1910								No	
6 RIDLEY COURT	102-10.01	1		1910								No	
120 ESSEX AVENUE	102-15	1		1910								No	
106 ESSEX AVENUE	102-22	1		1910								No	
94 ESSEX AVENUE	102-28	1		1910								No	
81 BALDWIN STREET	102-32	1		1910								No	
83 BALDWIN STREET	102-33	1		1910								No	
4 RIDLEY COURT	102-48	1		1910								No	
25 CLINTON ROAD	103-1.01	1		1910								No	
27 CLINTON ROAD	103-3	1		1910								No	
39 CLINTON ROAD	103-6	1		1910								No	
61 CLINTON ROAD	103-11	1		1910								No	
56 CLINTON ROAD	104-15	1		1910								No	
44 CLINTON ROAD	104-17	1		1910								No	
32 CLINTON ROAD	104-21	1		1910								No	
29 OUTLOOK PLACE	105-15	1		1910								No	
7 ROSWELL TERRACE	107-46	1		1910								No	

EXTERIOR HOUSING SURVEY

					MAJOR SYSTEMS				MINOR SYSTEMS				
					One major system is required to indicate that the structure is in need of repair				Two minor systems are required to indicate that the structure is in need of repair				
					Weatherization								
Street Address	Block/Lot	Num. of Dwelling Units	Tenure of Units i.e. owner occupied/ rental/ mixed occupancy	Year Built	Foundation	Siding and Walls	Windows and Doors	Roof and Chimney	Eaves/Soffits/ Gutters/Leader	Rails/Stairs/ Steps/Porch	Fire Escape	Structure in Need of Repair (Mark "Yes" or "No")	If Yes, Provide Details
62 OXFORD STREET	108-11	1		1910								No	
72 OXFORD STREET	108-18	1		1910								No	
271 BAY AVENUE	110-8	1		1910								No	
89 OXFORD STREET	111-3	1		1910								No	
425 RIDGEWOOD AVENUE	112-21	1		1910								No	
248 FOREST AVENUE	116-8	1		1910								No	
431 RIDGEWOOD AVENUE	116-15	2		1910								No	
222 FOREST AVENUE	116-42	1		1910								No	
230 FOREST AVENUE	116-45	1		1910								No	
234 FOREST AVENUE	116-47	1		1910								No	
240 FOREST AVENUE	116-50	1		1910								No	
255 FOREST AVENUE	119-9	1		1910								No	
262 FOREST AVENUE	121-14	1		1910								No	
20 RIDGEWOOD AVENUE	10-29.01	1		1909								No	
89 RIDGEWOOD AVENUE	12-1	1		1909								No	
154 HAWTHORNE AVENUE	12-6.01	1		1909								No	
36 LORRAINE STREET	17-2	1		1909								No	
10 MIDLAND AVENUE	20-9	1		1909								No	
346 MAOLIS AVENUE	22-6	1		1909								No	
34 DOUGLAS ROAD	30-11	1		1909								No	
19 DOUGLAS ROAD	31-8	1		1909								No	
35 DOUGLAS ROAD	31-14	1		1909								No	
34 HAMILTON ROAD	31-32	1		1909								No	
20 HAMILTON ROAD	31-39	1		1909								No	
37 HAMILTON ROAD	32-8	1		1909								No	
7 HAMILTON ROAD	35-3	1		1909								No	
9 HAMILTON ROAD	35-4	1		1909								No	
11 HAMILTON ROAD	35-5	1		1909								No	
38 HILLSIDE AVENUE	40-12	1		1909								No	
14 WINSOR PLACE	41-10	1		1909								No	
286 WASHINGTON STREET	44-6	1		1909								No	
18 HILLSIDE AVENUE	44-14	1		1909								No	
80 DOUGLAS ROAD	51-6	1		1909								No	
39 WOODLAND AVENUE	55-1	1		1909								No	
23 WOODLAND AVENUE	55-7	1		1909								No	

EXTERIOR HOUSING SURVEY

					MAJOR SYSTEMS				MINOR SYSTEMS					
					One major system is required to indicate that the structure is in need of repair				Two minor systems are required to indicate that the structure is in need of repair					
					Weatherization									
Street Address	Block/Lot	Num. of Dwelling Units	Tenure of Units i.e. owner occupied/ rental/ mixed occupancy	Year Built	Foundation	Siding and Walls	Windows and Doors	Roof and Chimney	Eaves/Soffits/ Gutters/Leader	Rails/Stairs/ Steps/Porch	Fire Escape	Structure in Need of Repair (Mark "Yes" or "No")	If Yes, Provide Details	
21 HILLCREST ROAD	56-8	1		1909								No		
7 SUMMIT STREET	58-1	1		1909								No		
20 HILLCREST ROAD	58-7	1		1909								No		
11 WINSOR PLACE	59-19	1		1909								No		
123 HILLSIDE AVENUE	62-1	1		1909								No		
127 HILLSIDE AVENUE	62-2	1		1909								No		
131 HILLSIDE AVENUE	62-3	1		1909								No		
135 HILLSIDE AVENUE	62-4	1		1909								No		
14 CLARK STREET	63-7	1		1909								No		
22 CLARK STREET	63-8	1		1909								No		
680 BLOOMFIELD AVENUE	63-14	3		1909								No		
40 GLEN RIDGE AVENUE	70-2	1		1909								No		
42-44 GLEN RIDGE AVENUE	70-3	2		1909								No		
89 GLEN RIDGE AVENUE	71-11	3		1909								No		
50 SHERMAN AVENUE	75-10	1		1909								No		
46 SHERMAN AVENUE	75-11	1		1909								No		
40 SHERMAN AVENUE	75-13	1		1909								No		
516 BELLEVILLE AVENUE	77-10	1		1909								No		
18 RUDD COURT	78-13	1		1909								No		
290 RIDGEWOOD AVENUE	79-1	1		1909								No		
17 RUDD COURT	79-9	1		1909								No		
15 RUDD COURT	79-10	1		1909								No		
13 RUDD COURT	79-11	1		1909								No		
11 RUDD COURT	79-12	1		1909								No		
299 RIDGEWOOD AVENUE	82-2	1		1909								No		
9 CLINTON ROAD	84-3	1		1909								No		
76 OSBORNE STREET	84-5	1		1909								No		
69 HIGH STREET	86-10	1		1909								No		
195 HILLSIDE AVENUE	88-8	2		1909								No		
197 HILLSIDE AVENUE	88-9	2		1909								No		
203 HILLSIDE AVENUE	88-12	2		1909								No		
205 HILLSIDE AVENUE	88-13	3		1909								No		
207 HILLSIDE AVENUE	88-14	2		1909								No		
209 HILLSIDE AVENUE	88-15	2		1909								No		
46-8 EDGEWOOD ROAD	88-17	1		1909								No		

EXTERIOR HOUSING SURVEY

					MAJOR SYSTEMS				MINOR SYSTEMS					
					One major system is required to indicate that the structure is in need of repair				Two minor systems are required to indicate that the structure is in need of repair					
					Weatherization									
Street Address	Block/Lot	Num. of Dwelling Units	Tenure of Units i.e. owner occupied/ rental/ mixed occupancy	Year Built	Foundation	Siding and Walls	Windows and Doors	Roof and Chimney	Eaves/Soffits/ Gutters/Leader	Rails/Stairs/ Steps/Porch	Fire Escape	Structure in Need of Repair (Mark "Yes" or "No")	If Yes, Provide Details	
44 EDGEWOOD ROAD	88-18	1		1909								No		
42 EDGEWOOD ROAD	88-19	1		1909								No		
40 EDGEWOOD ROAD	88-20	1		1909								No		
38 EDGEWOOD ROAD	88-21	1		1909								No		
36 EDGEWOOD ROAD	88-22	1		1909								No		
34 EDGEWOOD ROAD	88-23	1		1909								No		
32 EDGEWOOD ROAD	88-24	1		1909								No		
30 EDGEWOOD ROAD	88-25	1		1909								No		
28 EDGEWOOD ROAD	88-26	1		1909								No		
19 HIGH STREET	89-4	1		1909								No		
23 HIGH STREET	89-6	1		1909								No		
25 HIGH STREET	89-7	1		1909								No		
27 HIGH STREET	89-8	1		1909								No		
205 BALDWIN STREET	95-2	1		1909								No		
372 RIDGEWOOD AVENUE	95-10	1		1909								No		
151 SHERMAN AVENUE	95-25.03	1		1909								No		
11 LAUREL PLACE	96-6	1		1909								No		
9 LAUREL PLACE	96-7	1		1909								No		
7 LAUREL PLACE	96-8	1		1909								No		
10 LAUREL PLACE	97-16	1		1909								No		
198 FOREST AVENUE	101-14	1		1909								No		
164 FOREST AVENUE	101-18	1		1909								No		
126 FOREST AVENUE	101-20	1		1909								No		
93 BALDWIN STREET	102-2	1		1909								No		
114 ESSEX AVENUE	102-18	1		1909								No		
72 ESSEX AVENUE	103-20	1		1909								No		
62 ESSEX AVENUE	103-25	1		1909								No		
11 FOREST AVENUE	104-1	1		1909								No		
64 CLINTON ROAD	104-13	1		1909								No		
35 OUTLOOK PLACE	105-16	1		1909								No		
412 RIDGEWOOD AVENUE	110-4	1		1909								No		
71 RIDGEWOOD AVENUE	13-9	1		1908								No		
84 RIDGEWOOD AVENUE	16-30	1		1908								No		
96 RIDGEWOOD AVENUE	16-32	1		1908								No		
137 MIDLAND AVENUE	24-4	1		1908								No		

EXTERIOR HOUSING SURVEY

Street Address	Block/ Lot	Num. of Dwelling Units	Tenure of Units i.e. owner occupied/ rental/ mixed occupancy	Year Built	MAJOR SYSTEMS One major system is required to indicate that the structure is in need of repair				MINOR SYSTEMS Two minor systems are required to indicate that the structure is in need of repair			Structure in Need of Repair (Mark "Yes" or "No")	If Yes, Provide Details
					Foundation	Weatherization		Roof and Chimney	Eaves/Soffits/ Gutters/Leader	Rails/Stairs/ Steps/Porch	Fire Escape		
						Siding and Walls	Windows and Doors						
26 DOUGLAS ROAD	30-8	1		1908							No		
38 DOUGLAS ROAD	30-12	1		1908							No		
7 DOUGLAS ROAD	31-3	1		1908							No		
23 DOUGLAS ROAD	31-10	1		1908							No		
46 LINCOLN STREET	31-23	1		1908							No		
44 HAMILTON ROAD	31-26	1		1908							No		
40 HAMILTON ROAD	31-30	1		1908							No		
32 HAMILTON ROAD	31-33	1		1908							No		
10 HAMILTON ROAD	31-44	1		1908							No		
45 HAMILTON ROAD	32-11	1		1908							No		
18 LINCOLN STREET	32-15	1		1908							No		
14 LINCOLN STREET	32-16	1		1908							No		
328 WASHINGTON STREET	33-3	1		1908							No		
1 HAMILTON ROAD	35-1	1		1908							No		
15 HAMILTON ROAD	35-6	1		1908							No		
142 RIDGEWOOD AVENUE	35-21	1		1908							No		
319 WASHINGTON STREET	35-24	1		1908							No		
139 RIDGEWOOD AVENUE	40-1	1		1908							No		
42 HILLSIDE AVENUE	40-11	1		1908							No		
237 WASHINGTON STREET	41-23	1		1908							No		
47 HILLSIDE AVENUE	41-26	1		1908							No		
175 HAWTHORNE AVENUE	44-4	1		1908							No		
28 HILLSIDE AVENUE	44-9	1		1908							No		
8 HILLSIDE AVENUE	44-19	1		1908							No		
168 HAWTHORNE AVENUE	45-11	1		1908							No		
56 DOUGLAS ROAD	50-6	1		1908							No		
90 DOUGLAS ROAD	51-4	1		1908							No		
78 DOUGLAS ROAD	51-7	1		1908							No		
45 WOODLAND AVENUE	52-1	1		1908							No		
49 WOODLAND AVENUE	52-2	1		1908							No		
53 WOODLAND AVENUE	52-3	1		1908							No		
31 WOODLAND AVENUE	55-4	1		1908							No		
25 HILLCREST ROAD	56-9	1		1908							No		
61 DOUGLAS ROAD	57-2	1		1908							No		
69 DOUGLAS ROAD	57-4	1		1908							No		

EXTERIOR HOUSING SURVEY

					MAJOR SYSTEMS				MINOR SYSTEMS					
					One major system is required to indicate that the structure is in need of repair				Two minor systems are required to indicate that the structure is in need of repair					
					Weatherization									
Street Address	Block/Lot	Num. of Dwelling Units	Tenure of Units i.e. owner occupied/ rental/ mixed occupancy	Year Built	Foundation	Siding and Walls	Windows and Doors	Roof and Chimney	Eaves/Soffits/ Gutters/Leader	Rails/Stairs/ Steps/Porch	Fire Escape	Structure in Need of Repair (Mark "Yes" or "No")	If Yes, Provide Details	
21 LINCOLN STREET	58-16	1		1908								No		
57 HILLSIDE AVENUE	59-2	1		1908								No		
59 HILLSIDE AVENUE	59-3	1		1908								No		
35 APPLETON ROAD	59-6	1		1908								No		
33 APPLETON ROAD	59-7	1		1908								No		
15 WINSOR PLACE	59-21	1		1908								No		
21 WINSOR PLACE	59-23	1		1908								No		
25 WINSOR PLACE	59-24	1		1908								No		
3 CLARK STREET	62-10	1		1908								No		
11 CLARK STREET	62-12	1		1908								No		
113 HILLSIDE AVENUE	64-4	1		1908								No		
45 CLARK STREET	64-7	1		1908								No		
65 CLARK STREET	64-13	1		1908								No		
110 HILLSIDE AVENUE	65-13	1		1908								No		
108 CLARK STREET	66-7	1		1908								No		
66 CLARK STREET	67-6	1		1908								No		
60 CLARK STREET	67-9.01	1		1908								No		
83 WINSOR PLACE	69-18	1		1908								No		
68 GLEN RIDGE AVENUE	70-22	2		1908								No		
70 GLEN RIDGE AVENUE	70-22.01	2		1908								No		
93 GLEN RIDGE AVENUE	71-12	2		1908								No		
109 GLEN RIDGE AVENUE	71-16	1		1908								No		
11 MEAD TERRACE	73-6	1		1908								No		
69 HIGHLAND AVENUE	74-2	1		1908								No		
70 SHERMAN AVENUE	74-8	1		1908								No		
15 ARGYLE STREET	74-12	1		1908								No		
35 HIGHLAND AVENUE	75-3	1		1908								No		
30 HERMAN STREET	76-6	1		1908								No		
32 HERMAN STREET	76-7	1		1908								No		
42 HERMAN STREET	76-10	1		1908								No		
48 HERMAN STREET	76-11	1		1908								No		
262 RIDGEWOOD AVENUE	77-12.01	1		1908								No		
252 RIDGEWOOD AVENUE	77-15	1		1908								No		
272 RIDGEWOOD AVENUE	78-1	1		1908								No		
15-17 SHERMAN AVENUE	78-11	2		1908								No		

EXTERIOR HOUSING SURVEY

					MAJOR SYSTEMS				MINOR SYSTEMS					
					One major system is required to indicate that the structure is in need of repair				Two minor systems are required to indicate that the structure is in need of repair					
					Weatherization									
Street Address	Block/Lot	Num. of Dwelling Units	Tenure of Units i.e. owner occupied/ rental/ mixed occupancy	Year Built	Foundation	Siding and Walls	Windows and Doors	Roof and Chimney	Eaves/Soffits/ Gutters/Leader	Rails/Stairs/ Steps/Porch	Fire Escape	Structure in Need of Repair (Mark "Yes" or "No")	If Yes, Provide Details	
16 RUDD COURT	78-14	1		1908								No		
14 RUDD COURT	78-15	1		1908								No		
276 RIDGEWOOD AVENUE	78-17	1		1908								No		
36 WILDWOOD TERRACE	79-4	1		1908								No		
9 RUDD COURT	79-13	1		1908								No		
251 RIDGEWOOD AVENUE	80-4	1		1908								No		
253 RIDGEWOOD AVENUE	80-5	1		1908								No		
257 RIDGEWOOD AVENUE	80-7	1		1908								No		
271 RIDGEWOOD AVENUE	81-4	1		1908								No		
289 RIDGEWOOD AVENUE	81-9	1		1908								No		
24 WILDWOOD TERRACE	81-11	1		1908								No		
92 HIGH STREET	81-13	1		1908								No		
23 WILDWOOD TERRACE	82-5	1		1908								No		
5 WILDWOOD TERRACE	82-8	1		1908								No		
72 OSBORNE STREET	84-6	1		1908								No		
46 ESSEX AVENUE	84-11	1		1908								No		
59 BENSON STREET	84-16	1		1908								No		
56 BENSON STREET	85-3	1		1908								No		
463 BELLEVILLE AVENUE	86-1	2		1908								No		
461 BELLEVILLE AVENUE	86-2	2		1908								No		
459 BELLEVILLE AVENUE	86-3	2		1908								No		
83 HIGH STREET	86-14	1		1908								No		
89 HIGH STREET	86-16	1		1908								No		
93 HIGH STREET	86-17	1		1908								No		
10 WILDWOOD TERRACE	86-19	1		1908								No		
6 WILDWOOD TERRACE	86-20	2		1908								No		
163 HILLSIDE AVENUE	88-2	2		1908								No		
169 HILLSIDE AVENUE	88-4	3		1908								No		
171 HILLSIDE AVENUE	88-5	3		1908								No		
199 HILLSIDE AVENUE	88-10	2		1908								No		
15 HIGH STREET	89-2	1		1908								No		
17 HIGH STREET	89-3	1		1908								No		
21 HIGH STREET	89-5	1		1908								No		
212 HILLSIDE AVENUE	89-9	3		1908								No		
210 HILLSIDE AVENUE	89-10	3		1908								No		

EXTERIOR HOUSING SURVEY

					MAJOR SYSTEMS				MINOR SYSTEMS					
					One major system is required to indicate that the structure is in need of repair				Two minor systems are required to indicate that the structure is in need of repair					
					Weatherization									
Street Address	Block/Lot	Num. of Dwelling Units	Tenure of Units i.e. owner occupied/ rental/ mixed occupancy	Year Built	Foundation	Siding and Walls	Windows and Doors	Roof and Chimney	Eaves/Soffits/ Gutters/Leader	Rails/Stairs/ Steps/Porch	Fire Escape	Structure in Need of Repair (Mark "Yes" or "No")	If Yes, Provide Details	
206 HILLSIDE AVENUE	89-11	2		1908								No		
204 HILLSIDE AVENUE	89-12	3		1908								No		
198 HILLSIDE AVENUE	89-14	3		1908								No		
196 HILLSIDE AVENUE	89-15	3		1908								No		
190 HILLSIDE AVENUE	89-17	2		1908								No		
226 BALDWIN STREET	93-7	1		1908								No		
230 BALDWIN STREET	93-9	1		1908								No		
232 BALDWIN STREET	93-10	1		1908								No		
310 RIDGEWOOD AVENUE	94-15	1		1908								No		
207 BALDWIN STREET	95-1	1		1908								No		
201 BALDWIN STREET	95-3	1		1908								No		
350 RIDGEWOOD AVENUE	95-7	1		1908								No		
368 RIDGEWOOD AVENUE	95-9	1		1908								No		
380 RIDGEWOOD AVENUE	95-12	1		1908								No		
364 RIDGEWOOD AVENUE	95-29.02	2		1908								No		
146 SHERMAN AVENUE	96-10	1		1908								No		
140 SHERMAN AVENUE	96-11	2		1908								No		
138 SHERMAN AVENUE	96-12	1		1908								No		
231 BALDWIN STREET	96-17	2		1908								No		
233 BALDWIN STREET	96-18	1		1908								No		
241 BALDWIN STREET	96-19	3		1908								No		
35 HATHAWAY PLACE	97-3	1		1908								No		
39 WILDWOOD TERRACE	99-4	1		1908								No		
359 RIDGEWOOD AVENUE	101-4	1		1908								No		
363 RIDGEWOOD AVENUE	101-5	1		1908								No		
379 RIDGEWOOD AVENUE	101-8	1		1908								No		
389 RIDGEWOOD AVENUE	101-9	1		1908								No		
397 RIDGEWOOD AVENUE	101-10	1		1908								No		
100 FOREST AVENUE	101-22	1		1908								No		
112 ESSEX AVENUE	102-19	1		1908								No		
110 ESSEX AVENUE	102-20	1		1908						X		No		
104 ESSEX AVENUE	102-23	1		1908								No		
92 ESSEX AVENUE	102-29	1		1908								No		
53 CLINTON ROAD	103-9	1		1908								No		
57 CLINTON ROAD	103-10	1		1908								No		

EXTERIOR HOUSING SURVEY

					MAJOR SYSTEMS				MINOR SYSTEMS					
					One major system is required to indicate that the structure is in need of repair				Two minor systems are required to indicate that the structure is in need of repair					
					Weatherization									
Street Address	Block/Lot	Num. of Dwelling Units	Tenure of Units i.e. owner occupied/ rental/ mixed occupancy	Year Built	Foundation	Siding and Walls	Windows and Doors	Roof and Chimney	Eaves/Soffits/ Gutters/Leader	Rails/Stairs/ Steps/Porch	Fire Escape	Structure in Need of Repair (Mark "Yes" or "No")	If Yes, Provide Details	
169 FOREST AVENUE	105-1	1		1908								No		
175 FOREST AVENUE	105-2	1		1908								No		
183 FOREST AVENUE	105-3	1		1908								No		
269 BAY AVENUE	110-7	1		1908								No		
256 WATCHUNG AVENUE	142-4.01	1		1908								No		
57 RIDGEWOOD AVENUE	13-5	1		1907								No		
59 RIDGEWOOD AVENUE	13-6	1		1907								No		
60 LINCOLN STREET	31-19	1		1907								No		
4 HAMILTON ROAD	31-47	1		1907								No		
22 WASHINGTON PLACE	41-14	2		1907								No		
11 HILLSIDE AVENUE	43-3	1		1907								No		
122 HILLSIDE AVENUE	65-10	1		1907								No		
8 MEAD TERRACE	74-5	1		1907								No		
6 MEAD TERRACE	74-6	1		1907								No		
76 SHERMAN AVENUE	74-7	1		1907								No		
38 WILDWOOD TERRACE	79-5	1		1907								No		
24 HIGH STREET	80-10	1		1907								No		
173 HILLSIDE AVENUE	88-6	2		1907								No		
202 HILLSIDE AVENUE	89-13	3		1907								No		
194 HILLSIDE AVENUE	89-16	3		1907								No		
324 RIDGEWOOD AVENUE	94-12	1		1907								No		
365 RIDGEWOOD AVENUE	101-6	1		1907								No		
64 ESSEX AVENUE, UNIT 1	103-24	1		1907								No		
19 FOREST AVENUE	104-3	1		1907								No		
21 FOREST AVENUE	104-4	1		1907								No		
38 WILLOW STREET	11-7	1		1906								No		
138 MIDLAND AVENUE	23-18	1		1906								No		
5 DOUGLAS ROAD	31-2	1		1906								No		
37 DOUGLAS ROAD	31-15	1		1906								No		
138 RIDGEWOOD AVENUE	35-22	2		1906								No		
72 WINSOR PLACE	40-9	1		1906								No		
65 DOUGLAS ROAD	57-3	1		1906								No		
43 LINCOLN STREET	57-17	1		1906								No		
26 HILLCREST ROAD	58-6	1		1906								No		
113 GLEN RIDGE AVENUE	71-17	1		1906								No		

EXTERIOR HOUSING SURVEY

					MAJOR SYSTEMS				MINOR SYSTEMS					
					One major system is required to indicate that the structure is in need of repair				Two minor systems are required to indicate that the structure is in need of repair					
					Weatherization									
Street Address	Block/Lot	Num. of Dwelling Units	Tenure of Units i.e. owner occupied/ rental/ mixed occupancy	Year Built	Foundation	Siding and Walls	Windows and Doors	Roof and Chimney	Eaves/Soffits/ Gutters/Leader	Rails/Stairs/ Steps/Porch	Fire Escape	Structure in Need of Repair (Mark "Yes" or "No")	If Yes, Provide Details	
77 HIGHLAND AVENUE	74-4	1		1906								No		
60 SHERMAN AVENUE	74-10	1		1906								No		
42 SHERMAN AVENUE	75-12	1		1906								No		
16 SHERMAN AVENUE	75-16	1		1906								No		
23 HERMAN STREET	77-6	1		1906								No		
280 RIDGEWOOD AVENUE	79-14	1		1906								No		
279 RIDGEWOOD AVENUE	81-6	1		1906								No		
66 HIGH STREET	81-18	1		1906								No		
56 HIGH STREET	81-21	1		1906								No		
100 SHERMAN AVENUE	93-3	1		1906								No		
210 BALDWIN STREET	94-6	3		1906								No		
139 SHERMAN AVENUE	95-27	1		1906								No		
217 BALDWIN STREET	96-13	1		1906								No		
99 FOREST AVENUE	102-5	1		1906								No		
108 ESSEX AVENUE	102-21	1		1906								No		
84 ESSEX AVENUE	103-15	1		1906								No		
6 ROSWELL TERRACE	106-33	1		1906								No		
38 ADAMS PLACE	19-43	1		1905								No		
124 MIDLAND AVENUE	28-4	1		1905								No		
20 DOUGLAS ROAD	30-6	1		1905								No		
49 DOUGLAS ROAD	31-18	1		1905								No		
48 LINCOLN STREET	31-22	1		1905								No		
30 HAMILTON ROAD	31-34	1		1905								No		
361 WASHINGTON STREET	31-49	1		1905								No		
34 HILLSIDE AVENUE	40-13	1		1905								No		
13 HILLSIDE AVENUE	43-4	1		1905								No		
17 HILLSIDE AVENUE	43-6	1		1905								No		
14 HILLSIDE AVENUE	44-16	1		1905								No		
64 DOUGLAS ROAD	50-4	1		1905								No		
79 LINCOLN STREET	50-7	1		1905								No		
18 SUMMIT STREET	57-11	1		1905								No		
34 SNOWDEN PLACE	65-5	1		1905								No		
58 CLARK STREET	67-9.02	1		1905								No		
171 RIDGEWOOD AVENUE	69-3	1		1905								No		
58 GLEN RIDGE AVENUE	70-19	1		1905								No		

EXTERIOR HOUSING SURVEY

					MAJOR SYSTEMS				MINOR SYSTEMS				
					One major system is required to indicate that the structure is in need of repair				Two minor systems are required to indicate that the structure is in need of repair				
					Weatherization								
Street Address	Block/Lot	Num. of Dwelling Units	Tenure of Units i.e. owner occupied/ rental/ mixed occupancy	Year Built	Foundation	Siding and Walls	Windows and Doors	Roof and Chimney	Eaves/Soffits/ Gutters/Leader	Rails/Stairs/ Steps/Porch	Fire Escape	Structure in Need of Repair (Mark "Yes" or "No")	If Yes, Provide Details
55 GLEN RIDGE AVENUE	71-3	1		1905								No	
77-79 GLEN RIDGE AVENUE	71-8	2		1905								No	
103 GLEN RIDGE AVENUE	71-14	1		1905								No	
72 HIGHLAND AVENUE	71-27	1		1905								No	
80 HIGHLAND AVENUE	71-29	1		1905								No	
25 ARGYLE STREET	74-14	1		1905								No	
37 HERMAN STREET	77-9	1		1905								No	
269 RIDGEWOOD AVENUE	81-3	1		1905								No	
15 WILDWOOD TERRACE	82-6	1		1905								No	
54 BENSON STREET	85-2	1		1905								No	
314 RIDGEWOOD AVENUE	94-14	1		1905								No	
77 SHERMAN AVENUE	99-11	1		1905								No	
83 FOREST AVENUE	102-1	1		1905								No	
15 FOREST AVENUE	104-2	1		1905								No	
11 INNESS PLACE	108-14.01	1		1905								No	
496 RIDGEWOOD AVENUE	127-25	1		1905								No	
498 RIDGEWOOD AVENUE	127-25.03	1		1905								No	
40 RIDGEWOOD AVENUE	10-18	1		1904								No	
50 DOUGLAS ROAD	30-15	1		1904								No	
1 DOUGLAS ROAD	31-1	1		1904								No	
184 MIDLAND AVENUE	43-13	1		1904								No	
298 WASHINGTON STREET	45-8	1		1904								No	
96 DOUGLAS ROAD	51-3	1		1904								No	
24 WOODLAND AVENUE	56-6	1		1904								No	
79 WINSOR PLACE	69-17	1		1904								No	
512 BELLEVILLE AVENUE	77-11	1		1904								No	
515 BELLEVILLE AVENUE	78-4	1		1904								No	
519 BELLEVILLE AVENUE	78-5	1		1904								No	
469 RIDGEWOOD AVENUE	116-1.02	1		1904								No	
152 HAWTHORNE AVENUE	12-7	1		1903								No	
132 MIDLAND AVENUE	23-21	1		1903								No	
52 LINCOLN STREET	31-20	1		1903								No	
18 HAMILTON ROAD	31-40	1		1903								No	
295 WASHINGTON STREET	40-18	1		1903								No	
19 HILLSIDE AVENUE	43-7	1		1903								No	

EXTERIOR HOUSING SURVEY

Street Address	Block/ Lot	Num. of Dwelli ng Units	Tenure of Units i.e. owner occupied/ rental/ mixed occupancy	Year Built	MAJOR SYSTEMS				MINOR SYSTEMS			Structure in Need of Repair (Mark "Yes" or "No")	If Yes, Provide Details
					Foundation	Weatherization		Roof and Chimney	Eaves/Soffits/ Gutters/Leader	Rails/Stairs/ Steps/Porch	Fire Escape		
						Siding and Walls	Windows and Doors						
49 CLARK STREET	64-8	1		1903							No		
181 RIDGEWOOD AVENUE	66-1	1		1903							No		
196 THOMAS STREET	67-16	1		1903							No		
192 THOMAS STREET	67-18	1		1903							No		
81 HIGHLAND AVENUE	73-8	1		1903							No		
50 WILDWOOD TERRACE	79-8	1		1903							No		
261 RIDGEWOOD AVENUE	81-1	1		1903							No		
137 SHERMAN AVENUE	95-28	1		1903							No		
26 FOREST AVENUE	100-6	1		1903							No		
91 FOREST AVENUE	102-4	1		1903							No		
206 LINDEN AVENUE	23-5	1		1902							No		
141 MIDLAND AVENUE	24-5	1		1902							No		
130 LINDEN AVE UNIT 2	24-7.01	1		1902							No		
130 LINDEN AVE UNIT 1	24-7.01	1		1902							No		
128 LINDEN AVE UNIT 1	24-7.01	1		1902							No		
128 LINDEN AVE UNIT 2	24-7.01	1		1902							No		
173 HAWTHORNE AVENUE	44-3	1		1902							No		
16 HILLSIDE AVENUE	44-15	1		1902							No		
80 GLEN RIDGE AVENUE	70-24.01	1		1902							No		
106 GLEN RIDGE AVENUE	70-29	2		1902							No		
97 GLEN RIDGE AVENUE	71-13	1		1902							No		
508 BELLEVILLE AVENUE	77-12.02	1		1902							No		
297 RIDGEWOOD AVENUE	82-1	1		1902							No		
242 BALDWIN STREET	93-12	1		1902							No		
109 SHERMAN AVENUE	94-4	1		1902							No		
18 FOREST AVENUE	100-4	1		1902							No		
102 ESSEX AVENUE	102-24	1		1902							No		
107 GLEN RIDGE AVENUE	71-15	2		1901							No		
292 RIDGEWOOD AVENUE	79-2	1		1901							No		
6 CLINTON ROAD	83-7	1		1901							No		
328 RIDGEWOOD AVENUE	94-11	1		1901							No		
53 WILDWOOD TERRACE	99-1	1		1901							No		
339 RIDGEWOOD AVENUE	101-1	1		1901							No		
98 ESSEX AVENUE	102-26	1		1901							No		
79 RIDGEWOOD AVENUE	13-11	2		1900							No		

EXTERIOR HOUSING SURVEY

Street Address	Block/ Lot	Num. of Dwelli ng Units	Tenure of Units i.e. owner occupied/ rental/ mixed occupancy	Year Built	MAJOR SYSTEMS <small>One major system is required to indicate that the structure is in need of repair</small>				MINOR SYSTEMS <small>Two minor systems are required to indicate that the structure is in need of repair</small>			Structure in Need of Repair (Mark "Yes" or "No")	If Yes, Provide Details
					Foundation	Weatherization		Roof and Chimney	Eaves/Soffits/ Gutters/Leader	Rails/Stairs/ Steps/Porch	Fire Escape		
						Siding and Walls	Windows and Doors						
14 MIDLAND AVENUE	20-8	1		1900							No		
10 SPENCER ROAD	25-9	1		1900							No		
28 DOUGLAS ROAD	30-9	1		1900							No		
30 DOUGLAS ROAD	30-10	1		1900							No		
143 RIDGEWOOD AVENUE	40-2	1		1900							No		
74 WINSOR PLACE	40-8	1		1900							No		
227 WASHINGTON STREET	41-21	1		1900							No		
16 MARSTON PLACE	50-2	1		1900							No		
25 APPLETON PLACE	66-16	1		1900							No		
20 APPLETON ROAD	67-25	1		1900							No		
175 RIDGEWOOD AVENUE	69-4	2		1900							No		
30 APPLETON PLACE	69-6	1		1900							No		
58 HILLSIDE AVENUE	69-12.01	1		1900							No		
73 GLEN RIDGE AVENUE	71-7	1		1900							No		
119 GLEN RIDGE AVENUE	71-18	1		1900							No		
31 HERMAN STREET	77-8	1		1900							No		
283 RIDGEWOOD AVENUE	81-7	1		1900							No		
293 RIDGEWOOD AVENUE	81-10	1		1900							No		
46 HIGH STREET	81-25	1		1900							No		
467 BELLEVILLE AVENUE	81-28	1		1900							No		
77 BENSON STREET	82-9	1		1900							No		
165 HILLSIDE AVENUE	88-3	3		1900							No		
202 BALDWIN STREET	94-8	1		1900							No		
336 RIDGEWOOD AVENUE	94-9	1		1900							No		
332 RIDGEWOOD AVENUE	94-10	1		1900							No		
141 SHERMAN AVENUE	95-26	1		1900							No		
298 RIDGEWOOD AVENUE	99-6	1		1900							No		
369 RIDGEWOOD AVENUE	101-7	1		1900							No		
96 ESSEX AVENUE	102-27	1		1900							No		
79 BALDWIN STREET	102-31	1		1900							No		
69 FOREST AVENUE	104-11	1		1900							No		
8 ROSWELL TERRACE	106-34	1		1900							No		
207 FOREST AVENUE	115-12	1		1900							No		
499 RIDGEWOOD AVENUE	133-1.04	1		1900							No		
46 HAMILTON ROAD	31-25	1		1899							No		

EXTERIOR HOUSING SURVEY

					MAJOR SYSTEMS				MINOR SYSTEMS				
					One major system is required to indicate that the structure is in need of repair				Two minor systems are required to indicate that the structure is in need of repair				
					Weatherization								
Street Address	Block/Lot	Num. of Dwelling Units	Tenure of Units i.e. owner occupied/ rental/ mixed occupancy	Year Built	Foundation	Siding and Walls	Windows and Doors	Roof and Chimney	Eaves/Soffits/ Gutters/Leader	Rails/Stairs/ Steps/Porch	Fire Escape	Structure in Need of Repair (Mark "Yes" or "No")	If Yes, Provide Details
26 HAMILTON ROAD	31-36	1		1899								No	
147 RIDGEWOOD AVENUE	40-3	1		1899								No	
60 DOUGLAS ROAD	50-5	1		1899								No	
48-50 WOODLAND AVENUE	56-12	1		1899								No	
228 BALDWIN STREET	93-8	1		1899								No	
42 DOUGLAS ROAD	30-13	1		1898								No	
162 RIDGEWOOD AVENUE	32-19	1		1898								No	
190 RIDGEWOOD AVENUE	58-14	2		1898								No	
100 CLARK STREET	66-9	1		1898								No	
64 CLARK STREET	67-8.01	1		1898								No	
353 RIDGEWOOD AVENUE	101-3.01	1		1898								No	
50 MIDLAND AVENUE	17-13	1		1897								No	
139 HILLSIDE AVENUE	62-5	1		1897								No	
296 RIDGEWOOD AVENUE	99-5	1		1897								No	
300 RIDGEWOOD AVENUE	99-7	1		1897								No	
96 FOREST AVENUE	101-23	1		1897								No	
153 HAWTHORNE AVENUE	23-5.02	1		1896								No	
176 LINDEN AVENUE	23-9	1		1896								No	
19 HAMILTON ROAD	35-7	1		1896								No	
166 HAWTHORNE AVENUE	45-12	1		1896								No	
57 WOODLAND AVENUE	52-4	1		1896								No	
21 SNOWDEN PLACE	61-3	1		1896								No	
63 HIGHLAND AVENUE	74-1	1		1896								No	
294 RIDGEWOOD AVENUE	79-3	1		1896								No	
28 HIGH STREET	80-9	1		1896								No	
231 SHERMAN AVENUE	110-23.01	1		1896								No	
12 MIDLAND AVENUE	20-8.01	1		1895								No	
16 HAMILTON ROAD	31-41	1		1895								No	
115 MIDLAND AVENUE	34-12	1		1895								No	
20 WINSOR PLACE	41-8	1		1895								No	
199 MIDLAND AVENUE	42-6	1		1895								No	
74 DOUGLAS ROAD	51-8	1		1895								No	
35 WOODLAND AVENUE	55-2	1		1895								No	
14 SUMMIT STREET	57-12	1		1895								No	
39 LINCOLN STREET	57-16	1		1895								No	

EXTERIOR HOUSING SURVEY

					MAJOR SYSTEMS				MINOR SYSTEMS				
					One major system is required to indicate that the structure is in need of repair				Two minor systems are required to indicate that the structure is in need of repair				
					Weatherization								
Street Address	Block/Lot	Num. of Dwelling Units	Tenure of Units i.e. owner occupied/ rental/ mixed occupancy	Year Built	Foundation	Siding and Walls	Windows and Doors	Roof and Chimney	Eaves/Soffits/ Gutters/Leader	Rails/Stairs/ Steps/Porch	Fire Escape	Structure in Need of Repair (Mark "Yes" or "No")	If Yes, Provide Details
17 SUMMIT STREET	58-5	1		1895								No	
29 SNOWDEN PLACE	61-5	1		1895								No	
70 CLARK STREET	67-5	1		1895								No	
21 HERMAN STREET	77-5	1		1895								No	
259 RIDGEWOOD AVENUE	80-8	1		1895								No	
120 RIDGEWOOD AVENUE	33-5	1		1894								No	
117 MIDLAND AVENUE	34-13	1		1894								No	
11 SUMMIT STREET	58-3	1		1894								No	
101 HILLSIDE AVENUE	64-1	1		1894								No	
104 CLARK STREET	66-8	1		1894								No	
73 WINSOR PLACE	69-15	1		1894								No	
85 GLEN RIDGE AVENUE	71-9	2		1894								No	
43 WILDWOOD TERRACE	99-3	1		1894								No	
77 HILLSIDE AVENUE	67-2	1		1893								No	
22 APPLETON PLACE	69-8	1		1893								No	
76 HIGHLAND AVENUE	71-28	1		1893								No	
45 HIGHLAND AVENUE	75-5	1		1893								No	
199 BALDWIN STREET	95-4	1		1893								No	
356 MAOLIS AVENUE	22-4	1		1892								No	
190 LINDEN AVENUE	23-7	1		1892								No	
133 MIDLAND AVENUE	24-3	1		1892								No	
16 WINSOR PLACE	41-9	1		1892								No	
12 WINSOR PLACE	41-11	1		1892								No	
28 WOODLAND AVENUE	56-5	1		1892								No	
57 DOUGLAS ROAD	57-1	1		1892								No	
140 HILLSIDE AVENUE	60-2	1		1892								No	
105 HILLSIDE AVENUE	64-2	1		1892								No	
19 APPLETON PLACE	66-15	1		1892								No	
27 APPLETON PLACE	66-17	1		1892								No	
254 RIDGEWOOD AVENUE	77-14	1		1892								No	
50 LINCOLN STREET	31-21	1		1891								No	
193 MIDLAND AVENUE	42-5	1		1891								No	
105 RIDGEWOOD AVENUE	45-1	1		1891								No	
114 CLARK STREET	66-6	1		1891								No	
34 APPLETON PLACE	69-5	1		1891								No	

EXTERIOR HOUSING SURVEY

					MAJOR SYSTEMS				MINOR SYSTEMS				
					One major system is required to indicate that the structure is in need of repair				Two minor systems are required to indicate that the structure is in need of repair				
					Weatherization								
Street Address	Block/Lot	Num. of Dwelling Units	Tenure of Units i.e. owner occupied/ rental/ mixed occupancy	Year Built	Foundation	Siding and Walls	Windows and Doors	Roof and Chimney	Eaves/Soffits/ Gutters/Leader	Rails/Stairs/ Steps/Porch	Fire Escape	Structure in Need of Repair (Mark "Yes" or "No")	If Yes, Provide Details
170 RIDGEWOOD AVENUE	32-18	1		1890								No	
119 MIDLAND AVENUE	34-14	1		1890								No	
123 MIDLAND AVENUE	34-15	1		1890								No	
43 HILLSIDE AVENUE	41-4	1		1890								No	
243 WASHINGTON STREET	41-24	1		1890								No	
61 WOODLAND AVENUE	52-5	1		1890								No	
42 WOODLAND AVENUE	56-2	1		1890								No	
73 DOUGLAS ROAD	57-5	1		1890								No	
79 DOUGLAS ROAD	57-6	1		1890								No	
12 SUMMIT STREET	57-14	1		1890								No	
61 CLARK STREET	64-12	1		1890								No	
67 CLARK STREET	64-14	1		1890		X				X		No	
88 GLEN RIDGE AVENUE	70-25	1		1890								No	
50 HIGHLAND AVENUE	71-24	1		1890								No	
73 HIGHLAND AVENUE	74-3	1		1890								No	
28 HERMAN STREET	76-5	1		1890								No	
28.A HERMAN STREET	76-5	1		1890								No	
105 SHERMAN AVENUE	94-3	1		1890								No	
306 RIDGEWOOD AVENUE	94-16	1		1890								No	
77 BALDWIN STREET	102-30	1		1890								No	
79 FOREST AVENUE	104-12.02	1		1890								No	
32 LINCOLN STREET	32-13	1		1889								No	
22 LINCOLN STREET	32-14.01	1		1889								No	
19 WOODLAND AVENUE	55-8	1		1889								No	
53 CLARK STREET	64-10	1		1889								No	
57 CLARK STREET	64-11	1		1889								No	
107 CLARK STREET	65-15	1		1889								No	
85 HILLSIDE AVENUE	67-3	1		1889								No	
56 CLARK STREET	67-10	1		1889								No	
44 WILDWOOD TERRACE	79-7	1		1889								No	
53 HILLSIDE AVENUE	59-1	1		1888								No	
61 HILLSIDE AVENUE	59-4	1		1888								No	
63 HILLSIDE AVENUE	59-5	1		1888								No	
76 HILLSIDE AVENUE	66-12	1		1888								No	
118 MIDLAND AVENUE	28-5	1		1887								No	

EXTERIOR HOUSING SURVEY

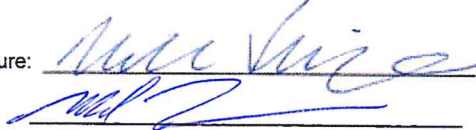
Street Address	Block/ Lot	Num. of Dwelli ng Units	Tenure of Units i.e. owner occupied/ rental/ mixed occupancy	Year Built	MAJOR SYSTEMS One major system is required to indicate that the structure is in need of repair				MINOR SYSTEMS Two minor systems are required to indicate that the structure is in need of repair			Structure in Need of Repair (Mark "Yes" or "No")	If Yes, Provide Details
					Foundation	Weatherization		Roof and Chimney	Eaves/Soffits/ Gutters/Leader	Rails/Stairs/ Steps/Porch	Fire Escape		
						Siding and Walls	Windows and Doors						
223 WASHINGTON STREET	41-19	1		1887							No		
225 WASHINGTON STREET	41-20	1		1887							No		
9 SUMMIT STREET	58-2	1		1887							No		
29 LINCOLN STREET	58-18	1		1887							No		
17 WINSOR PLACE	59-22	1		1887							No		
117 HILLSIDE AVENUE	64-5	1		1887							No		
30 SNOWDEN PLACE	65-6	1		1887							No		
71 WINSOR PLACE	69-14	1		1887							No		
370 MAOLIS AVENUE	22-1	1		1886							No		
342 MAOLIS AVENUE	22-7	1		1886							No		
41 DOUGLAS ROAD	31-16	1		1886							No		
32 WOODLAND AVENUE	56-4	1		1886							No		
25 SNOWDEN PLACE	61-4	1		1886							No		
26 SNOWDEN PLACE	65-7	1		1886							No		
24 SNOWDEN PLACE	65-8	1		1886							No		
102 HILLSIDE AVENUE	65-14	1		1886							No		
163 RIDGEWOOD AVENUE	69-2	1		1886							No		
50 HAMILTON ROAD	31-24	1		1885							No		
90 HILLSIDE AVENUE	66-10	1		1885							No		
205 MIDLAND AVENUE	42-7	1		1884							No		
90 BALDWIN STREET	104-12.01	1		1884							No		
33 SNOWDEN PLACE	61-6	1		1883							No		
109 HILLSIDE AVENUE	64-3	1		1882							No		
56 SHERMAN AVENUE	74-11	1		1882							No		
280 MAOLIS AVENUE	34-16	1		1880							No		
78 WINSOR PLACE	40-7	1		1880							No		
75 WINSOR PLACE	69-16	1		1880							No		
22 FOREST AVENUE	100-5	1		1880							No		
249 WASHINGTON STREET	41-25	1		1879							No		
39 HILLSIDE AVENUE	41-2	1		1876							No		
197 RIDGEWOOD AVENUE	65-1	1		1875							No		
46 HIGHLAND AVENUE	71-22.02	1		1875							No		
117 CLARK STREET	65-17	1		1874							No		
12 FOREST AVENUE	100-3	1		1873							No		
92 GLEN RIDGE AVENUE	70-26	1		1870							No		

EXTERIOR HOUSING SURVEY

					MAJOR SYSTEMS				MINOR SYSTEMS				
					One major system is required to indicate that the structure is in need of repair				Two minor systems are required to indicate that the structure is in need of repair				
					Weatherization								
Street Address	Block/Lot	Num. of Dwelling Units	Tenure of Units i.e. owner occupied/ rental/ mixed occupancy	Year Built	Foundation	Siding and Walls	Windows and Doors	Roof and Chimney	Eaves/Soffits/Gutters/Leader	Rails/Stairs/Steps/Porch	Fire Escape	Structure in Need of Repair (Mark "Yes" or "No")	If Yes, Provide Details
187 MIDLAND AVENUE	42-4	1		1868								No	
176 RIDGEWOOD AVENUE	32-17.02	1		1866								No	
201 RIDGEWOOD AVENUE	65-2	1		1865								No	
205 RIDGEWOOD AVENUE	65-3	1		1865								No	
171 LINDEN AVENUE	43-1	1		1860								No	
38 WOODLAND AVENUE	56-3	1		1860								No	
25 LINCOLN STREET	58-17	1		1856								No	
190 BAY AVENUE	105-6	1		1856								No	
118 RIDGEWOOD AVENUE	33-6	1		1850								No	
57 BENSON STREET	84-15	1		1835								No	

I verify that I have conducted this exterior housing survey according to the NJ Department of Community Affairs' criteria.

Total Number of Units in Need of Rehab: **6**

Signature: 

Print Name: Nicole Venezia, PP, AICP, Project Planner 1
 and Title: Michael Zichelli, AICP, PP, Deputy Administrator

Michael P. Zichelli III, AICP/PP
119 Chestnut Street
Montclair, New Jersey 07042
973-509-2531 • zichelm@aol.com

Skills: Project planning, budget evaluation and construction management.
Strong communication skills, including oral, written and graphic presentations to governmental bodies and public organizations.
Ability to deliver projects on time and within the projected budget.

Experience:
3/00-present

Deputy Administrator

Director of Planning & Development

Borough of Glen Ridge; Glen Ridge, New Jersey

- Oversee planning, budget, design, permit and construction of major capital projects.
- Prepare grants and manage their implementation.
- Draft and present planning reports, Areas in Need of Redevelopment Plans, Master Plans, New Jersey Cross Acceptance Comments and proposed land use ordinances.
- Supervise the Building, Water, and Public Works Departments.
- Review applications and provide technical support to the Mayor and Council, Board of Adjustment, Historic Preservation Commission, and Planning Board.
- Manage the development and maintenance of the Borough's technology infrastructure.

3/96-3/00

Assistant Planner

Township of Montclair; Montclair, New Jersey

- Aided in the budget process, design and development of capital projects, including the Montclair Connection, Pine Street Transit Village and parking structures.
- Provided technical support to the Board of Adjustment, Economic Development Corporation, Historic Preservation Commission, Parking Committee and Planning Board.
- Served as the point person for new businesses locating in the Township.
- Reviewed and commented on building permits and applications for development.
- Aided in the drafting and presentation of the Master Plan, Areas in Need of Redevelopment Plans and proposed ordinances.

2/95-3/96

Economic Developer

Niagara Mohawk Power Corporation; Albany, New York &

Saratoga Economic Development Corporation; Saratoga Springs, New York

- Assisted large commercial and industrial companies to locate in New York State.
- Served as the downtown redevelopment and community development assistant.
- Created a computer-based inventory of sites and buildings available for development.
- Facilitated GIS tax map partnership project throughout Niagara Mohawk's Eastern territory.

Education:
5/95

State University of New York at Albany, Department of Geography & Planning
Master's of Regional Planning /Specialization in Urban Planning

8/93

University of North Carolina at Charlotte, College of Architecture
Bachelor's of Arts in Architecture

Certificates:

Licensed Professional Planner in the State of New Jersey 33LI00561000, Since 2000
American Institute of Certified Planners, Member ID: 126077, Since 1999

Honors & Activities:

American Planning Association, Member
New Jersey Planning Officials, Member
New Jersey Shade Tree Federation, Board Member
Recipient of the Montclair Chamber of Commerce Economic Development Award
Appointed to New York State Temporary Council on GIS, 1995
Best Day Foundation, Volunteer
Eagle Scout

References:

Available upon request

APPENDIX H

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 I) to address the shortfall of funds identified in the spending plan. The intent to bond will be for a total of \$140,000, of which \$46,666.67 will be bonded for in 2019, and \$15,555.56 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	\$0.00	\$0.00
1. Approved Development	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2. Development Pending Approval	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
3. Projected Development	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
(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	\$0.00	\$0.00
(c) Other Funds (Specify source(s))**:	\$0.00	\$0.00	\$0.00	\$23,333.33	\$19,444.44	\$19,444.44	\$19,444.44	\$19,444.44	\$19,444.44	\$19,444.44	\$19,444.44	\$140,000.00
(d) Interest (0.02)	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Total	\$0.00	\$0.00	\$0.00	\$23,333.33	\$19,444.44	\$19,444.44	\$19,444.44	\$19,444.44	\$19,444.44	\$19,444.44	\$19,444.44	\$140,000.00
<p>* 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.</p> <p>** The \$140,000 is bonded funds.</p>												

Borough of Glen Ridge projects a total of \$140,000 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 (NJCA-LGS) will permit NJCA-LGS 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 \$100,000 to rehabilitation or new construction programs for 4 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 \$23,333.33, or one-third of the rehabilitation component within the first year of substantive certification (in 2019). 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
Total	=	\$0.00
30 percent requirement	x 0.30 =	\$0.00
Less Affordability assistance expenditures through 9/30/2016	-	\$0.00
PROJECTED MINIMUM Affordability Assistance Requirement 1/1/2015 through 12/31/2025	=	\$0.00
PROJECTED MINIMUM Very Low-Income Affordability Assistance Requirement 1/1/2015 through 12/31/2025	÷ 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 \$8,000 will be available from the affordable housing trust fund to be used for administrative purposes, of which is \$2,000 per unit. 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 2010-Sept. 30, 2016	PROJECTED EXPENDITURE SCHEDULE 2015 -2025										
			2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	Total
Rehabilitation	4	\$0	\$0	\$0	\$0	\$33,333	\$11,111	\$11,111	\$11,111	\$11,111	\$11,111	\$11,111	\$100,000
													\$0
													\$0
													\$0
Total Programs	4	\$0	\$0	\$0	\$0	\$33,333	\$11,111	\$11,111	\$11,111	\$11,111	\$11,111	\$11,111	\$100,000
Affordability Assistance		\$0	\$0	\$0	\$0	\$10,666.67	\$3,555.56	\$3,555.56	\$3,555.56	\$3,555.56	\$3,555.56	\$3,555.56	\$32,000.00
Administration		\$0	\$0	\$0	\$0	\$2,666.67	\$888.89	\$888.89	\$888.89	\$888.89	\$888.89	\$888.89	\$8,000.00
Total		\$0	\$0	\$0	\$0	\$46,666.67	\$15,555.56	\$15,555.56	\$15,555.56	\$15,555.56	\$15,555.56	\$15,555.56	\$140,000.00

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 4 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 I.

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 I) to address the shortfall of funds identified in the spending plan. The intent to bond will be for a total of \$140,000, of which \$46,666.67 will be bonded for in 2019, and \$15,555.56 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 \$140,000.00, for a total of \$140,000.00. The municipality will dedicate \$100,000 towards their rehabilitation obligation (\$25,000 per unit) and \$0.00 towards special needs housing, \$32,000.00 to render units more affordable, and \$8,000 to administrative costs. It is anticipated that the Borough will have a remaining balance of \$0.00 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 I) 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.

SPENDING PLAN SUMMARY		
Balance as of June 30, 2016		\$0.00
Projected REVENUE 2015-2025		
Development fees	+	\$0.00
Payments in lieu of construction		\$0.00
Other funds	+	\$140,000.00*
Interest	+	\$0.00
TOTAL REVENUE	=	\$140,000.00
PROJECTED EXPENDITURES 2015-2025		
Funds used for Rehabilitation	-	\$100,000.00
Funds for New Construction		
1. Special Needs Housing		\$0.00
2		\$0.00
3		\$0.00
4		\$0.00
Affordability Assistance		\$32,000.00
Administration		\$8,000.00
TOTAL PROJECTED EXPENDITURES	=	\$140,000.00
REMAINING BALANCE	=	\$0.00

* All \$140,000.00 are bonded funds.

APPENDIX I

**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.

Michael Rohal, Administrator

Daniel T. Murphy, Council President

Adopted: _____

APPENDIX J

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

BALDWIN STREET REDEVELOPMENT PLAN AMENDMENT



Original Date: November 17, 2017

Amendment Date: June 20, 2018

Prepared for:



Prepared by:



(Please leave blank for double-sided printing)



REDEVELOPMENT PLAN AMENDMENT FOR THE BALDWIN STREET REDEVELOPMENT AREA

Prepared by:

Glen Ridge Planning Board

Robyn Fields, Mayor's Designee
Michael J. Rohal
Ann Marie Morrow
Timothy Hegarty
Rick Mason
Mary Murphy
Ravi R. Mehrotra
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Robert Morrow (Alt. #2)

Special Thanks to:

Michael Rohal, PE, Glen Ridge Borough Administrator
Michael Zichelli, AICP/PP, Glen Ridge Borough Planner

Consultants:

H2M Associates, Inc.
119 Cherry Hill Road, Suite 110
Parsippany, NJ 07054

Adopted by Glen Ridge Council: July 16, 2018

The original of this report was signed and sealed in accordance with N.J.S.A. 45:14A-12

Erik DeLine, AICP, PP # 33LI00622900

Jeffrey L. Janota, AICP, PP # 33LI00582700



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1.0 INTRODUCTION

1.1 BASIS FOR THE PLAN

This redevelopment plan has been prepared for Block 72, Lots 2, 3, 4, 9 and 10 (see Appendices) within the Borough of Glen Ridge, Essex County, New Jersey. The redevelopment area (the Baldwin Street Redevelopment Area) comprises approximately 2.2 acres located on the northern side of Baldwin Street in the northwest section of Glen Ridge, adjacent to the border to the Township of Montclair. The Glen Ridge Council on September 27, 2017 determined by Resolution # 79-17 (See Appendices) that these properties qualified as an “area in need of redevelopment” in accordance with the criteria specified in the New Jersey Local Redevelopment and Housing Law (LRHL) at N.J.S.A. 40A:12A-5, and will not include the use of Eminent Domain. This redevelopment plan provides the development regulations and other standards to guide the redevelopment of the Baldwin Street Redevelopment Area.

FIGURE 1: AREA LOCATION MAP

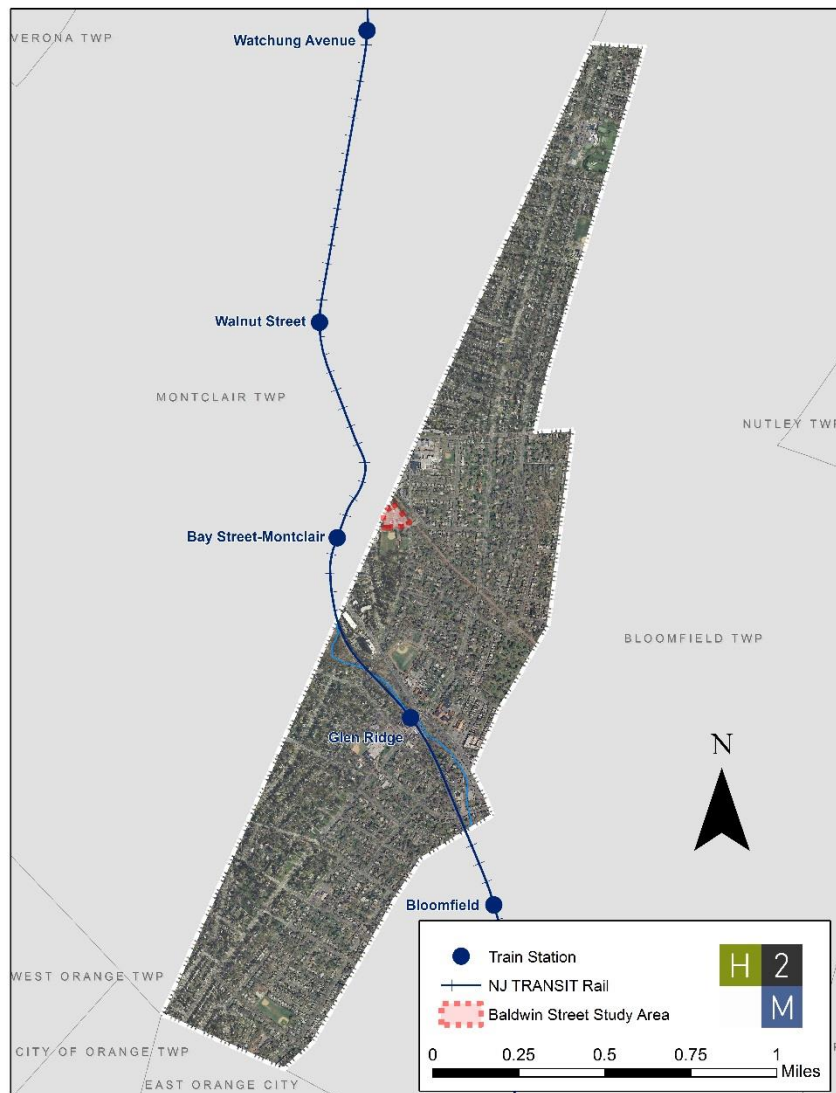
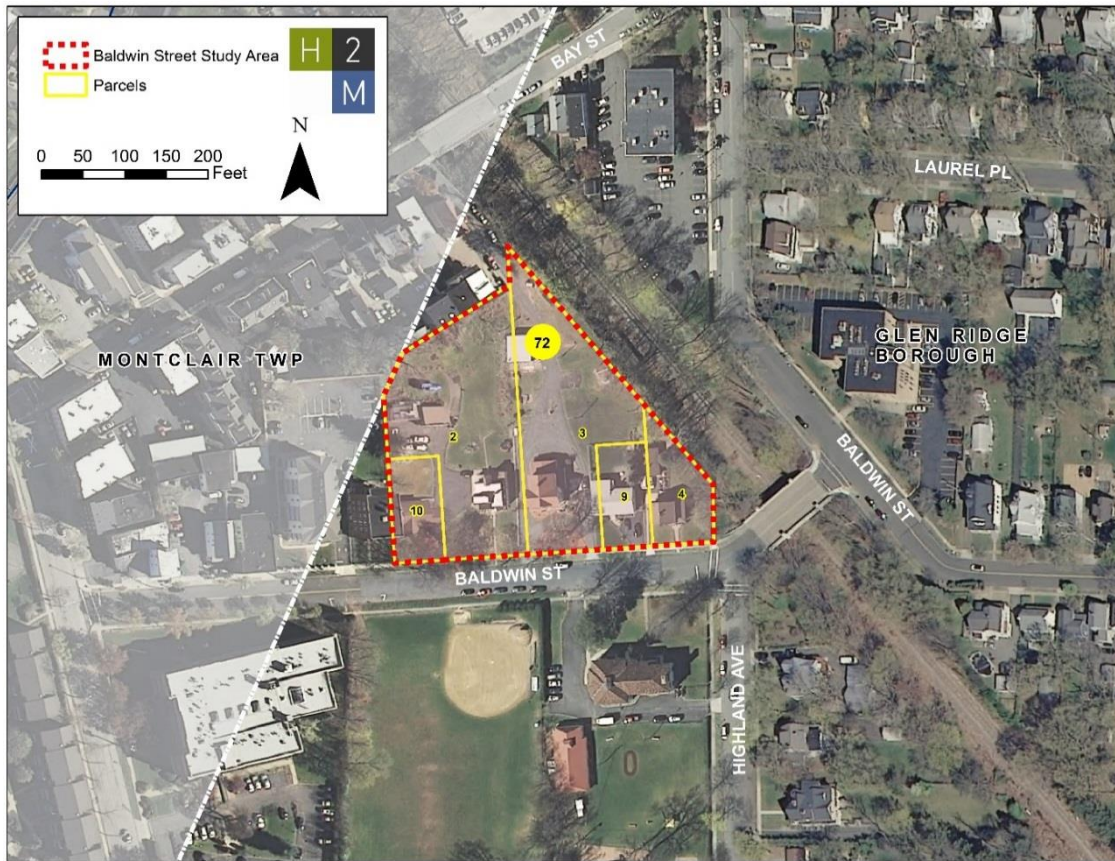


FIGURE 2: REDEVELOPMENT PLAN AREA MAP



1.2 PURPOSE/VISION

The Baldwin Street Redevelopment Plan sets standards for the construction of residential units and site improvements in the declared area in need of redevelopment. The Baldwin Street Redevelopment Plan is intended to create new residential dwelling units at a location that capitalizes on its close proximity to the Bay Street train station in Montclair and Hackensack UMC Mountainside Hospital. The introduction of new housing to the area will enhance diversify housing stock in the Borough, assist it in meeting its affordable housing obligation, and create an increase in NJ Transit ridership.

This area of the Borough has largely been isolated from the rest of the municipality. The redevelopment of this area will promote a vision of multi-family residential development that provides a greater degree of housing options for the Borough, is consistent with the adjacent multi-family residential in Montclair, and takes advantage of current household preferences for living arrangements and the site's proximity to commuter rail service.



1.3 NOTE ON PLAN TERMINOLOGY

Throughout the Baldwin Street Redevelopment Plan, a conscious distinction is made in the regulations between “shall” and “should.” “Shall” means that a developer is required to comply with the specific regulation, without any deviations. “Should” means that a developer is encouraged to comply but is not required to do so.

1.4 REQUIRED COMPONENTS OF THE REDEVELOPMENT PLAN

N.J.S.A 40A:12A-7 requires that a redevelopment plan include an outline for the planning, development, redevelopment, or rehabilitation on of the redevelopment area sufficient to indicate the following:

1. Its relationship to definite local objectives as to appropriate land use, density of population and improved traffic and public transportation, public utilities, recreational and community facilities and other public improvements.
2. Proposed land uses and building requirements in the project area.
3. Adequate provisions for the temporary and permanent relocation, as necessary for residents in the project area, including an estimate of the extent of which decent, safe, and sanitary dwelling units affordable to displace residents will be available to them in the existing local housing market.
4. An identification of any property within the redevelopment area which is proposed to be acquired in accordance with the redevelopment plan.
5. Any significant relationship of the redevelopment plan to:
 - a. The master plans of contiguous municipalities;
 - b. The master plan of the county in which the municipality is located;
 - c. The State Development and Redevelopment Plan adopted pursuant to the “State Planning Act” P.L. 1985, c.398 (C.52:18A-196 et al.).
6. An inventory (as of the date of the adoption of the resolution on finding the area to be in need of redevelopment) of all housing units affordable to low and moderate income households, as defined pursuant to N.J.S.A. 52:27D-304, that are to be removed as a result of implementation of the redevelopment plan, whether as a result of subsidies or market conditions, listed by affordability level, number of bedrooms, and tenure.
7. A plan for the provision, through new construction or substantial rehabilitation of one comparable, affordable replacement housing unit for each affordable housing unit that has been occupied at any time within the last 18 months, that is subject to affordability controls and that is identified as to be removed as a result of implementation of the redevelopment plan.
8. The redevelopment plan may include the provision of affordable housing in accordance with the “Fair Housing Act,” N.J.S.A. 52:27D-301 et seq. and the housing element of the municipal master plan.
9. The redevelopment plan shall describe its relationship to pertinent municipal development regulations as defined in the “Municipal Land Use Law,” P.L.1975, c. 291 (C.40:55D-1 et seq.).
10. The redevelopment plan must state whether it shall supersede applicable provisions of the development regulations of the municipality or constitute an overlay zoning district within the redevelopment area.
11. All provisions of the redevelopment plan shall be either substantially consistent with the municipal master plan or designed to effectuate the master plan; but the municipal governing body may adopt a redevelopment plan which is inconsistent with or not designed to effectuate the master plan by affirmative vote of a majority of its full authorized membership with the reasons for so acting set forth in the redevelopment plan.



2.0 EXISTING CONDITIONS

2.1 2017 AREA IN NEED OF REDEVELOPMENT INVESTIGATION SUMMARY

The 2017 Baldwin Street Area in Need of Redevelopment Study adopted September 27, 2017 by the Borough Planning Board (AINR Study) established the boundary of the Baldwin Street Redevelopment Area and the legal framework for issuing a determination of need for the area. Existing land uses, property conditions, zoning characteristics, municipal tax, fire, police and building records and relevant planning studies were examined and all parcels in the study area were analyzed to determine conformity with the required redevelopment criteria. The AINR Study found that parcels within the area met one or more of the following criteria **A and D**. A summary of the necessary criteria as presented in the AINR and met by the study area is listed below.

- **Criteria A**

Buildings are unsafe, substandard, unsanitary, dilapidated, obsolescent, or possess any such characteristics, or so lacking in light, air, or space as to be conducive to unwholesome living or working conditions. Four (4) of the properties within the Study Area were classified as meeting the “A” criteria, as the properties were considered either substandard or of dilapidated condition.

- **Criteria D**

Areas with buildings or improvements which, by reason of dilapidation, obsolescence, overcrowding, faulty arrangement or design, lack of ventilation, light and sanitary facilities, excessive land coverage, deleterious land use or obsolete layout, or any combination of these or other factors, are detrimental to the safety, health, morals, or welfare of the community. Four (4) properties were classified as meeting the “D” criteria, as the properties are inconsistent with modern land use planning standards and practices.

- **Inclusion under Section 3**

Parcels may be included under Section 3 (N.J.S.A. 40A:12A-3) of the redevelopment statute whereby a redevelopment area may include lands and building, which of themselves are not detrimental to the health safety and welfare of the community, but the inclusion of which, with or without changes in their condition, is necessary for the effective redevelopment of the area of which they are a part. One the properties met this criterion.

2.2 SURROUNDING AREA CONTEXT

The Baldwin Street Redevelopment Area is located in northwestern Glen Ridge along Baldwin Street, near Montclair’s eastern border with Glen Ridge. It is approximately 0.25 miles from the Bay Street train station in Montclair, and 0.3 miles from the Hackensack UMC Mountainside Hospital. The optimal walking distance between a transit station or stop and a place of employment/residential use is between ¼ mile (1320ft) and ½ mile (2,640ft), which places the proposed Baldwin Street Redevelopment Area within walking distance of good commuter rail service and a major employer in the area. (See Figure 3).

In addition, the Baldwin Street Redevelopment Area was subject to a builder remedy lawsuit and challenge to the Borough’s current Fair Share Plan and has been identified under the Borough’s Draft Housing Element and Fair Share Plan as a site to provide for the Borough’s affordable housing obligation. The approximately 2.2 acres site is estimated to yield a total of 110 units, for a total of 17 affordable housing units.

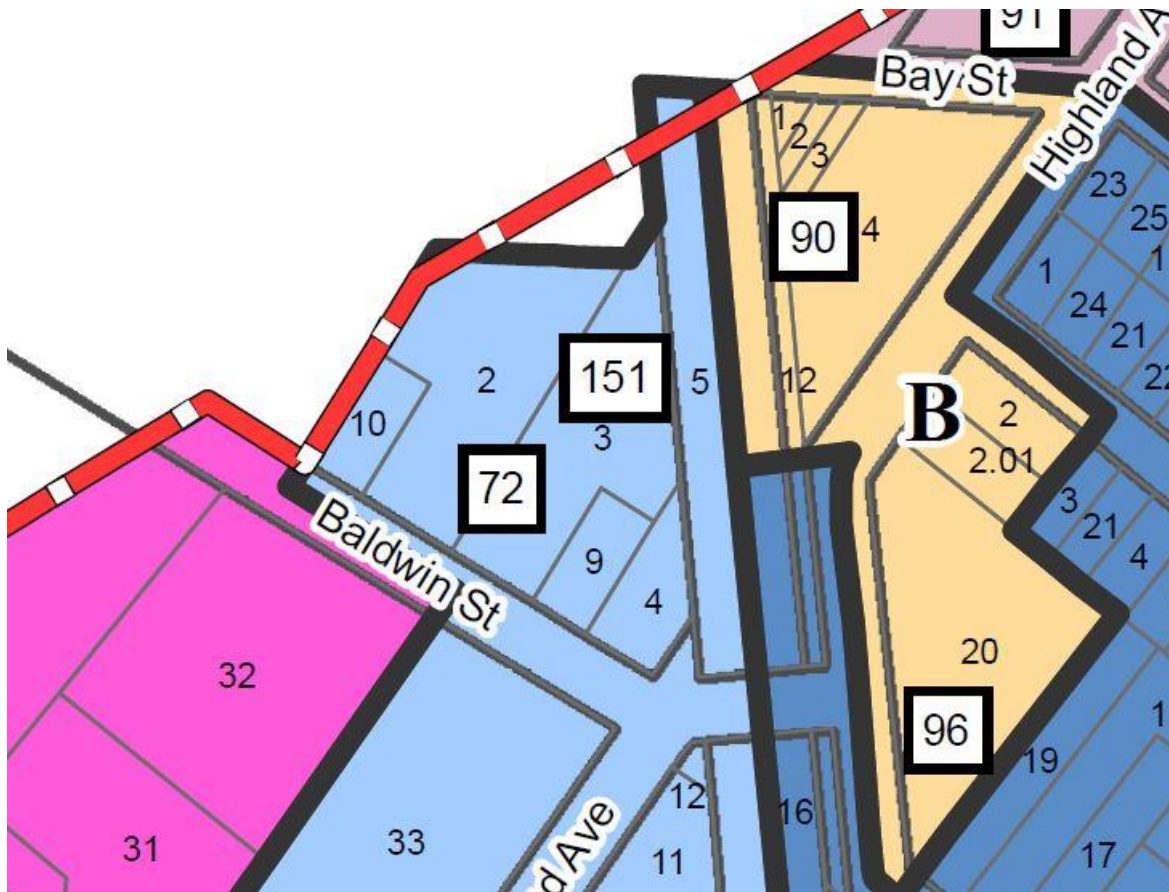
FIGURE 3: EXISTING CONDITIONS



The Baldwin Street Redevelopment Area is located between the alignment of the former Boonton Line railroad, and a 3-story multifamily residential building located in Montclair along that town’s eastern municipal boundary with Glen Ridge. Across Baldwin Street, there is a recreational sports field located in Glen Ridge, but owned by Montclair, and an early childhood “head-start” learning center. Generally, the development character on Baldwin Street in Montclair is 2-to-3 story multifamily residential buildings.

The Baldwin Street Redevelopment Area, which was previously zoned for Residential Single Family (R-2), consists of a mix of uses including single-family and two-family residences. On one of the parcels is an office building for a construction company, vacant at the time of the AINR Study. In Glen Ridge, the zone is adjacent to a Townhouse, Professional Office (R-5) zone. It is also in proximity to a “B” zone, which permits offices, professional buildings, nursing homes, libraries, public and private schools, and municipal buildings. The adjacent zone in Montclair is a Three-Story Apartment (R-4) zone.

FIGURE 4: GLEN RIDGE ZONING MAP SECTION



The Residential Single Family (R-2) permits uses allowed in the R-1 zone (single-family dwellings, churches, private country clubs, and public and private day schools - not operated for a profit of elementary or high school grade, with the exception that private country clubs are not permitted in the R-2).

The R-5 zone permits single family residential structures as regulated by R-3 zone standards, townhouses, and public parking lots and structures.

The B zone allows for office and professional buildings, nursing homes, public and private schools, municipal buildings and libraries, and existing single-family detached dwellings. R-2 and R-3 standards regulate the single-family uses in the B zone.



2.3 RELATIONSHIP TO MASTER PLAN AND LOCAL GOALS AND OBJECTIVES

2.3.1 Master Plan Objectives

Glen Ridge's current Master Plan and a Master Plan Reexamination were adopted in 2003 and 2010, respectively. The Master Plan sets forth the goals and objectives for land uses within Glen Ridge, including a recommendation from the 2010 Housing Element, which recommends to,

“investigate the inclusion mixed-use transit-oriented development in close proximity to Bay Street Station in Montclair. Such development should require that a certain percentage of the new residential units in the project be set-aside for low and moderate-income households.”

The Master Plan contains a variety of goals and objectives to guide future development in the Borough. A number of goals of the 2010 Reexamination are relevant to the Baldwin Street Redevelopment Plan, including the following:

Goals:

1. To promote a balanced variety of residential, commercial, recreational, public and conservation land uses.
2. To maintain the existing single-family residential character and quality of the Borough while providing a mix of housing types and uses.
3. To ensure that the Borough's Land Use Plan is compatible with those of adjacent municipalities, the County and State.

Land Use Objectives:

1. To preserve the integrity of existing residential areas by maintaining development intensity and density patterns consistent with existing residential neighborhood patterns.
2. To permit multi-family residential use at appropriate densities in locations accessible to major transportation facilities and services, commercial services, and public facilities.

2010 Housing Objectives:

1. Require all in-fill development to be undertaken in a manner that is consistent and compatible with the surrounding neighborhood and environment.
2. Recognize the potential of selected vacant, underutilized or deteriorated properties for in-fill residential development consistent with the zone plan and the existing character of the area.
3. Continue to provide a balance of housing options to meet the needs of all residents including low- and moderate-income housing, middle-income housing and market rate or luxury housing.

Circulation Objectives:

1. To encourage the use of mass transportation and reduce the demand for on street parking.

2.3.2 Redevelopment Plan Objectives

The Borough is looking to promote multi-family residential in areas which are well served by transit and have good access to employment. The redevelopment plan intends to capitalize on its prime location and proximity to Montclair's Bay Street train station and Hackensack UMC Mountainside Hospital, both within walking distance from the Baldwin



Street Redevelopment Area. This enables the Borough to provide a diversity of housing options, including affordable housing, without significantly increasing the amount of new vehicular traffic in the area.

The objectives for this Redevelopment Plan are to:

1. Promote a multi-story residential design that utilizes traditional design and planning concepts combined with similar architectural elements that create a sense of place and attractive livable environment.
2. Provide a range of market rate and affordable housing options that meet the current and future needs of Borough residents.
3. Revitalize an under-invested and underutilized area of the Borough with high-quality development that is consistent with the Borough's architectural and surrounding neighborhood character.
4. Promote the development of a compact suburban environment with improved connectivity to the existing rail transit in order to encourage walking and biking, and minimize vehicular dependency.
5. Provide opportunities to support bicycle transportation, including adequate bicycle storage capacity within residential building design to encourage bicycle links to public transportation, employment centers, and commercial areas.

2.4 RELATIONSHIP TO ZONING ORDINANCE

The Baldwin Street Redevelopment Plan shall be redeveloped in accordance with the standards detailed in this redevelopment plan. The Baldwin Street Redevelopment Plan shall supersede all provisions of the Zoning and Development Regulations of Glen Ridge regulating development in the Baldwin Street Redevelopment Area. In all situations where zoning issues are not specifically addressed herein, the Glen Ridge Land Use Ordinance and Development Regulations shall, however, remain in effect. The Borough's Zoning Map shall be amended to indicate the redevelopment area to which the Baldwin Street Redevelopment Plan applies.

3.0 USE AND BULK REGULATIONS

The following land use and development standards provide a framework for the physical development of the Baldwin Street Redevelopment Area and have been put forth in the interest of public health, safety, convenience, and general welfare. The standards allow for project flexibility, while requiring that the design of buildings and improvements be of high quality and performance, and that the physical integration of design elements be prudently employed to meet the goals and objectives of this redevelopment plan. The Borough has not attempted in these controls to anticipate every possible design or land use solution. Therefore, the land use controls set forth herein reinforce current zoning while providing guidelines for the types of uses the Borough would like to see.

Relief/variances from the provisions of this section may be granted by the Borough of Glen Ridge Planning Board in accordance with the provisions of Section 70(c) of the Municipal Land Use Law. To the extent that this establishes requirements from which the Planning Board cannot grant relief pursuant to Section 70(d) of the Municipal Land Use Law (e.g., permitted uses), then the procedure for amending the plan outlined in the report shall apply.

3.1 LAND USES

The purpose of the Baldwin Street Redevelopment Area is to provide an area for a multi-family residential community in close proximity to the Bay Street train station and the Hackensack UMC Mountainside Hospital. The Baldwin Street Redevelopment Area is located less than one half mile from the Bay Street station and will provide a new residential base within walking distance of the train station and employment centers in and around Hackensack UMC Mountainside Hospital. The new market rate and affordable housing units will fill a housing need for new and future Borough of Glen Ridge residents, provide ample on-site amenities for the new residents, increase ridership at the



Bay Street rail station, and provide housing options for workers at Hackensack UMC Mountainside Hospital and nearby businesses. The revitalization of the Baldwin Street Redevelopment Area will also improve the appearance and safety of the area, and improve the Borough's tax base.

1. **Purpose:** The Baldwin Street Redevelopment Plan provides for multi-family residential development along Baldwin Street where multi-family residential is consistent with the adjacent Montclair neighborhood character and takes advantage of assets in the surrounding area.
2. **Permitted uses.** Property in the Baldwin Street Redevelopment Area may be developed only for:
 - a. Multi-family units at a maximum gross density of the tract of 50 units per acre/ maximum 110 total units of the size and the mix set forth in subsection 1 of Section 3.3 below.
 - b. Open Space
3. **Accessory uses.** The following accessory uses are permitted in the Baldwin Street Redevelopment Area:
 - a. Off-street parking in accordance with Section 3.5.
 - b. Private recreation facilities, intended for the use by residents of the premises that are customary and incidental to the proposed multifamily use, such as but not limited to fitness center, mailroom, business center, laundry facility and lobby



3.2 BULK REGULATIONS

Development in the Baldwin Street Redevelopment Area is subject to the requirements in the table below.

Bulk Standards	Requirements
Min. Lot Area	2.0 acre
Max. Density	50 d.u./acre
Min. Lot Width	380 feet
Min. Lot Frontage	380 feet
Min. Lot Depth	200 feet
Front Yard Setback	30 feet
Side yard Setback	15 feet*
Rear yard Setback	15 feet avg.
Max. Building Coverage	70%
Max. Lot Coverage	70%
Max. Number of Stories	4 stories
Max. Building Height (All Structures)	The front "Height" of all structures will be 51.0 feet from mean natural grade while the "Height" of the parking structure (including parapet) shall also be a maximum of 51 feet from existing grade**

* side yard setback to be 3.0 feet from proposed railroad ROW/property line

** "Height" as it relates to any building means the vertical distance from the mean natural grade surrounding the building to: (a) in the case of a flat roof, the highest point of the flat roof or parapet wall, whichever is higher, or (b) in the case of a sloped roof, the midpoint of the sloped roof. The mean grade shall be calculated using the existing natural grade at ten-foot intervals surrounding the existing building foundation walls and any new construction. If soil or rock removal lowers the ground elevation around the perimeter of the foundation walls, building height shall be based on the lowered elevation. If the placement of soil or other materials raises the ground elevation around the perimeter of the foundation walls, building height shall be based on the elevation as it existed prior to the placement of soil or other material.

3.3 BUILDING AND UNIT DESIGN

1. Dwelling unit size: One-to-three bedroom units are permitted, and must meet the following criteria:
 - a. One bedroom – market rate unit minimum 700 sq.ft./ affordable unit minimum 670 sq.ft.
 - b. Two bedroom – market rate unit minimum 1000 sq.ft./ affordable unit minimum 825 sq.ft.
 - c. Three bedroom – 1000 minimum sq. ft./unit
 - d. There will be 93 market rate units.
 - e. At least 47 of the market rate units will be 1-bedroom units.
 - f. No more than 46 of the market rate units will be 2-bedroom units.



- g. No market rate unit can have 3 or more bedrooms.
 - h. There will be 17 AHUs, of which at least 3 will be 1-bedroom, no more than 10 will be 2-bedroom and no more than 4 will be 3-bedroom and all of which will comply with accepted UHAC standards.
 - i. As it relates to any 1-bedroom units with dens and/or 2-bedroom units with dens and/or 3-bedroom units with dens, (i) the dens must adjoin a living space, (ii) the dens must be built without closets and at all times post-construction have no closets, (iii) the dens must be accessed through a wider-than-usual opening, (iv) the addition of a door, wall and a closet is at all times prohibited.
 - j. Each change in lease occupancy (including lease assignment and lease sub-letting) would require the issuance of a certificate of continued occupancy to verify continue compliance with the foregoing, the reasonable cost of each such inspection to be borne by the owner of the improvements constructed in the Baldwin Street Redevelopment Area.
2. Buildings with residential uses shall provide laundry facilities and central air conditioning for each dwelling unit either in the unit or in common areas accessible only to residents. Window air conditioning units are not permitted. Television connections shall be provided for each unit. One satellite dish shall be permitted per structure, and may not be visible from Baldwin Street.

3.4 DRIVEWAYS & CURBS

1. Driveways shall not be located closer than five (5) feet from a property line, nor closer than ten (10) feet from an existing driveway on an adjacent property.
2. A maximum of one (1) driveway shall be permitted.
3. Two-way driveways shall be a minimum of 24 feet wide; where a center median is proposed, the median shall be a minimum of 5 feet in width and the driveway shall be a minimum of 18 feet in width.
4. Curbs along public right-of-ways shall be poured-in-place concrete or other masonry material such as Belgian block.
5. On-street parking for the west side of Baldwin Street shall not be permitted.

3.5 PARKING

1. Parking may be provided as both surface parking and garage spaces.
2. All required parking must be provided on site.
3. Parking is prohibited in any required front yard setback, which shall be a minimum of 30 feet.
4. Parking shall be located to the rear of a building and/or the interior of the site where its visual impact to adjacent properties and the public right-of-way will be minimized. Parking is prohibited in any front yard.
5. Adequate fire and emergency access must be provided subject to the Township of Montclair Fire Department (or successor provider of fire suppression services to Glen Ridge).
6. All parking spaces shall be at least nine feet by twenty feet, except that two and one-half feet of the length may be included in any overhang.
7. On-site parking shall not be provided for any use or to any party other than a resident or visitor of the site, nor shall parking areas be used for any purpose other than parking.
8. Visitor parking shall be signed and painted for each space designated for such a purpose.
9. Required parking.
 - a. Apartment uses: Shall adhere to the standards in the Residential Site Improvement Standards.
 - b. There will be a minimum of 188 parking spaces as determined by reference to RSI requirements: 1.8 spaces for each 1-bedroom unit, 2.0 spaces for each 2-bedroom unit, and 2.1 spaces for each 3 bedroom unit.

- c. Signage shall be provided where parking spaces are to be reserved for residents and/or for areas used for visitor parking.
 - d. Adequate parking facilities for accessibility to people with mobility impairments shall be provided as required by the Americans with Disabilities Act (ADA).
10. The view of the parking structure and parapet shall be masked from the street by the creation of an approximately 7,500 square foot +/- lobby amenity. If the lobby amenity does not cover the entire façade of the parking structure and parapet, then measures will be taken to incorporate additional architectural screening in order to mask the visual presence of the parking structure and parapet.
 11. The ingress/egress point to the parking structure shall be at a point as far south as possible from the Highland Avenue bridge intersection.
 12. A “park-like” open-space area shall be created on the northeast side of the Baldwin Avenue Redevelopment Area to minimize conflict with the Highland Avenue bridge intersection.

3.6 ON-SITE PEDESTRIAN REQUIREMENTS

1. Pedestrian walkways shall be provided connecting Baldwin Street to building entrances, and connecting parking areas to building entrances.
2. Where practical, pedestrian walkways shall be raised above the grade of streets, drives, parking lots and other paved areas. Where pedestrian walks cannot be raised, they shall be constructed of a material that is different from the adjacent pavement. Pedestrian walkways shall be of a different material than parking areas.
3. Walks, sidewalks and parking areas shall have lighting as required by the Borough’s land use ordinances and as otherwise required by the Planning Board.
4. Internal walkways shall be a minimum of four-feet wide and shall be designed to comply with the requirements of the Americans with Disabilities Act (ADA).

3.7 BICYCLE PARKING REQUIREMENTS

1. A designated area within the Baldwin Street Redevelopment Area shall be provided for bicycle parking. The area can be permitted inside the building or outside in a protected area. Parking shall be provided in such a way that allows for a bicycle to be properly secured, via a bicycle rack or locker.
2. A minimum of two (2) bike parking space per 10 units shall be required.



3.8 SIGNAGE

1. One monument-style sign identifying the name of the residential complex may be provided at the primary entrance. The sign shall have a maximum height of two and a half (2.5), maximum width of five (5) feet, a maximum area of 25 square feet, and be set back a minimum of ten (10) feet from any street right-of-way line. Any illumination shall be limited to either indirect lighting or diffused lighting, and the source of any lighting shall be shielded in such a manner as to not be visible from the street or any adjoining residential property.
2. Appropriate directional signage indicating the location of visitor parking and/or unit locations may be required.



3. An (R1-1) sign and stop bar is required at the exit to the site.

4.0 BUILDING AND SITE DESIGN

These design guidelines shall be applied with the relevant use and bulk standards to reinforce the physical and spatial characteristics of Baldwin Avenue Redevelopment Area. Any development that occurs in the Baldwin Street Redevelopment Area should be considered in the context of the overall redevelopment area with regards to building height, massing, siting, materials, color or other design characteristic. These standards are intended to apply to renovations of existing buildings, to infill construction and to new construction.

The following guidelines are intended to create a plan that excels at providing comfortable, convenient and aesthetically pleasing high density residential development for the Borough.

4.1 ARCHITECTURE AND RESIDENTIAL STANDARDS

1. **Dwelling Unit Mix.** The mix of dwelling units shall be of the size and the mix set forth in subsection 1 of Section 3.3 above in an arrangement that promotes the enjoyment of the dwelling units, other on-site facilities and the community as a whole by residents of the development. The Planning Board shall require, as a condition of final approval of the development plan, the provision that the locations of the dwelling unit mix conform with the above standards.
2. **Dwelling Unit Privacy.** Adjacent dwelling units shall be adjoined in such a manner as to provide code required STC values for soundproofing and privacy between such units.
3. **Site Layout.** The development plan shall locate buildings, parking areas and open space in an arrangement that promotes the enjoyment of dwelling units, other on-site facilities and the community as a whole by residents of the development. Dwelling units and buildings shall be oriented towards the public street and interior open spaces and away from parking lots and garages. Surface parking lots and garages, not masked with architectural features shall be prohibited from being located in the front yard area of any dwelling unit.
4. **Individuality of Dwelling Units and Buildings.** In order to provide attractiveness, identity and individuality to dwelling units, buildings and complexes of buildings within the entire development and to avoid the monotonous repetition of design elements and its undesirable visual effects, the following design standards shall be utilized:
 - a. Varying dwelling unit widths, staggering dwelling unit setbacks and altering building heights and rooflines;
 - b. Varying architectural embellishments to roofs between dwelling units, buildings or complexes of buildings including roof elements such as dormers, belvederes, masonry chimneys and similar elements, provided that such are architecturally compatible with the style, materials, colors and details of the building;
 - c. Varying the front entrance definition and articulation between dwelling units, buildings or complexes of buildings, provided that such are architecturally compatible with the style, materials, colors and details of the building.
 - d. The buildings should take into account design suggestions from Glen Ridge Historic Preservation Commission as per the obtained approval.
5. **Entrance Lighting.** A minimum of one (1) low-wattage incandescent light fixture shall be provided outside each exterior entrance to a dwelling unit or building.
6. **Fire Escapes.** Buildings containing dwelling units located above the second story and requiring a second means of egress pursuant to the Uniform Construction Code shall not utilize an attached external fire escape as one of the required means of egress.



7. **Dwelling Unit Storage Space.** Each dwelling unit shall be provided with a completely enclosed, covered storage space. Such storage area shall be exclusive of normal interior closets and may either be contained within the dwelling unit or building, attached thereto or located separately.
8. **Amenity Space.** Any proposed development shall incorporate approximately 7,500 sq.ft. of interior amenity space, such as: a wellness/fitness center, business center, concierge services, recreation room, and library or jitney services. All these services should be for the use of building residents only.
9. **Common Open Space.** Active and passive recreational areas and other public and/or semipublic open space, such as courtyards, plazas, alleys and pedestrian walkways, shall be designed to promote use and enjoyment by residents of the development. Such areas shall be designed to utilize natural features of the site, including existing vegetation, where possible, and shall be extensively landscaped with a wide variety of plant materials. Where such areas are enclosed by buildings, such as courtyards and plazas, they shall be designed to be architecturally formal and geometrically logical, however, this shall not preclude the use of curvilinear designs for walkways or landscaped areas.
10. **Type of Lighting Source.** Low-wattage lamps shall be used along all sidewalks, walkways, courtyards and plazas and on any building or unit. Parking lot lighting shall be incandescent or another light source compatible with the same. Both shall comply with the Borough's lighting standards.
11. **Cable Television Utility.** All dwelling units shall be provided with such facilities for potential linkage to the Borough's cable television utility.
12. **Maintenance Equipment Storage.** An accessory building shall be provided for the storage of maintenance equipment, if such is to be stored on-site. Such accessory building shall be architecturally compatible with the style, materials, colors and details of the principal buildings.
13. **Common Entrances.** Apartment buildings with common entrances, lobbies, elevators and/or stairwells shall be designed to promote safety and security of residents and visitors using such areas.
14. The improvements constructed in the Baldwin Street Redevelopment Area would be designed and constructed according to LEED Home standards. LEED certification is not a required as part of this plan, however the LEED checklist must be submitted showing compliance with the standards.

4.2 FAÇADE STANDARDS

1. Façades shall be expressed as building nodules to reduce the apparent size of larger buildings and to set up a rhythm in the façade that expresses the traditional scale of buildings. Architectural variety in building material, massing, cornice height, and window style/height/arrangement is encouraged.
2. All buildings shall provide scale-defining architectural elements or details, such as windows, spandrels, awnings, porticos, pediments, cornices, pilasters, columns and balconies.
3. All entrances to a building, except service and emergency egress doors, shall be defined and articulated by architectural elements such as lintels, pediments, pilasters, columns, porticoes, porches, overhangs, railings, balustrades and other elements, where appropriate. Any such element utilized shall be architecturally compatible with the style, materials, colors and details of the building as a whole, as shall the doors.
4. Building exteriors shall have vertical and/or horizontal offsets to create visual breaks on the exterior. Monotonous, uninterrupted walls or roof planes shall be avoided. Building wall offsets, including projections such as balconies, canopies, awnings, and signs, recesses, and changes in floor level, shall be used in order to add architectural interest and variety and to relieve the visual effect of a simple, long wall. Similarly, roofline offsets, dormers, or gables shall be provided in order to provide architectural interest and variety to the massing of a building and to relieve the effect of a single, long roof.
5. The architectural treatment of the front facade shall be continued in its major features around all visibly exposed sides of a building. All sides of a building shall be architecturally designed to be consistent with



regard to style, materials, colors and details. Blank wall or service area treatment of side and/or rear elevations visible from public view shall be avoided.

6. Articulate the building entrance in the façade to make it easily identifiable by pedestrians and motorists and to provide architectural interest.

4.3 ROOFS

1. The shape, pitch, and color of a roof should be architecturally compatible with the style, materials, and colors of such building.
2. If the building has a flat roof, a parapet shall project vertically to hide any roof-mounted mechanical equipment. Additionally, a cornice shall project out horizontally from the façade and shall be ornamented with moldings, brackets, or other detailing.
3. Pitched roofs are encouraged to have dormers, chimneys, cupolas, and other similar elements to provide architectural interest. These elements shall be compatible with the style, materials, colors, and details of the building.
4. Roofline offsets shall be provided along any roof measuring more than 50 feet in length in order to provide architectural interest and articulation to a building.

4.4 MECHANICAL EQUIPMENT SCREENING

1. Screening of rooftop mechanical equipment is required.
2. All rooftop mechanical equipment including cell phone antennae shall be screened from view from all adjacent public streets, open spaces and parks in all directions and elevations to minimize the negative impact;
3. Screening materials shall be consistent with the architectural detail, color and materials of the building; Wire mesh screening is not permitted;
4. All roof and HVAC systems must meet the building code requirements, must not be greater than 4 feet tall and at minimum be set back from the building edge a minimum of 15' from any street or public open space by a 4-foot tall wall as to not be visible from any adjacent public street or public property within the Baldwin Street Redevelopment Area
5. If wall pack ventilation units are being used, they are required to match the adjacent building material color.

4.5 TRASH/TRASH ENCLOSURES/RECYCLING

1. All trash enclosures shall be screened by a solid masonry wall or 6-foot solid fencing on three sides and heavy-duty gate closures.
2. The trash enclosure shall be planted with a mixture of deciduous and evergreen plant species that are a minimum of 5-6 feet tall at planting.
3. Garbage and recycling collection shall be through a private service to be paid by residents of the improvements constructed in the Baldwin Street Redevelopment Area and not by the general revenue or tax collections of Glen Ridge Borough. A recycling and trash pickup plan shall be submitted.

4.6 UTILITIES

All new utility distribution lines and utility service connections from such lines to buildings in the Baldwin Street Redevelopment Area shall be located underground. To the extent possible, existing utility lines should also be relocated underground. Remote readers for all utilities, in lieu of external location of the actual metering devices, are preferred.

4.7 LIGHTING

Adequate lighting shall be provided for all parking areas and pedestrian walkways. All outdoor lighting, including street lamps and accent lighting, should comply with "dark sky" standards intended to reduce light pollution. Dark sky standards require that lighting is downcast, illuminates only the intended areas, and does not cause disabling glare



that affects driver safety and reduces the visibility of starry night skies. Lighting for a building must be contained on the property on which the building is located. LED lighting shall be permitted in addition to all of the conditions of the Borough ordinance standards for lighting.

5.0 STREETScape AND STREET DESIGN

Public realm improvements and furnishings within the Baldwin Street Redevelopment Area are intended to create a pedestrian-friendly environment, provide an attractive gateway into Glen Ridge, and improve the aesthetics of the area. Where Glen Ridge has determined that existing streetscape and open space features have deteriorated, do not exist or need improvement, the applicant/owner/redeveloper may be required to make related site improvements at the time of site plan approval.

5.1 STREET TREES

1. Street Trees shall be planted along the streets within or adjacent to the Baldwin Street Redevelopment Area. Shade trees should be planted to create a traditional allee (a line of trees along both sides of the street) that is appropriate given the surrounding residential character.
2. Where street trees are not currently provided, they shall be placed at regular intervals on all streets within the Baldwin Street Redevelopment Area and shall be planted at approximately 40 feet on center. Exceptions to the 40-foot spacing are allowed for curb cuts to parking areas, lobby entrances and utility facilities located within the sidewalk area.
3. The genus-species of trees shall be consistent with the existing foliage to harmonize the natural setting in the surrounding area. Tree types and location shall be subject to approval by the Planning Board.
4. Trees shall not be planted in a way that would negatively impact pedestrian circulation and visibility.

5.2 SIDEWALKS

1. Sidewalks shall be located along all streets and kept in good condition at all times to accommodate the safe travel of pedestrians and persons with limited mobility.
2. The existing 4-foot-wide sidewalks within the Baldwin Street Redevelopment Area may remain so long as they are sufficient and in good condition and improved to meet minimum ADA requirements.
3. New sidewalks elsewhere in the Plan Area shall be a minimum of 4-feet wide.
4. New sidewalks shall be of a concrete material that meets the approval of the Planning Board and the Glen Ridge Historic Preservation Committee.
5. Existing curb cuts within the Baldwin Street Redevelopment Area that will not be used by any proposed development shall be replaced with new sidewalks to match the surrounding sidewalk materials and design.

5.3 STREETScape LIGHTING

1. Street lighting shall be gas-lit and of a type supplied by or approved by the utility and of a type and number approved by the Planning Board and the Glen Ridge Historic Preservation Committee shall be provided for all street intersections and along all streets within the redevelopment area as deemed necessary for safety reasons. Wherever electric utility installations are required to be underground, the applicant shall provide for underground service for street lighting.
2. Pedestrian-scale, decorative lighting (12 feet to 14 feet in height) shall be provided at regular intervals along the public right of way within the Baldwin Street Redevelopment Area.



3. The lighting scheme shall be chosen to illuminate the sidewalks and walkways and promote an enjoyable pedestrian experience, sense of security, and unified look throughout the Baldwin Street Redevelopment Area.
4. Decorative lighting may contain features such as hanging plant baskets and/or banners, where such features meet the approval of the Planning Board and the Glen Ridge Historic Preservation Committee.

5.4 STREETScape FURNISHINGS

1. Street furniture in the area, including benches/seating, public art, lighting, planters, and trash and recycling containers, should be appropriately placed but serve to also be visually appealing.
2. The property owner shall be responsible for the maintenance of all street furniture, including raised planter landscaping and care, the emptying of garbage and any repairs necessary.

5.5 COMPLETE STREETS

Glen Ridge has adopted a Complete Streets policy by Resolution to support and reinforce their commitment to creating a comprehensive, integrated, connected street network that safely accommodates all road users of all abilities and for all trips. As such, any application within the Baldwin Street Redevelopment Area that results in a public street project shall ensure that such a project be designed and constructed as “complete streets” whenever feasible to do so in order to safely accommodate travel by pedestrians, bicyclists, public transit, and motorized vehicles and their passengers, with special priority given to pedestrian safety, and shall make affirmative statement to that project’s adherence in the site plan application.

5.6 STREET REGULATIONS

Efficient circulation through the Baldwin Street Redevelopment Area shall be maintained at all times. All uses within the Baldwin Street Redevelopment Area shall ensure their operations do not interfere with the safe and efficient operations of any public roadway within the Baldwin Street Redevelopment Area.

1. Speed limits shall be set at 25 miles per hour on Baldwin Street.
2. Travel lanes shall be no greater than 12 feet in width in order to promote safe vehicular speeds.
3. Bicycle signage and striping is encouraged throughout the Baldwin Street Redevelopment Area, subject to approval by the Planning Board. Where separate bicycle facilities are not feasible or required, applicant shall consider the installation of sharrows and/or “share the road” or “bicycle may use full lane” signage.

5.7 TRAFFIC IMPACT STUDY

As part of any application for site plan approval, a Traffic Impact Study shall be submitted for review by the Borough Engineer. The Traffic Impact Study shall consider both vehicular and pedestrian traffic.

5.8 JITNEY SERVICE

Jitney service will not be provided to the site unless cost of service is entirely self-funded by the residents residing in the improvements constructed in the Baldwin Street Redevelopment Area.

6.0 PLAN CONSISTENCY

The Redevelopment Plan carefully considers the needs, issues and opportunities of multiple jurisdictions in an effort to further the goals of existing plans.

6.1 RELATIONSHIP TO LOCAL PLANNING OBJECTIVES



Glen Ridge Master Plan. This Plan acknowledges and serves to address many of the issues noted in the 2003 Glen Ridge Borough Master Plan associated with the Baldwin Street Redevelopment Area including:

- **Goal 1** - To promote a balanced variety of residential, commercial, recreational, public and conservation land uses.
- **Goal 2** - To maintain the existing single-family residential character and residential quality of the Borough while providing a mix of housing types and uses.
- **Goal 8.** - To ensure that the Borough's Land Use Plan is compatible with those of adjacent municipalities, the County and State.

In furtherance of the foregoing, "Good Neighbor" policies (e.g., scheduling days and times of garbage collection, recycling collection, lawn mowing, leaf blowing, shrubbery planting/trimming and outside building repair and maintenance) will be practiced with respect to neighboring "head start" school and Washington athletic field and other neighbors.

6.2 RELATIONSHIP TO OTHER PLANS

Montclair Master Plan. The Baldwin Street Redevelopment Plan Area is adjacent to the boundary of Glen Ridge Borough and Montclair Township. The Township of Montclair's 2015 (amended in 2017) Land Use and Circulation Element identifies the area on Baldwin Street, adjacent to the Baldwin Street Redevelopment Area, as Montclair Center Edge (C3). The recommended land use standards for that designation include buildings up to 3 stories in height, and 75% building coverage, where uses should be residential or small office development, and parking should be accommodated either in the rear of the buildings or in parking decks. These recommended standards are consistent with the use and bulk standards provided within this redevelopment plan.

Essex County Master Plan. The County of Essex does not have a current Master Plan Land Use Element that was available for review. However, by providing multi-family housing within walking distance of the Bay Street train station and improving parking and circulation conditions area wide, this redevelopment plan will positively impact the entire Essex County region and is consistent with the 2013 Essex County Comprehensive Transportation Plan.

State Development and Redevelopment Plan. The objectives of the Baldwin Street Redevelopment Plan are consistent with the goals, strategies and policies of the 2001 New Jersey State Development and Redevelopment Plan (SDRP). The entire Plan Area is located within the PA-1 Metropolitan Planning Area, where growth and redevelopment is recommended. Ultimately, the Redevelopment Plan will provide diverse housing options, affordable housing opportunities, and support the usage of public transportation because of the Baldwin Street Redevelopment Area's proximity to the Bay Street train station.

7.0 IMPLEMENTATION

7.1 DESIGNATION OF REDEVELOPMENT ENTITY & ITS POWERS

The Glen Ridge Borough Council shall be the designated Redevelopment Entity as permitted under the Local Redevelopment and Housing Law (N.J.S.A. 40A: 12A-1 et seq.) ("LRHL") and shall for the purposes of this report be identified as The Glen Ridge Redevelopment Agency (GRRRA).

The governing body of Glen Ridge may designate an entity to implement redevelopment plans and carry out redevelopment projects in the area designated by this plan if necessary.



When necessary for the implementation of this plan, GRRRA, as authorized shall designate and enter into a contract with a redeveloper for any construction or other work forming a part of this redevelopment plan (N.J.S.A. 40A: 12A-4(c)).

The designated redeveloper shall agree to retain interest acquired in the project until the completion of construction and development of the specified project, as required by this redevelopment plan. The redeveloper shall further agree not to lease, other than residential leases to residential end-users of the residential units and site improvements constructed in the Baldwin Street Redevelopment Area.

7.2 CRITERIA AND PROCEDURES FOR REDEVELOPER SELECTION AND IMPLEMENTATION OF THE REDEVELOPMENT PLAN

1. Applicants wishing to be designated as redeveloper(s) shall submit the following materials to the GRRRA, together with any other materials requested by the GRRRA (collectively, “Redeveloper Materials”):
 - a. Documentation evidencing financial responsibility and capability with respect to proposed development.
 - b. Estimated offering price and deposit for acquisition of any land(s) to be acquired from the municipality for development.
 - c. Estimated total development cost.
 - d. Fiscal impact analysis addressing the effect of the proposed project on municipal services and tax base.
 - e. Detailed description of proposed public amenities and benefits.
 - f. Estimated time schedule for start and completion of development.
 - g. Conceptual plans and elevations sufficient in scope to demonstrate the design, architectural concepts, parking, vehicle and pedestrian circulation, landscaping, active and/or passive recreation space, and sign proposals for all uses.
 - h. A detailed proposal for the transition and relocation assistance that will be provided to existing tenants, including where feasible incorporation of existing tenants in the project.
 - i. A certification that no member of the governing body nor any member of the GRRRA will receive any pecuniary benefit from the Redeveloper or as a consequence of the redevelopment of the subject properties.
 - j. The GRRRA shall review such submissions, may request supplemental information (which supplemental information shall be considered within the scope of “Redeveloper Materials”) and, in its discretion, determine the acceptability of such submissions and determine whether to proceed with redeveloper designation and negotiation of a redevelopment agreement. The GRRRA shall have the authority to determine at what pace and in what order it shall designate redevelopers for redevelopment of the properties in the Redevelopment Area.
2. The redeveloper will be obligated to carry out the specified improvements in accordance with the Baldwin Street Redevelopment Plan and the redevelopment agreement.
3. The redeveloper shall devote land within the Baldwin Street Redevelopment Area for the uses specified in the Baldwin Street Redevelopment Plan.
4. Upon completion of the required improvements, the conditions determined to exist on the subject property at the time the Baldwin Street Redevelopment Area was determined shall no longer be deemed “in need of redevelopment” pursuant to the LRHL.
5. No covenant, agreement, lease, conveyance or other instrument shall be effected or executed by the redevelopers, the Borough, or successors, lessees, or assigns of any of them, by which the land in the Baldwin Street Redevelopment Area is restricted as to sale, lease, or occupancy upon the basis of race, color, creed, religion, ancestry, national origin, sex, sexual orientation, or marital status.
6. Neither the redeveloper nor Borough and the GRRRA, nor the successors, lessees, or assigns shall discriminate upon the basis of race, color, creed, religion, sexual orientation, ancestry, national origin, sex, or marital status in



the sale, lease or rental in the use and occupancy of land or improvements erected thereon or any part thereof the Baldwin Street Redevelopment Area.

7.3 GENERAL PROVISIONS

1. The GRRRA and the Glen Ridge Planning Board specifically reserve the right to review and approve the changes in the redeveloper's plan and specifications with respect to their conformance to the redevelopment plan. Such a review shall be based on submissions to both agencies of a site plan locating the proposed project in the Baldwin Street Redevelopment Area; a site plan illustrating all site features; and building elevations for facades facing primary and secondary streets. If design changes are made after submission, no construction related to the changed project features can take place until a site plan and other pertinent drawings reflecting such additions or changes have been submitted and approved by both agencies. This pertains to revisions and additions prior to, during, and after completion of such improvements.
2. As part of the final site plan approval process, the Planning Board may require a developer to furnish performance guarantees pursuant to N.J.S.A. 40:D-53. Either the Borough Attorney or the Planning Board shall approve such performance guarantees. The amount of such performance guarantees shall be determined by the Borough and shall be sufficient to assure completion or improvements within two years of final site plan approval.
3. The redeveloper shall also comply with the requirements of the Local Redevelopment and Housing Law, P.L. 1992, Chapter 79.
4. No building shall be constructed over an easement in the project area without prior written approval of the Borough of Glen Ridge.
5. Utility easements, when necessary, shall be provided by developers and approved by the Borough of Glen Ridge.
6. The developer of the Baldwin Street Redevelopment Area shall submit, if needed, a storm water management plan as part of the design submission for review by the Planning Board in the Baldwin Street Redevelopment Area is intended to minimize the quantity of storm water entering the municipal sewer system or flowing directly into any adjacent streams.
7. A long term tax exemption pursuant to the Long Term Tax Exception Law, N.J.S.A. 40A:21-1 et seq, may be granted for the redevelopment project area.

7.4 SITE PLAN AND SUBDIVISION REVIEW

Any subdivision of lots and parcels of land within the Baldwin Street Redevelopment Area shall be in accordance with the requirements of this plan and the site plan and subdivision ordinance of Glen Ridge, except that where this redevelopment plan contains provisions that differ from those in the subdivision ordinance, this plan shall prevail.

Prior to commencement of construction, site plans for the construction, and/or rehabilitation of improvements to the Baldwin Street Redevelopment Area, prepared in accordance with the requirements of the Borough Land Use Ordinance and the Municipal Land Use Law (N.J.S.A. 40:55D-1 et. seq.) and shall be submitted by the developer(s) to the Land Use Board for approval.

Any revisions to plans previously approved by the Planning Board must also be submitted to the Planning Board and the Glen Ridge Historical Preservation Committee for approval. This pertains to revisions or additions prior to, during, and after completion of the improvements.

7.5 INFRASTRUCTURE

The redeveloper, at its cost and expense, shall provide all necessary engineering studies for, and construct or install all on-and off-site municipal infrastructure improvements and capacity enhancements or upgrades required in



connection with the provision of water, sanitary sewer, and stormwater sewer service to the project, in addition to all required tie-in or connection fees. The redeveloper shall also be responsible for providing, at the redeveloper's cost and expense, all sidewalks, curbs, street trees, street lighting and its pro rata share of on- and off-site traffic controls and road improvements for the project or required as a result of the impacts of the project. The redeveloper's agreement between the Borough and the redeveloper will contain the terms, conditions, specifications, and a description of required performance guarantees (such as performance bonds or other acceptable performance security) pertaining to redeveloper's obligation to provide the infrastructure and improvements required for the project.

7.6 ACQUISITION AND RELOCATION

The Redevelopment Plan will not acquire privately-owned property within the Baldwin Street Redevelopment Area by Glen Ridge as the study was determined to be a non-condemnation study area pursuant to the redevelopment law.

7.7 AFFORDABLE HOUSING REQUIREMENTS

During the preparation of the AINR Study for Baldwin Street, there were no existing affordable housing units identified. All properties were acquired through private negotiation. Any proposed residential rental development within the Baldwin Street Redevelopment Area shall provide a minimum of 15% affordable housing units of which at least 3 will be 1-bedroom, no more than 9 will be 2-bedroom and no more than 3 will be 3-bedroom and all of which will comply with accepted UHAC standards and be otherwise subject to all laws and regulations governing affordable housing in the Borough of Glen Ridge and the State of New Jersey and any signed settlement agreement. Any proposed residential condominium-type development within the Baldwin Street Redevelopment Area shall provide a minimum of 20% affordable housing units.

7.8 REQUESTS FOR DEVIATIONS AND DESIGN EXCEPTIONS

The Glen Ridge Planning Board may grant deviations from the regulations contained within this redevelopment plan, where by reason of exceptional topographic conditions or physical features uniquely affecting a specific piece of property, the strict application of any bulk regulation adopted pursuant to this redevelopment plan would result in peculiar practical difficulties to, or exceptional and undue hardship upon, the redeveloper.

The Planning Board may also grant such relief where the purposes of this redevelopment plan would be advanced by a deviation from the strict requirements of this Plan and the benefits of the deviation would outweigh any detriments.

No relief may be granted under the terms of this section if such deviation or relief will have substantial detriment to the public good or substantial impairment of the intent and purpose of this redevelopment plan.

An application for a deviation from the requirements of this redevelopment plan shall provide public notice of such application in accord with the requirements of public notice as set forth in N.J.S.A. 40:55D-12a and b. Notwithstanding the above, no deviations should be granted that would permit any of the following: a use or principal structure that is not otherwise permitted by this redevelopment plan; or an increase in the maximum permitted height of a principal structure by more than 10 feet or 10%, whichever is less.

No deviation from the requirements herein shall be cognizable by the Glen Ridge Zoning Board of Adjustment.

7.9 ADVERSE INFLUENCES

No use shall be permitted which, when conducted under proper and adequate conditions and safeguards, will produce corrosive, toxic or noxious fumes, glare, electromagnetic disturbance, radiation, smoke, cinders, odors, dust or waste, undue noise or vibration, or other objectionable features so as to be detrimental to the public health, safety or general welfare.

7.10 PROCEDURES FOR AMENDING THE PLAN



This redevelopment plan may be amended from time to time upon compliance with the requirements of state law. A non-refundable application fee of \$5,000 shall be paid by the party requesting such amendment, unless the request is issued from the Borough of Glen Ridge. The municipal governing bodies, at their sole discretion, may require the party requesting the amendments to prepare a study of the impact of such amendments, which study shall be prepared by a professional planner licensed in the State of New Jersey.

7.11 DURATION OF THE PLAN

The selected redeveloper(s) within the Baldwin Street Redevelopment Area shall begin the development of land and construction of improvements within a reasonable period of time, as specified in a redevelopment agreement.

Provisions of this plan specifying redevelopment of the Baldwin Street Redevelopment Area and requirements and restrictions with respect to thereto shall be in effect for a period of 30 years from the date of approval of this plan by the Borough of Glen Ridge.

7.12 COMPLETION OF REDEVELOPMENT

Upon the inspection and verification by the Borough of Glen Ridge that the redevelopment within the Baldwin Street Redevelopment Area has been completed, certificates of completion shall be issued to the redeveloper. The area will no longer be deemed an area in need of redevelopment once all certificate of completion for the project have been issued.

7.13 SEVERABILITY

If any section, paragraph, division, subdivision, clause or provision of this redevelopment plan shall be adjudged by the courts to be invalid, such adjudication shall only apply to the section, paragraph, division, subdivision, clause or provision so judged, and the remainder of this redevelopment plan shall be deemed valid and effective.



APPENDICES



APPENDIX A: COUNCIL RESOLUTION



RESOLUTION NO. 79 – 17

Monday, May 22, 2017

Offered By Councilor MORROW
Seconded By Councilor MURPHY

THE BOROUGH OF GLEN RIDGE

RESOLUTION REQUESTING THE PLANNING BOARD TO EVALUATE
PARCELS IDENTIFIED AS BLOCK 72 LOTS 2, 3, 4, 9 & 10 ON THE BOROUGH OF GLEN RIDGE TAX MAP TO
DETERMINE IF IT SHOULD BE DESIGNATED AS
AN AREA IN NEED OF REDEVELOPMENT / REHABILITATION

WHEREAS, pursuant to N.J.S.A. 40A:12A-4(a), a municipal governing body has the power to cause a preliminary investigation to be made by The Planning Board pursuant to N. J. S. A. 40A-12A-5; and,

WHEREAS, The Borough Council desires to have a preliminary investigation made on certain lands and premises within The Borough of Glen Ridge to see if the area hereinafter set forth is in need of redevelopment.

BE IT RESOLVED, by the Council of The Borough Of Glen Ridge, in The County Of Essex, New Jersey does hereby, pursuant to N.J.S.A. 40A:12A-4, request and authorize The Planning Board of The Borough Of Glen Ridge to undertake a preliminary investigation as to whether the property located on **Baldwin Street** and identified as **Block 72, Lots 2, 3, 4, 9 & 10** on The Borough Tax Map can be classified as an area in need of redevelopment or rehabilitation; and,

BE IT FURTHER RESOLVED that The Planning Board of The Borough Of Glen Ridge shall conduct the aforesaid investigation in accordance with the requirements of N.J.S.A. 40A:12A-6.

BE IT FURTHER RESOLVED that in making its preliminary investigation, the Planning Board shall make its recommendations based upon a finding that the conditions as set forth in N.J.S.A. 40A:12A-5 are found to be present.

BE IT FURTHER RESOLVED that the redevelopment area determination, if such a determination is made, shall authorize the municipality to use all those powers provided by the Legislature for use in a redevelopment area.

I, Michael J. Rohal, Municipal Clerk of The Borough Of Glen Ridge, in The County Of Essex and in The State Of New Jersey, do hereby certify the foregoing to be a true and correct copy of a "RESOLUTION" adopted by The Mayor and The Borough Council on Monday, May 22, 2017.

Witness my hand and seal of The Borough Of Glen Ridge on this 22nd day of May 2017.

Michael J. Rohal, Municipal Clerk



APPENDIX B. PLANNING BOARD BALDWIN STREET AINR APPROVAL RESOLUTION

GLEEN 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