

**Glen Ridge Borough  
Essex County  
Round 4: Housing Element and Fair Share Plan**

Prepared For:



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Adoption Date: June 16, 2025

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## I. Introduction

This Housing Element and Fair Share Plan will exhibit the Borough of Glen Ridge's (herein the "Borough" or "Glen Ridge") commitment to providing affordable housing within the municipality. This document seeks to frame Glen Ridge's efforts based on the current best knowledge of the affordable housing framework created by the State, applicable past rules established by the Council on Affordable Housing (COAH), and the requirements of P.L.2024, c.2<sup>1</sup> (the "Law" or "Amended Law") which governs municipal responsibilities concerning provisions of affordable housing in the Fourth Round.

This Plan has three sections. The first section ("Introduction") includes a brief history of New Jersey Housing Policy. The second section ("Housing Element") includes a Demographic Analysis, Housing Inventory, Employment Analysis, and review of land uses and policies, as required by statute. The third section (Fair Share Plan) summarizes the Borough's affordable housing obligations for 2025-2035 and its plan for complying with these obligations.

### A. History of New Jersey Affordable Housing Policy

#### 1975 – 1985 | Mount Laurel Doctrine and the Fair Housing Act

In 1975 the New Jersey Supreme Court decided *Southern Burlington County NAACP v. the Township of Mount Laurel*, more commonly referred to as "Mount Laurel I," wherein it interpreted the New Jersey Constitution to create an affirmative obligation for developing municipalities to provide a "realistic opportunity for the construction of low- and moderate-income housing in their communities." In 1983, the New Jersey Supreme Court expanded the obligation from only developing municipalities to all municipalities in a decision commonly referred to as "Mount Laurel II". In addition, the Supreme Court required the establishment of each municipality's fair share obligation and required each municipality, through its zoning, to provide a realistic opportunity for the construction of that established fair share obligation. Subject to several prerequisites, conditions and requirements, Mount Laurel II also created the "builder's remedy" as a mechanism to enforce the doctrine in instances where a developer successfully demonstrated a municipality's zoning failed to create the requisite realistic opportunity. Under such circumstances, a plaintiff may be entitled to have its site rezoned for an inclusionary development with an affordable set aside if the site is available, developable, approvable, and suitable for the proposed project and all other requirements for a successful builder's remedy are met and all defenses defeated.

In 1985, in response to Mount Laurel II and the flood of litigation stemming from it, the Legislature adopted the Fair Housing Act ("FHA") to discourage litigation and incentivize voluntary compliance (see N.J.S.A. 52-27D-303). The FHA established, among other things, the

<sup>1</sup> [https://pub.njleg.state.nj.us/Bills/2024/PL24/2\\_.PDF](https://pub.njleg.state.nj.us/Bills/2024/PL24/2_.PDF)

Council on Affordable Housing (“COAH”) as an administrative alternative to litigation and judicial intervention. COAH was charged with establishing various housing regions in the state, estimating regional affordable housing obligations, and adopting criteria and guidelines for the municipal determination of housing need as well as guidelines for satisfying those obligations. The FHA also linked municipal planning and zoning powers to the satisfaction of affordable housing obligations. Under the FHA, a municipal zoning ordinance is presumptively invalid if a municipality fails to adopt a housing element as part of its master plan or enacts zoning regulations that are inconsistent with their housing plan.

#### 1987 – 2004 | Establishment and Administration of First Round and Second Round COAH Rules

After the adoption of the Fair Housing Act, COAH adopted procedural and substantive rules to effectuate the FHA’s legislative intent in both the First Round (1987-1993) (N.J.A.C 5:91 and 5:92) and Second Round (1993-1999) (N.J.A.C. 5:93). The Second Round substantive regulations (Chapter 93) superseded the First Round substantive regulations (Chapter 92) and recalculated the First Round obligations. Under COAH’s regulations, low-income households were defined as those with incomes no greater than 50 percent of the area median income (AMI), adjusted for household size, and moderate-income households were those with incomes no greater than 80 percent and no less than 50 percent of the median household income. AMI limits were calculated based upon housing regions as established by COAH.

#### 2004 – 2010 | Third Round Litigation and Revisions

In December 2004, COAH promulgated its Third Round “Growth Share” methodology , which adjusted prior round obligations and devised a new system for projecting future municipal housing obligations. Growth Share obligations were based upon municipal growth and the Third Round was defined as the period of 1999-2014. The initial Growth Share methodology required municipalities to provide one affordable housing unit for every eight market rate units and one affordable unit for every 25 jobs created. In January 2007, the Appellate Division invalidated the Growth Share Methodology and required COAH to revise its rules, which it did in May 2008 via the Third Round substantive regulations of Chapter 97.

The FHA was subsequently amended in July 2008. This round of amendments, among other things, eliminated Regional Contribution Agreements and reduced non-residential development fees. In September 2008, Executive Order #114 was which amended the COAH rules to ensure consistency with the Highlands Regional Master Plan.

#### 2010 – 2023 | COAH’s Noncompliance and Resumption of Court Responsibility

During this period, there was inaction and increased uncertainty in the realm of affordable housing.

After taking office Governor Chris Christie signed Executive Order No. 12, establishing the Housing Opportunity Task Force and charging them with a full review of the Fair Housing Act, COAH, and COAH’s regulatory structure. Ultimately, the task force recommended a model



which included adjusted definitions of present and prospective need, a benchmark of 10 percent growth predicted by the State Planning Commission to guide obligations, and transferring of procedural responsibility from COAH to the Home Mortgage Finance Agency (HMFA).

Further complicating matters, in October 2010, the Appellate Division invalidated a substantial portion of COAH's rules. Most notably, the Court invalidated the Third Round Growth Share methodology and ordered COAH to revise its rules in accordance with the decision. In addition, the Court prohibited certification of housing plans that rely upon municipally sponsored affordable housing projects without specified funding and required COAH to create an incentive structure for inclusionary developments.

In January 2011, the legislature passed S-1 / A-3447, which was subsequently vetoed. Then, in June Governor Christie issued a reorganization plan which transferred the administration of the State's affordable housing program from COAH to the New Jersey Department of Community Affairs. Upon challenge by the Fair Share Housing Center, the Appellate Court invalidated Governor Christie's Reorganization Plan in March 2012. The Supreme Court upheld this decision in July 2013.

In September 2013, the Supreme Court confirmed the invalidation of the previously adopted Third Round regulations, upholding that the methodology used for projecting housing needs in these rules was unconstitutional. In that ruling, the court established a February 2014 deadline for development and adoption of new COAH rules, which was eventually extended to November 2014. Significantly, no rules were adopted.

In March 2015, in the case entitled *In re: Adoption of N.J.A.C. 5:96 & 5:97*, 221 N.J. 1 (2015), more commonly referred to as "Mount Laurel IV" the State Supreme Court determined that COAH was "moribund" and unable to carry out its duties as intended by the Fair Housing Act. The Court further held "that the courts may resume their role as the forum of first instance for evaluating municipal compliance with Mount Laurel obligations."

Thus, the Court designed a transitional process whereby municipalities could seek judicial approval of their HEFSPs. Those transitional procedures gave municipalities the choice whether to seek compliance voluntarily via a Declaratory Judgment (DJ) Action or to not file a DJ Action and risk being sued. During this period, and in the absence of COAH, many municipalities entered into court-mediated Settlement Agreements involving the Fair Share Housing Center.

2024 – Present | Adoption of P.L.2024, c.2 and Fourth Round Methodology Changes and Department of Community Affairs

With the impending end of the Third Round in 2025, there was a push at the State level to implement new legislation that would reorganize the affordable housing process and end the transitional and court-oriented process initiated by Mount Laurel IV. The result of this effort was A-4 / S-50, which was signed into law by Governor Phil Murphy on March 20, 2024. This

legislation created a framework to be used for the Fourth Round and beyond. In summary, the Law:

1. Abolishes the Council on Affordable Housing ("COAH") and transfers its duties to the DCA and the Administrative Office of the Courts ("AOC");
2. Enables the DCA to implement the judicial methodology provided by Judge Mary C. Jacobson, A.J.S.C. in her March 8, 2018 decision, *In re Application of Municipality of Princeton* (the "Princeton Case"), to calculate every municipality's affordable housing obligation for the Fourth Round;
3. Creates the Affordable Housing Dispute Resolution Program (the "Program") to oversee disputes and provide for mediation; and
4. Expands the availability of bonus credits, while eliminating the previously offered "rental bonus credit." Bonus credits are further described in this Housing Element and Fair Share Plan.
5. Modifies applicable data and calculations underlying the methodology for calculation of affordable housing obligations, eliminating the prior dependence of Courts and court-appointed Special Masters to deploy accepted methodologies to determine each municipality's affordable housing obligation.
6. Sets timeframes under which municipalities must act to preserve immunity from exclusionary zoning litigation.

Critically, the Amended Law requires that municipalities adopt a housing element and fair share plan no later than June 30, 2025 to maintain immunity from exclusionary zoning litigation.

## **B. Housing Element and Fair Share Plan Requirements**

### *Municipal Land Use Law ("MLUL") + Fair Housing Act ("FHA")*

The MLUL, through incorporation of the New Jersey FHA, requires municipalities to include a housing element in their master plans as a prerequisite to the zoning power. The principal purpose is to enumerate and provide the data, policies, and methods by which municipalities will meet housing needs, with particular attention to low- and moderate-income households.

Pursuant to Section 10 of P.L.1985, c.222 (C.52:27D-310) and as amended per Bill P.L.2024, c.2<sup>2</sup>, as amended, the required contents of the housing element shall contain at least:

- a. *An inventory of the municipality's housing stock by age, condition, purchase or rental value, occupancy characteristics, and type, including the number of units affordable to low- and moderate-income households and substandard housing capable of being rehabilitated, and in conducting this*

<sup>2</sup> [https://pub.njleg.state.nj.us/Bills/2024/PL24/2\\_.PDF](https://pub.njleg.state.nj.us/Bills/2024/PL24/2_.PDF)



*inventory the municipality shall have access, on a confidential basis for the sole purpose of conducting the inventory, to all necessary property tax assessment records and information in the assessor's office, including but not limited to the property record cards;*

- b. A projection of the municipality's housing stock, including the probable future construction of low- and moderate-income housing, for the next ten years, taking into account, but not necessarily limited to, construction permits issued, approvals of applications for development and probable residential development of lands;*
- c. An analysis of the municipality's demographic characteristics, including but not necessarily limited to, household size, income level and age;*
- d. An analysis of the existing and probable future employment characteristics of the municipality;*
- e. A determination of the municipality's present and prospective fair share for low- and moderate-income housing and its capacity to accommodate its present and prospective housing needs, including its fair share for low- and moderate-income housing, as established pursuant to section 3 of P.L.2024, c.2 (C.52:27D-304.1);*
- f. A consideration of the lands that are most appropriate for construction of low- and moderate-income housing and of the existing structures most appropriate for conversion to, or rehabilitation for, low- and moderate-income housing, including a consideration of lands of developers who have expressed a commitment to provide low- and moderate-income housing; and*
- g. An analysis of the extent to which municipal ordinances and other local factors advance or detract from the goal of preserving multigenerational family continuity as expressed in the recommendations of the Multigenerational Family Housing Continuity Commission, adopted pursuant to paragraph (1) of subsection f. of section 1 of P.L.2021, c.273 (C.52:27D-329.20).*
- h. For a municipality located within the jurisdiction of the Highlands Water Protection and Planning Council, established pursuant to section 4 of P.L.2004, c.120 (C.13:20-4), an analysis of compliance of the housing element with the Highlands Regional Master Plan of lands in the Highlands Preservation Area, and lands in the Highlands Planning Area for Highlands-conforming municipalities. This analysis shall include consideration of the municipality's most recent Highlands Municipal Build Out Report, consideration of opportunities for redevelopment of existing developed lands into inclusionary or 100 percent affordable housing, or both, and opportunities for 100 percent affordable housing in both the Highlands Planning Area and Highlands Preservation Area that are consistent with the Highlands regional master plan; and*
- i. An analysis of consistency with the State Development and Redevelopment Plan, including water, wastewater, stormwater, and multi-modal transportation based on guidance and technical assistance from the State Planning Commission.*

In addition to the statutory components of the Housing Element and Fair Share Plan detailed in 52:27D-310, [Administrative Directive #14-24](#)<sup>3</sup>; which promulgated the procedures and guidelines for implementing the Affordable Housing Dispute Resolution Program; contains a section entitled “Required Elements of Housing Element and Fair Share Plan.” In summary, the Directive requires four additional elements of the HEFSP to be included:

1. A site suitability analysis for any inclusionary zone and/or 100% affordable site
2. A concept plan for site development of any proposed inclusionary zone.
3. A detailed review of the credit worthiness of all existing units in the municipality
4. All ordinances and resolutions required to implement the plan attached as an Appendix to the HEFSP.

However, it should be noted that the requirement to adopt all implementing ordinances to effectuate the HEFSP as set forth in the Fair Housing Act is March 15, 2026. Given this discrepancy of the dates, the statutory necessity of implementing ordinances to be reviewed by the Planning Board and deemed consistent with this adopted HEFSP, and the potential for challenges to the HEFSP as adopted, such ordinance amendments will be prepared following adoption of this plan element.

## II. Housing Element: Municipal Summary

The Borough of Glen Ridge is roughly 1.28 square miles in area and is in Essex County. For regional and planning purposes, the Borough of Glen Ridge is located in Housing Region 2, a region that consists of Essex, Morris, Union and Warren counties.

In compiling the analysis for the Housing Element, this report utilizes the following data:

1. American Community Survey (“ACS”): The most up to date information is the ACS estimates, which are generated between the decennial censuses. ACS figures are based on data collected over a 5-year time period. The estimates represent the average characteristics of population and housing between 2018-2023 and DO NOT represent a single point in time. Comparisons will be made with the 2018-2023 ACS to show change over time. See URL link<sup>4</sup> utilized in this HEFSP.
2. Decennial Census: Every ten years, the Census conducts detailed data collection to create an image that is as accurate as possible of the conditions throughout the country in that year.

<sup>3</sup> [https://www.njcourts.gov/sites/default/files/administrative-directives/2024/12/dir\\_14\\_24.pdf](https://www.njcourts.gov/sites/default/files/administrative-directives/2024/12/dir_14_24.pdf)

<sup>4</sup> <https://data.census.gov/table>

Data from the decennial census is used for comparison when equivalent ACS information is unavailable, as well as for longitudinal analysis. See URL link<sup>5</sup> utilized in this HEFSP.

3. **Comprehensive Housing Affordability Strategy (“CHAS”)**: The U.S. Department of Housing and Urban Development (HUD) utilizes both the ACS and Census to create the “CHAS” data, which demonstrates the extent of housing problems and housing needs, particularly for low income households. See URL link<sup>6</sup> utilized in this HEFSP.
4. **North Jersey Transportation Planning Authority (“NJTPA”)**: Every four years, the NJTPA updates its regional forecasts for population, households and employment as part of updating its long range transportation plan (LRTP), the region’s blueprint for transportation investment. See URL link<sup>7</sup> utilized in this HEFSP.
5. **State or Other Agency Sources**: for select data types, State sources are used instead of the Census Bureau when equivalent Census data does not exist, or the State data provides a more complete picture.

## A. Housing Conditions

The analysis in this section shall satisfy Part A of P.L.1985, c.222 (C.52:27D-310), which requires:

- A) *“Inventory of housing stock by age, condition, purchase or rental value, occupancy characteristics, and type, including the number of units affordable to low- and moderate-income households and substandard housing capable of being rehabilitated, and in conducting this inventory the municipality shall have access, on a confidential basis for the sole purpose of conducting the inventory, to all necessary property tax assessment records and information in the assessor's office, including but not limited to the property record cards”*

### Housing Stock by Age and Condition

According to the 2023 ACS, there are an estimated 2,553 housing units in Glen Ridge Borough which represented a 1.8% increase from 2020.

85% of Glen Ridge’s housing structures were built prior to 1960, suggesting that almost 3 out of 4 units are older than 65 years.

<sup>5</sup><https://data.census.gov/table?d=DEC%20Demographic%20Profile>

<sup>6</sup><https://www.huduser.gov/portal/datasets/cp.html>

<sup>7</sup><https://www.njtpa.org/NJTPA/media/Documents/Planning/Plans-Guidance/Planning%20for%202050/draft%20final/E-2050-Demographic-Forecasts.pdf>

**Table 1: Year Structure Built**

	UNITS	PERCENT
Total housing units	2,553	-
Built 2020 or later	45	1.8
Built 2010 to 2019	0	0.0
Built 2000 to 2009	91	3.6
Built 1990 to 1999	15	0.6
Built 1980 to 1989	76	3.0
Built 1970 to 1979	79	3.1
Built 1960 to 1969	79	3.1
Built 1950 to 1959	83	3.3
Built 1940 to 1949	92	3.6
Built 1939 or earlier	1,993	78.1

Source: American Community Survey [2023](#)

The table below details the condition of housing within the Borough of Glen Ridge based on heating fuel, plumbing facilities, kitchen facilities. These factors help determine the number of inadequate housing units within the Borough. According to the current ACS estimate, 0 housing units in Borough of Glen Ridge lacked either heating fuel, plumbing or kitchen facilities, which is unchanged from 2018.

**Table 2: Housing Condition**

	2023	PERCENT	2018	PERCENT	PERCENT CHANGE
Total Occupied Units	2,488		2,423		
Lacking heating fuel	0	0.0	0	0.0	0.0
Lacking complete plumbing facilities	0	0.0	0	0.0	0.0
Lacking complete kitchen facilities	0	0.0	0	0.0	0.0

Source: American Community Survey [2023](#) and [2018](#)

### Housing Values and Costs

Between 2023 and 2018, the median home value in the Borough has increased by \$85,700 (13.3%). This change is highlighted by a 13.5% increase in homes worth more than \$1,000,000 and a nearly 9% decrease in homes worth between \$300,000 and \$499,999.

**Table 3: Value for Owner-Occupied Housing Units**

	2023	PERCENT	2018	PERCENT	PERCENT CHANGE
Total Owner-occupied units	2,313	-	2,284	-	1.26
Less than \$50,000	0	0.0	82	3.6	-3.6
\$50,000 to \$99,999	0	0.0	0	0.0	0
\$100,000 to \$149,999	19	0.8	101	4.4	-3.6
\$150,000 to \$199,999	0	0.0	28	1.2	-1.2
\$200,000 to \$299,999	93	4.0	62	2.7	1.3
\$300,000 to \$499,999	182	7.9	377	16.5	-8.6
\$500,000 to \$999,999	1,359	58.8	1,292	56.6	2.2
\$1,000,000 or more	660	28.5	342	15.0	13.5
Median (dollars)	\$730,600	(X)	\$644,900	(X)	13.3
Source: American Community Survey <a href="#">2023</a> and <a href="#">2018</a>					

The table below shows the housing expenditure for those who own and rent in Glen Ridge. The general standard of affordability is that no more than 30% of gross income should be allocated for housing costs.

The cost burden is the ratio of housing costs to household income. For renters, housing cost is the gross rent (lease rent plus utilities). For owners, housing costs are the monthly owner costs, which may include mortgage, utilities, association fees, insurance, and real estate taxes.

**Table 4: Housing Cost Burden Overview Exceeding 30% Gross Income**

RANGE	OWNER	RENTER	TOTAL	PERCENT
Cost Burden <=30%	1,915	75	1,990	81.1
Cost Burden >30% to <=50%	255	15	270	11.0
Cost Burden >50%	135	60	195	7.9
Cost Burden Not Available	0	0	0	0.0
Total	2,310	145	2,455	100.0
Source: <a href="#">CHAS 2017-2021 ACS</a>				

### Occupancy Characteristics and Type of Housing

As of 2023, the Borough is predominately comprised of owner-occupied households, which comprise 93% of the Borough's households. A total of 7% of households are renters, and 2.5% of the Borough's housing units are vacant. Since 2018, the Borough has seen a shift towards renter-occupied households, coming from a 1.3% increase in renters and a 0.7% decrease in the Borough's vacancy rate.



**Table 5: Housing Tenure and Occupancy**

	2023	PERCENT	2018	PERCENT	PERCENT CHANGE
Total	2,553		2,502		
Owner Occupied	2,313	93.0	2,284	94.3	-1.3
Renter Occupied	175	7.0	139	5.7	1.3
Vacant Units	65	2.5	79	3.2	-0.7
Source: American Community Survey <a href="#">2023</a> and <a href="#">2018</a>					

Housing units with more than one occupant per room are considered overcrowded. Overcrowded households in the Borough fell by 1.2% since 2018.

**Table 6: Occupants Per Room + Inadequate Units in Occupied Housing Units**

OCCUPANTS PER ROOM	2023	PERCENT	2018	PERCENT
Total	2,488		2,423	
1.00 or less	2,488	100.0	2,395	98.8
1.01 to 1.50	0	0.0	28	1.2
1.51 or more	0	0.0	0	0.0
Source: American Community Survey <a href="#">2023</a> and <a href="#">2018</a>				

Since 2018, the share of Borough's housing stock has increased from 2,502 units to 2,553 units.

**Table 7: Housing Type and Size**

HOUSING UNITS	2023	PERCENT	2018	PERCENT	PERCENT CHANGE
Total housing units	2,553		2,502		
1-unit, detached	2,145	84.0	2,101	84.0	0
1-unit, attached	37	1.4	93	3.7	-2.3
2 units	27	1.1	54	2.2	-1.1
3 or 4 units	55	2.2	71	2.8	-0.6
5 to 9 units	0	0.0	0	0.0	0
10 to 19 units	12	0.5	5	0.2	0.3
20 or more units	277	10.8	178	7.1	3.7
Mobile home	0	0.0	0	0.0	0
Boat, RV, van, etc.	0	0.0	0	0.0	0
Source: American Community Survey <a href="#">2023</a> and <a href="#">2018</a>					



Since 2018, the bedroom typology of Borough has decreased in “family” sized 3+ bedroom type from 87% to 84.5% in 2023.

**Table 8: Number of Bedrooms Per Unit**

ROOMS	2023 TOTAL	PERCENT	2018 TOTAL	PERCENT	PERCENT CHANGE
Total	2,553		2,502		
No Bedroom	16	0.6	12	0.5	0.1
1 Bedroom	159	6.2	105	4.2	2
2 Bedrooms	220	8.6	211	8.4	0.2
3 Bedrooms	776	30.4	730	29.2	1.2
4 Bedrooms	805	31.5	732	29.3	2.2
5 or more Bedrooms	577	22.6	712	28.5	-5.9
Source: American Community Survey <a href="#">2023</a> and <a href="#">2018</a>					

#### Existing Low- and Moderate-Income Housing Units

Glen Ridge reviewed all property tax assessment records and information in the assessor's office, including but not limited to the property record cards, to determine the number of existing low- and moderate-income housing units. Based on this review, there are LMI units in the Borough. The Borough is following the applicable requirements regarding unit monitoring and reporting.

#### Substandard Housing

Below utilizes data from the ACS and CHAS to analyze the “4 housing problems” in a consolidated format for consideration of overall substandard housing. The four housing problems as defined by HUD are:

1. Incomplete kitchen facilities;
2. Incomplete plumbing facilities;
3. Overcrowding (i.e. 1.01 or more persons per room); and
4. High housing costs (i.e. cost burden).

The following table shows data for indicators of substandard housing for Glen Ridge Borough.

**Table 9: Substandard Housing Indicators**

	OWNER	RENTER
Household has 1 of 4 Housing Problems	390	75
Household has none of 4 Housing Problems OR cost burden not available, no other problems	1,915	75
Cost Burden not available	0	0
Source: <a href="#">CHAS 2017-2021 ACS</a>		

## B. Housing Projections

The analysis in this section shall satisfy Part B of P.L.1985, c.222 (C.52:27D-310), which requires:

- B) "A projection of the municipality's housing stock, including the probable future construction of low- and moderate-income housing, for the next ten years, taking into account, but not necessarily limited to, construction permits issued, approvals of applications for development and probable residential development of lands."

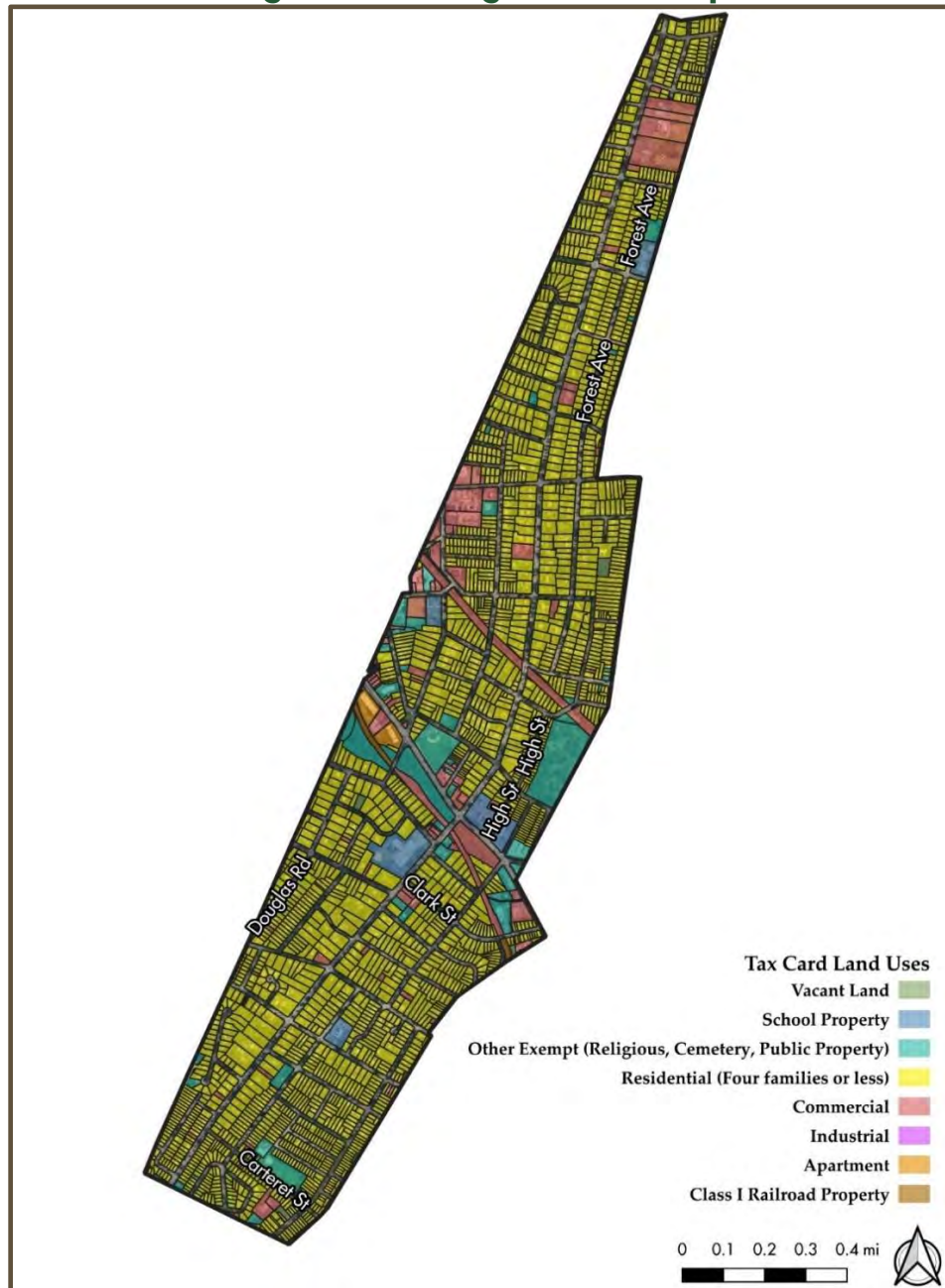
### Projection of Housing Stock

Below is a general prediction by NJTPA of the Borough of Glen Ridge's household population growth to 2,967 households in 2050. This 0.5% increase in households would require available units to accommodate and may be a prediction indicator of new projected housing stock.

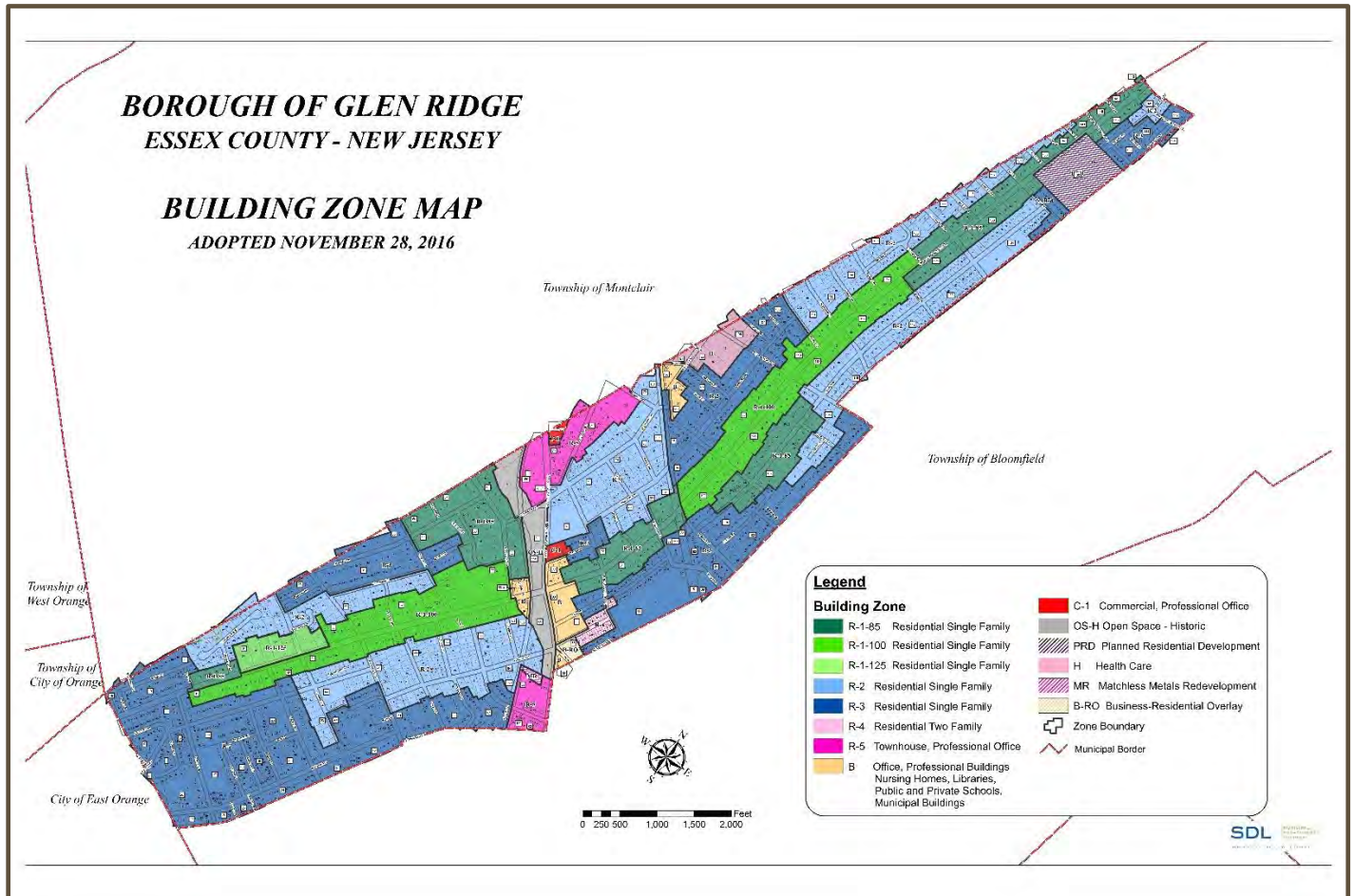
**Table 10: Housing Unit Projection**

YEAR	POPULATION	ANNUALIZED % CHANGE
2015	2,535	
2050 (Predicted)	2,967	0.5%
Source: <a href="#">U.S. Census, NJTPA</a>		

Zoning regulations and existing capital infrastructure may help determine where growth is expected and where new housing units are likely to be developed in the future.

**Figure 1: Existing Land Use Map**

Borough of Glen Ridge Land Use Map<sup>8</sup>  
**Figure 2: Existing Zoning Map**



Borough of Glen Ridge Zoning Map

### C. Demographic Characteristics

The analysis in this section shall satisfy Part C of P.L.1985, c.222 (C.52:27D-310), which requires:

<sup>8</sup> Map Note: Classifications are based on assessor records. "Vacant land" as depicted on this map should not be construed to limit or supersede any conclusions made in the Vacant Land Adjustments.

- C) "An analysis of the municipality's demographic characteristics, including but not necessarily limited to, household size, income level and age."

#### Population General

The population estimate for the Borough of Glen Ridge in 2023 was 7,952, which represents an increase of 150 from the 2020 Census (1.9%). Despite this trend, the NJTPA predicts the Borough of Glen Ridge's population to grow to 8,723 people in 2050.

**Table 11: Historic Population Growth**

YEAR	POPULATION	CHANGE	% CHANGE
1940	7,331	N/A	-0.5%
1950	7,620	289	3.9%
1960	8,322	702	9.2%
1970	8,518	196	2.4%
1980	7,855	-663	-7.8%
1990	7,076	-779	-9.9%
2000	7,271	195	2.8%
2010	7,527	256	3.5%
2020	7,802	275	3.7%
2023	7,952	150	1.9%
2050 (Predicted)	8,723	771	9.7%

Source: [NJ State Data Center, New Jersey Population Trends 1790 to 2000](#), [US Census Bureau: NJTPA, "Appendix E - 2050 Demographic Forecasts"](#)

#### Population Composition by Age

The estimated current median age in the Borough of Glen Ridge is 41.1, compared to 37.7 for Essex County and 40.1 for New Jersey.

**Table 12: Population by Age**

AGE RANGE	BOROUGH OF GLEN RIDGE	PERCENT	ESSEX COUNTY	PERCENT
Under 5 years	419	5.4	53,778	6.3
5 to 9 years	675	8.6	54,763	6.4
10 to 14 years	977	12.5	59,811	7.0
15 to 19 years	341	4.4	55,697	6.5



AGE RANGE	BOROUGH OF GLEN RIDGE	PERCENT	ESSEX COUNTY	PERCENT
20 to 24 years	556	7.1	54,093	6.3
25 to 34 years	415	5.3	115,572	13.5
35 to 44 years	1,196	15.3	120,576	14.1
45 to 54 years	1,067	13.6	115,952	13.6
55 to 59 years	665	8.5	54,486	6.4
60 to 64 years	466	6.0	50,019	5.9
65 to 74 years	887	11.3	70,370	8.2
75 to 84 years	124	1.6	33,959	4.0
85 years and over	39	0.5	15,054	1.8
Median Age	41.1	(X)	37.7	(X)

*Source: American Community Survey [2023](#)*

### Households

According to the US Census Bureau's classification system, people either live in a household, housing unit, or in "group quarters." Two types of "households" exist: family and non-family. A "household" consists of one or more persons living and eating together separately from other persons who may be in the same building. A "family" is a household with two or more related persons living together in the same housing unit.

**Table 13: Population by Housing Type**

	BOROUGH OF GLEN RIDGE			ESSEX COUNTY		
	2018	2023	% CHANGE	2018	2023	% CHANGE
Total Households	2,423	2,488	2.7%	289,921	322,456	11.2%
Total Families	2,096	2,358	12.5%	189,597	207,415	9.4%
Average Household Size	3.11	3.13	.6%	2.68	2.58	-3.7%
Average Family Size	3.41	3.38	-.8%	3.37	3.19	5.3%
Households with 1 person	310	247	-20.3%	85,638	95,830	11.9%

*Source: 5-Year American Community Survey, 2018 & 2023, DP02, DP04*

### Race & Nationality



Foreign born residents make up 9.9% percent of the Borough of Glen Ridge's population, which is a lower than County (29.3%) and State (23.5%) levels. Less than half of Glen Ridge's foreign-born residents are not U.S. citizens, comprising 2.4% of the overall Borough population, a smaller share than that of Essex County (48.9%) and the State (43.1%).

**Table 14: Residents Place of Birth**

	BOROUGH OF GLEN RIDGE		ESSEX COUNTY		NEW JERSEY	
	COUNT	PERCENT	COUNT	PERCENT	COUNT	PERCENT
Total	7,827		854,130		9,267,014	
Born in United States	6,826	87.2	575,941	67.4	6,849,548	73.9
Foreign Born	772	9.9	250,406	29.3	2,181,755	23.5
Naturalized Citizen	584	75.6	127,877	51.1	1,241,100	56.9
Not a Citizen	188	2.4	122,529	48.9	940,655	43.1
Source: American Community Survey <a href="#">2023</a>						

#### *Income and Poverty Status*

The median household income for the Borough of Glen Ridge grew from 2018 to 2023, growing 16% and lesser than the County (27%) and the State (22.1%).

**Table 15: Household Median Income**

	2023	2018	CHANGE	% CHANGE
Borough of Glen Ridge	248,016	213,801	34,215	16.0
Essex County	80,463	63,368	17,095	27.0
New Jersey	99,781	81,740	18,041	22.1
Source: American Community Survey <a href="#">2023</a> and <a href="#">2018</a> ; <a href="#">ACS Essex County</a>				

In the Borough of Glen Ridge, 80 residents (1%) live below the poverty line, a decrease from 3.9% in 2018. In this regard, the Borough had a similar trajectory to Essex County, which experienced a decrease from 15.2% to 14.2% over the same period.

**Table 16: Poverty Status**

BOROUGH OF GLEN RIDGE	2023	PERCENT	2018	PERCENT	CHANGE
Total Persons	7,827		7,573		254
Total Below Poverty	80	1.0	292	3.9	-2.9
ESSEX COUNTY	2023	PERCENT	2018	PERCENT	CHANGE

Total Persons	833,508		779,167		54,341
Total Below Poverty	118,250	14.2	118,156	15.2	-1
Source: American Community Survey <a href="#">2023</a> and <a href="#">2018</a> ; <a href="#">ACS Essex County</a>					

## D. Multigenerational Housing Continuity

The analysis in this section shall satisfy Part G of P.L.1985, c.222 (C.52:27D-310), which requires:

- G) *“An analysis of the extent to which municipal ordinances and other local factors advance or detract from the goal of preserving multigenerational family continuity as expressed in the recommendations of the Multigenerational Family Housing Continuity Commission, adopted pursuant to paragraph (1) of subsection f. of section 1 of P.L.2021, c.273 (C.52:27D-329.20).”*

On November 8, 2021, the Senate and General Assembly of the State of New Jersey adopted C.52:27D-329.20<sup>9</sup>, which establishes the “Multigenerational Family Housing Continuity Commission” for the purpose of conducting research, obtaining public input, and adopting recommendations on how to most effectively advance the goal of enhancing multigenerational family housing continuity, which can be defined broadly as the degree to which senior citizens are able to reside at the homes of their extended families.

In short, the bill requires a municipal housing plan element to provide an analysis of the extent to which municipal ordinances and other local factors advance or detract from the goal of preserving multigenerational family continuity, as expressed in the recommendations of the commission.

The municipality is committed to promoting intergenerational harmony through the provision of diverse housing options in a manner consistent with the regulation. As demonstrated in this plan, the municipality is employing a variety of approaches to accomplish this task. Strategies proposed or already implemented include the creation of age-restricted housing and family housing. The municipality, in setting forth its compliance plan, is abiding by the limitations included in the statute.

## E. Employment Data

The analysis in this section shall satisfy Part D of P.L.1985, c.222 (C.52:27D-310), which requires:

- C) *“An analysis of the existing and probable future employment characteristics of the municipality.”*

Below is a general prediction by NJTPA of the Borough of Glen Ridge’s employment forecast, which is a growth to 1,402 in 2050.

<sup>9</sup> <https://pub.njleg.gov/Bills/2020/AL21/273 .HTM>

**Table 17: Employment Projection**

YEAR	LABOR FORCE	CHANGE	ANNUALIZED % CHANGE
2015	1,086		
2050 (Predicted)	1,402	316	0.7%
Source: <a href="#">NJTPA</a>			

### III. Fair Share Plan: Obligations and Compliance Plan

#### A. Introduction and Fourth Round Changes

As stated in the History of New Jersey Affordable Housing section of this Plan, New Jersey's Fourth Round methodology of calculating and fulfilling municipal obligations is set forth in the Law under a new system. The housing need obligations discussed herein consist of the following components: Prior Round Compliance; Present Need or "Rehabilitation Obligation;" and the "Prospective Need" Collectively, the Present ("Gap") Need and the Prospective Need are referred to as the Round 4 obligation.

The figures that are presented in the fair share obligations below have been derived from the decision and order in the matter of Declaratory Judgement Action of the Borough of Glen Ridge, Docket No. ESX-L-568-25 issued April 7, 2025 (See Appendix A). Under the Order, the Borough Present Need or "Rehabilitation Obligation" is 0 credits, and the "Prospective Need" is 171 credits.

The purpose of this section of the Plan is to set forth the Borough's proposed approach to satisfying its Round 4 obligation.

Importantly, the Law sets forth opportunities for bonus credits. These credits include:

- One (1) bonus credit for special needs or permanent supportive housing;
- One (1) bonus credit for 100% affordable housing projects for which the host municipality has contributed towards the cost of the project, subject to certain minimum contribution requirements;
- One (1) bonus credit for market rate units that are converted to affordable units;
- One-half (0.5) bonus credit for ownership units created in a partnership sponsorship with a non-profit housing developer;
- One-half (0.5) bonus credit for units located within a one-half mile radius (or a one-mile radius for projects located in a Garden State Growth Zone) of NJ Transit or Port Authority rail, bus, or ferry stations, including all light rail stations;
- One-half (0.5) bonus credit for age-restricted units, subject to certain caps;

- g. One-half (0.5) bonus credit for each three-bedroom unit in excess of the three- bedroom requirements set forth in the Uniform Housing Affordability Controls;
- h. One-half (0.5) bonus credit for housing units constructed on previously developed land that was utilized for retail, office, or commercial space; and
- i. One-half (0.5) bonus credit for units whose affordability controls are extended for a new term of affordability;

Municipalities will also be restricted to only claim one type of bonus credit per affordable unit. Such bonus credits may only satisfy 25% of their Fourth Round obligation.

### **B. Prior Round Need Compliance “Look Back” (2015-2025)**

Glen Ridge has a history of fulfilling its affordable housing obligation. Most recently, in September 2018, the Borough received a Final Judgment of Compliance and Repose (“JCR”) relating to its Third Round obligation. The JCR was issued after a period of negotiation and settlement, primarily between the Borough and Glen Ridge Developers, LLC. During this period of negotiation, the Borough adopted an HEFSP in August 2018. Correspondingly, the Borough and Glen Ridge Developers, LLC entered into a settlement agreement in September 2018. The HEFSP and settlement agreements set forth the Borough’s Third Round obligation and identified the actions required by the Borough to fulfill these obligations. The Borough’s commitments, and the corresponding status of these commitments, is reflected in the tables below:

#### Projects cited to satisfy Third Round Realistic Development Potential:

PROJECT	CREDITS IDENTIFIED IN HEFSP / SETTLEMENT REQUIREMENT	STATUS
Project Live III (70 Osborne Street)	3	Existing and Occupied
Baldwin Street Redevelopment	24 (17 Units, 7 Bonus Credits)	Completed and Occupied

**Zoning actions to satisfy Third Round Unmet Need requirements:**

PROJECT	CREDITS IDENTIFIED IN HEFSP / SETTLEMENT AGREEMENT	STATUS
Glen Ridge Country Club Overlay Zone (Adopted as the Planned Residential Development Zone)	39	Adopted under Ordinance No. 1704, April 8, 2019
Mandatory Set-Aside Ordinance	Unknown	Adopted under Ordinance No. 1702, April 8, 2019

As demonstrated in the tables above and supported by the issuance of the September 2018 JCR, the Borough fully satisfied its obligations under the Third Round as articulated in its settlement with Glen Ridge Developers, LLC. As such, no obligation is carried forward to the Fourth Round.

**C. Present and Prospective Need Obligation (2025-2035)**

The analysis in this section shall satisfy Part E of P.L.1985, c.222 (C.52:27D-310), which requires:

- E) “A determination of the municipality's present and prospective fair share for low- and moderate-income housing and its capacity to accommodate its present and prospective housing needs, including its fair share for low- and moderate-income housing, as established pursuant to section 3 of P.L.2024, c.2 (C.52:27D-304.1)”

Present Need (Rehabilitation Share)

The Borough has a Fourth Round present need of zero (0) affordable housing units.

Prospective Need Obligation

The Borough has a Fourth Round prospective need of 171 credits.

However, as demonstrated in the completed Vacant Land Adjustment found in Appendix B, the Borough does not have enough suitable land to address the obligation. Therefore, the Borough seeks a vacant land adjustment (“VLA”) under the COAH Second Round Rules (N.J.A.C. 5:93-4.2) and an adjustment of its Fourth Round new construction obligation to reflect the available and developable land area within its municipal boundaries. It is the conclusion of this analysis that the Realistic Development Potential (“RDP”) is zero (0) units.

Despite the lack of vacant properties that have a realistic development potential, the Borough must also consider known projects in its RDP assessment likely to be redeveloped in the 2025-

2035 Fourth Round obligation. The Legislation includes the following language (emphasis added):

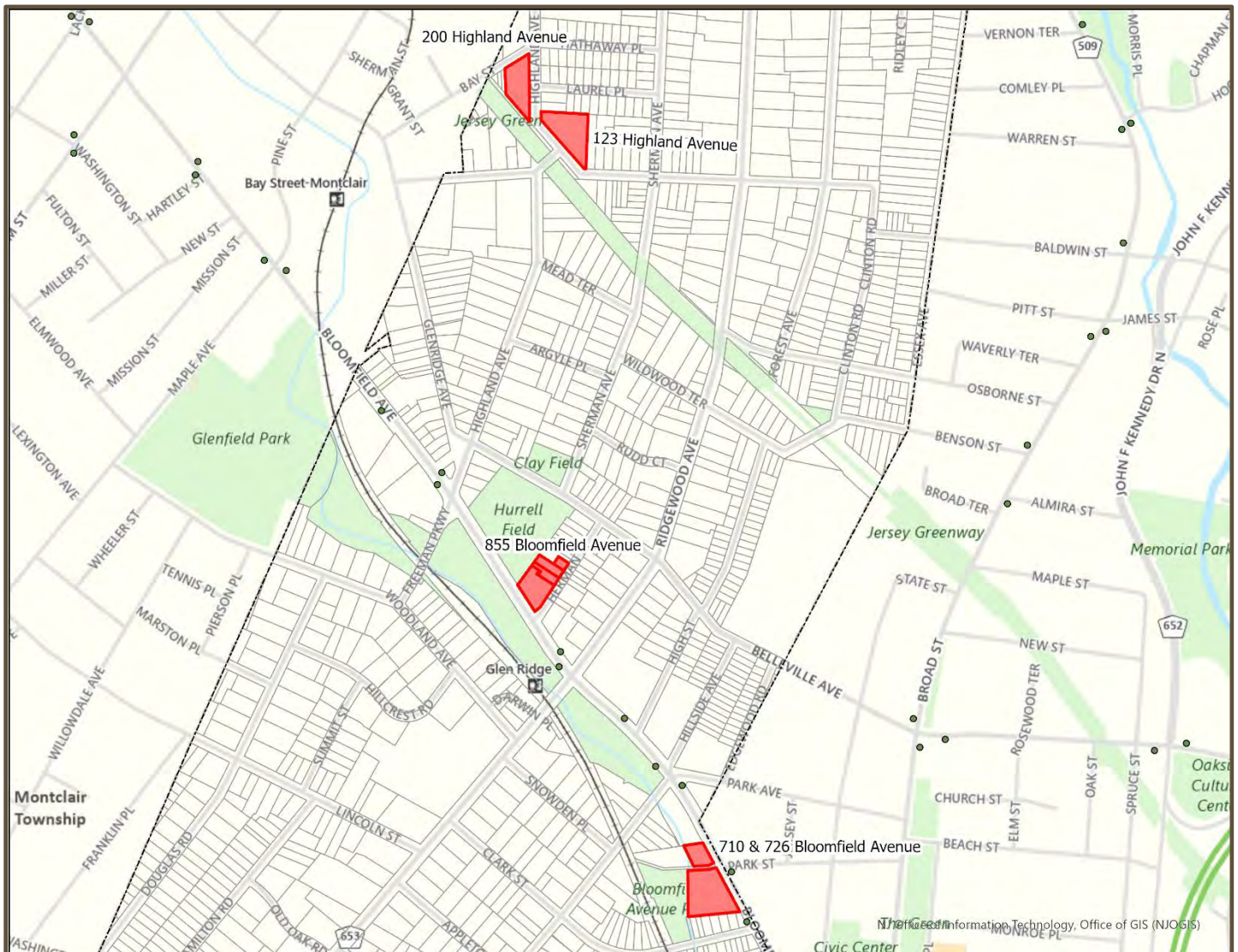
*Any municipality that receives an adjustment of its prospective need obligations for the fourth round or subsequent rounds based on a lack of vacant land shall as part of the process of adopting and implementing its housing element and fair share plan identify sufficient parcels likely to redevelop during the current round of obligations to address at least 25 percent of the prospective need obligation that has been adjusted, and adopt realistic zoning that allows for such adjusted obligation, or demonstrate why the municipality is unable to do so.*

With a Fourth Round prospective need of 171 credits and Realistic Development Potential of 0, this leaves a remaining need to be addressed of 171 credits. In accordance with the above, twenty-five percent of the remaining need is 43.

The Borough will satisfy this obligation through the following projects:



Figure 3: Prospective Need Projects Map



### Prospective Need Projects Description and Suitability Analysis

Municipalities shall designate sites that are available, suitable, developable and approvable, as defined in N.J.A.C. 5:93-1. As such, the criteria for crediting units must meet the following:

1. "Available site" – a site with clear title, free of encumbrances which preclude development for low- and moderate-income housing.
2. "Suitable site" – a site that is adjacent to compatible land uses, has access to appropriate streets and is consistent with the environmental policies delineated in N.J.A.C. 5:93-4.

3. “Developable site” – a site that has access to appropriate water and sewer infrastructure, and is consistent with the applicable area wide water quality management plan (including the wastewater management plan) or is included in an amendment to the area wide water quality management plan submitted to and under review by DEP.
4. “Approvable site” – a site that may be developed for low- and moderate-income housing in a manner consistent with the rules or regulations of all agencies with jurisdiction over the site. A site may be approvable although not currently zoned for low- and moderate-income housing.

**Table 18: Projects Description and Suitability Analysis**

PROJECT	DESCRIPTION
710 & 726 Bloomfield Avenue Block 62, Lots 7 and 9	<b>Total Units: 50 Units</b> <b><u>Round Four LMI Units: 11 Units, with 5.5 Bonus Credits (TOD)</u></b> This site proposed for inclusionary redevelopment is located on the western side of Bloomfield Avenue, just west of the Bloomfield/Glen Ridge Border. The site is located within 1/3 of a mile of the Glen Ridge Train Station, and within 50 feet of the NJ Transit Bus Stop at Bloomfield Avenue/Clark Street, with service on the 11, 28 and 29 lines. The site includes 2 tax lots; Lots 7 and 9 in Block 62; with a total area of 1.69 acres and presently developed with a one-story commercial building on each lot. There are no environmental constraints associated with the site.
	<i>Description of Availability</i> The site has a clear title and is free of encumbrance which precludes the development of affordable housing.
	<i>Description of Suitable</i> The site is adjacent to compatible land uses and has access to appropriate streets. The site has about 415 feet of frontage along Bloomfield Avenue. The site is adjacent to existing commercial and multifamily residential uses.
	<i>Description of Developable</i> Adequate sewer and water capacity and infrastructure is available from the Passaic Valley Sewerage Commission and the Glen Ridge Water Department
	<i>Description of Approvable</i> Pursuant to this plan, the site will be rezoned to accommodate multifamily residential development at a maximum density of 30 units per acre. The site can be developed in accordance with R.S.I.S. Development of the site will be consistent with the Residential Site Improvement Standards, N.J.A.C. 5:21-1 et seq. There are no environmental constraints associated with the site.

PROJECT	DESCRIPTION
123 Highland Avenue Block 96, Lot 20	<p><b>Total Units: 33 Units</b>  <b>Round Four LMI Units: 9 Units, with 4.5 Bonus Credits (TOD)</b>  This site proposed for inclusionary redevelopment is located on the eastern side of Highland Avenue, between Baldwin Street and Laurel Plan. The site is located about 1/4 of a mile from the Bay Street Train Station. The site is comprised of Lot 20 in Block 96; with a total area of 1.13 acres and is presently developed with a four-story commercial building. There are no environmental constraints associated with the site.</p>
<i>Description of Availability</i>	The site has a clear title and is free of encumbrance which precludes the development of affordable housing.
<i>Description of Suitable</i>	The site is adjacent to compatible land uses and has access to appropriate streets. The site has about 370 feet of frontage along Highland Avenue. The site is adjacent to existing residential and multifamily residential uses, including the Clarus multifamily development just across the rail right-of-way.
<i>Description of Developable</i>	Adequate sewer and water capacity and infrastructure is available from the Passaic Valley Sewerage Commission and the Glen Ridge Water Department
<i>Description of Approvable</i>	Pursuant to this plan, the site will be rezoned to accommodate multifamily residential development at a maximum density of 30 units per acre. The site can be developed in accordance with R.S.I.S. Development of the site will be consistent with the Residential Site Improvement Standards, N.J.A.C. 5:21-1 et seq. There are no environmental constraints associated with the site.
855 Bloomfield Avenue Block 76, Lots 1, 2, 3, 4, & 5.01	<p><b>Total Units: 31 Units</b>  <b>Round Four LMI Units: 7 Units, with 3.5 Bonus Credits (TOD)</b>  This site proposed for inclusionary redevelopment is located on the northern side of Bloomfield Avenue, between Highland Avenue and Herman Street. The site is located about 700 feet from the Glen Ridge Train Station, and within 300 feet of the NJ Transit Bus Stop at Bloomfield Avenue/Ridgewood Ave, with service on the 11, 28 and 29 lines. The site includes 5 tax lots; Lots 1, 2, 3, 4, &amp; 5.01 in Block 76; with a total area of 1.06 acres and is presently developed with a two-story commercial building and municipal parking lot. There are no environmental constraints associated with the site.</p>
<i>Description of Availability</i>	The site has a clear title and is free of encumbrance which precludes the development of affordable housing.



PROJECT	DESCRIPTION
<i>Description of Suitable</i>	The site is adjacent to compatible land uses and has access to appropriate streets. The site has about 180 feet of frontage along Bloomfield Avenue and about 340 feet of frontage along Herman Street. The site is adjacent to existing commercial and residential uses.
<i>Description of Developable</i>	Adequate sewer and water capacity and infrastructure is available from the Passaic Valley Sewerage Commission and the Glen Ridge Water Department
<i>Description of Approvable</i>	Pursuant to this plan, the site will be rezoned to accommodate multifamily residential development at a maximum density of 30 units per acre. The site can be developed in accordance with R.S.I.S. Development of the site will be consistent with the Residential Site Improvement Standards, N.J.A.C. 5:21-1 et seq. There are no environmental constraints associated with the site.
<b>200 Highland Avenue Block 90, Lot 4</b>	<p><b>Total Units: 24 Units</b>  <b><u>Round Four LMI Units: 5 Units, with 2.5 Bonus Credits (TOD)</u></b>  This site proposed for inclusionary redevelopment is located on the western side of Highland Avenue, just south of Bay Street. The site is located about 1,000 feet from the Bay Street Train Station. The site is comprised of Lot 4 in Block 90; with a total area of 0.82 acres and is presently developed with a two-story commercial building. There are no environmental constraints associated with the site.</p>
	<i>Description of Availability</i> The site has a clear title and is free of encumbrance which precludes the development of affordable housing.
<i>Description of Suitable</i>	The site is adjacent to compatible land uses and has access to appropriate streets. The site has about 390 feet of frontage along Highland Avenue and 150 feet of frontage along Bay Street. The site is adjacent to existing commercial, institutional and residential uses.
<i>Description of Developable</i>	Adequate sewer and water capacity and infrastructure is available from the Passaic Valley Sewerage Commission and the Glen Ridge Water Department
<i>Description of Approvable</i>	Pursuant to this plan, the site will be rezoned to accommodate multifamily residential development at a maximum density of 30 units per acre. The site can be developed in accordance with R.S.I.S. Development of the site will be consistent with the Residential Site Improvement Standards, N.J.A.C. 5:21-1 et seq. There are no environmental constraints associated with the site.

*Prospective Need – Overlay Zone to Support Additional Affordable Housing*

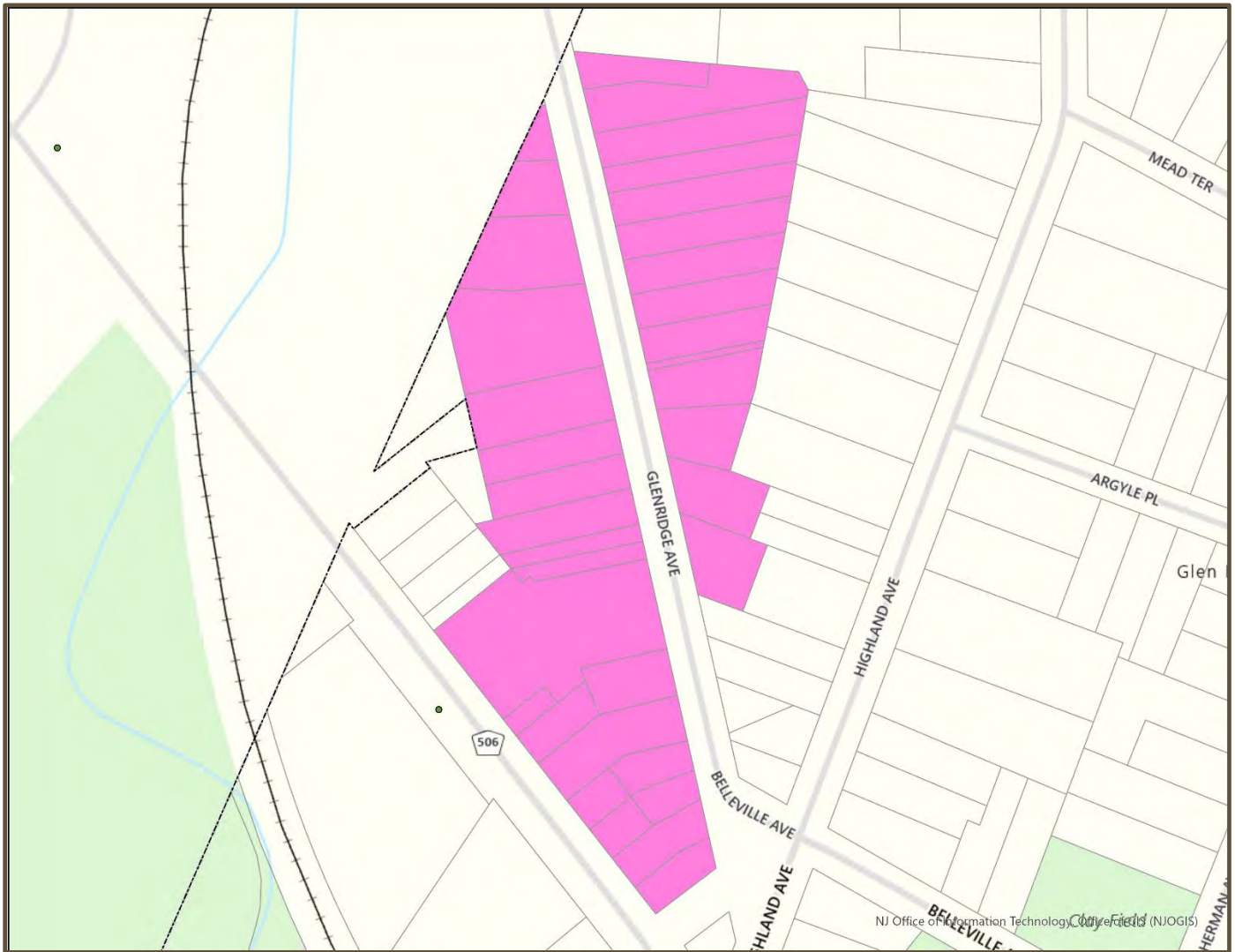
In addition to the site specific strategies to support the development of affordable housing opportunities in the Borough, the Borough continues to maintain the PRD Zone from the Third Round. This Zone would permit the development of 39 affordable housing units, with a permitted density of 14 dwelling units per acre.

In addition, the Borough will implement an overlay zone over a portion of the existing R-5 Residential Zone District. The proposed area is located generally on the both sides of Glenridge Avenue between the Montclair border and Highland Avenue, with some lots fronting along Bloomfield Avenue; see Figure 4 for a detailed map. The proposed overlay area is comprised of 33 tax lots with a total land area of about 7.6 acres. The Borough proposes to permit multi-family dwellings at a maximum density of 18 dwelling units per acre within the area. Development of this area would yield 27 affordable housing units in total.

**Table 19: Summary of Fourth Round Compliance Mechanisms**

PROJECT/ZONE	AFFORDABLE UNITS	BONUS CREDITS	TOTAL CREDITS
710 & 726 Bloomfield Avenue Block 62, Lots 7 and 9	11	5.5 (TOD)	16.5
123 Highland Avenue Block 96, Lot 20	9	4.5 (TOD)	13.5
855 Bloomfield Avenue Block 76, Lots 1, 2, 3, 4, & 5.01	7	3.5 (TOD)	10.5
200 Highland Avenue Block 90, Lot 4	5	2.5 (TOD)	7.5
R-5 Overlay Zone	27	13.5 (TOD)	40.5
PRD Zone	39		39
<b>TOTAL</b>	<b>98</b>	<b>26</b>	<b>127.5</b>

**Figure 4: Proposed Overlay Zone Area Map**



*Land Most Appropriate for Affordable Housing*

The analysis in this section shall satisfy Part F of P.L.1985, c.222 (C.52:27D-310), which requires:

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



As part of this Fair Share Plan, the Borough has considered land that is appropriate for the construction of low- and moderate-income housing. As noted above, the Borough can satisfy its prospective need through the sites identified above and will ensure the sites are planned and zoned to yield the proposed developments. In addition, the Borough will provide additional opportunities in the proposed overlay zone of a portion of the R-5 District. The Borough believes that the approach set forth in this document represents the best approach to satisfying the requirements of the Amended Law. While the Borough acknowledges that developers may express interest in proposing projects that include low or moderate income housing, Glen Ridge's position is that no additional projects are required to satisfy its prospective or present need.

Notwithstanding this position, the sites discussed above are not the only areas in the Borough where low- and moderate-income housing is permitted to be built. The Borough maintains, and will maintain in full effect for the duration of the forthcoming round, an affordable housing ordinance which includes provisions establishing a mandatory affordable housing set-aside requirement (See Appendix E) and has established multiple inclusionary zone districts and affordable housing overlay zone districts which require the development of additional low- and moderate-income housing opportunities.

#### Mandatory Obligation Subsets

Below is a table reviewing additional obligation requirement thresholds.

MANDATORY OBLIGATIONS	CITATION	# REQUIRED OF ACTUAL UNITS*
Very Low-Income Units (13% Minimum)  <i>Shall count towards the minimum 50 percent of the housing units required to be made available for occupancy by low-income households to address a municipality's prospective need obligation.</i>	<a href="#">52:27D-329.1</a>	5
Family VLI Units (50% Minimum of VLI Units)	<a href="#">52:27D-329.1</a>	3
Low-Income Units (50% Minimum)  <i>Conversely, the maximum of Moderate-Income Units shall not exceed 50%.</i>	<a href="#">52:27D-329.1</a>	16
Family Units (50% Minimum)	<a href="#">52:27D-311.1</a>	16
Rental Units (25% Minimum)	<a href="#">52:27D-311.1</a>	8
Family Rental Units (50% Minimum of Rental Units)	<a href="#">52:27D-311.k.5</a>	4
Age-restricted units (30% Maximum)	<a href="#">52:27D-302.q</a>	9

MANDATORY OBLIGATIONS	CITATION	# REQUIRED OF ACTUAL UNITS*
Transitional Housing (10% Maximum of Total Credits)	<a href="#">52:27D-311.e</a>	3
Age-Restricted Housing Bonus Credit (10% Maximum of Age-Restricted Units)	<a href="#">52:27D-311.k.4</a>	3
<p><i>*Except where otherwise noted, actual units do not count bonus credits. In other words, actual units are the Prospective Need Credits of 45 minus bonus credits of 13 = 32 units.</i></p> <p><i>Note: Maximum bonus credits shall not exceed 25% of Prospective Need per 52:27D-311.k.</i></p> <p><i>Note: Proposed values in italics are targets based on required units and will be enforced throughout the Fourth Round as part of site plan review and approval.</i></p>		

## IV. Appendices

- A. Order Affirming Fourth Round Obligations
- B. Vacant Land Adjustment
- C. Third Round Settlement Agreement

### *Mandatory Requirements:*

- D. Zoning Amendments
- E. Affordable Housing Ordinance
  - a. The Borough's existing ordinance is attached and will remain in full force and effect during the Fourth Round. The Borough will make all necessary modifications to this ordinance to comply with any forthcoming Fourth Round requirements as updated regulations and rules are released.
- F. Development Fee Ordinance
  - a. The Borough's existing ordinance is attached and will remain in full force and effect during the Fourth Round. The Borough will make all necessary modifications to this ordinance to comply with any forthcoming Fourth Round requirements as updated regulations and rules are released.
- G. Affirmative Marketing Plan
  - a. The Borough's existing Affirmative Marketing Plan is attached and will remain in full force and effect during the Fourth Round. The Borough will make all necessary modifications to this ordinance to comply with any forthcoming Fourth Round requirements as updated regulations and rules are released.
- H. Spending Plan
  - a. The Borough's existing Spending Plan is attached and will remain in full force and effect during the Fourth Round. The Borough will make all necessary modifications to this ordinance to comply with any forthcoming Fourth Round requirements as updated regulations and rules are released.
- I. Resolution appointing the Municipal Affordable Housing Liaison
- J. Resolution appointing an Administrative Agent
- K. Resolution of intent to fund cost of municipality's municipally sponsored affordable housing development as well as its rehabilitation program (Not Applicable)

## Appendix A – Order Affirming Fourth Round Obligations

**FILED**

**April 7, 2025**

**Hon. Aldo J. Russo, J.S.C.**

**The Hon. Aldo J. Russo, J.S.C.**  
Superior Court of New Jersey  
Law Division – Civil Part  
Essex County  
Historic Courthouse  
470 Dr. Martin Luther King Jr. Blvd.  
Chambers/Courtroom 410  
Newark, New Jersey 07102

**PREPARED BY THE COURT:**

**IN THE MATTER OF THE  
DECLARATORY JUDGMENT  
ACTION OF THE BOROUGH  
OF GLEN RIDGE, ESSEX  
COUNTY PURSUANT TO P.L.  
2024, CHAPTER 2 (N.J.S.A.  
52:27D-304.1, et seq.),**

Petitioner.

SUPERIOR COURT OF NEW JERSEY  
LAW DIVISION – CIVIL PART  
ESSEX COUNTY  
DOCKET NO. ESX-L-000568-25

Civil Action

Mt. Laurel Program

**DECISION AND ORDER FIXING  
MUNICIPAL OBLIGATIONS FOR  
“PRESENT NEED” AND “PROSPECTIVE  
NEED” FOR THE FOURTH ROUND  
HOUSING CYCLE**

**THIS MATTER**, having come before the Court on referral from and recommendation issued by the Affordable Housing Dispute Resolution Program (“Program”), pursuant to the Complaint for Declaratory Judgment filed on January 22, 2025 (“DJ Complaint”) by the Petitioner, **BOROUGH OF GLEN RIDGE** (“Petitioner” or “Municipality”), pursuant to N.J.S.A. 52:27D-304.2, -304.3, and -304.1(f)(1)(c) of the New Jersey Fair Housing Act, N.J.S.A. 52:27D-301, et seq. (collectively, the “FHA”), and in accordance with Section II.A of Administrative Directive

#14-24 (“Directive #14-24”) of the “Program”, seeking a certification of compliance with the FHA;

**AND IT APPEARING** that, the Municipality timely adopted Resolution 49-25 on January 21, 2025, seeking deviation from the “present need” and “prospective need” calculations allocated to it by the New Jersey Department of Community Affairs (“DCA”) in its report dated October 18, 2024 entitled *Affordable Housing Obligations for 2025-2035 (Fourth Round)* (the “DCA’s Fourth Round Report”), and based on the Municipality planners’ recommendation for 0 affordable housing units for “present need” and 163 units for a “prospective need” affordable housing obligation for the Fourth Round housing cycle;

**AND IT APPEARING** that, a challenge to the Municipality’s calculations was timely filed by the New Jersey Builders Association (“NJBA” or “Challenger”) by and through its counsel, wherein NJBA disputed the Municipality’s proposed obligation for prospective need, and supported DCA’s present and prospective need obligations, with an expert report of J. Creigh Rahenkamp;

**AND IT APPEARING** that, pursuant to the Program, the Administrative Office of the Courts (“AOC”) appointed and assigned the case to Program member, the Hon. Julio L. Mendz, J.S.C. (Ret.) (“Program Member”) to manage the proceedings, host settlement conferences, and make recommendations to the Court in accordance with the FHA and the AOC’s Directive #14-24 (“Directive #14-24”), and that the Program Member appointed Kendra Lelie, an independent affordable housing expert, as special adjudicator (“Special Adjudicator”) in this case to work with, make recommendations to and assist the Program;

**AND IT APPEARING** that, on March 27, 2025, a settlement conference was conducted on notice to all parties with the participation of local officials, town planner, and attorneys for the



Municipality and an attorney for the NJBA, and at which the parties engaged in extensive settlement negotiations, with the guidance and assistance of the Program Member and the Special Adjudicator;

**AND IT APPEARING**, that as a result of the settlement conference the Municipality and NJBA reached a resolution (“Settlement”); the Settlement was placed on the record on March 27, 2025; and that the parties committed to circulating a settlement agreement and uploading it to eCourts, with counsel for the Municipality further agreeing to present the Settlement to the governing body of the Borough of Glen Ridge for approval, with resolution confirming same to be uploaded to eCourts;

**AND THE COURT**, having received the Program Member’s report dated March 27, 2025, since posted to the eCourts jacket for this matter at Trans. ID: LCV20251007484, the findings, terms, and recommendations of which are incorporated by reference as though more fully set forth herein (the “Report”);

**AND THE COURT**, having been advised that (i) the Special Adjudicator has recommended acceptance of the Settlement, (ii) the Program Member has recommended acceptance of the Settlement as reasonable and in furtherance of the interests of low- and moderate-income households in the Municipality (collectively, the “Recommendations”), and that (iii) the Program Member further recommends that the Court adopt the findings and recommendations set forth in the Report and enter an Order, *forthwith*, implementing the terms of Settlement and thereby fix the “present need” and “prospective need” obligations of the Municipality for the Fourth Round housing cycle;

**AND THE COURT**, having reviewed and considered the Program Member’s Report and Recommendations, having been satisfied that an arm’s length Settlement was reached and entered

into by and between the parties that is fair and equitable as well as in the best interests of the protected class of low- and moderate-income households in the Municipality, and for good and sufficient cause having otherwise been shown:

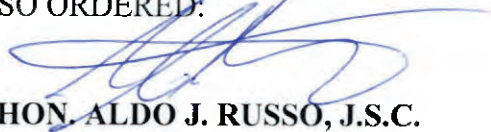
**IT IS, THEREFORE**, on and as of this 7th day of **APRIL 2025 ADJUDGED AND ORDERED**, that the Program Member's Report and Recommendations for approval of the Settlement, be, and the same hereby **ACCEPTED** and **ADOPTED** in their entirety; and to that end, more specifically, it is further

**ORDERED**, as follows:

1. That the "present need" obligation of the Municipality, be, and hereby is fixed as zero (0) affordable units for the Fourth Round housing cycle.
2. That the "prospective need" obligation of the Municipality, be, and hereby is fixed as one hundred seventy-one (171) affordable units for the Fourth Round Housing cycle; and
3. That the Petitioner is hereby authorized to proceed to the compliance phase with preparation and adoption of its proposed Housing Element and Fair Share Plan for the Fourth Round, incorporating therein the "present need" and "prospective need" allocations aforesaid (and which plan shall include the elements set forth in the "Addendum" attached to Directive #14-24), by or before June 30, 2025, as provided for and in accordance with Section III.A of Directive #14-24, and without further delay; and
4. That any and all "challenges" to the Petitioner's Housing Element and Fair Share Plan as adopted by Paragraph 3 above must be filed by August 31, 2025, by way of Answer/Objection filed in the eCourts case jacket for this matter, and as provided for and in accordance with Section III.B of AOC Directive #14-24

**IT IS FURTHER ORDERED**, that a copy of this Order shall be deemed served on the Petitioner, Petitioner's counsel, and Challenger NJBA's counsel upon its posting by the Court to the eCourts case jacket for this matter pursuant to R. 1:5-1(a) and R. 1:32-2A.

SO ORDERED:



**HON. ALDO J. RUSSO, J.S.C.**

*Designated Mt. Laurel Judge – Essex Vicinage*

(X) Challenged.

**R. 1:7-4(a):** Having reviewed and considered the Program Member's Report and Recommendations as well as the terms of Settlement placed on the record by the parties before the Program Member on March 27, 2025, the Court is satisfied that an arm's length Settlement was reached and entered into by and between the parties, and that the terms of the Settlement attained are fair and equitable as well as in the best interests of the protected class of low- and moderate-income households in the Municipality. This Settlement disposes of all challenges filed.

Accordingly, the Court hereby adopts in full the Report and Recommendations of the Program Member and accepts the same for the detailed findings and reasons set forth therein. As a result, the Municipality retains all the protections of the above-referenced amendments to the FHA, continues to retain immunity from exclusionary zoning litigation, and that the Program retains jurisdiction for the compliance phase in accordance with the statutory framework and AOC Directive #14-24.

An appropriate form of Order implementing the Program Member's Report and Recommendations accompanies this statement of reasons.

**SO ORDERED.**

## Appendix B – Vacant Land Adjustment



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**Glen Ridge Borough  
Essex County  
Round 4: Vacant Land Adjustment**

Prepared For:



825 Bloomfield Avenue  
Glen Ridge, New Jersey 07028

Report Date: May 21, 2025

Prepared by:

Graham Petto, AICP/PP

Planner License No. 33LI00633500

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## I. Introduction + Methodology

### A. Purpose of Vacant Land Adjustment

The foregoing analysis was prepared on behalf of the Borough of Glen Ridge (herein the “Borough” or “Glen Ridge”). This analysis reviews the Borough’s inventory of available vacant properties and summarizes an adjustment in the Fourth Round affordable housing obligation due to available land capacity. The analysis also takes into consideration projects likely to be redeveloped in the Fourth Round obligation. These include projects that have existing land use approvals, are under construction or were constructed, or are part of the Borough’s Fourth Round compliance plan.

This analysis is otherwise known as a Vacant Land Adjustment (“VLA”). The VLA determines a municipality’s Realistic Development Potential (“RDP”) for its Fourth Round municipal obligation. Such obligation is memorialized in the municipal Fourth Round Housing Element and Fair Share Plan (“HEFSP”), which runs from 2025-2035.

In conclusion, the Borough’s RDP for its Fourth Round is 0 where 43 credits must be accommodated on parcels likely to redevelop during the current round of obligations to address at least 25 percent of the prospective need obligation that has been adjusted.

### B. Legislation + Changes in Fourth Round VLA Requirements

On March 20, 2024, Governor Phil Murphy signed A4/S501 (the “Legislation”) which expands and modifies the State’s affordable housing regulations. As a result of the Legislation, each municipality is assigned a non-binding affordable housing obligation to be met during the Fourth Round. The non-binding calculations were published by the NJ Department of Community Affairs (“DCA”) on October 20, 2024, with supplemental data releases provided through November 23, 2024, with the publication of the Land Capacity Analysis GIS Composite Layer. This obligation is also referred to as the “prospective need.”

Based on the numbers released by the DCA, the Prospective Need for the Borough is 178. However, on January 22, 2025, the governing body adopted Resolution #49-25 re-analyzing the DCA’s land capacity allocation factor which corrected the Prospective Need Obligation to 163 credits rather than the 178 credits the DCA calculated.<sup>2</sup>

The Legislation sets forth procedures by which municipalities may adjust their prospective obligation, including via the VLA process (See 52:27D-310.1)<sup>3</sup>. Under the Fourth Round, a

<sup>1</sup> <https://www.njleg.state.nj.us/bill-search/2024/A4> and <https://www.njleg.state.nj.us/bill-search/2024/S50>

<sup>2</sup> <https://nj-aocmedia-prod-general-purpose.s3.amazonaws.com/files/civil/affordable-housing/essex/glen-ridge-boro-twp/Resolution4925wattachmentone.pdf?VersionId=uTSvMddcl7og.RkC7dJWRjPFFDTjZ8Ds>

<sup>3</sup> <https://law.justia.com/codes/new-jersey/title-52/section-52-27d-310-1/>

municipality is permitted to make adjustments due to a lack of available land resources. However, the bill requires a municipality that receives such a vacant land adjustment to its obligation identify parcels for development that address at least 25 percent of the prospective need and adopt zoning that allows for the adjusted obligation, or demonstrate why this is not possible.

See Appendix “A” for the full legislation of municipal computation requirements and changes via Bill A4/S50.

## **C. Assumptions Underlying Realistic Development Potential**

### *Inclusionary Development*

N.J.A.C. 5:93-4.2(f) specifies that the RDP is based on an inclusionary zoning framework and available land is not assumed to be developed as 100% affordable housing. The minimum presumptive set aside for affordable housing is 20%, or one in five units. As such, suitable development sites for inclusionary development must have the capacity to provide a minimum of five units.

### *Assumed Densities and Minimum Project Size*

According to the Second Round Rules, it is important to “consider the character of the area surrounding each site” when crafting assumptions underlying the intensity of residential development. As such, the maximum density for each assemblage was determined as follows:

- The permitted density of each parcel pursuant to the Municipal Zoning Ordinance;
- Minimum presumptive density of six units per acre as required by the Second Round Rules where permitted density is below six units per acre;
- Surrounding land uses;
- The need for affordable housing; and
- Density count of approved projects by the Planning or Zoning Board.

## **D. Data Sources Used in Analysis**

In compiling the analysis for the VLA, this report utilizes the following data:

- **Mod IV Tax Assessment Data** was obtained from the most recent Assessment Records. Parcel files were used utilizing the New Jersey Geographic Information Network (NJGIN) Open Data portal.

- **Flood Hazard Area Dataset** was obtained from the Federal Emergency Management Agency (FEMA) data of flood zones<sup>4</sup>.
- **Wetlands Dataset** was developed using the Land Use/Land Cover from the New Jersey Department of Environmental Protection (NJDEP), last updated 2020. A 50-foot riparian buffer is also included.
- **Waterbodies Dataset** was obtained from the National Hydrography Dataset Waterbody Streams and Waterbodies dataset as developed by the NJDEP, last updated 2015.
- **Category One (C1) Waters** was obtained from the NJDEP, last updated 2023. A 300-foot environmental buffer is also included per [N.J.A.C 7:13-4.1\(c\)\(2\)](#).
- **Steep Slope Dataset** was developed using the NJGIN Open Data portal<sup>5</sup>.

## **E. Methodology of Vacant Land Parcels Assemblage**

### *Step 1: Selection of Sites*

- *Step 1.1: Classification of Vacant Land / General Assemblages*

Using the most recent **Mod IV Tax Assessment Data**, properties that did not have the tax class 1 (Vacant) and vacant properties with tax class 15C (Public) were removed from the analysis. Properties that appeared as tax class “Null” were individually analyzed to determine vacancy status for consideration to be included in the analysis.

These remaining properties are considered in the analysis as an inventory of all vacant sites. Assemble vacant properties (including those adjacent and under common ownership) and confirm acreage.

- *Step 1.2: Removing “False” Vacant Land / General Assemblages*

The **Mod IV Tax Assessment Data** properties of the assemblages created in Step 1.1 was further analyzed for “false” vacant land results that were removed from the analysis. False vacant land results included:

- Parcels that are actually common area part of a larger townhome / condominium development (i.e. “Condo Mother Lot”) and thus not actually “vacant”.

<sup>4</sup> <https://hazards-fema.maps.arcgis.com/apps/webappviewer/index.html?id=8b0adb51996444d4879338b5529aa9cd>

<sup>5</sup> <https://njgin.nj.gov/njgin/edata/elevation/index.html>

- Parcels that are developed with active improvements, where MODIV Tax Assessment Data erroneously coded property as “vacant” or may not be up-to-date given the construction status.
  - For purposes of this analysis, “active improvements” means any structure upon the site with an active Certificate of Occupancy (“C.O”), or building permit / temporary “C.O” where structures are underway for a full C.O. Also included are parcels where there are no structures on the land but where there are improvements on the land that are associated with a structure on a different parcel (e.g. parking lot associated with building on a different, likely adjacent, parcel).
- Parcels that are coded “vacant,” but are not in the municipal jurisdiction (i.e. small portion of vacant land belonging to larger assemblage that is in adjacent municipality).

### *Step 2: Exclusion of Known Land Encumbrances / Additional Exclusions*

#### *▪ Step 2.1: Exclusion of Parklands and Recreational Land*

All parklands and active recreational lands properties’ appearing were excluded based on their property tax classification under in the MOD IV tax assessment data.

#### *▪ Step 2.2: Exclusion of Open Space Restricted Land*

All open space and properties on the Recreation and Open Space Inventory (ROSI) were excluded based on review of the [NJ State ROSI](#)<sup>6</sup>.

#### *▪ Step 2.3: Exclusion of Historic and Architecturally Important Sites*

If applicable, areas of vacant land impacted by [historically or architecturally important constraints](#)<sup>7</sup> were removed from the calculation of developable area.

### *Step 3: Exclusion of Low Yield Properties*

#### *▪ Step 3.1: Exclude Properties Yielding Less Than 5 Units*

<sup>6</sup> <https://dep.nj.gov/otpla/rosi/>

<sup>7</sup> <https://www.arcgis.com/apps/webappviewer/index.html?id=6706acec2a7e46489f6d4dabba02fc9c>

The Second Round Rules established by the Council of Affordable Housing in N.J.A.C. 5:93 required development potential to consider principles of sound land use planning in regards to density, and that the minimum presumptive density be 6 du/ac.

In conformance with this requirement, the analysis used existing zoning densities to determine the number of units per acre that could be constructed. In cases where permitted density under the zoning ordinance did not meet the minimum presumptive density, the development potential was calculated at 6 units per acre. The acreage of the assemblages created in Step 1 was multiplied by the permitted number of units per acre to determine the property yield. All vacant assemblages whose yield was less than five units were excluded from the Inventory of Vacant Sites.

#### *Step 4: Site Analysis (Exclusion of Environmentally Sensitive Areas from Development Calculations)*

- *Step 4.1: Overlay Environmentally Sensitive Areas*

Properties occupied by major environmental factors as described in the “Data Sources Used” section of this report above were removed as candidates for development. This was done using a Geographic Information Systems (GIS) program.

- *Step 4.2: Calculate Development Potential.*

Areas of vacant land impacted by these environmental constraints were removed from the calculation of developable area.

## **II. Vacant Land Parcels Assemblages**

The map below illustrates the above methodology Section I.E, Steps 1-3 of this report to depict vacant land parcels assemblages that should be further reviewed for environmental sensitive areas per Step 4:
















*Figure 1: Map of Vacant Land Parcel Assemblages to Analyze against Environmental Areas*

The map below summarizes the eligible vacant sites with environmentally sensitive mapping. Each assemblage was individually assessed for irregularities, access, and environmental constraints to conclude if the site is “developable” for consideration in the RDP (See individual environmental site analysis in **Appendix “B”**).



## Glen Ridge Borough Vacant Land Adjustment Environmental Constraints

-  Municipal Boundary
-  Vacant Land
-  Tax Parcels
-  General Waterbody
-  Stream Waterbody
-  Wetlands
-  50FT Buffer From Wetlands
- Flood Area
  -  A
  -  AE
- Steep Slope
  -  15%-20%
  -  20%+



Prepared: May 16, 2025

Data Source: NJGIN, MODIV Tax  
Assessor, NJDEP, FEMA

Figure 2: Municipal-Wide Map of Vacant Properties and Environmental Constraints

### III. Parcels With “Developability”

#### A. Realistic Development Potential Based on Vacant Land Adjustment

Analysis of sites remaining on the inventory of vacant sites revealed that all vacant land within the Borough is constrained or insufficiently sized to accommodate development. See Appendix B for a list of all vacant parcels in the Borough and their constraint status.

#### B. Parcels Likely to be Redeveloped in Round 4

In addition to vacant properties that have a realistic development potential, the Borough must also consider known projects in its RDP assessment likely to be redeveloped in the 2025-2035 Fourth Round obligation. The Legislation includes the following language (emphasis added):

*Any municipality that receives an adjustment of its prospective need obligations for the fourth round or subsequent rounds based on a lack of vacant land shall as part of the process of adopting and implementing its housing element and fair share plan identify sufficient parcels likely to redevelop during the current round of obligations to address at least 25 percent of the prospective need obligation that has been adjusted, and adopt realistic zoning that allows for such adjusted obligation, or demonstrate why the municipality is unable to do so.*

As noted, the Borough of Glen Ridge’s Fourth Round prospective need is 171. The Realistic Development Potential is 0. This leaves a remaining need to be addressed of 0 credits. In accordance with the above, twenty-five percent of the remaining need is 43.

Projects on parcels likely to be redeveloped between 2025-2035 are below:

BLOCK AND LOTS	PROJECT	UNITS PLANNED	SET-ASIDE / CREDITS
Block 62, Lots 7 and 9	710 & 726 Bloomfield Avenue	50	11 LMI Units plus 5.5 Bonus Credits
Block 92, Lot 20	123 Highland Avenue	33	9 LMI Units plus 4.5 Bonus Credits
Block 76, Lots 1, 2, 3, 4, 5.01	855 Bloomfield Avenue	31	7 LMI Units plus 3.5 Bonus Credits
Block 90, Lot 4	200 Highland Avenue	24	5 LMI Units plus 2.5 Bonus Credits
			Total 32 LMI Units plus 16 Bonus Credits = 48 Total Credits

### C. Conclusion

In conclusion, the preceding analysis demonstrates (1) that the Borough lacks sufficient vacant, suitable land to fully address its prospective need obligation of 171 and (2) that the Borough's RDP is 0, based on developable land and 43 based on land likely to redevelop within the Borough by 2035. The proposed sites to be redeveloped will satisfy the adjusted obligation for the Borough.

## Appendix A: Computing Municipal Adjustment, Exclusions (52:27D)

Section 52:27D-310.1 – As Amended via Bill A4 (amendment is underlined)

1. Any municipality that receives an adjustment of its prospective need obligations for the fourth round or subsequent rounds based on a lack of vacant land shall as part of the process of adopting and implementing its housing element and fair share plan identify sufficient parcels likely to redevelop during the current round of obligations to address at least 25 percent of the prospective need obligation that has been adjusted, and adopt realistic zoning that allows for such adjusted obligation, or demonstrate why the municipality is unable to do so. When computing a municipal adjustment regarding available land resources as part of the determination of a municipality's fair share of affordable housing, the [Council on Affordable Housing] municipality, in filing a housing element and fair share plan pursuant to subsection f. of section 3 of P.L. , c. (C. and C. ) (pending before the Legislature as this bill), shall exclude from designating , and the process set forth pursuant to sections 3 and 4 of P.L. , c. (C. and C. ) (pending before the Legislature as this bill) shall confirm was correctly excluded, as vacant land:
  - a. any land that is owned by a local government entity that as of January 1, 1997, has adopted, prior to the institution of a lawsuit seeking a builder's remedy or prior to the filing of a petition for substantive certification of a housing element and fair share plan, a resolution authorizing an execution of agreement that the land be utilized for a public purpose other than housing;
  - b. any land listed on a master plan of a municipality as being dedicated, by easement or otherwise, for purposes of conservation, park lands or open space and which is owned, leased, licensed, or in any manner operated by a county, municipality or tax-exempt, nonprofit organization including a local board of education, or by more than one municipality by joint agreement pursuant to P.L.1964, c.185 (C.40:61-35.1 et seq.), for so long as the entity maintains such ownership, lease, license, or operational control of such land;

- c. any vacant contiguous parcels of land in private ownership of a size which would accommodate fewer than five housing units [if current standards of the council were applied] based on appropriate standards pertaining to housing density;
- d. historic and architecturally important sites listed on the State Register of Historic Places or National Register of Historic Places prior to the [submission of the petition of substantive certification] date of filing a housing element and fair share plan pursuant to section 3, or initiation of an action pursuant to section 4 of P.L. , c. (C. or C. ) (pending before the Legislature as this bill);
- e. agricultural lands when the development rights to these lands have been purchased or restricted by covenant;
- f. sites designated for active recreation that are designated for recreational purposes in the municipal master plan; and
- g. environmentally sensitive lands where development is prohibited by any State or federal agency.

No municipality shall be required to utilize for affordable housing purposes land that is excluded from being designated as vacant land. (cf: P.L.2008, c.46, s.39)



## Appendix B: All Vacant Parcels

### All Vacant Parcels:

Block	Lot	Tax Class	Address	Acres	Constraint	Unconstrained Acres	Units (6 du/Acre)	20% LMI (Set-Aside)
134	1	15C	FOREST AVENUE	1.59	ROSI, Palmer Field	0	0	0
123	7	15C	MITCHELL PLACE	0.06	Undersized	0	0	0
92	16	15C	SHERMAN AVENUE	0.88	ROSI, Sherman Ave Park	0	0	0
56	10.01	1	31 HILLCREST ROAD	0.43	Undersized	0	0	0
90	12	15C	BALDWIN STREET	0.25	Undersized, Park	0	0	0
102	11	1	105 FOREST AVENUE REAR	0.87	Landlocked, Steep Slopes	0	0	0
93	16	15C	BALDWIN STREET	0.07	Undersized	0	0	0
73	12	15C	HIGHLAND AVENUE	0.02	Undersized, Park	0	0	0
83	9	15C	CLINTON ROAD	0.23	Undersized, Park	0	0	0
52	7	15C	FREEMAN PARKWAY	0.96	Owned by Essex County Park System	0	0	0
52	8	15C	BLOOMFIELD AVENUE REAR	3.35	ROSI, The Upper Glen, Wetland, Non-contiguous	0	0	0
53	14	15C	FREEMAN PKY(ABUTS RR)	0.50	Undersized, Park	0	0	0
54	1	15C	BLOOMFIELD AVENUE	4.49	ROSI, The Lower Glen, Wetland	0	0	0
16	64	15C	LINDEN AVENUE	0.05	Undersized, GR Borough Walk	0	0	0
13	13	15C	644 HAWTHORNE AVENUE	1.05	ROSI, Freeman Gardens	0	0	0
34	21	15C	MIDLAND AVENUE	0.16	Undersized, owned by Township of Bloomfield	0	0	0
17	16	15C	CARTERET STREET	0.07	Undersized	0	0	0
17	15.01	15C	CARTERET STREET	0.03	Undersized, Developed residence	0	0	0
20	7	1	20 MIDLAND AVENUE	0.36	Undersized	0	0	0
55	15	15C	BLOOMFIELD AVENUE-REAR	0.12	Undersized, Park	0	0	0
16	2	15C	PLANCHET DRIVE (REAR)	0.30	Undersized, owned by Township of Montclair - Park	0	0	0
63	15	1	28 FARRAND STREET REAR	0.29	Undersized, Wetland	0	0	0

## Appendix C – Third Round Settlement Agreement

## SETTLEMENT AGREEMENT

**THIS SETTLEMENT AGREEMENT** (this “**Agreement**”) is made this 24<sup>th</sup> day of September, 2018, and is by and among:

**BOROUGH OF GLEN RIDGE**, a municipal corporation organized and existing pursuant to the laws of the State of New Jersey with its principal place of business at 825 Bloomfield Avenue, P.O. Box 66, Glen Ridge, Essex County, New Jersey 07028-0066 (hereinafter referred to as “**Glen Ridge Borough**” or the “**Borough**”),

and

**PLANNING BOARD OF THE BOROUGH OF GLEN RIDGE**, a body politic organized and existing pursuant to the laws of the State of New Jersey with its principal place of business at 825 Bloomfield Avenue, P.O. Box 66, Glen Ridge, Essex County, New Jersey 07028-0066 (hereinafter referred to as the “**Glen Ridge Planning Board**” or the “**Planning Board**”, and together with Glen Ridge Borough hereinafter collectively “**Glen Ridge**”),

and

**GLEN RIDGE DEVELOPERS, LLC**, a limited liability company organized under the laws of the State of New Jersey, with its principal place of business located at c/o JMF Properties, 80 South Jefferson Road, Suite 202, Whippany, New Jersey 07981 (the “**Builder**”),

Glen Ridge Borough, the Glen Ridge Planning Board and the Builder being hereinafter collectively referred to as the “**Parties**,”

### AND WITNESS THAT:

(a) **WHEREAS**, over the past decade, the New Jersey Council on Affordable Housing (“**COAH**”) has failed to adopt constitutionally compliant Third Round Rules (as more fully set forth in Mount Laurel IV referenced below) that have withstood judicial scrutiny; and

(b) **WHEREAS**, on March 10, 2015, the New Jersey Supreme Court decided *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) (“**Mount Laurel IV**”) which terminated COAH’s jurisdiction to administer and approve municipalities’ affordable housing plans, determined that the New Jersey courts would reassert

primary jurisdiction over the same and directed interested municipalities to petition the appropriate New Jersey court for immunity while constitutionally compliant housing plans were prepared;

(c) **WHEREAS**, on July 27, 2015, the Builder commenced a builder's remedy lawsuit (the "**Baldwin Street Litigation**") against Glen Ridge Borough and the Glen Ridge Planning Board in the Superior Court of New Jersey, Law Division, Essex County, encaptioned as follows:

Glen Ridge Developers, LLC, vs. Borough of Glen Ridge, et al.  
Superior Court of the State of New Jersey  
Law Division/Essex County  
Docket No. ESX-L-5308-15; and

(d) **WHEREAS**, the Baldwin Street Litigation seeks to develop an inclusionary rental project, to be known as Clarus Glen Ridge, on approximately 2.1 contiguous acres designated as Tax Block 72/Lot 2 (a/k/a 283 Baldwin Street), Tax Block 72/Lot 3 (a/k/a 277 Baldwin Street), Tax Block 72/Lot 4 (a/k/a 273 Baldwin Street), Tax Block 72/Lot 9 (a/k/a 275 Baldwin Street) and Tax Block 72/Lot 10 (a/k/a 289 Baldwin Street), all to be consolidated as Tax Block 72, Lot 3, and all in Glen Ridge, Essex County, New Jersey (collectively, the "**Baldwin Street Properties**") and Builder is the owner of all of the parcels comprising the Baldwin Street Properties; and

(e) **WHEREAS**, on the commencement date of the Baldwin Street Litigation, the following matter (the "**Essex County Declaratory Judgment Action**") was independently pending:

In all Declaratory Judgment Actions filed by Various Municipalities, County of Essex, Pursuant to the Supreme Court's Decision in *In re Adoption of N.J.A.C. 5:96*, 221 N.J. 1 (2015)  
Superior Court of the State of New Jersey, Law Division/Essex County  
Docket No. ESX-L-4173-15; and

(f) **WHEREAS**, the Essex County Declaratory Judgment Action had been commenced by various Essex County municipalities (other than Glen Ridge) in response to the New Jersey Supreme Court's directive in Mount Laurel IV and sought a declaration that such municipalities were in compliance with the obligations required by the Fair Housing Act of 1985, N.J.S.A. 53:27D-301 *et seq.*, in accordance with Mount Laurel IV, the aforesaid obligations hereinafter collectively the "**Mount Laurel Doctrine**"; and

(g) **WHEREAS**, by Order dated March 7, 2016, the adjudicating court classified the Baldwin Street Litigation as a "builder's remedy" proceeding and consolidated it with the Essex County Declaratory Judgment Action for the limited purpose of determining Glen Ridge Borough's fair share obligation of low and moderate income housing only; and

(h) **WHEREAS**, by Order dated March 7, 2016, Elizabeth McKenzie was court-appointed to serve as Special Master (the "**Special Master**") for Glen Ridge Borough and the Builder in both the Baldwin Street Litigation and the Essex County Declaratory Judgment Action; and

(i) **WHEREAS**, as it relates to Glen Ridge Borough and the Builder:

(1) on multiple occasions, Glen Ridge Borough and the Builder appeared before Judge Robert H. Gardner, J.S.C., in the Essex County Declaratory Judgment Action and also participated in the court-ordered mediation process with the Special Master; and

(2) pursuant to the terms successfully negotiated by Glen Ridge Borough and the Builder through the court-ordered mediation process with the Special Master, Glen Ridge Borough and the Builder have agreed to settle the Baldwin Street Litigation premised upon the Builder's securing the right to construct 110 residential rental units on the Baldwin Street Properties, including a set-aside of approximately fifteen percent (15%) of the units (that is, 17 rental units) affordable to the region's very low, low and moderate income households in accordance with Uniform Housing Affordability Controls, N.J.A.C. 5:80-26.1 et seq. ("UHAC") and other applicable laws, subject to the additional conditions set forth in Exhibit A and the other conditions set forth herein together with a garage facility providing 188 parking spaces to be built thereon (the "**Inclusionary Development**"); and

(3) to ensure that the Inclusionary Development generates affordable housing credits to be applied to Glen Ridge Borough's affordable housing obligations, the affordable units within the Inclusionary Development shall be developed in accordance with UHAC and shall be deed restricted for a period of at least 30 years from the date of the first occupancy of an affordable housing unit (each, an "**AHU**", collectively "**AHUs**") until Glen Ridge Borough takes action to release the affordability controls (described below); and

(j) **WHEREAS**, Glen Ridge Borough intends to also enter into a settlement agreement with the Fair Share Housing Center ("**FSHC**"), which is intended to amicably resolve Glen Ridge Borough's obligations under the Mount Laurel Doctrine; and

(k) **WHEREAS**, Glen Ridge Borough and the Builder have agreed to present this Agreement to Judge Robert H. Gardner, J.S.C. (or other court with jurisdiction) in the Baldwin Street Litigation for review, the Parties recognizing that this Agreement must be reviewed by the court at a fairness hearing (the "**Fairness Hearing**") in accordance with the requirements of Morris County Fair Housing Council v. Boonton Township, 197 N.J. Super. 359, 364 (Law Div. 1984), *aff'd o.b.*, 209 N.J. Super. 108 (App. Div. 1986) and East/West Venture v. Borough of Fort Lee, 286 N.J. Super. 311, 328 (App. Div. 1996), and that, in order to approve this Agreement, the Court must find that it adequately protects the interests of lower-income persons for whom the affordable units proposed by this Agreement are to be built; and

(l) **WHEREAS**, following the execution of this Agreement, Glen Ridge Borough shall, to the extent that it has not already done so, adopt implementing ordinances and/or the actions necessary for the effectuation of the Inclusionary Development as a redevelopment project pursuant to the Local Housing and Redevelopment Law, N.J.S.A. 40A:12A-1 et seq. (the "**Redevelopment Law**"); and

(m) **WHEREAS**, during the period from May 2017 to January 2018, Glen Ridge Borough exercised its redevelopment powers directly, as permitted by Section 4 of the Redevelopment Law, as evidenced by the following

(1) Glen Ridge Borough adopted a resolution on May 22, 2017, directing the Glen Ridge Planning Board to: (1) conduct a preliminary investigation of the Baldwin Street Properties to determine whether said properties, or any portions thereof, constitute a non-condemnation “area in need of redevelopment” under the Redevelopment Law; (2) develop a map reflecting the boundaries of the properties to be included within the proposed redevelopment area; (3) conduct a public hearing pursuant to N.J.S.A. 40A:12A-6; and (4) draft a report/resolution to the Glen Ridge Mayor and Borough Council containing its findings; and

(2) the Glen Ridge Planning Board considered the foregoing on September 27, 2017, and determined on such date that the Baldwin Street Properties constitute, a non-condemnation area in need of redevelopment pursuant to N.J.S.A. 40A:12-5; and

(3) Glen Ridge Borough by resolution adopted on October 9, 2017, accepted the findings of the Glen Ridge Planning Board and itself declared that the Baldwin Street Properties constitute a non-condemnation “area in need of redevelopment” under the Redevelopment Law; and

(4) on November 29, 2017, the Glen Ridge Planning Board reviewed a redevelopment plan for the Baldwin Street Properties prepared and submitted by H2M Associates (the “**2017 Redevelopment Plan**”) which 2017 Redevelopment Plan was consistent with the goals and objectives of the Builder’s then intended use of the Baldwin Street Properties as an inclusionary development having no more than 98 residential rental units, including a set-aside of 15 rental units affordable to the region’s low and moderate income households with a garage facility providing 188 parking spaces to be built thereon (collectively, the “**Preliminary Project**”); and

(5) on December 20, 2017, the Glen Ridge Planning Board approved the 2017 Redevelopment Plan; and

(6) on January 22, 2018, the Glen Ridge Borough Council introduced on first reading a redevelopment plan ordinance (the “**January 2018 Redevelopment Ordinance**”) consistent with both the 2017 Redevelopment Plan and the Preliminary Project but thereafter took no further action thereon; and

(n) **WHEREAS**, after the said introduction of the January 2018 Redevelopment Ordinance, the Builder changed the Preliminary Project to the aforesaid Inclusionary Development -- *i.e.*, 110 multi-family residential rental housing units to be built on the Baldwin Street Properties, of which approximately fifteen percent (15%) of the units (that is, 17 units) would be affordable to very low, low and moderate income households, and other amenities and site improvements including a garage facility providing 188 parking spaces to be built thereon.

(o) **WHEREAS**, in recognition of the foregoing, Glen Ridge Borough further exercised its redevelopment powers directly, as permitted by Section 4 of the Redevelopment Law, and in the months after January 2018 exercised such powers as follows:

(1) on June 20, 2018, the Glen Ridge Planning Board reviewed a revised redevelopment plan for the Baldwin Street Properties as prepared and submitted by H2M Associates (the “**2018 Redevelopment Plan**”), which 2018 Redevelopment Plan was consistent



with the Entity's revised intended use of the Project Site for the Inclusionary Development; and

(2) on said June 20, 2018, the Glen Ridge Planning Board approved the 2018 Redevelopment Plan; and

(3) on June 25, 2018, the Borough Council introduced on first reading a revised redevelopment plan ordinance and enacted such ordinance as Ordinance 1684 on final reading on August 13, 2018 (the "**August 2018 Redevelopment Ordinance**"), said ordinance being consistent with both the 2018 Redevelopment Plan and the Inclusionary Development;

(p) **WHEREAS**, on September 6, 2017, the Glen Ridge Historic Preservation Commission approved the proposed footprint of the Inclusionary Development;

(q) **WHEREAS**, on August 15, 2018, the Glen Ridge Planning Board approved a borough-wide Housing Element and Fair Share Plan, of which the Inclusionary Development was an approved part (collectively, the "**Affordable Housing Plan**") with the intention that said Affordable Housing Plan would be endorsed by the Glen Ridge Council and submitted to the Court for approval at the Fairness Hearing;

(r) **WHEREAS**, on the same August 15, 2018, the Glen Ridge Planning Board gave preliminary and final site plan approval for the Inclusionary Development;

(s) **WHEREAS**, on September 5, 2018, the Glen Ridge Historic Preservation Commission approved the proposed façade and height of the Inclusionary Development;

(t) **WHEREAS**, on September 12, 2018, the Glen Ridge Planning Board adopted a resolution memorializing its aforesaid final site plan approval for the Inclusionary Development;

(u) **WHEREAS**, on September 24, 2018, the Borough Council by Resolution 130-18 approved the Affordable Housing Plan;

(v) **WHEREAS**, on September 24, 2018, the Borough Council by Resolution 131-18 authorized the execution of this Agreement;

(w) **WHEREAS**, Glen Ridge Borough and the Builder have also executed a redevelopment agreement (the "**Redevelopment Agreement**") dated as of even date herewith under the terms of which **GlenRidge ReDevelopers Urban Renewal Entity LLC** (a New Jersey limited liability company having offices at c/o JMF Properties, 80 South Jefferson Road, Suite 202, Whippany, New Jersey 07981 and sharing common ownership with the Builder and being an urban renewal entity formed and qualified to do business under the provisions of the Long Term Tax Exemption Law, N.J.S.A. 40A:20-1 et seq. ("**Exemption Law**")) has been designated the redeveloper (the "**Redeveloper**") of the Baldwin Street Properties for purposes of implementing the August 2018 Redevelopment Ordinance;

(x) **WHEREAS**, Glen Ridge Borough are also working together towards the finalization of a financial agreement to be executed as soon hereafter as possible (the "**Financial Agreement**") with the Redeveloper pursuant to the Exemption Law for a long term tax exemption for the Inclusionary Development; and

(y) **WHEREAS**, the Parties wish to enter into this comprehensive Settlement Agreement, setting forth the terms, conditions, responsibilities and obligations of the Parties, and seek the Court's approval of same; and

**NOW, THEREFORE**, in consideration of the promises, the mutual obligations contained herein, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged by each of the Parties, the Parties hereto, each binding itself, its successors and assigns, do hereby covenant and agree, each with the other, as follows:

## **ARTICLE I PURPOSE**

**1.1** The Parties incorporate the foregoing recitals as if fully set forth at length herein and made a part hereof.

**1.2** The purpose of this Agreement is to (1) settle the Baldwin Street Litigation and (2) create a realistic opportunity for the construction of the Inclusionary Development on terms that are fair to lower-income households in accordance with the requirements of the Mount Laurel Doctrine and Fair Housing Act of 1985, N.J.S.A. 52:27D-301 *et seq.*, and (3) incorporate the Inclusionary Development into the Housing Element and Fair Share Plan ("**Affordable Housing Plan**") to be approved by the Glen Ridge Planning Board and endorsed by the Glen Ridge Council and submitted to the Court for approval at the Fairness Hearing.

## **ARTICLE II BASIC TERMS AND CONDITIONS**

**2.1** This Agreement is subject to Court approval at or following the aforementioned Fairness Hearing, duly noticed. To this end and as soon as practicable after the execution of this Agreement, the Parties shall jointly apply for Court approval of this Agreement via said properly-noticed Fairness Hearing. Glen Ridge Borough shall be responsible for the preparation and cost of the notice of the Fairness Hearing except Glen Ridge Borough shall not be responsible for any costs or expenses of Builder. The Fairness Hearing shall be scheduled by the Court at any time after the execution of this Agreement in accordance with its normal calendaring process. If the Court fails to schedule the Fairness Hearing within 75 days from the execution of this Agreement, any of the Parties may cancel this Agreement and pursue the Baldwin Street Litigation and the Essex County Declaratory Judgment Action, as applicable, as if this Agreement was not executed.

**2.2** In the event of any legal challenges to the Court's approval of this Agreement or the Affordable Housing Plan or the August 2018 Redevelopment Ordinance, the Parties must diligently defend any such challenge. In addition, if any such challenge results in a modification of this Agreement or the Affordable Housing Plan or the August 2018 Redevelopment Ordinance or the Redevelopment Agreement, the Parties must negotiate in good faith with the intent to draft a mutually-acceptable amended Agreement provided that no such modification will require Glen Ridge Borough to accept a density for the Baldwin Street Properties other than as agreed herein and no such modification will require the Builder to accept a decrease in density for the Baldwin

Street Properties other than as agreed herein.

**2.3** This Agreement does not purport to resolve entirely Glen Ridge Borough's compliance with its entire obligations under the Mount Laurel Doctrine. The Parties anticipate that Glen Ridge Borough will amicably satisfy its entire obligations under the Mount Laurel Doctrine by entering into a separate settlement agreement with the FSHC, which will be subject to a Fairness Hearing and a Final Compliance Hearing. This Agreement is not conditioned upon Glen Ridge Borough reaching an amicable resolution of Glen Ridge Borough's satisfaction of its entire obligations under the Mount Laurel Doctrine (but assumes FSHC, as an intervening party in the Baldwin Street Litigation, has no objections to the affordable housing components of this Agreement), and this Agreement shall remain valid regardless of whether Glen Ridge Borough and FSHC reach an amicable resolution of Glen Ridge Borough's affordable housing obligations.

**2.4** Upon execution of the Settlement Agreement, the Redevelopment Agreement and the Financial Agreement, Redeveloper may proceed with construction of the Inclusionary Development after obtaining the necessary permits and approvals.

### **ARTICLE III BUILDER'S OBLIGATIONS**

**3.1 Affordable Housing Set-Aside.**

(a) (1) It is understood and agreed that the Inclusionary Development shall consist of a total of 110 residential rental units.

(2) Builder shall have an obligation to deed-restrict no less than seventeen (17) new units (approximately fifteen (15%) percent) as affordable units to be developed in accordance with UHAC with the exception that 13% of the affordable units (*i.e.*, 3 units) shall be made affordable to very low income households at 30% of the region's median income.

(3) No for-sale units (whether market rate or AHUs shall be built.

(b) All AHUs shall comply with UHAC and other applicable laws. All units, whether AHUs or market rate units, shall be rental units and not for-sale units. The AHUs shall remain as rental units for a period of at least thirty (30) years, *i.e.*, at least 30 years from the date of the first occupancy of an AHU until Glen Ridge Borough takes action to release the affordability controls (described below) (the "**Deed-Restriction Period**"). This obligation includes, but is not limited to, the obligation to comply with the bedroom distribution requirements, very low/low/moderate income split requirements, pricing requirements, integration of affordable units, affirmative marketing requirements, candidate qualification and screening requirements and deed restriction requirements.

(c) The Inclusionary Development shall be fixed at 110 rental units with the "mix" of the proposed 110 units is fixed as follows:

(1) There will be 93 market rate units.

- (2) At least 47 of the market rate units will be 1-bedroom units.
- (3) No more than 46 of the market rate units will be 2-bedroom units.
- (4) There will be 17 AHUs, of which 3 will be 1-bedroom, 10 will be 2-bedroom and 4 will be 3-bedroom and all of which will comply with accepted UHAC standards.
- (5) Thirteen (13%) percent of the affordable units (*i.e.*, 3 units) shall be made affordable to very low income households at 30% of the region's median income.

(d) Builder (and upon execution of the Redevelopment Agreement, the Redeveloper) shall act as Administrative Agent for the AHUs, provided that Glen Ridge Borough is reasonably satisfied that Builder or, as applicable, the Redeveloper has the training to administer the AHUs or, in lieu thereof, Builder or, as applicable, the Redeveloper shall enter into a contract with an Administrative Agent acceptable to Glen Ridge Borough during the entire Deed-Restriction Period time period. However, in the event that Builder or, as applicable, the Redeveloper transfers ownership of the Inclusionary Development (other than to entities or trusts over which Joseph Forgione has both voting and management control) or in the event that management control of the Builder or, as applicable, the Redeveloper is transferred from Joseph Forgione (other than to entities or trusts over which he has both voting and management control), Builder and, as applicable, the Redeveloper shall not act as Administrative Agent for the AHUs and Builder or Builder's successor shall be required to enter into a contract with an Administrative Agent acceptable to Glen Ridge Borough during the remaining portion of the Deed-Restriction Period. The Builder or Builder's successor (or, as applicable, the Redeveloper or the Redeveloper's successor) shall have the obligation to pay all costs associated with the Administrative Agent and with properly deed restricting the AHUs in accordance with UHAC and other applicable laws for the Deed-Restriction Period.

(e) Builder shall no later than June 30 of each year provide verification of Builder's compliance with UHAC as of December 31 of the immediately prior year. Upon request of Glen Ridge Borough made once during the 6-month period from July 1 to December 31 of any year, Builder may be again required to provide detailed information concerning Builder's compliance with UHAC and other applicable laws upon request by Glen Ridge.

**3.2 Obligation Not to Oppose Glen Ridge Borough's Application for Approval of its Affordable Housing Plan:** The Builder shall not directly or indirectly oppose or undertake any action to interfere with the Court's approval and/or implementation of Glen Ridge Borough's Affordable Housing Plan, as it may be amended in any form, unless the Affordable Housing Plan deprives the Builder of any rights created hereunder or unless Glen Ridge Borough undertakes any action to obstruct or impede Builder from securing such approvals as it needs to develop the Baldwin Street Properties as the Inclusionary Development in accordance herewith.

**3.3 Obligation to Voluntarily Dismiss the Baldwin Street Litigation.** Upon the Court's approving this Agreement at a duly noticed Fairness Hearing and no appeal filed from said approval of same, this Agreement shall operate as a dismissal with prejudice of the Baldwin Street



Litigation subject to the Court's reserving its jurisdiction to oversee any disputes with the implementation of this Agreement and the Court's reserving its jurisdiction to process Glen Ridge Borough's efforts to secure approval of its Affordable Housing Plan.

**3.4 Obligation to Pay One-Half of the Special Master's Bills in Conjunction with Application of Approval of This Agreement.** Builder shall pay one-half of the costs and fees of the Special Master to review this Agreement and to advise the Court (a) if this settlement is fair and reasonable to lower income households and (b) if the Court should otherwise approve this Agreement.

#### **ARTICLE IV OBLIGATIONS OF GLEN RIDGE BOROUGH**

**4.1 Representation regarding Redevelopment Agreement and Financial Agreement.** At the time of the execution of this Agreement, the Borough represents as follows:

(a) Glen Ridge Borough incorporates herein as true the events and occurrences set forth in WHEREAS Clauses (m), (n), (o), (p), (q), (r), (s) and (t).

(b) Glen Ridge Borough has executed the Redevelopment Agreement and shall hereafter continue to negotiate in good faith with the Builder towards the goal of executing the Financial Agreement pursuant to the Exemption Law and under which the Builder receives a tax exemption for the land and the improvements constituting the Inclusionary Development for term of thirty (30) years from the date of the completion of the Inclusionary Development as evidenced by the issuance of a certificate of occupancy (including any temporary certificate of occupancy) and pays an annual service charge to Glen Ridge Borough in an amount equal to a fifteen (15%) percent of the annual gross revenue for the Inclusionary Development, subject to a transition period of thirteen (13%) percent of the annual gross revenue for the Inclusionary Development for year one and fourteen (14%) percent of the annual gross revenue for the Inclusionary Development for year two, the foregoing to be calculated in accordance with the Exemption Law and as more fully set forth in the Financial Agreement.

In the event that Glen Ridge Borough does not undertake the necessary actions to adopt the Financial Agreement within 75 days of the execution of this Agreement, the Court shall be notified and the Baldwin Street litigation shall be scheduled for trial.

**4.2 Obligation to Pay One-Half of the Special Master's Bills in Conjunction with Application for Approval of This Agreement.** Glen Ridge shall pay one-half of the costs and fees of the Special Master to review this Agreement and to advise the Court (a) if this settlement is fair and reasonable to lower income households and (b) if the Court should otherwise approve this Agreement.

**4.3 Obligation to Preserve the Inclusionary Development.** Glen Ridge shall include the Inclusionary Development as a necessary component to satisfy its fair share obligations in its Affordable Housing Plan. The provisions of the Affordable Housing Plan may be amended or rescinded at any time without the approval of the Builder provided, however, Glen Ridge Borough shall not undertake any action to obstruct or impede Builder from securing such approvals as it

needs to develop the Baldwin Street Properties as the Inclusionary Development in accordance herewith until the later of: (i) thirty (30) years from the effective date of the Affordable Housing Plan or (ii) any date which may be otherwise applicable under the Mount Laurel Doctrine.

**4.4 Representation regarding Sufficiency of Water and Sewer:**

(a) Glen Ridge Borough hereby represents that on the date hereof there is no sanitary sewer moratorium in place and that there is sufficient sanitary sewer capacity to service the proposed Inclusionary Development.

(b) (1) Sufficient potable water capacity to service the Inclusionary Development will be supplied by the Township of Montclair or provider other than the Borough. In furtherance of the foregoing, the Builder or the Redeveloper or Glen Ridge Borough, as applicable, will enter into contracts with the Township of Montclair or such other provider. The Builder or the Redeveloper, as applicable, will be responsible to the provider for the costs for the supply of potable water. The Township of Montclair or such other provider will have the ongoing responsibility to provide the Inclusionary Development with sufficient potable water capacity and Glen Ridge will not have ongoing responsibility to provide the Inclusionary Development with sufficient potable water capacity.

(2) In the event that potable water is supplied to the Inclusionary Development by Glen Ridge Borough, the cost of any increase in Glen Ridge Borough's water gallonage allocation from North Jersey District Water Supply Commission will be borne by Glen Ridge Borough but the Builder will be responsible for its ongoing share of the costs of the increased allocation allotted to the Inclusionary Development. In the event that potable water is supplied by a municipality or provider other than Glen Ridge Borough, the Builder will be responsible to such other municipality or such other provider for the costs it charges for potable water and Glen Ridge Borough will not have ongoing responsibility to provide the Inclusionary Development with sufficient potable water capacity.

**4.5 Obligation to Cooperate:** Builder acknowledges and agrees that in order for Builder to construct its Inclusionary Development, Builder is required to obtain any and all necessary and applicable agreements, approvals, and permits from all relevant public entities and utilities; such as, by way of example only, Glen Ridge Borough, the Glen Ridge Planning Board, the County of Essex, the North Jersey Water District Commission, the New Jersey Department of Environmental Protection, the New Jersey Department of Transportation, and the like, including Glen Ridge Borough's ordinance requirements (including all requirements of Glen Ridge's Historic Preservation Commission, which has already been addressed) as to site plan and subdivision (the "**Required Approvals**"). Glen Ridge agrees to use all reasonable efforts to cooperate with and assist the Builder in its undertakings to obtain the Required Approvals.

**4.6 Obligation to Refrain From Imposing Cost-Generative Requirements.** Glen Ridge recognizes that this Agreement contemplates the development of an "inclusionary development" within the meaning of the Mount Laurel Doctrine, and the Builder shall be entitled to any benefits, protections, and obligations afforded to developers of inclusionary developments. Therefore, Glen Ridge Borough shall comply with N.J.A.C. 5:93-10.1, *et seq.* and will not impose development standards and/or requirements that would be considered to be "cost generative" other than those costs set forth herein or imposed or required by the Glen Ridge Planning Board to the extent allowed by law.



## ARTICLE V OBLIGATIONS OF THE GLEN RIDGE PLANNING BOARD

**5.1 Obligation to Process Builder's Development Applications with Reasonable Diligence.** The Glen Ridge Planning Board shall expedite the processing of the Builder's development applications following the Court's approval of this Agreement following a duly noticed Fairness Hearing in accordance with N.J.A.C. 5:93-10.1(a) and within the time limits imposed by New Jersey's Municipal Land Use Law (the "MLUL") unless otherwise agreed by the Parties. In accordance with N.J.A.C. 5:93-10(b), the Glen Ridge Planning Board shall cooperate in granting all reasonable waivers and/or variances that are necessary to develop the Baldwin Street Properties as contemplated by this Agreement and the Redevelopment Agreement. In the event of any appeal of the Affordable Housing Plan or the Court's approval of this Agreement, the Redevelopment Agreement or Financial Agreement, the Glen Ridge Planning Board shall process and take action on any development application by the Builder for the Baldwin Street Properties which decision may be conditioned upon the outcome of any pending appeal.

**5.2 Obligation to Refrain From Imposing Cost-Generative Requirements.** The Glen Ridge Planning Board recognizes that this Agreement contemplates the development of an "inclusionary development" on the Baldwin Street Properties within the meaning of the Mount Laurel Doctrine, and Builder shall be entitled to any benefits, protections, and obligations afforded to developers of inclusionary developments. Therefore, subject to and in accordance with **Section 3.1** and **Section 5.1**, if the Builder applies to the Glen Ridge Planning Board for approval of the Inclusionary Development consistent with the Affordable Housing Plan and the Redevelopment Agreement, the Glen Ridge Planning Board shall comply with N.J.A.C. 5:93-10.1, et seq. and will not impose development standards and/or requirements that would be objectively considered to be "cost generative" except those costs set forth herein and those imposed or required by the Glen Ridge Planning Board to the extent allowed by law and/or otherwise considered standard or typical under redevelopment agreements. Nothing shall prevent the Builder from applying for a waiver or variance from any standard imposed by Glen Ridge Borough's Land Use and the August 2018 Redevelopment Ordinance. The standards set forth in the MLUL shall determine if Builder is entitled to this relief or from seeking a waiver or *de minimus* exception to any standard or requirement of the Residential Site Improvement Standards under the applicable regulations.

## ARTICLE VI MUTUAL OBLIGATIONS

**6.1 Obligation to Comply with Law:** The Parties shall comply with any and all Federal, State, County and local laws, rules, regulations, statutes, ordinances, permits, resolutions, judgments, orders, decrees, directives, interpretations, standards, licenses, approvals, and similarly binding authority, applicable to the Inclusionary Development or the performance by the Parties of their respective obligations or the exercise by the Parties of their respective rights in connection with this Agreement.

**6.2 Mutual Good Faith, Cooperation and Assistance.** The Parties shall exercise good faith, cooperate, and assist each other in fulfilling the intent and purpose of this Agreement, including, but not limited to, the approval of this Agreement by the Court, the adoption of the Affordable Housing Plan, the development of the Baldwin Street Properties consistent with the

terms hereof, and the defense of any challenge with regard to any of the foregoing.

**6.3 Defense of Agreement.** Each party exclusively shall be responsible for all costs which they may incur in obtaining the Court's approval of this Agreement and any appeal therefrom, or from the adoption of the Affordable Housing Plan or the August 2018 Redevelopment Ordinance or the Redevelopment Agreement or any part thereof. The Parties shall diligently defend any such challenge.

## **ARTICLE VII AFFORDABLE HOUSING CREDITS**

**7.1 Application of Affordable Housing Credits:** The Parties agree that Glen Ridge Borough, subject to approval by the Court, shall be permitted to apply the AHUs contemplated by this Agreement towards its obligations as required by the Mount Laurel Doctrine. The Parties acknowledge that Glen Ridge Borough intends to seek up to seventeen (17) affordable housing credits plus eligible rental bonuses. Even if Glen Ridge Borough is not able to obtain these credits towards its fair share obligations for the Inclusionary Development, notwithstanding the fact that the Inclusionary Development includes affordable rental units at a 15% set aside, Builder shall nevertheless maintain the affordable units as rental units for the entire Deed Restriction Period.

**7.2** Upon written notice, Builder agrees to supply Glen Ridge Borough all documents within its possession that may be reasonably necessary to demonstrate the creditworthiness of the affordable units.

## **ARTICLE VIII COOPERATION AND COMPLIANCE**

**8.1 Implementation And Enforcement of Agreement:** The Parties agree to cooperate with each other, provide all reasonable and necessary documentation, and take all necessary actions to satisfy the terms and conditions hereof and assure compliance with the terms of this Agreement, subject to prior written agreement between the Parties on payment by the requesting party of the requested party's direct costs and expenses in connection with such assistance. Glen Ridge Borough's obligation to cooperate shall be further conditioned upon Builder paying and maintaining current real estate taxes.

## **ARTICLE IX NOTICES**

**9.1 Notices:** Any notice or transmittal of any document required, permitted or appropriate hereunder and/or any transmittal between the Parties relating to the Baldwin Street Properties (herein "Notice[s]") shall be written and shall be served upon the respective Parties by certified mail, return receipt requested, or recognized overnight or personal carrier such as, for example, Federal Express, with certified proof of receipt in each case, and, where feasible (for example, any transmittal of less than fifty (50) pages), and in addition thereto, a facsimile delivery shall be provided. All Notices shall be deemed received upon the date of delivery set forth in such certified proof, and all times for performance based upon notice shall be from the date set forth therein. Delivery shall be affected as follows, subject to change as to the person(s) to be notified

and/or their respective addresses upon ten (10) days' notice as provided herein:

(A) If to Builder:

**GLEN RIDGE DEVELOPERS, LLC**

c/o JMF Properties  
80 South Jefferson Road  
Suite 202  
Whippany, New Jersey 07981  
Attn: Joseph Forgione  
Telephone: (973) 451-0111  
Facsimile: (973) 451-0221  
Email: [jforgione@jmfproperties.com](mailto:jforgione@jmfproperties.com)

with a copy to:

Bisgaier Hoff, LLC  
Attention: Robert Kasuba Esq.  
25 Chestnut St., Suite 3  
Haddonfield, NJ 08033  
Telephone (Main): (856) 795-0150  
Telephone (Direct): (856) 375-2807  
Facsimile: (856) 795-0312  
e-mail: [rkasuba@bisgaierhoff.com](mailto:rkasuba@bisgaierhoff.com)

(B) If to Glen Ridge Borough:

**BOROUGH OF GLEN RIDGE**

825 Bloomfield Avenue  
P.O. Box 66  
Glen Ridge, New Jersey 07028-0066  
Attention: Michael J. Rohal, Administrator  
Telephone: (973) 748-8400 ext.226  
Facsimile: 973-748-2530  
Email: [mjrohal@glenridgenj.org](mailto:mjrohal@glenridgenj.org)

with a copy to:

Meyner and Landis LLP  
Suite 2500  
One Gateway Center  
Newark, New Jersey 07102  
Attn: John N. Malyska, Esq.  
Telephone: (973) 602-3442  
Facsimile: (973) 624-0356  
Email: [jmalyska@meyner.com](mailto:jmalyska@meyner.com)

(C) If to Glen Ridge Planning Board:

**PLANNING BOARD OF THE BOROUGH OF GLEN RIDGE**

825 Bloomfield Avenue  
P.O. Box 66

Glen Ridge, New Jersey 07028-0066  
Attention: Michael J. Rohal, Clerk  
Telephone: (973) 748-8400 ext.226  
Facsimile: (973) 748-2530  
Email: [mjrohal@glenridgenj.org](mailto:mjrohal@glenridgenj.org)

with a copy to:

Meyner and Landis LLP  
Suite 2500  
One Gateway Center  
Newark, New Jersey 07102  
Attn: John N. Malyska, Esq.  
Telephone: (973) 602-3442  
Facsimile: (973) 624-0356  
Email: [jmalyska@meyner.com](mailto:jmalyska@meyner.com)

In the event any of the individuals identified above has a successor, the individual identified shall name the successor and notify all others identified of their successor.

## **ARTICLE X MISCELLANEOUS**

**10.1 Severability:** Unless otherwise specified, it is intended that the provisions of this Agreement are to be severable. The validity of any article, section, clause or provisions of this Agreement shall not affect the validity of the remaining articles, sections, clauses or provisions hereof. If any section of this Agreement shall be adjudged by a court to be invalid, illegal, or unenforceable in any respect, such determination shall not affect the remaining sections.

**10.2 Successors Bound:** The provisions of this Agreement shall run with the land, and the obligations and benefits hereunder shall be binding upon and inure to the benefit of the Parties, their successors and assigns, including any person, corporation, partnership or other legal entity which at any particular time may have a fee title interest in the Baldwin Street Properties which is the subject of this Agreement. This Agreement may be enforced by any of the Parties, and their successors and assigns, as herein set forth.

**10.3 Governing Law:** This Agreement shall be governed by and construed by the laws of the State of New Jersey.

**10.4 No Modification:** This Agreement may not be modified, amended or altered in any way except by a writing signed by each of the Parties.

**10.5 Effect of Counterparts:** This Agreement may be executed in any number of counterparts and by the different Parties hereto in separate counterparts, each of which when so executed shall be deemed to be an original and all of which taken together shall constitute one and the same agreement. Delivery of an executed counterpart of a signature page to this Agreement by facsimile or in Portable Document Format (PDF Adobe Acrobat) or other means of electronic transmission shall be as effective as delivery of a manually executed counterpart of this Agreement

and shall be deemed to be an original signature. Any signature by facsimile or Portable Document Format (PDF Adobe Acrobat) or other means of electronic transmission shall be supplemented by the delivery of an original counterpart upon request of any Party pursuant to the terms for notice set forth herein.

**10.6 Voluntary Agreement:** The Parties acknowledge that each has entered into this Agreement on its own volition without coercion or duress after consulting with its counsel, that each party is the proper person and possess the authority to sign the Agreement, that this Agreement contains the entire understanding of the Parties and that there are no representations, warranties, covenants or undertakings other than those expressly set forth herein.

**10.7 Interpretation:** Each of the Parties hereto acknowledges that this Agreement was not drafted by any one of the Parties, but was drafted, negotiated and reviewed by all Parties, and, therefore, the presumption of resolving ambiguities against the drafter shall not apply. Each of the Parties expressly represents to the other Parties that: (a) it has been represented by counsel in connection with negotiating the terms of this Agreement; and (b) it has conferred due authority for execution of this Agreement upon the person(s) executing it.

**10.8 Reservation of Certain Rights:** The Parties recognize that the site plans required to implement the development provided in this Agreement, and such other actions as may be required of the Glen Ridge Planning Board or Glen Ridge Borough under this Agreement, cannot be approved except on the basis of the independent reasonable judgment by the Glen Ridge Planning Board and the Glen Ridge Borough Council, as appropriate, and in accordance with the procedures established by law. Nothing in this Agreement is intended to constrain that judgment or to authorize any action not taken in accordance with procedures established by law. Similarly, nothing herein is intended to preclude the Builder from appealing any denials of or conditions imposed by the Glen Ridge Planning Board in accordance with the MLUL or taking any other action permitted by law.

**10.9 Schedules:** Any and all Exhibits and Schedules annexed to this Agreement are hereby made a part of this Agreement by this reference thereto. Any and all Exhibits and Schedules now and/or in the future are hereby made or will be made a part of this Agreement with prior written approval of both Parties.

**10.10 Entire Agreement:** This Agreement constitutes the entire agreement between the parties hereto and supersedes all prior oral and written agreements between the parties with respect to the subject matter hereof except as otherwise provided herein.

**10.11 Conflict Of Interest:** No member, official or employee of Glen Ridge Borough shall have any direct or indirect interest in this Agreement, nor participate in any decision relating to the Agreement which is prohibited by law, absent the need to invoke the rule of necessity.

**10.12 Effective Date:** Anything herein contained to the contrary notwithstanding, the effective date (“Effective Date”) of this Agreement shall be the date upon which all of the Parties hereto have executed and delivered this Agreement.

**10.13 Waiver.** Each of the Parties waives all rights to challenge the validity or the ability to enforce this Agreement. Failure to enforce any of the provisions of this Agreement by any of



the Parties shall not be construed as a waiver of these or other provisions.

**10.14 Captions.** The captions and titles to this Agreement and the several sections and subsections are inserted for purposes of convenience of reference only and are in no way to be construed as limiting or modifying the scope and intent of the various provisions of this Agreement.

**10.15 Default.** In the event that any of the Parties shall fail to perform any material obligation on its part to be performed pursuant to the terms and conditions of this Agreement, unless such obligation is waived by all of the other Parties for whose benefit such obligation is intended, or by the Court, such failure to perform shall constitute a default of this Agreement. Upon the occurrence of any default, the non-defaulting Party shall provide notice of the default and the defaulting Party shall have a reasonable opportunity to cure the default within forty-five (45) days. In the event the defaulting Party fails to cure within forty-five (45) days or such reasonable period of time as may be appropriate, the Party(ies) for whose benefit such obligation is intended shall be entitled to exercise any and all rights and remedies that may be available in equity or under the laws of the State of New Jersey, including the right of specific performance to the extent available. Further, the Parties may apply to the Court for relief, by way of a motion for enforcement of litigant's rights.

**10.16 Notice of Actions.** The Parties and their respective counsel agree immediately to provide each other with notice of any lawsuits, actions or governmental declarations threatened or pending by third parties of which they are actually aware which may affect the provisions of this Agreement.

**10.17 Construction, Resolution of Disputes.** This Agreement has been entered into and shall be construed, governed and enforced in accordance with the laws of the State of New Jersey without giving effect to provisions relating to the conflicts of law. Jurisdiction of any litigation ensuing with regard to this Agreement exclusively shall be in the Superior Court of New Jersey, with venue in Essex County. Service of any complaint may be effected consistent with the terms hereof for the delivery of "Notices," hereinafter defined. The Parties waive formal service of process. The Parties expressly waive trial by jury in any such litigation.

**10.18 Conflicts.** The Parties acknowledge that, except as otherwise provided in Section 3.3, this Agreement cannot be affected by the Essex County Declaratory Judgment Action or any amendments to Glen Ridge Borough's Affordable Housing Plan or Land Use and the August 2018 Redevelopment Ordinances and this Agreement shall control with respect to those matters as applied to the Baldwin Street Properties. Upon dismissal of the Baldwin Street Litigation, the Court shall retain jurisdiction to ensure compliance with the terms and conditions of this Agreement.

**THE REMAINDER OF THIS PAGE IS PURPOSEFULLY BLANK.  
SIGNATURE PAGE FOLLOWS.**



IN WITNESS WHEREOF, each of the Parties has caused this Agreement to be executed by its respective duly authorized representative as of the date first above written.


ATTEST:

  
Michael J. Rohal, Clerk

**BOROUGH OF GLEN RIDGE**

By:   
Stuart Patrick, Mayor

ATTEST:

  
Michael J. Rohal, Clerk

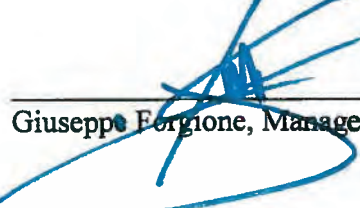
**PLANNING BOARD OF THE BOROUGH OF GLEN RIDGE**

By:   
Rick Mason, Chairman

WITNESS:

  
DIANE DEVITA

**GLEN RIDGE DEVELOPERS, LLC**

By:   
Giuseppe Forgione, Manager

GlenRidge ReDevelopers Urban Renewal Entity LLC, the entity named as Redeveloper in the foregoing Agreement accepts as of the date first above written the terms and conditions thereof and joins in such Agreement as if a party thereto.

WITNESS:

  
DIANE DEVITA

**GlenRidge ReDevelopers Urban Renewal Entity LLC**

BY: Glen Ridge Developers, LLC  
its managing member

By:   
Giuseppe Forgione  
Managing Member

## EXHIBIT A

- (1) The size of the Inclusionary Development is fixed at 110 residential rental units. No for-sale units are allowed.
- (2) The “mix” of the 110 residential rental units is fixed as follows:
  - (a) There will be 93 market rate units.
  - (b) Market rate units cannot have more than 2 bedrooms
  - (c) At least 47 of the market rate units will be 1-bedroom units.
  - (d) No more than 46 of the market rate units will be 2-bedroom units.
  - (e) There will be 17 AHUs, of which 3 will be 1-bedroom, 10 will be 2-bedroom and 4 will be 3-bedroom and all of which will comply with accepted UHAC standards.
  - (f) Thirteen (13%) percent of the AHUs (*i.e.*, 3 units) shall be made affordable to very low income households at 30% of the region’s median income.
  - (g) As it relates to any 1-bedroom units with dens and/or 2-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. No 3-bedroom units can have dens.
- (3) The above restrictions will be implemented by the following:
  - (a) Glen Ridge’s Rezoning Ordinance or Redevelopment Plan, as applicable, will incorporate restrictions (2)(a)–(g) above.
  - (b) Any resolution of the Glen Ridge Planning Board granting approval of the Inclusionary Development will incorporate restrictions (2)(a)–(g) above and if it fails to do so, may be amended any time to correct any such failure.
  - (c) The Builder’s lease template will incorporate restrictions (2)(a)–(g) above.
  - (d) A deed restriction would be recorded containing the following:
    - (i) the Inclusionary Development will not exceed a maximum of 110 residential rental units;
    - (ii) market rate units cannot have more than 2 bedrooms;
    - (iii) at least 47 of the market rate units must be 1-bedroom units;

- (iv) no more than 46 of the market rate units can be 2-bedroom units; and
    - (v) as it relates to any 1-bedroom units with dens and/or 2-bedroom units with dens, (A) the dens must adjoin a living space, (B) the dens must be built without closets and at all times after construction have no closets, (C) the dens must be accessed through a wider-than-usual opening, (D) the addition of a door, wall and a closet is at all times prohibited. No 3-bedroom units can have dens.
  - (e)
    - (i) Each change in lease occupancy (including lease assignment and lease sub-letting) would require the issuance of a certificate of continued occupancy, the reasonable cost of each such inspection to be borne by the Builder, the present contemplation being that the cost of the inspection shall be limited to \$50.00 per unit, which cost shall be subject to increases for inflation and/or as established by future ordinance;
    - (ii) Each inspection shall be limited to smoke detector compliance and compliance with the unit's applicable restrictions relating to the number of bedrooms and den configurations;
  - (f) Through the enactment of a Glen Ridge Borough ordinance, fines of up to \$100 per day (plus court costs) may be imposed for each day of any violation and/or on a continuing basis up to \$100 per day (plus court costs) until any occupancy violation is cured (the \$100 maximum amount of any fine may be increased by ordinance change in recognition of the perpetual life of the restriction).
  - (g) Upon at least ten (10) days advance notice, Glen Ridge Borough shall have the right to inspect each unit to ensure its compliance with restrictions (2)(a)-(g) above. Builder shall pay for the reasonable cost of the inspection, which shall be limited to \$50.00 per unit, which cost shall be subject to increases for inflation and/or as established by future ordinance. The inspections shall occur no more than once per year. Under no circumstances shall such an inspection prevent a tenant from moving into or out of a unit, provided, however, that nothing in the foregoing shall prevent Glen Ridge Borough from seeking specific enforcement of restrictions (2)(a)-(g) and requiring corrections of any violations thereof.
- (4) The footprint of the Inclusionary Development shall be as approved by Glen Ridge Borough's Historic Preservation Commission on September 6, 2017. The façade and "height" of the Inclusionary Development (including any parapet) shall be as approved by the Glen Ridge Historic Preservation Commission on September 5, 2018. For purpose of the foregoing:

"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.

Changes in footprint, façade and height must be approved by Glen Ridge's Historic Preservation Commission.

- (5) There will be a minimum of 188 parking spaces, with security plans for the parking garage to be approved by the Glen Ridge Planning Board.
- (6) No front yard parking is at any time allowed.
- (7) The view of the parking structure and parapet shall be masked from the street by the creation of an approximately 4,000 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.
- (8) The ingress/egress point shall be at a point as far west as possible from the Highland Avenue bridge intersection.
- (9) A "park-like" open-space area shall be created on the southeast side of the Inclusionary Development to minimize conflict with the Highland Avenue bridge intersection.
- (10) The Inclusionary Development's "massing" shall be mitigated by the aforesaid "park-like" open-space area on the southeast side of the Baldwin Street Properties.
- (11) The front yard setback shall be 30 feet.
- (12) (a) (1) Sufficient potable water capacity to service the Inclusionary Development will be supplied by the Township of Montclair or provider other than the Borough. In furtherance of the foregoing, the Builder or the Redeveloper or Glen Ridge Borough, as applicable, will enter into contracts with the Township of Montclair or such other provider. The Builder or the Redeveloper, as applicable, will be responsible to the provider for the costs for the supply of potable water. The Township of Montclair or such other provider will have the ongoing responsibility to provide the Inclusionary

Development with sufficient potable water capacity and Glen Ridge will not have ongoing responsibility to provide the Inclusionary Development with sufficient potable water capacity.

(2) In the event that potable water is supplied to the Inclusionary Development by Glen Ridge Borough, the cost of any increase in Glen Ridge's water gallonage allocation from North Jersey District Water Supply Commission will be borne by Glen Ridge but the Builder will be responsible for its ongoing share of the costs of the increased allocation allotted to the Inclusionary Development. In the event that potable water is supplied by a municipality or provider other than Glen Ridge Borough, the Builder will be responsible to such other municipality or such other provider for the costs it charges for potable water and Glen Ridge Borough will not have ongoing responsibility to provide the Inclusionary Development with sufficient potable water capacity.

- (b) To the extent consistent with 12(a)(1) above, water service will be provided by a 12 inch water line located at the side of the property by the Highland Avenue bridge and the cost of water service allotted to the Inclusionary Development would be borne by the Builder
- (c) (1) Baldwin Street is currently served by a 12-inch storm sewer. The Builder is responsible for its pro-rata share of any upgrades to or substitutions for the storm water system due to the Inclusionary Development.  
  
(2) The Builder will be responsible for customary sewer charges attributable to sewer use by the Inclusionary Development.
- (d) The Builder will be responsible for its pro-rata share of any upgrades to or substitutions for the sanitary sewer system due to the Inclusionary Development.
- (e) Garbage and recycling collection shall be through a private service to be paid by residents of the Inclusionary Development and not by the general revenue or tax collections of Glen Ridge Borough.
- (f) The Inclusionary Development shall comply with all requirements of the Montclair Fire Department, and shall also comply with all representations heretofore made to the Montclair Fire Department, all of which are incorporated herein.
- (g) Jitney service will not be provided to the site unless cost of service is entirely self-funded by the Builder or operator of the Inclusionary Development.

- (h) “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 and HVAC and other noise abatement) will be practiced with respect to the neighboring “head start” school and Washington athletic field and other neighbors in Glen Ridge and Montclair.
- (13) The Inclusionary Development would be designed and constructed to achieve LEED certification. The Inclusionary Development would be maintained to achieve, at a minimum, a LEED certification.
- (14) The Inclusionary Development is subject to review by the Glen Ridge Planning Board for those matters consistent with normal planning board purview (other than zoning and the issues otherwise resolved by this Agreement). Any expense or cost associated with review by the Glen Ridge Planning Board will be borne by the Builder.



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## **Appendix D – Zoning Amendments (or redevelopment plans, if applicable)**

**BOROUGH OF GLEN RIDGE**  
**GENERAL ORDINANCE NO. XXX**

**“AN ORDINANCE AMENDING THE LAND USE ORDINANCE OF THE BOROUGH OF GLEN RIDGE TO ADDRESS THE REQUIREMENTS OF THE FAIR HOUSING ACT REGARDING COMPLIANCE WITH THE TOWN’S AFFORDABLE HOUSING OBLIGATIONS BY ESTABLISHING AN AFFORDABLE HOUSING OVERLAY ZONE DESIGNATED AS THE FOURTH ROUND-AHO DISTRICT AND MODIFYING THE ZONING MAP”**

**WHEREAS**, in accordance with the Fair Housing Act, N.J.S.A. 52:27D-301 et seq. and the Municipal Land Use Law, the Borough of Glen Ridge Planning Board has adopted a Housing Element and Fair Share Plan on [insert date] to address the Borough’s Fourt Round constitutional obligation to provide a realistic opportunity for the development of housing that is affordable to low- and moderate-income families and individuals; and

**WHEREAS**, in order to implement the Housing Element and Fair Share Plan, the Code of the Borough of Glen Ridge must be amended to allow for overlay zone districts to address the prospective need obligation in accordance with N.J.S.A. 52:27D-304.1.f.2.c); and

**NOW, THEREFORE, BE IT THEREFORE ORDAINED** by the Town Council of the Borough of Glen Ridge, in the County of Essex and the State of New Jersey, as follows:

**Section I.** The Zoning Map under Chapter 17.08.020 shall be and is hereby amended and supplemented by the addition of the FOURTH ROUND Affordable Housing Overlay (FR-AHO) District, incorporating the following properties as shown on the Official Tax Map of the Borough of Glen Ridge said overlay zone:

Block	Lot	Address
62	7	726 Bloomfield Avenue
62	9	710 Bloomfield Avenue
96	20	123 Highland Avenue
76	1	855 Bloomfield Avenue
76	2	16 Herman Street
76	3	
76	4	22 Herman Street
76	5.01	24-26 Herman Street
90	4	200 Highland Avenue

**Section II.** The Zoning Regulations are hereby amended by adding a new Chapter 17.12.111, Fourth Round Affordable Housing Overlay (FR-AHO) District, to read in its entirety as follows:

**Chapter 17.12.111**

**FR Affordable Housing Overlay (FR-AHO) DISTRICT**

- A. **Purpose and Intent.** The purpose of this article is to supplement Article 11 of the Code of the Borough of Glen Ridge in such a manner as to provide for the realistic opportunity for the development of affordable housing for households of low and moderate income, as required by Southern Burlington County NAACP v. Township of Mount Laurel, 92 N.J. 158 (1983) (“Mount Laurel II”) and the Fair Housing Act, N.J.S.A. 52:27D-301 et seq. These regulations are intended to implement the Housing Element and Fair Share Plan. The FR-AHO district is designed to enable property within the Overlay District to be developed with multi-family residential development in conjunction with the underlying zone district development standards that are, and shall remain, in force. Multi-family residences permitted in the FR-AHO District shall include affordable housing set-aside as provided for elsewhere in this section.
- B. **Applicability.** These regulations shall apply to the following properties as shown on the Official Tax Map of the Borough of Glen Ridge:

Block	Lot	Address
62	7	726 Bloomfield Avenue
62	9	710 Bloomfield Avenue
96	20	123 Highland Avenue
76	1	855 Bloomfield Avenue
76	2	16 Herman Street
76	3	
76	4	22 Herman Street
76	5.01	24-26 Herman Street
90	4	200 Highland Avenue

- C. **Principal Permitted Uses.** The following principal uses shall be permitted in the FR-AHO District:
1. Multi-family dwellings.
  2. Existing permitted uses, permitted by the underlying zone district.
  3. Development of a site in the FR-AHO where the underlying zone is the C-1 zone, may be in combination with the permitted use of the overlay zone and the underlying zone. For all other sites in the FR-AHO, development is permitted for either a permitted use authorized pursuant to the underlying zone or in the alternative, a use permitted by the overlay zone, but not both.
- D. **Accessory Uses.** The following accessory uses shall be permitted in the FR-AHO Overlay, subject to special restrictions of Chapter 17.20:
1. For uses accessory to multifamily dwellings:
    - a. Signs;
    - b. Private garages and private parking areas;
    - c. Common loading and refuse storage areas;

- d. Other uses customarily incidental and subordinate to the principal permitted use.
2. Accessory uses permitted in the underlying zone district.

**E. Maximum Permitted Density**

1. There shall be a maximum residential density of thirty (30) dwelling units for each acre of lot or tract area.

**F. Maximum Building Height [to be determined].**

**G. Minimum Lot Area[to be determined].**

**H. Maximum Building Area [to be determined].**

- I. **Affordable Housing Mandatory Set-Aside.** Any multi-family dwelling must comply with the affordable housing mandatory set-aside requirements of Chapter 17.40.030.

**SECTION III.** The Chapter 17.12.050 R-5 Zoning Regulations are hereby amended as follows:

**A. Principal Permitted Uses.**

4. Multifamily dwellings, only at properties with fronting Glen Ridge Avenue and the north side of Bloomfield Avenue, west of Highland Avenue.

**D. Maximum Permitted Density ~~for Townhouses~~:**

1. Townhouses Two thousand five hundred square feet or more (excluding garages): eight units per acre.
2. Townhouses One thousand five hundred to two thousand four hundred ninety-nine square feet (excluding garages): nine units per acre.
3. Townhouses Under one thousand five hundred square feet (excluding garages): ten units per acre.
4. For multifamily dwellings fronting Glen Ridge Avenue and the north side of Bloomfield Avenue west of Highland Avenue: eighteen (18) units per acre

**SECTION IV.** All existing ordinances or parts of ordinances in conflict or inconsistent with any part of this ordinance are hereby repealed to the extent that they are in such conflict or inconsistent.

**SECTION V.** In the event that any section, provision or part of provision of this ordinance shall be held to be unenforceable or invalid by any court, such holding shall not affect the validity of this ordinance as a whole, or any part thereof, other than the part so held unenforceable or invalid.

**SECTION VI.** This ordinance shall not be effective until approved by the Superior Court of New Jersey after a Compliance Hearing and after final passage and publication in accordance with law.

PASSED AND ADOPTED:

---

Mayor

ATTEST: \_\_\_\_\_

Town Clerk

DRAFT



## Appendix E – Affordable Housing Ordinance

## 17.04.010 - Short title.

This title shall be known and may be cited as the "Township of Glen Ridge Borough Zoning Ordinance."

(Ord. 1080 § 1, 1984; Ord. 820 § 1.100, 1963)

## Chapter 17.40 - AFFORDABLE HOUSING

## Sections:

*Footnotes:*

--- (1) ---

**Editor's note**— Ord. No. 1702, §§ 1—22, adopted April 8, 2019, did not specify manner of inclusion; hence, codification as Ch. 17.40, §§ 17.40.010, 17.40.020, 17.40.040—17.40.220 were at the discretion of the editor.

## 17.40.010 - Definitions.

The following terms when used in this chapter 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 chapter, 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 one hundred 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 sixty-two years of age or older; or 2) at least eighty percent of the units are occupied by one person who is fifty-five 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 fifty percent or less of the regional median household income by household size.

"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 fifty percent but less than eighty percent of the regional median household income by household size.

"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 eighty 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 thirty 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.

(Ord. No. 1702, § 1, 4-8-2019)

#### 17.40.020 - Applicability.

- A. The provisions of this chapter 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.
- B. This chapter 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.
- C.



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 the terms of this chapter pertaining to the income and bedroom distributions of the units.

(Ord. No. 1702, § 2, 4-8-2019)

17.40.030 - Affordable housing mandatory set-aside.

- A. Any multi-family residential development (including the multi-family residential portion of a mixed-use project) that is approved to contain five or more new dwelling units as a result of a subdivision or site plan approval, rezoning, use variance, redevelopment plan or rehabilitation plan approved by the borough or the planning board shall be required to set aside a minimum percentage of units for affordable housing.
- B. For inclusionary projects in which the low and moderate units are to be offered for sale, the minimum set-aside percentage shall be twenty percent; for projects in which the low and moderate income units are to be offered for rent, the minimum set-aside percentage shall be fifteen percent. Where the set-aside percentage results in a fractional unit, the total set-aside requirement shall be rounded upwards to the next whole number.
- C. Nothing in this section precludes the borough or the planning board from imposing an affordable housing set-aside in a development not required to have a set-aside pursuant to this section consistent with N.J.S.A. 52:27D-311(h) and other applicable law.
- D. This requirement does not create any entitlement for a property owner or applicant for subdivision or site plan approval, a zoning amendment, use variance, or adoption of a redevelopment plan or rehabilitation plan in areas in need of redevelopment or rehabilitation, or for approval of any particular proposed project.
- E. This requirement does not apply to any sites or specific zones for which higher set-aside standards have been or will be established, either by zoning, subdivision or site plan approval, or an adopted redevelopment plan or rehabilitation plan.
- F. Furthermore, this requirement shall not apply to developments containing four or less new dwelling units.
- G. Where a developer demolishes existing dwelling units and builds new dwelling units on the same site, the provisions of this section shall apply only if the net number of dwelling units is five or more.
- H. All subdivision and site plan approvals of qualifying residential developments shall be conditioned upon compliance with the provisions of this section.
- I. All affordable units to be produced pursuant to this section shall comply with the borough's affordable housing ordinance at Chapter 17.40 of the Borough Code and the Uniform Housing Affordability Controls (N.J.A.C. 5:80-26.1 et seq.), as may be amended from time to time.

(Ord. No. 1703, § 1, 4-8-2019)

**Editor's note**—Ord. No. 1703, § 1, adopted April 8, 2019, has been included as § 17.40.030 at the discretion of the editor.

17.40.040 - Alternative living arrangements.

- A. 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:
  - 1. 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;
  - 2. Affordability average and bedroom distribution (N.J.A.C. 5:80-26.3).
- B. With the exception of units established with capital funding through a twenty-year operating contract with the department of human services, division of developmental disabilities, alternative living arrangements shall have at least thirty-year controls on affordability in accordance with UHAC.
- C. 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.

(Ord. No. 1702, § 4, 4-8-2019)

17.40.050 - Inclusionary zoning.

- A. 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

(Ord. No. 1702, § 5, 4-8-2019)

17.40.060 - New construction.

A. Low/Moderate Split and Bedroom Distribution of Affordable Housing Units:

1. 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 thirteen percent of all restricted rental units shall be very low-income units (affordable to a household earning thirty 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. A maximum of twenty-five percent of the prior round and third round RDP and a maximum of twenty-five percent of the units actually built to satisfy the unmet need may be age restricted.
2. In each affordable development, at least fifty percent of the restricted units within each bedroom distribution shall be low-income units.
3. Affordable developments that are not age-restricted shall be structured in conjunction with realistic market demands such that:
  - a. The combined number of efficiency and one-bedroom units shall be no greater than twenty percent of the total low- and moderate-income units;
  - b. At least thirty percent of all low- and moderate-income units shall be two bedroom units;
  - c. At least twenty percent of all low- and moderate-income units shall be three bedroom units; and
  - d. The remaining affordable units may be allocated between two and three bedroom units at the discretion of the builder.
4. 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.

B. Accessibility Requirements:

1. 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:
2. 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:
  - a. An adaptable toilet and bathing facility on the first floor; and

- b. An adaptable kitchen on the first floor; and
- c. An interior accessible route of travel on the first floor; and
- d. 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
- e. If not all of the foregoing requirements in [paragraphs] 2.a. through 2.d. 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 2.a. through 2.d. above have been satisfied, then an interior accessible route of travel shall not be required between stories within an individual unit; and
- f. 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 ten 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 ten percent of the affordable units that have been constructed with adaptable entrances.
  - c) The funds deposited under paragraph f.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.

C. Design:

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

D. Maximum Rents and Sales Prices:

1. 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.
2. The maximum rent for restricted rental units within each affordable development shall be affordable to households earning no more than sixty percent of median income, and the average rent for restricted rental units shall be affordable to households earning no more than fifty-two percent of median income.
3. 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 thirteen percent of all low- and moderate-income rental units shall be affordable to very low-income households, earning thirty percent or less of the regional median household income.
4. The maximum sales price of restricted ownership units within each affordable development shall be affordable to households earning no more than seventy percent of median income, and each affordable development must achieve an affordability average of fifty-five 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.
5. 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:
  - a. A studio shall be affordable to a one-person household;
  - b. A one-bedroom unit shall be affordable to a one and one-half person household;
  - c. A two-bedroom unit shall be affordable to a three-person household;
  - d. A three-bedroom unit shall be affordable to a four and one-half person household; and
  - e. A four-bedroom unit shall be affordable to a six-person household.

6.



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:

- a. A studio shall be affordable to a one-person household;
  - b. A one-bedroom unit shall be affordable to a one and one-half person household; and
  - c. A two-bedroom unit shall be affordable to a two-person household or to two one-person households.
7. 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 ninety-five 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 twenty-eight 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.
8. The initial rent for a restricted rental unit shall be calculated so as not to exceed thirty 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.
9. 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.
10. 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 Northeast Region. 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.
- E. Minimum Presumptive Densities/Maximum Presumptive Set-asides for Multi-Family Development:  
Mandatory Set Aside Requirements  
Any new development that provides that for all new multi-family residential developments providing five or more additional units over the number of units currently permitted that are developed at a density of six or more units per acre which developments become permissible

through either a use variance, a density variance increasing the permissible density at the site, a rezoning permitting multi-family residential housing where not previously permitted or a new or amended redevelopment plan or a new or amended rehabilitation plan, an affordable housing set-aside of twenty percent, if the affordable units will be for-sale, and fifteen percent, if the affordable units will be for rent, shall be required.

This does not give any developer the right to any such rezoning, variance, redevelopment designation or redevelopment plan approval or other relief, or establish any obligation on the part of the municipality to grant such rezoning, variance, redevelopment designation or redevelopment plan approval or other relief. No site shall be permitted to be subdivided so as to avoid compliance with this requirement.

(Ord. No. 1702, § 6, 4-8-2019)

#### 17.40.070 - Utilities.

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

(Ord. No. 1702, § 7, 4-8-2019)

#### 17.40.080 - 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.

(Ord. No. 1702, § 8, 4-8-2019)

#### 17.40.090 - Control periods for restricted ownership units and enforcement mechanisms.

- A. 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 chapter for a period of at least thirty 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.
- B.

The affordability control period for a restricted ownership unit shall commence on the date the initial certified household takes title to the unit.

- C. 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.
- D. 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 chapter, 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.
- E. The affordability controls set forth in this chapter shall remain in effect despite the entry and enforcement of any judgment of foreclosure with respect to restricted ownership units.
- F. 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.

(Ord. No. 1702, § 9, 4-8-2019)

#### 17.40.100 - 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 17.40.130.

(Ord. No. 1702, § 10, 4-8-2019)

17.40.110 - Buyer income eligibility.

- A. 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 fifty percent of median income and moderate-income ownership units shall be reserved for households with a gross household income less than eighty percent of median income.
- B. 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.
- C. 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.
- D. 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 thirty-three percent of the household's eligible monthly income.

(Ord. No. 1702, § 11, 4-8-2019)

17.40.120 - Limitations on indebtedness secured by ownership unit; subordination.

- A. 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.
- B. 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 ninety-five 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).

(Ord. No. 1702, § 12, 4-8-2019)

17.40.130 - Capital improvements to ownership units.

- A. 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.
- B. 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 ten-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.

(Ord. No. 1702, § 13, 4-8-2019)

17.40.140 - Control periods for restricted rental units.

- A. 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 chapter for a period of at least thirty 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 thirty-year compliance period plus a fifteen-year extended use period shall be required.
- B. 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 thirty days of the receipt of a certificate of occupancy.

- C. A restricted rental unit shall remain subject to the affordability controls of this chapter despite the occurrence of any of the following events:
1. Sublease or assignment of the lease of the unit;
  2. Sale or other voluntary transfer of the ownership of the unit; or
  3. The entry and enforcement of any judgment of foreclosure on the property containing the unit.

(Ord. No. 1702, § 14, 4-8-2019)

17.40.150 - Rent restrictions for rental units; leases.

- A. 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.
- B. 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.
- C. 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 chapter.
- D. 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 fifteen percent of the total number of dwelling units are restricted rental units in compliance with this chapter.

(Ord. No. 1702, § 15, 4-8-2019)

17.40.160 - Tenant income eligibility.

- A. 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:
1. Very low-income rental units shall be reserved for households with a gross household income less than or equal to thirty percent of median income.
  2. Low-income rental units shall be reserved for households with a gross household income less than or equal to fifty percent of median income.
  - 3.



Moderate-income rental units shall be reserved for households with a gross household income less than eighty percent of median income.

- B. 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 thirty-five percent (forty 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:
1. The household currently pays more than thirty-five percent (forty percent for households eligible for age-restricted units) of its gross household income for rent, and the proposed rent will reduce its housing costs;
  2. The household has consistently paid more than thirty-five percent (forty percent for households eligible for age-restricted units) of eligible monthly income for rent in the past and has proven its ability to pay;
  3. The household is currently in substandard or overcrowded living conditions;
  4. The household documents the existence of assets with which the household proposes to supplement the rent payments; or
  5. 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.
- C. The applicant shall file documentation sufficient to establish the existence of the circumstances in (A)1. through (B)5. above with the administrative agent, who shall counsel the household on budgeting.

(Ord. No. 1702, § 16, 4-8-2019)

#### 17.40.170 - Municipal housing liaison.

- A. 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.

- B. 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:
1. Serving as Glen Ridge's primary point of contact for all inquiries from the state, affordable housing providers, administrative agents and interested households;
  2. Monitoring the status of all restricted units in Glen Ridge's Fair Share Plan;
  3. Compiling, verifying and submitting annual monitoring reports as may be required by the court;
  4. Coordinating meetings with affordable housing providers and administrative agents, as needed; and
  5. Attending continuing education opportunities on affordability controls, compliance monitoring and affirmative marketing at least annually and more often as needed.
- C. 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).

(Ord. No. 1702, § 17, 4-8-2019)

#### 17.40.180 - 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 N.J.A.C. 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 rerental; 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 re-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 chapter;
- 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.

(Ord. No. 1702, § 18, 4-8-2019)

17.40.190 - Affirmative marketing requirements.

- A. 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.
- B. 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.
- C. 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.
- D. 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.
- E. 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.
- F. 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.
- G. The affirmative marketing process for available affordable units shall begin at least four months (one hundred twenty days) prior to the expected date of occupancy.
- H.

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. In addition, direct notification and the provision of copies of application forms to the language of and entities named in Section 9 of the settlement agreement.

- I. The costs of advertising and affirmative marketing of the affordable units shall be the responsibility of the developer, sponsor or owner.

(Ord. No. 1702, § 19, 4-8-2019)

#### 17.40.200 - Enforcement of affordable housing regulations.

- A. 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.
- B. 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 sixty days after service of the written notice:
  1. 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:
    - a. A fine of not more than five hundred dollars per day or imprisonment for a period not to exceed ninety 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;
    - b. 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;
    - c.



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.

2. 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.
  - a. 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.
  - b. 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.
  - c. 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.

- d. 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.
- e. 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.
- f. 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.

(Ord. No. 1702, § 20, 4-8-2019)

#### 17.40.210 - Appeals.

Appeals from all decisions of an administrative agent appointed pursuant to this chapter shall be filed in writing with the court.

(Ord. No. 1702, § 21, 4-8-2019)

#### 17.40.220 - Reporting and monitoring requirements.

- A. 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.

- B. 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.
- C. 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.
- D. For the review of very low income housing requirements required by N.J.S.A. 52:27D-329.1, within thirty 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.

(Ord. No. 1702, § 22, 4-8-2019)

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## Appendix F – Development Fee Ordinance

## 16.16.040 - Affordable housing fees.

### A. Findings and Purpose.

1. 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.
2. 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.
3. This section establishes fees collected pursuant to this section shall be used for the sole purpose of providing low- and moderate-income housing. This section 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).

### B. Basic Requirements.

1. This section shall not be effective until approved by the court.
2. 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).

### C. Definitions. The following terms, as used in this section, 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 one-hundred-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 properly divided by the current average ration 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.

#### D. Residential Development Fees.

##### 1. Imposed Fees.

- a. 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.
- b. 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 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 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.

- c. 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.

E. Non-Residential Development Fees.

1. Imposed Fees.

- a. 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 of the equalized assessed value of the land and improvements, for all new non-residential construction on an unimproved lot or lots.
- b. 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 of the increase in equalized assessed value resulting from any additions to existing structures to be used for non-residential purposes.
- c. Development fees shall be imposed and collected when an existing structure is demolished and replaced. The development fee of two and one-half percent 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.

- a. The non-residential portion of a mixed-use inclusionary or market rate development shall be subject to the two and one-half percent development fee, unless otherwise exempted below.
- b. The two and one-half 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.
- c. 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.

- d. 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.
- e. 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 forty-five 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.

F. Collection Procedures.

1. 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.
2. 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.
3. 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.
4. Within ninety 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.
5. 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.
6. Within ten 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.

7. Should the Borough of Glen Ridge fail to determine or notify the developer of the amount of the development fee within ten 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).
8. Except as provided in Section ~~16.16.040~~(E)1.c. above, fifty 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.
9. Appeal of development fees.
  - a. 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 ninety days after the date of such determination. Interest earned on amounts escrowed shall be credited to the prevailing party.
  - b. 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 forty-five 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 ninety days after the date of such determination. Interest earned on amounts escrowed shall be credited to the prevailing party.
- G. Affordable Housing Trust Fund.
  1. 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.
  2. The following additional funds shall be deposited in the affordable housing trust fund and shall at all times be identifiable by source and amount:
    - a. Payments in lieu of on-site construction of affordable units;
    - b. Developer contributed funds to make ten percent of the adaptable entrances in a townhouse or other multistory attached development accessible;
    - c. Rental income from municipally operated units;

- d. Repayments from affordable housing program loans;
  - e. Recapture funds;
  - f. Proceeds from the sale of affordable units; and
  - g. Any other funds collected in connection with the Borough of Glen Ridge's Affordable Housing Program.
3. 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.
  4. All interest accrued in the housing trust fund shall only be used on eligible housing activities approved by the court.

#### H. Use of Funds.

1. 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.
2. Funds shall not be expended to reimburse the Borough of Glen Ridge for past housing activities.
3. At least thirty 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 thirty percent or less of median income by region.

- a. 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.
  - b. Affordability assistance to households earning thirty 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 thirty percent or less of median income.
  - c. 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.
4. 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.
5. No more than twenty 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 twenty 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.
- I. 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 intervenors/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.



J. Ongoing Collection of Fees.

1. 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 [shall] 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.
2. It is the intent of the borough council to incorporate the additions, amendments and/or supplements contained in this section into the code.
3. If any [sub]section, paragraph, subdivision, clause, sentence, phrase or provision of this section is declared unconstitutional or invalid by a court of competent jurisdiction, such decision shall not affect the remaining portions of this section.
4. A copy of this ordinance [from which this section derives] shall be available for public inspection at the offices of the borough clerk.
5. This section shall take effect after twenty days of its final passage by the borough council, upon approval by the mayor and publication as required by law.

(Ord. No. 1679, 3-12-2018)



## Appendix G – Affirmative Marketing Plan

**BOROUGH OF GLEN RIDGE  
ESSEX COUNTY, NEW JERSEY**

**RESOLUTION ADOPTING AN AFFRIMATIVE MARKETING PLAN FOR THE  
BOROUGH OF GLEN RIDGE**

**WHEREAS**, in accordance with applicable Council on Affordable Housing (“COAH”) regulations and the New Jersey Uniform Housing Affordability Controls (“UHAC”) N.J.A.C. 5:80-26.,et seq., the Borough of Glen Ridge is required to adopt by resolution an Affirmative Marketing Plan to ensure that all affordable housing units created, including those created by rehabilitation are affirmatively marketed to very low, low and moderate income households, particularly those living and/or working within Housing Region 2, the Housing Region encompassing the Borough of Glen Ridge;

**NOW, THEREFORE, BE IT RESOLVED**, that the Mayor and Council of the Borough of Glen Ridge, County of Essex, State of New Jersey, do hereby adopt the following Affirmative Marketing Plan:

**Affirmative Marketing Plan**

- A. All affordable housing units in the Borough of Glen Ridge shall be marketed in accordance with the provisions herein unless otherwise provided in N.J.A.C. 5:93-1, et seq. This Affirmative Marketing Plan shall apply to all developments that contain or will contain very low, low or moderate-income units, including those that are part of the Borough’s prior round obligation and its current Fair Share Plan, and those that may be constructed in future developments not yet anticipated by the Fair Share Plan.
- B. The Affirmative Marketing Plan shall be implemented by an Administrative Agent designated by and/or under contract with the Borough of Glen Ridge. All the costs of advertising and affirmatively marketing affordable housing units shall be borne by the developers/sellers/owners of the affordable unit(s).
- C. In implementing the Affirmative Marketing Plan, the Administrative Agent, acting on behalf of the Borough, shall undertake all the following strategies:
  - 1. Review, approve and ensure that the developers/sellers/owners publish at least one advertisement in a newspaper of general circulation within the housing region.
  - 2. Broadcast of one advertisement by a radio or television station broadcasting throughout the housing region.
  - 3. At least one additional regional marketing strategy using one of the other sources listed below at Sec. E of this plan.

- D. 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 or sponsor of affordable housing. The Affirmative Marketing Plan is also 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 all marketing activities toward Housing Region 2 in which the Borough is located and covers the entire period of deed restriction for each restricted housing unit.
- E. The Affirmative Marketing Plan is a continuing program intended to be followed throughout the entire period of restrictions and shall meet the following requirements:
1. All newspaper articles, announcements and requests for applications for very low, low, and moderate-income units shall appear in the Star Ledger, Glen Ridge Paper and Glen Ridge Voice.

The primary marketing shall take the form of a paid display advertisement in the above newspapers during the first week of the marketing program and subsequently utilizing internet advertisements each month thereafter until all available units have been leased. The developer/owner shall disseminate all public service announcements and pay for display advertisements. The developer/owner shall provide proof of publication to the Administrative Agent. All press releases and advertisements must be approved in advance by the Borough's Administrative Agent.

Advertisements will also be placed on the following websites:

Borough of Glen Ridge - <http://www.glenridgenj.org>

New Jersey Housing Resource Center (NJHRC) - <http://www.njhrc.gov>

CGP&H – <http://www.AffordableHomesNewJersey.com>

Advertisements posted to NJHRC will occur on or before the earlier of:

- (1) at least 60 days prior to conducting a lottery of the applicants; or
- (2) within one day following when the owner, developer, property manager, or other administrative entity provides any information regarding how to apply for units to prospective applicants or solicits any applications from potential applicants through any other means.

The posting on NJHRC shall include, at a minimum:

- i. The date that the affordable housing units are expected to be completed,
- ii. The date of the lottery,
- iii. The number of affordable housing units,
- iv. An accounting of how many of the affordable housing units will be available to very low-, low-, and moderate-income households, and
- v. Each bedroom size that will be available.

1. Additional advertisements shall include a description of the:
  - vi. Street address(es) of the units;
  - vii. Directions to the units;
  - viii. Range of prices for the units;
  - ix. Number of bedrooms in the affordable units (bedroom mix);
  - x. Maximum income permitted to qualify for the units;
  - xi. Location of applications;
  - xii. Business hours when interested households may obtain an application;
  - xiii. Application fees, if any;
  - xiv. Number of units currently available; and
  - xv. Anticipated dates of availability.
2. At least one advertisement will be broadcast on a regional cable television or radio station.
3. Applications shall be mailed or emailed by the Administrative Agent to the prospective applicants upon request. However, when on-line preliminary applications are utilized, if prospective applicants do not have internet access they will be given a phone number to call the Administrative Agent, who will then enter all pre-application information online during the phone call. Locations of applications, brochures, and flyers to affirmatively market the program are listed in the attached Appendix III, and will also be made available on the Borough's website. Also, information on how to apply shall be made available at the developer's sales/rental office and shall be mailed or emailed to prospective applicants upon request.
4. The Administrative Agent shall develop, maintain and regularly update a list of community contact person(s) and/or organizations(s) in Essex, Morris, Union, and Warren Counties that will aid in the affirmative marketing program with particular emphasis on contacts that will reach out to groups that are least likely to apply for housing within the region, including major regional employers. Please see Appendix I for a complete list.
  - i. Quarterly information shall be sent to each of the following agencies with a request for publication in their journals and for circulation among their members:

Greater Union County Board of Realtors  
North Central Jersey Association of Realtors (Essex and Morris County offices)  
Warren County Board of Realtors

- ii. Quarterly information shall be sent to the administrators of each of the following agencies in each of the counties and requests to post same shall be sent to the administrators of each of the following agencies within the counties of Essex, Morris, Union, and Warren:

Welfare or Social Service Board  
Rental Assistance Office (local office of DCA)  
Offices on Aging or Division of Senior Services  
Housing Authority  
Community Action Agencies  
Community Development Departments

- iii. Quarterly information shall be sent to the chief personnel administrators of all the major employers within the region as listed in attached Appendix I in accordance with the Region 2 Affirmative Marketing Plan.
- iv. Quarterly information and copies of any press releases and advertisements of the availability of very low, low and moderate-income housing shall be sent to the following additional community and regional organizations:

Fair Share Housing Center (510 Park Boulevard, Cherry Hill, NJ 08002)

New Jersey State Conference of the NAACP (4326 Harbor Beach Blvd. #775, Brigantine, NJ 08203)

The Latino Action Network (P.O. Box 943, Freehold, NJ 07728)

Tri-City Chapter of the NAACP (P. O. Box 669 Summit, NJ 07902)

Montclair Chapter of the NAACP (P.O. Box 353 Montclair, NJ 07042)

Newark Chapter of the NAACP (P.O. Box 1262, Newark, NJ, 07101)

Irvington Chapter of the NAACP (60 Paine Ave, Irvington, NJ 07111)

The Supportive Housing Association (15 Alden St #14, Cranford, NJ 07016)

- v. The Administrative Agent will also provide specific direct notice to the following community and regional organizations whenever affordable housing units become available in the Borough to the organizations including, but not limited to those listed below (see Appendix I for full list):

Fair Share Housing Center (510 Park Boulevard, Cherry Hill, NJ 08002)

New Jersey State Conference of the NAACP (4326 Harbor Beach Blvd. #775, Brigantine, NJ 08203)

The Latino Action Network (P.O. Box 943, Freehold, NJ 07728)

Tri-City Chapter of the NAACP (P. O. Box 669 Summit, NJ 07902)

Montclair Chapter of the NAACP (P.O. Box 353 Montclair, NJ 07042)

Newark Chapter of the NAACP (P.O. Box 1262, Newark, NJ, 07101)

Irvington Chapter of the NAACP (60 Paine Ave, Irvington, NJ 07111)

The Supportive Housing Association (15 Alden St #14, Cranford, NJ 07016)

5. A random selection method to select occupants of very low, low and moderate-income housing will be used by the Borough's Administrative Agent in conformance with N.J.A.C. 5:80-26.16(l).
6. 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.
7. The Administrative Agent shall administer the Affirmative Marketing Plan. The Administrative Agent has the responsibility to income qualify very low, low and moderate income households; to place income eligible households in very low, low and moderate income units upon initial occupancy; to continue to qualify households for re-occupancy of units as they become vacant during the period of affordability controls; to assist with outreach to very low, low and moderate income households; and to enforce the terms of the deed restriction and mortgage loan as per N.J.A.C. 5:80-26.1, et seq.
8. Whenever appropriate, the Administrative Agent shall provide or direct qualified very low, low and moderate-income applicants to counseling services on subjects such as budgeting, credit issues, mortgage qualifications, rental lease requirements and landlord/tenant law and shall develop, maintain and update a list of entities and lenders willing and able to perform such services.



9. All developers/owners of very low, low and moderate-income housing units shall be required to undertake and pay the costs of the marketing of the affordable units in their respective developments, subject to the direction and supervision of the Administrative Agent. The implementation of the Affirmative Marketing Plan for a development that includes affordable housing shall commence at least 120 days before the issuance of either a temporary or permanent certificate of occupancy.
10. The implementation of the Affirmative Marketing Plan shall continue until all very low, low and moderate-income housing units are initially occupied and for as long as affordable units exist that remain deed restricted and for which the occupancy or re-occupancy of units continues to be necessary. Please note that in addition to complying with this Borough-wide Affirmative Marketing Plan that the Administrative Agent shall also review and approve a separate Affirmative Marketing Plan for every new affordable development in Borough of Glen Ridge that is subject to N.J.A.C. 5:80-26.1 et seq. That document shall be completed by the owner/developer and will be compliant with the Borough's Affirmative Marketing Plan as presented herein, and incorporate development specific details and permitted options, all subject to the Administrative Agent's review and approval. The development specific affirmative marketing plans will use the standard form for Region 2, which is attached hereto as Appendix III.
11. The Administrative Agent shall provide the Municipal Housing Liaison with the information required to comply with monitoring and reporting requirements pursuant to N.J.A.C.5:80-26-1, et seq. and the Order granting the Borough a Final Judgment of Compliance and Repose.

**BE IT FURTHER RESOLVED** that the appropriate Borough officials and professionals are authorized to take all actions required to implement the terms of this Resolution.

**BE IT FURTHER RESOLVED** that this Resolution shall take effect pursuant to law.

APPROVED this \_\_\_\_ day of \_\_\_\_, 2020.

ATTEST:

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Tara Ventola, Borough Clerk

**Appendix I – Glen Ridge Affirmative Marketing Mailing List**

<b><u>Business Name</u></b>	<b><u>Additional name</u></b>	<b><u>Address1</u></b>	<b><u>Address 2</u></b>	<b><u>City State Zip</u></b>	<b><u>County</u></b>	<b><u>Type of Organization</u></b>
Roseland Free Public Library		20 Roseland Ave.		Roseland, NJ 07068	ESSEX COUNTY	Libraries
West Caldwell Public Library		30 Clinton Rd.		West Caldwell, NJ 07006	ESSEX COUNTY	Libraries
South Orange Public Library		65 Scotland Rd.		South Orange, NJ 07079	ESSEX COUNTY	Libraries
The Orange Public Library		348 Main St.		Orange, NJ 07050	ESSEX COUNTY	Libraries
Verona Free Public Library		17 Gould Street		Verona, NJ 07044	ESSEX COUNTY	Libraries
West Orange Free Public Library		46 Mt. Pleasant Ave.		West Orange, NJ 07052	ESSEX COUNTY	Libraries
Boonton Holmes Public Library		621 Main St.		Boonton, NJ 07005	MORRIS COUNTY	Libraries
Chatham's Joint Free Public Library		214 Main St.		Chatham, NJ 07928	MORRIS COUNTY	Libraries
Chester Library		250 West Main St.		Chester, NJ 07930	MORRIS COUNTY	Libraries
Denville Free Public Library		121 Diamond Spring Rd.		Denville, NJ 07834	MORRIS COUNTY	Libraries
Dover Free Public Library		32 E. Clinton St.		Dover, NJ 07801	MORRIS COUNTY	Libraries
East Hanover Township Free Public Library		415 Ridgedale Ave.		East Hanover, NJ 07936	MORRIS COUNTY	Libraries
Florham Park Free Public Library		107 Ridgedale Ave.		Florham Park, NJ 07932	MORRIS COUNTY	Libraries
Harding Township Library		21 Blue Mill Rd.		New Vernon, NJ 07976	MORRIS COUNTY	Libraries

Kinnelon Public Library		132 Kinnelon Rd.			Kinnelon, NJ 07405	MORRIS COUNTY	Libraries
Lincoln Park Public Library		12 Boonton Turnpike			Lincoln Park, NJ 07035	MORRIS COUNTY	Libraries
Long Hill Township Free Public Library		917 Valley Rd.			Gillette, NJ 07980	MORRIS COUNTY	Libraries
Mendham Free Public Library		10 Hilltop Rd.			Mendham, NJ 07945	MORRIS COUNTY	Libraries
Mendham Township Library		2 East Main St.			Brookside, NJ 07926	MORRIS COUNTY	Libraries
Montville Township Public Library		90 Horseneck Rd.			Montville, NJ 07045	MORRIS COUNTY	Libraries
Morris County Library		30 E. Hanover Ave.			Whippany, NJ 07981	MORRIS COUNTY	Libraries
Morris Plains Library		77 Glenbrook Rd.			Morris Plains, NJ 07950	MORRIS COUNTY	Libraries
Morristown-Morris Twp Joint Public Library		1 Miller Rd.			Morristown, NJ 07960	MORRIS COUNTY	Libraries
Mount Arlington Public Library		333 Howard Blvd.			Mount Arlington, NJ 07856	MORRIS COUNTY	Libraries
Mount Olive Public Library		202 Flanders-Drakestown Rd.			Flanders, NJ 07836	MORRIS COUNTY	Libraries
Mountain Lakes Free Public Library		9 Elm Rd.			Mountain Lakes, NJ 07046	MORRIS COUNTY	Libraries
Parsippany-Troy Hills Public Library		449 Halsey Rd.			Parsippany, NJ 07054	MORRIS COUNTY	Libraries
Randolph Township Free Public Library		28 Calais Rd.			Randolph, NJ 07869	MORRIS COUNTY	Libraries
Riverdale Public Library		93 Newark Pompton Tpke			Riverdale, NJ 07457	MORRIS COUNTY	Libraries

Rockaway Borough Free Public Library		82 E. Main St.			Rockaway, NJ 07866	MORRIS COUNTY	Libraries
Rockaway Township Free Public Library		61 Mount Hope Rd.			Rockaway, NJ 07866	MORRIS COUNTY	Libraries
Roxbury Township Public Library		103 Main St.			Succasunna, NJ 07876	MORRIS COUNTY	Libraries
Washington Twp Public Library-Morris		37 E. Springtown Rd.			Long Valley, NJ 07853	MORRIS COUNTY	Libraries
Wharton Public Library		15 S. Main St.			Wharton, NJ 07885	MORRIS COUNTY	Libraries
Whippanong Library-Hanover Township		1000 Route 10			Whippany, NJ 07981	MORRIS COUNTY	Libraries
Clark Public Library		303 Westfield Ave.			Clark, NJ 07066	UNION COUNTY	Libraries
Elizabeth Free Public Library		11 South Broad. St.			Elizabeth, NJ,07202	UNION COUNTY	Libraries
Fanwood Memorial Library		5 Forrest Road			Fanwood, NJ 07023	UNION COUNTY	Libraries
Garwood Free Public Library		411 Third Ave.			Garwood, NJ 07027	UNION COUNTY	Libraries
Hillside Free Public Library		1409 Liberty Avenue			Hillside, NJ 07205	UNION COUNTY	Libraries
Kenilworth Public Library		548 Blvd.			Kenilworth, NJ 07033	UNION COUNTY	Libraries
Linden Free Public Library		31 E. Henry St.			Linden, NJ 07036	UNION COUNTY	Libraries
Mountainside Free Public Library		1 Constitution Plaza			Mountainside, NJ 07092	UNION COUNTY	Libraries
New Providence Memorial Library		377 Elkwood Ave.			New Providence, NJ 07974	UNION COUNTY	Libraries
Plainfield Free Public Library		800 Park Ave.			Plainfield, NJ 07060	UNION COUNTY	Libraries

Rahway Public Library		2 City Hall Plaza		Rahway, NJ 07065	UNION COUNTY	Libraries
Roselle Free Public Library		104 W. Fourth Ave.		Roselle, NJ 07203	UNION COUNTY	Libraries
Roselle Park Veterans Memorial Library		404 Chestnut St.		Roselle Park, NJ 07204	UNION COUNTY	Libraries
Scotch Plains Public Library		1927 Bartle Ave.		Scotch Plains, NJ 07076	UNION COUNTY	Libraries
Springfield Free Public Library		66 Mountain Ave.		Springfield, NJ 07081	UNION COUNTY	Libraries
Summit Free Public Library		75 Maple St.		Summit, NJ 07901	UNION COUNTY	Libraries
Union Free Public Library		1980 Morris Ave.		Union, NJ 07083	UNION COUNTY	Libraries
Westfield Memorial Library		550 E. Broad. St.		Westfield, NJ 07090	UNION COUNTY	Libraries
Catherine D. Hofman Library		4 Lambert Rd.		Blairstown, NJ 07825-9348	Warren County	Libraries
Hackettstown Public Library		110 Church St.		Hackettstown, NJ 07840-2206	Warren County	Libraries
Oxford Public Library		42 Washington Avenue		Oxford, NJ 07863	Warren County	Libraries
Phillipsburg Free Public Library		200 Frost Ave.		Phillipsburg NJ 08865	Warren County	Libraries
W H Walters Free Library		1001 East Blvd		Phillipsburg NJ 08865-4418	Warren County	Libraries
Warren Co. Library		199 Hardwick St.		Belvidere, NJ 07823	Warren County	Libraries
Warren Co. Community College Library		475 Route 57 West		Washington, NJ 07882	Warren County	Libraries

Washington Public Library		20 West Carlton Ave.		Washington, NJ 07882-1202	Warren County	Libraries
A.J. Seabra inc,		574 Ferry St		Newark, NJ 07105-4402	Essex COUNTY	Major Employers
Applied Business Concepts		324 Bellville Ave.		Bloomfield, NJ 07003	ESSEX COUNTY	Major Employers
Berkeley College		536 Broad. St.		Newark, NJ 07102	ESSEX COUNTY	Major Employers
Cambridge Bagel Factory		648 Bloomfield Ave.		Bloomfield, NJ 07003	ESSEX COUNTY	Major Employers
Hoffman La Roche		340 Kingsland St.		Nutley, NJ 07110	ESSEX COUNTY	Major Employers
Horizon Blue Cross & Blue Shield		3 Penn Central Railroad		Newark, NJ 07105	ESSEX COUNTY	Major Employers
Horizon Business Products		753 N. 6th St.		Newark, NJ 07102	ESSEX COUNTY	Major Employers
IDT Telecom		520 Broad. St.		Newark, NJ 07102	ESSEX COUNTY	Major Employers
PNC Bank - Bloomfield Center		2 Broad. St.		Bloomfield, NJ 07003	ESSEX COUNTY	Major Employers
Prudential Financial		751 Broad. St.		Newark, NJ 07102	ESSEX COUNTY	Major Employers
PSEG		80 Park Plaza		Newark, NJ 07102	ESSEX COUNTY	Major Employers
Rutgers		1 Washington Place	Suite 590	Newark, NJ 07102	ESSEX COUNTY	Major Employers
Stanlar Industries		24 Federal Plaza		Bloomfield, NJ 07003	ESSEX COUNTY	Major Employers
Verizon Business		271 Mount Pleasant Ave.		West Orange, NJ 07090	ESSEX COUNTY	Major Employers
AT&T		15 Midlan Ave #1		Paramus, NJ 07932	MORRIS COUNTY	Major Employers



Atlantic Health System- Morristown Memorial Hospital		100 Madison Ave.			Morristown, NJ 07962	MORRIS COUNTY	Major Employers
Kraft foods		200 Deforest Ave.			East Hanover, NJ 07936	MORRIS COUNTY	Major Employers
Lucent Technologies		24 Mountain Ave.			Mendham, NJ 07945	MORRIS COUNTY	Major Employers
Mennen Sports Arena		161 E Hanover Ave			Morristown, NJ 07960	MORRIS COUNTY	Major Employers
Novartis Pharmaceutical		59 State Route 10			East Hanover, NJ 07936	MORRIS COUNTY	Major Employers
St. Clare's Hospital		130 Powerville Rd.			Boonton Township, NJ 07005	MORRIS COUNTY	Major Employers
St. Clare's Hospital		25 Pocono Rd.			Denville, NJ 07834	MORRIS COUNTY	Major Employers
St. Clare's Hospital		400 West Blackwell St.			Dover, NJ 07801	MORRIS COUNTY	Major Employers
St. Clare's Hospital		3219 Route 46 East, Suite 110			Parsippany, NJ 07054	MORRIS COUNTY	Major Employers
UNION COUNTY College		1033 Springfield Ave.			Cranford,NJ 07016	MORRIS COUNTY	Major Employers
A&M Industrial Supply Co		37 West Cherry Street	PO Box 1044		Rahway, NJ 07065	UNION COUNTY	Major Employers
Comcast Network		800 Rahway Ave.			Union, NJ 07084	UNION COUNTY	Major Employers
Howard Press		450 W 1st Avenue			Roselle, NJ 07203	UNION COUNTY	Major Employers
Lucent Technologies		600 Mountain Ave.			Murray Hill, NJ 07974-2008	UNION COUNTY	Major Employers
Rahway Hospital		865 Stone St.			Rahway, NJ 07065	UNION COUNTY	Major Employers

Rotuba Extruders, Inc		1401 Park Ave. South			Linden, NJ 07036	UNION COUNTY	Major Employers
ARC Warren County		319 W. Washington Ave. #2			Washington, NJ 07882	Warren County	Major Employers
Asbury Graphite		P.O. Box 144			Asbury, NJ 08802	Warren County	Major Employers
Atlantic States Cast Iron Pipe Co.		183 SitgreAve.s St.			Phillipsburg, NJ 08865	Warren County	Major Employers
Bihler of America		85 Industrial Dr.			Alpha, NJ 08865	Warren County	Major Employers
Blair Academy		2 Park Street		PO Box 600	Blairstown, NJ 07825	Warren County	Major Employers
Captive Plastics, Inc.		190 Strykers Rd.			Phillipsburg, NJ 08865	Warren County	Major Employers
Centenary College		400 Jefferson St			Hackettstown, NJ 07840	Warren County	Major Employers
Hackettstown Hospital		651 Willow Grove St.			Hackettstown, NJ 07840	Warren County	Major Employers
Hunterdon Transformer		75 Industrial Dr.			Phillipsburg, NJ 08865	Warren County	Major Employers
Lopatcong Care Center		390 Red School Lane			Phillipsburg, NJ 08865	Warren County	Major Employers
Masterfoods		800 High St.			Hackettstown, NJ 07840	Warren County	Major Employers
Nova Borealis Compounds LLC		176 Thomas Rd.			Port Murray, NJ 07865	Warren County	Major Employers
Roche Vitamins		206 Roche Dr.			Belvidere, NJ 07823	Warren County	Major Employers
St. Luke's Hospital - Warren Campus		185 Roseberry St.			Phillipsburg, NJ 08865	Warren County	Major Employers
Comcast of Northwest NJ		155 Port Murray Rd.			Port Murray, NJ 07865	Warren County	Media

Star-Ledger		1 Star Ledger Plaza		Newark, NJ 07102	Warren County	Media
Agape Worship Center		33 West St. #100		Bloomfield, NJ 07003	ESSEX COUNTY	Religious Buildings
Bethany United Presbyterian		293 West Passaic Ave.		Bloomfield, NJ 07003	ESSEX COUNTY	Religious Buildings
Bethel Church of Love & Praise		55 Lawrence St.		Bloomfield, NJ 07003	ESSEX COUNTY	Religious Buildings
Bloomfield Presbyterian		147 Broad. St.		Bloomfield, NJ 07003	ESSEX COUNTY	Religious Buildings
Brookdale Baptist Church		1350 Broad. St.		Bloomfield, NJ 07003	ESSEX COUNTY	Religious Buildings
Christian Bible Center		430 Franklin St.		Bloomfield, NJ 07003	ESSEX COUNTY	Religious Buildings
Christian Faith Center		132 Montgomery St.		Bloomfield, NJ 07003	ESSEX COUNTY	Religious Buildings
First Baptist Church		1 Washington St.		Bloomfield, NJ 07003	ESSEX COUNTY	Religious Buildings
Korean United Presbyterian Church		27 Bay Ave.		Bloomfield, NJ 07003	ESSEX COUNTY	Religious Buildings
New Life Christian Church		12 Prospect St.		Bloomfield, NJ 07003	ESSEX COUNTY	Religious Buildings
New Light Baptist Church		91 Dewey St.		Bloomfield, NJ 07003	ESSEX COUNTY	Religious Buildings
Park United Methodist Church		12 Park St.		Bloomfield, NJ 07003	ESSEX COUNTY	Religious Buildings
Personnel Board of the Newark Archdiocese		194 Broad. St.		Bloomfield, NJ 07003	ESSEX COUNTY	Religious Buildings
Presbyterian Church on the Green		147 Broad. St.		Bloomfield, NJ 07003	ESSEX COUNTY	Religious Buildings

Presbytery of Newark		192 Broad. St.			Bloomfield, NJ 07003	ESSEX COUNTY	Religious Buildings
Sacred Heart Church		76 Broad. St.			Bloomfield, NJ 07003	ESSEX COUNTY	Religious Buildings
Saint Thomas the Apostle		60 Byrd Ave.			Bloomfield, NJ 07003	ESSEX COUNTY	Religious Buildings
Saint Valentines		120 North Spring St.			Bloomfield, NJ 07003	ESSEX COUNTY	Religious Buildings
Skyline Community Church		498 Watchung Ave.			Bloomfield, NJ 07003	ESSEX COUNTY	Religious Buildings
Temple Ner Tamid		936 Broad. St.			Bloomfield, NJ 07003	ESSEX COUNTY	Religious Buildings
Union Baptist Church		21 Conger St.			Bloomfield, NJ 07003	ESSEX COUNTY	Religious Buildings
Watchung Presbyterian Church		375 Watchung Ave.			Bloomfield, NJ 07003	ESSEX COUNTY	Religious Buildings
Mountaintop Church		6 Naughtright Rd.			Hackettstown, NJ 07840	Warren County	Religious Buildings
St. James Episcopal Church		214 Washington St.			Hackettstown, NJ 07840	Warren County	Religious Buildings
Washington Assembly of God Church		33 Brass Castle Rd.			Washington, NJ 07882	Warren County	Religious Buildings
Belleville Senior Center		125 Franklin Avenue			Belleville, NJ 07109	ESSEX COUNTY	Social Service Buildings
Belleville Senior Citizen Club		518 Washington Ave.			Belleville, NJ 07109	ESSEX COUNTY	Social Service Buildings
Essex Co. Board of Social Services		50 South Clinton			East Orange, NJ 07018	ESSEX COUNTY	Social Service Buildings
Essex Co. Community Action		50 South Clinton #3			East Orange, NJ 07018	ESSEX COUNTY	Social Service Buildings

Essex Co. Division of Senior Services		900 Bloomfield Avenue		Verona, NJ 07044	Essex County	Social Service Buildings
Essex Co. Division of Welfare		18 Rector St. - 9th Floor		Newark, NJ 07102	ESSEX COUNTY	Social Service Buildings
Fairfield Golden Age Club		230 Fairfield Rd.		Fairfield, NJ 07004	ESSEX COUNTY	Social Service Buildings
Grover Cleveland Senior Center	Borough of Caldwell	1 Provost Square		Caldwell, NJ 07006	ESSEX COUNTY	Social Service Buildings
Morris Co. Department of Senior, Disability and Veteran Services		340 W. Hanover Ave		Morris, NJ 07961	Morris County	Social Service Buildings
Morris Co. Family Services		County of Morris	PO Box 900	Morristown, NJ 07963-0900	MORRIS COUNTY	Social Service Buildings
Morris Co. Human Services		30 Schuyler Place		Morristown, NJ 07960	MORRIS COUNTY	Social Service Buildings
Morris Co. Office of Assistance		P.O. Box 900	340 W. Hanover	Morristown, NJ 07963	MORRIS COUNTY	Social Service Buildings
Community Access Unlimited		80 Grand St., # 2		Elizabeth, NJ 07202	UNION COUNTY	Social Service Buildings
Jewish Family Service of Central Jersey		655 Westfield Ave.		Elizabeth, NJ 07202	UNION COUNTY	Social Service Buildings
Salvation Army		1005 East Jersey St.		Elizabeth, NJ 07202	UNION COUNTY	Social Service Buildings
UNION Co. Social Services Department		342 Westminster Ave.		Elizabeth, NJ 07202	UNION COUNTY	Social Service Buildings
North West NJ Community Action Program		350 Marshall St.		Phillipsburg, NJ 08865	Warren County	Social Service Buildings
Warren Co. Divi. of Aging and Disability Svcs.	Wayne Dumont, Jr. Admin. Bldg.	165 County Route 519 South		Belvidere, NJ 07823-1949	Warren County	Social Service Buildings

Warren Co. Administration Building		165 County Route 519 South		Belvidere, NJ 07823	Warren County	Social Service Offices/Administration Buildings
Warren Co. Division of Senior Services	Wayne Dumont Jr. Admin. Bldg.	165 County Rte 519 So.		Belvidere, NJ 07823	Warren County	Social Service Offices/Administration Buildings
Warren Co. Social Services	Court House Annex	501 Second St.		Belvidere, NJ 07823	Warren County	Social Service Offices/Administration Buildings
St. Barnabas Hospital		94 Old Short Hills Road		Livingston, NJ 07039	ESSEX COUNTY	Major Employers
St. Barnabas Hospital Ambulatory Care		200 South Orange Avenue		Livingston, NJ 07039	ESSEX COUNTY	Major Employers
Care One		68 Passaic Ave		Livingston, NJ 07039	ESSEX COUNTY	Major Employers
Livingston Board of Education		11 Foxcroft Drive		Livingston, NJ 07039	ESSEX COUNTY	Major Employers
ARC of Essex County		123 Naylon Ave		Livingston, NJ 07039	ESSEX COUNTY	Major Employers
Summit Medical		75 E. Northfield Road		Livingston, NJ 07039	ESSEX COUNTY	Major Employers
Essex Regional Health		204 Hillside Ave		Livingston, NJ 07039	ESSEX COUNTY	Major Employers
United Way of Northern New Jersey - Millburn		P.O. Box 546		Millburn, NJ 07041	ESSEX COUNTY	Social Service Offices/Administration Buildings
Westfield United Way Fund		301 North Avenue West		Westfield, NJ 07090	UNION COUNTY	Social Service Offices/Administration Buildings
United Way of Greater Union County		33 West Grand Street		Elizabeth, NJ 07202	UNION COUNTY	Social Service Offices/Administration Buildings



									tration Buildings
United Way of Northern New Jersey			PO Box 1948				Morristown, NJ 07962	MORRIS COUNTY	Social Service Offices/Adminis- tration Buildings
United Way of Essex and West Hudson			60 Park Place, Suite 1400				Newark, NJ 07102	ESSEX COUNTY	Social Service Offices/Adminis- tration Buildings
Urban League of Union County			288 N Broad St #2				Elizabeth, NJ 07208	UNION COUNTY	Social Service Offices/Adminis- tration Buildings
Fair Share Housing Center			510 Park Blvd				Cherry Hill, NJ 08002		
New Jersey State Conference of the NAACP			13 East Front St				Trenton, NJ 08608	Mercer County	Social Service Organization
Latino Action Network			PO Box 943				Freehold, NJ 07728		
Warren/Sussex County Branch Unit of the NAACP			President: Charles Boddy		PO Box 229		Washington 07882		
Women Helping Women			530 Elm St				Westfield, NJ 07090	Union County	Social Service Offices/Adminis- tration Buildings
Oranges and Maplewood NAACP			PO Box 1127				East Orange, NJ 07019	ESSEX COUNTY	Social Service Offices/Adminis- tration Buildings
Newark NAACP			PO Box 1262				Newark, NJ 07102- 1262		
Morris Co. NAACP			PO Box 2256				Morristown, NJ 07960		

Elizabeth NAACP			PO Box 6732			Elizabeth, NJ 07206		
Supportive Housing Association			185 Valley Street			South Orange, NJ 07079	ESSEX COUNTY	Social Service Agency
St. Agnes RC Church			332 Madison Hill Road			Clark, NJ 07066	Union County	Religious Organization
St. John the Apostle Church			1805 Penbrook Terrace			Linden, NJ 07036	Union County	Religious Organization
Jehovah's Witness			1170 Old Raritan Road			Clark, NJ 07066	Union County	Religious Organization
Union County Baptist Church			4 Valley Road			Clark, NJ 07066	Union County	Religious Organization
St. Helen's RC Church			1600 Rahway Ave.			Westfield, NJ 07090	Union County	Religious Organization
Zion Lutheran Church			559 Raritan Rd.			Clark, NJ 07066	Union County	Religious Organization
Osceola Presbyterian Church			1689 Raritan Rd.			Clark, NJ 07066	Union County	Religious Organization
Cranford United Methodist Church			201 Lincoln Ave.			Cranford, NJ 07016	Union County	Religious Organization
Garwood Presbyterian Church			341 Spruce Ave.			Garwood, NJ 07027	Union County	Religious Organization
Oasis Christian Center			2052 St. Georges Ave.			Rahway, NJ 07065	Union County	Religious Organization
Holy Trinity RC Church			31 1st Street			Westfield, NJ 07090	Union County	Religious Organization
St. Michael's RC Church			40 Alden Street			Cranford, NJ 07016	Union County	Religious Organization
Liquid Church			213 Center Street			Garwood, NJ 07027	Union County	Religious Organization
American Legion			78 Westfield Ave.			Clark, NJ 07066	Union County	Veteran's Organization

Veteran's of Foreign Wars (VFW)		6 Broadway			Clark, NJ 07066	Union County	Veteran's Organization
Veteran's of Foreign Wars (VFW)		479 South Ave.			Cranford, NJ 07016	Union County	Veteran's Organization
L'Oréal		222 Terminal Ave.			Clark, NJ 07066	Union County	Major Employers
Kerry Industries		160 Terminal Ave.			Clark, NJ 07066	Union County	Major Employers
Catholic Charities		505 South Ave			Cranford, NJ 07016	Union County	Social Service Organization
Avaya Inc. Headquarters		350 Mt Kemble Ave			Morristown, NJ 07960	Morris County	Major Employers
Greater Union County Board of Realtors		767 Central Ave			Westfield, NJ 07090	Union County	Realtor
North Central Board of Realtors		910 Mt. Kemble Avenue			Morristown, NJ 07960	Morris County	Realtor
North Central Board of Realtors		375 Broad Street			Bloomfield, NJ 07003	ESSEX COUNTY	Realtor
Warren County Board of Realtors		292 Route 46W			Oxford, NJ 07863-0038	Warren County	Realtor
Union County Division on Aging		342 Westminster Ave.			Elizabeth, NJ 07202	UNION COUNTY	Social Service Organization
Warren County Housing Authority		415 Front Street			Belvidere, NJ 07823-1532	Warren County	Social Service Organization
Union County Housing Authority		1 Elizabethtown Plaza 5th Floor			Elizabeth, NJ 07202-3467	UNION COUNTY	Social Service Organization
Morris County Housing Authority		99 Ketch Road			Morristown, NJ 07960-2606	Morris County	Social Service Organization
Essex County Division of Housing and Community Development		50 South Clinton Street , Suite 5400			East Orange, NJ 07018	ESSEX COUNTY	Social Service Organization

Morris County Office of Community Development		1 Medical Drive		Morris Plains, NJ 07950	Morris County	Social Service Organization
Housing Partnership for Morris County		2 East Blackwell Street		Dover, NJ 07801	Morris County	Social Service Offices/Administration Buildings
West Essex YMCA		321 South Livingston Ave		Livingston, NJ 07039	ESSEX COUNTY	social service organization
Montclair Branch NAACP	Housing Committee Albert Pelham	P.O. Box 353		Montclair, NJ 07042	ESSEX COUNTY	Social Service Organization
Irvington NAACP		60 Paine Ave		Irvington, NJ 07111	ESSEX COUNTY	Social Service Organization
Tri-City Chapter of the NAACP		P.O. Box 669		Summit, NJ 07902	Union County	Social Service Organization

**Appendix II – Glen Ridge Preliminary Application Distribution List**

<b><u>Business Name</u></b>	<b><u>Address1</u></b>	<b><u>City State Zip</u></b>
Warren County Administration Building	165 County Route 519 South	Belvidere, NJ 07823
Warren County North East Branch Library	40 US Highway 46	Hackettstown, NJ 07840
Morris County Library	30 E. Hanover Ave.	Whippany, NJ 07981
Morris County Administration Building	10 Court Street	Morristown, NJ, 07960
Warren County Library Headquarters	2 Shotwell Dr	Belvidere, NJ 07823
Essex County/Hall of Records	465 Dr. Martin Luther King Drive	Newark, NJ 07102
Union County/Administration Building	10 Elizabethtown Plaza	Elizabeth, NJ 07207
Glen Ridge Public Library	240 Ridgewood Ave	Glen Ridge, NJ 07028-1306
Glen Ridge Municipal Building	825 Bloomfield Ave	Glen Ridge, NJ 07028

## Appendix III

## AFFIRMATIVE FAIR HOUSING MARKETING PLAN

## For Affordable Housing in (REGION 2)

## I. APPLICANT AND PROJECT INFORMATION

(Complete Section I individually for all developments or programs within the municipality.)

1a. Administrative Agent Name, Address, Phone Number		1b. Development or Program Name, Address	
1c. Number of Affordable Units:	1d. Price or Rental Range  From  To	1e. State and Federal Funding Sources (if any)	
Number of Rental Units:			
Number of For-Sale Units:			
1f.  <input type="checkbox"/> Age Restricted  <input type="checkbox"/> Non-Age Restricted	1g. Approximate Starting Dates  Advertising: Occupancy:		
1h. County <b>Essex, Morris, Union, Warren</b>		1i. Census Tract(s):	
1j. Managing/Sales Agent's Name, Address, Phone Number			
1k. Application Fees (if any):			

(Sections II through IV should be consistent for all affordable housing developments and programs within the municipality. Sections that differ must be described in the approved contract between the municipality and the administrative agent and in the approved Operating Manual.)

## II. RANDOM SELECTION

2. Describe the random selection process that will be used once applications are received.



### III. MARKETING

3a. Direction of Marketing Activity: (indicate which group(s) in the housing region are least likely to apply for the housing without special outreach efforts because of its location and other factors)			
<input type="checkbox"/> White (non-Hispanic) <input type="checkbox"/> Black (non-Hispanic) <input type="checkbox"/> Hispanic <input type="checkbox"/> American Indian or Alaskan Native <input type="checkbox"/> Asian or Pacific Islander <input type="checkbox"/> Other group:			
3b. <b>HOUSING RESOURCE CENTER</b> ( <a href="http://www.njhousing.gov">www.njhousing.gov</a> ) A free, online listing of affordable housing <input type="checkbox"/>			
3c. Commercial Media (required) (Check all that applies)			
	<b>DURATION &amp; FREQUENCY OF OUTREACH</b>	<b>NAMES OF REGIONAL NEWSPAPER(S)</b>	<b>CIRCULATION AREA</b>
<b>TARGETS ENTIRE HOUSING REGION 2</b>			
Daily Newspaper			
<b>X</b>		Star-Ledger	All of Region 2
<b>TARGETS PARTIAL HOUSING REGION 2</b>			
Daily Newspaper			
<input type="checkbox"/>		Daily Record	Morris
<input type="checkbox"/>		Express Times	Warren
<input type="checkbox"/>		Tap into SOMA (on-line)	Partial Essex
Weekly Newspaper			
<input type="checkbox"/>		Belleville Post	Essex
<input type="checkbox"/>		Belleville Times	Essex
<input type="checkbox"/>		Bloomfield Life	Essex
<input type="checkbox"/>		East Orange Record	Essex
<b>X</b>		Glen Ridge Paper	Essex
<b>X</b>		Glen Ridge Voice	Essex
<input type="checkbox"/>		Independent Press	Essex
<input type="checkbox"/>		Irvington Herald	Essex
<input type="checkbox"/>		Item of Millburn and Short Hills	Essex
<input type="checkbox"/>		Montclair Times	Essex
<input type="checkbox"/>		News-Record	Essex
<input type="checkbox"/>		Nutley Journal	Essex
<input type="checkbox"/>		Nutley Sun	Essex

<input type="checkbox"/>		Observer	Essex
<input type="checkbox"/>		Orange Transcript	Essex
<input type="checkbox"/>		Progress	Essex
<input type="checkbox"/>		Vailsburg Leader	Essex
<input type="checkbox"/>		Verona-Cedar Grove Times	Essex
<input type="checkbox"/>		West Essex Tribune	Essex
<input type="checkbox"/>		West Orange Chronicle	Essex
<input type="checkbox"/>		Atom Tabloid & Citizen Gazette	Middlesex, Union
<input type="checkbox"/>		Chatham Courier	Morris
<input type="checkbox"/>		Chatham Independent Press	Morris
<input type="checkbox"/>		Citizen of Morris County	Morris
<input type="checkbox"/>		Florham Park Eagle	Morris
<input type="checkbox"/>		Hanover Eagle	Morris
<input type="checkbox"/>		Madison Eagle	Morris
<input type="checkbox"/>		Morris News Bee	Morris
<input type="checkbox"/>		Mt. Olive Chronicle	Morris
<input type="checkbox"/>		Neighbor News	Morris
<input type="checkbox"/>		Randolph Reporter	Morris
<input type="checkbox"/>		Roxbury Register	Morris
<input type="checkbox"/>		Parsippany Life	Morris
<input type="checkbox"/>		Cranford Chronicle	Union
<input type="checkbox"/>		Echo Leader	Union
<input type="checkbox"/>		Elizabeth Reporter	Union
<input type="checkbox"/>		Hillside Leader	Union
<input type="checkbox"/>		Leader of Kenilworth & Roselle Park	Union
<input type="checkbox"/>		Madison Independent Press, The	Union
<input type="checkbox"/>		Millburn and Short Hills Independent Press	Union
<input type="checkbox"/>		News Record	Union
<input type="checkbox"/>		Record-Press	Union
<input type="checkbox"/>		Scotch Plains Times (Fanwood Times)	Union

<input type="checkbox"/>		Spectator Leader	Union
<input type="checkbox"/>		Union Leader	Union
<input type="checkbox"/>		Warren Reporter	Warren

	DURATION & FREQUENCY OF OUTREACH	NAMES OF REGIONAL TV STATION(S)	CIRCULATION AREA AND/OR RACIAL/ETHNIC IDENTIFICATION OF READERS/AUDIENCE
<b>TARGETS ENTIRE HOUSING REGION 2</b>			
<input type="checkbox"/>		2 WCBS-TV Cbs Broadcasting Inc.	
		3 KYW-TV Cbs Broadcasting Inc.	
<input type="checkbox"/>		4 WNBC NBC Telemundo License Co. (General Electric)	
<input type="checkbox"/>		5 WNYW Fox Television Stations, Inc. (News Corp.)	
<input type="checkbox"/>		7 WABC-TV American Broadcasting Companies, Inc (Walt Disney)	
<input type="checkbox"/>		9 WWOR-TV Fox Television Stations, Inc. (News Corp.)	
<input type="checkbox"/>		11 WPIX Wpix, Inc. (Tribune)	
<input type="checkbox"/>		13 WNET Educational Broadcasting Corporation	
<input type="checkbox"/>		25 WNYE-TV New York City Dept. Of Info Technology & Telecommunications	
<input type="checkbox"/>		31 WPXN-TV Paxson Communications License Company, Llc	
<input type="checkbox"/>		41 WXTV Wxtv License Partnership, G.p. (Univision Communications Inc.)	
<input type="checkbox"/>		47 WNJU NBC Telemundo License Co. (General Electric)	
<input type="checkbox"/>		50 WNJN New Jersey Public Broadcasting Authority	
<input type="checkbox"/>		52 WNJT New Jersey Public Broadcasting Authority	
<input type="checkbox"/>		54 WTBY-TV Trinity Broadcasting Of New York, Inc.	
<input type="checkbox"/>		58 WNJB New Jersey Public Broadcasting Authority	

<input type="checkbox"/>		62 WRNN-TV Wrnn License Company, Llc	
<input type="checkbox"/>		63 WMBC-TV Mountain Broadcasting Corporation	
<input type="checkbox"/>		68 WFUT-TV Univision New York Llc	Spanish
<b>TARGETS PARTIAL HOUSING REGION 2</b>			
<input type="checkbox"/>		42 WKOI-TV Nave Communications, Llc	Essex
<input type="checkbox"/>		22 WMBQ-TV Renard Communications Corp.	Essex, Morris, Union
<input type="checkbox"/>		66 WFME-TV Family Stations Of New Jersey, Inc.	Essex, Morris, Union
<input type="checkbox"/>		21 WLIW Educational Broadcasting Corporation	Essex, Union
<input type="checkbox"/>		60 W60AI Ventana Television, Inc	Essex, Union
<input type="checkbox"/>		36 W36AZ New Jersey Public Broadcasting Authority	Morris
<input type="checkbox"/>		6 WPVI-TV American Broadcasting Companies, Inc (Walt Disney)	Morris, Union, Warren
<input type="checkbox"/>		65 WUVP-TV Univision Communications, Inc.	Morris, Union, Warren
<input type="checkbox"/>		23 W23AZ Centenary College	Morris, Warren
<input type="checkbox"/>		28 WBRE-TV Nexstar Broadcasting, Inc.	Morris, Warren
<input type="checkbox"/>		35 WYBE Independence Public Media Of Philadelphia, Inc.	Morris, Warren
<input type="checkbox"/>		39 WLVT-TV Lehigh Valley Public Telecommunications Corp.	Morris, Warren
<input type="checkbox"/>		44 WVIA-TV Ne Pa Ed Tv Association	Morris, Warren
<input type="checkbox"/>		56 WOLF-TV Wolf License Corp	Morris, Warren
<input type="checkbox"/>		60 WBPH-TV Sonshine Family Television Corp	Morris, Warren
<input type="checkbox"/>		69 WFMZ-TV Maranatha Broadcasting Company, Inc.	Morris, Warren
<input type="checkbox"/>		10 WCAU NBC Telemundo License Co. (General Electric)	Warren
<input type="checkbox"/>		16 WNEP-TV New York Times Co.	Warren
<input type="checkbox"/>		17 WPHL-TV Tribune Company	Warren
<input type="checkbox"/>		22 WYOU Nexstar Broadcasting, Inc.	Warren
<input type="checkbox"/>		29 WTXF-TV Fox Television Stations, Inc. (News Corp.)	Warren

<input type="checkbox"/>		38 WSWB Mystic Television of Scranton Llc	Warren
<input type="checkbox"/>		48 WGTW-TV Trinity Broadcasting Network	Warren
<input type="checkbox"/>		49 W49BE New Jersey Public Broadcasting Authority	Warren
<input type="checkbox"/>		55 W55BS New Jersey Public Broadcasting Authority	Warren
<input type="checkbox"/>		57 WPSG Cbs Broadcasting Inc.	Warren
<input type="checkbox"/>		61 WPPX Paxson Communications License Company, Llc	Warren

	<b>DURATION &amp; FREQUENCY OF OUTREACH</b>	<b>NAMES OF CABLE PROVIDER(S)</b>	<b>BROADCAST AREA</b>
<b>TARGETS PARTIAL HOUSING REGION 2</b>			
<input type="checkbox"/>		Verizon FIOS 24	Partial Essex
<input type="checkbox"/>		Comcast 36	Partial Essex
<input type="checkbox"/>		Cablevision of Newark	Partial Essex
<input type="checkbox"/>		Comcast of NJ (Union System)	Partial Essex, Union
<input type="checkbox"/>		Cablevision of Oakland	Partial Essex, Morris
<input type="checkbox"/>		Cable Vision of Morris	Partial Morris
<input type="checkbox"/>		Comcast of Northwest NJ	Partial Morris, Warren
<input type="checkbox"/>		Patriot Media & Communications	Partial Morris
<input type="checkbox"/>		Service Electric Broadband Cable	Partial Morris, Warren
<input type="checkbox"/>		Cablevision of Elizabeth	Partial Union
<input type="checkbox"/>		Comcast of Plainfield	Partial Union
<input type="checkbox"/>		Cable Vision of Morris	Partial Warren
<input type="checkbox"/>		Service Electric Cable TV of Hunterdon	Partial Warren

	DURATION & FREQUENCY OF OUTREACH	NAMES OF REGIONAL RADIO STATION(S)	BROADCAST AREA AND/OR RACIAL/ETHNIC IDENTIFICATION OF READERS/AUDIENCE
<b>TARGETS ENTIRE HOUSING REGION 2</b>			
AM			
<input type="checkbox"/>		WFAN 660	
<input type="checkbox"/>		WOR 710	
<input type="checkbox"/>		WABC 770	
FM			
<input type="checkbox"/>		WFNY-FM 92.3	
<input type="checkbox"/>		WPAT-FM 93.1	Spanish
<input type="checkbox"/>		WNYC-FM 93.9	
<input type="checkbox"/>		WFME 94.7	Christian
<input type="checkbox"/>		WPLJ 95.5	
<input type="checkbox"/>		WQXR-FM 96.3	
<input type="checkbox"/>		WQHT 97.1	
<input type="checkbox"/>		WRKS 98.7	
<input type="checkbox"/>		WAWZ 99.1	Christian
<input type="checkbox"/>		WHTZ 100.3	
<input type="checkbox"/>		WCBS-FM 101.1	
<input type="checkbox"/>		WKXW-FM 101.5	
<input type="checkbox"/>		WQCD 101.9	
<input type="checkbox"/>		WNEW 102.7	
<input type="checkbox"/>		WKTU 103.5	
<input type="checkbox"/>		WAXQ 104.3	
<input type="checkbox"/>		WWPR-FM 105.1	
<input type="checkbox"/>		WLTW 106.7	
<b>TARGETS PARTIAL HOUSING REGION 2</b>			
AM			
<input type="checkbox"/>		WWRL 1600	Essex
<input type="checkbox"/>		WXMC 1310	Essex, Morris
<input type="checkbox"/>		WWRV 1330	Essex, Morris (Spanish)



<input type="checkbox"/>		WZRC 1480	Essex, Morris (Chinese/Cantonese)
<input type="checkbox"/>		WMCA 570	Essex, Morris, Union (Christian)
<input type="checkbox"/>		WNYC 820	Essex, Morris, Union
<input type="checkbox"/>		WCBS 880	Essex, Morris, Union
<input type="checkbox"/>		WPAT 930	Essex, Morris, Union (Caribbean, Mexican, Mandarin)
<input type="checkbox"/>		WWDJ 970	Essex, Morris, Union (Christian)
<input type="checkbox"/>		WINS 1010	Essex, Morris, Union
<input type="checkbox"/>		WEPN 1050	Essex, Morris, Union
<input type="checkbox"/>		WKMB 1070	Essex, Morris, Union (Christian)
<input type="checkbox"/>		WBBR 1130	Essex, Morris, Union
<input type="checkbox"/>		WLIB 1190	Essex, Morris, Union (Christian)
<input type="checkbox"/>		WMTR 1250	Essex, Morris, Union
<input type="checkbox"/>		WADO 1280	Essex, Morris, Union (Spanish)
<input type="checkbox"/>		WNSW 1430	Essex, Morris, Union (Portuguese)
<input type="checkbox"/>		WJDM 1530	Essex, Morris, Union (Spanish)
<input type="checkbox"/>		WQEW 1560	Essex, Morris, Union
<input type="checkbox"/>		WWRU 1660	Essex, Morris, Union (Korean)
<input type="checkbox"/>		WCTC 1450	Union
		WCHR 1040	Warren
		WEEX 1230	Warren
		WNNJ 1360	Warren
		WRNJ 1510	Warren
FM			
<input type="checkbox"/>		WMSC 90.3	Essex
<input type="checkbox"/>		WFUV 90.7	Essex
<input type="checkbox"/>		WBGO 88.3	Essex, Morris, Union
<input type="checkbox"/>		WSOU 89.5	Essex, Morris, Union
<input type="checkbox"/>		WKCR-FM 89.9	Essex, Morris, Union
<input type="checkbox"/>		WFMU 91.1	Essex, Morris, Union
<input type="checkbox"/>		WNYE 91.5	Essex, Morris, Union

<input type="checkbox"/>		WSKQ-FM 97.9	Essex, Morris, Union (Spanish)
<input type="checkbox"/>		WBAI 99.5	Essex, Morris, Union
<input type="checkbox"/>		WDHA -FM 105.5	Essex, Morris, Union
<input type="checkbox"/>		WCAA 105.9	Essex, Morris, Union (Latino)
<input type="checkbox"/>		WBLS 107.5	Essex, Morris, Union
<input type="checkbox"/>		WHUD 100.7	Essex, Morris, Warren
<input type="checkbox"/>		WPRB 103.3	Essex, Union, Warren
<input type="checkbox"/>		WMNJ 88.9	Morris
<input type="checkbox"/>		WJSV 90.5	Morris
<input type="checkbox"/>		WNNJ-FM 103.7	Morris, Warren
<input type="checkbox"/>		WMGQ 98.3	Union
<input type="checkbox"/>		WCTO 96.1	Union, Warren
<input type="checkbox"/>		WNTI 91.9	Warren
<input type="checkbox"/>		WSBG 93.5	Warren
<input type="checkbox"/>		WZZO 95.1	Warren
<input type="checkbox"/>		WAEB-FM 104.1	Warren
<input type="checkbox"/>		WHCY 106.3	Warren

3d. Other Publications (such as neighborhood newspapers, religious publications, and organizational newsletters)  
(Check all that applies)

	NAME OF PUBLICATIONS	OUTREACH AREA	RACIAL/ETHNIC IDENTIFICATION OF READERS/AUDIENCE
<b>TARGETS ENTIRE HOUSING REGION 2</b>			
Monthly			
<input type="checkbox"/>	Sino Monthly	North Jersey/NYC area	Chinese-American
<b>TARGETS PARTIAL HOUSING REGION 2</b>			
Daily			
<input type="checkbox"/>	24 Horas	Bergen, Essex, Hudson, Middlesex, Passaic, Union Counties	Portuguese-Language
Weekly			
<input type="checkbox"/>	Arab Voice Newspaper	North Jersey/NYC area	Arab-American
<input type="checkbox"/>	Brazilian Voice, The	Newark	Brazilian-American
<input type="checkbox"/>	Catholic Advocate, The	Essex County area	Catholic

<input type="checkbox"/>		La Voz	Hudson, Union, Middlesex Counties	Cuban community
<input type="checkbox"/>		Italian Tribune	North Jersey/NYC area	Italian community
<input type="checkbox"/>		New Jersey Jewish News	Northern and Central New Jersey	Jewish
<input type="checkbox"/>		El Nuevo Coqui	Newark	Puerto Rican community
<input type="checkbox"/>		Banda Oriental Latinoamérica	North Jersey/NYC area	South American community
<input type="checkbox"/>		El Especialito	Union City	Spanish-Language
<input type="checkbox"/>		La Tribuna Hispana	Basking Ridge, Bound Brook, Clifton, East Rutherford, Elizabeth, Fort Lee, Greebrook, Linden, Lyndenhurst, Newark, North Plainfield, Orange, Passaic, Paterson, Plainfield, Roselle, Scotch Plains, Union, Union City, West NY	Spanish-Language
<input type="checkbox"/>		Ukranian Weekly	New Jersey	Ukranian community

3e. Employer Outreach (names of employers throughout the housing region that can be contacted to post advertisements and distribute flyers regarding available affordable housing) **See appendix I of Glen Ridge Affirmative Marketing Plan**

3f. Community Contacts (names of community groups/organizations throughout the housing region that can be contacted to post advertisements and distribute flyers regarding available affordable housing) **See appendix I of Glen Ridge Affirmative Marketing Plan**

3g. Direct notification of the availability of affordable housing units, along with copies of application forms shall be provided to the following locations:

☐ Fair Share Housing Center (510 Park Boulevard, Cherry Hill, NJ 08002)

☐ New Jersey State Conference of the NAACP (4326 Harbor Beach Blvd. #775, Brigantine, NJ 08203)

☐ The Latino Action Network (P.O. Box 943, Freehold, NJ 07728)

☐ Tri-City Chapter of the NAACP (P. O. Box 669 Summit, NJ 07902)

☐ Montclair Chapter of the NAACP (P.O. Box 353 Montclair, NJ 07042)

☐ Newark Chapter of the NAACP (P.O. Box 1262, Newark, NJ, 07101)

☐ Irvington Chapter of the NAACP (60 Paine Ave, Irvington, NJ 07111)

☐ The Supportive Housing Association (15 Alden St #14, Cranford, NJ 07016)

#### IV. APPLICATIONS

Applications for affordable housing for the above units will be available at the following locations:
4a. County Administration Buildings and/or Libraries for all counties in the housing region: <b>See Appendix II of Glen Ridge Affirmative Marketing Plan</b>
4b. Municipality in which the units are located: <b>See Appendix II of Glen Ridge Affirmative Marketing Plan</b>
4c. Sales/Rental Office for units (if applicable)

#### V. CERTIFICATIONS AND ENDORSEMENTS

I hereby certify that the above information is true and correct to the best of my knowledge. I understand that knowingly falsifying the information contained herein may affect the (select one: Municipality's substantive certification or DCA Balanced Housing Program funding or HMFA UHORP/MONI/CHOICE funding).	
<hr/>	
Name (Type or Print)	
<hr/>	
Title/Municipality	
<hr/>	
Signature	Date

## Appendix H – Spending Plan

## 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 balance was \$0.00. **As of February 28, 2018, the balance has remained unchanged at \$0.00.** All funds derived from appropriations from the general fund or from bonding shall be separated from the affordable housing trust fund. 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 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;

#### **Mountainside Medical Office Building**

The Borough expects to collect a development fee for this approved project being constructed on the Glen Ridge/Montclair border. Based on projected assessment, the project will yield an approximate development fee of \$236,000. When split between evenly between the two municipalities, Glen Ridge can approximately receive \$118,000 in development fees.

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.

#### **Historic Rates of Development**

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 any additional development fees from January 1, 2016 up to December 31, 2025.

### (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 \$19,640.00, of which \$3,273.33 will be bonded for in 2019, and \$2,727.78 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	\$118,000.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$118,000.00
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
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
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
(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
(c) Other Funds (Specify source(s))**:	\$0.00	\$0.00	\$0.00	\$3,273.33	\$2,727.78	\$2,727.78	\$2,727.78	\$2,727.78	\$2,727.78	\$2,727.78	\$19,640.00
(d) Interest (0.02)	\$0.00	\$0.00	\$0.00	\$2,360.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$2,360.00
<b>Total</b>	\$0.00	\$0.00	\$0.00	\$123,633.33	\$2,727.78	\$2,727.78	\$2,727.78	\$2,727.78	\$2,727.78	\$2,727.78	<b>\$140,000.00</b>

\*Based upon the actual development fees collected by the Borough of Glen Ridge from the Affordable Housing Trust Fund data 2010-2016, \$0.00, an assumption is made that the Borough will be unable to collect development fees from January 1, 2016 up to December 31, 2025. However, what is anticipated to be collected is a development fee from the Mountainside Medical Office Building being built on the Glen Ridge/Montclair border. Based on projected assessment, the project will yield an approximate development fee of \$236,000. When split between the two municipalities, Glen Ridge can approximately receive \$118,000 in development fees.

\*\* The \$19,640 (Other Funds) is bonded funds.

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.

## **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). Any other funds collected in development fees not used towards affordability assistance or administration, may be allocated for the hard costs of the rehabilitation program.

**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	+	\$118,000.00
Interest projected* 2015-2025	+	\$2,360.00
Less housing activity expenditures through 9/30/2016	-	\$0.00
<b>Total</b>	=	\$120,360.00
30 percent requirement	x 0.30 =	\$36,108.00
Less Affordability assistance expenditures through 9/30/2016	-	\$0.00
<b>PROJECTED MINIMUM Affordability Assistance Requirement 1/1/2015 through 12/31/2025</b>	=	\$36,108.00
<b>PROJECTED MINIMUM Very Low-Income Affordability Assistance Requirement 1/1/2015 through 12/31/2025</b>	÷ 3 =	\$12,036.00

Borough of Glen Ridge is committed to dedicating at least 30% of any funds collected in development fees to affordability assistance, of which one-third shall be reserved for very low income affordability assistance. With \$118,000.00 of development fee collections currently projected, the Borough anticipates dedicating \$36,108.00 from development fee collection to render units more affordable, including \$12,036.00 to render units more affordable to households earning 30 percent or less of median income by region.

(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:

**Glen Ridge commits to spend no more than the maximum of twenty (20) percent of the affordable housing trust fund revenues from development fees 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										Total
			2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	
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
<b>Total</b>		\$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 \$19,640.00, of which \$3,273.33 will be bonded for in 2019, and \$2,727.78 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.

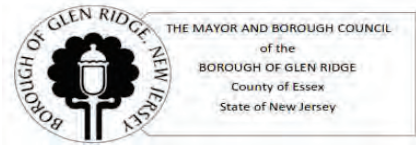
Borough of Glen Ridge has a balance of \$0.00 as of February 28, 2018 and anticipates an additional \$118,000.00 in revenues from development fees before the expiration of substantive certification with an intent to bond for \$19,640.00, for a total of \$140,000.00. The municipality will dedicate \$100,000 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.

<b>SPENDING PLAN SUMMARY</b>		
Balance as of June 30, 2016		\$0.00
<b>Projected REVENUE 2015-2025</b>		
Development fees	+	\$118,000.00
Payments in lieu of construction		\$0.00
Other funds	+	\$19,640.00*
Interest	+	\$2,360.00
<b>TOTAL REVENUE</b>	=	\$140,000.00
<b>PROJECTED EXPENDITURES 2015-2025</b>		
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
<b>TOTAL PROJECTED EXPENDITURES</b>	=	<b>\$140,000.00</b>
<b>REMAINING BALANCE</b>	=	<b>\$0.00</b>

\* All \$19,640.00 are bonded funds.



## **Appendix I – Resolution appointing the Municipal Affordable Housing Liaison**



Monday, January 6, 2025

# **RESOLUTION NO. 3-25**

Offered by Councilperson **LAW**  
 Seconded by Councilperson

**BE IT RESOLVED**, that the Mayor's appointments of members for the aforementioned Board, Committees, Commissions and for representatives to serve on the Joint Meetings, for the terms mentioned in making said appointments be and the same are hereby approved and confirmed.

## **Board of Adjustment**

Initial Appt	Authorization -N.J.S.A. 40:55D-69 & Ordinances 8.120, 820 & 987				
Jan 2011	Felicia	Berger		4 Years	12/31/2025
Jan 2008	Carl	Bergmanson		4 Years	12/31/2027
May 2011	Philip	Johnson		4 Years	12/31/2028
August 2013	Dennis	Krien		4 Years	12/31/2028
March 1990	Hugh	Mahoney		4 Years	12/31/2028
Jan 2011	Raymond	Scott		4 Years	12/31/2025
June 2020	Garry	Sprong		4 Years	12/31/2027
August 2021	Sean	Payne	Alternate 1	2 Years	12/31/2026
			Alternate 2	2 Years	

## **The Planning Board**

Initial Appt	Authorization - N.J.S.A. 40:55D-23 & Ordinances 990 & 1284				
1/1/2024	Deborah	Mans	Class I - Mayor's Designee	1 Year	12/31/2025
	Michael	Zichelli	Class II	1 Year	12/31/2025
Jan 2025	LoriJeane	Moody	Class III Council Liaison	1 Year	12/31/2025
Jan 2015	Robyn	Fields	Class IV	4 Years	12/31/2028
Jan 2011	Timothy	Hegarty	Class IV	4 Years	12/31/2026
Nov 2017	Karin	Robinson	Class IV	4 Years	12/31/2027
Jan 2005	Ravi	Mehrotra	Class IV	4 Years	12/31/2025
Jan 2014	Robert	Morrow	Class IV	4 Years	12/31/2026
Jan 2014	Anthony	Turiano	Class IV	4 Years	12/31/2026
Jan 2022	Katherine	Bojsza	Alternate 1	2 Years	12/31/2026
1/1/2025	Robert	Baum	Alternate 2	2 Years	12/31/2026
	Erik	DeLine	Borough Staff Liaison	1 Year	12/31/2025

\* new appt

## **The Board of Health**

Initial Appt	Authorization - N.J.S.A. & Ordinances 1, 4 & 1525				
	Donna	Heinzen		2 Years	12/31/2026
	Donna	Lifson		2 Years	12/31/2026
	Deborah	Priestman		2 Years	12/31/2026
	Michael	Sherman		2 Years	12/31/2025
1/1/2023	Sydney	Carey		2 Years	12/31/2026
1/1/2024	Pearl	Phillips		2 Years	12/31/2025
2/1/2004	Jacqueline	Yustein		2 Years	12/31/2025
	Michael	Zichelli	Borough Staff Liaison	1 Year	12/31/2025

## **Borough Risk Manager**

Initial Appt	Authorization - PAIC Bylaws				
	Bruce	Roddy		1 Year	12/31/2025

## **The Library Board of Trustees**

Initial Appt	Authorization - N.J.S.A. 40:54-9				
2018	Bernice	Clark Bonnett		5 Years	12/31/2025
1/1/2017	Geoffrey	Darby		5 Years	12/31/2029
1/1/2024	Marilyn	Law		5 Years	12/31/2028
1/1/2025	James	Doyle		5 Years	12/31/2029
1/1/2024	Edward	Kastenmeier		5 Years	12/31/2028
2022	Tina	Payne		5 Years	12/31/2027
2020	Jeanna	Velechko		5 Years	12/31/2026
2016	David	Lefkovits	Mayor's Designee	1 Year	12/31/2025
	Damien	Phoenix	BOE Superintendent's Designee	5 Years	12/31/2025

## **The Borough Historian**

Initial Appt	Authorization - Ordinance 969				
	Sally	Meyer		1 Year	12/31/2025

## **Historic Preservation Commission**

Initial Appt	Authorization -N.J.S.A. 40:55D-107 & Ordinance 1232				
March 2021	Nicholas	Colello	Class A	4 Years	12/31/2028
Jan 2014	Geoffrey	Darby	Class C	4 Years	12/21/2027
Jan 2023	Robert	Deacon	Class A	4 Years	12/31/2026
May 2018	Ginny	Moriarty	Class C	4 Years	12/31/2026
Jan 2022	Joaquin	Stearns	Class A	4 Years	12/31/2025
March 2022	Korian	Peter	Class A	4 Years	12/31/2027
August 2021	Christine	Yewaisis	Class A	4 Years	12/31/2028
Jan 2022	Greg	Lane	Class C Alternate 1	2 Years	12/31/2027
Jan 2023	Jeffrey	Link	Alternate 2	2 Years	12/31/2026

## **Shade Tree Commission**

Initial Appt	Authorization - Ordinance 1543 established 2015				
	Elizabeth	Baker		5 Years	12/31/2028
	Robert	Baum		5 Years	12/31/2027
	Joan	Lisovicz		5 Years	12/31/2026
	Tina	Seaboch		5 Years	12/31/2029
	Julie	Zichelli		5 Year	12/31/2025

	Michael	Zichelli	Borough Staff Liaison	1 Year	12/31/2024	
	<b>Environmental Advisory Committee</b>					
	Authorization - Ordinance 1749					
Jan 2025	Kevin	Sherry		3 years	12/31/2026	* finish unexpired term
Jan 2024	Polly	Murphy		3 years	12/31/2026	
Jan 2025	Aria	Davidson		3 Years	12/31/2025	* finish unexpired term
	Amanda	McCabe		3 Years	12/31/2026	
Jan 2025	Mark	Murphy		3 Years	12/31/2025	* finish unexpired term
Jan 2025	Alison	Grande		3 Years	12/31/2025	* finish unexpired term
	LoriJeane	Moody	Council Liaison	1 Year	12/31/2025	
	Erik	DeLine	Borough Staff Liaison	1 Year	12/31/2025	
	<b>Municipal Alliance Committee</b>					
	Authorization - N.J.S.A. 26:2BB-9 & Ordinance 1281					
Jan 2025	Nancy	McMahon		1 Year	12/31/2025	
	Rollo	Michele		1 Year	12/31/2025	
	Deborah	Mans	Mayor	4 Years	12/31/2027	
	Lt. Dean	Gnardellis	Glen Ridge Police / LEAD Coordinator	1 Year	12/31/2025	
	DSgt. Daniel	Manley	Glen Ridge Police Juvenile Division	1 Year	12/31/2025	
	James	Cowan	Director of Parks & Recreation	1 Year	12/31/2025	
	Kyle	Arlington	Superintendent of Schools	1 Year	12/31/2025	
	Katie	Renoff	Glen Ridge Home & School President	1 Year	12/31/2025	
	John	Lawlor	Glen Ridge High School Principal	1 Year	12/31/2025	
	Damien	Phoenix	Glen Ridge High School Assistant Principal	1 Year	12/31/2025	
	Kim	O'Donnell-Pickert	Glen Ridge High School Assistant Principal	1 Year	12/31/2025	
	Heather	Kobylnski	Glen Ridge High School Anti-Bullying Specialist	1 Year	12/31/2025	
	Jack	Dewitt	District Anti-Bullying Coordinator	1 Year	12/31/2025	
	Elizabeth	Nuttyscombe	Glen Ridge High School Home & School President	1 Year	12/31/2025	
	Michael	Donovan	Ridgewood Avenue School Principal	1 Year	12/31/2025	
	Stephanie	Haller	Ridgewood Avenue School Home & School President	1 Year	12/31/2025	
	Joseph	Caravela	Linden Avenue School Principle	1 Year	12/31/2025	
	Alicia	Dee	Linden Avenue School Home & School President	1 Year	12/31/2025	
	Mathew	Murphy	Forest Avenue School Principal	1 Year	12/31/2025	
	Leigh	Brodman	Forest Avenue School Home & School President	1 Year	12/31/2025	
	Jeff	Mansfield	Glen Ridge Congregation Church Pastor	1 Year	12/31/2025	
	Vi	Quach	Central School Home & School President			
	Susan	Hughes	Community Member	1 Year	12/31/2025	
			Community Member	1 Year		
	<b>Borough Representatives to Outside Committees</b>					
	Deborah	Mans	2nd River	1 Year	12/31/2025	
	Deborah	Mans	3rd River	1 Year	12/31/2025	
	William	Bartlett	Essex County SWAC	1 Year	12/31/2025	
	Erik	DeLine	Essex County SWAC	1 Year	12/31/2025	
	William	Bartlett	Recycling Coordinator	1 Year	12/31/2025	
	William	Bartlett	Clean Communities Coordinator	1 Year	12/31/2025	
	Erik	DeLine	Affordable Housing Liaison	1 Year	12/31/2025	
	Erik	DeLine	Essex Community Development Block Grant Representative	1 Year	12/31/2025	
	LoriJeane	Moody	Essex Community Development Block Grant Representative	1 Year	12/31/2025	*Chair of Planning & Dev
	Richard	Law	Passaic Valley Sewer Commission & NJ Water Supply Liasion	1	12/31/2025	* Chair of the Public Works Committee
	<b>Borough Officers</b>					
	Michael	Zichelli	Borough Administrator			
			Public Agency Compliance Officer	1 Year	12/31/2025	
			Public Alliance Fund Commissioner	1 Year	12/31/2025	
Dec 2004	Tara	Ventola	Municipal Clerk	3 Year	6/30/2026	
			Deputy Registrar	1 Year	12/31/2025	
	Erik	DeLine	Deputy Administrator	1 Year	12/31/2025	
			Director of Planning & Development	1 Year	12/31/2025	
			Municipal Housing Liaison	1 Year	12/31/2025	
	Katheen	Sweeney	Registrar	1 Year	12/31/2025	
	Matthew	Laracy	Qualified Purchasing Agent	1 Year	12/31/2025	
	Sean	Quinn	Chief of Police	1 Year	12/31/2025	
	AnnMarie	Morrow	Emergency Management Coordinator	3 Years	7/13/2026	
	Dean	Gnardellis	Safety Officer / Alternate Public Alliance Fund Commissioner	1 Year	12/31/2025	
	William	Bartlett	Director of Public Works	1 Year	12/31/2025	
	James	Cowan	Director of Parks & Recreation	1 Year	12/31/2025	
May 2024	James	Pries	Certified Tax Collector	4 Year	5/1/2028	
	George	Librizzi	Tax Assessor	1 Year	12/31/2025	
	Michael	Defrino	Zoning/Code Enforcement Officer	1 Year	12/31/2025	
	John	Malyska	Borough Attorney	1 Year	12/31/2025	
	Denise	Iandolo	Court Administrator	3 Year	12/31/2025	
	Mark	Clemente	Municipal Court Judge	3 Years	12/31/2026	
	Elizabeth	Brewster	Borough Prosecutor	1 Year	12/31/2025	
	Vincent	Failla	Assistant Borough Prosecutor	1 Year	12/31/2025	
	Brian	Mason	Alternate 1	1 Year	12/31/2025	
	Robert	Candido	Alternate 2	1 Year	12/31/2025	

Delia	Murphy	Borough Public Defender	1 Year	12/31/2025	
<b>Borough Mayor &amp; Council</b>					
Deborah	Mans	Mayor	4 Year	12/31/2027	Initial
Peter	Hughes	Councilor	3 Year	12/31/2025	reelected
Richard	Law	Councilor	3 Year	12/31/2025	reelected
David	Lefkovits	Councilor	3 Year	12/31/2026	reelected
Rebecca	Meyer	Councilor	3 Year	12/31/2027	reelected
Steve	Zimit	Councilor	3 Year	12/31/2027	initial
LoriJean	Moody	Councilor	3 Year	12/31/2026	Initial
<b>Borough Council 2024 Standing Committees</b>					
<b>Finance &amp; Administration Committee</b>					
David	Lefkovits	Chair	1 Year	12/31/2025	
Peter	Hughes		1 Year	12/31/2025	
Rebecca	Meyer		1 Year	12/31/2025	
<b>Public Safety Commission</b>					
Peter	Hughes	Chair	1 Year	12/31/2025	
Rebecca	Meyer		1 Year	12/31/2025	
Richard	Law		1 Year	12/31/2025	
<b>Community Affairs &amp; Public Relations Committee</b>					
Steve	Zimit	Chair	1 Year	12/31/2025	
David	Lefkovits		1 Year	12/31/2025	
LoriJeane	Moody		1 Year	12/31/2025	
<b>Public Works Committee</b>					
Richard	Law	Chair	1 Year	12/31/2025	
Steve	Zimet		1 Year	12/31/2025	
David	Lefkovits		1 Year	12/31/2025	
<b>Parks &amp; Recreation Committee</b>					
Rebecca	Meyer	Chair	1 Year	12/31/2025	
Richard	Law		1 Year	12/31/2025	
LoriJeane	Moody		1 Year	12/31/2025	
<b>Planning &amp; Development Committee</b>					
LoriJeane	Moody	Chair	1 Year	12/31/2025	
Peter	Hughes		1 Year	12/31/2025	
LoriJeane	Moody		1 Year	12/31/2025	

1/1/2025  
1/1/2024

I, Tara Ventola, 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 Tuesday, January 6, 2025.

\_\_\_\_\_  
Tara Ventola  
Municipal Clerk

## Appendix J – Resolution appointing an Administrative Agent



THE MAYOR AND BOROUGH COUNCIL  
of the  
BOROUGH OF GLEN RIDGE  
County of Essex  
State of New Jersey

Tuesday, January 21, 2025

**RESOLUTION NO. 26-25**

Offered by Councilor **LEFKOVITS**  
Seconded by Councilor

**WHEREAS**, that in accordance with N.J.S.A. 40A:11 et. seq., and 19:44-A.20.4 et. seq., The Borough of Glen Ridge used a fair and competitive process to solicit bids for professional services; and,

**WHEREAS**, the following firm submitted the lowest responsible proposal.

**NOW, THEREFORE, BE IT RESOLVED** by the Mayor and Council of the Borough of Glen Ridge that the following firm be awarded a contract as listed below:

**AFFORDABLE HOUSING CONSULTANT**

**COMMUNITY GRANTS, PLANNING & HOUSING**  
**1249 South River Road**  
**Suite 301**  
**Cranbury, New Jersey 08512**

**WHEREAS**, after review and evaluation of the proposals it is recommended that a contract for the services be awarded in the amount not to exceed \$40,000.00; and

**BE IT FURTHER RESOLVED**, that the Administrator and Deputy Administrator are hereby authorized to sign the contract documents necessary to effectuate the award of this contract.