

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

Prepared For:



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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                 | 0    | 0.0     | 0    | 0.0     | 0.0            |
| 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

Since 2018, home values in the Borough have increased by \$85,700 (13.3%). This change is accompanied by an increase in homes worth more than \$1,000,000 and a 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 [2023](#) and [2018](#)

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: [CHAS 2017-2021 ACS](#)

### 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

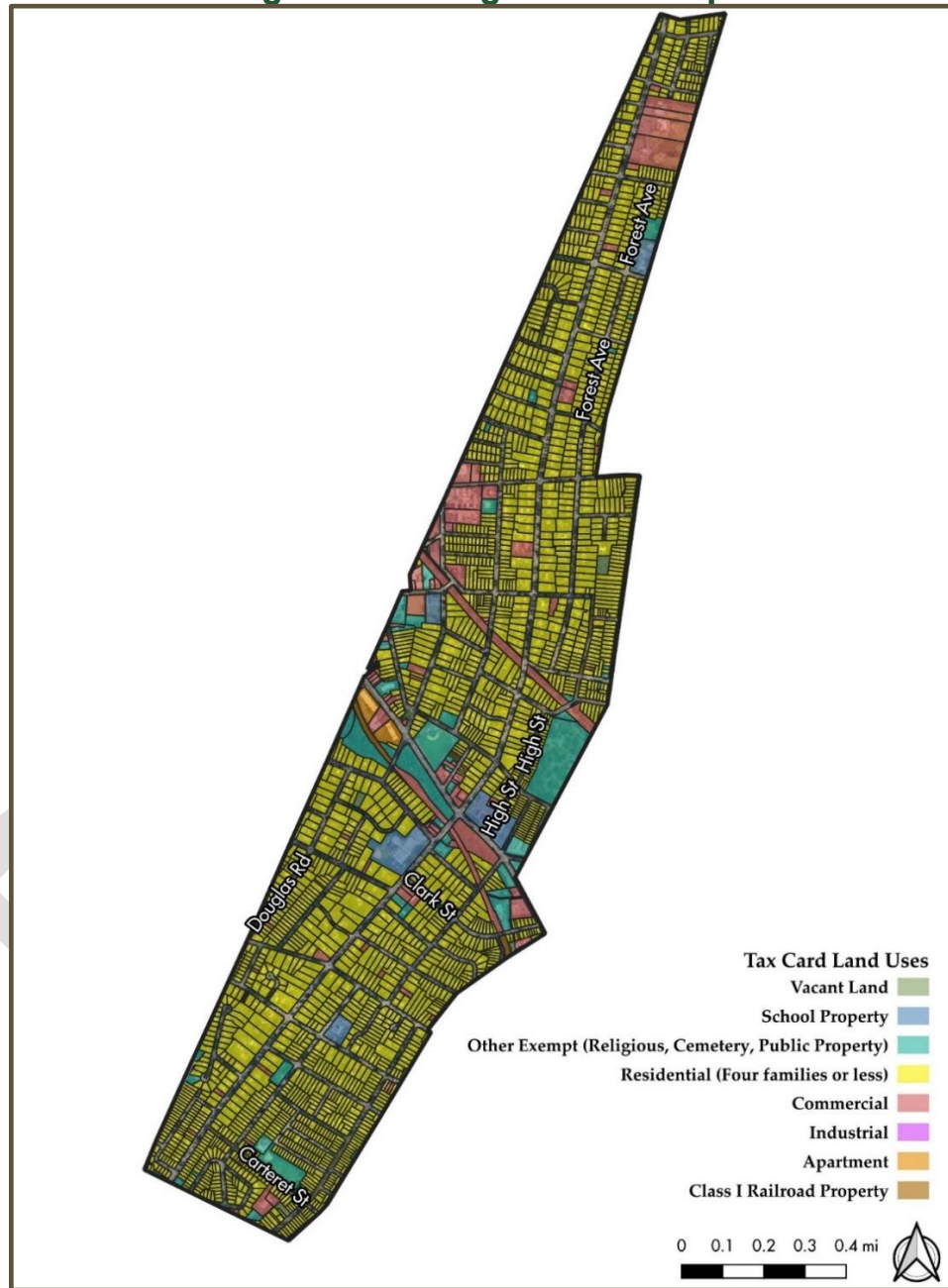
Below is a general prediction by NJTPA of the Borough of Glen Ridge's household population growth to 2,967 households in 2050. This 0.5% increase in households would require available units to accommodate and may be a prediction indicator of new projected housing stock.

**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.

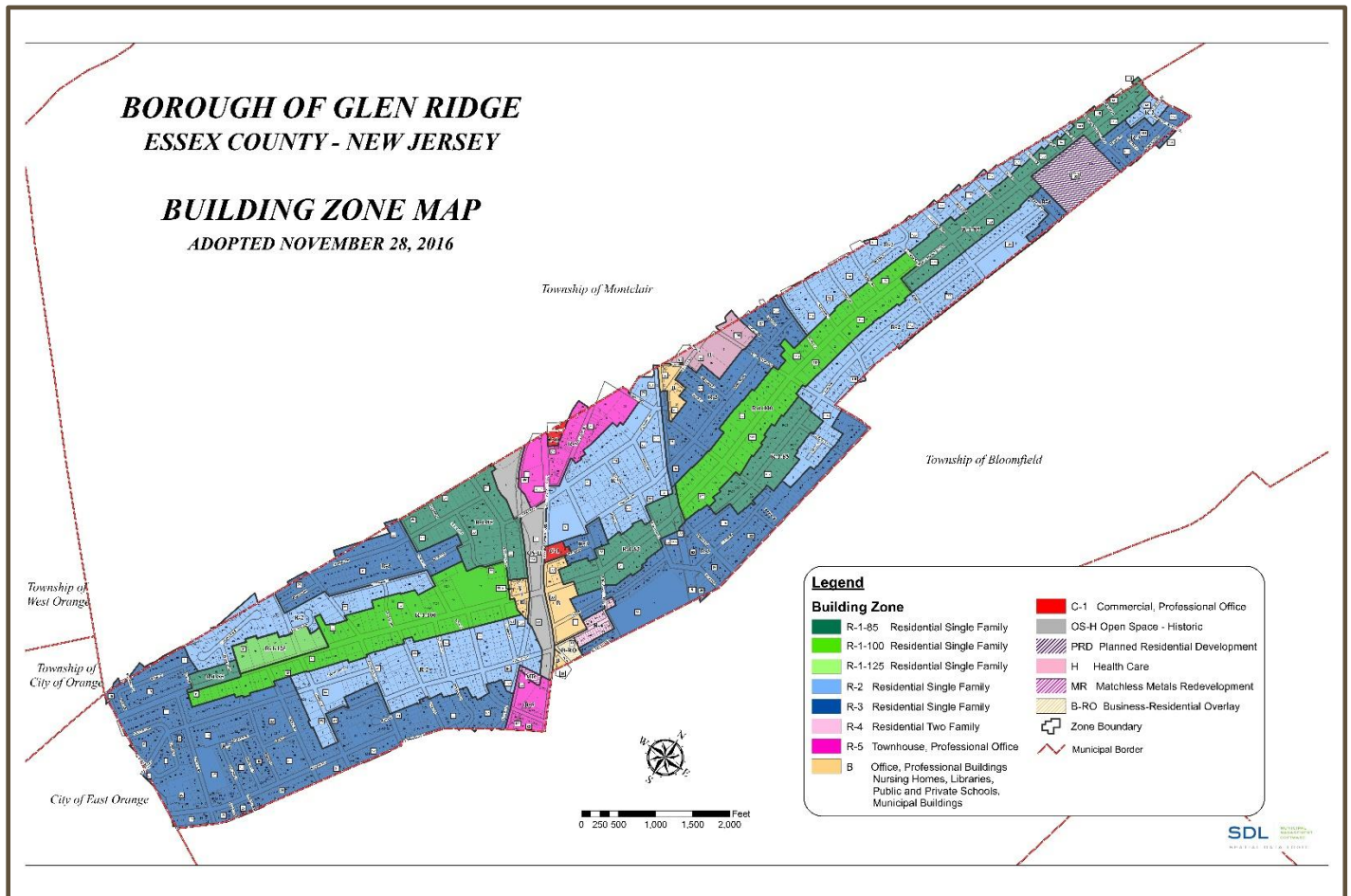
**Figure 1: Existing Land Use Map**



**Borough of Glen Ridge Land Use Map<sup>8</sup>**

<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.

**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:

- 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     |
| 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     |

| AGE RANGE                                              | BOROUGH OF GLEN RIDGE | PERCENT | ESSEX COUNTY | PERCENT |
|--------------------------------------------------------|-----------------------|---------|--------------|---------|
| 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 <a href="#">2023</a> |                       |         |              |         |

### 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 24.4% 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                   | 24.4    | 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 %<br>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<br>IN HEFSP /<br>SETTLEMENT<br>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<br>IN HEFSP /<br>SETTLEMENT<br>AGREEMENT | STATUS                                             |
|-----------------------------------------------------------------------------------------------------|-------------------------------------------------------------|----------------------------------------------------|
| Glen Ridge Country Club<br>Overlay Zone (Adopted as<br>the Planned Residential<br>Development Zone) | 39                                                          | Adopted under Ordinance<br>No. 1704, April 8, 2019 |
| Mandatory Set-Aside<br>Ordinance                                                                    | Unknown                                                     | Adopted under Ordinance<br>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):

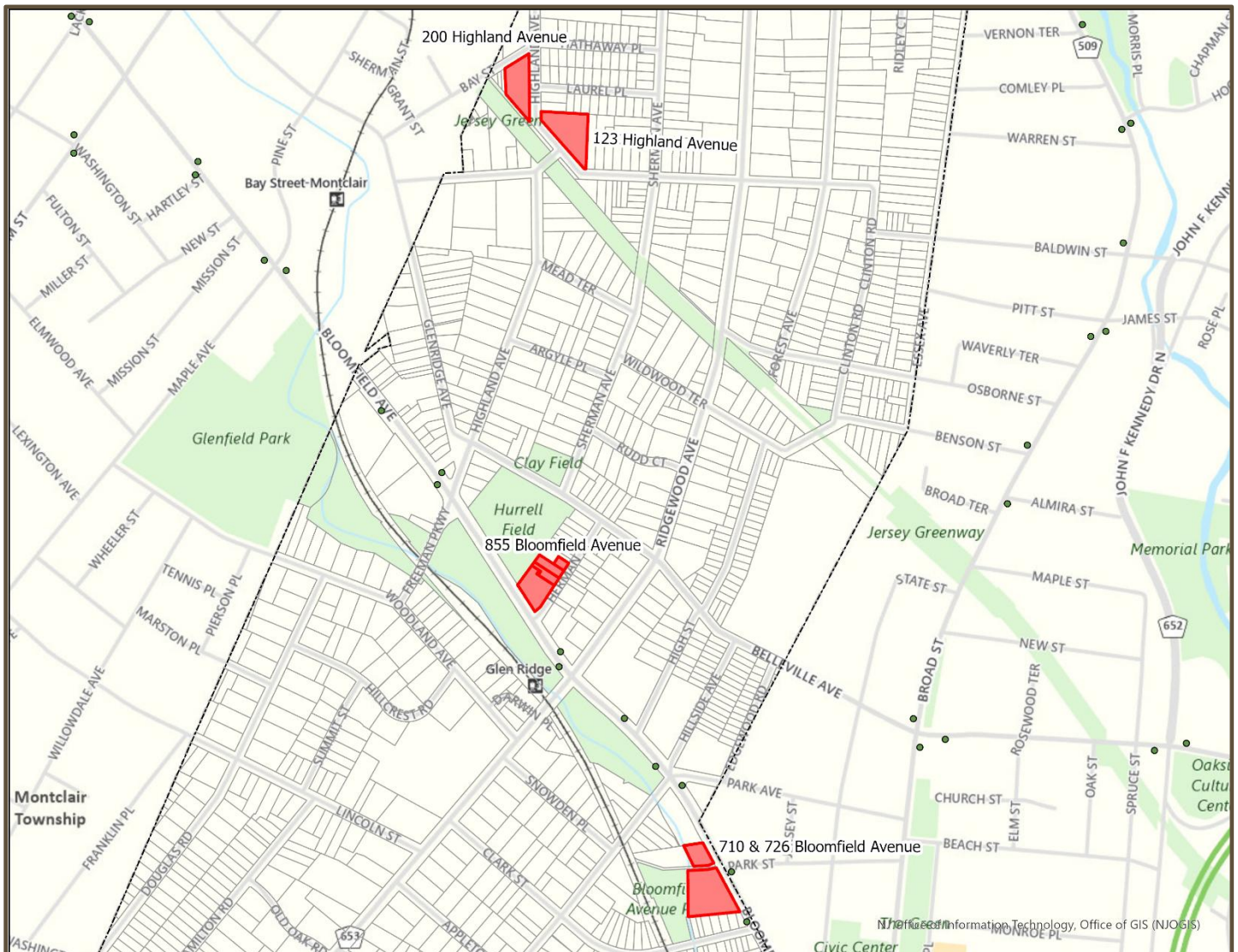
*Any municipality that receives an adjustment of its prospective need obligations for the fourth round or subsequent rounds based on a lack of vacant land shall as part of the process of adopting and implementing its housing element and fair share plan identify sufficient parcels likely to redevelop 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 is 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<br>Block 62, Lots 7 and 9 | <p><b>Total Units: 50 Units</b></p> <p><b><u>Round Four LMI Units: 11 Units, with 5.5 Bonus Credits (TOD)</u></b></p> <p>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.</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 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<br>Block 96, Lot 20                    | <p><b>Total Units: 33 Units</b><br/> <b>Round Four LMI Units: 9 Units, with 6.5 Bonus Credits (TOD)</b><br/> 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<br>Block 76, Lots 1, 2, 3, 4, & 5.01 | <p><b>Total Units: 31 Units</b><br/> <b>Round Four LMI Units: 7 Units, with 3.5 Bonus Credits (TOD)</b><br/> This site proposed for inclusionary redevelopment is located on the eastern 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.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |

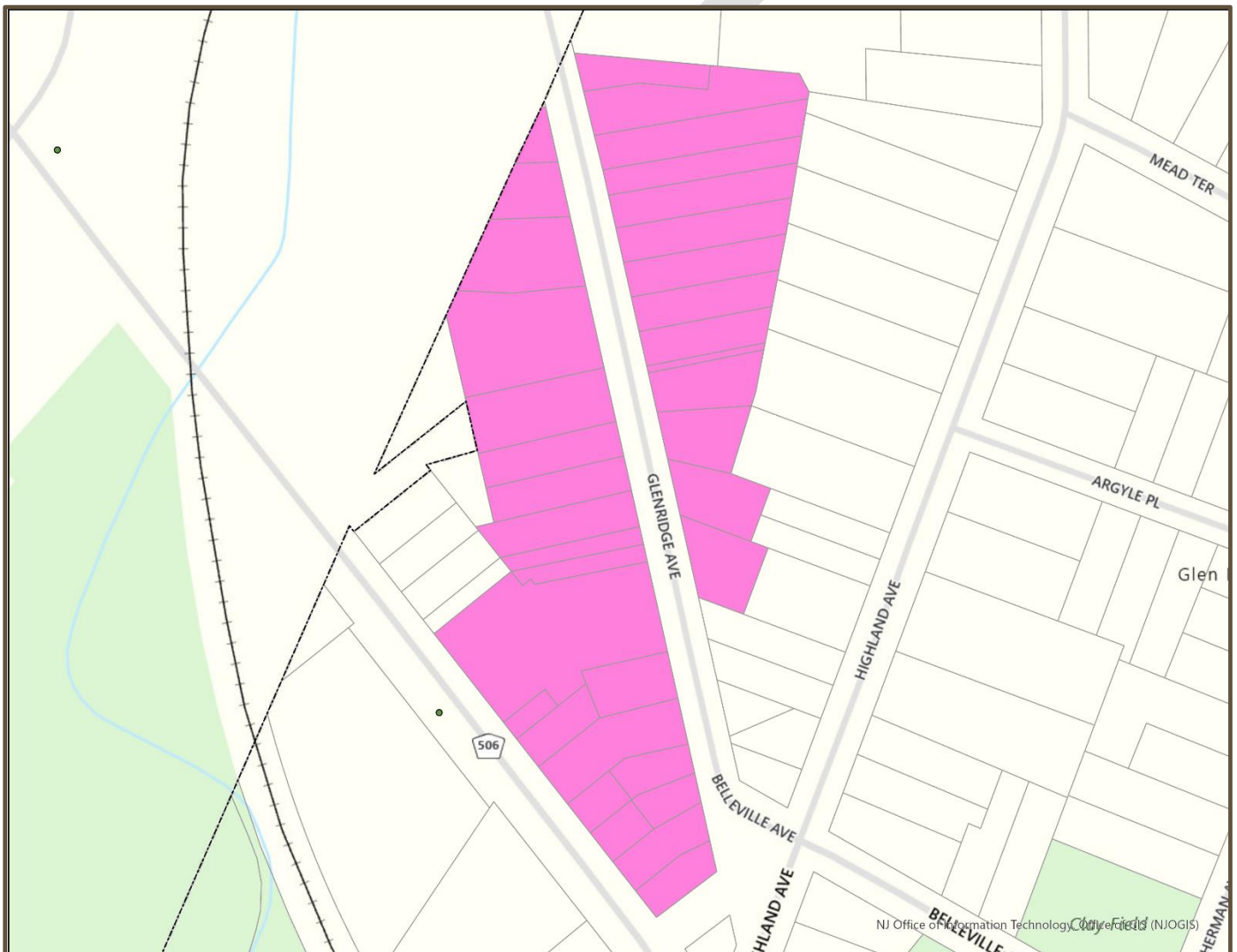


| PROJECT                                        | DESCRIPTION                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
|------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <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<br/>Block 90, Lot 4</b> | <p><b>Total Units: 24 Units</b><br/> <b><u>Round Four LMI Units: 5 Units, with 2.5 Bonus Credits (TOD)</u></b><br/> 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 will implement an overlay zone over a portion of the existing R-5 Residential Zone District. The proposed area is located on the east and west sides of Glenridge Avenue, with some lots fronting along Bloomfield Avenue, and 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.

**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* |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------|-----------------------------|
| <b>Very Low-Income Units (13% Minimum)</b><br><br><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                           |
| <b>Family VLI Units<br/>(50% Minimum of VLI Units)</b>                                                                                                                                                                                                 | <a href="#">52:27D-329.1</a> | 3                           |



| MANDATORY OBLIGATIONS                                                                                                                                                                                                                                                                                                                                                                                                                                                              | CITATION                       | # REQUIRED OF ACTUAL UNITS* |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------|-----------------------------|
| <b>Low-Income Units (50% Minimum)</b><br><i>Conversely, the maximum of Moderate-Income Units shall not exceed 50%.</i>                                                                                                                                                                                                                                                                                                                                                             | <a href="#">52:27D-329.1</a>   | 16                          |
| <b>Family Units (50% Minimum)</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                  | <a href="#">52:27D-311.l</a>   | 16                          |
| <b>Rental Units (25% Minimum)</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                  | <a href="#">52:27D-311.l</a>   | 8                           |
| <b>Family Rental Units (50% Minimum of Rental Units)</b>                                                                                                                                                                                                                                                                                                                                                                                                                           | <a href="#">52:27D-311.k.5</a> | 4                           |
| <b>Age-restricted units (30% Maximum)</b>                                                                                                                                                                                                                                                                                                                                                                                                                                          | <a href="#">52:27D-302.q</a>   | 9                           |
| <b>Transitional Housing (10% Maximum of Total Credits)</b>                                                                                                                                                                                                                                                                                                                                                                                                                         | <a href="#">52:27D-311.e</a>   | 3                           |
| <b>Age-Restricted Housing Bonus Credit (10% Maximum of Age-Restricted Units)</b>                                                                                                                                                                                                                                                                                                                                                                                                   | <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

DRAFT

## Appendix B – Vacant Land Adjustment

DRAFT

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## Appendix C – Third Round Settlement Agreement

DRAFT

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

DRAFT



## Appendix E – Affordable Housing Ordinance

DRAFT

## Appendix F – Development Fee Ordinance

DRAFT

## Appendix G – Affirmative Marketing Plan

DRAFT

## Appendix H – Spending Plan

DRAFT

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

DRAFT

## Appendix J – Resolution appointing an Administrative Agent

DRAFT