

EXHIBIT B

Housing Plan Element and Fair Share Plan



Borough of Dumont

4th Round

2025



Approved by the Joint Land Use Board acting as the Planning Board on June 11, 2025

Adopted by the Mayor and Council via Resolution # _____, on _____ (Insert date)

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Introduction

The Borough of Dumont is an established suburban community located in the eastern section of Bergen County. The Borough is just under 2 square miles in area and is bordered by Haworth to the north, New Milford and Oradell to the west, Bergenfield to the south and Cresskill and Demarest to the east.

The Borough has prepared this Housing Plan Element and Fair Share Plan (“HEFSP”) in accordance with the requirements set forth in the Fair Housing Act, N.J.S.A. 52:27D-301, et. seq., as amended by A4/S50 (Senate Bill No. 50) (hereinafter “Amended FHA”), including the methodology and procedures established for the Fourth Round of affordable housing obligations. In response to the requirements of the Amended FHA and the creation of a new quasi-administrative and legal procedure for processing municipal affordable housing plans, the Administrative Office of the Courts issued Directive #14-24 (“AOC Directive #14-24”), which also creates requirements for the filing of municipal HEFSP’s with the Affordable Housing Dispute Resolution Program (“the Program”) by the June 30, 2025 statewide deadline.

While the Amended FHA does not require municipalities to adopt a Fair Share Plan, doing so provides protection from exclusionary zoning litigation, including builder’s remedy lawsuits. Similarly, the New Jersey Municipal Land Use Law (N.J.S.A. 40:55D-1 et seq.) does not mandate a Housing Plan Element, but it is a prerequisite for adopting or amending zoning ordinances. Together, the FHA and MLUL require that any adopted Housing Element address the municipality’s present and prospective housing needs, with particular attention to low- and moderate-income housing. In accordance with the Fair Housing Act (N.J.S.A. 52:27D-310), as implemented through the Fourth Round methodology and procedures established in A4/S50 (P.L. 2024, c.____), the Housing Element shall include at minimum the following components:

1. An inventory of the municipality's housing stock by age, condition, purchase or rental value, occupancy characteristics, and type, including the number of units affordable to low- and moderate-income households and substandard housing capable of being rehabilitated. In conducting this inventory, the municipality shall have access, on a confidential basis, to all necessary property tax assessment records and information in the assessor's office, including but not limited to property record cards.
2. A projection of the municipality’s housing stock for the next ten years, including the probable future construction of low- and moderate-income housing, taking into account construction permits issued, approved applications for development, and anticipated residential development of lands.
3. An analysis of the municipality’s demographic characteristics, including but not limited to household size, income level, and age.
4. An analysis of the existing and projected employment characteristics within the municipality.
5. A determination of the municipality’s present and prospective fair share obligation for low- and moderate-income housing, and an assessment of its capacity to accommodate those housing needs, in accordance with the methodologies outlined in A4/S50.

6. A consideration of lands and structures most appropriate for the development, conversion, or rehabilitation of low- and moderate-income housing, including consideration of sites owned by or offered by developers committed to providing affordable housing.
7. A map of all sites designated for the production of low- and moderate-income housing and a listing that includes the owner, acreage, lot, and block for each site.
8. The location and capacity of existing and proposed water and sewer lines and facilities relevant to the designated housing sites.
9. Copies of applications or approvals required for amendments or consistency determinations with applicable area-wide water quality management plans, including wastewater management plans.
10. A copy of the most recently adopted master plan, and where required, the immediately preceding adopted master plan.
11. For each designated site, a copy of the New Jersey Freshwater Wetlands maps where available. If unavailable, appropriate copies of the National Wetlands Inventory maps provided by the U.S. Fish and Wildlife Service shall be submitted.
12. A copy of the appropriate United States Geological Survey (USGS) topographic quadrangle maps for each designated site.
13. Any other documentation reasonably necessary to support review and evaluation of the Housing Element under the standards applicable to the Fourth Round.

The Borough of Dumont has a longstanding record of engaging in proactive land use and housing planning. Dumont previously submitted a Housing Element and Fair Share Plan in compliance with prior COAH rounds, and in response to the court-based process following COAH's dissolution, the Borough filed a Declaratory Judgment action with the Superior Court of New Jersey (Docket No. BER-L-6280-15) on July 2, 2015. Temporary immunity from exclusionary zoning litigation was granted shortly thereafter.

During the litigation process, Crescent Developers, LLC intervened in the matter and proposed a mixed-use inclusionary housing development to be located on Washington Avenue. The Borough entered into a settlement agreement with Fair Share Housing Center (FSHC) on June 20, 2018, which was later amended and executed with Crescent Developers on November 14, 2018. A Fairness Hearing was held on December 21, 2018, before the Hon. Christine A. Farrington, J.S.C., who approved the terms of the agreement and issued a preliminary compliance order.

Following this, the Dumont Planning Board adopted an amended Housing Element and Fair Share Plan on January 29, 2019, incorporating the proposed Crescent inclusionary development and outlining the Borough's affordable housing strategy through the end of the Third Round. A Final Compliance Hearing was held on March 8, 2019, during which the Court granted the Borough a Judgment of Compliance and Repose, providing protection from builder's remedy litigation through July 1, 2025.

With this plan, the Borough of Dumont continues to demonstrate its commitment to balancing responsible land use planning with its constitutional obligation to provide housing opportunities for low- and moderate-income households. The updated Fourth Round Housing Plan builds on this history and establishes a foundation for continued compliance and community well-being.

Inventory of Housing Stock

Age of Housing Stock

As an older suburban community, the majority of the Borough's housing stock was constructed between 1950 and 1960. During the aforementioned time period, approximately 71% of the Borough's housing stock was constructed. Since 2010, only 3.6% of the Borough's housing units were constructed. This is generally in line with the County's age of housing stock. See table 1.

Table 1 - Housing Characteristics		Dumont		Bergen County	
Time of Construction	Number of Units	Percent of Units	Number of Units	Percent of Units	
Prior to 1939	1,630	24.0%	71,679	19.4%	
1940 to 1949	1,383	20.4%	39,338	10.7%	
1950 to 1959	1,805	26.6%	77,527	21.0%	
1960 to 1969	819	12.1%	51,957	14.1%	
1970 to 1979	475	7.0%	34,504	9.4%	
1980 to 1989	220	3.2%	30,051	8.2%	
1990 to 1999	145	2.1%	20,951	5.7%	
2000 to 2009	62	0.9%	21,455	5.8%	
2010 to 2019	225	3.3%	18,587	5.0%	
2020 or later	17	0.3%	2,486	0.7%	
Total	6,781	100%	368,535	100%	
Source: 2023 American Community Survey Table DP-04 5-year Estimates					

Condition of Housing Stock

This plan utilizes the 2023 American Community Survey 5-Year Estimates, where available, to estimate the number of substandard housing units in Dumont that are occupied by low and moderate income households. ACS data considers the following factors to estimate the number of substandard housing units:

- Persons per room: 1.01 or more persons per room is an index of overcrowding.
- Plumbing facilities: Inadequate plumbing facilities is indicated by either a lack of exclusive use of plumbing facilities or incomplete plumbing facilities.
- Kitchen facilities: Inadequate facilities are indicated by shared use of a kitchen or the lack of a sink with piped water, a stove or a refrigerator.

Using the above indicators, the table below shows the number of substandard occupied housing in the Borough of Dumont.

Table 2 Condition of Housing Stock		
	Total	Percentage
Number of Persons per Room		
1.01 or more	70	1.0%
Plumbing Facilities		
Units Lacking Complete Plumbing Facilities	0	0.0%
Kitchen Equipment		
Lacking Complete Kitchen Facilities	25	0.4%
Total Occupied Units	6,491	100%
Source: 2023 American Community Survey Table DP-04 5-year Estimates		

The 2023 ACS indicators presented were utilized to estimate the presence of substandard housing within Dumont. Table 2 above identifies 0.4% of Borough's housing stock were substandard units, as no more than 25 units could be both lacking complete kitchen facilities and have more than 1 person per room. In accordance with the methodology outlined in A4/S50 and implemented by the DCA, this figure is used directly to calculate present need. No additional adjustments based on income levels or duplicative household factors were applied, consistent with the standardized present need calculation now utilized statewide.

Purchase or Rental Value of Housing Stock

The overwhelming majority of owner-occupied housing stock in Dumont is between \$300,000 and \$1m, with nearly 55% of these units under \$500,000. This value of housing is much more affordable on average than Bergen County, which has far fewer purchase options under \$500,000. The median value of housing in Dumont was \$469,900 compared to almost \$600,000 in the County. Table 3 shows the percentage of housing units in each value category.

Table 3				
Value of Owner-Occupied Units	Dumont		Bergen County	
Value	Units	Percentage	Units	Percentage
Less than \$50,000	12	1.6%	4,241	1.8%
\$50,000 to \$99,999	20	0.3%	2,583	1.1%
\$100,000 to \$149,999	0	0.4%	2,366	1.0%
\$150,000 to \$199,999	156	0.0%	2,680	1.2%
\$200,000 to \$299,999	2,571	3.3%	11,285	4.9%
\$300,000 to \$499,999	1,810	54.9%	62,212	26.9%
\$500,000 to \$999,999	41	38.6%	115,000	49.8%
\$1,000,000 or more	12	0.9%	30,556	13.2%
Total	4,686	100%	230,923	100%
Median (dollars)	\$469,900		\$593,200	
Source: 2023 American Community Survey Table DP-04 5-year Estimates				

The median gross rent for rental units in the Borough is \$1,778, which is \$85 less than the County. Of the 1,740 occupied rental units, approximately 42.5% and 23.6% of the Borough's rental units were identified in the \$1,500-\$1,999 and \$2,000-\$2,499 categories, respectively. Bergen County has a greater diversity of rental pricing than Dumont, however the median rent is higher outside of the Borough. See table 4.

Table 4				
Cost of Rent	Dumont		Bergen County	
Occupied Units Paying Rent	Units	Percentage	Units	Percentage
Less than \$500	149	8.6%	3,870	3.3%
\$500-\$999	32	1.8%	5,086	4.3%
\$1,000-\$1,499	278	16.0%	21,678	18.3%
\$1,500-\$1,999	739	42.5%	39,395	33.3%
\$2,000-\$2,499	410	23.6%	21,731	18.3%
\$2,500-\$2,999	21	1.2%	11,103	9.4%
\$3,000 or more	111	6.4%	15,614	13.2%
No Rent Paid	65	-	3,907	-
Total Occupied Units Paying Rent	1,740	100.0%	118,477	100.0%
Median (dollars)	\$1,778		\$1,863	
Source: 2023 American Community Survey Table DP-04 5-year Estimates				

Occupancy Characteristics and Types of Housing Units

Out of the 6,781 total housing units in the Borough, almost 96% were occupied. Of those occupied housing units, 72.2 percent were owner-occupied and 27.8 percent were renter-occupied. Compared to Bergen County, Dumont has a higher percentage of homeowners, though the housing vacancy rate is very similar. See table 5a.

Table 5a				
Owner Occupied/Rentals and Total Occupied Units	Dumont		Bergen County	
	Total	Percentage	Total	Percentage
Total Number of Housing Units	6,781	-	368,535	-
Total Number of Occupied Housing Units	6,491	95.7%	353,307	95.9%
Total Number of Owner-Occupied Housing Units	4,686	72.2%	230,923	65.4%
Total Number of Renter-Occupied Housing Units	1,805	27.8%	122,384	34.6%
Vacant Housing Units	290	4.3%	15,228	4.1%
Source: 2023 American Community Survey Table DP-04 5-year Estimates				

Single family detached units comprise approximately 70 percent of the Borough's housing stock. The second largest category was identified as multi-family buildings with more than 20 units,

followed by attached duplexes. Dumont has a significantly higher rate of single family units than the County, but also has a lower percentage of higher density housing as well. See table 5b.

Table 5b Housing Units		Dumont		Bergen County	
Units in Structure	Numbers in Structure	Percentage	Numbers in Structure	Percentage	
1 - Unit Detached	4,756	70.1%	196,102	53.2%	
1 - Unit Attached	186	2.7%	22,284	6.0%	
2 Units	635	9.4%	46,500	12.6%	
3 or 4 Units	173	2.6%	20,426	5.5%	
5 to 9 Units	69	1.0%	12,139	3.3%	
10 to 19 Units	209	3.1%	13,742	3.7%	
20 Units or more	753	11.1%	55,788	15.1%	
Mobile Home	0	0.0%	1,457	0.4%	
Other	0	0.0%	97	0.0%	
Total	6,781	100.0%	368,535	100.0%	
Source: 2023 American Community Survey Table DP-04 5-year Estimates					

Units Affordable to Low and Moderate Income Households

Low income households are defined as those earning less than or equal to 50 percent of a regional median income. Moderate income households earn more than 50 percent of regional median income, but less than 80 percent of regional median income. The New Jersey Housing and Mortgage Finance Agency (NJHMFA) publishes annual income limits, which define low and moderate income limits based on household size from one (1) occupant up to eight (8) persons per household. Housing units are to be priced to be affordable to households who could reasonably be expected to live within the housing units. For example, the current Affordable Housing rules require that an efficiency unit be affordable to a household of one (1) as shown below in Table 6.

Table 6 2025 UHAC Income Limits for Bergen County				
	1 Person	2 Person	3 Person	4 Person
Median Income	\$89,100	\$101,800	\$114,500	\$127,200
Moderate (80% of Median)	\$71,280	\$81,440	\$91,600	\$101,760
Low (50% of Median)	\$44,550	\$50,900	\$57,250	\$63,600
Very Low (30% of Median)	\$26,730	\$30,540	\$34,350	\$38,160
Source: April 2025, UHAC 2025 Affordable Housing Regional Income Limits by Household Size				

To be considered affordable, an owner-occupied household should not pay more than 28 percent of its gross income on principal, interest, taxes and insurance, subsequent to a minimum down payment of 5 percent. A rental unit is deemed affordable if a household pays no more than 30 percent of its gross income on rent and utilities. The following table displays the number of homeowners and renters who are paying more than 30% of their gross income on mortgage and rent payments.

Approximately half of the Borough's owner-occupied households contributed less than 20% of their household income towards housing costs. The second largest category represented households that had housing costs that exceeded 30% of their household income, which represented approximately 30%. By contrast, approximately 40% of the Borough's households residing in rental units contributed more than 35% of their income towards housing costs.

Table 7a
Dumont Monthly Housing Costs as a Percentage of Household Income in Owner- Occupied Units

Percentage of Income	Number	Percentage
Less than 20%	2,383	51%
20% to 29%	883	18.9%
30% or more	1,404	30%
Total	4,670	100%
Not computed	16	(X)

Source: DP-04, 2023 American Community Survey 5-year Estimates

Table 7b
Dumont Monthly Housing Costs as Percentage of Household Income in Rental Units

Percentage of Income	Number	Percentage
Less than 15%	183	10.5%
15% to 19.9%	120	6.9%
20% to 24.9%	149	8.6%
25% to 29.9%	306	17.6%
30% to 34.9%	302	17.4%
35% or more	680	39.1%
Total	1,740	100%
Not computed	65	(X)

Source: DP-04, 2023 American Community Survey 5-year Estimates

Projected Housing Stock

Between 2013 and 2024, Dumont issued building permits for 249 housing units. During the same time period, the Borough also issued permits to demolish 52 units, adding a total of 197 housing units to the Borough over that time period. See Table 8.

Table 8 Dwelling Units Authorized			
Year	Residential Building Permits Issued	Residential Demolitions	Total Added
2013	1	0	1
2014	5	0	5
2015	0	0	0
2016	0	13	-13
2017	1	18	-17
2018	73	7	66
2019	137	5	132
2020	8	4	4
2021	11	1	10
2022	9	1	8
2023	1	2	-1
2024	3	1	2
Total	249	52	197
Source: New Jersey Department of Community Affairs, Division of Codes and Standards			

Municipality's Demographic Characteristics

Dumont grew rapidly between 1950 and 1970 and then experienced an overall period of decline from 1980 until 2020. The population of Dumont has generally followed the trends of Bergen County. Table 9 below summarizes the Borough's population trends since 1950.

Table 9 Dumont Borough and Bergen County Population Characteristics 1950-2050 (Projected)						
Year	Dumont Borough			Bergen County		
	Population	Population Increase	Percentage Change	Population	Population Increase	Percentage Change
1950	13,013	-	-	539,139	-	-
1960	18,882	5,869	45.1%	780,255	241,116	44.7%
1970	20,155	1,273	6.7%	897,148	116,893	14.9%
1980	18,334	-1,821	-9%	845,385	-51,763	-5.7%
1990	17,178	-1,147	-6.3%	825,380	-20,005	-2.4%
2000	17,503	316	1.8%	884,118	58,738	-7.1%
2010	17,479	-24	-0.1%	905,116	20,998	2.3%
2020	17,863	384	2.1%	955,732	50,616	5.6%
Sources: US Census, New Jersey Department of Labor and North Jersey Transportation Planning Authority						

The median age in Dumont at 42.1 years is nearly the same as the median age of Bergen County (42.0 years) as shown below in table 10. The table shows that the age cohorts for Dumont were relatively similar to the data for Bergen County.

Table 10 Population Comparison by Age		
Age	Dumont Borough	Bergen County
Under 5	5.1%	5.0%
5 to 19	15.9%	17.9%
20 to 24	7.4%	5.7%
25 to 44	23.8%	25%
45 to 64	31%	27.8%
Over 65	16.7%	18.7%
Total	100%	100%
Median Age	42.1	42.0
Source: DP-05, 2023 American Community Survey 5-year Estimates		

The 2023 ACS indicated that Dumont's median household income was \$125,585, which was higher than Bergen County's median income of \$123,715. Approximately 60% of the Borough's households earned an income of more than \$100,000, which also largely resembled the County's income distribution. A distribution of households by income for Dumont and Bergen County are presented below in table 11.

Table 11 Households by Income		
Income Level	Dumont Borough	Bergen County
Less than \$10,000	2.5%	3.2%
\$10,000-\$14,999	1.9%	2.0%
\$15,000-\$24,999	3.2%	3.8%
\$25,000-\$34,999	4.7%	4.3%
\$35,000-\$49,999	4.5%	6.5%
\$50,000-\$74,999	12.3%	11.3%
\$75,000-\$99,999	10.1%	9.9%
\$100,000-\$149,999	24.2%	17.8%
\$150,000-\$199,999	12.5%	12.8%
\$200,000 or more	24.0%	28.4%
Median Household Income	\$125,585	\$123,715
Source: DP-03, 2023 American Community Survey 5-year Estimates		

Approximately 60% of the Borough's households were classified as married-couple households. The second largest household type was identified as female householder, no spouse and partner present, which represented approximately 25% of the Borough's total households. The County's largest types of households were also identified as married-couple households and female householder, no spouse and partner present. See table 12.

Table 12
Household by Type

Household Type	Dumont		Bergen County	
	Number	Percentage	Number	Percentage
Total Occupied Households	6,491	100%	353,307	100%
Married-couple Households	4,038	62.2%	197,228	55.8%
Cohabiting couple family	189	2.9%	18,654	5.3%
Female householder, no spouse and partner present	1,587	24.4%	86,136	24.4%
> Female householder living alone	965	14.9%	48,088	13.6%
Male householder, no spouse and partner present	677	10.4%	51,289	14.5%
> Male householder living alone	443	6.8%	36,632	10.4%
Source: DP-02, 2023 American Community Survey 5-year Estimates				

Employment Characteristics

Of the 10,176 employed residents in the Borough, approximately 80% work in the private sector. The second largest category is represented by government workers, nearly double that of Bergen County. The Borough also has about half the percentage of self-employed workers as the County. See table 13.

Table 13
Classification of Workers

Class	Dumont		Bergen County	
	Number	Percentage	Number	Percentage
Private Wage and Salary	7,861	77.3%	403,408	81.5%
Government Workers	2,032	20.0%	61,885	12.5%
Self Employed	283	2.8%	28,640	5.8%
Unpaid Family Workers	0	0.0%	988	0.2%
Total	10,176	100%	494,921	100%
Source: DP-03, 2023 American Community Survey 5-year Estimates				

An analysis of the workforce by employment sector indicated that Dumont employees work a broad array of jobs. The highest concentration of workers are employed in the educational, health, and social services; professional, scientific, management, administrative, and waste management; and retail trade employment sectors. The Borough's workforce sector data is shown below in table 14.

Table 14 Workforce by Sector		
Sector	Number of Employees	Percentage of Workforce
Agriculture, Forestry, Fishing and Hunting, and Mining	35	0.3%
Construction	474	4.7%
Manufacturing	544	5.3%
Wholesale trade	234	2.3%
Retail Trade	867	8.5%
Transportation and Warehousing, and Utilities	455	4.5%
Information	340	3.3%
Finance, Insurance & Real Estate	1,011	9.9%
Professional, Scientific, Management, Administrative, and Waste Management Services	1,148	11.3%
Educational, Health, and Social Services	3,509	34.5%
Arts, Entertainment, Recreation, Accommodation and Food Services	692	6.8%
Other Services	357	3.5%
Public Administration	510	5.0%
Total	10,176	100%
Source: DP-03, 2023 American Community Survey 5-year Estimates		

As indicated in Table 15, the occupation characteristics of the Borough's residents closely resemble those of workers residing in Bergen County. The Borough maintained a slightly higher percentage of workers in the educational; health, and social services; information; and public administration occupation sectors than the County's overall totals. Conversely, the County has a higher percentage of workers in the professional, scientific, management, administrative, and waste management services; retail trade and manufacturing occupation sectors.

Table 15 Occupation Characteristics		
Sector	Dumont (Percentage)	Bergen County (Percentage)
Agriculture, Forestry, Fishing and Hunting, and Mining	0.3%	0.1%
Construction	4.7%	5.2%
Manufacturing	5.3%	7.7%
Wholesale trade	2.3%	3.7%
Retail Trade	8.5%	10.2%
Transportation and Warehousing, and Utilities	4.5%	5.2%
Information	3.3%	2.9%
Finance, Insurance & Real Estate	9.9%	10.2%
Professional, Scientific, Management, Administrative, and Waste Management Services	11.3%	15.2%
Educational, Health, and Social Services	34.5%	25.1%
Arts, Entertainment, Recreation, Accommodation and Food Services	6.8%	6.8%
Other Services	3.5%	4.5%
Public Administration	5.0%	3.2%
Total	100%	100%
Source: DP-03, 2023 American Community Survey 5-year Estimates		

To understand what implications this employment data has for the Borough and understand what the employment field and area trends are for Dumont Borough and Bergen County, the New Jersey Department of Labor (NJDOL) has prepared projections, which analyze the expected increase or decrease in a particular employment sector by the year 2032. This data has been summarized and is illustrated within table 16.

Table 16 Bergen County Projected Employment				
Industry	2022 Actual Employment	2032 Projected Employment	Numeric Change	Outlook
Accommodation and Food Services	32,188	32,940	752	Stable
Administrative and Support and Waste Management and Remediation Services	30,427	30,310	-117	Declining
Arts, Entertainment and Recreation	8,086	9,496	1,410	Growing
Construction	17,161	17,933	772	Stable
Educational Services	41,177	43,169	1,992	Stable
Finance and Insurance	16,157	15,260	-897	Declining
Government	19,426	18,922	-504	Declining
Health Care and Social Assistance	78,862	87,159	8,297	Growing
Information	11,116	10,530	-586	Declining
Management of Companies and Enterprises	11,515	12,218	703	Growing
Manufacturing	29,622	30,152	530	Stable
Other Services (except Government)	18,807	19,779	972	Growing
Professional, Scientific, and Technical Services	34,380	35,787	1,407	Stable
Real Estate and Rental and Leasing	9,599	8,950	-649	Declining
Retail Trade	48,794	47,533	-1,261	Declining
Transportation and Warehousing	19,020	21,462	2,442	Growing
Utilities	1,353	1,471	118	Growing
Wholesale Trade	36,591	34,758	-1,833	Declining
Total (All Industries)	493,090	507,129	14,039	Growing
Source: New Jersey Department of Labor and Workforce Development				

As indicated above, it is projected that by 2032, Bergen County's economy will grow by 14,039 jobs, a percentage of which will likely be located in Dumont. Health care and social assistance; transportation and warehousing; and arts, entertainment and recreation employment services are projected to have the largest growth increase during the 2022-2032 time period.

Analyses

Vacant Land Analysis

The Borough of Dumont conducted a comprehensive Vacant Land Analysis (VLA) to assess its realistic development potential and identify land available to meet its affordable housing obligations. This assessment reviewed tax records, zoning designations, and physical site constraints such as wetlands, flood zones, and parcel size thresholds. Below is a summary of the results.

All parcels listed in the ROSI (Recreation and Open Space Inventory) were excluded from the VLA due to their dedication for public recreation, natural preservation, or open space use. These lands are not available for development due to their designation and use restrictions, and therefore do not contribute to the Borough's developable acreage.

The Borough identified a number of parcels coded as vacant or underutilized in the MOD IV Tax Assessment data. Dumont is a small, mature urban municipality with very few vacant parcels. The majority of those identified were excluded for having less than 0.83 acres of unconstrained land, which would not realistically support a density of 6 dwelling units per acre after accounting for required infrastructure and environmental buffers. Other sites were determined to be unsuitable for development due to environmental constraints. Based on the results of the VLA, the Borough's total Fourth Round Realistic Development Potential (RDP) is 0 units. The VLA is included in the Appendix.

Analysis of Multigenerational Family Continuity

The 2024 FHA requires 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). The Commission has the primary goal of enabling senior citizens to reside at the homes of their extended families, thereby preserving and enhancing multigenerational family continuity.

A review of the Borough's ordinances indicates that there are no ordinances that would specifically create a detraction from meeting the Commission's goal of enabling senior citizens to reside at the homes of their extended families. Notable characteristics of the Borough's housing stock, which promote multigenerational family continuity include the presence of many homes and residential structures that contain three or more bedrooms, and a variety of housing stock in terms of for-sale and rental units in the form of single-family and multi-family units. Furthermore, the Borough's ordinances permit accessory dwelling units as a conditional use in any existing detached one-family dwelling in any residential district in the Borough, thus allowing senior citizens to live within close proximity to their extended families and still maintain autonomy over their dwelling unit.

In addition, Dumont's affordable housing ordinance requires at least 20% of all affordable housing units within inclusionary developments to be three-bedroom units; and the Borough contains senior buildings where adult children of seniors can reside in a unit.

Analysis of consistency with the State Development and Redevelopment Plan

The Borough's Fourth Round Housing Element and Fair Share Plan is consistent with the 2001 State Development and Redevelopment Plan (SDRP) as the approved and proposed projects outlined in the Fair Share Plan provide ample opportunity for the construction of affordable housing. All of Dumont is designated as Metropolitan Planning Area (PA1). Pursuant to the SDRP, PA1 is the preferred location for redevelopment and compact growth. The development of dense, affordable housing in PA1 is consistent with the overall State Development and Redevelopment Plan goal to direct redevelopment and growth into existing "centers" where infrastructure can support the development and services such as open space, retail shopping, public transportation, schools are within walking distance. Adequate sewer and water capacity are available for development.

Fair Share Plan

Satisfaction of Rehabilitation Obligation

PRESENT NEED (REHABILITATION OBLIGATION) - 16 UNITS

The Borough accepted a present need (rehabilitation) obligation of 16 units as identified in resolution R-25-66. The Borough has been successful in utilizing Bergen County's Home Improvement Program (BCHIP) and will continue to use the BCHIP to address its rehabilitation obligation heading into the 4th Round. The Borough will also provide a rental housing rehabilitation program in accordance with applicable regulations to supplement the BCHIP.

Satisfaction of Prior Round Obligation

PRIOR ROUND (1987-1999) - 34 UNITS

The Borough has a Prior Round obligation of 34 units. Dumont has addressed its obligation through the following mechanism:

David F. Roche Apartments

The Borough addressed the entirety of this obligation with existing units in the 100 percent affordable David F. Roche Apartments. This development was constructed in 1983 with HUD funding. It contains 99 affordable rental units, including 90 age restricted units and 9 non-senior disabled units. In accordance with HUD's rules, the units have perpetual affordability controls. The units meet the definition of Prior Cycle Credits as outlined at NJAC 5:93-1.3, and, as such, these units are eligible for one-for-one credit and are exempt from the maximum age-restriction limitations under the Second Round rules.

PRIOR ROUND CREDITS

The Borough has satisfied its 34 unit Prior Round obligation as follows:

Table 17 - Prior Round Compliance Mechanisms

Compliance Mechanism	Rental or Sale	Family or Age Restricted	Units	Bonus Credits	Total Credits
David F. Roche Apartments	Rental	Age Restricted	34		34

Satisfaction of 3rd Round Obligation

THIRD ROUND (2000-2025) – 295 units

For the 3rd round, Dumont had an obligation of 295 units. The Borough took a vacant land adjustment which revised this figure down to an RDP of 81 units, with an Unmet need of 214 units. The Borough addressed its RDP obligation with a combination of surplus Prior Cycle Credits, existing age-restricted affordable housing units, an inclusionary development, and rental bonus credits permitted in accordance with COAH's Second Round rules. These mechanisms are detailed below.

Table 18 - 3rd Round RDP Compliance Mechanisms

Compliance Mechanism	Rental or Sale	Family or Age Restricted	Units	Bonus Credits	Total Credits
David F. Roche Apartments	Rental	Age Restricted	18	0	18
Schraalenburgh Senior Housing	Rental	Age Restricted	20	0	20
Landmark Dumont, LLC	Rental	Family	22	21	43
Total			60	21	81

Unmet Need

The difference between the Borough's Third Round Prospective Need number and its RDP obligation is what is known as Unmet Need. Whereas the RDP obligation must be affirmatively addressed by the Borough (as outlined above), Unmet Need is more aspirational. Pursuant to the Borough's 3rd Round Settlement Agreement with FSHC, Dumont had an Unmet Need 3rd round need of 214 units. The Borough addressed a portion of its Unmet Need with surplus Prior Cycle Credits, existing age-restricted units in 100 percent affordable developments, bedrooms in a variety of supportive/special needs housing units, and one additional eligible unit identified by the Court's Special Master in his report dated August 25, 2017. In sum, these existing units contribute 111 credits toward Unmet Need. These units are identified in the table below, with more detail on each development provided later in this section.

Table 19 - Compliance Mechanisms Addressing Unmet Need

Compliance Mechanism	Rental or Sale	Family or Age Restricted	Units	Bonus Credits	Total Credits
David F. Roche Apartments	Rental	Age Restricted	47		47
Schraalenburgh Senior Housing	Rental	Age Restricted	20		20
St. Mary's Senior Residence	Rental	Age Restricted	28		28
Bethesda Lutheran	Rental	Special Needs	4		4
Community Options	Rental	Special Needs	3		3
ARC of Bergen & Passaic	Rental	Special Needs	5		5
Advance Housing	Rental	Special Needs	3		3
Unit Identified by Court Master			1		1
Total			111		111

In addition, the Borough addressed the remaining Unmet Need through the creation of a downtown overlay zone, as well as a Borough-wide mandatory set-aside ordinance. These mechanisms, both of which are described in more detail below, provided a realistic opportunity for the development of additional affordable housing in Dumont.

a) **Downtown Overlay Zone.** The Borough adopted an overlay district on March 6, 2018 over a large portion of the downtown area within the B2 Zone to permit inclusionary mixed-use development. The overlay zone will encompassed approximately 52 acres of the 57-acre B2 Zone, with approximately 5 acres being excluded from the overlay due to the presence of single-family residential uses. The areas included within the downtown overlay zone are illustrated in Figure 1, presented subsequently within this section of the Plan.

The downtown overlay zone requires an affordable housing set-aside of 15 percent of all residential units, where affordable units will be for rent, or 20 percent of all residential units, where affordable units will be for sale. A maximum density of 20 dwelling units per acre and a maximum building height of three stories will be permitted throughout the majority of the downtown overlay zone. However, the Borough will permit densities up to 24 units per acre and heights up to four stories/48 feet in limited sections of the downtown overlay zone. These sections, encompassing approximately 6 acres, include portions of the overlay zone that are along Dixon Avenue opposite West Shore Avenue behind the railroad tracks, as well as areas located at the intersection of Washington and Madison Avenues that do not abut single-family residences. In total, the Borough anticipates that the downtown overlay zone may generate approximately 150-200 affordable units. A copy of the downtown overlay zone ordinance is included in the Appendix of this document.

b) **Mandatory Set-Aside Ordinance.** The Borough also adopted an ordinance on March 3, 2018 which required that any multi-family development with a density of 6 dwelling units per acre or higher shall provide an affordable housing set-aside at a rate of 15 percent, where affordable units will be for rent, or 20 percent, where affordable units will be for sale. This requirement ensures that new multi-family residential development in Dumont will provide its fair share of affordable units and assist with the Borough's continuous efforts to address its affordable housing obligation. The Borough will not, however, be under any obligation to grant variances or extraordinary approvals for any such construction and development applications will be required to otherwise conform to the Borough's zoning requirements. The adopted mandatory set-aside ordinance is included in the Appendix of this document.

Satisfaction of the 4TH Round Obligation

4TH ROUND OBLIGATION 128 units

DCA determined that the obligation for Dumont for the Fourth Round is 128 units, which was accepted by the Borough in its binding resolution. As noted previously in this document, Dumont has applied a vacant land adjustment to this obligation, which establishes a new RDP of 0 units. However, the Amended FHA requires that any municipality that receives an adjustment of its prospective need obligations for the fourth round 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, if possible, and adopt realistic zoning that allows for such adjusted obligation, or demonstrate why the municipality is unable to do so. Twenty-five percent of the prospective need obligation that has been adjusted is 32 housing units. As such, the Borough has identified the following compliance mechanisms to address an obligation of 25% of the 128-unit obligation (32 units), with the remaining 96 units to be addressed via Unmet Need mechanisms.

Table 20 – Compliance Mechanisms Addressing the 4th Round 25% Adjusted Need

Compliance Mechanism	Rental or Sale	Family or Age Restricted	Units	Bonus Credits	Total Credits
New Construction					
2 West Madison Ave	Rental	Family	7	3.5	10.5
125 Washington (Dunkin)	Rental	Family	1	0.5	1.5
219 Washington	Sale	Family	2	0.5	2.5
Supportive/Special Needs Housing	Rental	Special Needs	TBD	TBD	TBD
<u>Subtotal</u>			<u>10</u>	<u>4.5</u>	<u>14.5</u>
Zoning Mechanisms					
Downtown Overlay Zone	Both	Both	TBD	TBD	TBD
Municipal Set-Aside Ordinance	Both	Both	TBD	TBD	TBD
Total			10	4.5	14.5

2 West Madison

Two West Madison (B. 905 L. 11 & 12) is subject to a recently approved Area in Need of Redevelopment (non-condemnation) designation, and a draft redevelopment plan is being prepared. Within the redevelopment plan, a mandatory set-aside for the project is required for 15% of the rental units being developed. In its current iteration, the project is expected to generate 48 units, of which seven (7) will be affordable housing units. An additional 3.5 units of bonus credits are applied to the project as the project qualifies for ½ credit infill bonus available within the Amended FHA. This results in a total of 10.5 credits against the obligation.

125 Washington

Located above an existing retail development, 125 Washington (B. 1216, L. 1) will be a multi-family rental project that will create one (1) affordable unit. The project qualifies for an additional ½ unit credit as infill development for a total of 1.5 credits.

219 Washington

Fermano Builders, LLC has proposed to erect a nine (9) unit multi-family townhome development with two (2) affordable units at 219 Washington Ave (B. 908, L. 22). The developer has not yet formally submitted an application to the Joint Land Use Board, and the project as currently described would require a “D” variance for density. This site is not within the Downtown Overlay Zone, nor is it adjacent to the current boundary of the DOZ. As such, the Borough will adopt a special overlay zone for the site permitting the density of this proposed development. The project qualifies for an additional ½ unit credit as infill development for a total of 2.5 credits.

Supportive/Special Need Housing Project

The Borough will seek to develop a supportive/special needs housing project to be operated by a licensed provider by the New Jersey Division of Developmental Disabilities. Any subsidy to be provided to the operator will be conditional upon executing and recording a 40 year deed restriction in accordance with the Amended FHA.

Downtown Overlay Zone

As mentioned previously, the Borough has adopted overlay zoning that will create approximately 200 affordable units upon full buildout. Eight (8) of these units are already proposed in this plan, demonstrating the viability of the overlay zone. The Borough will continue to apply the overlay zone to applicable redevelopment projects in order to meet its 4th round prospective need obligation.

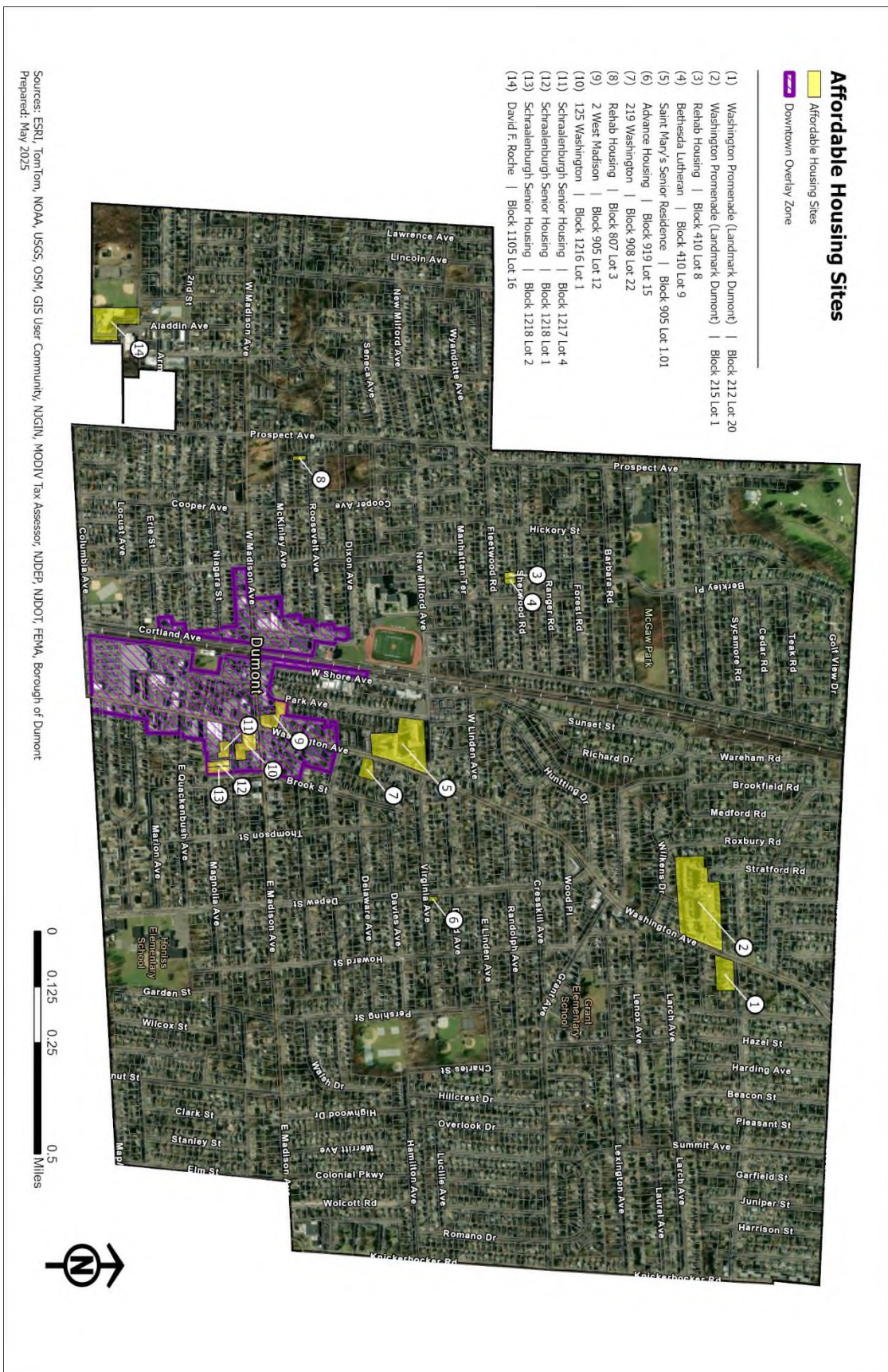
Municipal Set-Aside Ordinance

Dumont’s existing set-aside ordinance is responsible for the requirement of two (2) affordable units at the proposed 219 Washington development. The Borough will continue to apply the MSO on multi-family projects as appropriate in order to continue adding to the affordable housing stock.

Category	Required	Provided	Total Provided and Planned
Total Credits	32	14.5*	32
Family Units	16	10*	16
Family Rental Units	8	8	8
Very Low-Income Units	2	2	2
Very Low-Income Family Units	1	2	2
Age Restricted Cap	9	0	-
Bonus Credits	8	0	8

* Dumont anticipates that additional required credits will be provided by existing overlay and set-aside ordinances

Figure 1 – Compliance Mechanisms addressing the Prior, 3rd, and 4th Round Obligations.



Unmet Need

The Borough has a combined Unmet Need from the Prior, 3rd, and 4th rounds of 209 units, once the units addressing the 25% requirement are removed. The Borough will address the Unmet Need via the Downtown Overlay Zone and municipal set-aside ordinance.

Cost Generation

The Borough of Dumont will focus on complying with N.J.A.C. 5:93-10 regarding ensuring the elimination of unnecessary cost generating features from municipal land use ordinances. The municipality will eliminate development standards that are not essential to protecting the public welfare and will expedite (“fast track”) approvals/denials on inclusionary development applications. The Borough will cooperate with developers of inclusionary developments in scheduling preapplication meetings, and municipal boards shall schedule regular and special monthly meetings (as needed) and provide ample time at those meetings to consider the merits of the inclusionary development application.

Appendix A – Resolution Accepting 4th Round Obligations



2025 BOROUGH OF DUMONT RESOLUTION

MEMBERS	AYE	NAY	ABSTAIN	ABSENT
APONTE	✓			
KELLY	✓			
KOURELAKOS	✓			
LaBARBERA	✓			
MORRELL	✓			
PETRY	✓			
MAYOR RUSSELL				
TOTALS	6			

Resolution No. 66Date: January 7, 2025Page: 1 of 2Subject: Fourth Round Present & Prospective Need ObligationsPurpose: Adoption of NJ DCA Affordable Housing Calculations

Dollar Amount: _____

Prepared By: Jeanine E. Siek, RMCOffered by: Petry
Seconded by: Aponte

Certified as a true copy of a Resolution adopted by the Borough of Dumont on above date at a Regular Meeting by: Jeanine E. Siek

Jeanine E. Siek, RMC, Municipal Clerk/Borough Administrator
Borough of Dumont, Bergen County, New Jersey

RESOLUTION ADOPTING THE NEW JERSEY DEPARTMENT OF COMMUNITY AFFAIRS' CALCULATION OF THE BOROUGH OF DUMONT'S FOURTH ROUND PRESENT AND PROSPECTIVE NEED AFFORDABLE HOUSING OBLIGATIONS

WHEREAS, the Borough of Dumont, County of Bergen (the "Borough") is a public body corporate and politic of the State of New Jersey; and

WHEREAS, on March 20, 2024, Governor Murphy signed into law P.L. 2024, c. 2 (the "Act"), which established a new framework for determining and enforcing municipalities' affordable housing obligations under the New Jersey Supreme Court's *Mount Laurel* doctrine and the State of New Jersey's Fair Housing Act; and

WHEREAS, *N.J.S.A. 52:27D-304.1(c)* of the Act provides that prior to the beginning of each new 10-year round of affordable housing obligations beginning with the Fourth Round on July 1, 2025, the State of New Jersey's Department of Community Affairs (the "**DCA**") is tasked with determining municipal present and prospective need in accordance with the formulas established at *N.J.S.A. 52:27D-304.2* and *N.J.S.A. 52:27D-304.3*; and

WHEREAS, *N.J.S.A. 52:27D-304.1(d)* further provides that the DCA is required to prepare and submit a report to the Governor and Legislature on the calculations of such municipal obligations by October 20, 2024; and

WHEREAS, in accordance with the requirements of the Act, on October 18, 2024, the DCA provided a report setting forth its non-binding calculations of municipalities' present and prospective need for affordable housing for the Fourth Round using the formulas set forth at *N.J.S.A. 52:27D-304.2* and *N.J.S.A. 52:27D-304.3* (the "**Report**"); and

WHEREAS, the Report determined the Borough's present need obligation to be 16 units and its prospective need obligation to be 128 units; and

WHEREAS, *N.J.S.A. 52:27D-304.1(f)* provides that the Borough is required to determine its present and prospective fair share obligation for affordable housing in accordance with the formulas established at *N.J.S.A. 52:27D-304.2* and *N.J.S.A. 52:27D-304.3* and adopt a housing element and fair share plan based on this determination (as may be adjusted by the Affordable Housing Dispute Resolution Program (the "**Program**") in accordance with the Act); and

WHEREAS, for the Fourth Round of affordable housing obligations, this determination of present and prospective fair share obligation is required to be made by binding resolution no later than January 31, 2025; and

WHEREAS, the Borough has determined that its present and prospective need obligations of 16 units and 128 units, respectively, as calculated in the Report are accurate and wishes to adopt these calculations as the determination of its Fourth Round affordable housing obligation; and

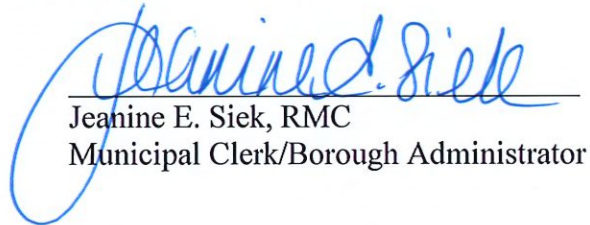
WHEREAS, notwithstanding the foregoing, the Act's future is uncertain at this stage due to ongoing litigation, and accordingly, the Borough also desires to reserve its right to review and revise its Fourth Round affordable housing obligation calculations in the event the Act should be overturned.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and the Council of the Borough of Dumont, County of Bergen, State of New Jersey as follows:

1. The aforementioned recitals are incorporated herein as though fully set forth at length.
2. The Borough has determined that its present and prospective need obligations of 16 units and 128 units, respectively, as calculated in the Report are accurate and adopts these calculations as the determination of its Fourth Round affordable housing obligation.

3. The Borough reserves its right to review and revise its Fourth Round affordable housing obligation calculations in the event the Act should be overturned.
4. The Borough shall file a declaratory judgment action with the Program no later than 48 hours following adoption of this Resolution, in accordance with the requirements of the Act. A certified copy of this Resolution shall be included with such filing.
5. A copy of this Resolution shall be posted on Borough's website.
6. This Resolution will take effect immediately.

By my signature below, I, Jeanine E. Siek, RMC, do hereby certify that this is a true copy of a Resolution adopted by the Borough of Dumont Borough Council at a regular meeting of the Mayor and Council conducted on the 7th day of January 2025.


Jeanine E. Siek, RMC
Municipal Clerk/Borough Administrator

Appendix B – Downtown Overlay Zone Ordinance

§ 455-21.2. Downtown Overlay Zone District. [Added 3-6-2018 by Ord. No. 1533]

- A. Purpose. The purpose of the Downtown Overlay Zone District is to create a realistic opportunity for the construction of low- and moderate-income housing in suitable portions of the Borough of Dumont's B2 Business Zone, and thereby help to address the fair share housing obligation of the Borough of Dumont under the New Jersey Fair Housing Act. The Downtown Overlay Zone District encourages the development of low- and moderate-income housing by allowing for higher densities and building heights; however, developers shall also have the option of developing in accordance with the underlying B2 Zone standards.
- B. Permitted uses. The uses permitted and prohibited in the Downtown Overlay Zone District shall be identical to those uses permitted and prohibited in the B2 Business Zone as set forth at § 455-9; provided, however, that any developer that elects to develop in accordance with the Downtown Overlay Zone District standards as set forth hereinbelow shall be required to provide multifamily dwellings above the first floor of all buildings.
- C. Multifamily residential requirements.
 - (1) Multifamily residential shall be permitted to be developed at a maximum gross density of 20 dwelling units per acre, with the exception of the following parcels, whereon the maximum gross density shall be 24 dwelling units per acre:
 - (a) Dixon Avenue, opposite West Shore Avenue; Block 822, Lots 5 and 6.
 - (b) Intersection of Washington and Madison Avenues: Block 905, Lots 12, 13, 14, 15, 16, and 17; Block 909, Lots 13, 14, and 15; Block 1214, Lots 1 and 2; and Block 1216, Lot 1.
 - (2) All multifamily development constructed within the Downtown Overlay Zone shall be required to set aside a minimum percentage of units for affordable housing. Where units will be for purchase, the minimum set aside shall be 20%. Where units will be for rent, the minimum set aside shall be 15%. When calculating the required number of affordable units, any computation resulting in a fraction of a unit shall be rounded upwards to the next whole number.
 - (3) All affordable units to be produced pursuant to Subsection C(2) above shall strictly comply with the Affordable Housing Chapter of the Borough Code¹ and the applicable COAH regulations, as may be amended from time to time.
 - (4) The affordable units to be produced shall either be purchase or rental units, which shall be at the discretion of the developer.
 - (5) Any property within the Downtown Overlay Zone that is listed as historic on the National Register of Historic Places and/or the State Register of Historic Places shall be exempt from the requirement to provide multifamily dwellings above the first floor.
- D. Bulk requirements. The bulk requirements for the Downtown Overlay Zone District shall be those as set forth in the Limiting Schedule which is hereby adopted and made a part of this

1. Editor's Note: See Ch. 98, Affordable Housing.

Borough of Dumont, NJ

§ 455-21.2

§ 455-21.2

chapter.²

E. Buffer strips. The following buffer strip requirements shall apply to any use in the Downtown Overlay Zone District which adjoins or is adjacent to a single-family residential use or any land that is zoned for single-family residential use:

(1) The use shall be screened along those portions of the property that are adjacent to or adjoin a single-family residential use or zone by a fence or fence wall of not less than five feet in height or with a four-foot planting strip consisting of shrubs or trees which are at least four feet high at the time of planting.

(2) Such screening shall extend to the minimum setback line for the surrounding property.

F. Construction of buildings in the Downtown Overlay Zone.

Construction of buildings in the Downtown Overlay Zone District shall be consistent with the requirements for construction of buildings in the B2 Zone, as set forth at § 455-9H.

2. Editor's Note: See § 455-35, Limiting Schedule.

Appendix C – Municipal Set-Aside Ordinance

§ 455-21.1. Affordable housing multifamily set asides. [Added 3-6-2018 by Ord. No. 1534]**A. Residential development set-aside requirements.**

- (1) Except as otherwise regulated in this chapter, any multifamily residential development that is approved to provide densities at or above six units per acre as a result of any action of the Dumont Joint Land Use Board shall be required to set aside a minimum percentage of units for affordable housing. Where units will be for purchase, the minimum set aside shall be 20%. Where units will be for rent, the minimum set aside shall be 15%.
- (2) Where the set-aside requirement in Subsection A(1) above results in a fractional unit, the total set-aside requirement shall be rounded upwards to the next whole number.
- (3) Irrespective of the requirements in Subsection A(1) and (2) above, the Borough shall not be under any obligation to grant variances or extraordinary approvals for any such construction and development applications will be required to otherwise conform to the Borough's zoning requirements.

B. Affordable housing compliance mechanisms.

- (1) Any developer with an affordable housing set-aside requirement pursuant to Subsection A(1) above shall be permitted to satisfy said requirement through any of the following mechanisms, or a combination thereof, provided that advanced written permission is obtained from the Borough of Dumont:
 - (a) On-site housing production;
 - (b) Off-site housing production in the Borough;
 - (c) The purchase of an existing market-rate dwelling at another location in the Borough and conversion thereof to an affordable deed-restricted dwelling in accordance with the applicable New Jersey Council on Affordable Housing (COAH) regulations, as may be amended from time to time;
 - (d) Participation in gut rehabilitation and/or buy-down/write-down and/or buy-down/rent-down programs;
 - (e) Payment in lieu of providing affordable housing; and
 - (f) Any other compliance mechanism permitted under the applicable COAH regulations, as may be amended from time to time.
- (2) Satisfaction of the affordable housing compliance mechanism(s) so permitted shall be an automatic condition of all approvals. Said condition shall be satisfied in accordance with COAH's phasing requirements pursuant to N.J.A.C. 5:93-5.6(d).

C. Applicable rules; tenure; administration.

- (1) All affordable units to be produced pursuant to Subsections A and B above shall strictly comply with the Affordable Housing Chapter of the Borough Code¹ and the applicable COAH regulations, as may be amended from time to time.

Borough of Dumont, NJ

§ 455-21.1

§ 455-21.1

- (2) The affordable units to be produced shall either be purchase or rental units, which shall be at the discretion of the developer.
- (3) It shall be the developer's responsibility, at its cost and expense, to arrange for an administering agency that may either be the Borough of Dumont Municipal Housing Liaison, or some other entity approved by COAH and the Borough, to ensure full compliance with these rules and such certifications, reports and/or monitoring forms as may be required to verify compliance of each affordable unit.

D. Payments in lieu of construction.

- (1) The amount of payments in lieu of constructing affordable units on site shall be based on the cost of constructing each new residential unit, less proceeds anticipated from the sale of the unit or the capitalization of rental income from the unit. The cost of constructing new residential units includes the sum of development hard costs, related soft costs and developer's fees pursuant to the cost containment provisions of N.J.A.C. 5:43-2.4(a)1 through 6, and land costs equal to 25% of the first quartile of new construction costs as reported to the Homeowner Warranty Program.
- (2) Example:

1st Quartile	Land Costs	Construct- ion Costs	Total Cost	Affordable Price	Required Payment in Lieu Amount
\$255,000	\$63,750	\$163,206	\$244,491	\$95,808	\$148,683

1. Editor's Note: See Ch. 98, Affordable Housing.

Appendix D – Resolution declaring 2 W. Madison an Area in Need of Redevelopment



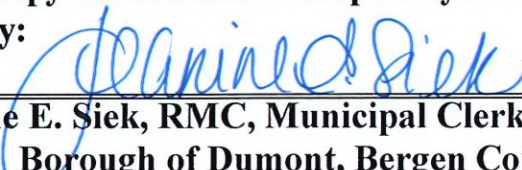
2025 BOROUGH OF DUMONT RESOLUTION

MEMBERS	AYE	NAY	ABSTAIN	ABSENT
APONTE	✓			
KELLY	✓			
KOURELAKOS	✓			
LaBARBERA	✓			
MORRELL	✓			
PETRY	✓			
MAYOR RUSSELL				
TOTALS	6			

Resolution No. 57
 Date: January 7, 2025
 Page: 1 of 3
 Subject: Block 905, Lot 12
 Purpose: Designating Property as a Non-Condemnation Area in Need of Redevelopment
 Dollar Amount: _____
 Prepared By: Jeanine E. Siek, RMC

Offered by: Morrell
 Seconded by: Kelly

Certified as a true copy of a Resolution adopted by the Borough of Dumont on above date at a Regular Meeting by:


 Jeanine E. Siek, RMC, Municipal Clerk/Borough Administrator
 Borough of Dumont, Bergen County, New Jersey

A RESOLUTION OF THE BOROUGH OF DUMONT, IN THE COUNTY OF BERGEN, NEW JERSEY DESIGNATING THE PROPERTY IDENTIFIED ON THE BOROUGH'S TAX RECORDS AS BLOCK 905, LOT 12 AS A NON-CONDEMNATION AREA IN NEED OF REDEVELOPMENT

WHEREAS, the Local Redevelopment and Housing Law, *N.J.S.A. 40A:12A-1 et seq.*, as amended and supplemented (the "**Redevelopment Law**"), authorizes municipalities to determine whether certain parcels of land located therein constitute an area in need of redevelopment; and

WHEREAS, on August 21, 2024, the Borough Council (the "**Council**") of the Borough of Dumont (the "**Borough**") adopted Resolution 238 authorizing and directing the Joint Land Use Board of the Borough (the "**JLU Board**") to undertake an investigation to determine whether property located at the corner of Madison and Washington and identified as Block 905, Lot 12, as shown on

the official Tax Maps of the Borough (the "**Study Area**"), or any portions thereof, qualify as a non-condemnation redevelopment area; and

WHEREAS, at the direction of the JLU Board, Acuity Consulting Services, prepared a preliminary investigation to evaluate the Study Area to determine whether the designation of the Study Area, or any portions thereof, as a non-condemnation redevelopment area met any of the statutory criteria contained in N.J.S.A. 40A:12A-5; and

WHEREAS, Acuity Consulting Services prepared a map showing the boundaries of the Study Area and a preliminary investigation of the Study Area entitled "2 West Madison Area in Need of Redevelopment Study" dated November 13, 2024 (the "**Study Area Report**"), which were placed on file with the JLU Board and the Borough Clerk at least ten days in advance of the public hearing conducted by the JLU Board to consider the redevelopment designation; and

WHEREAS, the Redevelopment Law requires the JLU Board to conduct a public hearing prior to a determination whether the Study Area should be designated as a non-condemnation area in need of redevelopment, at which hearing the JLU Board shall hear all persons who are interested in or would be affected by a determination that the property is an area in need of redevelopment; and

WHEREAS, timely notices of the public hearing to be held by the JLU Board on November 26, 2024 were published on November 8, 2024 and November 15, 2024 and sent, by certified mail, return receipt requested, to the owner of the property in the Study Area as required by N.J.S.A. 40A:12A-6; and

WHEREAS, on November 26, 2024, the JLU Board held a public hearing at Borough Hall on the proposed designation of the Study Area as an area in need of redevelopment; and

WHEREAS, after the conclusion of the public hearing described above, the JLU Board adopted a resolution accepting the recommendation contained in the Report that the Study Area be declared a non-condemnation area in need of redevelopment, in accordance with the Redevelopment Law, and for the reasons set forth in the Report and forwarded such recommendation to the Borough; and

WHEREAS, the Borough Council agrees with the conclusion of the JLU Board that the Study Area satisfies the criterion for redevelopment area designation set forth in the Redevelopment Law and finds that such conclusion is supported by substantial evidence; and

WHEREAS, the Borough Council now desires to designate the Study Area as a non-condemnation area in need of redevelopment pursuant to N.J.S.A. 40A:12A-6.

NOW, THEREFORE, BE IT RESOLVED by the Borough Council of the Borough of Dumont, New Jersey:

Section 1. The aforementioned recitals are incorporated herein as though fully set forth at length.

Section 2. The recommendations and conclusions of the JLU Board are hereby accepted by the Borough Council.

Section 3. Based upon the findings and recommendations of the JLU Board, the Study Area is hereby designated as a “Non-Condensation Redevelopment Area” as referenced in the Redevelopment Law. The designation of the Study Area as a “Non-Condensation Redevelopment Area” shall authorize the Borough to exercise all powers under the Redevelopment Law except the power of eminent domain.

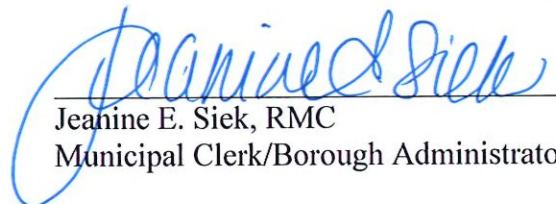
Section 4. In accordance with the Redevelopment Law, the Borough Council hereby directs the Borough Clerk to transmit a certified copy of this resolution forthwith to the Commissioner of the Department of Community Affairs and to all record owners and person(s) who filed a written objection with respect to the herein designation.

Section 5. If any part of this resolution shall be deemed invalid, such parts shall be severed and the invalidity thereby shall not affect the remaining parts of this resolution.

Section 6. A copy of this resolution shall be available for public inspection at the offices of the Borough Clerk.

Section 7. This resolution shall take effect immediately.

By my signature below, I, Jeanine E. Siek, RMC, do hereby certify that this is a true copy of a Resolution adopted by the Borough of Dumont Borough Council at a regular meeting of the Mayor and Council conducted on the 7th day of January 2025.


Jeanine E. Siek, RMC
Municipal Clerk/Borough Administrator

Appendix E – 219 Washington Proposed Concept Plan

New Multifamily
Development
219 Washington Avenue

Lot 22 Block 908
Dumont, New Jersey
Developer:
Fernando Builders LLC

VIRGONA
+
VIRGONA
ARCHITECTS / PLANNERS

100 WASHINGTON AVENUE, SUITE 200
DUMONT, NEW JERSEY 07620
TEL: 201.261.1000 FAX: 201.261.1001

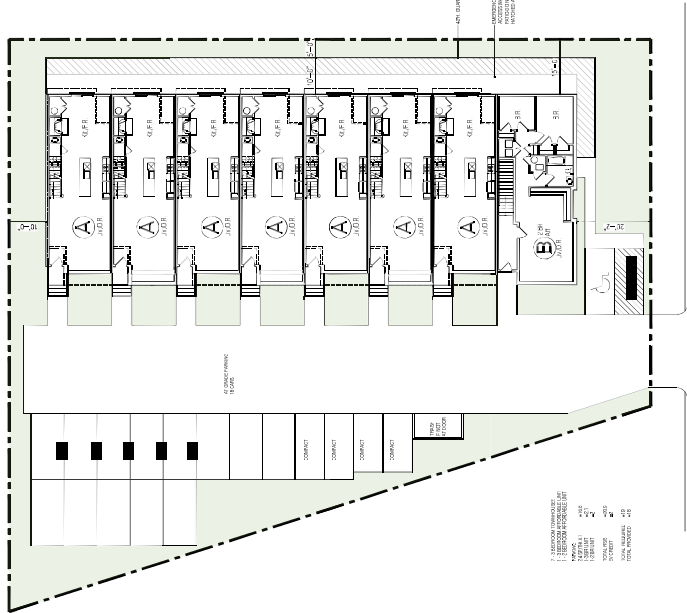


Comments

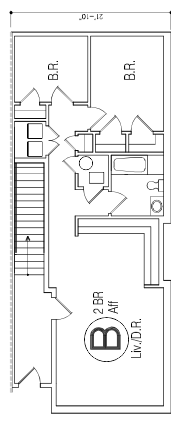
This drawing is the property of Virgona & Virgona, Inc. and shall remain the property of the firm. It is to be used only for the project and site indicated on the drawing. It is not to be reproduced, copied, or used for any other project without the written consent of the firm. The firm assumes no responsibility for the accuracy or completeness of the information provided by the client. The firm shall not be held responsible for any errors or omissions in this drawing.

Revisions

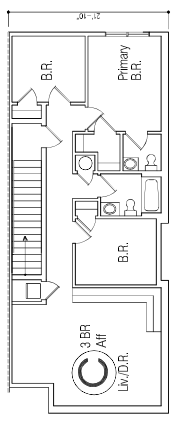
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Checked by	AV
Date	MAY 15, 2025
Scale	AS NOTED
Job No.	
Drawn by	A-1



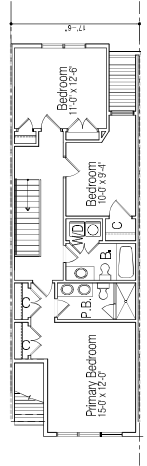
CONCEPTUAL SITE PLAN



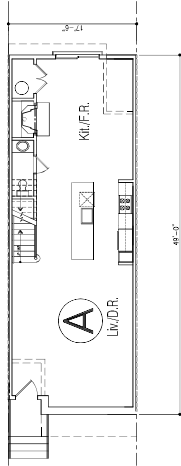
GROUND FLOOR AFFORDABLE UNIT



SECOND FLOOR AFFORDABLE UNIT



SECOND FLOOR - TYPICAL TOWNHOUSE



FIRST FLOOR - TYPICAL TOWNHOUSE



FRONT ELEVATION OF PROPOSED TOWNHOUSES

Appendix F– Other Compliance Documents

Additional items to be provided

DUMONT VACANT LAND ADJUSTMENT ANALYSIS											
BLOCK	LOT	ADDRESS	TAX CLASS	OWNER ADDRESS	OWNER ADDRESS	LOT DESCRIPTION	TAX ASSESSOR NOTES	Acres (Tax Record)	Acres (GIS)	Constraint	Unconstrained Acres
724	25	CONCORD ST	15C	50 WASHINGTON AVE	DUMONT NJ	2AC	VACANT LAND	2	2.0832	Irregular shape, stream, special flood hazard area, portions of the site are inaccessible, and site does not have proper street frontage access. The constraints combine to render the property fully constrained.	0
101	1	PROSPECT AVE	1	HAWORTH DR.	HAWORTH, N.J.	1.033 AC		1.033	1.2216	0 Development Yield. Part of Block 102, Lot 2 (Tax Coded 4A) which is an active golf course.	0
806	2	DIXON AVE	15C	50 WASHINGTON AVE	DUMONT NJ	320X120	VACANT LAND	0.8815	0.8781	Property faces unimproved Dixon Avenue and is Borough owned open space...	0
512	20	333 WASHINGTON AVE	1	397 COMMERCIAL AVE	PALISADES PARK, NJ	100X118		0.2709	0.2908	Under 0.83 Acres in Size	0
1109	21	FIRST STREET	15C	50 WASHINGTON AVE	DUMONT NJ	102X108	VACANT LAND	0.2529	0.2640	Under 0.83 Acres in Size	0
310	15	179 LENOX AVE	15C	50 WASHINGTON AVE	DUMONT NJ	98X100	VACANT LAND	0.225	0.2111	Under 0.83 Acres in Size	0
1220	7	SUNNYSIDE AVE	15C	50 WASHINGTON AVE	DUMONT NJ	80X105	VACANT LAND	0.1928	0.1860	Under 0.83 Acres in Size	0
708	11	LAFAYETTE STREET	15C	50 WASHINGTON AVE	DUMONT NJ	50X140	VACANT LAND	0.1607	0.1440	Under 0.83 Acres in Size	0
201	6	WAREHAM ROAD	15C	50 WASHINGTON AVE	DUMONT NJ	200X33	VACANT LAND	0.1515	0.1570	Under 0.83 Acres in Size	0
1109	3	WEST MADISON AVE	15C	50 WASHINGTON AVE	DUMONT NJ	60X104	VACANT LAND	0.1433	0.1367	Under 0.83 Acres in Size	0
309	17	180 LENOX AVE	1	82 APPLGATE ROAD	FREEHOLD, NJ	49X125		0.1406	0.1287	Under 0.83 Acres in Size	0
1105	22	ALADDIN AVE	15C	50 WASHINGTON AVE	DUMONT NJ	39X150	VACANT LAND	0.1343	0.1501	Under 0.83 Acres in Size	0
310	19	LEXINGTON AVENUE	1	162 LEXINGTON AVENUE	DUMONT NJ	50X100		0.1148	0.1200	Under 0.83 Acres in Size	0
310	2	RUCRETO	1	73 RUCRETO AVE.	DUMONT NJ	50X100		0.1148	0.1111	Under 0.83 Acres in Size	0
918	1	275 DEPEW ST	1	275 DEPEW ST	DUMONT NJ	50X100		0.1148	0.1213	Under 0.83 Acres in Size	0
716	5	77 SENECA	1	77 SENECA AVE.	DUMONT NJ	40X122		0.112	0.0991	Under 0.83 Acres in Size	0
1216	5	E MADISON	1	33 E MADISON AVE.	DUMONT NJ	50X97		0.1113	0.1117	Under 0.83 Acres in Size	0
824	10	VETERANS PLAZA	15C	150 WASHINGTON AVE	DUMONT NJ	40X118	VACANT LAND	0.1084	0.1110	Under 0.83 Acres in Size	0
1217	3	15 DUMONT AVE	1	11 DUMONT AVENUE	DUMONT NJ	50X85		0.0976	0.0971	Under 0.83 Acres in Size	0
1220	11	SUNNYSIDE	1	63 SUNNYSIDE AVENUE	DUMONT NJ	40X105		0.0964	0.0944	Under 0.83 Acres in Size	0
1109	1	W MADISON AVE	15C	50 WASHINGTON AVE	DUMONT NJ	40X100	VACANT LAND	0.0918	0.0921	Under 0.83 Acres in Size	0
1320	15	130 MAPLE STREET	1	130 MAPLE STREET	DUMONT NJ	40X100		0.0918	0.0921	Under 0.83 Acres in Size	0
906	7	EAST LINDEN AVE	15C	50 WASHINGTON AVE	DUMONT NJ	33X114	VACANT LAND	0.0864	0.0866	Under 0.83 Acres in Size	0
416	28	35 BEDFORD ROAD	1	92 MOLEHUENA LOOP	KAHULUI, HAWAII	100X37		0.0849	0.1111	Under 0.83 Acres in Size	0
1302	12	34 MAGNOLIA AVE	15C	50 WASHINGTON AVE	DUMONT NJ	25X100	VACANT LAND	0.0574	0.0564	Under 0.83 Acres in Size	0
1308	2	E MADISON AVE	15C	50 WASHINGTON AVE	DUMONT NJ	25X100	VACANT LAND	0.0574	0.0535	Under 0.83 Acres in Size	0
1309	3	DUMONT AVE	15C	50 WASHINGTON AVE	DUMONT NJ	25X100	VACANT LAND	0.0574	0.0574	Under 0.83 Acres in Size	0
605	3	LEXINGTON	1	89 LEXINGTON AVENUE	DUMONT, N.J.	25X100		0.0574	0.0584	Under 0.83 Acres in Size	0
807	14	ROOSMCKIN AVE	15C	50 WASHINGTON AVE	DUMONT N.J.	10X240	VACANT LAND	0.0551	0.1029	Under 0.83 Acres in Size	0
604	24	E LINDEN AVE	15C	50 WASHINGTON AVE	DUMONT NJ	25X87	VACANT LAND	0.0499	0.0559	Under 0.83 Acres in Size	0
1005	42	HOWARD STREET	1	127 SO. WASHINGTON AVE.	BERGENFIELD, NJ	21X100		0.0482	0.1090	Under 0.83 Acres in Size	0
1005	39.01	224 E. MADISON AVE.	1	224 E. MADISON AVE.	DUMONT N.J.	10 X 170		0.039	0.0501	Under 0.83 Acres in Size	0
208	19	121 STRATFORD ROAD	15C	50 WASHINGTON AVE	DUMONT N.J.	1600 SF	VACANT LAND	0.0367	0.0309	Under 0.83 Acres in Size	0
603	13	RANDOLPH GRANT AVES.	15C	50 WASHINGTON AVE	DUMONT N.J.	10X160	VACANT LAND	0.0367	0.0325	Under 0.83 Acres in Size	0
812	10	CATAWBA STREET	15C	50 WASHINGTON AVE	DUMONT NJ	20X75	VACANT LAND	0.0344	0.0344	Under 0.83 Acres in Size	0
516	19	E LINDEN AVE	15C	50 WASHINGTON AVE	DUMONT NJ	15X97	VACANT LAND	0.0334	0.0303	Under 0.83 Acres in Size	0
516	10	RANDOLPH AVE	15C	50 WASHINGTON AVE	DUMONT NJ	9X92	VACANT LAND	0.019	0.0235	Under 0.83 Acres in Size	0

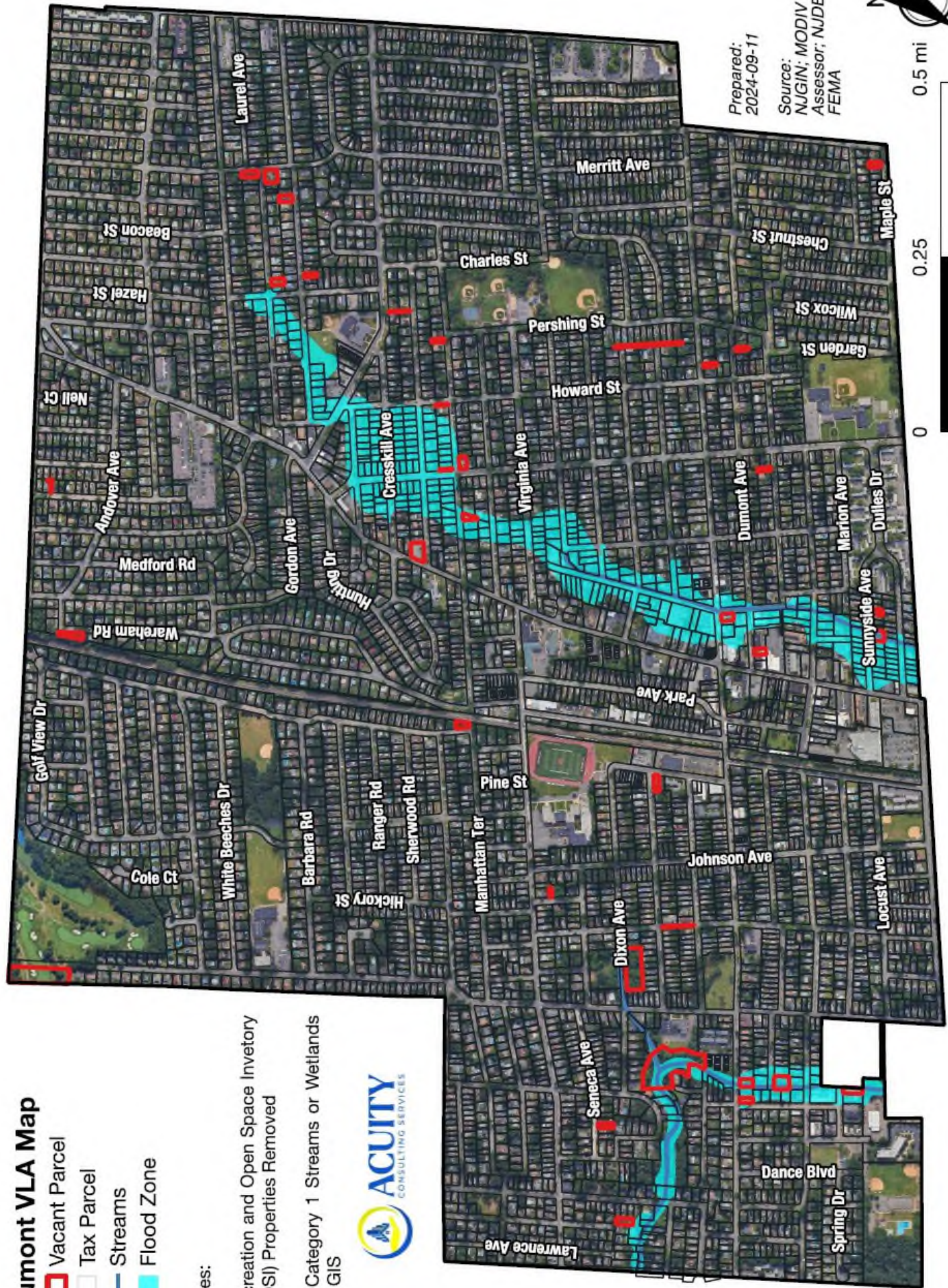
Dumont VLA Map

-  Vacant Parcel
-  Tax Parcel
-  Streams
-  Flood Zone

Notes:

Recreation and Open Space Inventory (ROS) Properties Removed

No Category 1 Streams or Wetlands per GIS



Prepared:
2024-09-11

Source:
NJGIN; MODIV Tax
Assessor; NUDEP;
FEMA



0.5 r

0.25

0

Land Uses

- Residential (1-4 Units)
- Multi-Family (5+ Units)
- Commercial
- Industrial
- School Property
- Public Property
- Church, Charitable, Exempt
- Vacant
- Cemeteries and Graveyards
- Class I Railroad Property

