

2025

Fourth Round Housing Element and Fair Share Plan

BOROUGH OF FORT LEE | BERGEN COUNTY, NEW JERSEY

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ENDORSED BY THE COUNCIL:

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Introduction

New Jersey's history in affordable housing can be tracked by to the first Supreme Court decision in 1975, Southern Burlington County NAACP v. the Township of Mount Laurel 67 N.J. 151 (1975) (known as Mount Laurel I). This historic case determined that every developing municipality through New Jersey had an affirmative obligation to provide its fair share of affordable housing. In 1983, the Supreme Court decided Southern Burlington County NAACP v. Township of Mount Laurel, 92 N.J. 158, 456 A.2d 390 (1983)(known as Mount Laurel II), which acknowledged that the vast majority of municipalities had not addressed their constitutional obligation to provide affordable housing and created the builder's remedy lawsuit, which allowed developers to sue non-compliant municipalities forcing them to accept their proposed projects at extremely high densities.

In response to an onslaught of builder's remedy lawsuits, the Legislature enacted the Fair Housing Act of 1985 (the "FHA"), which created the Council on Affordable Housing ("COAH") to review and approve municipal Housing Elements and Fair Share Plans. Every municipality in the State was required to provide a "realistic opportunity for a fair share of its region's present and prospective needs for housing low- and moderate-income families". Through this process, a Housing Element became a mandatory part of municipal master plan. In addition, a Fair Share Plan became the mandatory document that illustrates the means of achieving the affordable housing goals discussed more generally in the Housing Element.

To implement the FHA requirements, COAH adopted a series of regulations. First Round regulations were enacted in 1987. Second Round regulations were adopted by COAH in 1994. Third Round regulations were supposed to be adopted in 1999 when the Round 2 rules were set to expire, but the first iteration of Round 3 regulations were not adopted by COAH until 2004. After those regulations were invalidated by the courts, COAH adopted a second iteration of Third Round regulations in 2008. The second iteration of regulations were also invalidated by the Courts, and after COAH failed to adopt a third iteration of Third Round regulations in 2014, the Supreme Court issued In the Matter of the Adoption of N.J.A.C. 5:96 and 5:97 by the New Jersey Council on Affordable Housing, 221 N.J. 1 (2015) (Mount Laurel IV), in which it directed trial courts to assume COAH's functions and ruled that municipalities would have to get their Third Round Housing Elements and Fair Share Plans approved in the courts via the granting a Judgment of Compliance and Repose (JOR), rather than getting the plans approved by COAH.

Subsequently, on January 18, 2017, the Supreme Court decided In Re Declaratory Judgment Actions Filed by Various Municipalities, County of Ocean, Pursuant To The Supreme Court's Decision In In re Adoption of N.J.A.C. 5:96, 221 N.J. 1 (2015) ("Mount Laurel V"), which held that municipalities are also responsible for obligations accruing during the so-called "gap period," the period of time between 1999 and 2015. However, the Court stated that the gap obligation should be calculated as a never-before calculated component of Present Need, which would serve to capture Gap Period households that were presently in need of affordable housing as of the date of the Present Need calculation (i.e. that were still income eligible, were not captured as part of traditional present need, were still living in New Jersey and otherwise represented a Present affordable housing need).

In the Spring of 2024, the New Jersey Legislature passed, and Governor Murphy signed Law A4/S50 which amended the Fair Housing Act (N.J.S.A. 52:27D-301 et seq.)(hereinafter the "amendments" or the "Amended FHA"). The amendments provided direction and deadlines for how a municipality must meet its Fourth Round affordable housing obligations. This legislative effort was intended to create a more

efficient, open, and transparent process for the Fourth Round and all subsequent rounds. The amended FHA also permanently abolished COAH, and introduced a comprehensive structure for municipalities to meet their obligations before a new entity known as the Affordable Housing Dispute Resolution Program (hereinafter the “Program”), which consists of retired Mount Laurel judges and their Special Adjudicators, once known as Court Masters. The Program was created to approve Fourth Round Housing Elements and Fair Share Plans via the granting of a Compliance Certification, along with underlying orders to be entered into by the local vicinage trial court. The Program was also created to help municipalities mediate with objectors regarding their Fourth Round affordable housing obligations and the approval of the plans. The amended FHA also required the Department of Community Affairs (DCA) to take over the monitoring of affordable units in every municipality in the state, and to draft and release a report calculating non-binding Fourth Round municipal Present and Prospective Need obligation for every municipality in the state. The DCA released its Fourth Round numbers report in October of 2024. The amended FHA also ordered the New Jersey Housing and Mortgage Finance Agency (NJHMFA) to adopt new UHAC regulations. The amended FHA also changed the way municipalities receive bonus credits amongst other things.

The amended FHA also laid out the procedure to effectuate compliance with the Fourth Round of Affordable Housing (July 1, 2025 to July 1, 2035). Municipalities must complete a series of steps and, if the steps are timely completed, the municipality retains immunity from all exclusionary zoning lawsuits, including immunity from builder’s remedy lawsuits. The steps are as follows:

1. **Establish Present and Prospective Need Obligation Numbers – January 31, 2025.** The legislation required municipalities to adopt a Present- and Prospective Need Obligation numbers by resolution by January 31, 2025.
2. **Period to Challenge Numbers – February 1, 2025 to February 28, 2025.** Interested parties can file a challenge to the municipality’s adopted numbers.
3. **If Challenged, Numbers Reviewed and Settled – March 1, 2025 to April 1, 2025.** The Affordable housing Dispute Resolution program will review the municipality’s proposed obligation numbers and review the challenge presented.
4. **Adoption and filing of a Fourth Round Housing Element and Fair Share Plan – June 30, 2025.** The HEFSP must contain several components which must provide a realistic opportunity for the development of affordable housing units that will satisfy the municipality’s Rehabilitation, Prior Round, Third Round and Fourth Round affordable housing obligations. The statutory components of the Housing Element and Fair Share Plan include, among other things, an inventory of housing, demographic and employment analyses, and considerations of lands for suitable housing development. This document will also contain areas recommended for rezoning, redevelopment, or other land use strategies to effectuate such housing development. This document will address all of the statutory criteria required by the legislation to achieve conformance with this step.
5. **Challenges to the Fourth Round Housing Element and Fair Share Plan – August 31, 2025 to December 31, 2025.** Interested parties can file a challenge to the validity of the plan and the strategies to address the obligation contained therein- by August 31, 2025. Municipalities will have until December 31, 2025 to settle any challenge or provide an explanation as to why some or all the requested changes from the intervening party will not be made. If there is a settlement, it must be reviewed and approved by the Program, and then by the local vicinage Mount Laurel Judge for the county, who will issue an order approving the settlement and the equivalent of a

judgment of compliance and repose known as a Compliance Certification, which will grant a municipality immunity from all exclusionary zoning lawsuits until the end of the Fourth Round on June 30, 2035. If there is no settlement the Program will review the plan and issue a recommendation which goes to the Superior Court where the assigned Mount Laurel Judge for the county issues the Compliance Certification.

6. **Final Compliance Deadline – March 31, 2026.** The deadline for the Borough to adopt the implementing ordinances to align with the plan.

Municipal Summary

The Borough of Fort Lee is located at the eastern border of Bergen County, situated along the Hudson River atop the Palisades. The Borough has an area of approximately 2.87 square miles, 2.52 square miles of land and 0.35 square miles of water and is bound by Cliffside Park, Edgewater, Englewood, Englewood Cliffs, Leonia, Palisades Park, and Ridgefield.

Fort Lee is completely built out with diverse residential development and business accounting for the majority of land use types. Open space, recreation and other community facilities scattered throughout. Limited parcels, public open space, and environmental constraints limit future residential and commercial growth. Between 2010 and 2020 Fort Lee's population increased from 35,345 people to 40,191 people, a 13.7% increase.

Affordable Housing Obligation

On January 16, 2025, the Borough memorialized Resolution #R-5 stating the Present Need (rehabilitation) Obligation of 241 units and a Prospective Need Obligation of 360 units as revised by the Neglia Group. The resolution reserved the Borough's rights to a vacant land adjustment, durational adjustments, and all other applicable adjustments permitted in accordance with the act and COAH regulations.

The Borough's adopted resolution was challenged by the New Jersey Builder's Association (NJBA). As part of the program, the Borough entered into a successful settlement conference with the NJBA and determined **Fort Lee had Present Need obligation of 241 units and a Prospective Need Obligation of 366 units.**

Borough Goal

It is the overall goal of the Borough's Fourth Round Housing Element and Fair Share Plan is to provide the planning context in which access to low- and moderate-income housing can be provided in accordance with the requirements of the Fair Housing Act and the laws of the State of New Jersey.

Content of Housing Element

The Fair Housing Act requires that “the housing element be designed to achieve the goal of access to affordable housing to meet present and prospective housing needs, with particular attention to low- and moderate-income housing”. As per the MLUL, specifically N.J.S.A. 52:27D-310, a housing element must contain at least the following items:

- a. An inventory of the Borough’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 inventory the municipality shall have access, on a confidential bases 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 records cards;
- b. 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 issues, 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.c2(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 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;
- 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 recommendations of the Multigenerational Family Housing Continuity Commission, adopted pursuant to paragraph (1) of subsection f. of section 1 of P.L.2021.c273(C.52:27D-329.20);
- h. For a municipality located within the jurisdiction of the Highlands Water Protection and Planning Council, established pursuant to P.L.2024.c2(C.52:27D-304.1), and 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 the 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 transportations based on guidance and technical assistance from the State Planning Commission.

Inventory of Municipal Housing Stock

An inventory of the municipality's housing stock including an analysis of housing characteristics is presented in this section of the report.

Housing Age

At this time, the Borough of Fort Lee is fully developed. Most of the development activity in the Borough occurred between 1939 or earlier and 1970 with development declining for the next four decades.

The following table illustrates the age of the existing housing stock by year built.

Age of Housing Stock		
Year Built	Number of Units	Percent
Built 2020 or later	250	1.3%
Built 2010 to 2019	1,599	8.1 %
Built 2000 to 2009	799	4.0 %
Built 1990 to 1999	1,336	6.8 %
Built 1980 to 1989	2,639	13.4 %
Built 1970 to 1979	3,353	17.0 %
Built 1960 to 1969	4,025	20.4 %
Built 1950 to 1959	3,290	16.6%
Built 1940 to 1949	1,439	7.3%
Built 1939 or earlier	1,034	5.2 %
Total	19,764	100%

Source: 2023 ACS Table DP04

Housing Conditions

According to the 2023 ACS, there are 19,764 housing units in the Borough of Fort Lee. The Borough's housing stock includes single-family detached, single family attached (i.e. townhomes), multi-family dwellings, and mobile homes, and other unit types including boats, RV's, vans, etc. Single-family detached dwellings total 2,698 or 13.7% of the Borough's housing stock. Single-family attached homes comprise 1,300 or 6.6% of Fort Lee's housing stock. As the chart on the right indicates, there are 1,532 or 7.8% 2-unit dwellings, 434 or 2.2% 3-or-4-unit dwellings, 757 or 3.8%, 5-to-9-unit dwellings.

Housing Type by Units in Structure		
Unit Type	Number of Units	Percent
1-unit, detached	2,698	13.7%
1-unit, attached	1,300	6.6%
2 units	1,532	7.8%
3 or 4 units	434	2.2%
5 to 9 units	757	3.8%
10 to 19 units	820	4.1%
20 or more units	12,115	61.3%
Mobile home	97	0.5%
Other	11	0.1%
Total	19,764	100%

Source: 2023 ACS Table DC03

There are 820, 10-to-19-unit dwellings and 12,115, 20 or more-unit dwellings. Additionally, there are 97 mobile dwellings and 11 other dwellings in the Borough of Fort Lee.

According to the Census data there were 23 units lacking complete plumbing facilities, 272 units lacking complete kitchen facilities, and only 141 units lacking telephone service. Most of the units (60.6%) utilize natural gas as the primary house heating fuel, with the remainder utilizing bottled, tank or LP gas, electric heat, or fuel oil.

Condition of Housing Stock		
	Number of Units	Percent
Lacking complete plumbing facilities	23	0.1%
Lacking complete kitchen facilities	272	1.5%
No telephone service available	141	0.8%
Fuel Type	House Heating Fuel	
Utility gas	11,224	60.6%
Bottled, tank, or LP gas	306	1.7%
Electricity	5,558	30.0%
Fuel oil, kerosene, etc.	816	4.4%
Coal or coke	0	0.0%
Wood	0	0.0%
Solar energy	0	0.0%
Other fuel	212	1.1%
No fuel used	415	2.2%
Total	18,531	100%

Source: 2023 ACS table DP04

Housing with 1.01 or more person per room is an index of overcrowding. In 2023, the ACS found that there were 1,207 occupied housing units within the Borough that were “overcrowded”. There were 497 units with 1.01 to 1.50 occupants per room and 710 units with 1.51 or more occupants per room.

Occupants Per Room		
Occupants	Number of Units	Percent
1.00 or less	17,324	93.5%
1.01 to 1.50	497	2.7%
1.51 or more	710	3.8%
Total	18,531	100%

Source: 2023 ACS table DP04

Occupancy Status

According to the 2023 ACS estimates, 57.5% of the Borough’s occupied housing stock is owner occupied while 42.5% is renter occupied. The Borough’s housing vacancy rate is estimated to be 6.2% in 2023. A majority of vacant housing units fall under the “For rent” category with 515 units or 41.8%. For sale units comprise 100 units or 38.1%, of Fort Lee’s vacant units. See the table on the next page for additional details.

Occupancy Status		
	Households	Percent
Occupied Total	18,531	93.8%
Owner Occupied	10,647	57.5%
Renter Occupied	7,884	42.5%
Vacant Total	1,233	6.2%
For rent	515	41.8 %
Rented, not occupied	188	15.2 %
For Sale only	100	8.1 %
Sold, no occupied	141	11.4 %
Seasonal, recreational, or occasional use	46	3.7%
For migrant workers	0	0.0%
Other	243	19.7%
Total	19,764	100%

Source: 2023 ACS tables DP04 & B25004

Purchase and Rental Values

The ACS provides value estimates for owner-occupied housing units. The majority of Fort Lee's estimated 3,562 owner-occupied housing units are valued at \$500,000 to \$999,999. Homes valued between \$200,000 and \$299,999 account for 17.1% of owner-occupied units, while homes valued less than \$50,000 comprised 1.4% of the owner-occupied housing stock. See the table below for details.

Value of Owner-Occupied Units		
Value	Number of Units	Percent
Less Than \$50,000	153	1.4%
\$50,000 to \$99,999	631	5.9%
\$100,000 to \$149,999	762	7.2%
\$150,000 to \$199,999	817	7.7%
\$200,000 to \$299,999	1,823	17.1%
\$300,000 to \$499,999	1,757	16.5%
\$500,000 to \$999,999	3,562	33.5%
\$1,000,000 or more	1,142	10.7%
Total	10,647	100.0%

Source: 2023 ACS table DP04

The median monthly owner costs for persons with a mortgage was \$3,108 and the median monthly owner costs for persons without a mortgage was \$1,329.

Over 25% of rentals in Fort Lee have rents of \$3,000 or more per month. Units with rents between \$2,000 and \$2,499 comprise only 20.7 % of rentals in the Borough. Additionally, units with rents between \$3,000 or more per month comprise 21.1% of rentals in the Borough. The median gross rent paid for occupied units paying rent was \$2,255.

See the table on the next page for more information.

Cost of Rentals		
Cost	Number of Units	Percent
Less Than \$500	485	6.3 %
\$500 to \$999	249	3.3 %
\$1,000 to \$1,499	732	9.6 %
\$1,500 to \$1,999	1,550	20.3 %
\$2,000 to \$2,499	1,579	20.7 %
\$2,500 to \$2,999	1,073	14.0 %
\$3,000 or more	1,972	25.8 %
Total	7,640	100%

Source: 2023 ACS table DP04

Projection of Housing Stock

As per N.J.S.A. 52:27D-310, a housing element must contain a projection of the municipality's housing stock, including the probability of 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 probability of residential development of lands.

The Department of Community Affairs's Division of Codes and Standards website provides data on Certificates of Occupancy and demolition permits for both residential and non-residential development. Within the Division of Codes and Standards website is the New Jersey Construction Reporter, which contains building permit, certificate of occupancy, (hereinafter "CO"), and demolition data that is submitted by municipal construction officials within the State each month. The New Jersey Construction Reporter has information dating back to 2000, which can be used to show the Borough's historic development trends. The information provided in the chart below illustrate the trends since the last adopted Housing Element.

As shown in the table below, 1,910 new homes were built and issued COs between 2013 and 2023 while 360 units were demolished. As shown on the table below, a majority of the housing units constructed (164) were issued COs in 2016.

Historic Trends of Residential COs and Demolition Permits												
	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	Total
COs Issued	322	53	119	667	122	81	90	38	154	209	55	1,910
Demolitions	29	24	45	6	14	50	31	32	64	36	29	360
Total	61	77	164	673	136	131	121	70	218	245	84	2,270

Source: New Jersey Construction Reporter from the NJ DCA

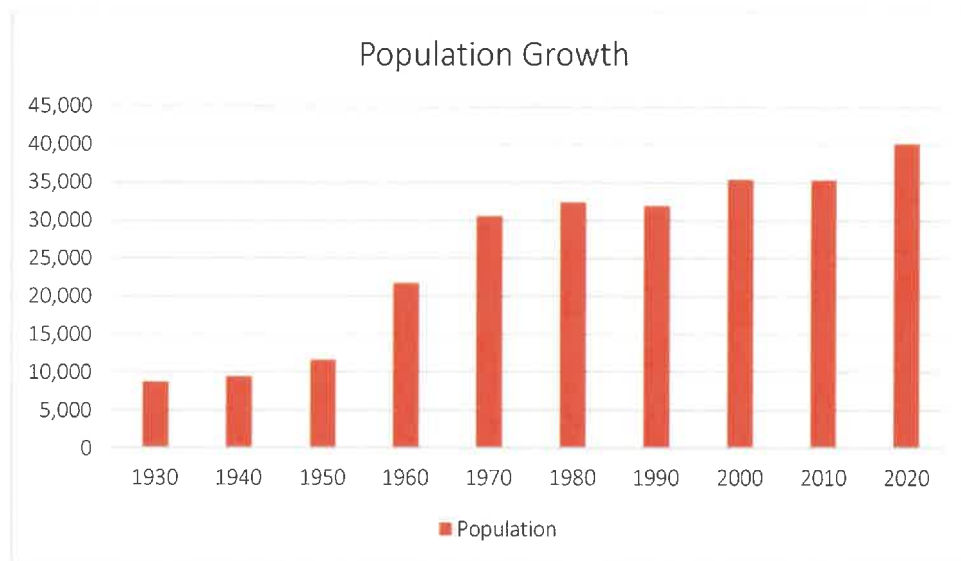
Analysis of the Borough's Demographic Characteristics

Fort Lee's population experienced rapid growth from 1930 until a slight decrease of 1.4% in 1990. The 2000s returned to an increase in population until a slight decrease in the 2010's. The 2020 US Census Bureau reports the Borough's population to be 40,191 people. The table and chart below provide additional information. It shall be noted that the five-year American Community Survey data from the US Census Bureau provided estimates of population, housing and employment estimates between the major

Census reports each decade. In an effort to display the most up to date information, the data used in this report is sourced from the 2018-2023 five-year ACS estimates.

Population Growth		
Year	Population	Percent Change
1930	8,759	-
1940	9,468	8.1%
1950	11,648	23.0%
1960	21,815	87.3%
1970	30,631	40.4%
1980	32,449	5.9%
1990	31,997	-1.4%
2000	35,461	10.8%
2010	35,345	-0.3%
2020	40,191	13.7%

Source: US Census Bureau, 2000, 2010, 2020



Age Distribution of Population

The 2023 ACS estimates that 39.3% of the population is between the ages of 25 and 54 years, while the percentage of children aged 19 or younger comprised 18.9% of the Borough's population. Between 2010 and 2020, residents aged 65 to 74 years comprised the largest age cohort increase from 28.5%. None of the age cohorts experienced a decrease in population. The ACS indicates that the Borough's median age increased between 2010 and 2020 from 43.6 years old to 46.5 years old. The racial composition of Fort Lee's population is predominantly white and Asian, accounting for 48.5% and 44.6% of the Borough's residents, respectively. See the tables on the next page for additional details.

Population By Age Cohort						
Age	2010 Total	2010 Percent	2020 Total	2020 Percent	2010-2020 Total Change	2010-2020 Percent Change
Under 5 years	1,815	5.1 %	1,862	4.6 %	47	2.58%
5 to 9 years	1,650	4.3 %	2,044	5.1 %	394	23.9%
10 to 14 years	1,575	4.7 %	1,888	4.7 %	313	19.9%
15 to 19 years	1,469	4.5 %	1,604	4.0 %	135	9.2%
20 to 24 years	1,375	4.3 %	1,487	3.7%	112	8.1%
25 to 34 years	4,485	13.9%	4,874	12.1 %	389	8.7%
35 to 44 years	5,463	15.2 %	5,926	14.7 %	463	8.5%
45 to 54 years	5,039	14.0 %	5,449	13.6 %	410	8.1%
55 to 59 years	2,313	6.4 %	2,753	6.8 %	440	19.0%
60 to 64 years	2,450	7.2 %	2,667	6.6 %	217	8.9%
65 to 74 years	3,749	10.3 %	4,817	12.0 %	1,068	28.5%
75 to 84 years	2,776	7.7 %	3,305	8.2 %	529	19.1%
85 years and over	1,186	2.5 %	1,515	3.8 %	329	27.7%
Total	35,345	100%	40,191			

Source: US Census Bureau Table P12 & 2023 ACS Table DP05

Racial Characteristics		
Race	# of Persons	Percent
One Race	36,201	90.9 %
White	16,144	44.6 %
Black or African American	1,094	3.0 %
American Indian and Alaska Native	29	0.1%
Asian	17,565	48.5 %
Native Hawaiian and Other Pacific Islander	52	0.1 %
Some Other Race alone	1,317	3.6 %
Two or More Races	3,617	9.1%

Source: 2023 ACS Table B02001

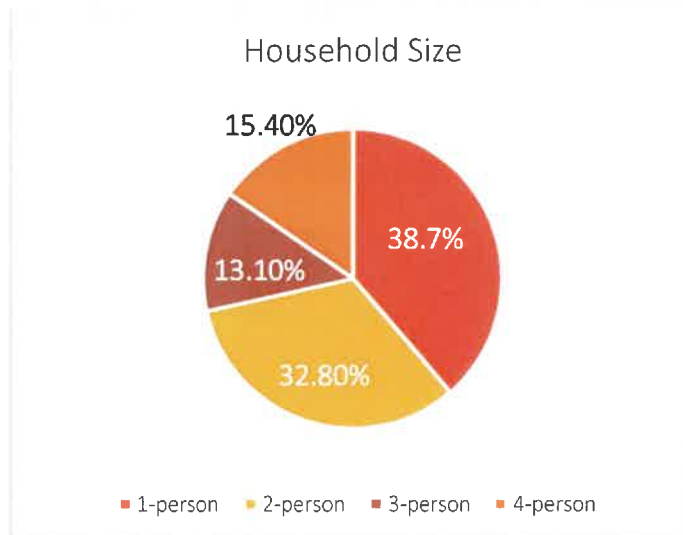
Household Demographics

The Borough of Fort Lee is primarily a fully developed multifamily residential community. There were 18,531 occupied housing units as compared to 1,233 vacant housing units. There were 10,647 owner occupied housing units compared to 7,884 renter occupied housing units. In addition, 55.9% or 10,362 of the housing units were occupied by family households as compared to 44.1% or 8,169 non-family households.

Household Type and Size		
Type	Number	Percent
Family Households	10,362	55.9 %
Married couple family	8,341	80.5 %
with children under 18	3,051	36.6 %
Male Householder, no spouse	656	6.3 %
Female Householder, no spouse	1,365	7.4 %
Non-family Households	8,169	44.1 %
Total	18,531	100%

Source: 2023 ACS Table S1101

The average household size of these units was 2.15 persons per household and the average family size was slightly higher at 2.91 persons per family. The tables below illustrate the Household Size for the Borough.



Household Size		
Size	Total	Percent
1-person	7,174	38.7 %
2-person	6,072	32.8 %
3-person	2,432	13.1 %
4 or more person	2,853	15.4 %
Total	18,531	100%

Source: 2023 ACS Table S2501

Income and Poverty Status

The ACS estimates that the median household, family, and per capita incomes for the Borough of Fort Lee was below the median household and family incomes for Bergen County and higher than the median household for New Jersey's median household income was \$105,535, compared to \$116,709 for the County and \$99,781 for the State. The median family income in the borough is roughly \$3,832 less than the county and approximately \$18,036 more than the State's. The median per capita income is slightly greater than the county and the State's.

Individual poverty is 8.4% in Fort Lee compared to 6.6% in the County and 9.7% in the State. See the table and chart on the next page for additional details.

Income Characteristics			
Income type	Borough of Fort Lee	Bergen County	New Jersey
Median Household Income	\$105,535	\$116,709	\$99,781
Median Family Income	\$139,980	\$143,812	\$121,944
Per Capita Income	\$65,753	\$62,627	\$52,583
Poverty Status (Percent of People)	8.4 %	6.6%	9.7%
Poverty Status (Percent of Families)	6.0 %	5.1%	7.1%

Source: 2023 ACS table S1901, B19301, S1701, and S1702

According to the 2023 ACS data, a majority of households (21.7%) in Fort Lee earn more than \$200,000 per year. This compares to 27% of households in the County and 20.4% of households in the State. On the opposite end of the spectrum, 3.4% of households earn \$10,000 to \$14,999 per year compared to 2.3% in the County and 2.8% in the State.

Household Income						
	Borough of Fort Lee		Bergen County		New Jersey	
	Total	Percent	Total	Percent	Total	Percent
Less Than \$10,000	945	5.1 %	12,831	3.6%	152,153.70	4.3%
\$10,000 to \$14,999	630	3.4 %	8,198	2.3%	99,076.80	2.8%
\$15,000 to \$24,999	815	4.4 %	14,257.52	4.0%	180,461.30	5.1%
\$25,000 to \$34,999	945	5.1 %	14,257.52	4.0%	183,999.80	5.2%
\$35,000 to \$49,999	1,445	7.8 %	23,168.47	6.5%	279,538.10	7.9%
\$50,000 to \$74,999	2,168	11.7 %	40,633.93	11.4%	467,076.30	13.2%
\$75,000 to \$99,999	1,853	10.0 %	38,851.74	10.9%	410,461	11.6%
\$100,000 to \$149,999	3,428	18.5 %	64,871.72	18.2%	640,460.07	18.1%
\$150,000 to \$199,999	2,279	12.3 %	43,129	12.1%	403,384.10	11.4%
\$200,000 or more	4021	21.7 %	96,238.26	27.0%	721,845.20	20.4%
Total	18,531	100%	356,438	100%	3,538,457	100%

Source: 2023 ACS table S1901

Fort Lee Employment Demographics

This chapter provides a snapshot of employment within Fort Lee, including the types of industries within the community. The 2023 ACS estimates that Fort Lee has 20,247 residents in the labor force. The labor force consists of approximately 60.1 % employed person and 3.1 % unemployed persons.

The majority of works within the Borough are reported to be private wage and salary workers. Just over 16,676 or 82.4 % of those employed fall into this category. Approximately 8.5% of workers are government employees and 8.9% are self-employed. The ACS estimates 59 workers are unpaid family workers.

Class of Worker		
Class of Worker	Number of Workers	Percent
Private wage and salary workers	16,676	82.4 %
Government workers	1,713	8.5 %
Self-employed in own not incorporated business workers	1,799	8.9 %
Unpaid family workers	59	0.3 %
Total Employed Residents	20,247	60.1 %
Total Unemployed Residents	1,061	3.1%

Source: 2023 ACS Table DP03

Occupational Characteristics

The ACS estimates that 59.6% of the Borough's residents are employed in management, business, science, and arts occupations. The service occupation employs 1,955 residents, or 9.7% of the working population. Sales and office occupations employs 19.5% or 3,946 residents. Natural resources, construction, and maintenance occupations employs 644 residents or 3.2% and production, transportation, and material moving occupations employs 1,642 residents and 8.1% of the working population.

Employed Civilian Population by Occupation (Age 16 Years or Older)				
Occupation	Borough of Fort Lee		Bergen County	
	Total	Percent	Total	Percent
Management, business, science, and arts occupations	12,060	59.6%	263,942	53.3%
Service occupations	1,955	9.7%	61,574	12.4%
Sales and office occupations	3,946	19.5%	101,185	20.4%
Natural resources, construction, and maintenance occupations	644	3.2%	25,740	5.2%
Production, transportation, and material moving occupations	1,642	8.1%	42,480	8.6%
Total	20,247	100%	494,921	100%

Source: 2023 ACS Table DP03

Employment Projections

The NJTPA estimates that employment within the Borough of Fort Lee will grow by 2,147 jobs by 2050. In order to achieve this projection, Fort Lee would need to create 61.3 new jobs per year during the 35-year period.

Employment Projections			
Year	Jobs	Change	Percent
2015	14,736	---	---
2050	16,883	2,147	0.4%

Source: NJTPA Plan 2050, Appendix E; NJTAP Plan 2040, Appendix A (for 2020 data)

Employment by Professions

According to the 2023 ACS there were 20,247 persons in the labor force in the Borough of Fort Lee and only 1,061 persons were unemployed. Educational services, and healthcare and social assistance made up the largest component of the workforce with 4,883 persons or 24.1%. The remainder of the workforce was generally uniformly divided amongst the fields of construction, manufacturing, retail trade, transportation and warehousing and utilities, information, finance and insurance and real estate and rental and leasing, professional, scientific, and management, and administrative and waste management services, arts, entertainment and recreation and accommodation and food services, other services, and public administration.

Employed Person by Profession		
Occupation	Number of Persons	Percent
Agriculture, forestry, fishing and hunting, and mining	0	0.0%
Construction	829	4.1 %
Manufacturing	1,627	8.0 %
Wholesale trade	1,296	6.4 %
Retail trade	2,074	10.2 %
Transportation and warehousing, and utilities	1,283	6.3%
Information	502	2.5 %
Finance and insurance, and real estate and rental and leasing	2,186	10.8 %
Professional, scientific, and management, and administrative and waste management services	2,797	13.8 %
Educational services, and health care and social assistance	4,883	24.1 %
Arts, entertainment, and recreation, and accommodation and food services	1,691	8.4 %
Other services, except public administration	696	3.4%
Public administration	383	1.9 %
Total	20,247	100%

Source: 2023 ACS Table DP03

Capacity for Fair Share

This chapter of the HEFSP provides the following information as required by the rules:

- The Borough's capacity to accommodate its housing needs.
- 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.
- Lands of developers who have expressed a commitment to provide low- and moderate-income housing.
- The location and capacities of existing and proposed water and sewer lines and facilities relevant to the proposed affordable housing sites.

Land Capacity

The Borough of Fort Lee capacity to construct creditable units toward satisfying its affordable housing obligation is determined by three components – available land, water capacity, and sewer capacity. Additionally, land development is limited by wetland and associated buffers, flood plains, parcel size, and municipal regulations.

Utility Capacity

There is sufficient overall water and sewer capacity to serve proposed development throughout the Borough. However, to determine if infrastructure upgrades are required, the Borough would need to perform a detailed study of the affordable housing sites and their surrounding utility infrastructure. The study would need to include sanitary sewer and water service reports for each development, the condition, size, location and existing capacities and pressures would need to be determined.

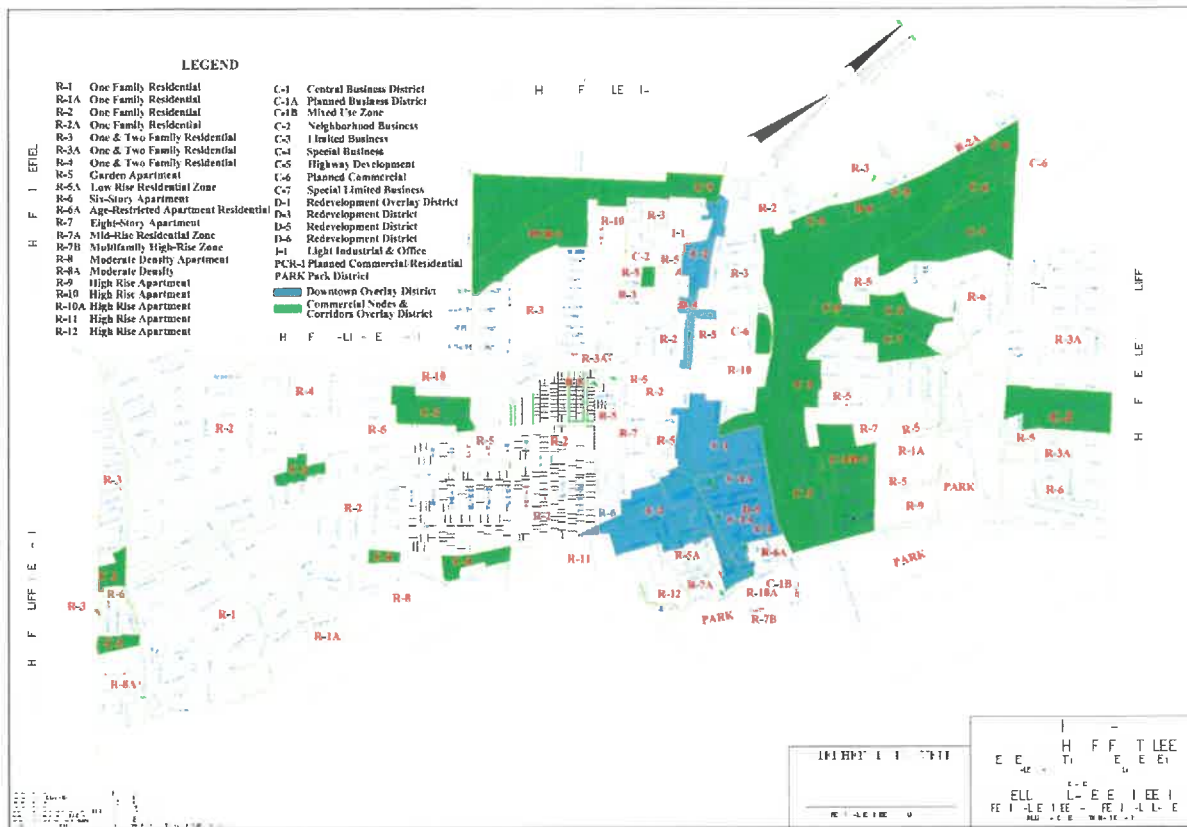
Appropriate Locations for Affordable Housing

Land that is most appropriate for the construction of low- and moderate-income housing in the Fourth Round includes the following anticipated projects:

1. 453-459 Main Street – (Block 4551, Lots 3, 4, 5, & 6) The Borough has passed a resolution to initiate the redevelopment process with these parcels. The Borough has engaged Neglia Group to prepare an Area in Need of Redevelopment Study which will be heard by the planning board on June 23, 2025. If designated and a redevelopment plan is adopted, this site would be an ideal place for residential units inclusive of an affordable housing set aside as the site has access to roads, utilities, and water.

Anticipated Development Patterns

Anticipated land use patterns within the Borough of Fort Lee will follow the established zoning map (shown on the following page). The Borough has a variety of zoning districts including one-family, two-family, multi-family, age-restricted, business, commercial, light industrial, and park.



Multigenerational Family Housing Continuity

Pursuant to the Amended FHA, 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.

November 8, 2021, the Senate and General Assembly of the State of New Jersey adopted C.52:27D-329.20, which established 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.

The bill requires each Municipality’s Housing Plan Element to provide an analysis of the extent to which municipal ordinances and other local factors advance or detract from the goal as described in the recommendations of the commission.

The Borough of Fort Lee has a history of being committed to promoting multigenerational family continuity and will continue to do so through the Fourth Round. Fort Lee has diverse housing options in a manner consistent with the regulation. Additionally, the Borough is employing a variety of approaches to accomplish this task through zoning specifically for age-restricted dwellings, a variety of housing types and affordability levels in close proximity to public transportation (such as bus stops), shopping centers, and the downtown. The Borough has a number of senior housing options and a Borough sponsored Senior Center.

Consistency with the State Development and Redevelopment Plan

The Fourth Round Housing Element and Fair Share Plan is consistent with the 2001 State Development and Redevelopment Plan (SDRP) and the proposed SDRP that is currently in cross-acceptance process as the projects will provide a realistic opportunity for the construction of affordable housing as the projects are located in State Planning area designated as PA-1, which is the Metro Planning Area. Pursuant to the SDRP, PA-1 is the preferred location for redevelopment for compact growth. The development of affordable housing in PA-1 is consistent with the overall State Development and Redevelopment Plan goal to direct redevelopment and growth into PA-1 areas as the intentions of the Metropolitan Planning Area are to provide for much of the state's future redevelopment promote growth in compact forms. The Borough's Fourth Round Plan is consistent with the 2001 SDRP.

Affordable Housing Trust Fund

The Borough of Fort Lee maintains an Affordable Housing Trust Fund Chapter 261 of the Borough's Municipal Code.

The Spending Plan is included in the appendix to this Housing Plan, which discusses the anticipated revenues, collection of revenues and the use of revenues, was prepared in accordance with former COAH's applicable substantive rules. All collected revenue will be placed in the Borough's Affordable Housing Trust Fund and may be dispensed for the use of eligible affordable housing activities, but not limited to:

- Rehabilitation program;
- New construction of affordable housing units and related development costs;
- Extensions or improvements of roads and infrastructure directly serving affordable housing development sites;
- Acquisitions and/or improvements of land to be used for affordable housing;
- Purchase of affordable housing units for the purpose of maintaining or implementing affordability controls;
- Maintenance and repair of affordable housing units;
- Repayment of municipal bonds issued to finance low and moderate-income housing activity; and,
- Any other activity as specified in the approved spending plan.

However, the Borough is required to fund eligible programs in a Court-approved Housing Element and Fair Share Plan, as well as provide affordability assistance.

At least 30% of collected development fees shall be used towards affordability assistance. Affordability assistance became a statutory requirement in Fair Housing Act and shall be used to provide affordability assistance to low- and moderate-income households in affordable units included in a municipal Fair Share Plan. At least one third (1/3) of the affordability assistance must be expended on very-low-income units. Additionally, no more than 20% of the revenues collected from development fees each year, shall be expended on administration, including, but not limited to, salaries and benefits for municipal employees or consultant fees necessary to prepare or implement a rehabilitation program, a new construction program, a housing element and fair share plan and/or an affirmative marketing program.

Monitoring

The Borough had and will continue to comply with monitoring provisions consistent with those required by the Amended Fair Housing Act. The monitoring requires regular tracking of progress towards meeting the affordable housing obligations and ensuring the affordable units and affordable housing trust fund are administered properly as follows:

- February 15th of each year- The Borough will provide an annual reporting of the status of all affordable housing activity within the Borough through posting on the municipal website and certifying the account on the Department of Community Affairs' portal.

Fair Share Plan

Content of Fair Share Plan

The Fair Share Plan contains the following information:

- Regional income limits;
- Description of existing credits intended to satisfy the obligation;
- Description of proposed mechanisms that will be used to meet any outstanding obligations; and
- An implementation schedule that sets forth a detailed timeline for units to be approved.

Regional Income Limits

Dwelling units are affordable to low- and moderate-income households if the maximum sales price or rental cost is within their ability to pay such costs, based on a specific formula. COAH historically provided income limits based upon the median gross household income of the affordable housing region in which the household is located. A moderate-income household is one with a gross household income equal to or more than 50% but less than 80% of the median gross regional household income. A low-income household is one with a gross household income equal to 50% or less of the median gross regional household income. Very-low-income households are those with a gross household income equal to 30% or less of the median gross household income. Fort Lee is located in Region 1, which contains Bergen, Hudson, Passaic, and Sussex County.

Using the 2024 regional income limits, a four-person household moderate-income is capped at \$96,329. Two-person households could make up to \$77,064 and be considered a moderate-income household or make up to \$48,165 and be considered a low-income household. See the table below for greater detail.

2024 Regional Income Limits for Region 1				
Income	Household Size			
	1 Person	2 Person	3 Person	4 Person
Median	\$84,288	\$96,329	\$108,371	\$120,412
Moderate	\$67,431	\$77,064	\$86,697	\$96,329
Low	\$42,144	\$48,165	\$54,185	\$60,206
Very Low	\$25,286	\$28,899	\$32,511	\$36,124

Source: https://ahpnj.org/member_docs/Income_Limits_2024_FINAL.pdf

Prior and Third Round Compliance

The Borough of Fort Lee adopted a Housing Element and Fair Share Plan on October 7, 2024, which was waiting to receive Third Round Judgment of Compliance and Repose. However, the Special Master was looking into an issue regarding a deed and the Borough never received certification. The Third Round Fair Share Plan identifies the manner in which the Borough's fair share affordable housing obligations – inclusive of a 241-unit Present Need (Rehabilitation) obligation and 366-unit Fourth Round Prospective Need obligation are to be addressed.

Third Round Rehabilitation Obligation

The 2024 Housing Element and Fair Share Plan stated it would address its 219-unit Third Round Rehabilitation Obligation through a variety of mechanisms. The Borough participated in the Bergen County Home Improvement program, as well as allocated Affordable Housing Trust Fund monies to the

Fort Lee Housing Authority. Additionally, the Borough determined in the event that these sources were insufficient to fund the program, the Borough was prepared to fund/bond any shortfall.

Fourth Round Compliance Status

Fort Lee's Fair Share Plan describes the various projects and strategies the Borough proposes to address its affordable housing obligations. There are four components – the Borough's Present Need (Rehabilitation) Obligation, Prior Round Obligation, Third Round Obligation and Fourth Round Prospective Need Obligation.

Affordable Housing Obligations

This Fourth Round Housing Element and Fair Share Plan addresses the following affordable housing obligations:

Present Need (Rehabilitation Obligation): **241**

Prior Round Obligation (1987-1999): **180**

Third Round Obligation (1999-2025): **427**

Fourth Round Prospective Need Obligation (2025-2035): **366, RDP of 30 units**

Addressing The Present Need

The Borough plans to meet its two hundred and forty-one (241) unit Present Need obligation through continuing participation in the Bergen County Home Improvement program and participation in allocating additional monies to the Fort Lee Housing Authority. Both programs were utilized in the previous round and continue to be successful. Said municipal program shall meet the requirements in N.J.A.C. 5:93-5.2.

Addressing The Prior Round Obligation and The Third Round Obligation

The Borough has a Prior Round Obligation of **one-hundred and eighty (180)** and a Third Round Obligation of **four hundred and twenty-seven (427)**. There is therefore no Prior or Third Round Obligation for the Borough to address. The Borough met its Prior Round obligation through a combination of 100 percent affordable housing projects, supportive and special needs housing, and senior projects. The projects include rental units as well as family units. Additionally, the Borough adopted an overlay zone in two areas of the municipality.

The table on the following page illustrates the projects for the Prior Round and Third Round and the status of each project.

Projects to Address Fort Lee's Prior and Third Round Obligation						
Block and Lot	Address	Project Type	Total Affordable Units	Rental Bonuses	Credits	Status
B: 2752 L: 20	1403,1405,1407 Teresa Drive	Surplus Credits		-	10 surplus credits	Complete
Total Bonus Credits from Prior Round – 10 units						
B: 4355 L: 13.02, 17, 18, 19	69 Main Street	Family Rental	45	45	90	Complete
B: 6959 L: 11	2423 First Street	Family Rental	2	2	4	Complete
B:6451 L: 5.04	One Executive Drive North	Family Rental	22	22	44	Complete
B:6451 L: 5.02 and 5.03	2 Executive Drive and One Executive Drive South	Family Rental	79	---	79	Redevelopment Plan Approved
B:2752 L: 19	1435 Tenth Street	Family Rental	3	---	3	Complete
B: 4355 L: 14, 15, 16, 11, 12, 20, 21, 22, & 23	90-100 Main Street and 1636 and 1640 Kaufer Lane & 55, 51, 47 Main Street	Family Rental	46	---	46	Approved by Planning Board
B: 2251 L: 3	1355 Fifteenth Street	Family Rental	20	20	40	Under Construction
Total Family Rental Units			217	89	396	
B: 1653 L: 1.01 & 1.02	1253 and 1255A-1255E Inwood Terrace	Special Needs/Supportive Housing	13	13	26	Complete
B: 4951 L: 12	620 Church Lane	Special Needs/Supportive Housing	5	5	10	Complete
Total Special Needs/Supportive Housing			18	18	36	
B: 2651 L: 2	1546 Route 46 West	Senior Rental (Assisted Living)	11	---	11	Approved
B: 4651 L: 7.01	319 Main Street	Senior Rental	96 (total of 124 units, 28 units not counted due to cap)	---	96	Planning
Total Senior Units			107	—	107	
TOTAL FOR THIRD ROUND			352	107	459 (32 credit surplus)	

SUMMARY TABLE	
CREDITS TO PRIOR ROUND OBLIGATION	190 (includes 10 surplus credits toward Third Round)
CREDITS TO THIRD ROUND OBLIGATION	459 (includes 10 surplus credits from Prior Round)
<i>Maximum Rental Bonuses Taken (25% of 427 = 107)</i>	107
<i>Minimum Family Required (50% of 320 = 160)</i>	217
<i>Maximum Age Restricted (25% of 427 = 107)</i>	107
<i>Minimum Rental Units Required (25% of 427 = 107)</i>	342
<i>Minimum Family Rental (50% of 107 = 53.5)</i>	217

Addressing The Fourth Round Prospective Need Obligation

The Borough will address its Fourth Round Prospective Need Obligation of **three hundred and sixty-six (366)** as follows:

Fourth Round Rental Obligation

The Borough must provide at least 25 percent of the Prospective Need component to through rental units. Therefore, based on the Borough's obligation of 366, its rental obligation is 25 percent, or ninety-two (92) units. In consideration of the adjusted obligation, the rental obligation is 8 units. The Borough anticipates rental units will be generated through the Mandatory Set-Aside Ordinance (MSO).

Fourth Round Age-Restricted Housing

Municipalities are permitted to age-restrict up to 30 percent of the Fourth-Round obligation of 366, or one-hundred and ten (110 units). In consideration of the adjusted obligation, the age-restricted cap is nine (9).

Fourth Round Very-low-Income Housing Obligation

As a result of the July 2008 amendments to the Fair Housing Act, all municipalities have an obligation to ensure that at least 13 percent of affordable units being provided Borough wide, with the exception of units constructed as of July 1, 2008, and units subject to preliminary or final site plan approval as of July 1, 2008, are affordable to very low-income households (households that earn 30 percent or less of the median income).

The Borough anticipates that additional very-low-income units will be provided via future affordable housing projects through the Mandatory Set Aside Ordinance. The Borough will ensure that the 13% very-low-income obligation is satisfied through any new projects, and that any very-low-income units built after 2008 are inventoried and accounted for.

Fourth Round Rental Bonus Credits

The Borough is entitled to rental bonus credits according to the maximum 25% cap permitted. Based upon the Fourth-Round obligation of 366, the Borough is permitted up to one-hundred and ten (110) bonus credits. In consideration of the adjusted obligation, the bonus cap is nine (9).

Fourth Round Family Units

The minimum number of Fourth Round units that are required to address its prospective need affordable housing obligation through the creation of housing available for families with children is 50%. Therefore,

the Borough would require a minimum of 50% of the total Fourth Round obligation of 366 less the total of bonus credits of 110, or a 50% requirement of 128 units. In consideration of the adjust obligation, 11 units.

Vacant Land Adjustment

Future development opportunities in Fort Lee were assessed as part of a vacant land adjustment and the imposition of a realistic development potential (RDP) analysis that was undertaken pursuant to COAH's Second Round regulations. As discussed in more details in the Appendix section of this report. The VLA determined there are no lands within the Borough that are vacant and developable and future development would have to take place in the form of redevelopment. Based on the approved projects listed in the table below, the Borough has determined that it has an RDP of 30 affordable housing units.

Projects to Address Fort Lee's Prior and Third Round Obligation				
Block and Lot	Address	Project Type	Total Affordable Units	Status
B: 7160 L: 3	2365 Hudson Terrace	<i>Family Rental</i>	15	Approved by ZBA
B: 5952 L: 1	2130 Center Ave	<i>Family Rental</i>	6	Approved by ZBA
B:6451 L: 5.04	1550 Bergen Boulevard	<i>Family Rental</i>	5	Approved by ZBA
B:7151 L: 4	2464 Lemoine Ave.	<i>Family Rental</i>	2	Approved by ZBA
B:4454 L: 22	511 Main Street	<i>Family Rental</i>	2	Approved by ZBA
TOTAL FOR FOURTH ROUND			30	

Mandatory Set-Aside Ordinance (MSO)

The Borough currently has a Borough-wide Mandatory Set-Aside Ordinance (Section 410-86E(1)) to require a minimum of 10% affordable housing set aside of all units. The ordinance states:

"Any future multifamily development of five or more new housing units in the Borough developed through municipal rezoning; Planning Board approval, Zoning Board approval, redevelopment or rehabilitation plan is required to include an affordable housing set aside of at least 10% of all units."

The Borough has captured new affordable housing units from existing projects, infill development, and redevelopment plans previously during the Prior and Third Round, it is anticipated that this Ordinance will continue to capture affordable housing units. Additionally, the Borough will continue to monitor Redevelopment Plans and increase the affordable housing set aside on a case-by-case basis. Should this ordinance not continue the contribution of affordable housing in a meaningful way, the Borough can consider amending it in the future to require a larger set aside.

Appendices

A-1 Affirmative Marketing Plan

A-2 Draft Spending Plan

A-3 Vacant Land Adjustment

A-4 Key Affordable Housing Terms

A-5 Maps

Affirmative Marketing Plan

Each municipality is required to establish and maintain an Affirmative Marketing Plan which is maintained in accordance with *N.J.A.C. 5:80-26*. The Affirmative Marketing Plan applies to all developments that contain low and moderate-income units. The Affirmative Marketing Plan is a regional marketing strategy design to attract buyers and/or renters of all majority and minority groups, regardless of race, creed, color, national origin, ancestry, marital or familial status, gender, affectional or sexual orientation, disability, age or number of children to housing units which are being marketed by a developer/sponsor, municipality and/or designated administrative agency of affordable housing.

The affirmative marketing program is a continuing program and will meet the following requirements:

- The affirmative marketing process for available affordable units shall begin at least four (4) months prior to excepted occupancy. Advertising and outreach shall take place during the first week of the marketing program and each month thereafter until all available units have been leased or sold.
- One advertisement will be published in the following newspaper(s) of general circulation within the housing region: The Record
- The advertisement will include the following:
 - The location of the units;
 - Directions to the housing units;
 - A range of prices for the housing units;
 - The size, as measured in bedrooms, of the housing units;
 - The maximum income permitted to qualify for the housing units;
 - The business hours when interested households may obtain an application for a housing unit; and;
 - Application fees, if any.
- Signs, posters or brochures of available affordable housing units or affordable housing programs should be displayed at all municipal buildings as well as libraries, and developer's sales offices.

The Affirmative Marketing Program should reach out to local religious groups and civic organizations that are likely to apply, or help members apply for housing. This should include sending quarterly flyers and, or applications for circulation.

Developers of affordable housing should be required to aid in the marketing of the affordable units in their prospective development.

The program should actively continue for as long as low and moderate-income units are initially available and continue when occupancy or re-occupancy becomes necessary.

Draft Spending Plan

Draft Spending Plan

Introduction

A development fee ordinance creating a dedicated revenue source for affordable housing following state guidelines. The ordinance established a fee of 1.5% of equalized assessed value for new residential construction and 2.5% for new commercial construction. Please see below per the ordinance:

Residential Development Fees

all residential developers shall pay a mandatory development fee equal to 1.5% of the equalized assessed value for each residential unit constructed, provided that no increased density (above what is permitted as of right by the existing zoning) is permitted. This mandatory fee shall be calculated as follows: $0.015 \times$ equalized assessed value \times number of units.

Nonresidential Development Fee

involving new construction on unimproved lot or lots, the fee shall be based on the equalized assessed value of the land and improvements. If an existing structure is demolished and replaced, the development fee of 2.5% shall be calculated on the difference between the equalized assessed value of the land and preexisting improvements thereon and the equalized value of the newly constructed structure and the land. Such calculation being made at the time the final certificate of occupancy is issued. If the calculation required under this section results in a negative number, the nonresidential development fee shall be zero.

The ordinance established the Borough of Fort Lee Affordable Housing Trust Fund. All development fees, payments in lieu of constructing affordable units on site, funds from the sale of units with extinguished controls, and interest generated by affordable housing fees are deposited in a separate interest-bearing affordable housing trust fund account for the purpose of affordable housing.

The ordinance established the Borough of Fort Lee Affordable Housing Trust Fund. All development fees, payments in lieu of constructing affordable units on site, funds from the sale of units with extinguished controls, and interest generated by affordable housing fees are deposited in a separate interest-bearing affordable housing trust fund account for the purposes of affordable housing. Borough of Fort Lee has prepared this Spending Plan to guide the allocation of funds within the Borough of Fort Lee Housing Trust Fund.

As of December 31, 2024, the Borough of Fort Lee has as indicated in the Table 1 below the funds in its Affordable Housing Trust Fund.

1. Revenues

As of December 31, 2024, Fort Lee has collected \$ 1,932,560.11. All development fees, payments in lieu of constructing affordable units on site, funds from the sale of units with extinguished controls, and interest generated by the fees are deposited in a separate interest-bearing affordable housing trust fund for the purposes of affordable housing. These funds shall be spent in accordance with N.J.A.C. 5:97-8.7-8.9, as described in the sections that follow.

To calculate a projection of revenue anticipated during the period of fourth round, the Borough of Fort Lee considered the following:

- 1) Development fees:

- a. Residential and nonresidential projects which have had development fees imposed upon them at the time of preliminary or final development approvals;
 - b. All projects currently before the planning and zoning boards for development approvals that may apply for building permits and certificates of occupancy; and
 - c. Future development that is likely to occur based on historical rates of development.
- 2) Payment in lieu (PIL): Actual and committed payments in lieu (PIL) of construction from developers as follows:
 - 3) Other funding sources:
 - a. Funds from other sources, including, but not limited to, the sale of units with extinguished controls, repayment of affordable housing program loans, rental income, and proceeds from the sale of affordable units.
 - 4) Projected interest:
 - a. Interest on the projected revenue in the municipal affordable housing trust fund at the current average interest rate.

Projected Revenue												
Source of Funds	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	Total
Development Fees – Projected Development	0	0	0	0	0	0	0	0	0	0	0	0
Payments in Lieu of Construction	0	0	0	0	0	0	0	0	0	0	0	0
Other Funds	0	0	0	0	0	0	0	0	0	0	0	0
Interest	0	20,000	20,000	20,000	20,000	20,000	20,000	20,000	20,000	20,000	20,000	220,000
Total	1,932,560.11	1,952,560.11	1,992,560.11	2,012,560.11	2,032,560.11	2,052,560.11	2,072,560.11	2,092,560.11	2,112,560.11	2,132,560.11	2,152,560.11	2,152,560.11

The *Borough of Fort Lee* does not project additional revenue to be collected during 2025. The *Borough of Fort Lee's* trust fund balance has total deposits of **\$ 1,932,560.11** available to fund and administer its affordable housing plan. All interest earned on the account shall be used only for the purposes of affordable housing.

2. Collection and Distribution of Funds

The following procedural sequence for the collection and distribution of development fee revenues shall be followed by *the Borough of Fort Lee*.

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

2) Distribution of development fee revenues:

Distribution of development fee revenues: Fort Lee Borough will distribute funds with the oversight of the Borough Council. The Council will work with the Borough Administrator and the Municipal Housing Liaison to manage the projects outlined in this spending plan.

3. Expenditures

Fort Lee proposes to use the monies in its Affordable Housing Trust Fund for the following purposes:

- 1) Rehabilitation and new construction programs and projects (N.J.A.C. 5:97-8.7) Borough Rehabilitation Program: The Borough's efforts to meet its present need include a municipally sponsored local rehabilitation program and participation in the County's rehabilitation program. This is sufficient to satisfy the Borough's present need obligation of two-hundred and forty-one (241) units.

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

Administrative Expenses (N.J.A.C. 5:97-8.9) Fort Lee will dedicate no more than twenty percent (20%) of revenue from the affordable housing trust fund to be used for administrative purposes. The current budget for administrative expenses is **\$430,512.02** subject to the twenty percent (20%) cap are as follows:

- Legal fees associated with affordable housing administration;
- Planning fees for any necessary updates and/or revision to the Housing Element and Fair Share Plan; and
- Other expenses associated with the development and implementation of the Housing and Fair Share Plan and the monitoring of current and future affordable housing programs within Fort Lee Borough.

Actual Development Fees and Interest thru May 2025		\$1,932,560.11
Projected Development Fees and Interest thru 2035	+	\$220,000
Payments in lieu of construction	+	\$0.00
Less RCA expenditures thru 5/21/2025	-	\$0.00
Total	=	\$2,152,560.11
Calculate twenty percent (20%)	X .20	\$430,512.02
Less admin expenditures thru Dec 2035	-	\$0.00
Projected Maximum available for administrative expenses Thru December 2035	=	\$430,512.02

4. Planned Expenditures

Borough of Fort Lee intends to use affordable housing trust fund revenues for the creation and/or rehabilitation of housing units and to assist residents through affordability assistance programs.

The Borough of Fort Lee has engaged the services of affordable housing consultants to scope the best fit housing solutions that would include the rehabilitation of existing units, construction of new units either as a Borough initiative or in the context of significant redevelopment project and per the as Fort Lee Borough Housing Ordinance.

5. Excess or Shortfall of Funds

Implementation of the affordable housing program in the Spending Plan will satisfy Fort Lee's current affordable housing obligation. In the event of excess funds, any remaining funds above the amount necessary to satisfy the municipal affordable housing obligation will be used for a future round of municipal affordable housing obligation and additional affordability assistance funding. In the event of a shortfall of funds, the Borough would use municipal funds through bonding. It shall be noted that the affordability assistance funding would be allocated to security deposit assistance, rental assistance, and emergency repair assistance associated with the five accessory apartment units proposed.

1. Barrier Free Escrow

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

Summary

Borough of Fort Lee intends to spend affordable housing trust fund revenues pursuant to N.J.A.C. 5:97-8.7 through 8.9 and consistent with the housing programs outlined in the Housing Plan Element.

As of December 31, 2024, the *Borough of Fort Lee* has a balance of **\$1,932,560.11**. The Borough of Fort Lee will apply the balance per the guidance and recommendations of affordable housing stakeholders.

Vacant Land Analysis

N.J.A.C. 5:93-4.2 provides a mechanism for a municipality to adjust its affordable housing obligations based on a lack of vacant, available, suitable, developable, and approvable land. To demonstrate a lack of capacity to address the Borough's municipal housing obligation, all vacant parcels in the municipality were analyzed to determine the development potential of each property, and the sum of potential units is compared to the prospective need obligation in the foregoing analysis. If there is insufficient vacant land within the municipality to meet the obligation for new affordable units, the total prospective need obligation is adjusted accordingly.

Methodology

An analysis of existing land uses and zoning the Borough was conducted to determine the Realistic Development Potential (RDP), and an estimate of potential inclusionary affordable units was derived from the RDP assuming a 20% affordable set-aside. Using data from the State of New Jersey Tax Assessment Records and New Jersey environmental GIS records of all properties within the Borough were examined to determine if they were vacant and developable. Properties reserved for public use, open space, listed on the NJ ROSI, and those that were occupied by water bodies, steep slopes, wetlands, critical habitats, and within a riparian buffer were removed as candidates for development. The remaining properties were then tested to determine their ability to accommodate a minimum of five (5) units. Public and non-profit owned properties of sufficient size to accommodate potential inclusionary development were also included as vacant and potentially developable in the analysis. All properties with sufficient buildable area to accommodate five (5) or more units were included in the determination of the RDP.

Underlying Assumptions for Realistic Development Potential

Inclusionary Development

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

Density and Minimum Project Size

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

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

Step 1 – Classification of Vacant Land

All properties with a tax class 1 (Vacant) and vacant properties with tax class 15C (Public) have been included in the table below.

Block	Lot	Property Location	Property Class	GIS Acreage	Notes
155	9	811 JASSAMINE WAY	1	0.13	Residential Developed. Split with Cliffside Park. Contaminated Areas - Historic Fill
157	1		1	0.02	Small Lot, abuts highway bridge.
158	1	1023 MORNINGSIDE LANE	1	0.06	Residential Developed. Partial lot on border of Palisades Park.
158	2	1033B MORNINGSIDE LANE	1	0.01	Residential Developed. Partial lot on border of Palisades Park.
158	2	1033A MORNINGSIDE LANE	1	0.00	Residential Developed. Partial lot on border of Palisades Park.
162	6	138 MORNINGSIDE LANE	1	0.05	Residential Developed. Partial lot on border of Palisades Park.
162	8	146B MORNINGSIDE LANE	1	0.01	Residential Developed. Partial lot on border of Palisades Park.
162	8	146A MORNINGSIDE LANE	1	0.00	Residential Developed. Partial lot on border of Palisades Park.
162	10	1095B BERGEN BLVD.	1	0.00	Residential Developed. Partial lot on border of Palisades Park.
162	10	1095A BERGEN BLVD.	1	0.00	Residential Developed. Partial lot on border of Palisades Park.
162	11	1089 BERGEN BLVD.	1	0.03	Residential Developed. Partial lot on border of Palisades Park.
251	2	808 JASSAMINE WAY	1	0.10	Residential Developed. Contaminated Areas - Historic Fill
454	14	1009 DEARBORN RD.	1	0.18	Developed Residential Lot.
551	17	208 WARREN AVE.	1	0.09	Seems Vacant. Parking lot. May be too small.
552	23	240 COLUMBIA AVE.	1	0.17	Newly developed site. Not vacant.
552	33	2 CUMBERMEADE RD.	1	0.13	Parking for condos across street.
756	1	1030 ARCADIAN WAY	1	0.30	Area under construction. Single family residential neighborhood. Steep Slope greater than 15%.
756	5.01	10 CLAREMONT RD.	1	0.52	Area under construction. Single family residential neighborhood. Steep Slope greater than 15%.
756	8		1	1.16	Area under construction. Single family residential neighborhood. Steep Slope greater than 15%.
953	8	1082 ARCADIAN WAY	1	0.42	Area under construction. Single family residential neighborhood. Steep Slope greater than 15%.
1354	2	1175 PALISADE AVE.	1	0.27	Lot is part of neighboring Commercial Property. Not Vacant./Steep Slope greater than 15%
1452	2.05	4 CRESCENT COURT	1	0.30	Newly developed residential site. Not vacant.
1452	2.07	2 CRESCENT COURT	1	0.29	Subdivided for residential development.
1454	9	20 EUCLID RD.	1	0.12	Too Small, in single family home neighborhood.
1455	1	MANATAUK AVE.	1	0.04	Too Small/Steep Slope greater than 15%. On the cliff fringe.
1455	2	MANATAUK AVE. & EUCLID R	1	0.11	Too Small/Steep Slope greater than 15%. On the cliff fringe.
1551	1.01	500 PALISADES BLVD.	1	0.83	Wetland Buffer Area. Easement/Vacant/Steep Slope greater than 15%/Contaminated Areas - Historic Fill
1553	3	1216 16TH ST.	1	0.13	Residential Developed

Block	Lot	Property Location	Property Class	GIS Acreage	Notes
1553	5	1226 16TH ST.	1	0.11	Residential Developed
2152	5	1390 PALISADE AVE.	1	0.11	Seems like small parking.
2251	7	1414 14TH ST.	1	0.12	Residential. Newly developed site. Not vacant.
2355	1	272 MOHEGAN WAY	1	0.11	Small residential lot in single family neighborhood.
2454	19	274 RIVERDALE DR.	1	0.14	Developed Residential Lot.
2552	11	209 FOREST RD.	1	0.05	Too Small
2651	2	1545 RT. 46 WEST	1	0.80	Seems vacant. Contaminated Areas - Historic Fill/CEA. Old Pizza Hut property, demolished in ~2023.
2752	9	1448 BERGEN BLVD.	1	0.23	Autobody parking lot. Contaminated Area - Historic Fill
2752	12	1494 BERGEN BLVD.	1	0.09	Autobody parking lot for Block 2752 Lot 11. Parking Lot.
2752	13	1498 BERGEN BLVD.	1	0.16	Autobody parking lot for Block 2752 Lot 11. Parking Lot.. Contaminated Area - Deed Notice Extent Areas
2854	3	432 STILLWELL AVE.	1	0.14	Newly developed site. Not vacant./Steep Slope greater than 15%
3452	3.02	1580 BERGEN BLVD.	1	0.11	Seems like a landlocked Parking Lot
3454	10	1550 BERGEN BLVD.	1	0.54	Seems Vacant. Building torn down around 2008. Contaminated Area - Deed Notice Extent Areas
3562	2	2021 JONES RD.	1	0.26	Newly developed site. Not vacant./Contaminated Areas - Historic Fill
3651	3	504 JANE ST.	1	1.00	Newly developed commercial site. Contaminated Area - KCSL
3752	13	1531 11TH ST.	1	0.11	Newly developed site. Not vacant./Steep Slope greater than 15%
3851	20	427 NORTH AVE.	1	0.17	Developed lot. Steep Slope greater than 15%
3956	35	243 SLOCUM WAY	1	0.11	Developed Residential Lot.
4053	5	410 CATHERINE ST.	1	0.17	Newly developed site. Not vacant./Steep Slope greater than 15%
4351	6	1624 PALISADE AVE.	1	0.31	Recently developed.
4351	7	1620 PALISADE AVE.	1	0.11	Site currently under construction.
4355	11	1636 KAUFERS LANE	1	0.22	Seems Vacant/Wooded. Steep Slope greater than 15%
4355	12	1640 KAUFERS LANE	1	0.19	Seems Vacant/Wooded. Steep Slope greater than 15%
4355	14	100 MAIN ST.	1	0.26	Seems Vacant/Wooded. Steep Slope greater than 15%
4355	15	94 MAIN ST.	1	0.36	Seems Vacant/Wooded. Steep Slope greater than 15%
4355	16	90 MAIN ST.	1	0.45	Seems Vacant/Wooded. Steep Slope greater than 15%
4355	17	69 MAIN ST.	1	0.59	Existing residential building.
4355	20	55 MAIN ST.	1	0.28	Seems Vacant/Wooded. Steep Slope greater than 15%
4355	21	51 MAIN ST.	1	0.28	Seems Vacant/Wooded. Steep Slope greater than 15%
4355	22	47 MAIN ST.	1	0.29	Seems Vacant/Wooded. Steep Slope greater than 15%
4355	23	41 MAIN ST.	1	0.29	Seems Vacant/Wooded. Steep Slope greater than 15%
4355	29	45 MAIN ST.	1	0.14	Seems Vacant/Wooded. Steep Slope greater than 15%
4355	31	107 OLD PALISADE RD.	1	0.14	Seems Vacant/Wooded. Steep Slope greater than 15%
4451	6	2039 MARGUERITE ST.	1	0.11	Newly developed site. Not vacant.
4452	13	2049 ELLERY AVE.	1	0.13	Newly developed site. Not vacant./Steep Slope greater than 15%
4455	2	2073 FLETCHER AVE.	1	0.15	Steep Slope greater than 15%. Surrounding ROW / unknown ownership parking lot area previously in question by Borough.

Block	Lot	Property Location	Property Class	GIS Acreage	Notes
4456	2	2050 EDWIN AVE.	1	0.03	Steep Slope greater than 15%. Surrounding ROW / unknown ownership parking lot area previously in question by Borough.
4458	9	2029 FLETCHER AVE.	1	0.12	Seems like a side yard to neighboring property. Steep Slope greater than 15%
4458	13	2040 EDWIN AVE.	1	0.20	Site seems fenced off for future development. Steep Slope greater than 15%.
4551	3	453 MAIN ST.	1	0.22	Property being developed
4551	4	459 MAIN ST.	1	0.15	Property being developed
4551	5	2010 FLETCHER AVE.	1	0.21	Property being developed
4551	6	2018 FLETCHER AVE.	1	0.14	Property being developed
4751	23	223 MAIN ST.	1	0.04	Newly developed site. Not vacant.
4751	29	2016 CENTER AVE.	1	0.11	Newly developed site. Not vacant.
4851.02	1	2062 LEMOINE AVE.	1	2.12	Parking Lot / Truck Yard. Contaminated Area - KCSL/CEA
4851.04	2	2021 CENTRAL RD.	1	1.73	Park. Central Green Park/Contaminated Area - KCSL/Deed Notice Extent Areas/CEA
4851.04	4	100 PARK AVE.	1	2.58	Recently Developed Site. Contaminated Area - KCSL/CEA
4952	1	1689 RT. 46 WEST	1	0.34	Gravel parking lot for school across street. Contaminated Areas - Historic Fill
5053	1	2154 EDWIN AVE.	1	0.03	Small Lot.
5351	3	2083 HUDSON ST.	1	0.14	Enterprise rental Parking Lot
5351	4	2081 HUDSON ST.	1	0.19	Enterprise rental Parking Lot
5452	2.01	2160 JONES RD.	1	0.14	Newly developed site. Not vacant.
5452	2.02	2162 JONES RD.	1	0.15	Newly developed site. Not vacant.
5452	3.02	2170 JONES RD.	1	0.10	Steep Slope area.
5452	3.03	2174 JONES RD.	1	0.10	Steep Slope area.
5452	3.04	2178 JONES RD.	1	0.10	Steep Slope area.
5452	3.05	2182 JONES RD.	1	0.10	Steep Slope area.
5452	3.06	2184 JONES RD.	1	0.11	Steep Slope area.
5552	4	2221 RT. 4 EAST	1	0.30	Steep Slope area. Contaminated Area - CEA
5552	8	2195 RT. 4 EAST	1	0.54	Old gas station torn down in 2019. Contaminated Area - KCSL/CEA
5952	1	2130 CENTER AVE.	1	0.31	Seems Vacant. Steep Slope area.
6151	13	179 BRIDGE PLAZA NO.	1	0.01	Part of neighboring commercial lot.
6152	5	163 BRIDGE PLAZA NO.	1	0.05	Too Small
6152	6	161 BRIDGE PLAZA NO.	1	0.04	Commercial Advertising Board site.
6153	1		1	0.08	small Parking Lot
6154	2	2153 HUDSON TERR.	1	0.12	small Parking Lot
6351	2	637 RIDGELAND TERR.	1	0.05	Steep Slope greater than 15%
6451	5.03	1 EXECUTIVE DR. SOUTH	1	2.12	Apartment Building/Parking Lot/Steep Slope greater than 15%
6651	16	485 WESTVIEW PL.	1	0.07	Residential Single Family neighborhood. Split lot with Englewood. Steep Slope greater than 15%
6855	1	136 MYRTLE AVE.	1	0.16	Newly developed site. Not vacant.
6959	7	2443 1ST ST.	1	0.17	Newly developed site. Not vacant.
6959	19	2408 HAMMETT AVE.	1	0.23	Newly developed site. Not vacant.
7151	4	2464 LEMOINE AVE.	1	0.16	Newly developed site. Not vacant./Contaminated Area - CEA
7151	9	2471 5TH ST.	1	0.16	Parking Lot. Contaminated Area - CEA

Block	Lot	Property Location	Property Class	GIS Acreage	Notes
7160	3	2365 HUDSON TERR.	1	0.59	Site being developed. Not Vacant.
1157	1	1193 ANDERSON AVE.	15A	2.15	School/Contaminated Area - Deed Notice Extent Areas
2951	2	467 STILLWELL AVE.	15A	15.05	School Property. Steep Slope greater than 15%. Contaminated Areas - Historic Fill
3561	5	5 CASPAR'S LANE	15A	0.04	Small wooded lot. Steep Slope Area.
3952	1	308 TOM HUNTER RD.	15A	0.20	FORT LEE BOARD OF EDUCATION
4251	4	255 WHITEMAN ST.	15A	3.68	School Property
4951	1	2047 JONES RD.	15A	3.28	School Property. Contaminated Areas - Historic Fill
6151	2	2187 HUDSON ST.	15A	0.11	school parking lot.
6251	1	3000 LEMOINE AVE.	15A	9.37	School Property. Steep Slope greater than 15%. Contaminated Area - KCSL/Deed Notice Extent Areas
6251	4	1 NORTH HOYT AVE.	15A	0.54	Seems like a school parking lot.
7052	2	2405 2ND ST.	15A	2.09	School Property
4151	12	340 MAIN ST.	15B	6.36	Large Church Property.
151	1	534 COLUMBIA AVE.	15C	0.00	Small Lot, abuts highway bridge. BOROUGH OF FORT LEE/Steep Slope greater than 15%
152	1	530 COLUMBIA AVE.	15C	0.18	Small Lot, abuts highway bridge. BOROUGH OF FORT LEE/Steep Slope greater than 15%
153	1	526 COLUMBIA AVE.	15C	0.08	Small Lot, abuts highway bridge. N.J. DEPT. OF TRANSPORTATION/Steep Slope greater than 15%
156	1	COLUMBIA AVE.	15C	1.28	Steep Slope greater than 15%/Contaminated Areas - Historic Fill
452	1	ABBOTT BLVD.	15C	9.48	Fort Lee Borough Parks and Rec Areas/Steep Slope greater than 15%
551	1	262 WARREN AVE.	15C	0.13	Parking Lot split lot with Cliffside Park
651	11	0 RT. 5	15C	0.02	N.J. DEPT. OF TRANSPORTATION/Steep Slope greater than 15%
751	1	1020 PALISADE AVE.	15C	0.13	N.J. DEPT. OF TRANSPORTATION
752	4	79 RT. 5	15C	0.02	N.J. DEPT. OF TRANSPORTATION
1053	1	1101 INWOOD TERR.	15C	2.36	Inwood Terrace Park/Preserved Lands - Fort Lee Borough Parks and Rec Areas/Steep Slope greater than 15%/Contaminated Areas - Historic Fill
1551	1.02	498 PALISADES BLVD.	15C	0.46	Community Garden site. Borough Owned. Contaminated Areas - Historic Fill
1652	6	1327 16TH ST.	15C	1.25	Police Department
1653	8	1325 INWOOD TERR.	15C	0.90	Police Department Parking Lot
1751	2	1301 ANDERSON AVE.	15C	2.51	Whitey Lang Park/Preserved Lands - Fort Lee Borough Parks and Rec Areas
2151	2	1401 PALISADE AVE.	15C	0.53	Borough owned. Pump Station. Steep Slope greater than 15%
2253	1	1355 INWOOD TERR.	15C	2.75	Newly developed site. Not vacant.
2253	2	1363-1365 INWOOD TERR.	15C	0.17	Newly developed site. Not vacant.
2651	3	1485 BERGEN BLVD.	15C	0.01	Small administrative parcel. N.J. DEPT. OF TRANSPORTATION/Contaminated Area - CEA
2651	5	1495 BERGEN BLVD.	15C	0.04	Small administrative parcel. N.J. DEPT. OF TRANSPORTATION/Contaminated Areas - Historic Fill/CEA
2752	20	1403&1405&1407 TERESA DR.	15C	1.49	FORT LEE HOUSING AUTHORITY/Contaminated Areas - Historic Fill
2851	10	1406 10TH ST.	15C	0.01	Residential Developed.

Block	Lot	Property Location	Property Class	GIS Acreage	Notes
2951	1	1500 8TH ST. & STILLWELL	15C	5.68	BOROUGH OF FORT LEE/Preserved Lands - Fort Lee Borough Parks and Rec Areas/Contaminated Areas - Historic Fill
3253	2	1485 PALISADE TERR.	15C	0.58	Small lot. Steep Slope greater than 15%
3253	3	1475 PALISADE TERR.	15C	3.26	BOROUGH OF FORT LEE/Preserved Lands - Fort Lee Borough Parks and Rec Areas/Steep Slope greater than 15%
3351	1	1589 PARKER AVE.	15C	1.12	Monument Park/Historic Properties/Preserved Lands - Fort Lee Borough, Fire Facility
3352	5	29 MAIN ST.	15C	0.07	Pump Station. BOROUGH OF FORT LEE/Steep Slope greater than 15%
3452	2	1590 BERGEN BLVD.	15C	0.01	Small Signage lot. N.J. DEPT. OF TRANSPORTATION
3558	4	1674 BERGEN BLVD.	15C	0.04	N.J. DEPT. OF TRANSPORTATION
3560	16	540 MAIN ST.	15C	0.86	Borough-owned parking lot. Contaminated Area - Deed Notice Extent Areas/CEA
3560	17	1700 VALLEY ST.	15C	2.37	DPW Yard. Contaminated Area - Deed Notice Extent Areas/CEA
3561	1	1996 HOFLEY'S LANE	15C	0.03	N.J. DEPT. OF TRANSPORTATION/Contaminated Areas - Historic Fill
3562	7	557 MAIN ST.	15C	0.57	Fire Department. BOROUGH OF FORT LEE/Contaminated Areas - Historic Fill
3651	2	530 JANE ST. DPW	15C	0.93	DPW Yard.
3657	1	1600 VALLEY ST.	15C	0.02	Small administrative lot. BOROUGH OF FORT LEE/Contaminated Areas - Historic Fill
3953	1	290 WHITEMAN ST.	15C	0.31	Fireman's Park/Preserved Lands - Fort Lee Borough Parks and Rec Areas
3954	20	242 WHITEMAN ST.	15C	0.02	Small easement lot. BOROUGH OF FORT LEE
3955	7	242 BEVERLY HILLS RD.	15C	0.11	Borough Owned. Continuation of ROW
4151	24	350 MAIN ST. & ANDERSON A	15C	0.17	Ambulance Corps. BOROUGH OF FORT LEE
4151	25	320 MAIN ST.	15C	1.38	Public Library
4151	32	1637 CENTER AVE.	15C	0.11	Small municipal parking lot.
4253	5	1622 GEROME AVE.	15C	0.27	Municipal Parking Lot
4355	30	33 MAIN ST.	15C	0.09	Wooded. Borough Owned. Steep Slope greater than 15%
4457	2	2020 EDWIN AVE.	15C	0.41	N.J. DEPT. OF TRANSPORTATION/Steep Slope greater than 15%
4551	1	2020 FLETCHER AVE.	15C	5.54	Constitution Park/Preserved Lands - Fort Lee Borough Parks and Rec Areas/Steep Slope greater than 15%
4651	6	326 GUNTZER ST.	15C	0.18	municipal parking lot adjacent to Town hall.
4651	7.01	319 MAIN ST.	15C	0.79	Senior Center.
4651	7.02	309 MAIN ST.	15C	0.92	Town Hall. Historic Properties
4651	8	2033 CENTER AVE.	15C	0.11	Borough owned property.
4651	9	2029 CENTER AVE.	15C	0.09	municipal parking lot.
4751	2		15C	5.42	Newly developed parking garage and USPS Building
4751	3	220 BRUCE REYNOLDS BLVD.	15C	1.25	PORT AUTHORITY OF NY & NJ/Contaminated Area - KCSL/CEA. Admin Building.
4751	24	225 MAIN ST.	15C	0.67	Newly Developed Park/Historic Properties
4851.01	2	183 MAIN ST.	15C	0.43	Park. BOROUGH OF FORT LEE/Contaminated Area - CEA
4851.04	4.01	153 MAIN ST.	15C	0.36	Recently Developed Site. Contaminated Area - CEA

Block	Lot	Property Location	Property Class	GIS Acreage	Notes
4855	2.01	95 MAIN ST.	15C	0.53	Borough parking lot. Steep Slope greater than 15%
4951	21	RT. 46 WEST	15C	0.02	N.J. DEPT. OF TRANSPORTATION/Contaminated Areas - Historic Fill
5252	2	2089 LEMOINE AVE.	15C	0.08	PORT AUTHORITY OF NY & NJ
5351	1.01	2089 HUDSON ST.	15C	0.07	PORT AUTHORITY OF NY & NJ
5351	1.02	2090 LEMOINE AVE.	15C	0.10	PORT AUTHORITY OF NY & NJ
5352	1	2086 HUDSON ST.	15C	0.87	Admin Buildings. PORT AUTHORITY OF NY & NJ
5353	1	CENTRAL RD.& BRIDGE PLAZA	15C	1.47	Admin Buildings. PORT AUTHORITY OF NY & NJ
5354	1	BRUCE REYNOLDS BLVD.	15C	1.14	Roadway. PORT AUTHORITY OF NY & NJ
6054	1	2265 LEMOINE AVE.	15C	0.45	Youth Center/Steep Slope greater than 15%
6353	1	JONES RD.	15C	0.15	N.J. DEPT. OF TRANSPORTATION
6353	1.01	JONES RD.	15C	0.12	N.J. DEPT. OF TRANSPORTATION
6652	11	420 WESTVIEW PL.	15C	0.47	Westview Park/Preserved Lands - Fort Lee Borough Parks and Rec Areas
6755	15	2381 3RD ST.	15C	2.23	General Van Fleet Park/Preserved Lands - Fort Lee Borough Parks and Rec Areas/Steep Slope greater than 15%
6854	1	2300 6TH ST.	15C	1.20	Park. BOROUGH OF FORT LEE/Preserved Lands - Fort Lee Borough Parks and Rec Areas
6959	11	2423 1ST ST.	15C	0.13	Historical Property - Rambos Hotel
7053	9.01	WASHINGTON AVE.	15C	0.33	Steep Slope greater than 15%. Borough owned wooded lot.
7251	1	EAST OF HUDSON TERR.	15C	5.62	ROSI Green Acres/Steep Slope greater than 15%
7251	2	2018 HUDSON TERR.	15C	1.31	Park. PALISADES INTERSTATE PARK COMM.
7252	1	2050 HUDSON TERR.	15C	1.22	Roadway. PORT AUTHORITY OF NY & NJ
7252	2	EAST OF HUDSON TERR.	15C	1.19	ROSI Green Acres/Steep Slope greater than 15%
7252	3	EAST OF HUDSON TERR.	15C	20.62	Park. PALISADES INTERSTATE PARK COMM./Preserved Lands - Fort Lee Borough Parks and Rec Areas/Steep Slope greater than 15%
7252	4	EAST OF HUDSON TERR.	15C	67.80	Park. PALISADES INTERSTATE PARK COMM./Wetlands/Habitat Locations/Preserved Lands - Fort Lee Borough Parks and Rec Areas/Steep Slope greater than 15%/FEMA Flood Hazard Area/Contaminated Areas - Historic Fill
7253	1	WEST OF LEMOINE AVE.	15C	14.37	Roadway Area. PALISADES INTERSTATE PARK COMM./Wetlands/Habitat Locations/Preserved Lands - Fort Lee Borough Parks and Rec Areas/Steep Slope greater than 15%/Contaminated Areas - Historic Fill
7254	1	WEST OF HUDSON TERR.	15C	20.23	Roadway Area. PALISADES INTERSTATE PARK COMM./Wetlands/Habitat Locations/Preserved Lands - Fort Lee Borough Parks and Rec Areas/Steep Slope greater than 15%/Contaminated Areas - Historic Fill
7255	1	2150 HUDSON TERR.	15C	2.54	Roadway. PORT AUTHORITY OF NY & NJ
7255	2	EAST OF HUDSON TERR.	15C	40.10	Park. PALISADES INTERSTATE PARK COMM./Wetlands/Habitat Locations/Preserved Lands - Fort Lee Borough Parks and Rec Areas/Steep Slope greater than 15%/Contaminated Areas - Historic Fill

Block	Lot	Property Location	Property Class	GIS Acreage	Notes
7255	3	EAST OF HUDSON TERR.	15C	41.27	Park. PALISADES INTERSTATE PARK COMM./Wetlands/Habitat Locations/Preserved Lands - Fort Lee Borough Parks and Rec Areas/Steep Slope greater than 15%/FEMA Flood Hazard Area/Contaminated Areas - Historic Fill
6451	5.04	1 EXECUTIVE DR. NORTH	4C	2.41	Neighboring lots of same owners recently re-developed. Class 4C property currently.

Step 2 - Site Analysis

The sites were mapped using GIS and overlaid with Critical Habitat, Steep Slopes, Flood Hazard, Wetlands, Historic or Architecturally Significant, Recreational, Parklands and Open Space (noted in green), and Waterbodies. Any properties impacted by these environmental constraints have been noted in the table above and were not considered for potential development.

Properties with a low yield are noted in red. The Second Round Rules established by the Council of Affordable Housing in N.J.A.C. 5:93 required development potential to consider principles of sound land use planning in regard to density, and that the minimum presumptive density be 6 du/ac. In conformance with this requirement, the analysis used existing zoning densities to determine the number of units per acre that could be constructed. In cases where permitted density under the zoning ordinance did not meet the minimum presumptive density, the development potential was calculated at 6 units per acre. The acreage of the assemblages created were multiplied by the permitted number of units per acre to determine the property yield. All vacant assemblages whose yield was less than five units are noted in the table in red.

Step 3 – Determining Yield for Property

Upon reviewing the Vacant Land table and applying all of the layers which constitute an ineligible lot, the Borough was left with zero (0) remaining lots. Therefore, it was determined that any development of affordable units would have to be through means of redevelopment.

Vacant Parcels with Environmental Constraints

The maps illustrate the application of the above methodology to all parcels in the Borough to identify potentially developable vacant sites based on size and yield.

Analysis of the sites (with the ability to produce 5 or more units at 6 du/acre) on the Inventory of Vacant Sites revealed that all of the vacant land within the Borough was environmentally constrained.

Affordable Housing Key Terms

COAH (Council on Affordable Housing)

COAH was established by the Fair Share Housing Act in 1985 to facilitate and oversee the production of sound, affordable housing for low- and moderate-income households in the State of New Jersey.

FSHC (Fair Share Housing Center)

The Fair Share Housing Center is a New Jersey nonprofit organization and court-recognized affordable housing advocacy group. FSHC has historically been a player in affordable housing law and practice in New Jersey and has often been designated as an “interested party” by the Courts.

First Round

Refers to time frame between 1987 and 1993 and the associated fair share need obligations as determined by COAH during this time period. Colloquially, the first and second rounds are collectively referred to as the “Prior Round.”

HEFSP (Housing Element and Fair Share Plan)

Under NJ Municipal Land Use Law and the Fair Share Act, municipalities are required to include a housing element in the master plans. The primary purpose of a municipality’s HEFSP is to (a) provide current information regarding the municipality’s demographics, housing, and employment conditions, (b) describe the specific methods in which it will meet its low and moderate incoming housing obligations, and (c) demonstrate existing or planned zoning changes that will allow the municipality to provide opportunities for affordable housing access for present and future populations.

Judgment of Compliance and Report (JOR)

The process during the current Third Round, where municipalities seek approval of their HEFSPs. The JOR is the judicial equivalent of Substantive Certification from COAH.

Present Need Obligation / Rehabilitation Share

A municipality’s present need obligation, also called a rehabilitation share, refers to its number of deficient housing units currently occupied by low- and moderate-income households. Criteria for determining deficient housing includes pre-1960 over-crowded units, incomplete plumbing, and incomplete kitchen facilities.

Prior Round Obligation

A municipality’s Prior Round obligation refers to its affordable housing obligation from the First and Second Rounds (1987-1999).

Prospective Need Obligation

A municipality’s prospective need obligation refers to its affordable housing obligation for the Third Round (1999-2025).

Second Round

Refers to the time frame between 1993 to 1999 and the associated fair share need obligations as determined by COAH during this time period. Colloquially, the first and second rounds are collectively referred to as the “Prior Round.”

Substantive Certification

The process during the Prior Round where COAH approved a municipality's housing element and fair share plan in accordance with the provisions of the Fair Housing Act. A grant of substantive certification was valid for a period of six years.

Third Round

Initially, this was meant to refer to the timeframe between 1999 and 2008. Due to the NJ Appellate Division challenging and ultimately invalidating COAH's Third Round rules in 2007 and 2010, the NJ Supreme Court subsequently declared COAH moribund in 2015 and ordered the courts to resume the role of evaluating municipal compliance with affordable housing obligations. The Third Round in practice, therefore, is now known to represent the timeframe between 1999 and 2025.

Vacant Land Adjustment

A municipality can conduct a vacant land adjustment to determine how much of an obligation it can realistically accommodate given the amount of developable land it has. When a vacant land adjustment is completed, the obligation is further divided into two categories based on the results: a municipality's unmet need (the amount of its obligation that it cannot realistically provide for) and a municipality's realistic development potential (the amount of its obligation that it can realistically provide for).

Maps

