

Fourth Round Housing Element and Fair Share Plan

TOWNSHIP OF LYNDHURST | BERGEN COUNTY, NEW JERSEY

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ENDORSED BY THE COMMISSION:

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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 (1st) Round regulations were enacted in 1987. Second (2nd) Round regulations were adopted by COAH in 1994. Third (3rd) 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 (2nd) iteration of Third Round regulations in 2008. The second (2nd) 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 (3rd) 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 (4th) Round affordable housing obligations. This legislative effort was intended to create a more efficient, open, and transparent process for the Fourth (4th) 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 (4th) 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 (4th) 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 (4th) Round municipal Present and Prospective Need obligation for every municipality in the State. The DCA released its Fourth (4th) Round numbers report in October 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 (4th) 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 (4th) 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 (3rd) Round and Fourth (4th) 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 (4th) 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 (4th) 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 Township to adopt the implementing ordinances to align with the plan.

Municipal Summary

The Township of Lyndhurst is comprised of two distinctive areas: the Hackensack Meadowlands in the east and the heavily urbanized area in the upland part of the Township. The upland area, which makes up approximately Forty (40%) percent of Lyndhurst's total land area, is fully developed and future development is expected to be minimal. The Meadowlands section of the Township, which accounts for approximately Sixty (60%) percent of the total land area, is environmentally sensitive and falls within the jurisdiction of the New Jersey Sports and Exposition Authority (NJSEA).

The Township has not experienced major population and employment growth in recent years because of the built-out character of the upland section and careful land use planning by the NJSEA. The Township of Lyndhurst has not filed a petition for substantive certifications for the previous rounds.

Township Goal

It is the overall goal of the Township's Fourth (4th) 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 Township’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 one hundred (100%) percent affordable housing, or both and opportunities for one hundred (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 Lyndhurst's Housing Stock

The following housing data was sourced from the 2018-2023 five-year ACS estimates.

Housing Type

According to the 2023 ACS, there are 9,839 housing units in the Township of Lyndhurst. The Township's housing stock includes single-family detached, single family attached (i.e., townhomes), multi-family dwellings. Single-family detached dwellings comprise the majority of the Township's housing stock with a total of 4,064 or 41.3%. Single-family-attached homes comprise 329 or 3.3% of Lyndhurst's housing stock. As the chart on the right indicates there are 2,993, two(2) unit dwellings and 1,868 five (5) or more-unit buildings.

Housing Type by Units in Structure		
Unit Type	Number of Units	Percent
1-unit, detached	4,064	41.3%
1-unit, attached	329	3.3%
2 units	2,993	30.4%
3 or 4 units	585	5.9%
5 to 9 units	262	2.7%
10 to 19 units	245	2.5%
20 or more units	1,335	13.6%
Mobile home	26	0.3%
Other	0	0.0%
Total	9,839	100%

Source: 2023 ACS Table DP04

Occupancy Status

According to the 2023 ACS estimates, 59.9% of the Township's 9,363 occupied housing stock is owner occupied while 40.1% is renter occupied. The Township's homeowner vacancy rate is estimated to be 0.4, while the rental vacancy rate is estimated to be 3.0 in 2023.

The average household size in Lyndhurst is 2.38 persons, while the average family size is 2.93 persons according to the 2023 ACS. See the table below for additional details.

Occupancy Status		
	Households	Percent
Occupied Total	9,363	95.2%
Owner Occupied	5,608	59.9%
Renter Occupied	3,755	40.1%
Vacant Total	476	4.8%
For rent	119	25%
Rented, not occupied	77	16.2%
For Sale only	23	4.8%
Sold, not occupied	71	14.9%
Seasonal, recreational, or occasional	12	2.5%
For migrant workers	0	0.0%
Other	174	36.6%
Total	9,839	100%

Source: 2023 ACS 5-Year Estimates Tables DP04 & B25004

Value and Rent of Housing Stock

The 2023 ACS provides value estimates for owner-occupied housing units. Lyndhurst estimated that the majority of the 5,608 total owner-occupied units, 2,583, or 46.1%, are valued between \$500,000 to \$999,999. There are only 88 or 1.6% of owner-occupied units that are valued less than \$100,000. See the table below for details.

Value of Owner-Occupied Units		
Value	Number of Units	Percent
Less than \$50,000	61	1.1%
\$50,000 to \$99,999	27	0.5%
\$100,000 to \$149,999	44	0.8%
\$150,000 to \$199,999	97	1.7%
\$200,000 to \$299,999	402	7.2%
\$300,000 to \$499,999	2,228	39.7%
\$500,000 to \$999,999	2,583	46.1%
\$1,000,000 or more	166	3.0%
Total	5,608	100.0%
Median (Dollars)	\$496,000	

Source: 2023 ACS 5-Year Estimates Table DP04

Approximately 45.8% of rentals in Lyndhurst have rents priced from \$1,000 to 1,999 per month. Units with rents less than \$1,000 comprise 265 or 7.3% of rentals in the Township. Additionally, the median rental costs in 2023 is approximately \$1,719. See the table below for more information.

Cost of Rentals		
Cost	Number of Units	Percent
Less than \$500	88	2.4%
\$500 to \$999	177	4.9%
\$1000 to \$1,499	1,084	30.0%
\$1,500 to \$1,999	1,048	29.0%
\$2,000 to \$2,499	609	16.8%
\$2,500 to \$2,999	223	6.2%
\$3,000 or more	386	10.7%
Total	3,615	100%
Median (Dollars)	\$1,719	

Source: 2023 ACS 5-Year Estimates Table DP04

Condition of Housing Stock

The Census does not classify housing units as standard or substandard, but it can provide an estimate of substandard housing units that are occupied by low- and moderate-income households. The Appellate Division upheld COAH's use of three (3) indicators to determine substandard housing in the State. Those three (3) indicators are houses built before 1959, and which are overcrowded with more than one (1) person per room. The second (2nd) indicator is homes lacking complete plumbing and the third indicator are homes lacking kitchen facilities.

The Census indicators available at the municipal level indicate a sound housing stock, as displayed by the following three (3) data tables. According to the 2023 ACS estimates, 0.4% or 39 occupied units within

the Township lacked plumbing facilities, 1.4% or 129 occupied units lacked kitchen facilities, and 0.7% or 64 occupied units lacked telephone service.

Condition of Housing Stock		
Fuel Type	Number of Units	Percent
Lacking complete plumbing facilities	39	0.4%
Lacking complete kitchen facilities	129	1.4%
No telephone service available	64	0.7%
Total	9,363	2.3%

Source: 2023 ACS 5-Year Estimates Table DP04

Housing with 1.01 or more person per room is an index of overcrowding. In 2023, the ACS estimated that there were 148 or 1.6% occupied housing units within the Township that were “overcrowded”. It should be noted that 9,215 or 98.4% of the housing units contained less than 1.00 persons per room.

Occupants Per Room		
Occupants	Number of Units	Percent
1.00 or less	9,215	98.4%
1.01 to 1.50	53	0.6%
1.51 or more	95	1.0%
Total	9,363	100%

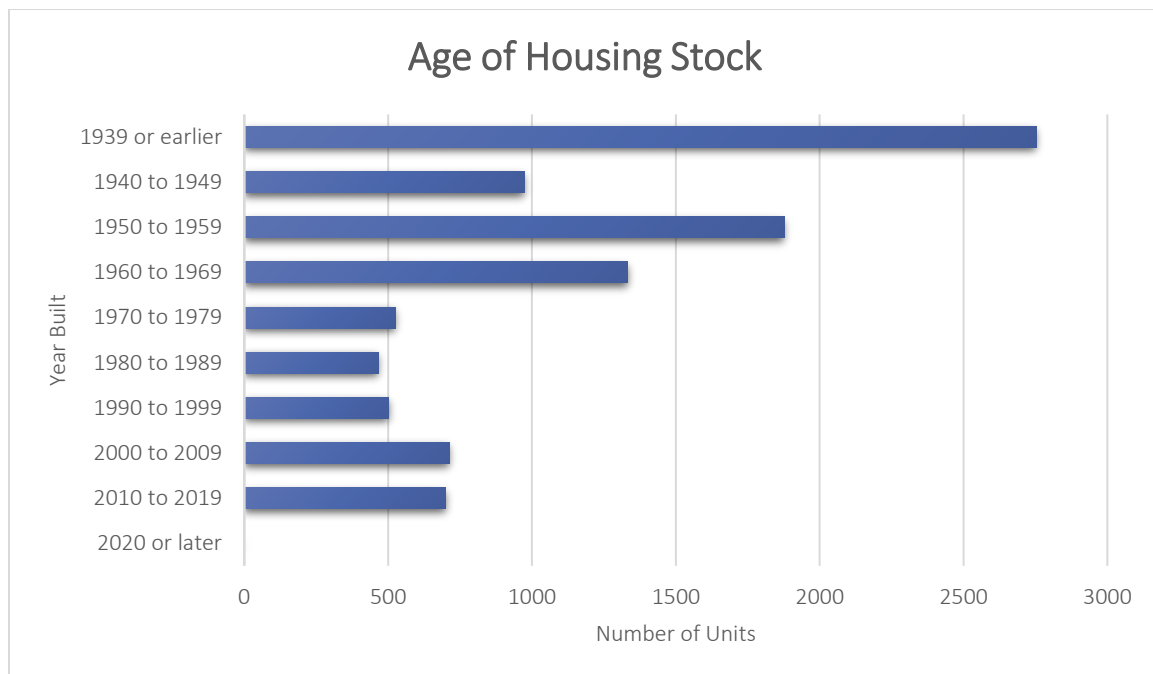
Source: 2023 ACS 5-Year Estimates Table DP04

Housing units built in 1975 or earlier are now flagged instead of units built in 1959 or earlier. Research has determined that units built fifty (50) or more years ago are much more likely to be in substandard condition. Included in the rehabilitation calculation are overcrowded units and dilapidated housing. Overcrowded units are defined by the U.S. Department of Housing and Urban Development as those with more than one person living per room.

The table and bar graph on the following page provide the 2023 ACS data on the estimated age of housing stock in the Township of Lyndhurst. The largest number of housing units constructed in the Township were built before 1940s, with 2,752 or 28% housing units. There were no housing units constructed in this decade so far.

Age of Housing Stock		
Year Built	Number of Units	Percent
Built 2020 or later	0	0.0%
Built 2010 to 2019	700	7.1%
Built 2000 to 2009	713	7.2%
Built 1990 to 1999	501	5.1%
Built 1980 to 1989	465	4.7%
Built 1970 to 1979	525	5.3%
Built 1960 to 1969	1,333	13.5%
Built 1950 to 1959	1,877	19.1%
Built 1940 to 1949	973	9.9%
Built 1939 or earlier	2,752	28.0%
Total	2,752	100%

Source: 2023 ACS 5-Year Estimates Table DP04



Projection of Housing Stock

As per the MLUL, specifically N.J.S.A 52:27D-310, a housing element must contain a projection of the municipality's housing stock, including the probable future construction of low- and moderate-income housing for the next ten years, taking into account, but not necessarily limited to construction permits issued, approvals of applications for development, and probable residential development of lands.

The Department of Community Affairs,' (DCA) 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 Township's historic development trends.

As shown in the table below, 560 new homes were built and issued COs between 2013 and 2023 while 111 were demolished in the Township of Lyndhurst. As shown in the tables below, the greatest numbers of CO's issued occurred in 2023 and the demolitions occurred from 2013 to 2016

Historic Trends of Residential COs												
	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	Total
1 & 2 Family	12	2	10	4	12	4	7	6	0	4	21	82
Multifamily	258	0	0	218	0	0	0	0	0	0	0	476
Mixed-Use	0	2	0	0	0	0	0	0	0	0	0	2
Total	270	4	10	222	12	4	7	6	0	4	21	560

Source: New Jersey Construction Reporter from the NJ DCA

Historic Trends of Demolition Permits												
	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	Total
1 & 2 Family	4	5	2	1	0	6	8	22	8	10	37	103
Multifamily	0	0	0	0	0	0	0	0	0	0	0	0
Mixed-Use	0	0	0	0	0	0	0	0	0	2	6	8
Total	4	5	2	1	0	6	8	22	8	12	43	111

Source: New Jersey Construction Reporter from the NJ DCA

Vacant Land Adjustment

Future development opportunities in Lyndhurst 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 Fair Share Plan section of this report. The Township has determined that it has an RDP of zero **(0) affordable housing units**.

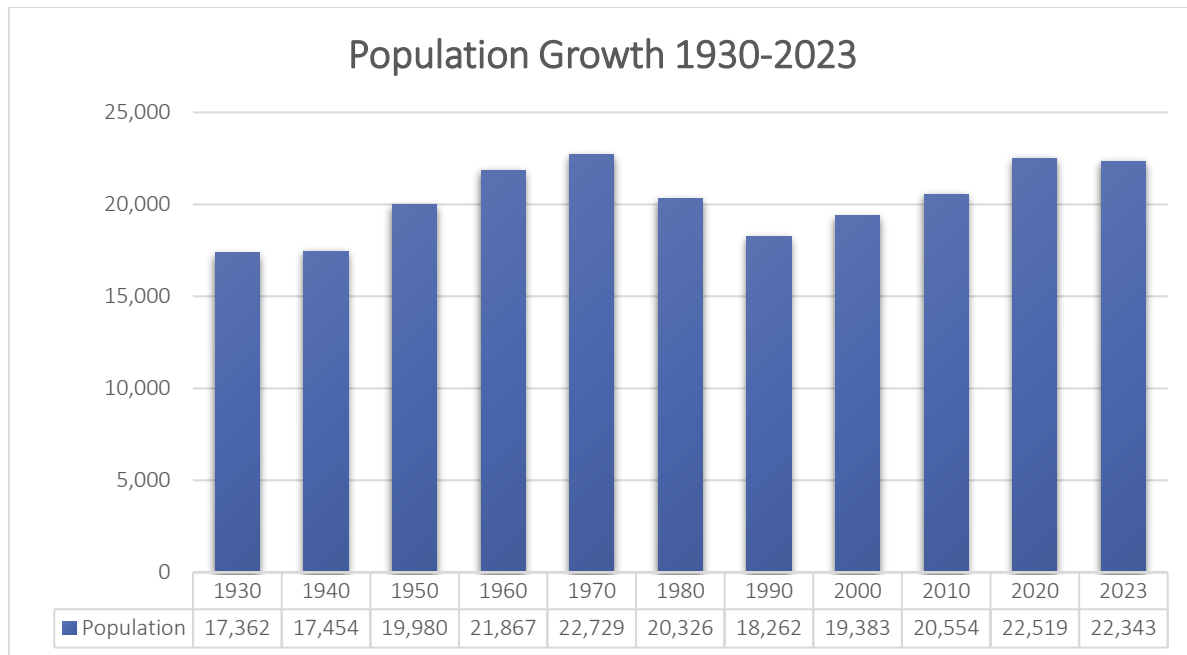
Lyndhurst's Population Demographics

Lyndhurst's population experienced a growth from 1930 to 1970 until a slight decline in 1980 of 10.6%. Since 1990, the population has continued to increase and, in 2023, the estimated population is 22,343 residents in the Township. Please see the table to the right and chart below for additional information. It shall be noted that the five (5) year American Community Survey (hereinafter "ACS") 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 source from the 2018-2022 five (5)year ACS estimates.

Population Growth		
Year	Population	Percent Change
1930	17,362	-%
1940	17,454	0.5%
1950	19,980	14.5%
1960	21,867	9.4%
1970	22,729	3.9%
1980	20,326	-10.6%
1990	18,262	-10.2%
2000	19,383	6.1%
2010	20,554	6.0%
2020	22,519	9.6%
2023	22,343	0.8%

Source: US Census Bureau, 2000, 2010, 2020 & 2023 ACS 5-Year Estimates

Table B01003



Age Distribution of Population

The 2023 ACS estimates that 3,488 or 15.6% of the population is 65 years and older while the percentage % of children aged 19 and younger comprised 4,097 or 18.4% of the Township's population. Residents aged 35 to 44 years old comprised the largest age cohort with approximately 14.5% of residents fall in this category. The 2023 ACS also indicates that the Township's median age was 40.3 years old in 2023. See the table and chart below for additional details.

Population By Age Cohort (2023)		
Age	Total	Percent
Under 5 years	1,006	4.5%
5 to 9 years	1,107	5.0%
10 to 14 years	1,220	5.5%
15 to 19 years	764	3.4%
20 to 24 years	1,866	8.4%
25 to 34 years	2,929	13.1%
35 to 44 years	3,232	14.5%
45 to 54 years	3,087	13.8%
55 to 59 years	1,845	8.3%
60 to 64 years	1,799	8.1%
65 to 74 years	2,098	9.4%
75 to 84 years	1,033	4.6%
85 years and over	357	1.6%
Total	5,668	100%
Median Age (years)	40.3	

Source: 2023 ACS 5-Year Estimates Table DP05

Racial Characteristics		
Race	2023 Number	2023 Percent
One Race	18,110	81.1%
White	14,890	82.2%
Black or African American	752	3.9%
American Indian and Alaska Native	0	2.3%
Asian	1,171	15.8%
Native Hawaiian and Other Pacific Islander	0	0.0%
Some Other Race alone	1,297	13.6%
Two or More Races	4,233	18.9%
Total	22,343	100%

Source: 2023 ACS 5-Year Estimates Table B02001

Household Size and Type

According to the 2023 ACS estimates, Lyndhurst contains a total of 9,363 households. The Township had approximately 65.6% or 6,146 family households. Married-couple families with children under eighteen (18) comprised 41.4% or 1,823 of households within the Township, whereas 34.4% or 3,217 were non-family households in 2023. Non-family households include persons living alone or a householder who is not related to any of the other persons sharing their home.

Household Type and Size		
Type	Number	Percent
Family Households	6,146	65.6%
Married couple family	4,407	71.7%
with children under 18	1,823	41.4%
Male Householder, no spouse	546	12.4%
Female Householder, no spouse	1,193	27.1%
Non-family Households	3,217	34.4%
Total	9,363	100%

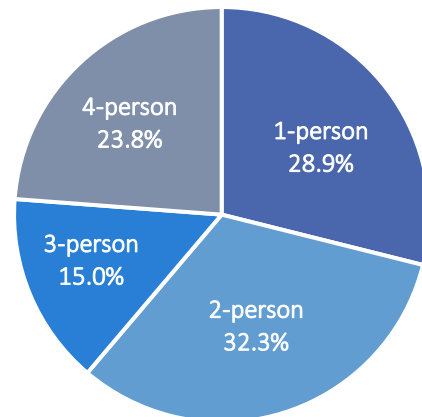
Source: 2023 ACS 5-Year Estimates Table S1101

As illustrated in the table and chart on the next page, the most common household size within Lyndhurst in 2023 was a 2-person household, which totaled 32.3% of all households. The second most common was a 1-person household with 28.9% of all households. Households of 4 or more-person comprised 23.8% of all households within the Township. Finally, households of 3 persons comprised 15.0% of all households.

Household Size		
Size	Total	Percent
1-person	2,710	28.9%
2-person	3,023	32.3%
3-person	1,405	15.0%
4 or more person	2,225	23.8%
Total	9,363	100%

Source: 2023 ACS 5-Year Estimates Table S2501

2023 Household Size



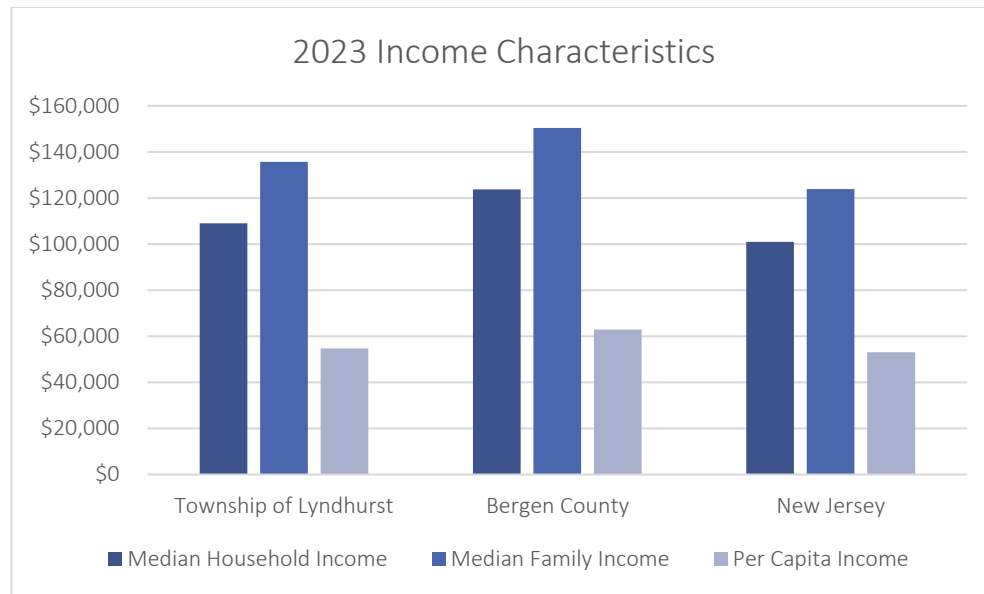
Income and Poverty Status

The 2023 ACS estimates that the median household income, the median family income, and the per capita income for the Township are greater than the incomes for Bergen County but are less for New Jersey. Lyndhurst's median household income is \$14,694 less than the County and \$7,971 greater than the State's. The median family income in the Township is \$14,714 less than the County's and \$11,869 greater than the State's. The median per capita income for the Township is \$8,197 less than the County's and \$1,671 greater than the State's.

Furthermore, individual poverty estimated at 6.7% in Lyndhurst similarly to 6.7% in the County and 9.8% in the State. Poverty within families is estimated at 4.0% in the Township which is less than the 5.0% in the County and 7.0% in the State's. See the table and chart below and on the next page for additional details.

Income Characteristics			
Income type	Township of Lyndhurst	Bergen County	New Jersey
Median Household Income	\$109,021	\$123,715	\$101,050
Median Family Income	\$135,761	\$150,475	\$123,892
Per Capita Income	\$54,789	\$62,986	\$53,118
Poverty Status (Percent of People)	6.7%	6.7%	9.8%
Poverty Status (Percent of Families)	4.0%	5.0%	7.0%

Source: 2023 ACS 5-Year Estimates Tables S1901, B19301, S1701, S1702



According to the 2023 ACS data, a majority of households (20.4%) in Lyndhurst earn between \$100,000 to \$149,999 per year, which is greater than the 18.2% of households in the County and 18.0% of households in the State. On the other hand, 2.5% of household income earns \$10,000 to 14,999, which is slightly greater than the 2.3% for the County and less than the 2.9% of households in the State.

Household Income						
	Township of Lyndhurst		Bergen County		New Jersey	
	Total	Percent	Total	Percent	Total	Percent
Less Than \$10,000	583	6.2%	11,201	3.6%	140,262	4.0%
\$10,000 to \$14,999	236	2.5%	7,234	2.3%	99,362	2.9%
\$15,000 to \$24,999	340	3.6%	13,282	4.0%	175,402	5.0%
\$25,000 to \$34,999	311	3.3%	15,240	4.0%	184,753	5.3%
\$35,000 to \$49,999	640	6.8%	23,079	6.5%	276,601	8.0%
\$50,000 to \$74,999	1,251	13.4%	39,916	11.4%	448,192	12.9%
\$75,000 to \$99,999	948	10.1%	35,056	10.9%	397,939	11.4%
\$100,000 to \$149,999	1,913	20.4%	62,751	18.2%	627,526	18.0%
\$150,000 to \$199,999	1,309	14.0%	45,164	12.1%	407,723	11.7%
\$200,000 or more	1,832	19.6%	100,384	27.0%	720,595	20.7%
Total	9,363	100%	353,307	100%	3,478,355	100%

Source: 2023 ACS 5-Year Estimates Tables B19001 & S1901