

Appendices

Appendix 1: Potential Affordable Housing Sites map

Appendix 2: Vacant Land Adjustment

Appendix 3: Site Suitability Map – Former ShopRite Site

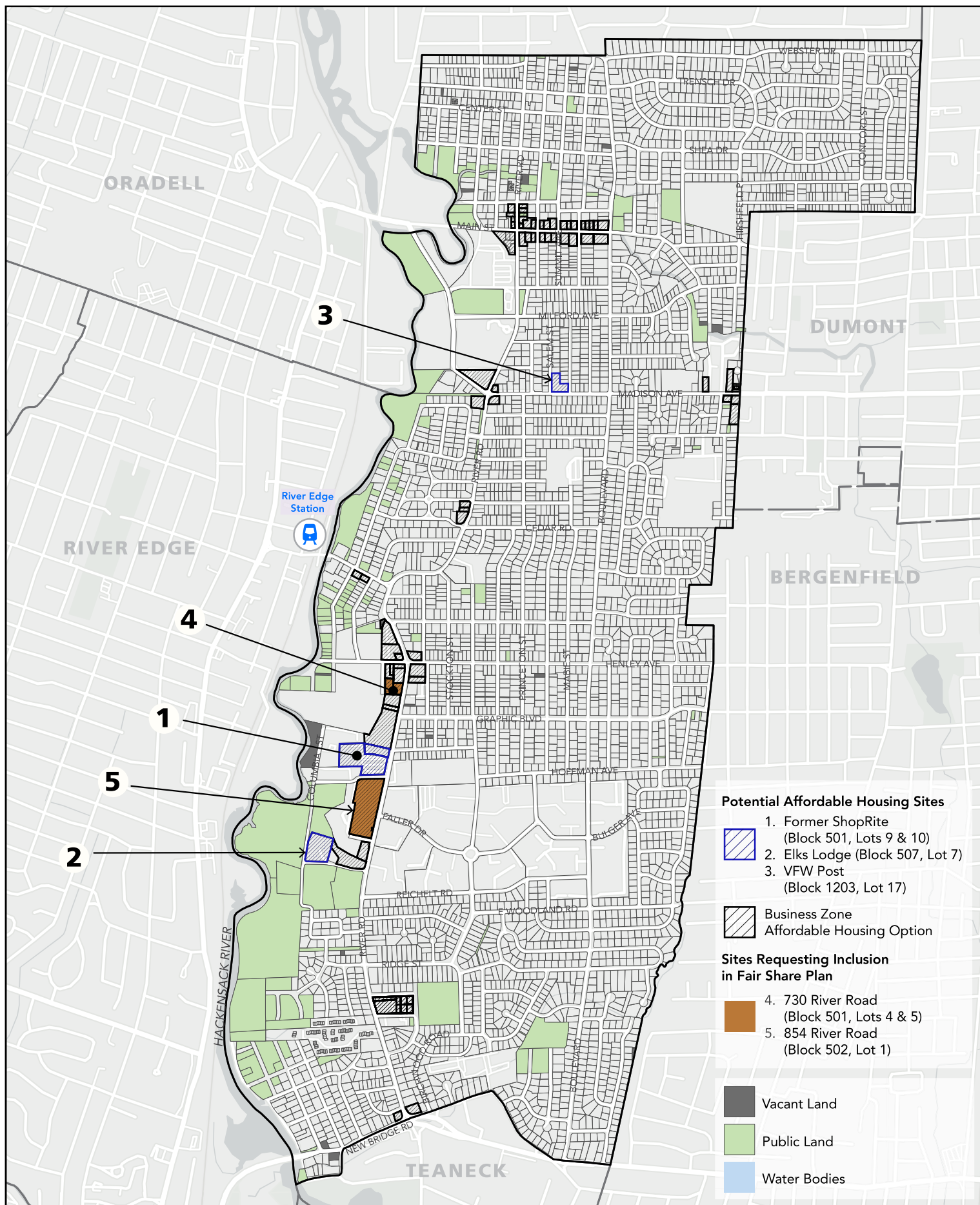
Appendix 4: Site Suitability Map – Block 501, Lots 4 & 5

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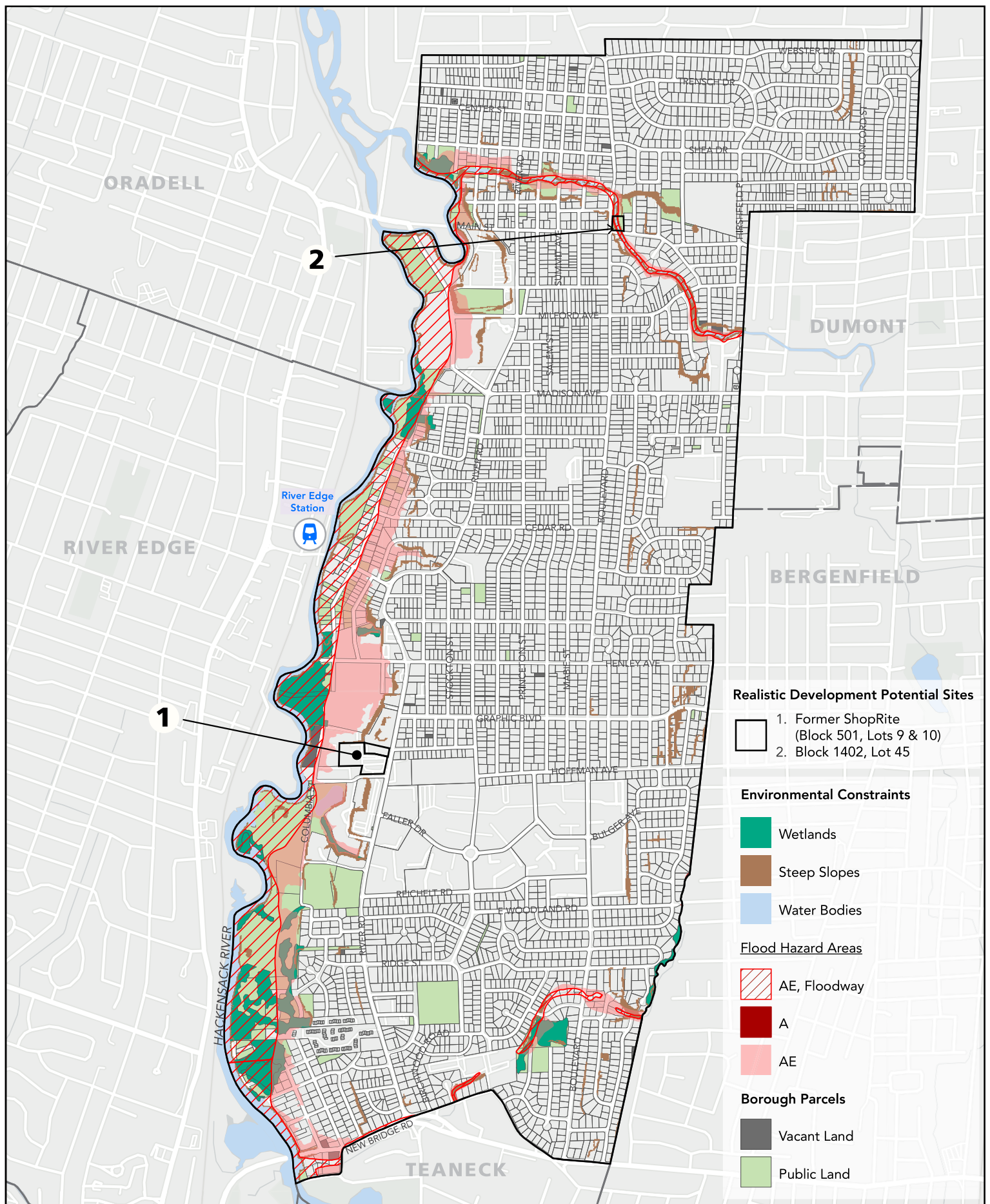
Appendix 7: Draft Amended Affordable Housing and Development Fee Ordinances

Appendix 8: Existing Affordable Housing Documentation



Appendix 1: Potential Affordable Housing Sites

Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community, New York State, Maxar



Appendix 2: Vacant Land Adjustment

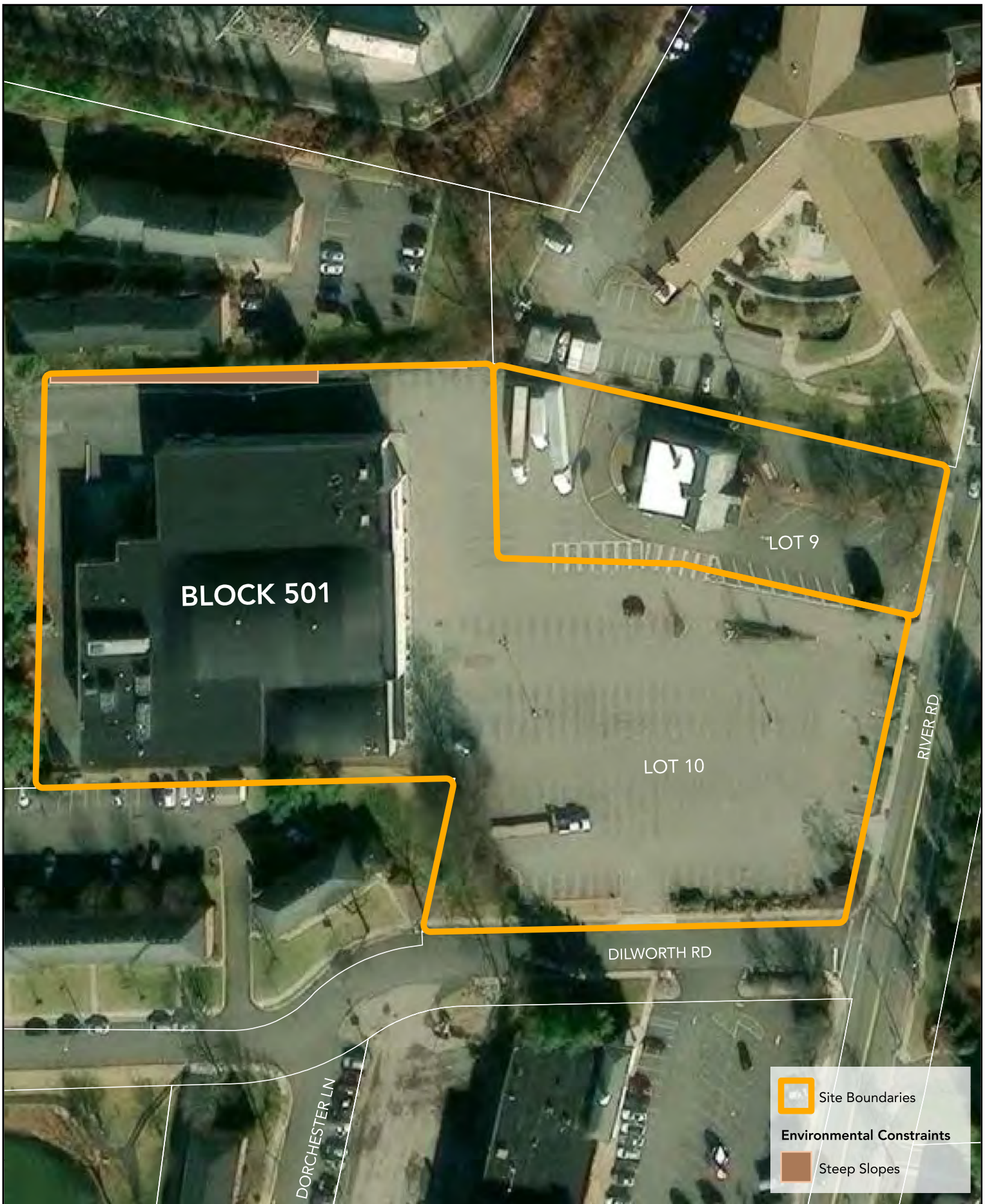
Block	Lot	Property Class	Property Location	Owner's Name	Zone	Acreage	Constrained Acreage	Remaining Acreage	Constraint Description	Remaining Acreage > 0.83?	Developable Acreage	Additional Notes
1211	21		1 REAR OF MADISON & MORTON	TRASHMUND, MARYANN	00000	0.1882				N		Less than 0.83 acres. Not in current MODV data, as per previous data this lot contains a portion of an existing single-family home in Dumont.
112	8		1 LYNWOOD AVE	RODE, MARGARET C	A	0.1587				N		Less than 0.83 acres, no immediately contiguous properties for development
113	4.01		1 125 OLD NEW BRIDGE RD	113 OLD NEW BRIDGE RD 1/2 JACKIE	A	0.61				N		Less than 0.83 acres, no immediately contiguous properties for development (based on prior Lot 4). Property is improved with a parking lot for the Sanzari's New Bridge Inn Restaurant. Lot appears to have been subdivided, tax maps have not been updated yet accordingly.
206	5.01		1 KORFTSEN RD	ALFARO, JOSE & GRACIELA	A	0.0058				N		Less than 0.83 acres. Backyard of home in Bergenfield.
206	5.02		1 KORFTSEN RD	MATHEW, SUSANNA	A	0.0185				N		Less than 0.83 acres. Backyard of home in Bergenfield.
206	5.03		1 KORFTSEN RD	MIGLIACCO, FRANK	A	0.0312				N		Less than 0.83 acres. Backyard of home in Bergenfield.
206	5.04		1 KORFTSEN RD	BOCHNER, DANIEL & ALIZA POLLAK	A	0.044				N		Less than 0.83 acres. Backyard of home in Bergenfield.
206	5.05		1 KORFTSEN RD	RIVERA, FRANK JR, AUREA E.	A	0.0432				N		Less than 0.83 acres. Backyard of home in Bergenfield.
304	15		1 192 TROTTER DR	WALTER, THOMAS P & CAROLYN B	A	0.0649				N		Less than 0.83 acres, no immediately contiguous properties for development.
607	7		1 RIVER RD	SEELEY, JOHN & JENNIFER MCSHANE	A	0.0631				N		Less than 0.83 acres, no immediately contiguous properties for development.
610	4		1 MAPLE ST	RINKACS, STEPHEN	A	0.0918				N		Sideyard to single-family residential.
806	4		1 PLYMPTON ST	WAHBA, SHADY & DÉRÉDRE	A	0.1148				N		Less than 0.83 acres, no immediately contiguous properties for development. Backyard of single-family home.
1107	17		1 S PARK DR	WESTERMANN, JOHN H & KATHLEEN T	A	0.0115				N		Less than 0.83 acres, no immediately contiguous properties for development. Narrow side yard strip of single-family home.
1208	8		1 LAKE ST	HARRERO, DAMIAN & HELEN	A	0.1492				N		Less than 0.83 acres, no immediately contiguous properties for development.
1209	11		1 LAKE ST	MARIANO, ALICE HELEN	A	0.3132				N		Less than 0.83 acres, no immediately contiguous properties for development.
1211	22		1 ASSESSED IN DUMONT	REYES, LEONARD & JOCELYN	A	0.0918				N		Less than 0.83 acres. Existing single-family homes in Dumont.
1211	23		1 ASSESSED IN DUMONT	NUNN, ERNEST J & IRIS M	A	0.1225				N		Less than 0.83 acres. Existing single-family home in Dumont.
1211	26		1 ASSESSED IN DUMONT	STEWART, INGEBORG P.	A	0.0773				N		Less than 0.83 acres. Existing single-family homes in Dumont.
1507	14		1 SUMMIT AVE	DEVASSIA, DIANA PAUL	A	0.0918				N		Less than 0.83 acres, no immediately contiguous properties for development. Developed with driveway and sideyard for single-family home.
1509	1		1 GRAND ST	PALANGIC, DINO & NELSA & BATISTA, F	A	0.0275				N		Less than 0.83 acres, immediately contiguous property does not add up to 0.83 acres.
1509	6		1 GRAND ST	BOIWKER, PAMELA KNOWLES	A	0.0574				N		Sideyard of single-family home.
1509	42		1 GRAND ST	WIM, WOOK & SONG JA	A	0.0448				N		Less than 0.83 acres, immediately contiguous property does not add up to 0.83 acres.
1522	8		1 BOULEVARD	MILFORD ATHLETIC ASSOC	A	0.1308				N		Sideyard of single-family home.
1524	14		1 WASHINGTON AVE	HEISER, GARY F & KERRY E	A	0.136				N		Less than 0.83 acres, no immediately contiguous properties for development. Appears to be a sideyard.
1527	8		1 RIVER RD	FERRETTI, DANIEL J	A	0.1375				N		Less than 0.83 acres, immediately contiguous property does not add up to 0.83 acres
501	15		1 CORNELL ST	PUBLIC SERV ELEC & GAS CONFIERRO, N	IP	0.1148	0.105337	0.009463	Flood hazard areas and wetlands	N		Less than 0.83 acres and environmental constraints leave little to no developable acreage. Less than 0.83 acres with contiguous lots. Lot appears to have been subdivided, tax maps have not been updated yet accordingly.
912	3.01		1 ROSE LANE	ALLISON, ILL & JEAN & KRIBBS, JERI	IP	0.0812			Flood hazard area, water body, and wetlands	N		Lot is a narrow wooded corner lot along River Road between single-family & commercial development. Previously Lot 3.
503	1.01		1 COLUMBIA ST	DORCHESTER MANOR LLC % VALUE CO INC	RESC	2.14	1.75397	0.38603		N		Used as a parking lot for existing garden sqts along Columbia Street.
201	6		1 270 BIRCHWOOD ROAD	UNKNOWN		0.1377				N		Less than 0.83 acres. Lot appears to have been consolidated since 1986 tax maps. Address provided references an existing single-family home. Assessor data does not appear to have been updated.
201	12		1 255 AZALEA DRIVE	UNKNOWN		0.1377				N		Less than 0.83 acres. Lot appears to have been consolidated since 1986 tax maps. Assessor data does not appear to have been updated.
902	30		1 585 COLUMBIA STREET	UNKNOWN		0.0685				N		Less than 0.83 acres. Lot is vacated in MOD-IV data, assessor data not yet updated?
903	12.01		1 RIVER ROAD (REAR)	UNKNOWN		0				N		Lot is a narrow parcel between 2 single-family homes.
904	31		1 BERKLEY STREET	UNKNOWN		0.0402				N		Less than 0.83 acres. Appears to have been subdivided, tax maps not updated.
905	27		1 ASBURY STREET	UNKNOWN		0.0574				N		Lot 12 is single-family residence.
1007	1		1 ROSLYN AVENUE	UNKNOWN		0.0331				N		Less than 0.83 acres. Narrow R.O.W. Parcel, no longer in MOD-IV.
1109	5		1 MADISON AVENUE	UNKNOWN		0				N		Less than 0.83 acres. Narrow parcel across multiple single-family homes, no longer in MOD-IV.
1109	7		1 MADISON AVENUE (REAR)	UNKNOWN		0.1733				N		Listed acreage less than 0.83 acres. Narrow private road, no longer in MOD-IV.
1511	1.01		1 225 CENTER ST	ST MATTHEW CH C/O REV J WANGERIN		0				N		Less than 0.83 acres. Lot consolidation appears to have occurred. Assessor data does not appear to have been updated. Was formerly R.O.W between single-family parcels
1525	7		1 WASHINGTON AVENUE	UNKNOWN		0				N		Active church, not developable. Armenian Brotherhood Bible Church.
101	1 15C		1033 STEUBEN AVE	THE BOROUGH OF NEW MILFORD	A	0.3161				N		Less than 0.83 acres, no immediately contiguous properties for development. Lot appears to have been vacated, assessor data appears to not have been updated.
101	3 15C		1041 STEUBEN AVE	NIS ENVRN PROTECTION % CANONICO, L	A	0.3696				N		Was part of water body.
101	4 15C		MAPLE AVE	BOROUGH OF NEW MILFORD	A	1.32				N		Designated in Recreation & Open Space Element of 2024 Master Plan and on NIDEP ROSI.
101	5 15C		STEUBEN AVE	BOROUGH OF NEW MILFORD	A	0.2101				N		Less than 0.83 acres.
102	1 01 15C		MAPLE AVE	BOROUGH OF NEW MILFORD	A	1.6437				N		Designated in Recreation & Open Space Element of 2024 Master Plan and on NIDEP ROSI.
102	1 02 15C		119 MAPLE AVE	NIS ENVRN PROTECTION % CANONICO, L	A	0.2296				N		Designated in Recreation & Open Space Element of 2024 Master Plan and on NIDEP ROSI.
103	1 15C		LYNWOOD AVE	BOROUGH OF NEW MILFORD	A	0.5223				N		Designated in Recreation & Open Space Element of 2024 Master Plan and on NIDEP ROSI.
104	2 15C		ROOSEVELT AVE	BOROUGH OF NEW MILFORD	A	1.467				N		Designated in Recreation & Open Space Element of 2024 Master Plan and on NIDEP ROSI.
104	3 15C		STEUBEN AVE	BOROUGH OF NEW MILFORD	A	1.36				N		Designated in Recreation & Open Space Element of 2024 Master Plan and on NIDEP ROSI.
104	8 15C		MAPLE AVE	BOROUGH OF NEW MILFORD	CSKT	0.0222				N		Less than 0.83 acres.
104	9 15C		MAPLE AVE	BOROUGH OF NEW MILFORD	A	0.5739				N		Designated in Recreation & Open Space Element of 2024 Master Plan and on NIDEP ROSI.
105	1 15C		STEUBEN AVE	BOROUGH OF NEW MILFORD	A	0.831				N		Designated in Recreation & Open Space Element of 2024 Master Plan and on NIDEP ROSI.
106	1 15C		MAPLE AVE	BOROUGH OF NEW MILFORD	A	0.2296				N		Designated in Recreation & Open Space Element of 2024 Master Plan and on NIDEP ROSI.
111	5 15C		NEW BRIDGE RD	COUNTY OF BERGEN	A	0.1307				N		Designated in Recreation & Open Space Element of 2024 Master Plan and on NIDEP ROSI.
113	10 15C		1 OLD NEW BRIDGE RD	NIS ENVRN PROTECTION % CANONICO, L	00000	0.1372				N		Less than 0.83 acres.
117	1 15C		200 DAHLIA AVE	BOROUGH OF NEW MILFORD	00000	5.896				N		Less than 0.83 acres.
118	2 15C		RICHMOND AVE	BOROUGH OF NEW MILFORD	A	0.1236				N		Designated in Recreation & Open Space Element of 2024 Master Plan and on NIDEP ROSI.
202	30 15C		WARREN ST	BOROUGH OF NEW MILFORD	A	3				N		Less than 0.83 acres.
												Designated in Recreation & Open Space Element of 2024 Master Plan and on NIDEP ROSI.

Block	Lot	Property Class	Property Location	Owner's Name	Zone	Acreage	Constrained Acreage	Remaining Acreage	Constraint Description	Remaining Acreage > 0.83?	Developable Acreage	Additional Notes
202	30.01	15C	WARREN ST	BOROUGH OF NEW MILFORD	A	0.904				N		0 Designated in Recreation & Open Space Element of 2024 Master Plan and on NIDEF ROSI
202	30.02	15C	SHERIDAN ST	BOROUGH OF NEW MILFORD	A	1.322				N		0 Designated in Recreation & Open Space Element of 2024 Master Plan and on NIDEF ROSI
301	1	15C	850-850A ROBERT CHESTER W	BOROUGH OF NEW MILFORD	RESA	2.2				N		0 Existing DPW Site as designated in Community Facilities Element of 2024 Master Plan
301	2	15C	160 TROTTER DRIVE	BOROUGH OF NEW MILFORD	RESA	16.30				N		0 Reexamination.
301	10	15C	RIVER RD (RIGHT-OF-WAY)	BOROUGH OF NEW MILFORD	A	0.2847				N		0 Designated in Recreation & Open Space Element of 2024 Master Plan and on NIDEF ROSI
301	23.01	15C	RIVER LANE	BOROUGH OF NEW MILFORD	A	1.03				N		0 Less than 0.83 acres.
301	27	15C	HACKENSACK RIVER	COUNTY OF BERGEN	A	5.461				N		0 Designated in Recreation & Open Space Element of 2024 Master Plan and on NIDEF ROSI
301	28.01	15C	RIVER LANE	BOROUGH OF NEW MILFORD	A	0.9				N		0 Designated in Recreation & Open Space Element of 2024 Master Plan and on NIDEF ROSI
302	1	15C	845 ROBERT CHESTER WAY	BOROUGH OF NEW MILFORD	00000	4.38				N		0 Designated in Recreation & Open Space Element of 2024 Master Plan and on NIDEF ROSI
302	2	15C	930 RIVER RD	BOROUGH OF NEW MILFORD	00000	3.05				N		0 Designated in Recreation & Open Space Element of 2024 Master Plan and on NIDEF ROSI
302	8	15C	RIVER RD	BOROUGH OF NEW MILFORD	A	0.3444				N		0 Less than 0.83 acres.
304	6	15C	RIVER RD	BOROUGH OF NEW MILFORD	A	0.3591				N		0 Less than 0.83 acres.
305	1.01	15C	RIVER LANE	BOROUGH OF NEW MILFORD	A	1.41				N		0 Designated in Recreation & Open Space Element of 2024 Master Plan and on NIDEF ROSI
306	6.01	15C	RIVER LANE	BOROUGH OF NEW MILFORD	A	0.92				N		0 Designated in Recreation & Open Space Element of 2024 Master Plan and on NIDEF ROSI
401	3	15C	RIDGE & L WOODLAND EASEMT	BOROUGH OF NEW MILFORD	A	0.1556				N		0 Less than 0.83 acres. Narrow parcel across multiple single-family homes.
501	12	15C	HENLEY AVE	BOROUGH OF NEW MILFORD	P	0.32				N		0 Designated in Recreation & Open Space Element of 2024 Master Plan and on NIDEF ROSI
501	13	15C	HENLEY AVE	BOROUGH OF NEW MILFORD	P	0.996	0.996		0 Flood hazard area, water body, and wetlands	N		0 Environmental constraints leave less than 0.83 developable acres.
501	14	15C	CORNELL ST	BOROUGH OF NEW MILFORD	P	0.9539	0.904444	0.049456	Flood hazard areas and wetlands	N		0 Environmental constraints leave less than 0.83 developable acres.
501	16	15C	HENLEY AVE	BOROUGH OF NEW MILFORD	P	0.7046	0.514791	0.189809	Flood hazard areas and wetlands	N		0 Environmental constraints leave less than 0.83 developable acres.
502	2	15C	RIVER RD	BOROUGH OF NEW MILFORD	00000	0.0114				N		0 Less than 0.83 acres.
502	8	15C	COLUMBIA ST	BOROUGH OF NEW MILFORD	A	4.18				N		0 Designated in Recreation & Open Space Element of 2024 Master Plan and on NIDEF ROSI
503	2	15C	800 A-C COLUMBIA ST	BOROUGH OF NEW MILFORD	00000	13.6				N		0 Designated in Recreation & Open Space Element of 2024 Master Plan and on NIDEF ROSI
601	14	15C	ASBURY TO PRINCETON	BOROUGH OF NEW MILFORD	A	0.0072				N		0 Less than 0.83 acres.
603	6	15C	ASBURY ST	BOROUGH OF NEW MILFORD	A	0.0029				N		0 Less than 0.83 acres.
605	10	15C	BERKLEY ST	BOROUGH OF NEW MILFORD	A	0.0029				N		0 Less than 0.83 acres.
606	7	15C	TRENTON ST	BOROUGH OF NEW MILFORD	A	0.0023				N		0 Less than 0.83 acres.
821	6	15C	CYPRESS ST	BOROUGH OF NEW MILFORD	A	0.0736				N		0 Less than 0.83 acres.
823	1	15C	GRAPHIC BLVD	BOROUGH OF NEW MILFORD	A	0.0965				N		0 Less than 0.83 acres.
823	3	15C	GRAPHIC BLVD	BOROUGH OF NEW MILFORD	A	0.0438				N		0 Less than 0.83 acres.
901	1	15C	147 RIVER EDGE AVE	NI DEPT OF ENVIRONMENTAL PROTECTION	A	0.5634				N		0 Less than 0.83 acres. Listed on State and National Registers of Historic Places.
901	2	15C	COLUMBIA ST	BOROUGH OF NEW MILFORD	A	3.58				N		0 Designated in Recreation & Open Space Element of 2024 Master Plan and on NIDEF ROSI
901	11	15C	568 COLUMBIA ST	NIS ENVRN PROTECTION % CANONICO.L	A	0.1894				N		0 Less than 0.83 acres. NIDEF grant.
902	26	15C	589 COLUMBIA ST	STATE OF NJ DEPT OF ENV PROTECTION	A	0.2629				N		0 Less than 0.83 acres. NIDEF grant. Still developed with single family home.
902	34	15C	HOLLAND AVE	BOROUGH OF NEW MILFORD	A	0.2282				N		0 Less than 0.83 acres.
903	18	15C	RIVER EDGE AVE	BOROUGH OF NEW MILFORD	A	0.2984				N		0 Less than 0.83 acres.
904	30	15C	BERKLEY ST	BOROUGH OF NEW MILFORD	A	0.6689				N		0 Less than 0.83 acres.
904	32	15C	BERKLEY ST	BOROUGH OF NEW MILFORD	A	0.2152				N		0 Less than 0.83 acres.
904	42	15C	STOCKTON ST	BOROUGH OF NEW MILFORD	A	0.0148				N		0 Less than 0.83 acres.
906	7	15C	638 COLUMBIA ST	NI ENVRN PROTECTION % CANONICO.L	A	0.2502				N		0 Less than 0.83 acres. NIDEF grant.
906	9	15C	650 COLUMBIA ST	NI STATE OF ENVIRONMENTAL PROTECTION	A	0.186	0.186		0 Steep slopes, water body, & flood hazard areas	N		0 Block 906, Lots 9-12 are contiguous with one another to add up to more than 0.83 acres, but have all been reserved as per NIDEF grant. Furthermore, the parcels are fully enclosed
906	10	15C	654 COLUMBIA ST	NI STATE OF ENVIRONMENTAL PROTECTION	A	0.2638	0.2638		0 Steep slopes, water body, & flood hazard areas	N		0 This area has been reserved as per NIDEF grant. Furthermore, the parcels are fully enclosed
906	11	15C	660 COLUMBIA ST	NIS ENVRN PROTECTION % CANONICO.L	A	0.3375	0.3375		0 Steep slopes, water body, & flood hazard areas	N		0 within areas of environmental constraints, including being fully within flood hazard zone AE
906	12	15C	664 COLUMBIA ST	NI ENVRN PROTECTION % CANONICO.L	A	0.171	0.171		0 Steep slopes, water body, & flood hazard areas	N		0 and the regulatory floodway.
906	13	15C	668 COLUMBIA ST	BOROUGH OF NEW MILFORD	A	0.171				N		0 Designated in Recreation & Open Space Element of 2024 Master Plan and on NIDEF ROSI
906	15	15C	COLUMBIA ST	BOROUGH OF NEW MILFORD	P	0.3028				N		0 Less than 0.83 acres.
906	16	15C	COLUMBIA ST	BOROUGH OF NEW MILFORD	P	0.2221				N		0 Designated in Recreation & Open Space Element of 2024 Master Plan and on NIDEF ROSI
906	17	15C	COLUMBIA ST	BOROUGH OF NEW MILFORD	P	0.1193				N		0 Designated in Recreation & Open Space Element of 2024 Master Plan and on NIDEF ROSI
906	18	15C	COLUMBIA ST	BOROUGH OF NEW MILFORD	P	0.1287				N		0 Designated in Recreation & Open Space Element of 2024 Master Plan and on NIDEF ROSI
906	19	15C	COLUMBIA ST	BOROUGH OF NEW MILFORD	P	0.13				N		0 Designated in Recreation & Open Space Element of 2024 Master Plan and on NIDEF ROSI
907	10	15C	654 HARVARD ST	NI ENVRN PROTECTION % CANONICO.L	A	0.2048				N		0 Less than 0.83 acres. NIDEF grant.
907	11	15C	660 HARVARD ST	NIS ENVRN PROTECTION % CANONICO.L	A	0.203				N		0 Less than 0.83 acres. NIDEF grant.
907	12	15C	668 HARVARD ST	BOROUGH OF NEW MILFORD	A	0.1148				N		0 Designated in Recreation & Open Space Element of 2024 Master Plan and on NIDEF ROSI
907	13	15C	674 HARVARD ST	NI ENVRN PROTECTION % CANONICO.L	A	0.1443				N		0
907	17	15C	659 COLUMBIA ST	NI ENVRN PROTECTION % CANONICO.L	A	0.1644	0.160848	0.003452	Flood hazard areas	N		0
907	18	15C	651 COLUMBIA ST	NIS ENVRN PROTECTION % CANONICO.L	A	0.1632	0.1632		0 Flood hazard areas	N		0
907	19	15C	647 COLUMBIA ST	NIS ENVRN PROTECTION % CANONICO.L	A	0.1722	0.158635	0.013565	Flood hazard areas	N		0 Block 907, Lots 17-24 are contiguous with one another to add up to greater than 0.83 acres,
907	20	15C	641 COLUMBIA ST	NI ENVRN PROTECTION % CANONICO.L	A	0.1148	0.1148		0 Flood hazard areas	N		0 but have all been reserved as per an NIDEF grant. All lots lie fully within flood hazard area
907	21	15C	631 COLUMBIA ST	NI ENVRN PROTECTION % CANONICO.L	A	0.1148	0.113815	0.000985	Flood hazard areas	N		0 zone AE, and portions of some of the lots also lie within the regulatory floodway - thus fully
907	22	15C	627 COLUMBIA ST	NIS ENVRN PROTECTION % CANONICO.L	A	0.1148	0.1148		0 Flood hazard areas	N		0 environmentally constrained.
907	23	15C	625 COLUMBIA ST	NI ENVRN PROTECTION % CANONICO.L	A	0.1722	0.1722		0 Flood hazard areas	N		0
907	24	15C	623 COLUMBIA ST	NIS ENVRN PROTECTION % CANONICO.L	A	0.1148	0.1148		0 Flood hazard areas	N		0
908	13	15C	643 HARVARD ST	NI ENVRN PROTECTION % CANONICO.L	A	0.1148				N		0 Less than 0.83 acres. NIDEF grant.
908	14	15C	639 HARVARD ST	NIS ENVRN PROTECTION % CANONICO.L	A	0.1148				N		0 Less than 0.83 acres. NIDEF grant.
912	1	15C	AUDREY PL	BOROUGH OF NEW MILFORD	P	0.63				N		0 Less than 0.83 acres with contiguous Block 912, Lot 3.01.
915	5	15C	680 TRENTON ST	BOROUGH OF NEW MILFORD	00000	0.287				N		0 New Milford Fire Department as designated in Community Facilities Element of 2024 Master
919	9	15C	HENLEY AVE	BOROUGH OF NEW MILFORD	A	0.1435				N		0 Plan Reexamination.
1006	4	15C	ROSLYN AVE	BOROUGH OF NEW MILFORD	00000	0.0918				N		0 Less than 0.83 acres.
1101	3.01	15C	556 COLUMBIA ST	NI DEPT OF ENVIRONMENTAL PROTECTION	A	0.1894				N		0 Less than 0.83 acres. NIDEF grant.
1101	7	15C	540 COLUMBIA ST	NI ENVRN PROTECTION % CANONICO.L	A	0.2204				N		0 Less than 0.83 acres. NIDEF grant.
1101	8	15C	536 COLUMBIA ST	NIS ENVRN PROTECTION % CANONICO.L	A	0.2103				N		0 Less than 0.83 acres. NIDEF grant.
1102	2	15C	559 COLUMBIA ST	NI DEPT OF ENVIRONMENTAL PROTECTION	A	0.1992				N		0 Less than 0.83 acres. NIDEF grant.
1102	5	15C	549 COLUMBIA ST	NIS ENVRN PROTECTION % CANONICO.L	A	0.219				N		0 Less than 0.83 acres. NIDEF grant.
1102	6	15C	545 COLUMBIA ST	NI ENVRN PROTECTION % CANONICO.L	A	0.1882				N		0 Less than 0.83 acres. NIDEF grant.
1102	8	15C	538 COLUMBIA ST	NI ENVRN PROTECTION % GOSD CHLOE	A	0.1832				N		0 Less than 0.83 acres. NIDEF grant.
1102	26	15C	502 HUGHES RD	NIS ENVRN PROTECTION % CANONICO.L	A	0.1745				N		0 Less than 0.83 acres. NIDEF grant.
1106	21	15C	RIVER RD	BOROUGH OF NEW MILFORD	A	0.1372				N		0 Less than 0.83 acres.
1107	4.02	15C	WEST PARK DR	BOROUGH OF NEW MILFORD	A	0.5468				N		0 Less than 0.83 acres.
1109	1	15C	WEST PARK DR	BOROUGH OF NEW MILFORD	A	3.85				N		0 Designated in Recreation & Open Space Element of 2024 Master Plan and on NIDEF ROSI
1109	3	15C	158 MADISON AVE	COUNTY OF BERGEN NJ	A	1.7439	1.7439		0 Flood hazard area, water body, and wetlands	N		0 Environmental constraints leave zero developable acres.
1109	13	15C	RIVER RD	BOROUGH OF NEW MILFORD	A	0.1714				N		0 Less than 0.83 acres.
1202	2	15C	SALEM ST	BOROUGH OF NEW MILFORD	A	0.0009				N		0 Less than 0.83 acres.
1208	9	15C	NEUMAIER DR	BOROUGH OF NEW MILFORD	A	1.38				N		0 Designated in Recreation & Open Space Element of 2024 Master Plan and on NIDEF ROSI
1210	7	15C	HIRSCHFELD PL	BOROUGH OF NEW MILFORD	A	0.1148				N		0 Less than 0.83 acres.
1218	4	15C	ROSLYN AVE	BOROUGH OF NEW MILFORD	A	0.0922				N		0 Less than 0.83 acres.

Block	Lot	Property Class	Property Location	Owner's Name	Zone	Acreage	Constrained Acreage	Remaining Acreage	Constraint Description	Remaining Acreage > 0.83?	Developable Acreage	Additional Notes
1218	8	15C	MARION AVE	BOROUGH OF NEW MILFORD	A	0.0918				N		0 Less than 0.83 acres.
1301	1	15C	WASHINGTON AVE	BOROUGH OF NEW MILFORD	00000	0.644	0.531804	0.112196	Flood hazard area and water body	N		0 Block 1301, Lots 1-2 are contiguous with one another, but environmental constraints leave
1301	2	15C	MAIN ST	COUNTY OF BERGEN	A	1.074	0.997988	0.076012	Flood hazard area and water body	N		0 Less than 0.83 total developable acres.
1304	8	15C	RIVER RD	BOROUGH OF NEW MILFORD	D	0.1194				N		0 Less than 0.83 acres.
1308	1	15C	MADISON AVE	COUNTY OF BERGEN	A	4.61	4.61	0	Flood hazard area and water body	N		0 Environmental constraints leave zero developable acres.
1309	1.04	15C	75 MADISON AVENUE	NEW MILFORD BOROUGH OF	RESA	4.16				N		0 Designated as public land and open space in the Recreation and Open Space Element in the 2024 Master Plan Reexamination. Existing Knights Field and parking area - not eligible for development.
1314	1	15C	275 RIVER RD	BOROUGH OF NEW MILFORD	00000	0				N		0 New Milford Senior Center as designated in Community Facilities Element of 2024 Master Plan Reexamination.
1402	23	15C	SUTTON PL	BOROUGH OF NEW MILFORD	A	3.13				N		0 Designated in Recreation & Open Space Element of 2024 Master Plan and on NIDEP ROSI.
1402	45	15C	MAIN & BOULEVARD	BOROUGH OF NEW MILFORD	A	1.1747	0.334999	0.839701	Flood hazard area, water body, steep slopes	Y	0.830701	0 Wooded lot, Hirschfeld Brook cuts through center of lot.
1402	46	15C	192 CARLTON PL	BOROUGH OF NEW MILFORD	A	1.3582				N		0 Designated in Recreation & Open Space Element of 2024 Master Plan and on NIDEP ROSI.
1404	18	15C	SUTTON PL	BOROUGH OF NEW MILFORD	A	0.0143				N		0 Less than 0.83 acres.
1502	8	15C	HARRISON ST	BOROUGH OF NEW MILFORD	A	0.0906				N		0 Less than 0.83 acres.
1505	2	15C	PROSPECT AVE	BOROUGH OF NEW MILFORD	A	0.0207				N		0 Less than 0.83 acres.
1512	1	15C	249 CENTER ST	BOROUGH OF NEW MILFORD	00000	0.4591				N		0 New Milford Volunteer Fire Company 1 facility as designated in Community Facilities Element of 2024 Master Plan Reexamination.
1523	2	15C	CALIFORNIA AVE	COUNTY OF BERGEN	A	1.2266	0.969297	0.257303	Flood hazard area, water body, and wetlands	N		0 Environmental constraints leave less than 0.83 acres. Wooded open space lot along Hackensack River. Southern portion of lot boundary is occupied by historic New Milford Plant.
1524	1	15C	PINE AVE	COUNTY OF BERGEN	00000	1.8748	1.8748	0	Flood hazard area, water body, and wetlands	N		0 Environmental constraints leave less than 0.83 acres. Wooded open space lot along Hackensack River. Used as a pumping station. Southern portion of lot boundary is occupied by historic New Milford Plant.
1524	2	15C	155 PINE AVE	NIS ENVRN PROTECTION % CANONICO.L	A	0.1148				N		0 Less than 0.83 acres. NIDEP grant.
1524	9	15C	154 WASHINGTON AVE	BORO OF NEW MILFORD	A	0.2481				N		0 Designated in Recreation & Open Space Element of 2024 Master Plan and on NIDEP ROSI.
1524	11	15C	164 WASHINGTON AVE	NJ ENVRN PROTECTION % CANONICO.L	A	0.2066				N		0 Less than 0.83 acres. NIDEP grant.
1525	6	15C	162 LENOX AVE	NIS ENVRN PROTECTION % CANONICO.L	A	0.1837				N		0 Less than 0.83 acres. NIDEP grant.
1525	16	15C	171 WASHINGTON AVE	BOROUGH OF NEW MILFORD	A	0.1386				N		0 Designated in Recreation & Open Space Element of 2024 Master Plan and on NIDEP ROSI.
1525	17	15C	161 WASHINGTON AVE	BOROUGH OF NEW MILFORD	A	0.1917				N		0 Designated in Recreation & Open Space Element of 2024 Master Plan and on NIDEP ROSI.
1526	5	15C	RIVER RD THRU LENOX AVES	BOROUGH OF NEW MILFORD	A	0.2525				N		0 Less than 0.83 acres.
1526	11	15C	161 LENOX AVE	NJ DEPT OF ENVIRONMENTAL PROTECTION	A	0.1837				N		0 Less than 0.83 acres. NIDEP grant.
1527	9	15C	PROSPECT AVE	BOROUGH OF NEW MILFORD	A	0.1375				N		0 Less than 0.83 acres.
1527	10	15C	178 PROSPECT AVE	BOROUGH OF NEW MILFORD	A	0.4086				N		0 Less than 0.83 acres.
1528	4.02	15C	PROSPECT & SUMMIT AVES	BOROUGH OF NEW MILFORD	A	1.9				N		0 Designated in Recreation & Open Space Element of 2024 Master Plan and on NIDEP ROSI.
1530	16	15C	EAGLE AVE	BOROUGH OF NEW MILFORD	A	0.1148				N		0 Less than 0.83 acres.

Additional Parcels												
501	9	4A	810 RIVER RD	NMUL LLC	MUPUD	0.7471	0	0.7471	None	N	0.7471	Although the developable acreage of the lot on its own is less than 0.83 acres, it is contiguous with Block 501, Lot 10, resulting in a total of more than 0.83 contiguous acres. Potential area in need of redevelopment site.
501	10	4A	814-820 RIVER RD	INSERRA ASSOCIATES	MUPUD	3.418	0.036322	3.381678	Steep slopes	Y	3.381678	Contiguous with Block 501, Lot 9. Potential area in need of redevelopment site - former ShopRite. Minimal area of steep slopes located in northwestern corner of lot.

TOTAL DEVELOPABLE ACREAGE	4.9685
Min Presumptive Density	29.6109 / 6 units per acre
Max Presumptive Setaside	5.9622 / 20 percent



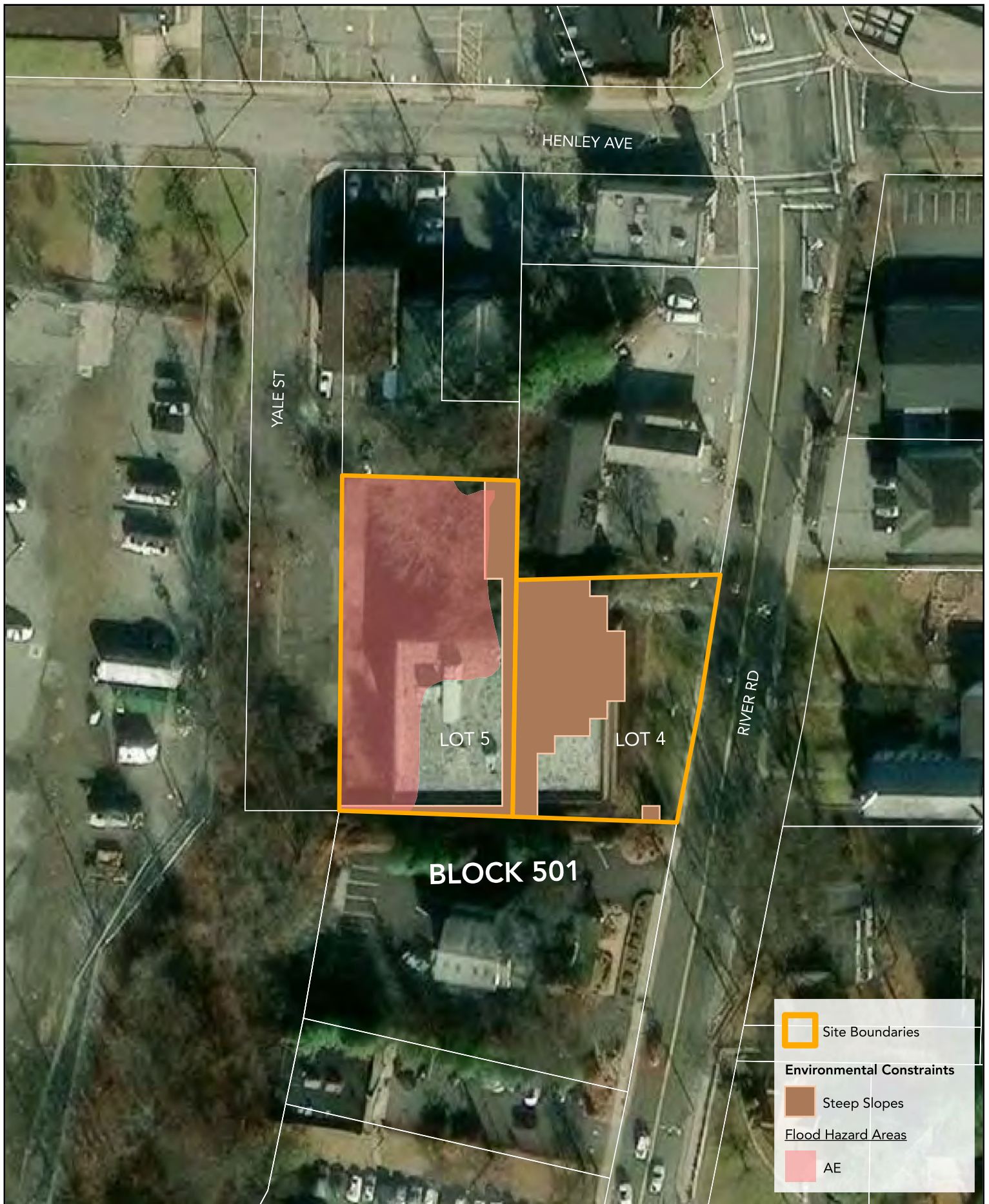
Appendix 3: Former ShopRite Site Suitability Analysis

Block 501, Lots 9 & 10

Borough of New Milford 2025 Housing Element and Fair Share Plan
PHILLIPS PREISS GRYGIEL LEHENY HUGHES LLC 2025

New York State, Maxar, Microsoft





Appendix 4: Block 501, Lots 4 & 5 Site Suitability Analysis



Appendix 5: Block 502, Lot 1 Site Suitability Analysis