



**Resolution of the Northvale Governing Body  
Resolution No. 2026-67  
March 11, 2026**

Council Member	Motion	Second	Yes	No	Abstain	Absent
BAKALIAN			X			
FERNANDEZ						X
MATTESSICH						X
MCMORROW	X		X			
MENAFRA		X	X			
SOKOLOSKI			X			

**TITLE: RESOLUTION ADOPTING AN AFFORDABLE HOUSING TRUST FUND SPENDING PLAN**

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**WHEREAS**, on August 27, 2019, the Borough of Northvale, Bergen County, adopted a Development Fee Ordinance, which established the Borough’s separate interest-bearing Affordable Housing Trust Fund and established standards for the collection, maintenance, and expenditure of development fees for affordable housing purposes; and

**WHEREAS**, the Borough has prepared this Spending Plan in conformance with applicable Council on Affordable Housing (“COAH”) regulations to itemize the Borough’s intended use of the monies in its Affordable Housing Trust Fund; and

**WHEREAS**, as of December 31, 2024, the Borough’s Affordable Housing Trust Fund had a balance of \$402,341.91. All development fees, payments in lieu of constructing affordable units on site, and interest generated by the fees are deposited in the Borough’s Affordable Housing Trust Fund for affordable housing purposes; and

**WHEREAS**, the Borough of Northvale hereby resolves that these funds will be spent in accordance with the Fair Housing Act (“FHA”), and applicable COAH regulations as described in the sections that follow.

**1. REVENUES FOR CERTIFICATION PERIOD**

**To calculate a projection of revenue anticipated during the Fourth Round (2025-2035), the Borough of Northvale considered the following:**

**a) Development fees:**

- 1. Residential and nonresidential projects which have had development fees imposed upon them at the time of**



**preliminary or final development approvals and that are not exempt;**

- 2. All projects currently before the planning and zoning boards for development approvals that may apply for building permits and certificates of occupancy; and**
- 3. Future development that is likely to occur based on historical rates of development.**

**b) Actual and committed Payment in Lieu (PIL) of construction from developers as follows:**

- 1. There have not been any Payments in Lieu collected by the municipality. If any such payments are made to the Borough during the Fourth Round, such payments will be deposited in the Borough's Affordable Housing Trust Fund.**

**c) Other funding sources:**

- 1. The Borough does not currently anticipate the contribution of any other funds toward the municipal Affordable Housing Trust Fund during the Fourth Round. That said, if any such funds are collected during the Fourth Round, said funds will be deposited in the Township's Affordable Housing Trust Fund.**

**d) Projected interest: It is estimated that the Borough will collect approximately \$50,000 in interest between January 1, 2025 through June 30, 2035. This figure assumes that, on average, the Township will collect approximately \$5,000 in interest per year during the remainder of the Fourth Round.**



Projected Revenue												
Source of Funds	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	Total
Development Fees - Projected Development	\$10,497.00	0	0	0	0	0	0	0	0	0	0	\$10,497.00
Payments in Lieu of Construction	0	0	0	0	0	0	0	0	0	0	0	
Other Funds	0	0	0	0	0	0	0	0	0	0	0	
Interest	\$2,500	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$2,500	\$50,000
<b>Total</b>	<b>\$415,338.91</b>	<b>\$420,338.91</b>	<b>\$425,338.91</b>	<b>\$430,338.91</b>	<b>\$435,338.91</b>	<b>\$440,338.91</b>	<b>\$445,338.91</b>	<b>\$450,338.91</b>	<b>\$455,338.91</b>	<b>\$460,338.91</b>	<b>\$462,838.91</b>	<b>\$462,838.91</b>



The Borough of Northvale projects a total of \$60,497.00 in revenue and interest will be collected between January 1, 2025 and December 31, 2035. All interest earned on the affordable housing trust funds shall be deposited into the Affordable Housing Trust Fund and used only for affordable housing purposes.

## **2. ADMINISTRATIVE MECHANISM TO COLLECT AND DISTRIBUTE FUNDS**

**The following procedural sequence for the collection and distribution of development fee revenues shall be followed by the Borough of Northvale:**

### **a) Collection of development fee revenues:**

**Collection of development fee revenues shall be consistent with the Borough of Northvale's Development Fee Ordinance for both residential and non-residential developments in accordance with the Municipal Land Use Law (N.J.S.A. 40:55D-1 et seq.), the Fair Housing Act (N.J.S.A. 52:27D-301 et seq.), applicable COAH regulations, and the proposed new Fair Housing Act Rules promulgated by the New Jersey Department of Community Affairs (DCA)(N.J.A.C. 5:99).**

### **b) Distribution of development fee revenues:**

**The governing body shall adopt a resolution authorizing the expenditure of development fee revenues consistent with the spending plan. Once a request has been approved by resolution, the CFO shall release the requested revenue from the Affordable Housing Trust Fund for the specific use approved in the governing body's resolution.**

## **3. DESCRIPTION OF ANTICIPATED USE OF AFFORDABLE HOUSING FUNDS**

a) Rehabilitation: The Borough has a Present Need (rehabilitation) obligation of 8 units. The Borough's efforts to meet its Present Need include a municipally sponsored local rehabilitation program and participation in the County's rehabilitation program. The Borough will utilize funds from the Borough's Affordable Housing Trust Fund to help fund this program in the amount of approximately \$80,000.

**b) Other Emergent Housing Opportunities: The Borough will reserve the remaining trust fund balance, projected at approximately \$151,419.46, for other emergent opportunities to create**



**affordable housing that may arise during the Fourth Round. The Borough shall seek approval for any emergent affordable housing opportunities not included in the Borough’s fair share plan in accordance with N.J.A.C. 5:99-4.1.**

- c) Affordability Assistance: Pursuant to N.J.A.C. 5:99-2.5, the Borough is required to set aside a portion of all development fees collected and interest earned for the purpose of providing affordability assistance to very low-, low- and moderate-income households in affordable units included in the Borough’s fair share plan. Affordability assistance means the use of funds to render housing units more affordable to low- and moderate-income households and includes, but is not limited to, down payment assistance, security deposit assistance, low interest loans, rental assistance, assistance with homeowner’s association or condominium fees and special assessments, common maintenance expenses, and assistance with emergency repairs and rehabilitation to bring deed-restricted units up to code, pursuant to N.J.A.C. 5:99-2.5. This may also include offering a subsidy to developers of inclusionary or 100% affordable housing developments or buying down the cost of low- or moderate-income units in the Borough’s fair share plan to make them affordable to very low-income households, including special needs and supportive housing opportunities. The Borough will set aside \$138,851.67 from the Affordable Housing Trust Fund for this purpose through June 30, 2035.**

Projected affordability assistance:

Northvale Projected Affordability Assistance		
Actual development fees through 12/31/2024		<u>\$402,341.91</u>
Actual interest thru 12/31/2024	+	\$0
Payment in Lieu		\$0
Borough Contributions		\$0
Projected Development Fees, 1/1/2024 thru 12/31/2035	+	\$10,497.00



Projected Trust Fund Interest, 1/1/2024 thru 12/31/2035	+	\$50,000
Less housing expenditures	-	\$0
<b>TOTAL</b>		<b>\$462,838.91</b>
30%	X .30	\$138,851.67
Less Affordability Assistance, 1/1/2025 thru 12/31/2035	-	\$0
<b>Projected Affordability Assistance, 1/1/2025 thru 12/31/2035</b>	<b>=</b>	<b>\$138,851.67</b>



**d) Administrative Expense**

Projected maximum administrative expense calculation can be found below:

Administrative Expense Calculation		
Actual Development Fees and Interest thru 12/31/2024		<u>\$402,341.91</u>
Projected Development Fees and Interest thru 2035	+	\$60,497.00
Payments in lieu of construction and other deposits	+	-
Less RCA expenditures thru 12/31/2035	-	-
<b>Total for Admin Calculation 1/1/2025 thru 2035</b>	=	<b>\$462,838.91</b>
Calculate twenty percent (20%)	X .20	\$92,567.78
Less admin expenditures thru 6/30/2025	-	\$0
<b>Projected Maximum available for administrative expenses Thru December 2035</b>	=	<b>\$92,567.78</b>

**The Borough of Northvale projects that a maximum of \$92,567.78 collected from development fees will be available from the affordable housing trust fund to be used for administrative purposes between 2025 and 2035.**

Administrative costs may include the costs of salaries and benefits for municipal employees or legal, planning, or other consultants' fees necessary to develop or implement the rehabilitation



program, and other Administrative Agent services including implementing the approved Housing Element and Fair Share Plan and affordability assistance.

**4. EXPENDITURE SCHEDULE**

Borough of Northvale intends to use affordable housing trust fund revenues for the creation and/or rehabilitation of housing units and for affordability assistance programs.

The Borough of Northvale 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 Northvale Borough Housing Ordinance.

Projected Expenditures												
PROJECTS/ PROGRAMS	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	1/1/35 to 6/30/35	Total
Rehabilitation	\$4,000	\$8,000	\$8,000	\$8,000	\$8,000	\$8,000	\$8,000	\$8,000	\$8,000	\$8,000	\$4,000	\$80,000.00
Affordability Assistance	\$6,942.57	\$13,885.17	\$13,885.17	\$13,885.17	\$13,885.17	\$13,885.17	\$13,885.17	\$13,885.17	\$13,885.17	\$13,885.17	\$6,942.57	\$138,851.67
Administration	\$4,628.38	\$9,256.78	\$9,256.78	\$9,256.78	\$9,256.78	\$9,256.78	\$9,256.78	\$9,256.78	\$9,256.78	\$9,256.78	\$4,628.38	\$92,567.78
Other Emergent Opportunities	\$7,570.96	\$15,141.95	\$15,141.95	\$15,141.95	\$15,141.95	\$15,141.95	\$15,141.95	\$15,141.95	\$15,141.95	\$15,141.95	\$7,570.95	\$151,419.46
<b>Total</b>	<b>\$23,141.91</b>	<b>\$46,283.90</b>	<b>\$23,141.90</b>	<b>\$462,838.91</b>								



**5. EXCESS OF SHORTFALLS OF FUNDS**

In the event of any expected or unexpected shortfall of funds necessary to implement the Borough’s Fourth Round Housing Element and Fair Share Plan, the Borough will handle the shortfall of funds through an alternative funding source to be identified by the Borough and/or by adopting a resolution with an intent to bond. In the event of excess funds, any remaining funds above the amount necessary to satisfy the municipal affordable housing obligation will be dedicated toward the Borough’s Rehabilitation Program, additional funding for affordability assistance, additional administrative expenditures (up to the 20% cap) and/or any other emergent affordable housing opportunities that may arise during the Fourth Round.

**6. BARRIER FREE ESCROW**

Collection and distribution of barrier free funds shall be consistent with the Borough of Northvale’s Affordable Housing Ordinance and in accordance with applicable regulations.

**7. SUMMARY**

The Borough of Northvale intends to spend affordable housing trust fund revenues consistent with the requirements of the Fair Housing Act, applicable regulations and the housing programs outlined in the Borough’s Fourth Round Housing Element and Fair Share Plan. The Borough of Northvale has a balance of \$402,341.91 as of December 31, 2024. The Borough projects that it will collect an additional \$60,497.00 in development fees and interest during the Fourth Round. The Borough will dedicate up to \$80,000 towards its Rehabilitation Program, \$138,851.67for affordability assistance, and up to \$92,567.78 for administrative costs.

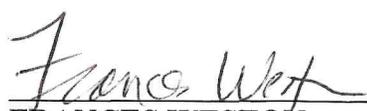
Northvale Spending Plan Summary		
Balance as of 12/31/2024		<u>\$402,341.91</u>
<b>PROJECTED REVENUE 2025-2035</b>		
Development Fees	+	\$10,497.00
Payments in Lieu of Construction	+	\$0
Other Funds	+	\$0
Interest	+	\$50,000.00
<b>TOTAL AVAILABLE FUNDS</b>	=	<b>\$462,838.91</b>



<b>PROJECTED EXPENDITURES 2025-2035</b>		
Rehabilitation Program	+	\$80,000.00
Housing Activity	+	\$151,419.46
Affordability Assistance	+	\$138,851.67
Administration	+	\$92,567.78
<b>TOTAL PROJECTED EXPENDITURES</b>	<b>=</b>	<b>\$462,838.91</b>
<b>REMAINING BALANCE</b>	<b>=</b>	<b>\$0</b>

**CERTIFICATION**

I, Frances Weston, Municipal Clerk of the Borough of Northvale in the County of Bergen and the State of New Jersey do hereby certify that the foregoing resolution is a true copy of the original resolution duly passed and adopted by the Governing Body at the meeting of March 11, 2026.

  
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**FRANCES WESTON**  
**MUNICIPAL CLERK**