

**MASTER PLAN
HOUSING ELEMENT AND
FAIR SHARE PLAN

PALISADES PARK, NEW JERSEY**

June 2, 2025

Prepared for:
The Borough of Palisades Park

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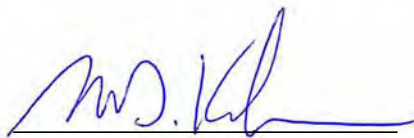
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1.0 INTRODUCTION

1.1 Purpose and Scope

This Round 4 Housing Element and Fair Share Plan has been developed to fulfill Palisades Park's constitutional obligation to provide its fair share of affordable housing, as required by the New Jersey Fair Housing Act (P.L.1985, c.222) and the Mount Laurel Doctrine. This plan complies with the recently enacted Assembly Bill A-4, which establishes a new framework for determining municipal fair share housing obligations for the Fourth Round (2025-2035). It serves as a comprehensive guide to meeting the municipality's affordable housing obligations while ensuring compliance with regulations set forth by the Council on Affordable Housing (COAH) or other applicable judicial directives.

The Housing Element component identifies current and projected housing needs within the municipality, incorporating a detailed analysis of demographics, economic trends, housing stock, and land use policies. The Fair Share Plan outlines the strategies and regulatory mechanisms to meet the municipality's assigned affordable housing obligation, including zoning amendments, inclusionary housing requirements, and redevelopment opportunities.

The mechanisms proposed by the Borough of Palisades Park will promote the constitutional goal of creating the realistic opportunity for producing its fair share of the present and prospective need for low- and moderate-income housing.

1.2 Legal and Regulatory Context

The preparation of this Housing Element and Fair Share Plan is mandated by Section 2 of P.L.1985, c.222 (C.52:27D-302), which requires every New Jersey municipality to adopt a housing plan as part of its Master Plan to address affordable housing needs. This requirement is rooted in the New Jersey Supreme Court's Mount Laurel decisions, which mandate that municipalities take affirmative steps to provide realistic housing opportunities for low- and moderate-income households.

The enactment of Assembly Bill A-4 (2024) introduces a new methodology for determining fair share obligations, replacing the previous court-driven compliance process. Under A-4, the New Jersey Department of Community Affairs (DCA) will be responsible for establishing municipal obligations for the Fourth Round, reducing judicial oversight that has influenced housing policy since the 2015 court rulings. The legislation also includes incentives for municipalities that proactively comply with their obligations, as well as penalties for non-compliance.

1.3 Content of a Housing Element

The Housing Element submitted to the Court shall include the minimum requirements set forth in N.J.S.A. 52:27D-310 of the Fair Housing Act. It shall be designed to ensure access to affordable housing that addresses both current and future needs, with particular emphasis on low- and moderate-income households, and shall include at minimum the following:

- a. An inventory of the municipality's housing stock by age, condition, purchase or rental value, occupancy characteristics, and type, including the number of units affordable to low- and moderate-income households and substandard housing capable of being rehabilitated, and in conducting this inventory the municipality shall have access, on a confidential basis 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 record cards;
- b. 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;
- 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, c.2 (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 the 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 the recommendations of the Multigenerational Family Housing Continuity Commission, adopted pursuant to paragraph (1) of subsection f. of section 1 of P.L.2021, c.273 (C.52:27D-329.20);
- h. For a municipality located within the jurisdiction of the Highlands Water Protection and Planning Council, established pursuant to section 4 of P.L.2004, c.120 (C.13:20-4), an 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 consideration of the municipality's most recent Highlands Municipal Build Out Report, 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 transportation based on guidance and technical assistance from the State Planning Commission.

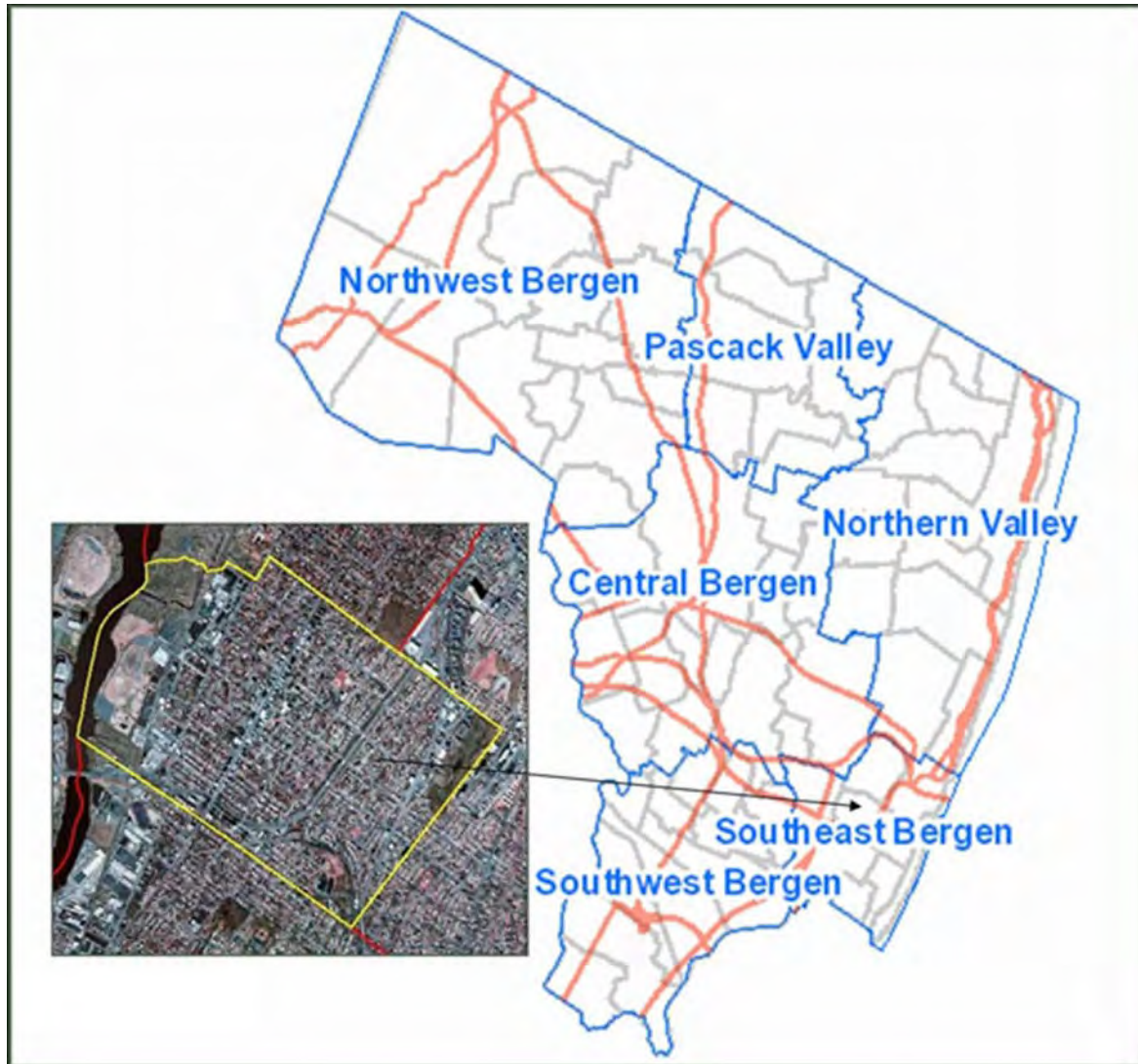
1.4 Content of a Fair Share Plan

The Fair Share Plan describes the completed or proposed mechanisms and funding sources, if applicable, that will be utilized to address a municipality's affordable housing obligation as

established in the Housing Element. More specifically, it will address the rehabilitation share, Prior Round Obligation (1987-1999), Gap Present Need Obligation (1999-2015), Round 3 obligation (2015 to 2025) and Round 4 Obligation (2025 to 2035). It shall also include if applicable draft ordinances necessary to implement that plan and other information that may be required by the Court or other reviewing agency.

2.0 HOUSING ELEMENT

The Borough of Palisades Park has an area of approximately 1.3 square miles and is located in the southern central section of Bergen County, New Jersey. Bergen County is part of Housing Region 1 as established by COAH consisting of Bergen, Passaic, Hudson and Sussex Counties. The following map depicts the regional location of the Borough of Palisades Park.



Source: NJ DEP i-map and County of Bergen Maps On-Line

2.1 Inventory of Existing Housing

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

The Borough of Palisades Park is primarily a fully developed community which offers a variety of housing choices. As of the 2020 U.S. Census there were a total of 7,668 housing units in the Borough of Palisades Park. There were 7,314 occupied housing units as compared to only 354 vacant housing units. Out of the 7,314 occupied housing units, 2,319 were owner-occupied as compared to 4,995 renter-occupied housing units. In addition, 74.6% or 5,457 of the occupied housing units were occupied by family households as compared to 25.4% or 1,857 non-family households. The average household size of these units was 2.73 persons per household and the average family size was slightly higher at 3.20 persons per family.

Although the borough is fully developed with limited vacant land, there has been a significant amount of development activity in the Borough between 2000 and 2009. This trend is primarily due to the redevelopment of former single-family properties into two-family or duplexes, which has continued into 2010 and beyond, although it does seem that this trend is on the decline. This decline in housing construction is a result of a corresponding reduction in the amount of developable land. The age of the existing housing stock is depicted in the following table.

TABLE 1
Table 1: Age of Housing Unit, By Year Built

Year Structure Built	Number	Percent
Built 2020 or later	47	0.6%
Built 2010 to 2019	853	11.5%
Built 2000 to 2009	1,579	21.3%
Built 1990 to 1999	601	8.1%
Built 1980 to 1989	588	7.9%
Built 1970 to 1979	757	10.2%
Built 1960 to 1969	766	10.3%
Built 1950 to 1959	684	9.2%
Built 1940 to 1949	487	6.6%
Built 1939 or earlier	1,051	14.2%
Total	7,413	100.0%

Source: US Census, 2018-2022 American Community Survey 5-year Estimates

The condition of these units is generally good. According to the U.S. Census Bureau's 2022 American Community Survey, as of 2022, an estimated 18 units (0.3%) lacked complete plumbing facilities, 71 units (1.0%) lacked complete kitchen facilities, and 154 units (2.2%) had no telephone service. Regarding heating, 5,526 units (77.6%) used gas as their primary fuel source; 393 units (5.5%) used bottled, tank, or LP gas; 1,109 units (14.3%) used electricity; 147 units (2.1%) used fuel oil or kerosene; 10 units (0.1%) used other fuel sources; and 24 units (0.3%) did not use fuel.

The data provided in Table 2 indicates the number of units in each structure. As mentioned above Palisades Park is primarily a fully developed one and two-family residential community as 62.1% of the housing units consist of 1-unit detached dwellings, 1-unit attached dwellings and 2-unit dwellings.

TABLE 2
Table 1: Number of Housing Units In Structure

Units in Structure	# of Housing Units	Percent
1-unit, detached	977	13.2
1-unit, attached	1,614	21.8
2 units	2,006	27.1
3 or 4 units	488	6.6
5 to 9 units	394	5.3
10 to 19 units	603	8.1
20 to 49 units	736	9.9
50 or more units	564	7.6
Mobile home	31	0.4
Boat, RV, van, etc.	0	0.0
Total housing units	7,413	100.0

Source: US Census, 2018-2022 American Community Survey 5-year Estimates

The value of specified owner-occupied housing units as reported in the 2018-2022 American Community Survey is shown below.

TABLE 3
Owner-Occupied Housing Units by Value

Value	# of Housing Units	Percent
Less than \$ 50,000	32	1.2%
\$ 50,000 - \$ 99,999	34	1.3%
\$100,000 - \$149,999	7	0.3%
\$150,000 - \$199,999	9	0.3%
\$200,000 - \$299,999	76	2.8%
\$300,000 - \$499,999	524	19.6%
\$500,000 - \$999,999	1,731	64.9%
\$1,000,000 or more	256	9.6%
Total:	2,669	100.0%

Source: US Census, 2018-2022 American Community Survey 5-year Estimates

The majority of housing units were valued between \$500,000 and \$999,999. The median value of owner-occupied housing units was \$671,400. According to the 2018-2022 American Community Survey, the median monthly owner costs for housing units with a mortgage were \$3,567 and \$1,317 for housing units without a mortgage.

The cost of specified renter-occupied housing units as reported in the 2018-2022 American Community Survey is shown below.

TABLE 4
Gross Rent Per Unit

Gross Rent	# of	Percent
-------------------	-------------	----------------

	Units	
Less than \$200	0	0.0%
\$200 to \$299	30	3.0%
\$300 to \$499	47	4.6%
\$500 to \$749	45	4.4%
\$750 to \$999	88	8.7%
\$1,000 to \$1,499	585	57.7%
\$1,500 or more	219	21.6%
No rent paid	46	(x)
Total:	4,297	100.0%

Source: US Census, 2018-2022 American Community Survey 5-year Estimates

The majority of renters paid between \$1,000 and \$1,499 dollars per month on, while the median gross rent was \$1,203 per month.

As indicated in Tables 3 and 4, a notable trend emerges in Palisades Park, revealing a higher number of individuals choosing to rent homes rather than own them. The data shows the number of occupied housing units paying rent is 4,297 compared to the housing units owned of 2,622.

2.2 Projection of Housing Stock

The Borough of Palisades Park is fully developed, with limited vacant land available for new construction. This is reflected in Table 5, which summarizes development activity from 2014 to 2023. Between 2014 and 2023, Palisades Park experienced a moderate level of residential construction and redevelopment activity. Over the ten-year period, the borough issued 835 residential building permits and 321 demolition permits, resulting in a net growth of 514 housing units. This equates to an average of approximately 83.5 new building permits and 32.1 demolitions per year, with an average annual net increase of 51.4 housing units. The overwhelming majority of the demolitions are for single-family homes and the permits for the construction of two-family homes.

The year 2019 recorded the highest net growth, with 144 building permits and a net gain of 110 units. By contrast, 2022 and 2023 both saw no net growth, as the number of demolitions matched or offset the number of building permits issued.

These figures reflect a relatively steady pace of residential development, supported by ongoing infill and redevelopment projects. However, the stagnation in net growth in the most recent years may indicate increasing land use constraints or a shift in development patterns.

Table 5 below summarizes building and demolition permit activity in Palisades Park from 2014 through 2023.

Table 5
Residential Building Permits and Demolitions - 2014 to 2023

Year	Building Permits	Demolition Permits	Net Growth
2014	111	39	72

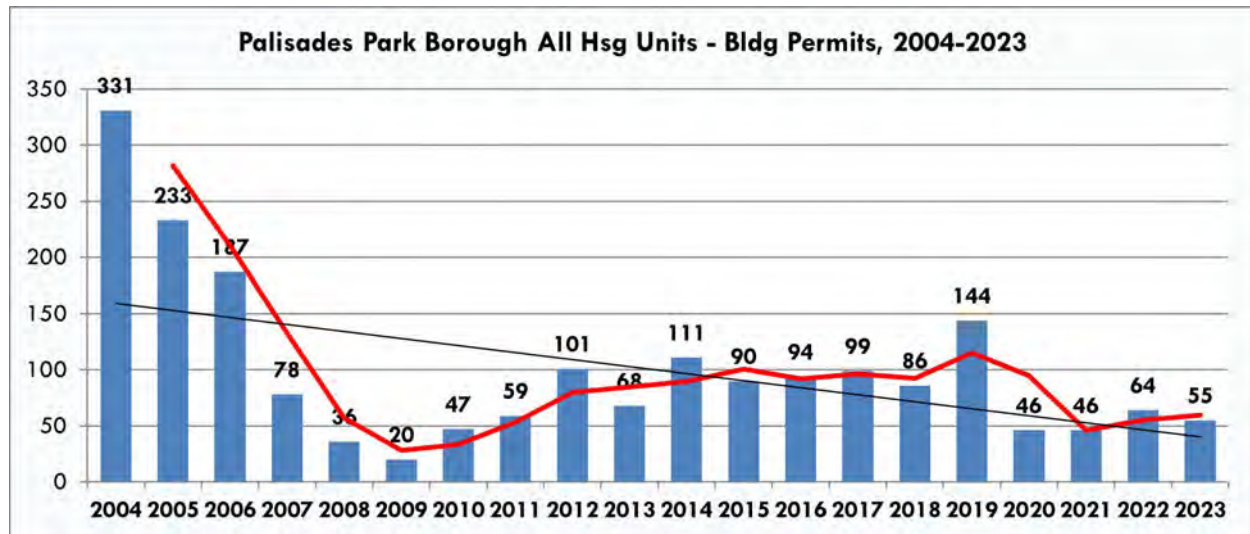
MASTER PLAN
HOUSING ELEMENT

BOROUGH OF PALISADES PARK, NJ
JUNE 2, 2025

2015	90	29	61
2016	94	35	59
2017	99	41	58
2018	86	41	45
2019	144	34	110
2020	46	24	22
2021	46	22	24
2022	64	28	0
2023	55	28	0
Total:	835	321	514
10 Year Avg.	83.5	32.1	51.4

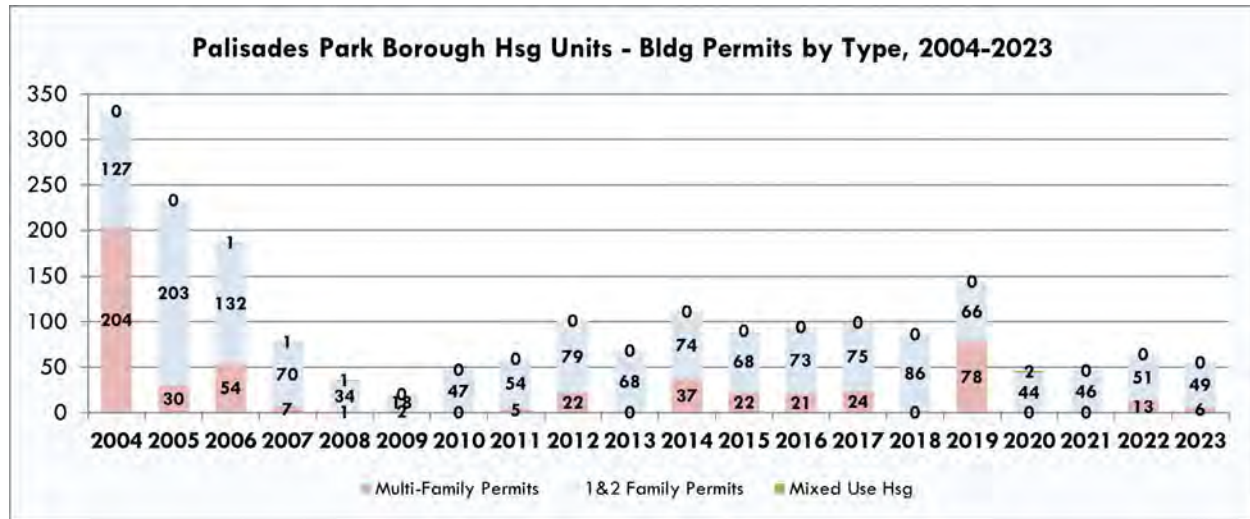
Source: NJ Department of Community Affairs

Chart 1: Building Permits 2004-2023



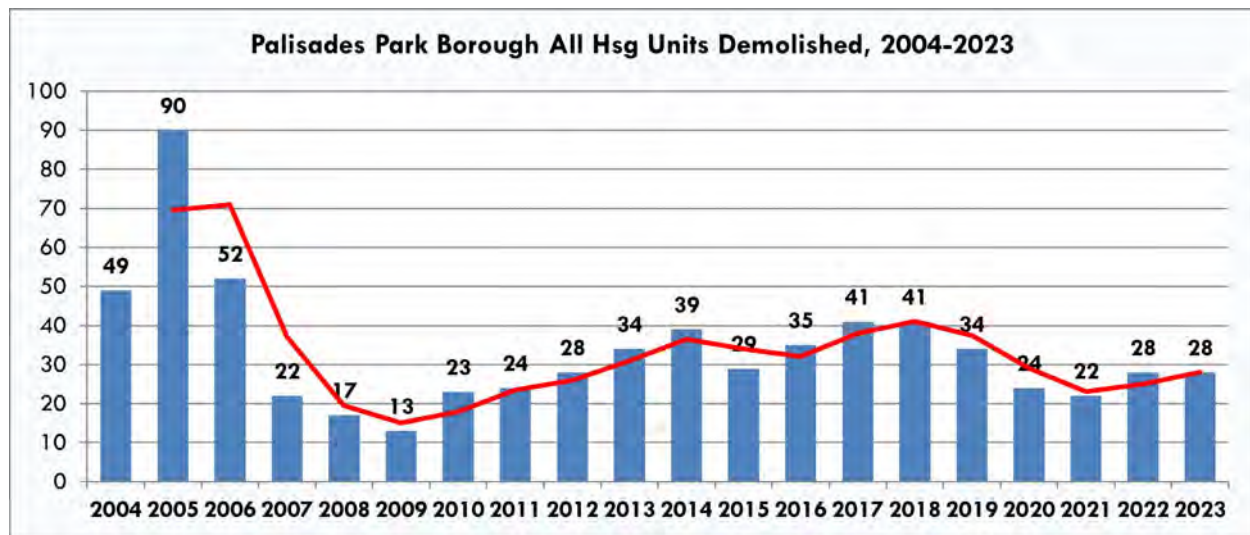
Source: NJ Department of Community Affairs

Chart 2: Building Permits by Type 2004-2023



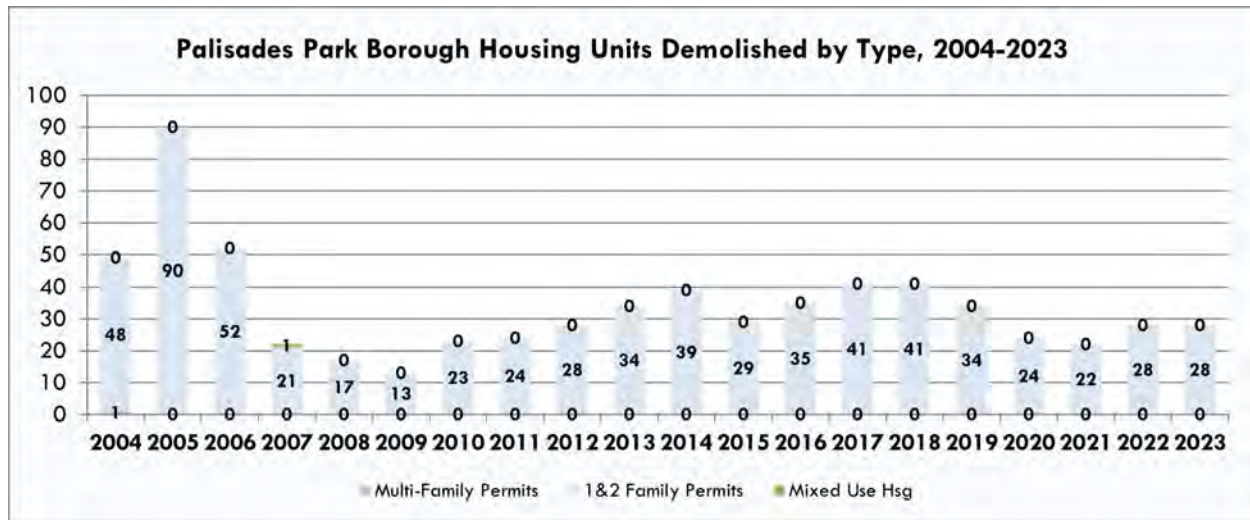
Source: NJ Department of Community Affairs

Chart 3: Demolitions 2004-2023



Source: NJ Department of Community Affairs

Chart 4: Demolitions by Type 2004-2023



Source: NJ Department of Community Affairs

Based on the historical residential growth trends depicted in Table 5, it is anticipated that if growth were to continue at the same rate there would be an additional 51.4 units per year over the next 10 years for a net growth of 514 units. Including the units that are projected to be constructed as a result of additional development from addressing its Round 3 Obligation (xxx) and the anticipated number of units in this plan (xxx) the total increase in the number of units at the end of the 10-year period would be xxx units inclusive of the 514 units of projected growth, 66 units resulting from development of the Builders Remedy sites included in the Round 3 Plan and xxx units addressing the Round 4 obligation. The Borough of Palisades Park is a predominantly fully built out community with little to no vacant land available for new development with the exception of the properties identified in this report for redevelopment and potentially older underutilized properties.

2.3 Analysis of the Municipality's Demographic Characteristics

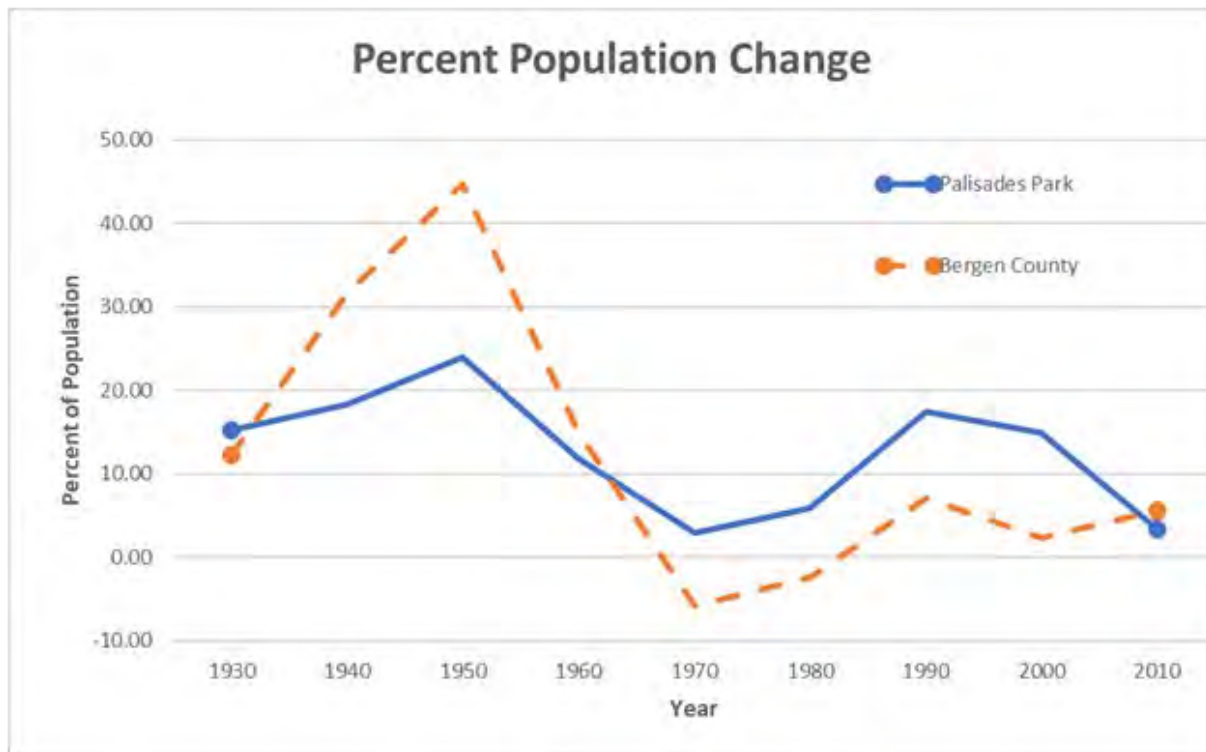
2.3.1 Population Trends

Over the last decade, Palisades Park has experienced a modest increase in population. According to U.S. Census Bureau data, the Borough had a total population of 20,292 in 2020—an increase of 670 people, or 3.4%, compared to the 2010 population of 19,622. This growth rate reflects a slowdown compared to the previous two decades, during which the Borough saw an increase of 17.45% from 1990 to 2000 and 14.93% from 2000 to 2010.

As Palisades Park is largely built out with limited vacant land, the recent population growth is primarily attributed to the construction of two-family homes. Many of these were developed through the redevelopment of properties that previously contained single-family homes. The following table presents the historical population growth trends in Palisades Park from 1930 to 2020.

Table 6: Population Trend from 1930 to 2020

Palisades Park				Bergen County			
Year	Population	# Change	% Change	Year	Population	# Change	% Change
1930	7,065	---	---	1930	364,977	---	---
1940	8,141	1,076	15.23	1940	409,646	44,669	12.24
1950	9,635	1,494	18.35	1950	539,139	129,493	31.61
1960	11,943	2,308	23.95	1960	780,255	241,116	44.72
1970	13,351	1,408	11.79	1970	897,148	116,893	14.98
1980	13,732	381	2.85	1980	845,385	-51,763	-5.77
1990	14,536	804	5.85	1990	825,380	-20,005	-2.37
2000	17,073	2,537	17.45	2000	884,118	58,738	7.12
2010	19,622	2,549	14.93	2010	905,116	20,998	2.38
2020	20,292	670	3.41	2020	955,732	50,616	5.59

*Source: U.S. Census Bureau, 1930-2020***Chart 5: Percent Population Change***Source: U.S. Census Bureau, 1930-2020*

2.3.2 Population Composition by Age

The Borough's population shows a notable shift in age distribution. Between 2010 and 2020, the most significant increase occurred in the 60 to 64 age group, which grew by 59.8%. In contrast,

the 25 to 34 and 35 to 44 age cohorts experienced the largest declines, with decreases of 12.7% and 14%, respectively.

Overall, the data indicates a gradual aging trend among Borough residents, as most of the percentage increases were observed in age groups 55 and older. While individuals aged 20 to 54 still make up a larger share of the population, this age cohort has seen a net decrease over the decade.

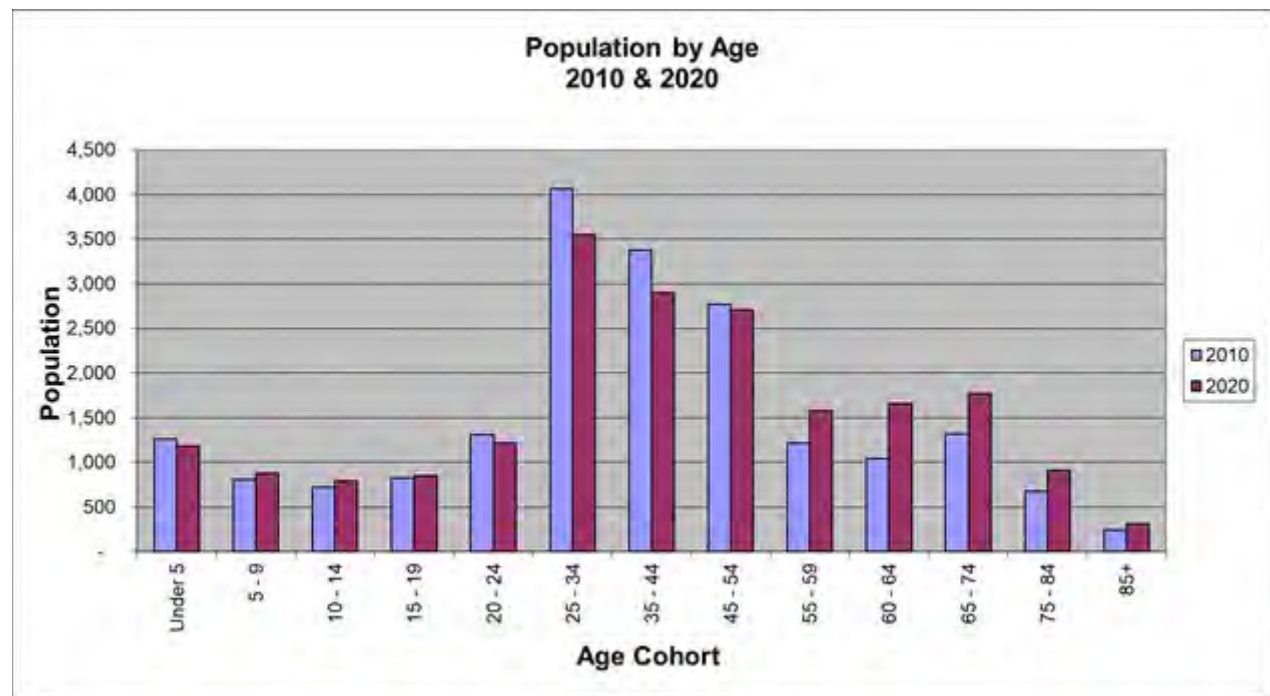
Detailed age group characteristics based on the 2010 and 2020 U.S. Censuses are presented in Table 7 below.

Table 7
Population Change - 2010 to 2020

Age	2010		2020		Change, 2010 - 2020	
	Number	Percent	Number	Percent	Number	Percent
Under 5 Years	1,257	6.4%	1,180	5.8%	-77	-6.1%
5 to 9 years	810	4.1%	879	4.3%	69	8.5%
10 to 14 years	719	3.7%	785	3.9%	66	9.2%
15 to 19 years	827	4.2%	853	4.2%	26	3.1%
20 to 24 years	1,307	6.7%	1,215	6.0%	-92	-7.0%
25 to 34 years	4,068	20.7%	3,552	17.5%	-516	-12.7%
35 to 44 years	3,375	17.2%	2,901	14.3%	-474	-14.0%
45 to 54 years	2,772	14.1%	2,706	13.3%	-66	-2.4%
55 to 59 years	1,218	6.2%	1,579	7.8%	361	29.6%
60 to 64 years	1,037	5.3%	1,657	8.2%	620	59.8%
65 to 74 years	1,315	6.7%	1,769	8.7%	454	34.5%
75 to 84 years	678	3.5%	907	4.5%	229	33.8%
85 years and over	239	1.2%	309	1.5%	70	29.3%
Totals	19,622	100.0%	20,292	100.0%	670	3.4%

Source: US Census Bureau, 2010 and 2020 DP1

Chart 6: Population by Age



Source: US Census Bureau, 2010 and 2020 DP1

2.3.3 Population Composition by Sex

According to the 2020 Census, Palisades Park had a nearly even gender distribution, with 10,010 males (49.3%) and 10,282 females (50.7%). While the overall numbers are balanced, some age-specific differences emerge.

In younger age groups (under 40), males slightly outnumbered females in most cohorts, particularly among those aged 25 to 34, where males represented 9.4% and 9.6% of the population in the 25–29 and 30–34 groups, respectively—compared to 8.3% and 7.8% for females.

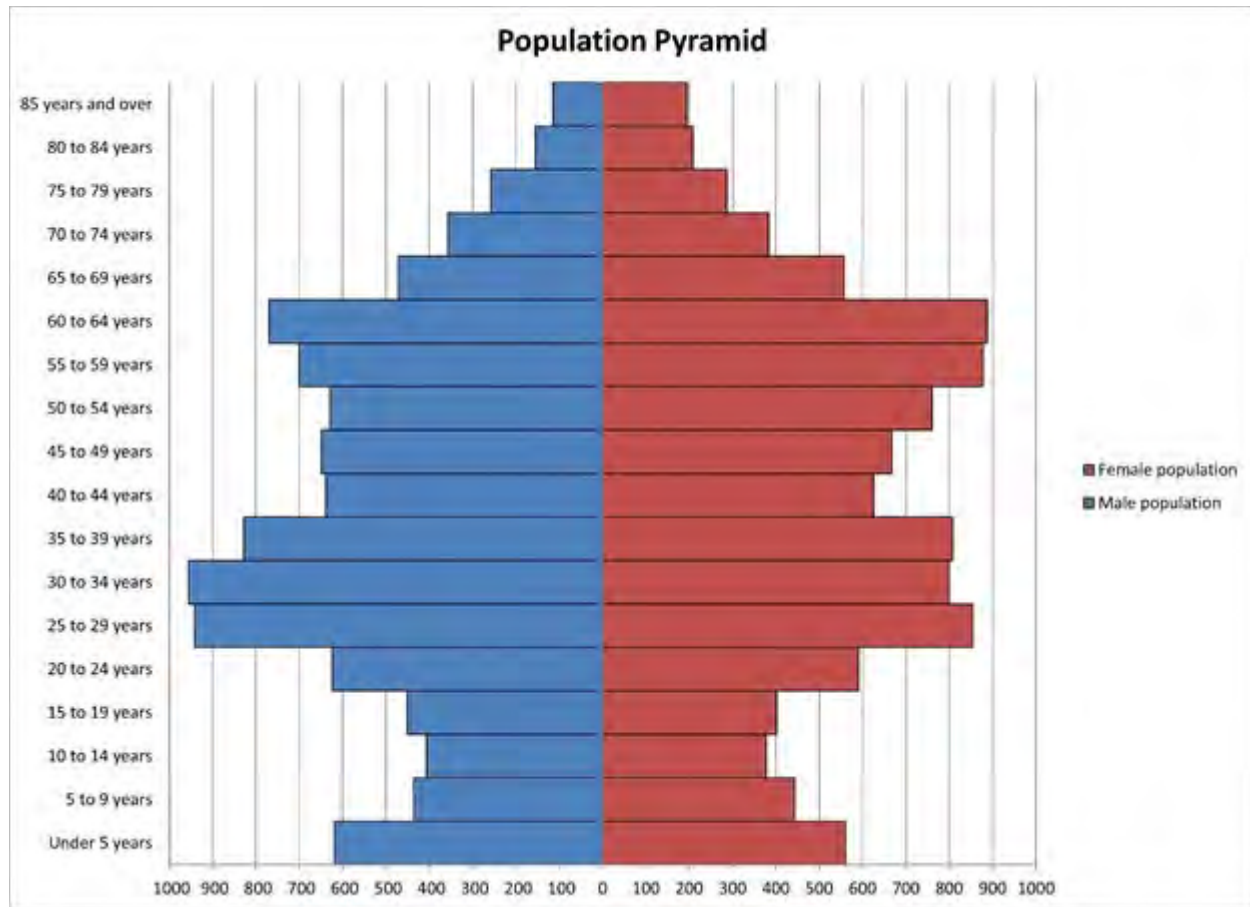
However, beginning at age 50, females gradually become more predominant. This is most evident in older age groups, particularly ages 80 and over, where the number of female residents exceeds males. For example, in the 85 and over cohort, there were 194 females compared to just 115 males.

These trends are consistent with broader demographic patterns, reflecting greater female longevity and a slight male majority in younger working-age populations.

Table 8
Age and Gender Distribution, 2020

Age	Male Population		Female Population	
	Number	Percent	Number	Percent
Under 5 years	620	6.2%	560	5.4%
5 to 9 years	436	4.4%	443	4.3%
10 to 14 years	407	4.1%	378	3.7%
15 to 19 years	451	4.5%	402	3.9%
20 to 24 years	624	6.2%	591	5.7%
25 to 29 years	942	9.4%	854	8.3%
30 to 34 years	956	9.6%	800	7.8%
35 to 39 years	828	8.3%	808	7.9%
40 to 44 years	639	6.4%	626	6.1%
45 to 49 years	649	6.5%	667	6.5%
50 to 54 years	630	6.3%	760	7.4%
55 to 59 years	701	7.0%	878	8.5%
60 to 64 years	770	7.7%	887	8.6%
65 to 69 years	472	4.7%	557	5.4%
70 to 74 years	357	3.6%	383	3.7%
75 to 79 years	258	2.6%	286	2.8%
80 to 84 years	155	1.5%	208	2.0%
85 years and over	115	1.1%	194	1.9%
	10,010	49.33	10,282	50.67

Source: U.S. Census Bureau, 2020 DP1

Chart 7: Population by Age and Sex

Source: U.S. Census Bureau, 2020 DPI

2.3.4 Population Composition by Race

As of the 2020 Census, Palisades Park had a total population of 20,292 residents. The Borough is characterized by a racially diverse population, with Asian residents making up the majority at 58.8% (11,929 individuals).

The second-largest group was White alone, accounting for 16.4% of the population, followed by Some Other Race at 15.4%, and Two or More Races at 5.9%. Smaller racial groups included American Indian and Alaska Native (1.8%), Black or African American (1.6%), and Native Hawaiian and Other Pacific Islander, representing a very small share at 0.03%. The table below provides a detailed breakdown of the population by race.

Table 9: 2020 Racial Characteristics

Race	Number	Percent
White alone	3,329	16.4%
Black or African American alone	334	1.6%

American Indian and Alaska Native alone	357	1.8%
Asian alone	11,929	58.8%
Native Hawaiian and Other Pacific Islander alone	8	0.03%
Some Other Race alone	3,131	15.4%
Two or More Races	1,204	5.9%
Total:	20,292	100%

Source: US Census Bureau, 2020 DP1.

2.3.5 Household Income

According to the most recent data, Palisades Park had a total of 7,119 households, with income levels spanning a wide range. Nearly 30% of households in the borough earned \$150,000 or more, compared to 38.6% of households in Bergen County overall.

The most common income bracket in Palisades Park was \$100,000 to \$149,999, comprising 18.2% of households—closely aligned with Bergen County’s 17.4% in the same range. Additionally, 13.9% of borough households earned between \$50,000 and \$74,999, and 11.4% earned between \$75,000 and \$99,999.

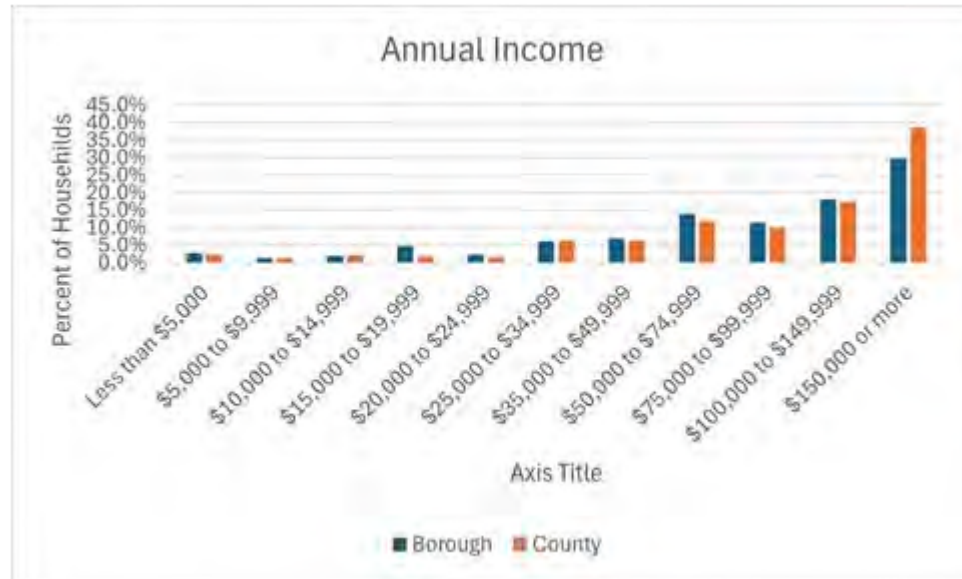
At the lower end of the income spectrum, 4.9% of households earned between \$15,000 and \$19,999, notably higher than Bergen County’s 1.9% in that category. Similarly, 6.2% of Palisades Park households fell into the \$25,000 to \$34,999 range, comparable to the countywide percentage.

Overall, while Palisades Park shows a strong presence of middle- and upper-income households, it also has a slightly higher proportion of residents in the lower income brackets compared to Bergen County as a whole. This points to a more economically diverse local population. A comparison between Palisades Park and Passaic County for 2023 is presented in Table 6.

Table 10: Household Incomes

Income	Borough of Palisades Park		Bergen County	
	# of Households	Percent	# of Households	Percent
Less than \$5,000	210	2.9%	8,500	2.4%
\$5,000 to \$9,999	92	1.3%	4,691	1.3%
\$10,000 to \$14,999	139	2.0%	7,906	2.2%
\$15,000 to \$19,999	350	4.9%	6,803	1.9%
\$20,000 to \$24,999	174	2.4%	5,972	1.7%
\$25,000 to \$34,999	441	6.2%	22,293	6.3%
\$35,000 to \$49,999	490	6.9%	22,496	6.3%
\$50,000 to \$74,999	990	13.9%	42,500	12.0%
\$75,000 to \$99,999	814	11.4%	35,148	9.9%
\$100,000 to \$149,999	1,297	18.2%	61,768	17.4%
\$150,000 or more	2,122	29.8%	136,860	38.6%
Total	7,119	100.0%	354,937	100.0%

Source: US Census, 2018-2022 American Community Survey 5-year Estimates

Chart 8: Household Income Distribution

Source: US Census, 2018-2022 American Community Survey 5-year Estimates

2.4 Analysis of Employment Characteristics.

2.4.1 Employment Trend

According to projections from the NJTPA *Plan 2045* (Appendix A: Demographic Projections), employment in Palisades Park is expected to grow from 3,200 jobs in 2015 to 3,747 jobs by 2045. This represents a 17.1% increase over the 30-year period.

While this growth is modest, it suggests a stable employment outlook and reflects the borough's limited capacity for large-scale commercial expansion due to its fully developed nature. Future employment gains are likely to come from infill development, redevelopment, and the continued evolution of existing businesses.

Table 12: Employment Trend

	2015	2045	% Change
Employment	3,200	3,747	17.1%

Source: NJTPA Plan 2045, Appendix A Demographic Projections

2.4.2 Employment by Industry Sector

As of 2022, Palisades Park's civilian employed population totaled 11,304 individuals. The largest employment sector was Educational Services and Health Care and Social Assistance, which accounted for 2,514 jobs, or 22.24% of the workforce. This reflects the borough's strong reliance on service-oriented and care-based professions. The second-largest industry was Professional, Scientific, and Management Services—including administrative and waste

management support—which employed 1,652 individuals, or 14.61% of the population. Retail Trade was also a major sector, providing 1,389 jobs, or 12.29%.

Finance, Insurance, and Real Estate represented another significant portion of employment, with 1,066 jobs making up 9.43% of the workforce. Other prominent sectors included Manufacturing (829 jobs, 7.33%), Other Services excluding Public Administration (903 jobs, 7.99%), Construction (774 jobs, 6.85%), and Wholesale Trade (689 jobs, 6.10%). The Arts, Entertainment, Recreation, Accommodation, and Food Services sector accounted for 566 jobs, or 5.01% of the total.

Smaller employment sectors included Transportation and Warehousing, and Utilities (471 jobs, 4.17%), Information (189 jobs, 1.67%), and Public Administration (248 jobs, 2.19%). Agriculture, Forestry, Fishing, Hunting, and Mining played a minimal role in the local economy, with only 14 individuals employed in that category, comprising just 0.12% of the workforce.

Overall, Palisades Park’s employment base is diverse but primarily centered around education, health care, professional services, and retail. The distribution reflects a modern, service-based local economy with supporting roles in trades, manufacturing, and finance.

Table 12: Employment by Industry Sector – 2023

Industry	Number	Percent
Agriculture, forestry, fishing and hunting, and mining	14	0.12%
Construction	774	6.85%
Manufacturing	829	7.33%
Wholesale trade	689	6.10%
Retail trade	1,389	12.29%
Transportation and warehousing, and utilities	471	4.17%
Information	189	1.67%
Finance and insurance, and real estate and rental and leasing	1,066	9.43%
Professional, scientific, and management, and administrative and waste management services	1,652	14.61%
Educational services, and health care and social assistance	2,514	22.24%
Arts, entertainment, and recreation, and accommodation and food services	566	5.01%
Other services, except public administration	903	7.99%
Public administration	248	2.19%
Total	11,304	100.00%

Source: US Census, 2018-2022 American Community Survey 5-year Estimates

2.4.3 Employment by Occupation

As of 2022, the civilian employed population in Palisades Park totaled 11,304 individuals. The largest share of workers—4,929 people, or 43.6%—were employed in management, business,

science, and arts occupations, reflecting the borough's strong presence in professional and knowledge-based industries. Sales and office occupations represented the second-largest category, employing 2,824 individuals, or 24.98% of the workforce.

Service occupations accounted for 1,776 jobs, making up 15.71% of employment, while production, transportation, and material moving occupations represented 9.85% of the total, with 1,113 workers. The smallest category was natural resources, construction, and maintenance occupations, which employed 662 individuals, or 5.86% of the workforce.

Overall, the occupational profile of Palisades Park demonstrates a workforce heavily concentrated in professional, office-based, and service-related roles, with smaller segments engaged in trades, manufacturing, and transportation-related fields.

Table 10: Employment by Occupation – 2022

Occupation	Number	Percent
Management, business, science, and arts occupations	4,929	43.60%
Service occupations	1,776	15.71%
Sales and office occupations	2,824	24.98%
Natural resources, construction, and maintenance occupations	662	5.86%
Production, transportation, and material moving occupations	1,113	9.85%
Total	11,304	100.00%

Source: US Census, 2018-2022 American Community Survey 5-year Estimates

2.5 Determination of Fair Share and Housing Capacity

Pursuant to N.J.S.A. 52:27D-310(e), the Borough of Palisades Park has evaluated its present and prospective need for low- and moderate-income housing, as well as its capacity to accommodate such housing. In accordance with the fair share obligations established under section 3 of P.L.2024, c.2 (C.52:27D-304.1), the Borough acknowledges its constitutional obligation to provide a realistic opportunity for the development of its fair share of low- and moderate-income housing. Based on the most recent determinations of affordable housing need and demographic projections, the Borough has identified its present and prospective fair share obligations and analyzed its land use patterns, zoning capacity, and available resources to address those needs. While Palisades Park is a fully developed community with limited vacant land, the Borough remains committed to implementing appropriate strategies—including zoning mechanisms, redevelopment opportunities, and inclusionary development provisions—to accommodate its fair share obligation in a manner consistent with sound planning principles and the Fair Housing Act.

The borough's present and prospective fair share for low and moderate-income housing is presented below and consists of the Rehabilitation Share (Present Need), the Prior Round Obligation (1987-1999), Gap Present Need Obligation (1999-2015), the Third Round Prospective Need Obligation (2015-2025) and the Fourth Round Prospective Need Obligation (2025-2035).

2.5.1 Prior Round Obligation

The Prior Round Obligation, covering Rounds 1 and 2, was assigned by COAH or the courts for the period 1987 to 1999. Palisades Park's obligation for this period is 0 units.

2.5.2 Third Round Obligation

Pursuant to the Mercer County decision rendered by the Honorable Mary C. Jacobson, A.J.S.C., the Borough's Third Round Prospective Need obligation is 447 units, which includes the 1999–2015 Gap Period.

2.5.3 Fourth Round Present Need (Rehabilitation Share)

This component reflects substandard housing units occupied by low- and moderate-income households that require rehabilitation.

The calculated Present Need for Palisades Park in the Fourth Round is 333 units.

2.5.4 Fourth Round Prospective Need Obligation

The calculated Prospective Need for the Borough in the Fourth Round is 221 units.

2.5.5 Total Fair Share Obligation

Palisades Park's total obligation, including the Prior Round (0 units), Third Round (447 units), Fourth Round Present Need (333 units), and Fourth Round Prospective Need (221 units), is summarized below:

Table 13
Fair Share Obligation: 1987-2035

Borough of Palisades Park Affordable Housing Obligations	
Prior Round (1987-1999)	0
Third Round (Prospective Need 1999-2025)	447
Fourth Round Present Need (Rehabilitation)	333
Fourth Round Prospective Need	221

As previously noted, Palisades Park is a nearly fully developed community. While the Borough appears to have sufficient infrastructure capacity to accommodate its present and prospective affordable housing obligations, the existing systems will need to be evaluated as these developments are constructed to determine whether any upgrades are necessary.

Given the Borough's well-established land use patterns and its status as a largely developed municipality, significant changes to existing land use are not expected with the exception of the continued redevelopment of older industrial areas and the construction of the proposed affordable housing developments.

Most of the remaining vacant parcels in Palisades Park are either restricted by environmental constraints that limit development potential or are too small to accommodate affordable housing.

2.6 Consideration of Appropriate Lands for Affordable Housing

In accordance with N.J.S.A. 52:27D-310(f), the Borough of Palisades Park has evaluated the lands and existing structures most appropriate for the construction, conversion, or rehabilitation of low- and moderate-income housing. Given the Borough's predominantly developed character and limited supply of vacant land, opportunities for new construction are limited, except through infill development and strategic redevelopment. However, the Borough has identified select parcels with development or redevelopment potential that can accommodate inclusionary housing development. These sites were chosen based on factors such as zoning suitability, access to infrastructure, environmental conditions, and proximity to transportation and community services.

The parcels that have been identified are as follows:

Table 15: Proposed Redevelopment Parcels

Property			Owner	Lot Area (acres)	Zone
1	Block 104	Lot 16	100 Grand Av Inc.	0.207	M-1/AHMUD
2	Block 104	Lot 17	100 Grand Av Inc.	0.322	M-1/AHMUD
3	Block 432	Lot 4	Berkeley Pal. Pk. c/o Limestone Hill	1.059 ¹	MHR-1
4	Block 433	Lots 2, 4, 5	Berkeley Pal. Pk. c/o Limestone Hill	2.125 ²	MHR-1
5	Block 724	Lot 14	Borough of Palisades Park	0.40 ³	AA
6	Block 725	Lot 1	Borough of Palisades Park	0.42	AA
7	Block 726	Lot 1	Borough of Palisades Park	0.58	AA
8	Block 416	Lot 3	Dong Nam Ny Llc C/o Woo& Assoc. Cpa	0.31	M-C
9	Block 502	Lot 8	Choi, Kyungkon	0.10	AA/AHMUD
10	Block 502	Lot 9	Choi, Kyungkon	0.17	AA/AHMUD
11	Block 502	Ot 10	Choi, Kyungkon	0.14	AA/AHMUD
			TOTAL	2.919 acres	

Despite these limitations, the Borough has taken affirmative steps in recent years to expand its affordable housing opportunities through redevelopment and rezoning. For example as part of the round 3 Plan an overlay zone was placed on portions of the M-1 and M-C Districts in order to address the Boroughs future affordable housing needs.

2.6.1 Lack of Land

The Borough is a predominantly fully developed community with little opportunity for continued growth, except through limited infill development and strategic redevelopment. Most of the remaining vacant parcels are either constrained by environmental conditions—such as wetlands and steep slopes—or are too small to accommodate meaningful development.

The Borough requested a Vacant Land Adjustment during the Prior Round and third round which would remain valid and presumptively continue into the Fourth Round based on COAH's Round 3 regulations that were not invalidated by the court.

Given that the Vacant Land Analysis was recently prepared and updated pursuant to N.J.A.C. 5:93-4.2 and is still being assessed by the court we submit that it remains valid and would continue into the fourth round. At this time the Borough requests an adjustment to their overall obligation due to a lack of land.

¹ Developable acreage based on the Boswell Engineering Site Plan dated 11-2-16. Attached as Appendix A.

² Developable acreage based on the Boswell Engineering Site Plan dated 11-2-16. Attached as Appendix A.

³ Developable acreage based on an analysis prepared by Pennoni Associates. Attached as Appendix A.

2.6.2 Vacant Land Analysis

As the Borough of Palisades Park is a fully developed community with very little vacant, suitable, and developable land, it prepared a Vacant Land Adjustment in the Prior Round and Round 3. The Vacant Land Analysis has been updated for the fourth round and is included in Appendix A. The VLA and mechanisms to address the RDP and Unmet Need remain valid and as updated are incorporated into the Round 4 Plan. Additionally, the Borough has identified some additional lands that were determined to be suitable for redevelopment. These sites have been designated for the subsequent development of affordable housing and are included as part of the RDP in the fourth round.

2.6.3 Calculation of Third Round Realistic Development Potential

As shown in Appendix A, vacant undevelopable lands are either constrained or too small for development. The Fourth Round RDP for the Borough of Palisades Park is 72 units, and the unmet need is 149 units. The following properties will serve as the basis for the 72-unit RDP.

Table 16
Realistic Development Potential (RDP)

Site ⁴	Block	Lot	Owner	Developable Acres	Density	Total Units	Affordable Units (20% Set-Aside)
1	104	16	100 Grand Av Inc.	0.207	40	8.28	1.66
2	104	17	100 Grand Av inc.	0.322	40	12.88	2.58
3	416	3	Dong Nam Ny Llc C/o Woo& Assoc. Cpa	0.31	129	40	8
7	432	4	Berkeley Pal. Pk. c/o Limestone Hill	1.059	84.9	90 ⁵	18 ⁶
8	433	1	Borough of Palisades Park	0.11	40	4.4	0.88
9	433	3	Veteramo, Raffaele & Giuseppina	0.11	40	4.4	0.88
10	433	2, 4, 5	Berkeley Pal. Pk. c/o	2.125	40	85	17

⁴ Site number reflects the numbers in the Vacant land Inventory List in Appendix A

⁵ The proposed development includes a total of 154 units, consisting of the 64 units included in the Round 2 Settlement Agreement with Rosenshein Developers and the Round 2 Plan, along with an additional 90 units now proposed. For the purpose of calculating the RDP, only the additional 90 units are being utilized, as the initial 64 units were generated and applied to address the Second Round. The total affordable housing obligation for all 154 units would amount to 31 units.

⁶ Of the required 31 affordable units, 13 were already addressed through a payment in lieu made during the Second Round. The additional 90 units require an additional set-aside of 18 affordable units, which will be constructed as rental units on-site.

			Limestone Hill				
11	433	6	So Young Choi	0.05	40	2	0.4
12	433	7	Borough of Palisades Park	0.06	40	2.4	0.48
13	433	8	Borough of Palisades Park	0.11	40	4.4	0.88
14	502	8	Choi, Kyungkun	0.10	40	4	0.8
15	502	9	Choi, Kyungkun	0.17	40	6.8	1.36
16	502	10	Choi, Kyungkun	0.14	40	5.6	1.12
22	724	14	Borough of Palisades Park	0.40	64.3	25.72	5.14
23	725	1	Borough of Palisades Park	0.42	64.3	27.01	5.40
24	726	1	Borough of Palisades Park	0.58	64.3	37.29	7.46
				6.273		360.18	72.04

2.6.4 Compliance Analysis for Adjusted Prospective Need Obligation

In accordance with the provision stating that any municipality receiving an adjustment to its prospective need obligation for the Fourth Round or subsequent rounds due to a lack of vacant land must identify sufficient redevelopment opportunities to accommodate at least 25% of the adjusted obligation—or demonstrate why it is unable to do so—the Borough of Palisades Park provides the following analysis.

Adjustment Based on Lack of Vacant Land

The Borough of Palisades Park has requested a vacant land adjustment (VLA) to its Fourth Round prospective need obligation, recognizing that the Borough lacks sufficient vacant, developable land to fully accommodate its assigned affordable housing obligation. As a result, the adjusted prospective need (unmet need) has been calculated at 149 units, with a redevelopment obligation threshold of 37.25 or 37 units.

Evaluation of Redevelopment Potential

In compliance with the regulatory requirement, the Borough conducted a comprehensive analysis of potential redevelopment opportunities, considering parcel size, current land use, ownership patterns, zoning capacity, and likelihood of redevelopment during the current housing cycle. This analysis included:

- A review of historically underutilized or obsolete residential, commercial and industrial sites

- Consideration of properties previously studied for redevelopment
- Assessment of infrastructure capacity and constraints

Findings and Limitations

Despite significant physical and environmental challenges, the Borough has been able to identify a sufficient number of parcels with a realistic likelihood of redevelopment to meet the 25% redevelopment threshold required for affordable housing. This achievement is notable given the following limiting factors:

1. **Highly Developed Character of the Municipality:** While the Borough is nearly fully built-out, it has nonetheless identified redevelopment opportunities on underutilized or aging properties that present viable potential for affordable housing.
2. **Fragmented and Small Parcels:** Although many sites consist of small or irregularly shaped parcels under separate ownership, strategic planning and coordination have allowed the Borough to overcome these obstacles in several cases.
3. **Environmental Constraints:** Even with a significant number of properties affected by wetlands, floodplains, or steep slopes, the Borough has been able to identify parcels where development is feasible and compliant with environmental regulations.

2.7 Analysis of Multigenerational Family Housing Continuity

Pursuant to N.J.S.A. 52:27D-310(g), this Housing Element and Fair Share Plan includes an analysis of the extent to which the Borough's land use ordinances and local housing policies advance or detract from the goal of preserving multigenerational family continuity, consistent with the recommendations of the Multigenerational Family Housing Continuity Commission as established under P.L.2021, c.273 (C.52:27D-329.20).

The Borough's zoning and development regulations include provisions that support flexible housing arrangements by allowing a range of housing types and densities—such as accessory dwelling units (ADUs), two-family homes, townhouses, garden apartments, mid-rise apartments, and age-restricted residences like the Highland View Apartments.

These options provide opportunities for elderly residents living in larger homes to downsize into smaller dwelling units permitted within the Borough. Additionally, these policies promote multigenerational living by enabling aging parents, adult children, and extended family members to live nearby, while still maintaining privacy and independence.

2.8 Consistency with the State Development and Redevelopment Plan

Pursuant to N.J.S.A. 52:27D-310(i), the Borough of Palisades Park has evaluated the consistency of its Housing Element and Fair Share Plan with the goals, objectives, and policies of the State Development and Redevelopment Plan (SDRP). Palisades Park is located within the Metropolitan Planning Area (PA1), where the State Plan encourages investment in existing infrastructure, compact development, and the revitalization of developed communities. The Borough's affordable housing strategy aligns with these principles by focusing on infill development, adaptive reuse, and redevelopment of underutilized or previously developed sites, thereby minimizing sprawl and preserving open space.

The Borough has also considered infrastructure availability in its planning process. Palisades Park is served by existing public water and sanitary sewer systems, which have adequate capacity to support the planned development and redevelopment identified in the Fair Share Plan. Furthermore, the Borough addresses stormwater management through adherence to state and municipal regulations, including the implementation of green infrastructure techniques and compliance with NJDEP stormwater rule requirements.

In terms of transportation, Palisades Park benefits from a roadway network that connects residents to regional employment centers, educational institutions, and commercial areas. Although the Borough does not have direct access to passenger rail service, it is served by regional bus routes and is located within reasonable proximity to major highways, including the New jersey turnpike (Route 95) and Routes 1 and 46. The Borough is also committed to promoting multi-modal transportation options where feasible, including pedestrian and bicycle infrastructure improvements as part of redevelopment initiatives.

This analysis has been informed by guidance and technical resources provided by the New Jersey State Planning Commission, ensuring that the Borough's housing and infrastructure planning is consistent with statewide smart growth objectives.

3.0 PROPOSED FAIR SHARE PLAN

3.1 Prior Round Compliance (1987–1999)

The Borough of Palisades Park had a 28-unit indigenous need (Rehabilitation Obligation) and a 0-unit prior round obligation. The 0-unit prior round obligation was confirmed in the Jacobson decision. The indigenous need was partially met by rehabilitating 5 units through the Bergen County Home Improvement Program, with the remaining 23 units addressed through a 1995 development known as “The Trio” resulting from litigation.

The Borough was involved in the builder's remedy lawsuit, *Rosenshein Associates v. Borough of Palisades Park, et al.*, which led to a settlement agreement requiring the Borough to rezone specific parcels for multi-family housing with a low- and moderate-income component. The Long Swamp area, located in the northeast corner of Palisades Park, was designated for inclusionary development as a result. This area, totaling 16.45 acres, contained three primary parcels: a wetland running north to south and two upland parcels on either side of the wetland.

The first upland site (Site A) consisted of 2.58 acres in the southwest corner of the tract, zoned to allow 140 dwelling units with a net density of slightly over 54 units per upland acre. The second site (Site B), located in the northeast corner, covered 1.06 acres and was zoned for a density of 60.4 units per upland acre, allowing 64 dwelling units. Both sites permitted a maximum building height of eight stories.

Rezoning of these properties allowed for up to 204 dwelling units. The developer was required to satisfy the affordable housing obligation either by setting aside 20% of units for low- and moderate-income housing or by making a cash contribution of \$10,000 per affordable unit.

The Rosenshein Tract, encompassing 16.45 acres, was divided by a central freshwater wetland into three parcels as follows:

1. **Wetland Parcel:** Covering 9.95 acres (excluding unimproved roads), this wetland ran along the site's length, dividing it into two upland portions.
2. **Two Upland Sites:**
 - **Site A:** A 2.58-acre upland area in the southwest corner, bounded by unimproved Twelfth and Thirteenth Streets and Edsall and Palisades Boulevards. This site was zoned for a net density of slightly over 54 units per upland acre, with a maximum building height of eight stories, totaling 140 housing units.
 - **Site B:** A 1.06-acre upland area in the northeast corner, bounded by unimproved Thirteenth and Fourteenth Streets and Edsall and Palisades Boulevards, zoned for a density of 60.4 units per upland acre and a maximum height of eight stories, totaling 64 housing units.
- Site A was developed as "The Trio," with two buildings and a total of 140 units; the developer opted to fulfill the affordable housing requirement through a \$10,000 per unit cash contribution. Site B remained undeveloped, although in 2017, the Zoning Board of Adjustment approved a proposal to construct an additional 90 units, bringing the site's potential total to 154 units. However, development has been delayed due to ongoing litigation with an objector.

3.2 Third Round Compliance (1999–2025)

Pursuant to the *Jacobson* decision, the Borough of Palisades Park was assigned a Third Round affordable housing obligation of 447 low- and moderate-income units. Based on a Vacant Land Adjustment (VLA) included in this report, the Borough calculated a Realistic Development Potential (RDP) of 392 units. Accordingly, the Borough seeks a reduction in its obligation from 447 to 392 units, resulting in an Unmet Need of 55 units.

To address this obligation, the Borough's compliance strategy includes a combination of previously constructed affordable units, proposed inclusionary developments, and bonus credits, as outlined below:

3.2.1 Credits Addressing the Obligation

- **Previously Constructed Units:**
Two completed developments contribute a total of 9 credits:
 - *83 Centre Place* (2015): An eight-unit, age-restricted rental development, all affordable.
 - *555 10th Street* (2017): A 24-unit age-restricted rental building, including one affordable unit.
- **Proposed Developments and Bonus Credits:**
Eight proposed developments will provide 378 affordable units and 68 bonus credits, totaling 446 credits.

3.2.2 Descriptions of Proposed Developments**1. Fan Associates (15 Grand Avenue)**

A proposed inclusionary development consisting of 35 family rental units. The Borough expects 35 bonus credits based on the rental family component, bringing the total contribution to 70 credits.

2. Leem's Corp. (21 Grand Avenue)

A proposed mixed-use inclusionary rental development featuring 102 affordable units (both family and age-restricted). The project is expected to generate 33 bonus credits, for a total of 135 credits.

3. DRC Development Corp. (35–39 W. Columbia Avenue)

This multi-family inclusionary development proposes 7 affordable units.

4. Hillcrest Builders, LLC

A proposed multi-family inclusionary development contributing 9 affordable units.

5. Broad & Edsall, LLC

A proposed multi-family rental development providing 7 affordable units. This project will include the 1 affordable unit generated by HJ Lee Holdings, LLC development.

6. HJ Lee Holdings, LLC

This site is planned for family for-sale units. The 1 affordable unit will be constructed on the Broad & Edsall, LLC site.

7. Mockler Site – Municipal Complex and Inclusionary Affordable Development

A proposed new municipal complex and inclusionary development proposing 200 affordable units. This represents the largest single contributor to the Borough's obligation in the Third Round.

8. Berkeley Palisades Park

A proposed multi-family rental development that will contribute 18 affordable units to the Borough's compliance effort.

3.2.3 Summary of Compliance Mechanisms

Mechanism	Units/Credits
Previously Constructed Credits	9
Proposed Inclusionary Developments	378
Bonus Credits	68
Total Credits	455
Total Obligation	447
Surplus Credits	8

Through a combination of completed and proposed affordable housing projects, the Borough of Palisades Park has satisfied its Third Round obligation of 447 units. With 455 total credits, the Borough exceeds its requirement by 8 surplus credits, demonstrating full compliance. While a Vacant Land Adjustment was included for transparency, it was not necessary to meet the Borough's housing obligation and was provided for informational purposes only.

3.3 Fourth Round Plan of Compliance

As noted above, the Borough's Fourth Round Prospective Need obligation is 221 units. A Vacant Land Analysis determined a Realistic Development Potential (RDP) of 72 units and an Unmet Need of 149 units.

3.3.1 Satisfaction of RDP

Table 17
Fourth Round Plan of Compliance

Name	Total Units	Affordable Units	Bonus Credits	Total Credits
Surplus Credits for Round 3	8			8
Route 5 Senior Housing Project	90	18	5 ⁷	23
NE Corner of 14 th St. and E. Edsall	118	118	30 ⁸	148
Bellview Place	20	20	20 ⁸	40
100 Grand Ave. Inc.	20	4		4
125, 129, 135 Grand Ave.	16	3		3
550 Bergen Boulevard	40	8		8
Total:	264	163	55 ⁹	234

Route 5 Senior Housing Project

The proposed Route 5 Senior Housing Project is designed to address the growing demand for age-restricted housing in the Borough of Palisades Park. Informed by demographic trends and a documented shortage of senior housing, the project envisions a moderate-density, mid-rise residential development for adults aged 55 and older.

The development is proposed on a 4.59-acre site in the southern portion of the Borough, located between Route 5 and Palisades Park Junior Senior High School. The site includes both Borough-owned and privately owned parcels, currently underutilized, with rocky terrain and limited

⁷ Age-Restricted Housing: One unit of credit and one-half bonus credit for each unit, with a cap on bonus credits for age-restricted housing at 10% of the units constructed in compliance with the Uniform Housing Affordability Controls.

⁸ 100 Percent Affordable Housing Projects with Municipal Contributions: One unit of credit and one bonus credit for each unit in a project where the municipality contributes towards the project costs.

⁹ Bonus Credit Cap. The total number of bonus credits shall exceed 25% of the minimality's prospective obligation in any round. 25% of 221 is 55.

access. Redeveloping this site will improve land efficiency while addressing a well-documented local housing need.

The concept includes three 4-story residential buildings, each containing 30 units, for a total of 90 units. The project also includes two levels of below-grade parking. A 20% set-aside will be applied in accordance with local inclusionary housing policy, meaning 18 of the 90 units will be deed-restricted affordable units. The remaining units will be market-rate units for seniors aged 55 and older.

Key planning considerations include a 50-foot buffer from Wolf Creek, preservation of natural site features, and access management along Route 5. Due to current zoning restrictions in the One and Two Family Residential (AA) District, the Borough will pursue a zoning amendment or redevelopment designation to permit the proposed use.

Site Suitability Analysis – N.J.A.C. 5:93-5.3

This site satisfies the four criteria for affordable housing site suitability under N.J.A.C. 5:93-5.3, requiring that sites be available, suitable, developable, and approvable:

- Available: The property includes both Borough-owned and privately held lots. The Borough's existing ownership and its intention to assemble the full site via acquisition or redevelopment powers ensures the site can be made fully available.
- Suitable: Located near schools, transportation corridors, and public facilities, the site is appropriate for senior housing. Although portions of the site include rocky terrain and a stream corridor (Wolf Creek), the project accounts for these environmental constraints and preserves a 50-foot buffer. A substantial developable area remains.
- Developable: The site is accessible from Route 5 and can be served by public utilities. The slope and subgrade conditions have been accounted for in the concept, which includes below-grade parking and mid-rise structures sensitive to the terrain.
- Approvable: The site is not currently zoned for multi-family or age-restricted development. However, the Borough intends to rezone the site or designate it as an area in need of redevelopment to allow the project. These tools are consistent with state planning law and widely used to facilitate affordable housing projects.

Bonus Credit Eligibility – Age-Restricted Housing

Under COAH rules and Uniform Housing Affordability Controls (UHAC), age-restricted affordable housing units are eligible for:

- One unit of credit per affordable unit, and
- One-half (0.5) bonus credit per unit,
- Subject to a cap of 10% of the total UHAC-compliant affordable units built during the applicable round.

As such, the 18 affordable units in this project would yield:

- 18 unit credits, plus
- Up to 9 bonus credits,
- For a total of up to 27 credits that may be applied toward the Borough's fair share obligation (subject to the 10% cap on bonus credits).

The Route 5 Senior Housing Project will provide an inclusive, age-restricted residential community that meets both the needs of the Borough's aging population and its affordable housing obligation. The site satisfies all regulatory criteria under N.J.A.C. 5:93-5.3, and the project offers added value by qualifying for bonus credits under COAH regulations. Its inclusion in the Housing Element and Fair Share Plan will strengthen the Borough's compliance position and improve housing choice for senior residents.

14th Street and East Edsall Avenue – 100% Municipally Sponsored Affordable Housing Site

The site located at the northeast corner of 14th Street and East Edsall Avenue is proposed for development as a 100% municipally sponsored affordable housing project. The total area encompasses approximately 2.96 acres and includes multiple tax lots with mixed ownership. The site is planned for coordinated development under Borough leadership, combining both publicly and privately owned parcels:

Map No.	Block	Lot(s)	Area (acres)	Owner
8	433	1	0.11	Borough of Palisades Park
9	433	3	0.11	Veteramo, Raffaele & Giuseppina
10	433	2, 4, 5	2.686	Berkeley Palisades Park c/o Limestone Hill
11	433	6	0.05	So Young Choi

At a permitted density of 40 units per acre, the 2.96-acre site could yield approximately 118 residential units. As a 100% affordable development, all 118 units would be income-restricted and eligible for bonus credits, resulting in a total of 236 credits toward the Borough's affordable housing obligation under COAH guidelines.

Site Suitability Analysis – N.J.A.C. 5:93-5.3

This site meets the requirements under N.J.A.C. 5:93-5.3, demonstrating it is available, suitable, developable, and approvable:

- Available: The Borough owns Lot 1 and is actively working to gain control of the remaining parcels through acquisition, redevelopment designation, or agreements with private owners. This multi-party coordination will ensure full site availability for affordable housing use.
- Suitable: The site is located in a developed area near public transportation, schools, parks, and local services, making it appropriate for residential use. While a portion of the site

contains wetlands, preliminary analysis indicates that a substantial and contiguous developable area remains. The wetlands will be preserved in accordance with NJDEP regulations, and development will occur within the buildable footprint.

- **Developable:** With public road frontage, access to utilities, and a total size of nearly 3 acres, the site is physically capable of supporting a residential development of approximately 118 units. The parcels are contiguous and appropriately configured for a single or phased development.
- **Approvable:** The site is within or will be placed into a zoning or redevelopment framework that permits residential development at 40 units per acre. The Borough's direct involvement ensures that the necessary zoning and planning approvals will be pursued and secured.

Compliance with N.J.A.C. 5:93-5.5 – Municipally Sponsored Construction

This project complies with the four key requirements for municipally sponsored construction under N.J.A.C. 5:93-5.5:

1. **Site Control:**
 - The Borough currently owns one parcel and is pursuing formal control of the remaining lots. Demonstrated progress toward site assembly will be included in supporting documentation.
2. **Administrative Mechanism:**
 - A qualified administrative agent will be retained to manage income qualification, tenant selection, and compliance with affordability controls. A written agreement will be submitted if an external entity is used.
3. **Funding Plan and Capacity:**
 - A full pro forma will be submitted for the proposed development. The Borough anticipates a funding strategy that includes Low Income Housing Tax Credits (LIHTC), Affordable Housing Trust Funds, and potential municipal bonding. Stable backup funding sources will be identified should state or federal sources be delayed or denied.
4. **Construction Timetable:**
 - A detailed project timeline will be prepared, including:
 - Site plan development
 - Municipal and outside approvals
 - State and federal permit applications
 - Financing and contractor selection

- Construction start and completion
Construction is projected to begin within two years of substantive certification. The Borough will designate a responsible party to monitor the entire process.

Because this is a 100% municipally sponsored affordable housing development, each unit is eligible for a one-to-one bonus credit under COAH rules. Therefore, the projected 118 affordable units would yield 236 credits toward the Borough's fair share obligation—substantially advancing compliance with the Fourth Round Housing Element and Fair Share Plan.

The proposed development at the northeast corner of 14th Street and Grand Avenue represents a realistic, high-capacity, and municipally led solution to the Borough of Palisades Park's affordable housing obligations. It satisfies all regulatory criteria under N.J.A.C. 5:93-5.3 and 5:93-5.5, and by maximizing the use of municipally sponsored 100% affordable development, the Borough can significantly leverage bonus credits to meet its constitutional and statutory housing obligations.

Bellview Place Municipally Sponsored/100% Affordable Housing Project

The property located at 12 Bellview Place, identified as Block 217, Lot 23, is a municipally controlled parcel of approximately 0.23 acres proposed for development as a Municipally Sponsored/100% affordable housing project. The current plan envisions the construction of 20 income-restricted residential units, resulting in a density of approximately 87 units per acre. This compact infill development will contribute meaningfully to the municipality's affordable housing obligation in the Fourth Round.

The site is ideally located just off of Broad Avenue in a walkable, mixed-use neighborhood with access to public transportation, employment centers, and local services. It is served by existing infrastructure and has no known physical constraints that would prevent timely development.

Importantly, because this is a municipally sponsored 100% affordable development, the project is eligible for one-for-one bonus credits under COAH regulations. As such, each of the 20 proposed units may be credited as two units for the purposes of satisfying the municipality's fair share obligation—one for the actual affordable unit, and one bonus credit—resulting in a potential total of 40 affordable housing credits.

Compliance with N.J.A.C. 5:93-5.5 – Municipally Sponsored Construction

This development is being pursued under the municipally sponsored construction option outlined in N.J.A.C. 5:93-5.5. The municipality is prepared to demonstrate compliance with the four core requirements:

1. Control of Site: The municipality has outright ownership of Block 217, Lot 23. This control ensures the site is secured and available for the intended affordable housing project.
2. Administrative Mechanism: The municipality will designate a qualified affordable housing administrative agent to manage applicant income qualification, compliance

monitoring, and long-term unit administration. If an external agency is used, a formal agreement will be submitted to the Council.

3. Funding Plan and Capacity:

- A detailed pro forma will be submitted to outline projected development costs, revenues, and affordability compliance.
- The municipality has adequate and stable funding resources to support the project. If State or Federal funding (e.g., Low Income Housing Tax Credits or HOME funds) is to be sought, the municipality will identify alternative funding sources—such as municipal bonding or Affordable Housing Trust Fund allocations—as a contingency.

4. Construction Timetable:

A detailed schedule will be submitted outlining all key development milestones, including:

- Site plan preparation and submission
- Municipal and external approvals
- Contractor selection and construction commencement
Construction is expected to begin within two years of substantive certification, and the municipality will identify the responsible entity for monitoring both construction and overall project progress.

Site Suitability Analysis

Pursuant to N.J.A.C. 5:93-5.3, this site meets the criteria of being available, suitable, developable, and approvable as defined in N.J.A.C. 5:93-1.3:

- **Available:** The municipality currently controls the site through ownership of the property. There are no legal encumbrances preventing its use for this purpose.
- **Suitable:** Located in an established area off of Broad Avenue, the site is compatible with surrounding land uses and is in close proximity to transit, schools, and services. There are no known environmental hazards or constraints such as floodplains or wetlands.
- **Developable:** The property is served by public water and sewer and has street access. The lot configuration and size support a 20-unit residential building in compliance with bulk standards and design guidelines.
- **Approvable:** The site is located in or will be rezoned for multi-family residential use. Given its density (87 units per acre) and planning consistency, it is expected to receive necessary municipal approvals.

This project at 12 Bellview Place offers a realistic, approvable, and well-supported opportunity for the construction of high-quality affordable housing. It addresses the municipality's constitutional and statutory obligations under the Fair Housing Act and represents a strong example of municipally sponsored, inclusive, and sustainable housing development.

100 Grand Avenue Inc. (Block 104, Lots 16 and 17) – Proposed Inclusionary Housing Site

The site located at the intersection of West Edsall Boulevard and Grand Avenue consists of approximately 0.529 acres and comprises two separate tax lots. It is situated within the AHMUD (Affordable Housing Mixed-Use Development) Overlay Zone, which permits multi-family residential development at a density of up to 40 units per acre.

Under current zoning, the site may yield approximately 20 residential units, subject to detailed site planning and design review. In accordance with the overlay district's requirements, a 20% set-aside for affordable housing applies, resulting in a minimum of 4 affordable units being integrated into the project.

The AHMUD Overlay Zone is intended to encourage higher-density, mixed-use, and inclusionary development in strategically located areas. This site's proximity to existing infrastructure, public transportation routes, and community services makes it well-suited for residential redevelopment that advances municipal fair housing goals.

Site Suitability Analysis

This analysis demonstrates that the subject site satisfies the regulations under N.J.A.C. 5:93-5.3, which require affordable housing sites to be available, suitable, developable, and approvable as defined in N.J.A.C. 5:93-1.3:

- **Available:** The property is not publicly encumbered and is either under private ownership with interest in development or could feasibly be acquired. There are no known legal or regulatory barriers that would prevent it from being made available for residential use within a reasonable timeframe.
- **Suitable:** The site is appropriate for residential development due to its location within a developed area, near transportation, services, and employment centers. It is consistent with smart growth principles and does not present any physical constraints (e.g., steep slopes, wetlands) that would render it unsuitable for housing.
- **Developable:** The site has access to necessary infrastructure, including public water, sewer, and roadway access. Its lot size, configuration, and zoning support the proposed density, and there are no environmental or topographic conditions that would preclude development.
- **Approvable:** The property is located in a zoning district (AHMUD Overlay) that explicitly permits multi-family housing with an affordable housing component. This regulatory framework enables the project to obtain necessary approvals through the local planning board or governing body.

Given these factors, the site represents a realistic and compliant opportunity for the production of affordable housing. Its inclusion in the Housing Element and Fair Share Plan supports the municipality's constitutional obligation to provide for its fair share of the regional housing need and to affirmatively further fair housing.

125, 129 & 135 Grand Avenue (Block 502, Lots 8, 9, and 10) – Proposed Inclusionary Housing Site

The site consists of three contiguous tax lots located along Grand Avenue and totals approximately 0.41 acres. The properties are identified as Block 502, Lots 8, 9, and 10, and are under the ownership of Kyungkun Choi. The site falls within the AHMUD (Affordable Housing Mixed-Use Development) Overlay Zone, which permits multi-family residential development at a density of up to 40 units per acre.

At the permitted density, the site may yield approximately 16 residential units, subject to detailed site planning and engineering review. In accordance with the overlay district's 20% affordable housing requirement, the development would include a minimum of 3–4 affordable units, depending on the final unit count.

The AHMUD Overlay Zone encourages compact, higher-density, inclusionary development near key infrastructure and amenities. The site's location, within walking distance of public transportation, services, and job centers, makes it particularly well-suited for contributing to the municipality's fair share housing obligations.

Site Suitability Analysis

This analysis demonstrates that the site satisfies the requirements of N.J.A.C. 5:93-5.3, which mandates that affordable housing sites be available, suitable, developable, and approvable, as defined in N.J.A.C. 5:93-1.3:

- **Available:** The properties are privately owned by a single entity (Kyungkun Choi), providing clear and consolidated ownership. There are no known encumbrances or regulatory barriers that would prevent their development for residential use in a timely manner.
- **Suitable:** The site is located in a built-up area with direct access to public transportation, local businesses, and community services. It is consistent with smart growth and infill development principles. There are no known environmental constraints, such as steep slopes or wetlands, that would prevent residential development.
- **Developable:** The combined 0.41-acre site has adequate street frontage and access to public utilities, including water, sewer, and roadway infrastructure. The site's configuration and dimensions support multi-family development at the overlay zone's maximum density of 40 units per acre.
- **Approvable:** The site lies within the AHMUD Overlay Zone, which explicitly permits multi-family residential development with a 20% affordable housing requirement. The zoning framework enables the project to proceed through the municipal approval process with a strong likelihood of success.

The combined properties at 100 Grand Avenue (Block 502, Lots 8, 9, and 10) present a realistic, approvable, and well-situated opportunity to produce 16 units of multi-family housing, including 3 to 4 affordable units. The site fully complies with the standards set forth under N.J.A.C. 5:93-

5.3, and its inclusion in the Housing Element and Fair Share Plan would contribute to meeting the municipality's affordable housing obligation in a location consistent with smart growth and fair housing principles.

550 Bergen Boulevard (Block 416, Lot 3) – Inclusionary Housing Development Summary

The property located at 550 Bergen Boulevard, designated as Block 416, Lot 3, has a lot area of approximately 0.31 acres and is under the ownership of Dong Nam NY LLC c/o Woo & Assoc. CPA. A residential development is proposed for the site consisting of 40 multi-family dwelling units, of which 8 units (20%) will be designated as affordable housing in accordance with applicable affordable housing policies.

The proposed building is planned as a four-story residential structure constructed over one level of structured parking. The development would be located in a mixed-use area with access to transit and retail amenities. The surrounding area contains a mix of residential, commercial, and institutional uses.

The 8 affordable units would be deed-restricted and administered in accordance with the Uniform Housing Affordability Controls (UHAC). These units would be provided for low- and moderate-income households and marketed pursuant to affirmative marketing requirements.

Site Suitability Analysis

In accordance with N.J.A.C. 5:93-5.3, the site is evaluated based on four criteria: available, suitable, developable, and approvable, as defined in N.J.A.C. 5:93-1.3.

- **Available:** The property is in private ownership and does not appear to be encumbered in a way that would preclude development. It is considered available for residential use, subject to necessary municipal approvals.
- **Suitable:** The site is located within a developed area with direct access to transportation, public services, and commercial activity. There are no known environmental constraints, such as wetlands or steep slopes, based on available information.
- **Developable:** The parcel has sufficient access to infrastructure, including public water and sewer. The lot size and configuration are adequate to support the proposed development, which would result in a residential density of approximately 129 units per acre.
- **Approvable:** The site is located in a zoning district that may not permit the proposed use or density by right. Zoning amendments, use variances, or a redevelopment designation may be required to authorize the proposed development. Such actions are within the scope of standard municipal planning procedures.

The proposed development at 550 Bergen Boulevard includes 40 residential units, with 8 units designated as affordable housing, in a four-story building above structured parking. Based on current information, the site meets the criteria established under N.J.A.C. 5:93-5.3 for inclusion

in the Borough's Housing Element and Fair Share Plan, subject to appropriate zoning and land use approvals.

Table 18
Summary of Total New Construction Obligation: 1987-2035

Borough of Palisades Park Affordable Housing Obligations	
Prior Round (1987-1999)	0
Third Round (Prospective Need 1999-2025)	447
Fourth Round Prospective Need	221
– Fourth Round RDP	72
– Fourth Round Unmet Need	149
Total Prospective Need:	668
Less Prior Round Credits	0
Less Third Round Credits	455
Less Fourth Round Credits	226
= Surplus	13

3.3.2 Satisfaction of Fourth Round Unmet Need

Although the borough has met its prospective need obligation for the Fourth Round the Borough will keep in place the mechanisms proposed in the Third Round to capture additional affordable housing opportunities for future rounds.

In the Third Round, the Borough of Palisades Park proposed to address any unmet need through a combination of mechanisms.

The following mechanisms to address Unmet Need that were included in the Third Round Plan will be carried forward to the Fourth Round.

Affordable Housing Mixed-Use Overlay District (AHMUD)

The Borough will implement an overlay ordinance in appropriate portions of the M-1 and M-C Districts. The overlay zone would apply to properties located along Grand Avenue and Commercial Avenue in the western portion of the Borough and on the east side of Bergen Boulevard between Oakdene Avenue to the north and Brinkerhoff Avenue to the south.

These areas are well-suited for higher-density development due to their aging industrial base, much of which is in decline as a result of shifting economic trends and evolving land use demands. This transition has been acknowledged in previous Master Plans and Examination Reports. Many of the existing industrial properties are functionally obsolete, struggling to attract reinvestment due to outdated configurations and incompatibility with modern industrial and commercial needs.

Additionally, recent development trends indicate a growing demand for four- and five-story, multi-family housing, as evidenced by several newly constructed developments in these areas.

The proposed ordinance would permit the development of mixed-use buildings with non-residential uses on the ground floor and residential units on the upper floors. The anticipated residential density is 40 units per acre, with a maximum building height of five (5) stories. This increase in both density and height would create a realistic opportunity for redevelopment in the area, enabling the construction of affordable housing to support the Borough's fair share obligation. Currently, multi-family residential uses are not permitted in these zones, and the maximum building height is limited to three (3) stories. It would be required that 20% of any units created would be set aside for low- and moderate-income housing. A copy of the ordinance may be found in Appendix E.

Affordable Housing Ordinance

The Borough will adopt an Affordable Housing Ordinance in order to capture potential affordable housing opportunities. The provisions of this Ordinance shall apply to all affordable housing units that currently exist and that are proposed to be created within the Borough of Palisades Park pursuant to the Borough's most recently adopted Housing Element and Fair Share Plan. The ordinance contains rules and requirements for all affordable housing created in the Borough pursuant to state regulations regarding the construction and administration of affordable units. In order to capture affordable housing from development not currently anticipated, there is a requirement that all new multifamily residential developments of five (5) or more units shall be required to provide affordable housing with a 15% set aside if rental units and a 20% set aside if for-sale units. The provisions of this ordinance shall not apply to residential expansions, additions, renovations, replacement, or any other type of residential development that does not result in a net increase in the number of dwellings of five or more. A copy of the ordinance may be found in Appendix F.

Accessory Dwelling Unit (ADU) Ordinance

The Borough has prepared a Draft Accessory Dwelling Unit (ADU) Ordinance to create additional opportunities for affordable housing within the existing housing stock. The ordinance permits accessory apartment units in existing and proposed one- and two-family homes within the AA Zone.

This new zoning ordinance regulates Accessory Dwelling Units (ADUs) to expand housing options while preserving the character of the neighborhood. The ordinance defines ADUs, specifies where they are permitted, and establishes detailed standards for their design, size, occupancy, and use. Key provisions include:

- Permitted Locations: ADUs are allowed on lots with one- or two-family homes in designated zones.
- Size and Occupancy: Units must meet specific size and occupancy requirements (e.g., a maximum of 800 square feet, no more than 3 occupants).
- Design Standards: The exterior of ADUs must harmonize with the primary residence and neighborhood character.

- Rental Restrictions: Short-term rentals are prohibited, and a minimum rental term of six months is required.
- Parking Requirements: At least one off-street parking space must be provided for each ADU.
- The ordinance also outlines the permitting process, annual compliance affidavits, inspection requirements, and procedures for property transfers. Owners must comply with regulations, including residing in one of the units and maintaining safety standards. Non-compliance may result in fines or permit revocation.

3.4 Fourth Round Age-Restricted, Rental, Family Rental, Family, and Very Low-Income Requirements

3.4.1 Age-Restricted Housing

In accordance with the regulations governing affordable housing in New Jersey, a municipality may not satisfy more than 30% of its prospective need obligation (exclusive of any applicable bonus credits) through the provision of age-restricted affordable housing units.

$$\text{Age-restricted units} = .30 (221) = 66.3 \text{ or } 66 \text{ units}$$

The maximum number of units the Borough is permitted to age-restrict is 66 units. Currently there are no age-restricted projects. Pursuant to the new regulations the borough is entitled to a bonus credit for age-restricted units of one unit of credit and one-half bonus credit for a unit of age-restricted housing, provided that a bonus credit for age-restricted housing shall not be applied to more than 10 percent of the units of age-restricted housing. Therefore, the Borough would be eligible for bonus credits of up to 6.6 or 6 units.

3.4.2 Rental Housing

Every municipality in New Jersey has an obligation to create a realistic opportunity for rental housing. For a municipality that received or is requesting an adjustment pursuant to N.J.A.C. 5:93-4.2, the rental obligation shall equal 25 percent of the RDP.

$$\text{Rental obligation} = .25 (72) = 18 \text{ units}$$

The minimum number of rental housing units the Borough is required to provide is 18 units. These units will be distributed among the proposed affordable developments.

3.4.3 Family Rental Requirement

At least half of the rental units addressing the Fourth Round Prospective Need in total must be available to families. Based upon the 18 unit rental obligation, 9 units would be required to be made available for families. These units will be distributed among the proposed affordable developments.

3.4.4 Family Requirement

At least half of the units addressing the Fourth Round Prospective Need in total must be available to families. Based upon the 72-unit RDP units being credited toward Fourth Round RDP, 36 units would be required to be made available for families. These units will be distributed among the proposed affordable developments.

3.4.5 Very Low-Income Housing Requirement

An amendment to the Fair Housing Act in 2008 (A-500) requires that 13% of all affordable housing units be made available to very low-income individuals. Very low-income housing is housing made available for persons with a household income equal to 30% or less of the median gross income for households of the same size within the housing region in which the housing unit is located. This would result in a requirement of 9.36 or 10 very low-income units based upon the RDP of 72 units.

3.4.6 Bonus Credit Cap

The total number of bonus credits shall exceed 25% of the minimality's prospective obligation in any round.

Table 19: Bonus Caps

Round	Prospective Need	Bonus Cap
Prior Round	0	0
Third Round	447	111
Fourth Round	221	55

4.0 AFFIRMATIVE MARKETING PLAN

This Affirmative Marketing Plan applies to all developments that contain low- and moderate-income units.

The Affirmative Marketing Plan is a regional marketing strategy designed 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 plan addresses the requirements of N.J.A.C. 5:94-7 and N.J.A.C. 5:80-26. In addition, the plan prohibits discrimination in the sale, rental, financing or other services related to housing on the basis of race, color, sex, affectional or sexual orientation, religion, handicap, age, familial status/size or national origin.

Palisades Park is in COAH Housing Region 1 consisting of Bergen, Hudson, Passaic and Sussex Counties.

Palisades Park is ultimately responsible for administering the affordability controls and the Affirmative Marketing Plan.

Palisades Park has established the position of a Municipal Liaison and has delegated this responsibility to a municipal employee, who shall administer the affordable housing program, including administering and enforcing the affordability controls and this Affirmative Marketing Plan, in accordance with the provisions of the ordinance creating the position of the Municipal Liaison, the regulations of the Council of Affordable Housing pursuant to N.J.A.C. 5:97 et. seq. and the New Jersey Uniform Housing Affordability Controls pursuant to N.J.A.C. 5:80-26 et. seq.

Subject to approval of COAH, Palisades Park may contract with one or more administrative agents to administer some or all of the affordability controls and/or the Affirmative Marketing Plan in accordance with the provisions of Palisades Park's Code, the regulations of the Council on Affordable Housing pursuant to N.J.A.C. 5:94 et. seq. and the New Jersey Uniform Housing Affordability Controls pursuant to N.J.A.C. 5:80-26 et. seq. If Palisades Park enters into such a contract, the Municipal Liaison shall supervise the contracting administrative agent(s) and shall serve as liaison to the contracting administrative agent(s). The Borough of Palisades Park has contracted with Triad Associates to be their Administrative Agent. Triad Associates has prepared an Affirmative Marketing Plan which is appended to this document.

Developers of low- and moderate-income units may assist in the marketing of the affordable units in their respective developments if so designated by the Governing Body of the Palisades Park in accordance with the provisions of Palisades Park's Code, the regulations of the Council on Affordable Housing pursuant to N.J.A.C. 5:94 et. seq. and the New Jersey Uniform Housing Affordability Controls pursuant to N.J.A.C. 5:80-26 et. seq. If Palisades Park enters into such a contract, the Municipal Liaison shall supervise the contracting administrative agent(s) and shall serve as liaison to the contracting administrative agent(s).

The Borough's Affirmative Marketing Plan, resolution appointing a Municipal Housing Liaison, and resolution and executed agreement with a qualified Administrative Agent may all be found in Appendix B.

Appendix A

Appendix A

VACANT LAND ANALYSIS

The Borough of Palisades Park is a fully developed community with very little vacant, suitable, and developable land. To provide the Court with the required documentation in accordance with the Vacant Land Adjustment requirements contained in COAH's Round 2 Substantive Regulations, we have procured and evaluated an official list of vacant lands from the Borough, as contained in the Borough's official Tax Assessment records. In addition to the lands identified in the list provided by the Tax Assessor, we took a comprehensive look at aerial imagery¹ of the Borough to determine if other sites were vacant and potentially developable for affordable housing that were not included in the list. We also went out into the field to document the conditions shown in the aerial photographs. A complete listing of these lands is provided in Table 1, Vacant Land Inventory. The purpose of this analysis is to document the fully developed nature of the Borough of Palisades Park and its limited ability to accommodate additional housing opportunities. This Vacant Land Analysis is prepared in accordance with N.J.A.C. 5:93-4.2. The vacant land adjustment procedure consists of three (3) steps.

Step 1

In step 1, the municipality must provide an existing land use plan map, including all vacant land within the municipality. If requesting an exclusion based on environmentally sensitive lands the map must also show existing environmental constraints. In addition, an inventory of all vacant land must be provided identifying the vacant parcels by block and lot and including the acreage and ownership of each vacant parcel. The vacant land inventory list is provided in Table 1.

Step 2

In the second step the municipality must analyze each parcel to determine its suitability for development. Reasons for exclusion of a site are found in N.J.A.C. 5:93-4.2(c), (e) and (f). This information is also contained in the vacant land inventory list described in Table 2.

Step 3

In the third and final step, the municipality shall calculate the Realistic Development Potential (RDP) based on the remaining vacant parcels that have been determined suitable and developable. Pursuant to N.J.A.C. 5:93-4.2(f), each remaining vacant site considered suitable and developable is assigned a presumptive density of at least 6 units per acre and a 20% set aside. Additionally, sites that are appropriate for redevelopment can be considered in calculating the RDP. The RDP is shown in Table 16 of the report.

TABLE 1
VACANT LAND INVENTORY

Site #	Block	Lot	Acreage	Owner
1	104	16	0.207	100 Grand Av Inc.
2	104	17	0.322	100 Grand Avenue Inc
3	416	3	0.31	Dong Nam NY, LLC c/o Woo & Assoc. CPA

¹ Aerial imaging consulted included Google Earth, Nearmap, and Bergen County Parcel Viewer.

4	419	12	0.14	Pretty paul, Michael
5	428	1	3.65	Multiple owners
6	428	3	0.115	Borough of Palisades Park
7	432	4	3.875	Berkeley Pal. Pk. c/o Limestone Hill
8	433	1	0.11	Borough of Palisades Park
9	433	3	0.11	Veteramo, Raffaele & Giuseppina
10	433	2, 4, 5	2.686	Berkeley Pal. Pk. c/o Limestone Hill
11	433	6	0.05	So Young Choi
12	433	7	0.06	Borough of Palisades Park
13	433	8	0.11	Borough of Palisades Park
14	502	8	0.10	Choi, Kyungkon
15	502	9	0.17	Choi, Kyungkon
16	502	10	0.14	Choi, Kyungkon
17	614	23	0.28	Icon 50 Broad LLC
18	615	10	0.12	State of NJ Dept. of Trans.
19	716	20	0.14	Golden Value, LLC
20	716	21	0.15	Golden Value, LLC
21	716	22	0.13	Golden Value, LLC
22	724	14	0.99	Borough of Palisades Park
23	725	1	0.42	Borough of Palisades Park
24	726	1	0.58	Borough of Palisades Park
25	734	1	0.322	Boro Hall
		Total:	15.287	

As shown in Table 2 and the accompanying Vacant Land Inventory Map, there are 25 parcels identified as vacant in the tax data obtained from the Borough, along with additional sites identified through other means as previously described. Of these 25 parcels, 9 can be excluded from development consideration. These exclusions are due either to parcel size, being too small to yield at least one low- or moderate-income unit as per N.J.A.C. 5:93-4.2(c)², or to environmental constraints, such as wetlands or steep slopes, as defined under N.J.A.C. 5:93-4.2(e)2.ii³.

² A municipality shall exclude from the vacant land inventory any vacant contiguous parcels of land in private ownership of a size which would accommodate less than five dwelling units.

Minimum Area Calculation 5 units/acre

Minimum lot size of 0.37 acres based on an agreement with FSHC results in a presumptive density of 14 units/acre. $(43,560 \div 13.5 = 3,226 \text{ square feet/unit}) \times 5 \text{ units (4 market, 1 low and mod.)} = 16,130 \text{ sq.ft.} \div 43,560 = 0.37 \text{ acres}$

³ A municipality may exclude as potential sites for low and moderate income housing, sites containing inland wetlands and slopes in excess of 15%.

The Vacant Land Exclusion Analysis is detailed in Table 2 below.

TABLE 2
VACANT LAND EXCLUSIONS

Site #	Block	Lot	Acreage	Constrained Acreage	Developable Acreage	Exclusion Reason
1	104	16	0.207		0.207	Developable. Sites 1 and 2 are adjacent properties under the same ownership, with a combined area exceeding 0.37 acres.
2	104	17	0.322		0.322	Developable. Sites 1 and 2 are adjacent properties under the same ownership, with a combined area exceeding 0.37 acres.
3	416	3	0.31		0.31	Developable. Although the site is under the 0.37 threshold to accommodate 1 affordable unit a development application is pending with the Borough.
4	419	12	0.14		0	Excluded. The 0.14-acre parcel is too small and is under the 0.37 threshold to accommodate 1 affordable unit.
5	428	1	3.65		0	Excluded. This site is not vacant as it is part of a site that is fully developed with the Trio apartment building.
6	428	3	0.115		0	Excluded. Environmental Constraints. The site is not developable due to the presence of wetlands and as a result the developable acreage of 0.115-acres is too small and is under the 0.37 threshold to accommodate 1 affordable unit.
7	432	4	3.875	2.816	1.059 ⁴	Developable. Only a portion of the site is developable due to the presence of wetlands. Developable acreage is shown on the Boswell Site Plan in Appendix J.
8	433	1	0.11		0.11	Developable. Although the property is less than the presumptive acreage to create 1 affordable unit it is

⁴ Developable acreage based on the Boswell Engineering Site Plan dated 11-2-16. Attached as Appendix J

						adjacent to other parcels that could potentially be combined to develop an inclusionary development.
9	433	3	0.11		0.11	Developable. Although the property is less than the presumptive acreage to create 1 affordable unit it is adjacent to other parcels that could potentially be combined to develop an inclusionary development.
10	433	2, 4, 5	2.686		2.125 ⁵	Developable. Only a portion of the site is developable due to the presence of wetlands. Developable acreage is shown on the Boswell Site Plan in Appendix J.
11	433	6	0.05		0.05	Developable. Although the property is less than the presumptive acreage to create 1 affordable unit it is adjacent to other parcels that could potentially be combined to develop an inclusionary development.
12	433	7	0.06		0.06	Developable. Although the property is less than the presumptive acreage to create 1 affordable unit it is adjacent to other parcels that could potentially be combined to develop an inclusionary development.
13	433	8	0.11		0.11	Developable. Although the property is less than the presumptive acreage to create 1 affordable unit it is adjacent to other parcels that could potentially be combined to develop an inclusionary development.
14	502	8	0.10		0.10	Developable. Sites 10, 11 and 12 are adjacent properties under the same ownership, with a combined area exceeding 0.37 acres.
15	502	9	0.17		0.17	Developable. Sites 10, 11 and 12 are adjacent properties under the same ownership, with a combined area exceeding 0.37 acres.
16	502	10	0.14		0.14	Developable. Sites 10, 11

⁵ Developable acreage based on the Boswell Engineering Site Plan dated 11-2-16. Attached as Appendix J

						and 12 are adjacent properties under the same ownership, with a combined area exceeding 0.37 acres.
17	614	23	0.28		0	Excluded. The 0.28-acre parcel is too small and is under the 0.37 threshold to accommodate 1 affordable unit.
18	615	10	0.12		0	Excluded. The 0.12-acre parcel is too small and is under the 0.37 threshold to accommodate 1 affordable unit.
19	716	20	0.14		0	Excluded. Environmental Constraints. The site is not developable due to the presence of slopes in excess of 15%.
20	716	21	0.15		0	Excluded. Environmental Constraints. The site is not developable due to the presence of slopes in excess of 15%.
21	716	22	0.13		0	Excluded. Environmental Constraints. The site is not developable due to the presence of slopes in excess of 15%.
22	724	14	0.99	0.59	0.40	Developable. The site is mostly not developable due to the presence of wetlands. The remaining 0.40 acres is developable as it is greater than the 0.37 acre requirement agreed upon with the FSHC.
23	725	1	0.42		0.42	Developable
24	726	1	0.58		0.58	Developable
25	734	1	0.322	0.082	0.00	Excluded. Environmental Constraints. The site is not developable due to the presence of wetlands and as a result the developable acreage of 0.24-acres is too small and is under the 0.37 threshold to accommodate 1 affordable unit.
		Total:	31.16		6.273	

Out of the 25 sites analyzed, 9 have been excluded for the following reasons:

- They are too small to accommodate even a single affordable housing unit (under the 0.37-acre threshold), as required under N.J.A.C. 5:93-4.2(c)2, which states that a municipality

must exclude contiguous, privately owned parcels that are too small to support at least five dwelling units.

- They are environmentally constrained due to the presence of wetlands or slopes exceeding 15%, in accordance with N.J.A.C. 5:93-4.2(e)2.ii.

These constraints are documented in Table 2 and supported by the accompanying site plans and environmental assessments. For further reference, please consult the letter and maps prepared by Pennoni Associates, which provide detailed analysis and mapping of constrained and developable land within the Borough.

Palisades Park Reexamination 2010

Existing Land Use (2010)

Legend

- Mixed-Use
- Single-Family Residential
- Two-Family Residential
- Three/Four-Family Residential
- Multi-Family Residential
- Commercial
- Auto-Commercial
- Office
- Light Industrial
- Manufacturing
- Public
- Quasi-Public
- Recreation/Parks
- Vacant
- Railroad



1 inch equals 700 feet
0 275 550 1,100 Feet

Kauker & Kauker, LLC
Town Planning and Development Consultants

FORT LEE

LEONIA

TEANECK



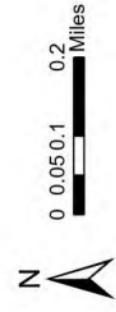
RIDGEFIELD

RIDGEFIELD PARK

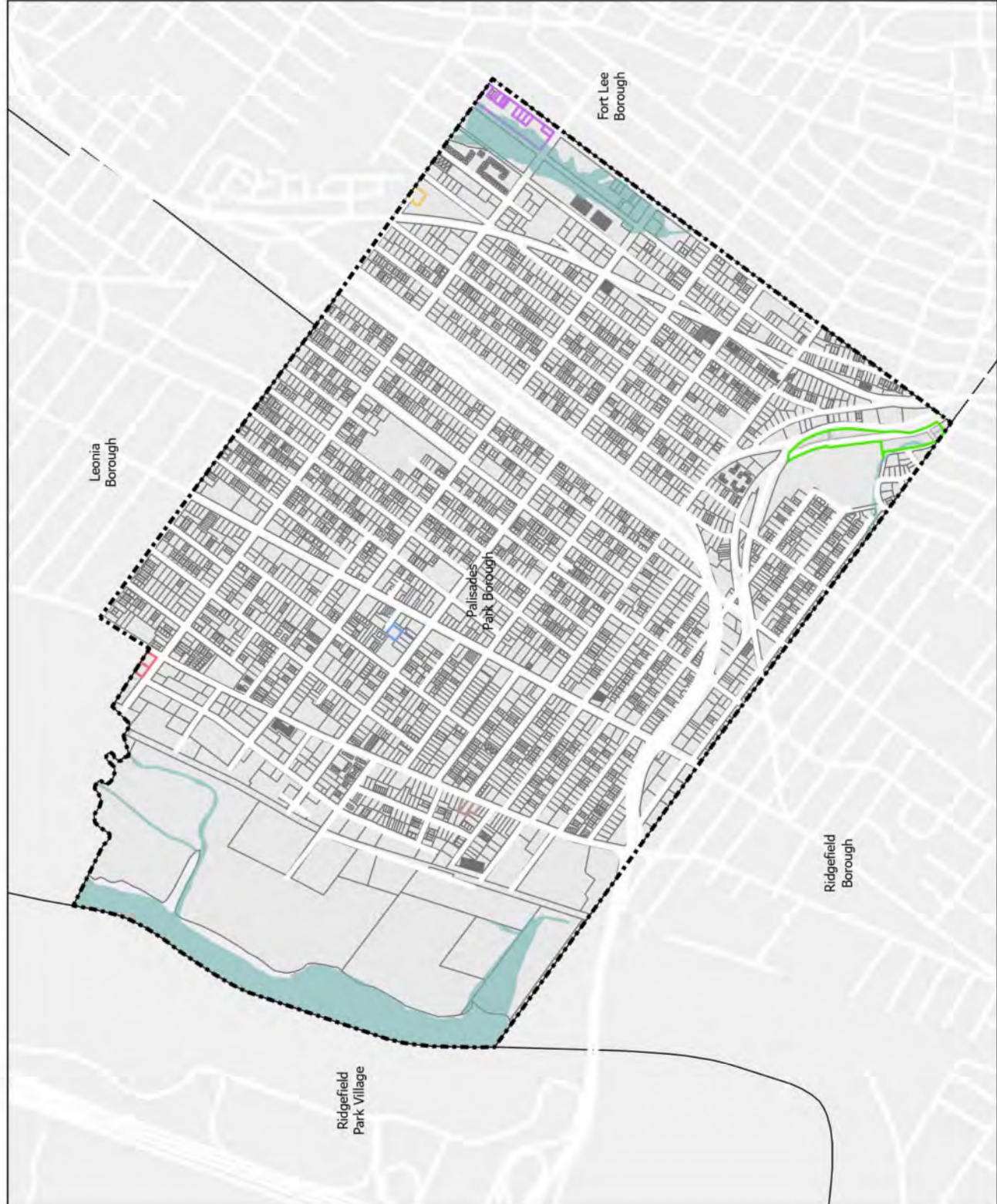
Affordable Housing Sites Map

Legend

- Palisades Park Municipal Boundary
- Wetlands
- Route 5 Senior Housing
- 14th Street and E. Edsall
- Bellview Ave.
- 100 Grand Ave. Inc.
- 125, 129, 135 Grand Ave.
- 550 Bergen Boulevard



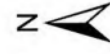
Kauker & Kauker
TOWN PLANNING AND DEVELOPMENT CONSULTANTS



Topo Map

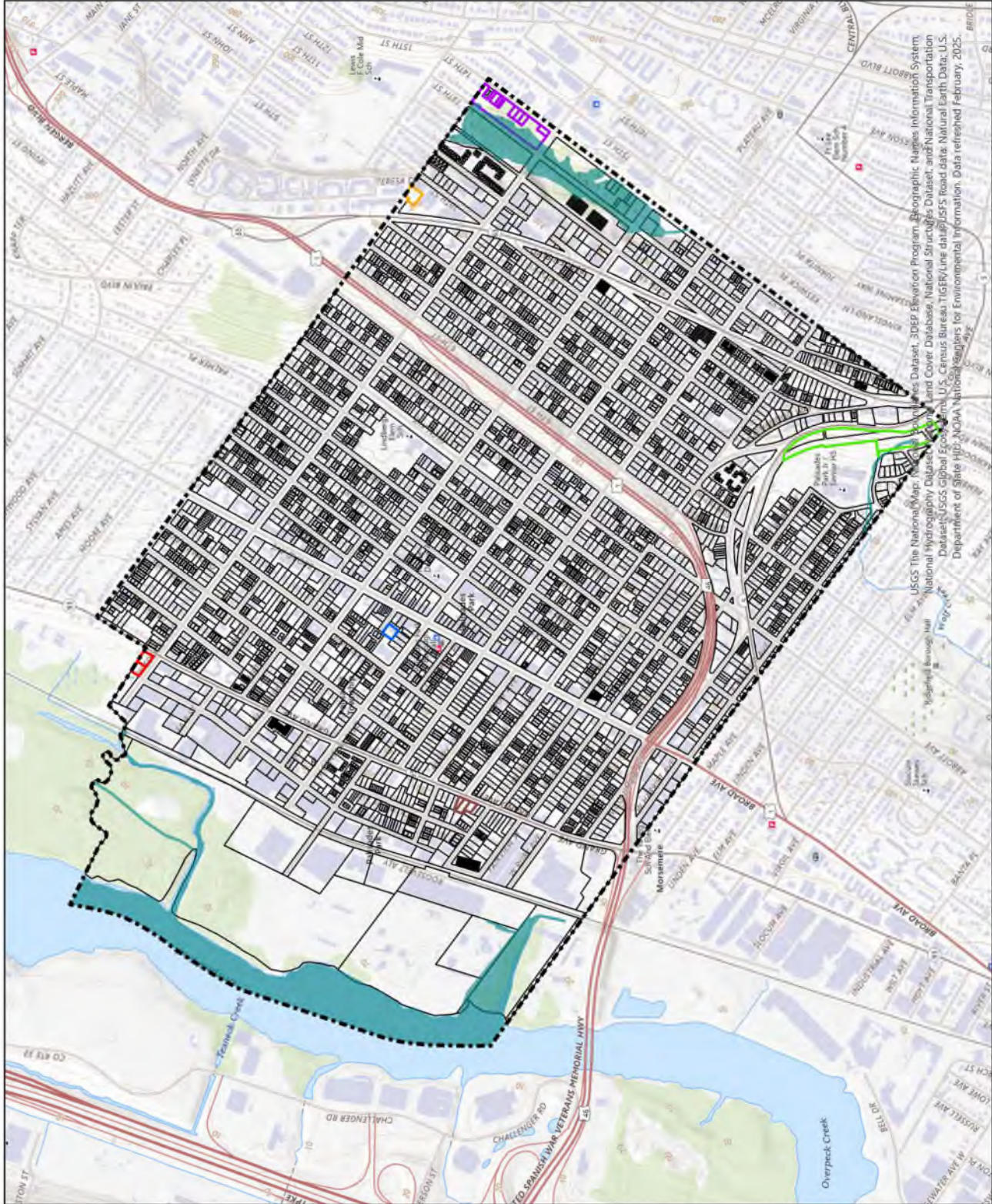
Legend

- Palisades Park Municipal Boundary
- Wetlands
- Route 5 Senior Housing
- 14th Street and E. Edsall
- Bellview Ave.
- 100 Grand Ave. Inc.
- 125, 129, 135 Grand Ave.
- 550 Bergen Boulevard



0 0.05 0.1 0.2 Miles

Kauker & Kauker
TOWN PLANNING AND DEVELOPMENT CONSULTANTS





January 27, 2025

BRLEO24001

Kauker & Kauker LLC.

Attn: Michael D. Kauker, P.P., AICP
356 Franklin Avenue
Wycoff, NJ 07481

**RE: Palisades Park – Available Developable Area
14th Street
Palisades Park, NJ 07650
Block 433, Lots 1, 2, 3, 4, and 5**

Dear Mr. Kauker:

As requested on behalf of the Borough of Palisades Park, Pennoni has prepared an exhibit, attached to this letter, of the projected available developable area of a site, approximately 2.8 acres in size, that is composed of properties listed as Block 433, Lots 1, 2, 3, 4, and 5 on Borough Tax Maps. The projected available developable area was found to be approximately 0.12 acres after accounting for the below noted environmental constraints.

The available developable area was determined based on mapping and GIS data available from the NJ Department of Environmental Protection (NJDEP). Available mapping from the NJDEP's GeoWeb site shows that an unlisted stream traverses through the site and that the site contains freshwater wetlands. The property parcel data and freshwater wetlands shown were taken from GIS data from NJ Geographic Information (NJGIN) Warehouse dated 2024. Background imagery shown in the exhibit is sourced from EagleViewer Aerial Imagery and is dated 2024. NJDEP's Landscape Project, which provides publicly available wildlife habitat mapping, lists this particular wetland area as a potential habitat for species considered by the State of NJ to be threatened or of special concern. As per NJAC 7:7A-3.2(b), freshwater wetlands that present a habitat for threatened species are considered to be of exceptional resource value and, as per NJAC 7:7A-3.3(d), have an associated transition buffer of 150-feet which is reflected on the attached exhibit.

Although these sources of information are subject to field confirmation and should be considered approximate, for the purposes of this exercise it is apparent that based on their review any development within/adjacent to these wetlands and transition areas is regulated by NJDEP and would be challenging to permit at a minimum. As such, it is my opinion that only the 0.12 acres identified on the exhibit be considered towards the developable area.

Should you have any questions or require any additional items, please do not hesitate to contact me directly at 973-265-9740 or shoyt@pennoni.com.

Sincerely,

PENNONI ASSOCIATES INC.

A handwritten signature in black ink, appearing to read "Stephen C. Hoyt", is written over a light blue horizontal line.

Stephen C. Hoyt, P.E.
Associate Vice President, Office Director

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