

VILLAGE OF RIDGEFIELD PARK

FOURTH ROUND

HOUSING PLAN ELEMENT

FAIR SHARE HOUSING PLAN

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The original of this document is signed and sealed in accordance with N.J.S.A. 45:14A-12

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INTRODUCTION

The Fourth-Round Housing Element and Fair Share Plan (HEFSP) addresses the Village’s requirements pursuant to the Fair Housing Act as amended. The bill that was signed into law by Governor Murphy on March 20, 2024, known as P.L. 2024, c.2. Pursuant to P.L. 2024, c.2, the Department of Community Affairs (“DCA”) issued a non-binding report dated October 18, 2024, outlining what it determined each municipality’s housing obligation to be for the Fourth Round. The DCA calculated the Village’s Fourth Round obligation to be present need, or rehabilitation obligation of 163 and a prospective need, or new construction obligation of 126 for Ridgefield Park. By binding resolution dated January 14, 2025, the Village determined its Fourth-Round obligation to be the DCA’s calculated numbers. The HEFSP conforms to the legislative requirements and affordable housing regulations to address the Village’s Fourth Round obligation. The Plan will be adopted by the Village Planning Board, subsequent to public hearing and review.

POPULATION AND HOUSING DEMOGRAPHICS

The basic elements of the housing plan include an understanding of the demographic profile of the community, including the population trends and projections, housing characteristics and employment status of the Village. Table 1 provides the historic population growth in the Village from 1900 to 2023. This table shows that the Village was principally developed in the 1920s and 1930s. Recent decades have shown periods of minimal growth offset by several declines in the overall population. The total Village population is still down approximately 5.9% from the high in 1970.

Table 1
Historic Population Trends

Year	Population	Change	Percent
1900	1,987		
1910	4,512	2,525	127.1%
1920	8,575	4,064	90.0%
1930	10,764	2,189	25.5%
1940	11,277	513	4.8%
1950	11,993	716	6.3%
1960	12,701	708	5.9%
1970	13,990	1,289	10.1%
1980	12,738	-1,252	-8.9%

1990	12,454	-284	-2.2%
2000	12,873	419	3.4%
2010	12,729	-144	-1.1%
2023	13,167	438	3.4%

Bergen County Planning Board, Historical
Population Trends and U.S, Census Bureau 2023.

Table 2 shows the profile of the Village population by gender and age between the years 2000 to 2023. The data shows a significant trend upwards in the under 5 age category and the 65 to 74 age categories between 2010 and 2023. A marked decline is shown in the 5 to 9 age group.

Table 2

Profile of Population 2000 and 2023

Age/ Sex	2000	2010	2023	Change 2010 -23	Percent 2010-23
Male	6,150	6,168	6,300	132	2.1%
Female	6,723	6,561	6,867	306	4.7%
Under 5	755	672	1,151	479	71.3%
5-9	818	755	479	-276	-57.6%
10-19	1,571	1,677	1,565	-112	-7.2%
20-34	2,701	2,532	2,747	215	-8.5%
35-54	4,126	3,949	3,635	-314	-8.6%
55-64	1,247	1,556	1,700	144	9.3%
65-74	952	865	1,138	273	31.6%
75+	703	723	752	29	4.0%

U.S. Census Bureau 2010 and 2020

Table 3 provides the population projections tabulated by the regional planning authority for the year 2050. It projects a population increase of 4,037 in the next 27 years. Much of this increase would need to come from Challenger Road redevelopment areas within the Village, as there is little vacant buildable land, and the existing residential areas consist of primarily small lots with single or two-family homes. It should be noted that this projection far outpaces any actual growth

that the Village has seen in the past 60 years and is not considered to be realistic by the Village Planning Board.

Table 3

Municipal Population Projections

Year	Population	Change	Percent
2023	13,167		
2050	17,204	4,037	+3.1%

Source: North Jersey Planning Authority, 2024

The demographic data can be used to show indices of housing need through the analysis of household and family formation. Table 4 below indicates that in 2023, there were 5,113 households in the Village with 3,351 family households. Households with one parent total 1,227 or 24% of all households.

Table 4
2023 Household Profile

Total Households	5,113
1 Person Households	1,436
Family Households	3,351
Male HH/ No Spouse w/children	468
Female HH/No Spouse w/ children	759

U. S. Census, 2023, Household Size, Household Type

Table 5 provides details on the size of households by ownership status (own/rent). Of the total households between 2010 and 2023, single person households increased by 6.7% whereas households having 5 or more persons decreased by 15.7%.

Table 5
2010-2023 Household Characteristics

	Owner 2010	Renter 2010	Total	Owner 2023	Renter 2023	Total 2023
Total Households	2,661	2,190	4,851	2,930	2,183	5,113
1 Person Household	517	829	1,346	646	790	1,436

2 Person Household	722	625	1,347	899	541	1,440
3 Person Household	517	356	873	501	370	871
4 Person Household	492	227	719	630	247	877
5 Person Household	249	110	359	189	65	254
6 Person Household	100	23	123	54	170	224
7+ Person Household	64	20	84	11	0	11

U.S. Census, 2010/2023, Tenure by Household Size, Table H16 and B25009

Table 6 lists family income data within the Village and shows that the median income for families in the Village is \$112,975 with per capita income of \$44,084. The per capita income is the 13th lowest in Bergen County with Fairview the lowest at \$22,477 and Alpine the highest at \$107,604. In 2023, 185 families had income below the poverty level of approximately \$24,600 for a family of 4 people.

Table 6
2023 Household Income Characteristics

Less Than \$10,000	280
\$10,000 to \$14,999	65
\$15,000 to \$34,999	550
\$35,000 to \$74,999	1,169
\$75,000 to \$149,999	1,605
\$150,000 +	1,444
Families Below Poverty Level (2023)	382
Median Family Income	\$112,975
Per Capita Income	\$44,084

U.S. Census Bureau, Table ACSST5Y2023.51903

Table 7 shows residential sales data for 2023 for the Village and selected municipalities in Bergen County. Ridgefield Park has the seventh lowest average residential sales price; only higher than Bogota, Elmwood Park, Rochelle Park, Saddle Brook, Hackensack and Lodi. This is a reflection of the modest housing sizes and age of the housing stock in the Village.

Table 7
2023 Average Residential Sales Price Per Municipality

Bergen County	\$745,400
Ridgefield Park	\$505,493
Hackensack	\$385,793
Ridgefield	\$633,167
Teaneck	\$605,486
Bogota	\$314,460
Franklin Lakes	\$1,522,421
Alpine	\$4,142,079

(Source: New Jersey Dept. of Treasury)

Table 8 shows the age of the housing stock. Just under 50% of the Villages housing was constructed prior to 1939 and 93% of the Village's housing was constructed prior to 1960. The absence of new housing construction after 2010 suggests a correlation between the age of the housing stock, median family income and residential sales data. In Ridgefield Park, homes built during the mid-1900s on small lots tended to be of modest size which today result in more affordable homes when compared to Bergen County home sales.

Table 8
Age of the Housing Stock

Year Structure Built	Occupied Units	Percent
2020 or later	11	0.2%
2010 to 2019	27	0.5%
2000 to 2009	97	1.8%
1980 to 1999	237	4.4%
1960 to 1979	1,278	23.7%
1940 - 1959	1,368	25.4%

1939 or earlier	2,371	44.0%
Total	5,389	100%

Source: U.S. Census Bureau, 2010 Housing Characteristics, Table ACSCP5Y2023. CP04

Table 9 shows the number of dwelling units in various structures in the Village. Although single family homes are the dominant unit type, the Village has 29% of its total housing units in structures of 5 or more units.

Table 9
Dwelling Type
Units in Structure

Units in Structure	Number of Units	Percentage
1- Unit detached	2,220	41.2%
1- Unit attached	124	2.3%
2 units	1,277	23.7%
3 or 4 units	221	4.1%
5 to 9 units	75	1.4%
10 to 19 units	533	9.9%
20 or more units	928	17.2%
Mobile	0	0
Boat, RV, Van	11	0.2%
Total	5,389	100

Source: U.S. Census Bureau, 2023 Housing Characteristics, Table ACSCP5Y2023. CP04

The value of owner-occupied housing is shown in Table 10. The median value of all units is \$459,400, which is among the lowest in Bergen County. Just under 50% of the owner-occupied homes are valued between \$300,000 and \$499,000.

Table 10
Value of Units
Owner Occupied

Value of Units	Number of Units	Percentage
Less than \$50,000	35	1.2%
\$50,000 to \$149,999	193	6.6%
\$150,000 to \$199,999	73	2.5%
\$200,000 to \$299,999	111	3.8%
\$300,000 to \$499,999	1,415	48.3%
\$500,000 to \$999,999	1,094	37.3
\$1,000,000+	9	0.3%
Total Units	2,930	100%
Median Value	\$459,400	

Source: U.S. Census Bureau, 2023 Housing
Characteristics, Table ACSCP5Y2023. CP04

Tables 11 and 12 show monthly housing costs and the housing costs as a percentage of household income for owner occupied housing units. It is noted that almost 40% (or 837 units) of the households in owner occupied units have housing costs in excess of 35% of household income.

Table 11
Monthly Owners Costs for Housing Units with Mortgage

Owners Costs Per Month	Number of Units 2019-2023 estimates	Percentage
Housing Units With Mortgage	2,098	
Less than \$500	12	0.6%
\$500 to \$999	0	0.0%
\$1,000 to \$1,499	55	2.6%
\$1,500 to \$1,999	176	8.4%

\$2,000 to \$2,499	259	12.4%
\$2,500 to \$2,999	380	18.1%
\$3,000 or more	1,216	58.0%
Median (dollars)	\$3,129	

Source: U.S. Census Bureau, 2023 Housing Characteristics, Table ACSCP5Y2023.CP04

Table 12
Monthly Owners Costs as a Percentage of Household Income
(with a mortgage)

Percent of Income	Number of Units 2019-2023 estimates	Percentage
Housing Units With Mortgage	2,098	100%
Less than 20%	506	24.1%
20.0% to 24.9%	478	22.8%
25.0% to 29.9%	407	19.4%
30.0% to 34.9%	136	6.5%
35.0% or more	571	27.2%

Source: U.S. Census Bureau, 2023 Housing
Characteristics, Table ACSCP5Y2023.CP04

For renters in the Village, 59.1% pay more than \$1,500 per month, however 50.4% pay more than 30% of household income for rental housing (Tables 13 and 14).

Table 13
Occupied Units Paying Rent

Gross Monthly Rent	Number of Units 2019-2023 estimates	Percentage
Occupied Units	2,077	100%
Less than \$500	10	0.5%
\$500 to \$999	35	1.7%

\$1,000 to \$1,499	804	38.7%
\$1,500 to \$1,999	713	34.4%
\$2,000 to \$2,499	415	20.0%
\$2,500 to \$2,999	96	4.6%
\$3,000 or more	2	0.1%
No Rent Paid	106	
Median Rent	\$1,633	

Source: U.S. Census Bureau, 2023 Housing Characteristics, Table ACSCP5Y2023.CP04

Table 14

Gross Rent as a Percentage of Household Income

Occupied Units Paying Rent	Number of Units	Percentage
Total Units	2,077	100%
Less than 15.0%	154	7.4%
15.0% to 19.9%	183	8.8%
20.0% to 24.9%	465	22.4%
25.0% to 29.9%	228	11.0%
30.0% to 34.9%	166	8.0%
35.0% or more	881	42.4%
Not computed	106	

Source: U.S. Census Bureau, 2010 Housing Characteristics, Table ACSCP5Y2023.CP04

Table 15 provides an indication of housing in need of rehabilitation and poor housing conditions. The primary factor in this table is the number of occupants per room which is an indication of overcrowded conditions in 308 housing units in the Village.

Table 15

Condition of the Housing Stock

Criteria	Number of Units	Percentage
Total Housing Units	5,389	100%
Lack of Complete Plumbing	23	0.4%

Lack of Telephone Service	85	1.6%
Lack of Adequate Heat	41	0.7%
Occupants per Room Greater than 1.0	308	5.7%

Source: U.S. Census Bureau, 2023 Housing
Characteristics, Table ACSST5Y2023.S2504

Table 16 shows that Ridgefield Park has a total of 6,451 resident persons employed. Almost 40% are employed in the management, business, sales and office sectors of the economy. Only 456 persons are employed in production or transportation jobs which follows the general trend in the County of declining manufacturing jobs.

Table 16
Selected Population Employed by Occupation (16+ years old)

Occupation	Ridgefield Park	
	Total	Percent
Total Employed	6,451	100%
Management, Business, Science, Arts, Financial	2,474	38.4%
Sales, Office, Administrative	1,141	17.6%
Education, Legal, Media	585	9.1%
Service	543	8.4%
Construction, Maintenance	457	7.1%
Production, Transportation	456	7.1%
Healthcare	402	6.2%
Computer, Mathematical, Engineering Architectural	393	6.1%

Source: U.S. Census Bureau, 2023 Occupation by Sex Full Time Year-Round Employed
Population 16 Years and Over, Table ACSST5Y2023.S2402

Table 17 projects the future employment within the Village by the regional planning authority to the year 2045. From 2015 to 2045 the Village is projected to increase its employment base by 6,291 jobs or 3.2% annually. This is apparently a reflection of the proposed redevelopment plans at Skymark and in the Challenger Road area. However, the current plans for projects in these areas

cast significant doubt on whether these projects could support a 160% increase in jobs over this time period. As a result, the Planning Board does not view this projection as realistic.

Table 17
Municipal Employment Projections

Year	Jobs	Change	Annual Percent
2023	6,451		
2050	5,605	-846	-13.1%

Source: 2050 Projections North Jersey Planning Authority, 2024

PROJECTION OF THE HOUSING STOCK

The Fair Housing Act requires that a housing element must project the municipality's future housing stock. This would include a projection of the low and moderate- income housing for 10 years. This data is derived from construction and demolition permits, approved housing projects by the municipal government as well as the projection of the Third-Round Housing Plan.

From 2020 to 2024 forty-one single and two-family residential building permits were issued within the Village. However, these permits were not for new housing construction, but rather for additions and expansions of existing single and two-family homes. The likelihood of new single and two-family development within the older portion of the Village is low due to the fully developed nature of the Village and the absence of vacant land.

The regional planning authority projects an increase of 5,000 persons to the year 2045. This population growth is expected to occur principally in the portions of the Village west of the Overpeck Creek (Challenger Road) where land is available, and redevelopment plans are being encouraged by the Village. Multi-family housing may also be constructed in future redevelopment areas elsewhere in the Village according to the Village's Master Plan, zoning ordinance and redevelopment plans. Based on the above, table 18 shows the projection of the housing stock to 2035. Estimates for 2026 to 2035 for single and two-family permits are for new home construction.

Table 18
Third Round Housing Projections

Year	One and Two Family Construction Permits	Multi-Family Units	Affordable Units	
2020	8	0	0	
2021	9	0	0	

2022	7	24	4	9-13 Lincoln Ave. (3 rd Round)
2023	9	0	0	
2024	8	0	0	
2025	3	0	0	
2026	2	216	22	95 Challenger Rd. (3 rd Round)
2027	1	0	0	
2028	2	330	33	64 Challenger Rd. (3 rd Round)
2029	2	270	27	64 Challenger (3 rd Round)
2030	2	0	0	
2031	2	300	24	60 Challenger (3 rd Round)
2032	0	0	0	
2033	0	252	25	60 Challenger Rd. (3 rd Round)
2034	0	0	0	
2035	0	0	0	

PRIOR THIRD ROUND PLAN

The Third Round Housing Element and Fair Share Plan was adopted by the Village Planning Board on September 9, 2024, and endorsed by the Village Commissioners on September 24, 2024. The Plan covered the period from 1999 to 2025. The Plan called for a prospective need of 259 affordable housing units. The Third Round Housing Plan was the result of a settlement agreement with New Jersey Fair Share Housing Center in 2018, as amended in 2021. Following a duly notice joint fairness and compliance hearing, the Court entered a final Judgment of Compliance and Repose (“JOR”) dated December 30, 2024.

The Plan called for the inclusionary development in four housing projects within the Village which is shown in Table 18. The 9-13 Lincoln Avenue development was constructed and now provides four affordable units, two one-bedroom and two two-bedroom units. One three-

bedroom unit was transferred to the 60 Challenger Road project as agreed upon. The deed restrictions for the four affordable units (30 years) have been filed and are included in appendix XIV.

The other three projects are in the Challenger Road Redevelopment District and have been approved. These projects are working toward construction and obtaining necessary permits. All three Challenger Road projects are subject to improvements required to be made to the area sewerage system. All three development projects will participate in funding these improvements. The Village originally anticipated these improvements to be made by January 2026. However, it is not likely that the projects will be fully developed by that time and that the improvement timeline could be extended without affecting the occupancy of any affordable units.

The project at 95 Challenger Road is most likely to begin construction this year (2025). The project will result in 22 affordable units with a 30-year deed restriction for the rental units, as it was previously approved prior to the imposition of the Court's new Uniform Housing Affordability Controls ("UHAC"). An application has been made to the Village for footing and foundation permits. Table 18 schedules this project to come online in 2026.

The project at 64 Challenger Road is likely to follow 95 Challenger Road. The project requires NJDEP permitting and remediation for an existing landfill on the property. We have requested reports from the LRSP and the redeveloper for this project on these issues. The development proposes 600 residential units in two phases with 60 affordable units. These units will also be subject to a 30-year deed restriction, as it was previously approved prior to the imposition of the Court's new Uniform Housing Affordability Controls ("UHAC"). The Village anticipates construction of this project in 2028 and 2029.

The project at 60 Challenger Road was approved for 552 residential units in 2020. The Village Planning Board has granted an extension of the site plan approvals to 2026. The project will provide 56 affordable units and the addition of one three-bedroom unit from the 9-13 Lincoln project. The bedroom and income distribution of the affordable units have not been determined but will conform to the pertinent regulations. This project has been scheduled for 2031 and 2033 in the implementation table 18 above.

All the Challenger Road projects remain viable, and the Village intends to complete these projects in the next ten years.

FOURTH ROUND FAIR SHARE PLAN

The Village of Ridgefield Park's prospective need for affordable housing obligation for the Fourth Round is 126. However, the Village is applying for a vacant land adjustment as it lacks sufficient land to address its Fourth-Round obligation.

VACANT LAND ADJUSTMENT

The State of New Jersey Department of Community Affairs has established the affordable housing obligations for each municipality. A component of that obligation (126 units) is derived from utilizing the vacant land presumably available for housing production. The data is from the MOD-IV model which is derived from the 2023 tax assessment records. An analysis of this data shows that none of the identified vacant parcels selected by the model were viable for affordable housing development (appendix II). The DCA identified 1.10 acres within the Village as being available for development.

The Village conducted a separate study and reviewed the “vacant land” assessed properties in the Village of Ridgefield Park and assessed each parcel for its ability to provide affordable housing. The characteristics for each property together with the tax map sheet section and the aerial photograph of the sites are included in appendix II.

The vacant land use category includes 19.07 acres of land in the Village. After review, it appears that there are 2.55 acres of land that may be available in six parcels of land. Of the six parcels, three are in the heavy industrial zone and are currently utilized as trucking sales and service businesses and unavailable.

Of the remaining three parcels, two are in residential zones and one is in the highway commercial zone adjacent to other commercial uses. The largest parcel is 0.23 acres and fronts on Route 46. One other parcel is 50'x180" and is owned by the adjoining lot owner. Zoning would permit only one single-family home on this lot.

In addition, the vacant list included property at 60 Challenger Road that is approved for multi-family development and is committed to affordable housing in Round Three. Another parcel on Industrial Ave. was a golf driving range and now has a warehouse building constructed on the site.

In totality, the Village's review resulted in potential developable land being a total of 0.55 acres within the Village. Therefore, the Village is requesting a vacant land adjustment that would result in a realistic development potential (RDP) of 0.

PRESENT NEED / REHABILITATION MECHANISM

The rehabilitation program for the Village of Ridgefield Park proposes to rehabilitate existing substandard housing occupied by low-and-moderate-income families or households. The substandard criteria include health and safety violations that require repair or replacement of major systems. These systems include roof, plumbing, heating, electrical, and load-bearing systems of the structure. Weatherization is also a component of rehabilitation need. The rehabilitation must result in the removal of building or property maintenance code violations.

Once units are rehabilitated under this program, a 10-year control on affordability is placed on rental units and a 10-year control or a perpetual lien is placed on owner occupied units.¹

The Bergen County, Division of Community Development will administer the Home Improvement Program (HIP) for the Village. The funding supports improvements to single family homes (\$17,500) and two-family homes (\$25,000). The Village will provide a supplement of \$20,000 per unit to supplement the County funds. No shared services agreement with the County is required to participate in this program.

SITES PROPOSED FOR AFFORDABLE HOUSING

In its Round Four planning, the Village did not receive any interest letters from developers seeking to be included within the Village's Fourth Round Plan.

Since the Village is seeking a vacant land adjustment, N.J.S.A. 52:27D-310.1 states the following: "Any municipality that receives an adjustment of its prospective need obligations for the fourth round or subsequent rounds based on a lack of vacant land shall, as part of the process of adopting and implementing its housing element and fair share plan, identify sufficient parcels likely to redevelop during the current round of obligations to address at least 25 percent of the prospective need obligation that has been adjusted and adopt realistic zoning that allows for such adjusted obligation, or demonstrate why the municipality is unable to do so." The amended FHA does not clearly define the "adjusted" portion of the obligation as both the RDP and Unmet Need represent adjustments of the total obligation. This Plan satisfies at least 25% of each component, so it is agnostic as to potential future interpretation of how each component of the adjusted obligation should be addressed.

The Village's HEFSP complies with this requirement through the Mt. Vernon Street Redevelopment Plan which will provide at least 27 affordable units and an amendment to the Challenger Road zoning scheme or Challenger Road Redevelopment Plan which would provide for an additional 58 affordable units, totaling 85 affordable units.

PROPOSED AFFORDABILITY MECHANISMS

Carry Over Credits from Round Three / Extension of Affordability Controls

Lombardi Towers is a senior residential project that provided first round credits toward the Village's affordable housing obligation. In the third round the affordability controls were extended to 39 units leaving a surplus of 22 units to be applied to this round. Therefore, the Village can apply credit for the 22 units through the extension of the affordability controls. Affordability extensions have been provided through 2035. These shall go towards the Village's Unmet Need.

¹ To the extent permitted by then applicable regulations.

Mt Vernon Street Redevelopment Plan

An area of the downtown Village has been designated as a redevelopment area and a redevelopment plan has been adopted by the Village Commissioners to guide the redevelopment process. The plan is designed as an overlay zone to the commercial /residential zoning to a portion of the zone district. The redevelopment plan encourages mixed use retail and residential development along Mt. Vernon Street with multi-family development in proximity to the Village's commercial district. A minimum of 15% of the total residential units proposed will be set aside for affordable housing in the mixed-use projects. A minimum of 20% affordable set aside will be applied to the single use multi-family development projects. If all the designated properties are developed in accordance with the plan, 20 to 30 affordable units could result. The full redevelopment plan is included in appendix IV. The rental affordability controls will be revised in the Redevelopment Plan to 40 years to be consistent with revised regulations.

The specific properties within the Redevelopment Area to provide affordable housing include:

30 Mt. Vernon Street (Block 64 Lot 12) – 6 units

This property lies at the intersection of Mt. Vernon Street and Lincoln Avenue (Block 64 Lot 12). It is 0.25 acres in size and is currently used for off-street parking. There is a concept plan being developed by the property owners to redevelop the site with retail and parking together with 40 residential units. If this number of units is realized, 6 affordable housing units would become available. The existing Mt. Vernon Redevelopment Plan permits the proposed development for this site as well as the affordable units. No rezoning is required.

36 Mt. Vernon Street (Block 63 Lots 20 – 23) – 0 units

This project consists of four lots that front on Mt. Vernon Street. The land uses include one restaurant and three houses. These properties are in the C-1H Central Business Historic Zone. Permitted use includes retail shops on the ground floor with residential units above and allows a four-story building. This parcel has site plan approval for retail shops and parking on the ground floor and 28 residential units on the upper floors. At the time of approval, the applicant was required to make payments to the Village Affordable Housing Trust Fund and not required to construct affordable units. That cannot be altered unless the redeveloper resubmits another redevelopment application. There is discussion of amending the approved plan to add additional property in which case, the trust fund payment requirements may be revisited by the Village toward requiring the construction of affordable units. Nevertheless, no affordable credits have been taken at this time. No rezoning is required

Disability Association of New Jersey (Block 64 Lots 4, 15, 16) - 7 units

This property is located along Mt. Vernon Street adjacent to 30 Mt. Vernon Street Block 64 Lots 14, 15 and 16). It is approximately 0.5 acres and has 200 feet of frontage along Mt. Vernon Street.

It is owned by a non-profit social service entity and is currently utilized to park their transportation vans on the site. There is no current proposed development plan, but the Village has estimated that a minimum of 45 to 50 residential units is possible on the site, which would result in a minimum of 7 affordable units. The property would be developed as a mixed-use retail and residential development with building height of four stories. No rezoning is required.

Lincoln Court (Block 86 Lot 1) - 14 units

This property fronts on Lincoln Avenue, Spruce and Hobart Streets and currently has 22 duplex residential units on the site that were built in 1956 (Block 86 Lot 11). The redevelopment plan would permit multi-family residential development up to 4 stories in height. This could potentially yield up to 70 market units resulting in a minimum of 14 affordable residential units. No rezoning is required.

Other Affordable Housing Locations

Samsung Building, 85 Challenger Road (Block 24.03 Lot 3.01) - 30 units

This site is located in the Challenger Road Office/Residential Park along Overpeck Creek. The current tenant in the building is vacating the premises leaving the building available for adaptive reuse concepts. The current office will be converted to residential apartments. The site is 6.3 acres in size and has an 8-story building with internal parking. The total building square footage is approximately 309,000 square feet. A conversion to residential apartments would yield approximately 250 units. A 20% affordable housing set aside would result in 50 affordable units on the site. This shall be done via overlay zoning or amending the Challenger Road Redevelopment Plan, to the extent this site would qualify pursuant to the criteria of the Local Redevelopment and Housing Law, to include this parcel, as it is in close proximity to the currently existing Challenger Road Redevelopment area residential projects.

American Multi-Cinema, 75 Challenger Road (Block 24.03 Lot 3.02) – 28 units

The site currently contains a movie theatre complex with off-street parking on an adjacent lot. The property is 2.9 acres in size and can accommodate a total of 140 residential units which is consistent with the residential development project at 95 Challenger Road. A 20% affordable housing set aside would result in 28 affordable units on the site. A redevelopment amendment will be necessary to effectuate the housing development on this site. This shall be done via overlay zoning or amending the Challenger Road Redevelopment Plan, to the extent this site would qualify pursuant to the criteria of the Local Redevelopment and Housing Law, to include this parcel, as it is in close proximity to the currently existing Challenger Road Redevelopment area.

Elks Club (Block 96 Lot 1) – 16 units

The Elks Club property is located on Spruce and Cedar Streets (Block 96 Lot 1). It is 1 acre in size and presently has the organization's building and parking lot. The building is four stories tall. The property is in the R-4 residential zone which permits multi-family development in

seven story buildings. This property backs to the railroad with a multi-family development across Cedar Street. The application of the R-4 zone criteria would result in approximately 80 multi-family units on the site of which a minimum of 16 units would be affordable. The Mt. Vernon Street Redevelopment Plan will be amended to include this property. This shall be done via overlay zoning or amending the Mt. Vernon Street Redevelopment Plan, to the extent this site would qualify pursuant to the criteria of the Local Redevelopment and Housing Law, to include this parcel, as it is in close proximity to the Mt. Vernon Street Redevelopment area.

TD Bank Bldg. (Block 75 Lots 5.01, 8) - 3 units

The TD bank building is located on Main Street at the northern edge of the downtown district (Block 75 Lots 5.01 and 8). The building was the principal four-story office for the bank but is now vacant. The property is in the C-1H (Commercial Historic District) zone and permits residential development above first floor retail use. Approximately 20 -25 apartments are possible with 3 affordable units. This development would be an adaptive reuse of the existing building and not a new development. No rezoning is required to effectuate the affordable housing development.

78 Mt. Vernon St. (Block 80 Lot 23) - 1 unit

This site is located along the north side of Mt. Vernon Street east of Main Street. (Block 80 Lot 23). The site contains an office building which was approved in 2022 to be converted to office space and 7 residential units in the C-1H zoning district. One of the residential units was designated as an affordable unit (2 bedroom). This site was not included in the Third Round Housing Plan and is now credited to the Fourth-Round obligation. No construction has commenced on the site to date, but approvals are still in effect and final plans are prepared. No rezoning is required to effectuate the affordable housing development.

If all of the above projects are constructed, a total of at least 105 affordable units would be realized by the Village for Round Four. Together with the 22 units carried over from the Third Round, the total affordable units provided for the Fourth Round would be at least 127 units.

DISTRIBUTION OF AFFORDABLE HOUSING UNITS

The Village projects that if all the development occurs within the fourth round period, that 105 affordable housing units would be constructed. The Department of Community Affairs, Housing Affordability Controls as adopted December 19, 2024 (NJAC 5:80-26 et seq.) requires the following distribution for non-restricted units (NJAC 5-80-26.4):

1. In each affordable development, the number of efficiency and one-bedroom units is no greater than 20% of the total low and moderate units.
2. At least 30% of all low and moderate-income units are two-bedroom.
3. At least 20% of all low and moderate-income units are three-bedroom units

The proposed distribution of units by development are as follows:

Table 19

Project	Unit Type	Very Low-Income	Low-Income	Moderate Income	Total
30 Mt. Vernon St. (6)	1-bedroom		1		1
	2-bedroom		2	3	5
	3-bedroom				
Disability Assoc. (7)	1-bedroom	1	1		2
	2-bedroom	1	1		2
	3-bedroom	1		2	3
Lincoln Court (14)	1-bedroom	1	1	1	3
	2-bedroom		3	4	7
	3-bedroom	1	1	2	4
Elks Club (16)	1-bedroom	2	2		4
	2-bedroom	2	3	3	8
	3-bedroom	1	1	2	4
TD Bank Bldg. (3)	1-bedroom		1		1
	2-bedroom			2	2
	3-bedroom				
78 Mt. Vernon St. (1)	1-bedroom				
	2-bedroom			1	1
	3-bedroom				
Samsung Bldg. (30)	1-bedroom		3	3	6
	2-bedroom	1	9	5	15
	3-bedroom	2	4	3	9
AMC Theatre (28)	1-bedroom		2	3	5
	2-bedroom	3	7	6	16
	3-bedroom	2	3	2	7

Percent of constructed units		17% (18)	43% (45)	40% (42)	105
Percent of RDP (126)		14%	36%	33%	
Project	Unit Type	Very Low-Income	Low-Income	Moderate Income	Total
Bedroom Totals	1-bedroom	4	11	7	22
	2-bedroom	7	25	24	56
	3-bedroom	7	9	11	27
Totals		18	45	42	
Family		13	33	35	81
Rental		18	45	42	105

LOW AND MODERATE INCOME AND BEDROOM DISTRIBUTION

For each of the inclusionary development projects in Table 19, all projects except for 78 Mt. Vernon Street where only one affordable unit is proposed and TD Bank with three affordable units, complies with the 50% minimum low-income unit criteria. All projects also comply with the minimum 30% two-bedroom and 20% three-bedroom requirements. The limitation of efficiency and one-bedroom units to 20% is compliant on the larger development projects but is difficult to achieve on smaller projects where the construction three-bedroom units subjects the development to “economies of scale” issues due to the small nature of the overall project. This is the case for 30 Mt. Vernon St., TD Bank and 78 Mt. Vernon St.

FAMILY AND FAMILY RENTAL DISTRIBUTION

Of the total number of units satisfying the Village’s Fourth Round obligation, at least one-half (or 63) of the RDP must be geared toward family occupancy. The Village satisfies this requirement with 81 units of the 126 RDP units, or 64% of Fourth-Round RDP.

The Village is required to provide at least 25% of its Fourth-Round obligation (126), or 32 units as rental units, half of which, or 16 units, must be available to families. The Village satisfies this obligation with 105 rental units, of which 81 are family rental units.

VERY LOW-INCOME AFFORDABLE UNITS

Pursuant to N.J.A.C. 5:80-26.4, municipalities must provide very low-income units equal to 13% of all affordable units approved. This would result in a total of 16 very low-income housing units in the fourth-round housing plan. The Plan provides 18 very low-income units or 14% of the RDP. It is planned that the very low-income units will be distributed among the redevelopment

projects in the Mt. Vernon Street Redevelopment Area and Challenger Road Area. A total of 72% of the very low-income units shall be reserved for families.

ADMINISTRATION OF INCLUSIONARY DEVELOPMENT

The Village has contracted for the administration of the affordable housing program with Piazza and Associates, an affordable housing services company. Piazza and Associates will provide all services required of an Administrative Agent pursuant to the Uniform Housing Affordability Controls (N.J.A.C. 5:80-26.15). In addition to qualifying applicants for affordable housing units, Piazza and Associates will implement an affirmative marketing plan and prepare an operational manual for the administration of affordable housing units and programs. The Village will require, to the extent possible, all inclusionary developments to also utilize the same administrative agent as the Village to ensure consistency of administration.

DEVELOPMENT FEES/HOUSING TRUST FUND

The Village does have in place an affordable housing development fee ordinance. This ordinance requires a development fee of 1.5% of the assessed valuation for residential development and 2.5% of the assessed valuation for non-residential development projects. A 6.0% fee is required where a variance is requested to allow a residential density greater than permitted under the existing zoning ordinance. Funds are collected such that 50% of the fee is due at the time of the issuance of the construction permits and 50% at the issuance of certificates of occupancy. The development fee ordinance has been updated as part of the housing plan implementation strategy.

The development fee revenue is placed in the Village Affordable Housing Trust Fund. The fund has been utilized for housing programs and to support administrative functions of the Village's housing programs. As of May 31, 2025, the trust fund totals \$585,505.

It is anticipated that additional development, including additional commercial development on Challenger Road and in the Main Street corridor will result in non-residential development fees that will further supplement the Village's affordable housing trust fund. The old Lincoln Paper property was acquired by N.J. Transit for its future Northern Bus Garage. This project may also be built as a Public-Private Partnership (P-3). Under such a scenario, the property would be privately owned and developed, which could result in substantial non-residential development fees. There is also a potential for a warehouse development on a portion of the old "Skymark" site. This would also generate significant non-residential fees. However, at this time, it is uncertain whether and to what extent private development on the Skymark site may generate non-residential development fees.

HOUSING BONUS CREDITS

Under the current statute, bonus credits may be available for several housing types proposed in the Housing and Fair Share Plan. Credits may be applicable to Ridgely Park include:

- One credit and one-half bonus credit for age restricted housing provided that the credit shall not be applied to more than 10 percent of the units in any single ten year round.
- One credit and one-half credit for affordable housing constructed on land that is or was previously developed and utilized for retail, office or commercial space.

The Mt. Vernon Street Redevelopment Plan specifies a set aside for age restricted affordable housing in the inclusionary sites within the redevelopment area. These include:

- 30 Mt. Vernon Street site
- Disability Association of New Jersey site
- Lincoln Court

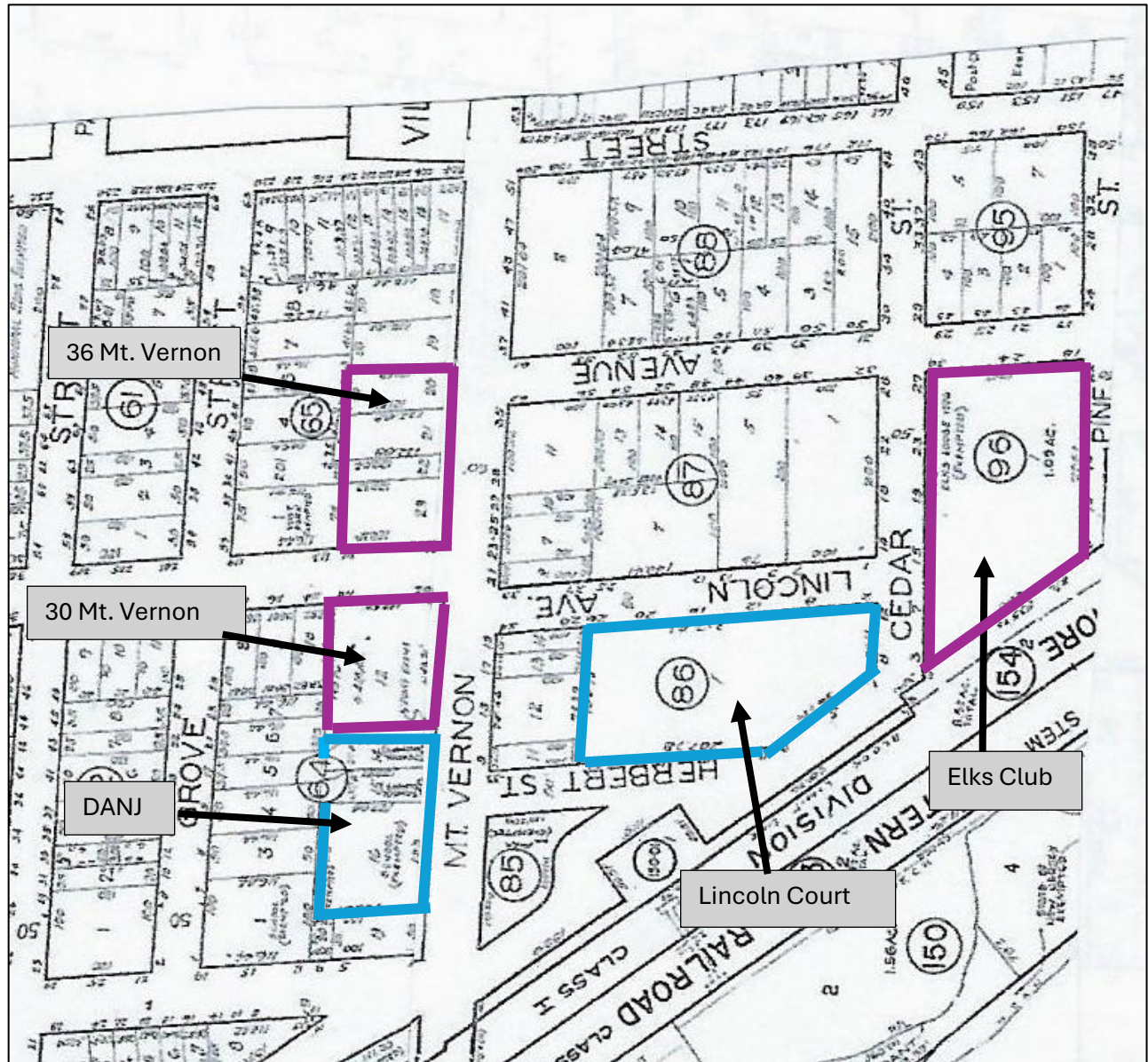
This potential credit would total an additional 13 units. The credit was not taken in this plan version due to receiving a vacant land adjustment.

The credit for redevelopment of non-residential land is also applicable to the Village. Applicable sites include:

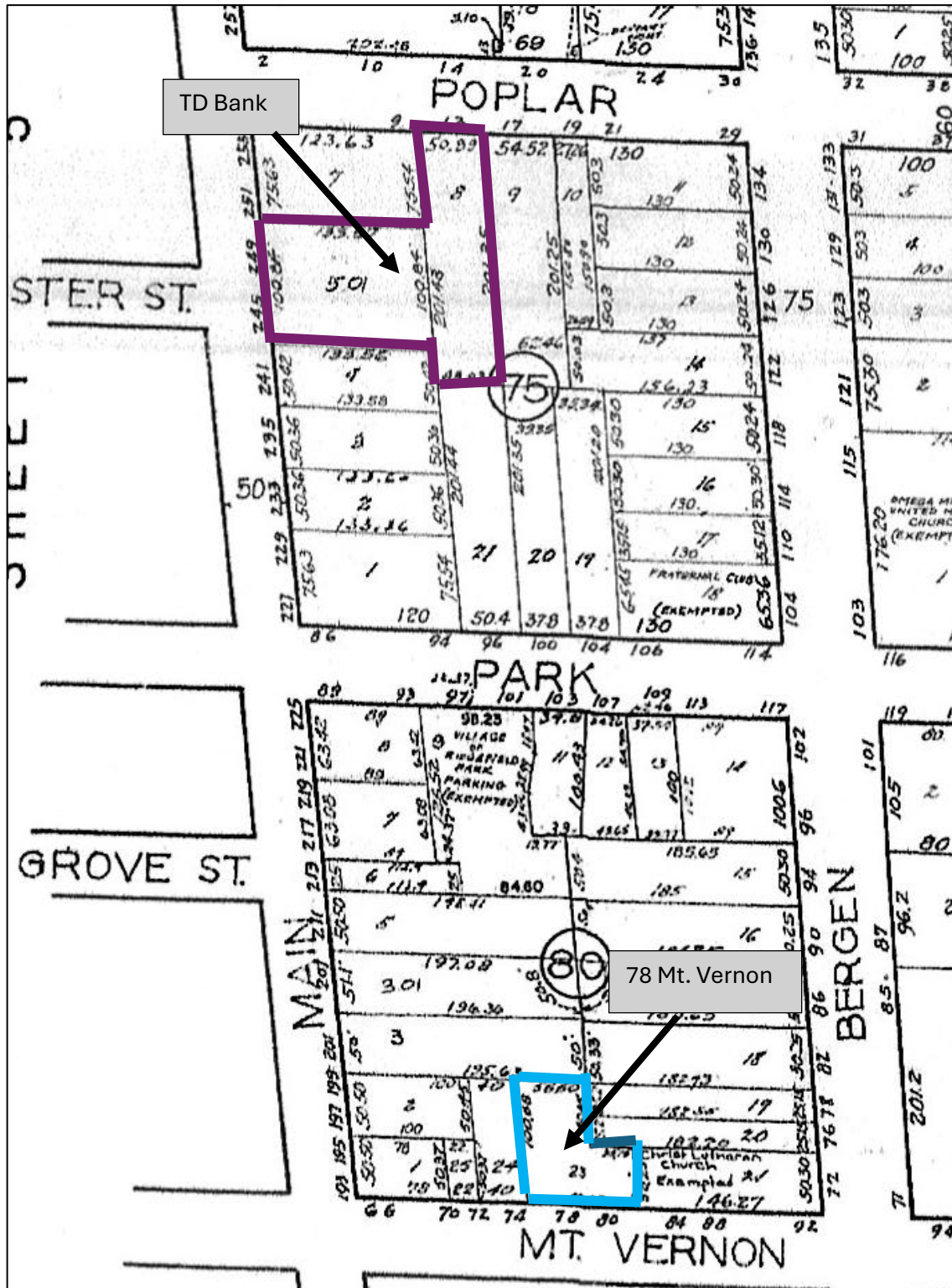
- TD Bank Building
- 78 Mt. Vernon Street
- Samsung Building
- AMC Theatre Building

This is a more significant bonus credit since the total number of affordable units projected in these projects is 62 units which would result in a credit of an additional 31 units. This credit was also not taken at this time but may be used in the event the Housing Plan is revised.

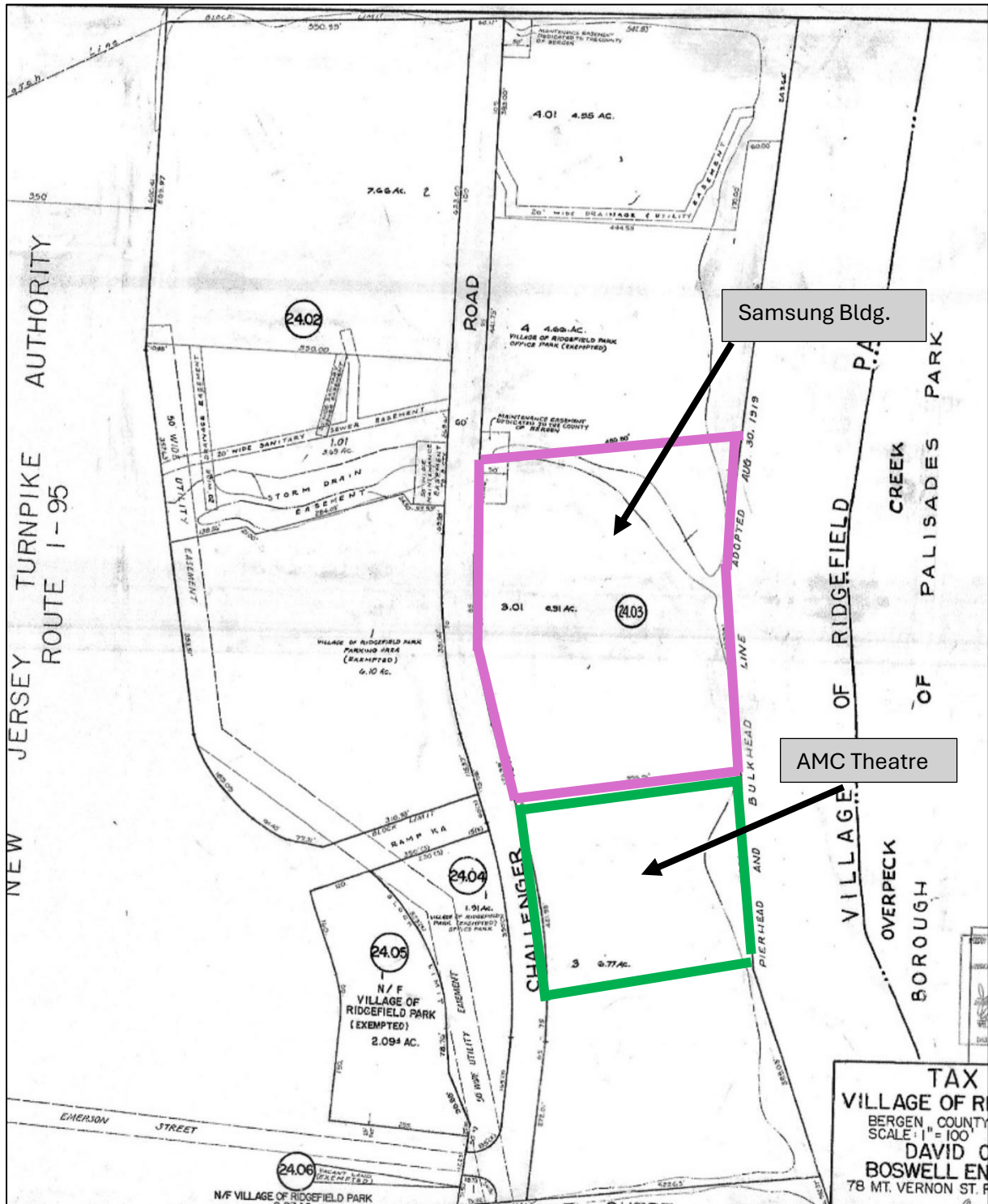
AFFORDABLE HOUSING LOCATION MAPS Mt. Vernon Street Redevelopment Area



Main Street and East Mt. Vernon Street

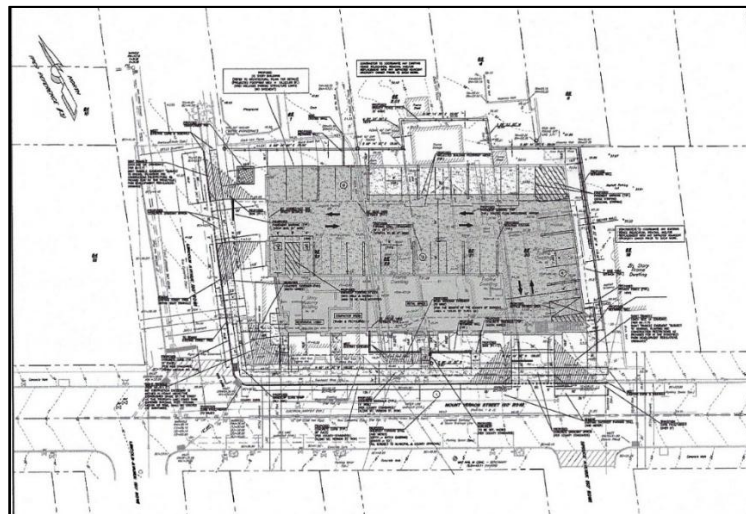


Challenger Road Area



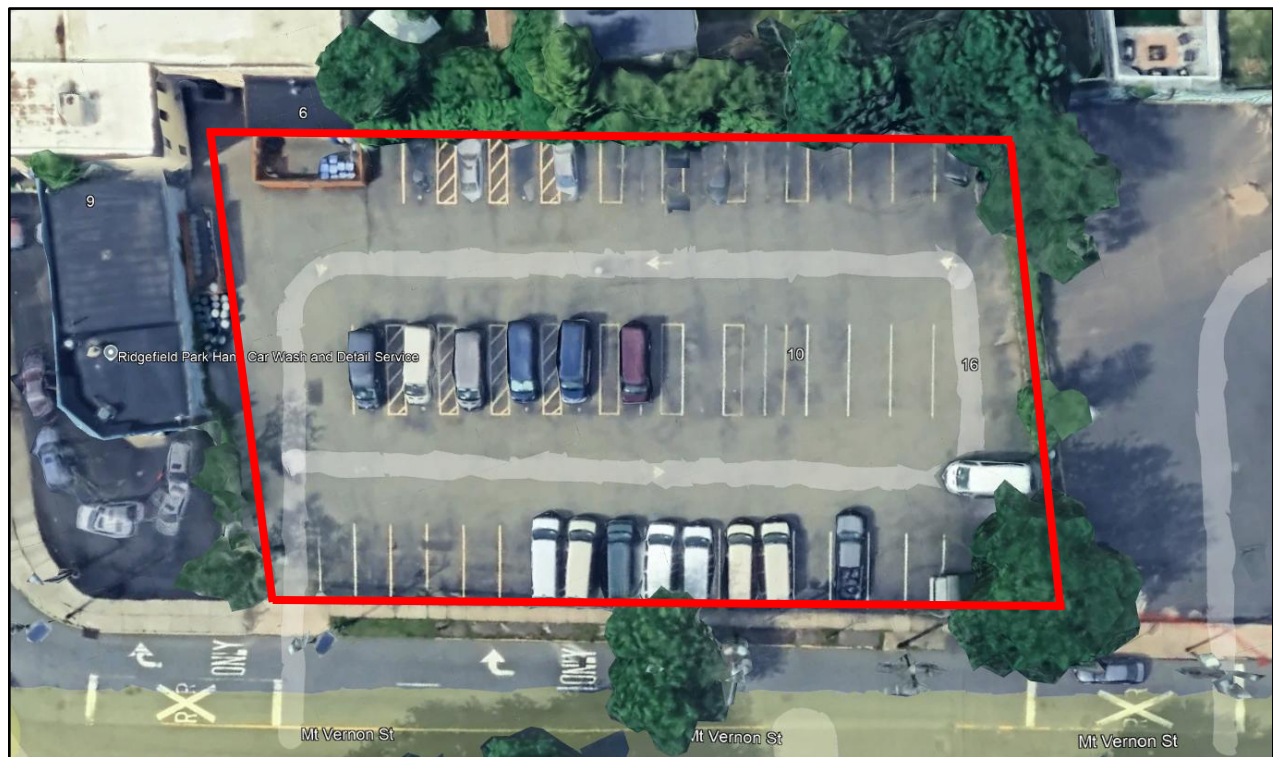
36 Mt. Vernon St.

This property is located within the Mt. Vernon Street Redevelopment Area. It sits at the northeast corner of Mt. Vernon Street and Lincoln Avenue. The property is 0.6 acres in size and has 200 feet of frontage on Mt. Vernon Street. The previous use of the property includes a restaurant and three single-family homes. The properties are in the C-1H retail/downtown zoning district where single-family homes are not permitted. The Redevelopment Plan provides for the development of a mixed-use retail/multi-family development. There are no environmental constraints on the property nor is it within any flood hazard area. Water and sewer service are available on the site.



Disability Association of New Jersey (Block 64 Lots 4, 15, 16)

This site is located along Mt. Vernon Street and is included in the Mt. Vernon Street Redevelopment Plan. The property is 0.5 acres in size and has 200 feet of frontage on Mt. Vernon Street. The current use of the property is for parking of transport vehicles for the Association. The site has approximately 90% impervious coverage and there are no environmental constraints on the property nor is it within any flood hazard area. Water and sewer services are available to the site from Mt. Vernon Street.



Lincoln Court (Block 86 Lot 1)

This site is located along Lincoln and Spruce Streets and is included in the Mt. Vernon Street Redevelopment Plan. The property is 1.0 acre in size and has 200 feet of frontage on both streets. The current use of the property contains 22 duplex housing units. The site has approximately 50% impervious coverage and there are no environmental constraints on the property nor is it within any flood hazard area. Water and sewer services are available to the site from Lincoln and Spruce Streets. The site is within close proximity to Mt. Vernon Street and Main Street downtown commercial district.



Other Affordable Housing Locations

Elks Club (Block 96 Lot 1)

This site is located along Spruce Street and Cedar Street. The property is 1.0 acre in size and has a four-story building and large parking lot in the rear of the building. There are no topographic constraints on this property nor is it within any flood hazard area. It contains approximately 80% impervious coverage. The site is within close proximity to the Mt. Vernon Street and Main Street downtown commercial district.



TD Bank Bldg. (Block 75 Lots 5.01, 8)

This property is located on Main Street within the C-1H retail-commercial zoning district. The property contains a three-story office building and associated parking lot in the rear of the building. The bank no longer owns or operates from this building which is now vacant. The site is totally developed with no environmental constraints evident. The building does have suitable water and sewer services.



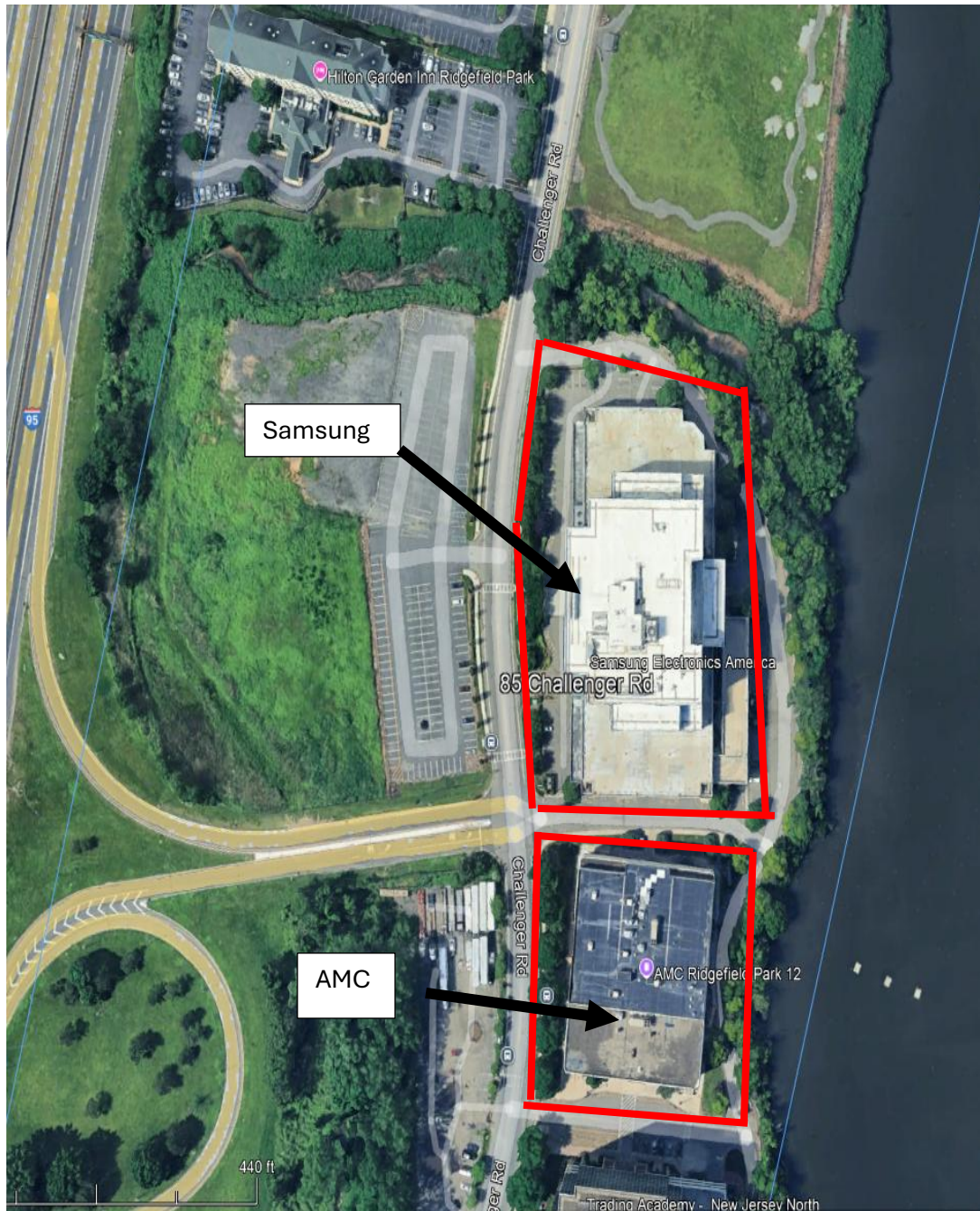
78 Mt. Vernon St. (Block 80 Lot 23)

This property is located on Mt. Vernon Street within the C-1H retail-commercial zoning district. The property contains a two-story office building with off-street parking on a separate lot across Mt. Vernon Street. The site is totally developed with no environmental constraints evident. The building does have suitable water and sewer services.

**85 Challenger Road (Samsung) and 75 Challenger Road (AMC Theatre) Sites**

The Samsung office building is located at 85 Challenger Road. This is an existing six-story office facility with internal parking. The site has access to Challenger Road and has access to New Jersey Transit bus stop. The site is located along Overpeck Creek but is not within the flood hazard area of the Creek. This is principally due to flood gates downstream which control the water levels in the Creek. The conversion to residential use would be an adaptive reuse project and no new external construction is anticipated. Water and sewer services are available to the property. The site is adjacent to 95 Challenger Road, a 216-unit multi-family residential project included in the Village's Third Round Housing Plan.

The building at 75 Challenger Road is a two-story movie theatre. The building covers a majority of the site with off-street parking on adjacent sites. The building would be razed to allow a multi-family residential building to be constructed. The site is located along Overpeck Creek but is not within the flood hazard area of the Creek. Water and sewer services are available to the property.



APPENDIX I

VILLAGE OF RIDGEFIELD PARK
FOURTH ROUND
FAIR SHARE PLAN AND HOUSING ELEMENT
SPENDING PLAN

June 10, 2025

Planning Board Adoption on _____

Prepared by; Kenneth Ochab, P.P. AICP

The original of this document is signed and sealed in accordance with N.J.S.A. 45:14A-12

Kenneth Ochab

Kenneth Ochab, AICP, P.P.

New Jersey Professional Planner (PP) License#: 33LI00214900

AFFORDABLE HOUSING SPENDING PLAN

The Village of Ridgefield Park has prepared a Housing Element and Fair Share Plan that addresses its fair share of the regional affordable housing need in accordance with the Municipal Land Use Law (N.J.S.A. 40:55D-1 et seq.), the Fair Housing Act (N.J.S.A. 52:27D-301) and the regulations of the Council on Affordable Housing (COAH) (N.J.A.C. 5:93-1 et seq. and N.J.A.C. 5:96-1 et seq.). A development fee ordinance creating a dedicated revenue source for affordable housing was adopted by the Village on September 9, 2003, and amended on March 10, 2009. The ordinance established the Village of Ridgefield Park Affordable Housing Trust Fund for which this spending plan is prepared. The development fee ordinance has been amended as part of the Village's affordable housing compliance process.

As of May 31, 2025, the Village of Ridgefield Park has a balance of \$583,314 in the affordable housing trust fund. All development fees, payments in lieu of constructing affordable units on site, funds from the sale of units with extinguished controls, and interest generated by the fees are deposited in a separate interest-bearing affordable housing trust fund for the purposes of affordable housing. These funds shall be spent in accordance with N.J.A.C. 5:97-8.7 through 8.9 as described in the sections that follow.

Existing Trust Fund Revenue and Expenditures Patterns

The Affordable Housing Trust Fund continues since 2003. In the Round Three Spending Plan, a balance in the fund as of June 30, 2023, was \$202,242. Since then, only one development fee was deposited into the account. That was for the Hampshire warehouse development project identified in the Round Three Spending Plan. That deposit was \$373,870. In addition, interest income during the July 1, 2023, to May 31, 2025 period totaled \$21,657. Therefore, the total revenue income for the trust fund totals \$597,769.

Trust funds have been expended for administrative costs. Expenses totaled \$14,455, leaving a current balance in the trust fund of \$583,314. From Round Three, although the expenses are administrative costs and the percentage of these costs to the total amount of trust funds currently exceeds the permissible 20% of development fees and interest, the percentage should be reduced markedly as new development from Rounds Three and Four come on-line and a reduction of total consulting and legal fees is achieved.

Revenue	Balance 7/1/2025	From 7/1/23 to 5/31/2025	Total
Development Fees		\$373,870	\$373,870
Interest		\$21,657	\$21,657
Balance	\$202,242		\$597,769
Expenses	To 6/2/08	From 6/2/08 to 6/30/2023	Total

Administration Fees		\$14,455	-\$14,455
Balance			\$583,314

Revenue Sources

To calculate a projection of revenue anticipated during the Third Round, the following are considered:

(a) Development fees:

1. Residential and non-residential projects which have had development fees imposed upon them at the time of preliminary or final development approvals. Currently a residential fee of 1.5% of equalized assessed value for the permitted density is required and a residential fee of 6.0% of equalized assessed value on the units exceeding the permitted residential density. A non-residential fee of 2.5% of the increase in the equalized assessed value of the project is required for retail, commercial and industrial uses.
2. All projects currently before the planning and zoning boards for development approvals that may apply for building permits and certificates of occupancy; and
3. Future development that is likely to occur based on historical rates of development.

(b) Payment-In-Lieu (PIL): Payments in lieu of construction of affordable housing from the developers housing within the Village.

(c. Other funding sources: No other funding sources are anticipated at this time.

(d) Projected interest: Interest on the projected revenue in the municipal affordable housing trust fund at the current average interest rate.

Anticipated Revenue

Source of Funds			
	2025	2026-2035	Total
Existing Balance	\$583,314		\$583,314
Expected New Development Fees from Round 3 (1)	\$586,998		\$586,998

ROUND 4 FEES			
Residential Expansions		\$4,000	\$4,000
Industrial Ave.		\$10,000	\$10,000
Bergen Tpke Industrial		\$8,000	\$8,000
Challenger Rd. office conversion/hotel		\$75,000	\$75,000
Misc. Industrial Expansions		\$ 4,000	\$4,000
Interest	\$6,000	\$50,000	\$56,000
Total Development Fees	\$1,176,312	\$151,000	\$1,327,312

(1) Includes 64 Challenger, 95 Challenger, 190 Main St., 2 Bergen Tpke, 30 Bergen Tpke and 36 Mt. Vernon St.

The 2025 development fee amount is committed to affordable housing programs under the Round 3 Housing Plan. The additional funds anticipated in Round 4 would total \$151,000. Administrative costs of the Trust Fund average approximately \$7,800 per year. Therefore, the total administrative fee for the 10-year period would total \$78,000 leaving a residual of \$73,000.

However, the trust fund amounts from Round Three will carry over into Round Four. Therefore, we can use the total trust fund amount of \$1,327,312 to determine allocation of the funds for affordability programs described below.

Trust Fund Expenditures

Trust fund monies must be allocated in accordance with the Village of Ridgefield Park Fair Share Housing Ordinance (§172 et. Seq.). This ordinance has been updated as part of the Court directed compliance mechanisms. The existing ordinance provides for the following:

“The expenditure of all funds shall conform to a spending plan approved by COAH. Funds deposited in the housing trust fund may be used for any activity approved by COAH to address the Village of Ridgefield Park’s fair share obligation and may be set up as a grant or revolving loan program. Such activities include, but are not limited to, preservation or purchase of

housing for the purpose of maintaining or implementing affordability controls, rehabilitation, new construction of affordable housing units and related costs, accessory apartment, market to affordable, or regional housing partnership programs, conversion of existing nonresidential buildings to create new affordable units, green building strategies designed to be cost saving and in accordance with accepted national or state standards, purchase of land for affordable housing, improvement of land to be used for affordable housing, extensions or improvements of roads and infrastructure to affordable housing sites, financial assistance designed to increase affordability, administration necessary for implementation of the Housing Element and Fair Share Plan, or any other activity as permitted pursuant to N.J.A.C. 5:97-8.7 through 5:97-8.9 and specified in the approved spending plan.

Funds shall not be expended to reimburse the Village of Ridgefield Park for past housing activities. At least 30% of all development fees collected and interest earned shall be used to provide affordability assistance to low- and moderate-income households in affordable units included in the Municipal Fair Share Plan. One-third of the affordability assistance portion of development fees collected shall be used to provide affordability assistance to those households earning 30% or less of median income by region.

Affordability assistance programs may include down payment assistance, security deposit assistance, low-interest loans, rental assistance, assistance with homeowners' association or condominium fees and special assessments, and assistance with emergency repairs.

Affordability assistance to households earning 30% or less of median income may include buying down the cost of low- or moderate-income units in the Municipal Fair Share Plan to make them affordable to households earning 30% or less of median income.

Payments in lieu of constructing affordable units on site and funds from the sale of units with extinguished controls shall be exempt from the affordability assistance requirement.

The Village of Ridgefield Park may contract with a private or public entity to administer any part of its housing element and fair share plan, including the requirement for affordability assistance, in accordance with N.J.A.C. 5:96-18.

No more than 20% of all revenues collected from development fees may be expended on administration, including, but not limited to, salaries and benefits for municipal employees or consultant fees necessary to develop or implement a new construction program, a housing element and fair share plan, and/or an affirmative marketing program. In the case of a rehabilitation program, no more than 20% of the revenues collected from development fees shall

be expended for such administrative expenses. Administrative funds may be used for income qualification of households, monitoring the turnover of sale and rental units, and compliance with COAH's monitoring requirements. Legal or other fees related to litigation opposing affordable housing sites or objecting to the Council's regulations and/or action are not eligible uses of the affordable housing trust fund." Village Code §172-33, "Use of Funds".

Anticipated Use of Funds

The Village will utilize the trust funds for housing rehabilitation, affordability assistance and administration as detailed below. The Village acknowledges that the expenditure of these funds constitutes a commitment for expenditure within a four-year period of approval of the spending plan by the Court.

Rehabilitation

The Village has an abundance of two-family homes which are distributed throughout the central portion of the town. Many of these structures were constructed in the early 1900s and are deficient in infrastructure. Twenty structures are anticipated to be rehabilitated at a cost of \$20,000 each using County Community Development Funds. The Village has allocated an additional \$20,000 per unit to supplement available County funds.

Affordability Assistance

Trust funds will be utilized to support affordability assistance programs in the Village. Based on COAH's affordable assistance calculation template, a total of \$398,194 must be made available for affordability assistance. One third of the total or \$132,731 must be used to support very low-income households. The Village will direct a total of \$445,000 to affordability assistance as follows:

Down Payment Assistance -	\$100,000
Rental Assistance -	\$300,000
Energy Assistance -	\$45,000

Operation Manuals have been prepared for each program and can be found in the Plan's appendices. The program will be administered by Piazza and Associates. The calculation of affordability assistance funds is shown below.

Trust Fund Projected Totals (from above)	+	\$1,327,312
Calculate 30 percent	x .30 =	\$398,194
Less Affordability assistance expenditures through 5/31/2025	-	\$0
PROJECTED MINIMUM Affordability Assistance Requirement 7/1/2025 through 7/1/2035	=	\$398,194

PROJECTED MINIMUM Very Low-Income Affordability Assistance Requirement 7/1/2025 through 7/1/2035	1//3	\$132,731
---------------------------------------------------------------------------------------------------------	------	-----------

Administration Expenses

Based on past and projected development fees collected and interest earned, expenses are permitted to be \$263,970. However, due to excess administrative expenses in prior rounds, this amount will not be available from the Affordable Housing Trust Fund. However, the Village has expended \$184,318 to date, which is in excess of its permitted 20% of the \$390,974 in development fees and interest already collected, and so currently no funds for administrative expenses are available. This plan projects an additional \$737,998 in development fees and interest through 2035 which should be sufficient to address the shortfall and to bring administrative expenditures back into compliance with the 20% cap which will result in an additional \$61,712 available for administrative purposes. It is anticipated that the Village's current shortfall will be restored before the end of 2026 if the projected trust development projects proceed. However, until such time as sufficient development fees have been collected, the Village commits not to expend trust funds on administrative expenditures.

Administrative Expense Schedule

Actual dev fees and interest thru 6/30/2023		\$390,974
Dev fees and interest 2023 thru 2025	+	\$395,527
Anticipated Dev. Fees 2025 – 2035 (rd. 3 and 4)	+	\$737,998
Total	=	\$1,324,499
Calculate 20 percent	x .20 =	\$264,899
Less admin expenditures thru 5/31/2025	-	\$203,187
PROJECTED MAXIMUM available for administrative expenses 7/1/2025 thru 7/1/2035	=	\$61,712

Expenditure Schedule

Program	Units	
		Total
Rehabilitation	20	\$400,000
Affordability Assistance		\$445,000

<i>Down Payment Assistance</i>		\$100,000
<i>Low and Moderate Income Rental Assistance</i>		\$300,000
<i>Energy Assistance</i>		\$45,000
Administration		\$61,712
Total Expenditures		\$906,712

Excess or Shortfall of Funds

The governing body of the Village of Ridgefield Park reserves the right to revise projections and anticipated funding commitments based on actual revenues into the Affordable Housing Trust Fund. In the event that a shortfall occurs, the Village will revise its spending plan as necessary. Excess funds will be used to support affordable housing programs as outlined in this Plan and as determined by the Village with public input and with Court approval.

SUMMARY

The Village of Ridgefield Park intends to spend affordable housing trust fund revenues pursuant to N.J.A.C. 5:97-8.7 through 8.9 and consistent with the housing programs outlined in the Housing Plan dated July 24, 2023.

As of June 30, 2023, Ridgefield Park has a balance of \$583,314 and anticipates an additional \$642,998 in revenues and interest through 2035. The municipality will dedicate \$400,000 to supplement the County's rehabilitation program, \$445,000 to render units more affordable and \$61,712 to administrative costs which will not be drawn until sufficient housing funds are available. The Village will revise the allocations in its Spending Plan as needed to address any unanticipated shortfall of funds and will dedicate any excess funds or remaining balance toward additional affordability assistance.

APPENDIX II
VACANT LAND ADJUSTMENT ANALYSIS

Kenneth Ochab Associates, LLC
Community Planning and Development Consultants
12-16 Fair Lawn Avenue
Fair Lawn, New Jersey 07410

Village Commissioners
Village of Ridgefield Park
234 Main Street
Ridgefield Park, N.J. 07660

Date: January 2, 2025

RE: Affordable Housing Vacant Land Analysis

Dear Commissioners,

The State of New Jersey Department of Community Affairs has established the affordable housing obligations for each municipality. A component of that obligation (126 units) is derived from utilizing the vacant land presumably available for housing production. The data is from the MOD-IV model which is derived from the 2023 tax assessment records.

The “Land Capacity Analysis for P.L. 2024, c.2” mapping identifies four parcels of land. As the mapping notes provide, these parcels are a “combination of lands deemed developable by the DEP Land Use/Land Cover dataset, as constrained by tax parcel-based MOD-IV data, environmentally sensitive areas and preserved open space, parkland and farmland”.

In converting the parcels from the MOD-IV map to tax block and lot designation, the following land parcels were selected:

- Block 20.01, Lot 2.02 – northeast corner of the Village and to the rear of Teaneck Rd.
- Block 115, Lot 41 – east of Brinkerhoff Street and west of Route 95.
- Block 116, Lot 41 – also east of Brinkerhoff Street and west of Route 95.
- Block 24.04 Lot 1 – 60 Challenger Road
- Block 57.01, Lot 1 – United Rental north of Bergen Tpke and west of Route 95.
- Block 63.01, Lot 1 – also United Rental north of Bergen Tpke and west of Route 95.

Block 20.01 Lot 2.02

The area identified by the MOD-IV is a portion of this lot which is part of private property holdings of properties fronting on Teaneck Road. This parcel is considered to be in an area of environmental sensitivity (steep slopes) and has no access to any public road and is essentially landlocked. The area to the north and east is the rights-of-way for Routes 80 and 95. The area to the south of part of the Villages Wildlife Conservation Lands which are owned by the Village. It has been the intention of the Village to acquire the development rights to this parcel for a continuance of the Conservation area.

Block 115 and Block 116 Lot 41

The areas identified by the MOD-IV is a fully developed multi-family apartment complex. The specific area shown on the mapping is the actual parking lot of the facility.

Block 24.04 Lot 1

The area identified is a portion of this lot which is 60 Challenger Road. This property has been approved for multi-family development as a component of the Village's Round Three Affordable Housing Plan. The specific area mapped appears to be a sewer easement owned by the Bergen County Utilities Authority.

Block 57.01 and Block 63.01, Lot 1

The areas identified here is a portion of property owned and operated by United Rental Company, an equipment leasing and rental business. The specific area appears to be a parking area associated with the business.

Therefore, other than Block 24.04 Lot 1 which has development approvals in place as part of Round Three, no other parcels identified are viable as affordable housing sites.

Regards,

Kenneth Ochab

Kenneth Ochab, AICP, P.P.

cc: Village Planning Board

Kenneth Ochab Associates, LLC
Community Planning and Development Consultants
12-16 Fair Lawn Avenue
Fair Lawn, New Jersey 07410

Village Commissioners
Village of Ridgely Park
234 Main Street
Ridgely Park, N.J. 07660
Date: January 2, 2025

RE: Affordable Housing Vacant Land Analysis

Dear Commissioners,

The State of New Jersey Department of Community Affairs has established the affordable housing obligations for each municipality. A component of that obligation (126 units) is derived from utilizing the vacant land presumably available for housing production. The data is from the MOD-IV model which is derived from the 2023 tax assessment records.

We have taken the “vacant land” assessed properties in the Village of Ridgewood Park and reviewed each parcel for its ability to provide affordable housing. The characteristics for each property together with the tax map sheet section and the aerial photograph of the site are included below.

The vacant land use category includes 19.07 acres of land in the Village. After review, it appears that there five total parcels may be available for development. Two of the five have existing development approvals (60 Challenger Rd.) The remaining three parcels total 23,975 square feet of land area or 0.55 acres. The largest of the three parcels is 10,001 square feet in size.

Of the remaining three parcels, two are in residential zones and one is in the highway commercial zone. The largest parcel is 0.23 acres and fronts on Route 46. One other parcel is 50’x180” and is owned by the adjoining lot owner. Zoning would permit only one single-family home on this lot.

Five parcels are located in the heavy industrial zone and are currently utilized as trucking operations, sales and service businesses. These parcels are also in an area of industrial use and would not be compatible for residential use.

In addition, the vacant list included property at 60 Challenger Road that is approved for multi-family development and is committed to affordable housing in Round Three. Another parcel on Industrial Ave. was a golf driving range and now has a warehouse under construction.

The detailed analysis is provided below.

SUMMARY OF VACANT LAND ANALYSIS

Block	Lot	Address	Ownership Type (Pub/ Priv	Acreage (sq.ft.)	Developable	Notes
2	4.01	31 First St.	Pr	4,125	No	Undersized, Shape
13	42	58 Seventh St.	Pr	3,001	No	Side yard to residence
20.01	2.02	605 Teaneck Rd.	Pr.	37,348	No	Landlocked, Environ.
20.01	3.01	579 Teaneck Rd.	Pr.	55,757	No	Landlocked, Environ.
24.04	1	60 Challenger Rd.	Pr.	83,200	Yes	Approved 550 units Round Three
24.05	1	60 Challenger Rd.	Pr.	91,040	Yes	Approved 550 units Round Three
57.01	1	260B Bergen Tpke.	Pr.	46,609	No	Not vacant. Part of equipment rental business
63.01	1	260A Bergen Tpke.	Pr.	98,881	No	Not vacant. Part of equipment rental business
94	12.01	30 Bergen Ave.	Pr.	9,100	Yes	Part of side yard to existing residence

117	8	240 Teaneck Rd.	Pr.	2,500	No	25 ft. in width. Side yard for existing residence.
117	8.01	238 Teaneck Rd.	Pr.	2,500	No	25 ft. width. Side yard. Not same owner as Lot 8.
126	12	49 Winant Ave.	Pr.	4,874	Yes	Fronts on highway. Only 100 feet in depth.
130	23	205 Brinkerhoff St.	Pr.	3,088	No	Size, configuration not conducive.
133.01	4	25 E. Winant Ave.	Pr.	5,001	No	Not vacant. House being constructed.
133.01	7	35 E. Winant Ave.	Pr.	10,001	Yes	At highway entrance ramps
145	9.01	255 Bergen Tpke.	Pr.	719	No	Size, width
145	14	261 Bergen Tpke.	Pr.	7,401	No	Industrial trucking operation. I-3 zone
145	15	277 Bergen Tpke	Pr. Same as L. 14	53,579	No	Industrial trucking operation. I-3 zone.
145	21	293 Bergen Tpke.	Pr.	26,136	No	Industrial trucking operation. I-3 zone
146	2	313 Bergen Tpke	Pr.	2,052	No	Industrial use and neighborhood. I-3 zone.
146	3	Old Bergen Tpke	Pr.	10,498	No	Industrial trucking operation. I-3 zone
146	4	Old Bergen Tpke.	Pr.	3,411	No	Outdoor advertising Property
146.02	1.01	347 Bergen Tpke	Pr.	24,394	No	Route 95 proximity, unsafe access, Overpeck Creek

152.01	2	30 Cross St.	Pr.	120,226	No	Warehouse Construction on site.
152.02	2	Industrial Ave.	Pr.	118,048	No	Industrial area, access issues.
152.02	8	199 Industrial Ave.	Pr.	1,307	No	Industrial, Size
152.02	10	Industrial Ave.	Pr.	1,612	No	Industrial, Size
154	4	47 Bergen Tpke	Pu	4,500	No	Railroad Owned, Access

INDIVIDUAL VACANT LOT ANALYSIS

NJTaxMaps.com

Tuesday, November 19, 2024

Detailed Property Report

XENOPHONTOS, KYPROS
31 FIRST ST
RIDGEFIELD PARK NJ 07660

Mailing Address

573 TEANECK RD
RIDGEFIELD PARK NJ 07660

County: **BERGEN**
 Town: **RIDGEFIELD PARK**

Block / Lot: **2 / 4.01**

Tax Information

Land Value: \$51,800	Property Type: Vacant Land
Imp. Value: \$0	Assessment Year: 2004
Total Assessment: \$51,800	Tax Year: 2023
Property Tax: \$1,526	Town Tax Rate: 2.946

Property Description

Zoning: R2	Building Description:
Lot Size: 4125SF	Year Built: 0
Land Sq. Ft.: 4125	Building Sq. Ft.:
Acres: 0.095	Num. Stories:

Most Recent Sales

Seller:
 Deed Book:
 Deed Page:

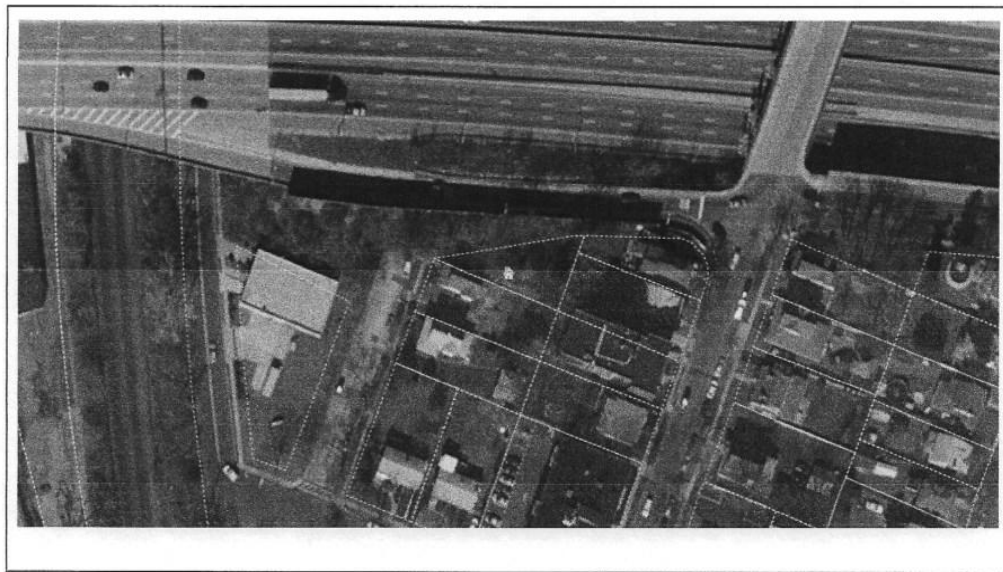
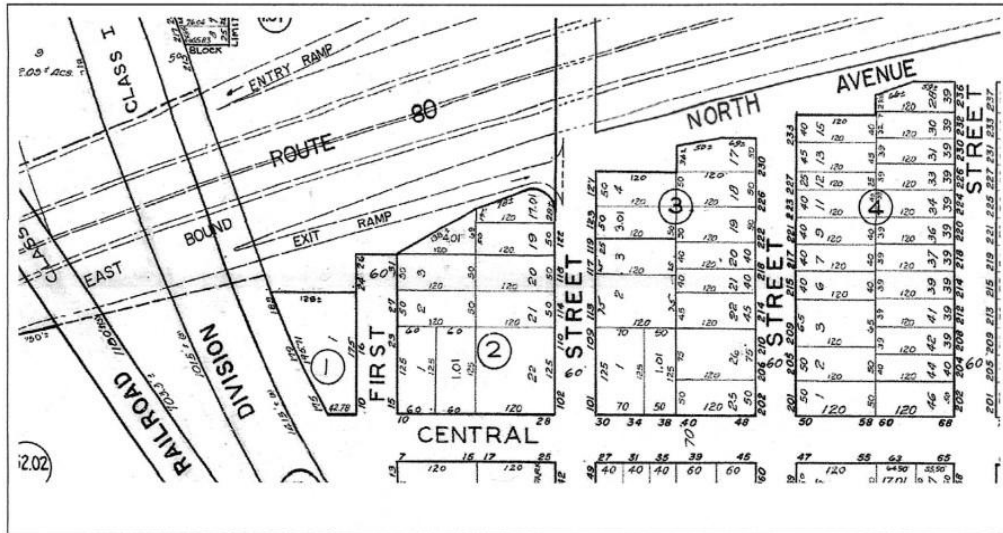
Deed Date:
 Sale Price:

COMMENT

This site is a small triangular lot pressed up against the Route 80 embankment. It contains steep slopes from First Street to the Route 80 right-of-way.

NJTaxMaps.com

Tuesday, November 19, 2024
Detailed Property Report



NJTaxMaps.com

Tuesday, November 19, 2024
Detailed Property Report**BULAGAY, SAMUEL & CONSCIENCIA**
58 SEVENTH ST
RIDGEFIELD PARK, NJ 07660*Mailing Address*
56 7TH ST
RIDGEFIELD PARK NJ 07660County: **BERGEN**
Town: **RIDGEFIELD PARK**Block / Lot: **13 / 42**

<i>Tax Information</i>	
Land Value: \$37,500	Property Type: Vacant Land
Imp. Value: \$0	Assessment Year: 2004
Total Assessment: \$37,500	Tax Year: 2023
Property Tax: \$1,105	Town Tax Rate: 2.946

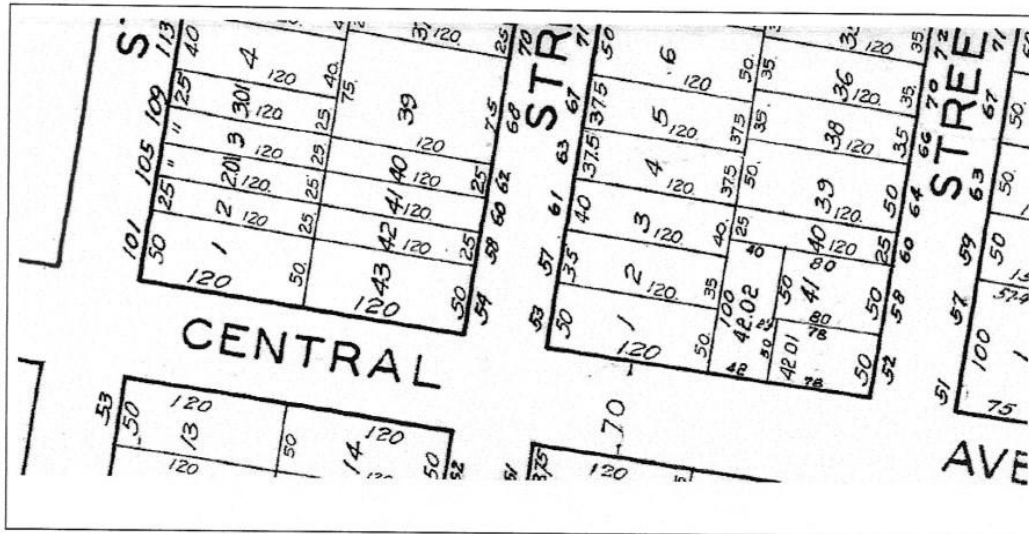
<i>Property Description</i>	
Zoning: R2	Building Description:
Lot Size: 25X120	Year Built: 0
Land Sq. Ft.: 3001	Building Sq. Ft.:
Acres: 0.0689	Num. Stories:

*Most Recent Sales*Seller:
Deed Book: **8346**
Deed Page: **702**Deed Date: **01/30/2001**
Sale Price: **\$0****COMMENT**

This is a small 25 foot wide lot that serves as the side yard to Lot 43.

NJTaxMaps.com

Tuesday, November 19, 2024
Detailed Property Report



NJTaxMaps.com

Tuesday, November 19, 2024
Detailed Property Report

HANSEN, H DOUGLAS & MARYANN
605 TEANECK ROAD REAR
RIDGEFIELD PARK NJ 07660

Mailing Address

605 TEANECK RD
RIDGEFIELD PARK NJ 07660

County: **BERGEN**
 Town: **RIDGEFIELD PARK**

Block / Lot: **20.01 / 2.02**

Tax Information

Land Value: \$37,100	Property Type: Vacant Land
Imp. Value: \$0	Assessment Year: 2004
Total Assessment: \$37,100	Tax Year: 2023
Property Tax: \$1,093	Town Tax Rate: 2.946

Property Description

Zoning: R1	Building Description:
Lot Size: 75X498	Year Built: 0
Land Sq. Ft.: 37348	Building Sq. Ft.:
Acres: 0.68	Num. Stories:

Most Recent Sales

Seller:
 Deed Book:
 Deed Page:

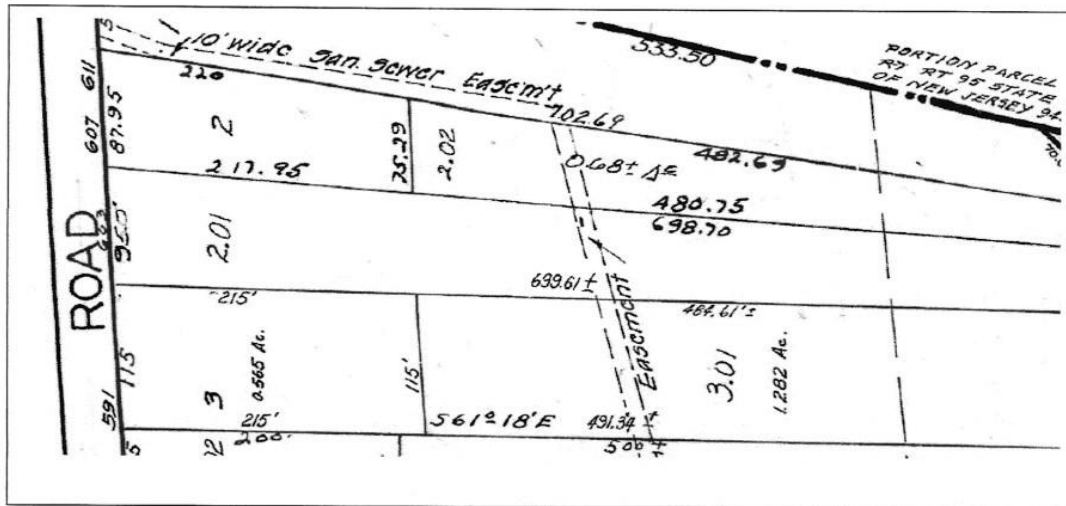
Deed Date:
 Sale Price:

COMMENT

This lot is adjacent to the Ridgefield Park Conservatory, a natural open space park that is preserved in its natural condition. The site exhibits steep slopes and is essentially landlocked and does not have potential access to public streets.

NJTaxMaps.com

Tuesday, November 19, 2024
Detailed Property Report



NJTaxMaps.com

Tuesday, November 19, 2024
Detailed Property Report

FRANCISCO, ARISTEO & ALICE N
579 TEANECK ROAD REAR
RIDGEFIELD PARK NJ 07660

Mailing Address

579 TEANECK RD
RIDGEFIELD PARK NJ 07660

County: **BERGEN**
 Town: **RIDGEFIELD PARK**

Block / Lot: **20.01 / 3.01****Tax Information**

Land Value: \$51,100	Property Type: Vacant Land
Imp. Value: \$0	Assessment Year: 2004
Total Assessment: \$51,100	Tax Year: 2023
Property Tax: \$1,505	Town Tax Rate: 2.946

Property Description

Zoning: R1	Building Description:
Lot Size: 1.282 AC	Year Built: 0
Land Sq. Ft.: 55757	Building Sq. Ft.:
Acres: 1.282	Num. Stories:

Most Recent Sales

Seller:
 Deed Book: **7024**
 Deed Page: **552**

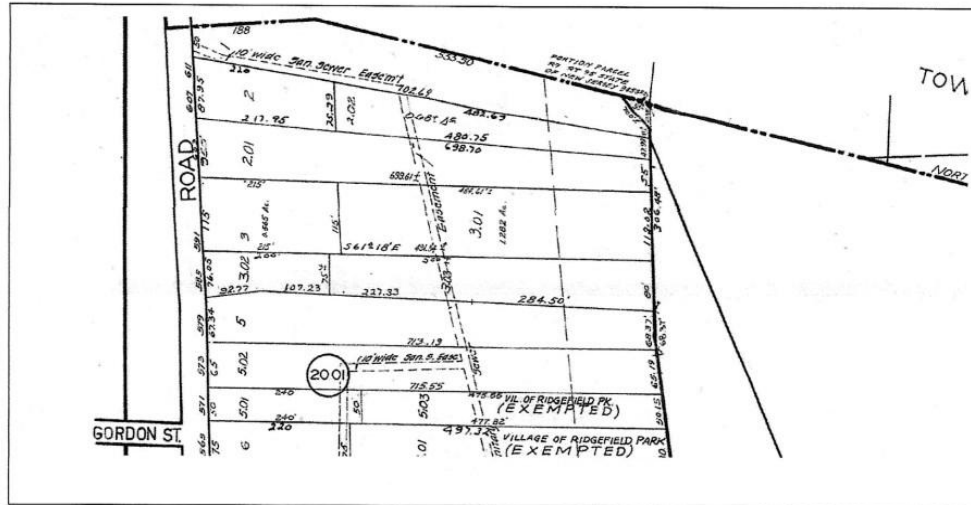
Deed Date: **07/22/1986**
 Sale Price: **\$0**

COMMENT

This lot is adjacent to the Ridgefield Park Conservatory, a natural open space park that is preserved in its natural condition. The site exhibits steep slopes and is essentially landlocked and does not have potential access to public streets.

NJTaxMaps.com

Tuesday, November 19, 2024
Detailed Property Report



NJTaxMaps.com

Tuesday, November 19, 2024

Detailed Property Report

CHALLENGER 60 OWNER C/O BRIDGE FUND
60 CHALLENGER ROAD
RIDGEFIELD PARK, NJ 07660

Mailing Address

641 LEXINGTON AVE, 20 FL.
NEW YORK, NY 10022

County: **BERGEN**
 Town: **RIDGEFIELD PARK**

Block / Lot: **24.04 / 1**

Tax Information	
Land Value: \$3,340,800	Property Type: Vacant Land
Imp. Value: \$0	Assessment Year: 2004
Total Assessment: \$3,340,800	Tax Year: 2023
Property Tax: \$98,420	Town Tax Rate: 2.946

Property Description	
Zoning: OP1	Building Description:
Lot Size: 1.909 AC	Year Built: 0
Land Sq. Ft.: 83200	Building Sq. Ft.:
Acres: 1.909	Num. Stories: 2

Most Recent Sales

Seller:
 Deed Book: **4945** Deed Date: **03/02/2023**
 Deed Page: **7792** Sale Price: **\$17,025,774**

Seller: **VILLAGE OF RIDGEFIELD PARK**
 Deed Book: **3996** Deed Date: **12/28/2020**
 Deed Page: **1812** Sale Price: **\$5,000,000**

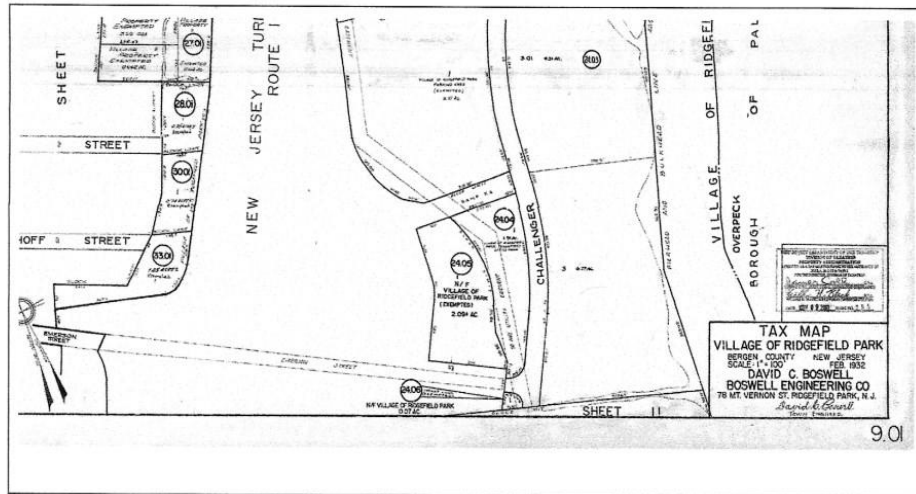
Seller: **STATE OF NEW JERSEY**
 Deed Book: **7789** Deed Date: **04/13/1995**
 Deed Page: **1** Sale Price: **\$0**

COMMENT

This site has been approved for 500+ residential units and hotel. The project and its 56 affordable housing units is a component of the Village's Round 3 Housing Plan.

NJTaxMaps.com

Tuesday, November 19, 2024
Detailed Property Report



NJTaxMaps.com

Tuesday, November 19, 2024

Detailed Property Report

CHALLENGER 60 OWNER C/O L.LINKSMAN
CHALLENGER ROAD WEST
RIDGEFIELD PARK, NJ 07660

Mailing Address

641 LEXINGTON AVE.
NEW YORK, NY 10022

County: **BERGEN**
 Town: **RIDGEFIELD PARK**

Block / Lot: **24.05 / 1**

Tax Information	
Land Value: \$3,657,500	Property Type: Vacant Land
Imp. Value: \$0	Assessment Year: 2004
Total Assessment: \$3,657,500	Tax Year: 2023
Property Tax: \$107,750	Town Tax Rate: 2.946

Property Description	
Zoning: OP1	Building Description:
Lot Size: 2.09AC	Year Built: 0
Land Sq. Ft.: 91040	Building Sq. Ft.:
Acres: 2.09	Num. Stories:

Most Recent Sales

Seller:
 Deed Book: **7789**
 Deed Page: **1**

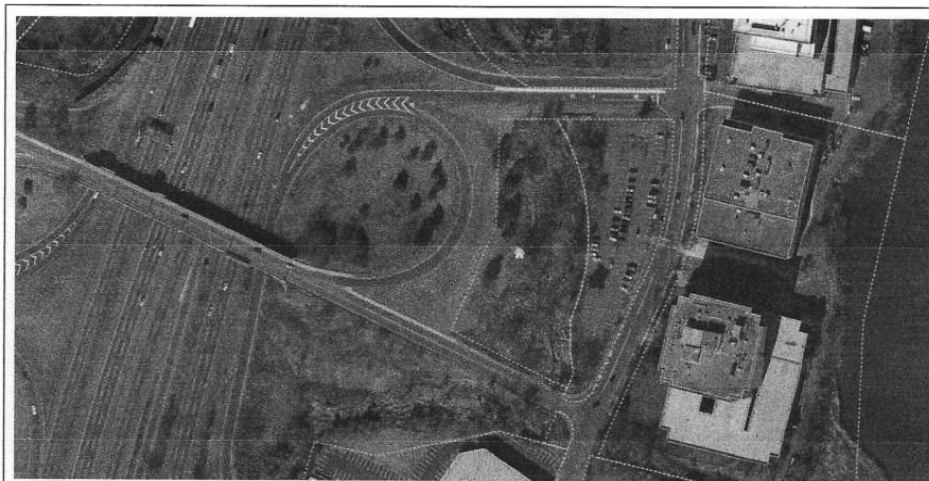
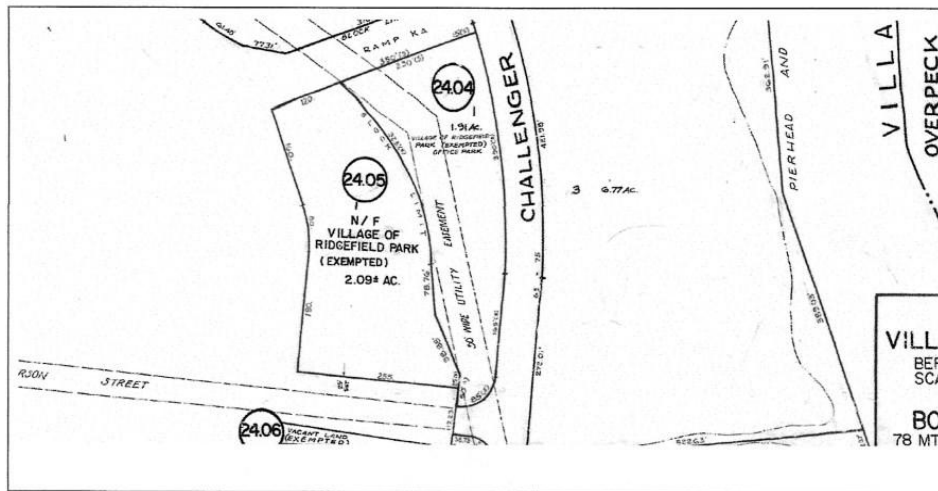
Deed Date: **04/13/1995**
 Sale Price: **\$0**

COMMENT

This site has been approved for 500+ residential units and hotel. The project and its 56 affordable housing units is a component of the Village's Round 3 Housing Plan.

NJTaxMaps.com

Tuesday, November 19, 2024
Detailed Property Report



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Tuesday, November 19, 2024

Detailed Property Report

UNITED RENTALS
260B BERGEN TURNPIKE REAR
RIDGEFIELD PARK, NJ 07660

Mailing Address

10330 DAVID TAYLOR DRIVE
CHARLOTTE, NC 28262

County: **BERGEN**
 Town: **RIDGEFIELD PARK**

Block / Lot: **57.01 / 1***Tax Information*

Land Value: \$508,300	Property Type: Vacant Land
Imp. Value: \$0	Assessment Year: 2004
Total Assessment: \$508,300	Tax Year: 2023
Property Tax: \$14,975	Town Tax Rate: 2.946

Property Description

Zoning: I3	Building Description:
Lot Size: 1.07 AC	Year Built: 0
Land Sq. Ft.: 46609	Building Sq. Ft.:
Acres: 1.07	Num. Stories:

Most Recent Sales

Seller: **FMCSR HOLDING CORP.**
 Deed Book: **8655** Deed Date: **01/15/2004**
 Deed Page: **741** Sale Price: **\$11,350,000**

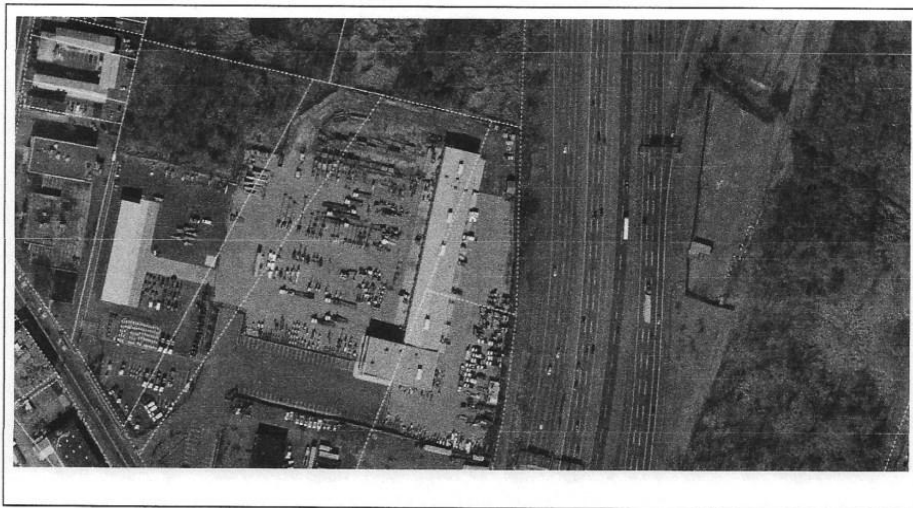
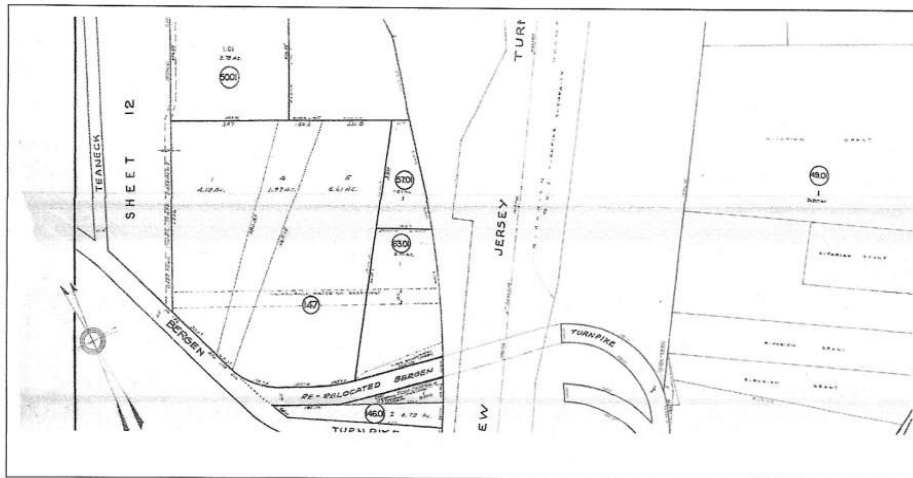
Seller:
 Deed Book: **7955** Deed Date: **03/06/1997**
 Deed Page: **737** Sale Price: **\$0**

COMMENT

This is a small triangular lot used by United Rental for the storage of equipment and vehicles. It is adjacent to the New Jersey Turnpike with access though the United Rental business operation.

NJTaxMaps.com

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Detailed Property Report



NJTaxMaps.com

Tuesday, November 19, 2024
Detailed Property Report

UNITED RENTALS
260A BERGEN TURNPIKE
RIDGEFIELD PARK, NJ 07660

Mailing Address
10330 DAVID TAYLOR DRIVE
CHARLOTTE, NC 28262

County: **BERGEN**
 Town: **RIDGEFIELD PARK**

Block / Lot: **63.01 / 1**

Tax Information

Land Value: \$1,078,300	Property Type: Vacant Land
Imp. Value: \$0	Assessment Year: 2004
Total Assessment: \$1,078,300	Tax Year: 2023
Property Tax: \$31,767	Town Tax Rate: 2.946

Property Description

Zoning: I3	Building Description:
Lot Size: 2.27 AC	Year Built: 0
Land Sq. Ft.: 98881	Building Sq. Ft.:
Acres: 2.27	Num. Stories:

Most Recent Sales

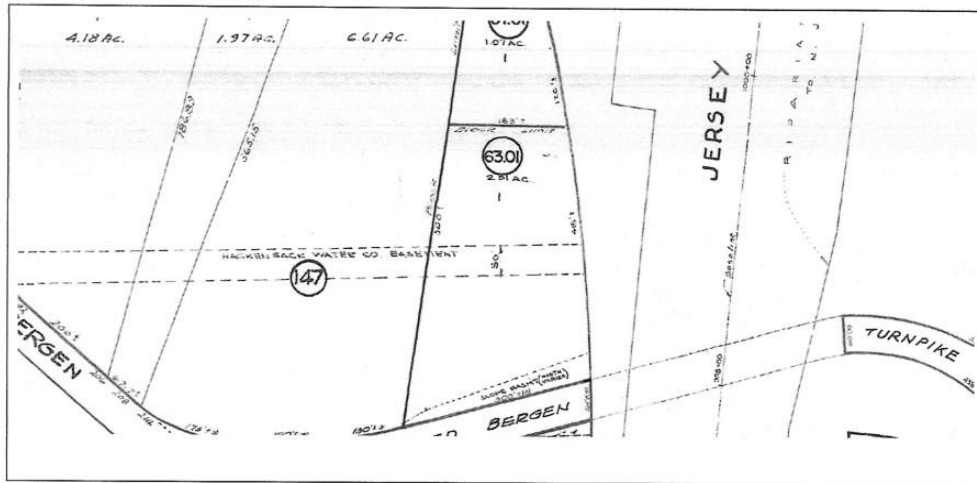
Seller: FMCSR HOLDING CORP.	Deed Date: 01/15/2004
Deed Book: 8655	Sale Price: \$0
Deed Page: 741	
Seller:	Deed Date: 03/06/1997
Deed Book: 7955	Sale Price: \$0
Deed Page: 737	

COMMENT

This lot is part of the United Rental business operation. A portion of an industrial building and equipment storage is on the site.

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Detailed Property Report



NJTaxMaps.com

Tuesday, November 19, 2024

Detailed Property Report

PULEIO, MARY R
30 BERGEN AVE
RIDGEFIELD PARK NJ 07660

Mailing Address

24 BERGEN AVE
RIDGEFIELD PARK, NJ 07660

County: **BERGEN**
 Town: **RIDGEFIELD PARK**

Block / Lot: **94 / 12.01**

Tax Information

Land Value: \$251,200	Property Type: Vacant Land
Imp. Value: \$0	Assessment Year: 2004
Total Assessment: \$251,200	Tax Year: 2023
Property Tax: \$7,400	Town Tax Rate: 2.946

Property Description

Zoning: R2	Building Description:
Lot Size: 50X182	Year Built: 0
Land Sq. Ft.: 9100	Building Sq. Ft.:
Acres: 0.2089	Num. Stories:

Most Recent Sales

Seller: **PULEIO, MARY R**
 Deed Book: **2451**
 Deed Page: **2254**

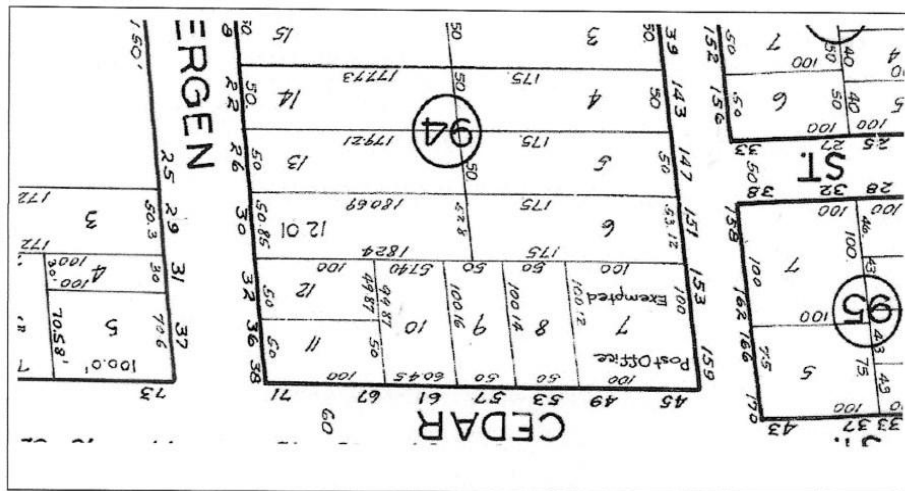
Deed Date: **09/19/2016**
 Sale Price: **\$1**

COMMENTS

This lot is 9,100 square feet in size but is used as the side yard to the adjacent property. It is only 50 feet in width making development difficult.

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Detailed Property Report



NJTaxMaps.com

Tuesday, November 19, 2024
Detailed Property Report

RICCA, LUIGI & JUDY N
240 TEANECK ROAD
RIDGEFIELD PARK NJ 07660

Mailing Address
244 TEANECK RD
RIDGEFIELD PARK NJ 07660

County: **BERGEN**
 Town: **RIDGEFIELD PARK**

Block / Lot: **117 / 8**

<i>Tax Information</i>			
Land Value:	\$31,300	Property Type:	Vacant Land
Imp. Value:	\$0	Assessment Year:	2004
Total Assessment:	\$31,300	Tax Year:	2023
Property Tax:	\$922	Town Tax Rate:	2.946

<i>Property Description</i>			
Zoning:	R2	Building Description:	
Lot Size:	25X100	Year Built:	0
Land Sq. Ft.:	2500	Building Sq. Ft.:	
Acres:	0.0574	Num. Stories:	

Most Recent Sales

Seller:
 Deed Book: **6974**
 Deed Page: **939**

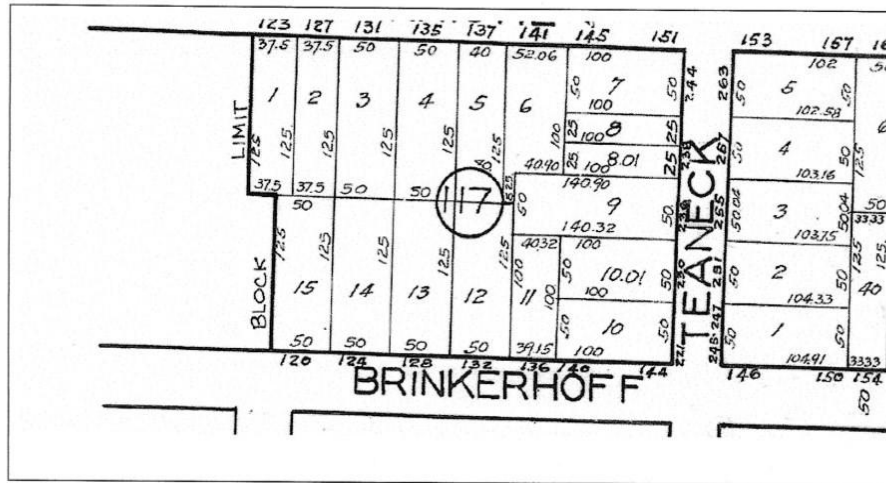
Deed Date: **12/12/1985**
 Sale Price: **\$0**

COMMENT

This lot is 25 x 100 but together with Lot 8.01 (also vacant) could be available for housing production. However, the lot is owned by the adjoining lot owner and not connected to Lot 8.01 which is owned by a different entity.

NJTaxMaps.com

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Detailed Property Report



NJTaxMaps.com

Tuesday, November 19, 2024
Detailed Property Report

FLORES, HILDA
238 TEANECK ROAD
RIDGEFIELD PARK NJ 07660

Mailing Address
234-238 TEANECK RD
RIDGEFIELD PARK, NJ 07660

County: **BERGEN**
 Town: **RIDGEFIELD PARK**

Block / Lot: **117 / 8.01**

Tax Information	
Land Value: \$31,300	Property Type: Vacant Land
Imp. Value: \$0	Assessment Year: 2004
Total Assessment: \$31,300	Tax Year: 2023
Property Tax: \$922	Town Tax Rate: 2.946

Property Description	
Zoning: R2	Building Description:
Lot Size: 25X100	Year Built: 0
Land Sq. Ft.: 2500	Building Sq. Ft.:
Acres: 0.0574	Num. Stories:

Most Recent Sales

Seller: **MCGUIRE (SHERIFF), LEO P**
 Deed Book: **511** Deed Date: **01/18/2010**
 Deed Page: **336** Sale Price: **\$100**

Seller: **MCGUIRE (SHERIFF), LEO P**
 Deed Book: **366** Deed Date: **01/18/2010**
 Deed Page: **2006** Sale Price: **\$100**

Seller: **GALLUCCI (TRUSTEE), JEFF**
 Deed Book: **8913** Deed Date: **09/22/2005**
 Deed Page: **357** Sale Price: **\$320,000**

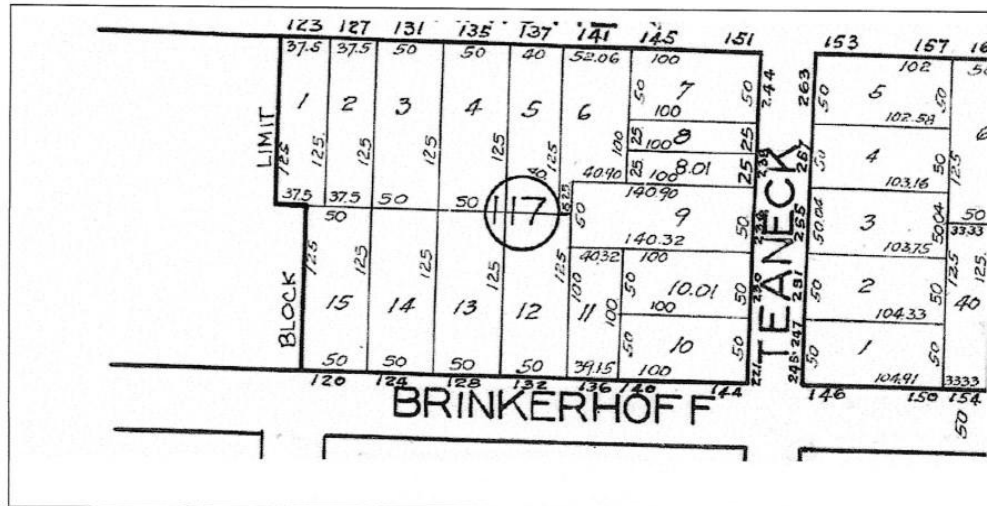
Seller: **GUALTIERI (EXEC), ANTHONY**

COMMENT

See Lot 8 above.

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Tuesday, November 19, 2024
Detailed Property Report



NJTaxMaps.com

Tuesday, November 19, 2024

Detailed Property Report

BUILDING 46 LLC
49 WINANT AVE
RIDGEFIELD PARK NJ 07660

Mailing Address
49 WINANT AVE
RIDGEFIELD PARK, NJ 07660

County: **BERGEN**
 Town: **RIDGEFIELD PARK**

Block / Lot: **126 / 12**

Tax Information			
Land Value:	\$192,100	Property Type:	Vacant Land
Imp. Value:	\$0	Assessment Year:	2004
Total Assessment:	\$192,100	Tax Year:	2023
Property Tax:	\$5,659	Town Tax Rate:	2.946

Property Description			
Zoning:	C3	Building Description:	DWG2 2SFG2
Lot Size:	75X65	Year Built:	1910
Land Sq. Ft.:	4874	Building Sq. Ft.:	1908
Acres:	0.1119	Num. Stories:	2

Most Recent Sales

Seller: **GRIECO, DILLMAN A**
 Deed Book: **4172**
 Deed Page: **871**

Deed Date: **04/28/2021**
 Sale Price: **\$360,000**

Seller: **JACOB, LOUIS M. & CATHERINE**
 Deed Book: **7916**
 Deed Page: **870**

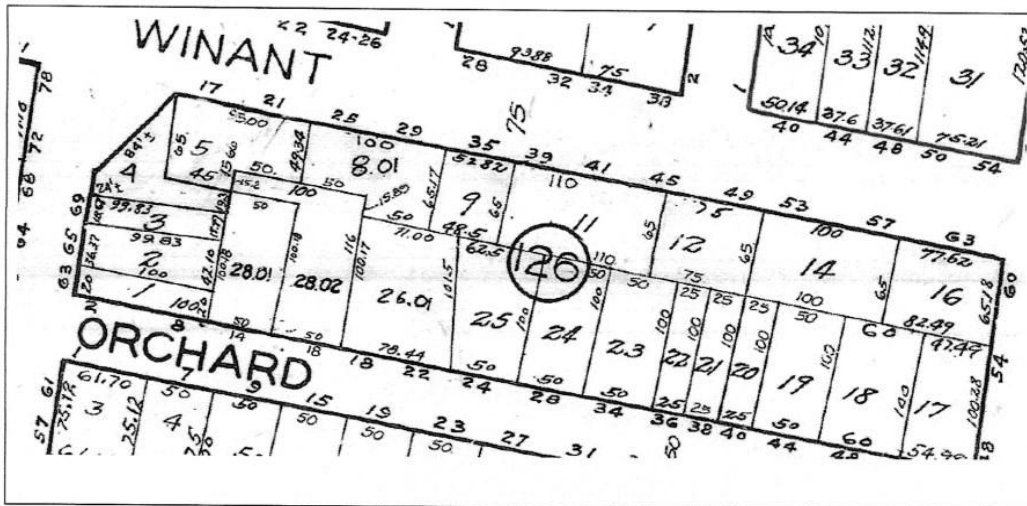
Deed Date: **10/02/1996**
 Sale Price: **\$138,500**

COMMENT

This lot fronts on Route 46. It was part of an application for an office building expansion from the adjacent office building. The property is zoned for commercial use. Housing potential is questionable.

NJTaxMaps.com

Tuesday, November 19, 2024
Detailed Property Report



NJTaxMaps.comTuesday, November 19, 2024
Detailed Property Report**205 BRINKERHOFF LLC
205 BRINKERHOFF ST
RIDGEFIELD PARK NJ 07660***Mailing Address*
**210 HACKENSACK ST. APT. C
WOOD-RIDGE, NJ 07075**County: **BERGEN**
Town: **RIDGEFIELD PARK**Block / Lot: **130 / 23****Tax Information**

Land Value: \$37,000	Property Type: Vacant Land
Imp. Value: \$0	Assessment Year: 2004
Total Assessment: \$37,000	Tax Year: 2023
Property Tax: \$1,090	Town Tax Rate: 2.946

Property Description

Zoning: R2	Building Description:
Lot Size: 3087SF	Year Built: 0
Land Sq. Ft.: 3088	Building Sq. Ft.:
Acres: 0.0709	Num. Stories:

Most Recent Sales

Seller: **OCCHIUZZO, PAUL J EXEC**
 Deed Book: **2983** Deed Date: **05/31/2018**
 Deed Page: **944** Sale Price: **\$20,000**

Seller: **HENDERSON (EXCTX), AGNES**
 Deed Book: **913** Deed Date: **12/08/2011**
 Deed Page: **857** Sale Price: **\$1**

Seller: **HENDERSON, KENNETH & AGNES**
 Deed Book: **7711** Deed Date: **06/28/1994**
 Deed Page: **26** Sale Price: **\$1**

Seller: **AGAR, LORRAINE M.**
 Deed Book: **7692** Deed Date: **04/06/1994**
 Deed Page: **351** Sale Price: **\$10,000**

Seller: **AGAR, LORRAINE M.**

NJTaxMaps.com

Tuesday, November 19, 2024
Detailed Property Report

Deed Book: **7680**
Deed Page: **86**

Deed Date: **02/26/1994**
Sale Price: **\$1**

COMMENT

This is a small triangular lot at the end of Brinkerhoff Street. It's size and shape are not conducive to housing production.

NJTaxMaps.com

Tuesday, November 19, 2024
Detailed Property Report

