

TOWNSHIP OF CEDAR GROVE

ESSEX COUNTY, NEW JERSEY

Housing Plan Element & Fair Share Plan

Fourth Round (2025-2035)

May 21, 2025

Adopted by the Township Planning Board on June 3, 2025

Prepared by:



**Consulting & Municipal
ENGINEERS**

CME Associates

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A handwritten signature in blue ink, appearing to be 'C. Dochney', is written over a light blue horizontal line.

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*The original document was appropriately signed and sealed in accordance with the Chapter 41
Title 13 of the State Board of Professional Planners.*

ACKNOWLEDGMENTS:

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Joseph Maceri
Kerry Peterson
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Cedar Grove Township Planning Board

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**RESOLUTION OF THE PLANNING BOARD OF THE TOWNSHIP OF
CEDAR GROVE, ESSEX COUNTY, NEW JERSEY,
ADOPTING THE FAIR SHARE PLAN PREPARED BY CHRISTOPHER N. DOCHNEY,
P.P., A.I.C.P. OF CME ASSOCIATES DATED MAY 21, 2025, AND AMENDING THE
HOUSING ELEMENT OF THE MASTER PLAN OF THE TOWNSHIP OF CEDAR
GROVE SO AS TO INCORPORATE THE CONCLUSIONS AND
RECOMMENDATIONS AS PROVIDED THEREIN**

WHEREAS, the Township of Cedar Grove Planning Board (hereinafter referred to as "Board") has adopted a comprehensive Master Plan and conducted a Re-Examinations of same and made certain amendments thereto; and

WHEREAS, the Township of Cedar Grove has historically addressed affordable housing obligations as mandated through Southern Burlington County NAACP v. Township of Mount Laurel, 67 N.J. 151 (1975) and 92 N.J. 158 (1983) (hereinafter referred to as "Mount Laurel Doctrine") through participation with the Council on Affordable Housing (hereinafter referred to as "COAH") and for which the Board has adopted various amendments to the Township's Housing Element and Fair Share Plan of the Township's Master Plan; and

WHEREAS, the Board last amended the Master Plan's Housing Element and Fair Share Plan on April 23, 2019, pursuant to the Township of Cedar Grove's settlement of its Declaratory Action for Fair Share Compliance approved by the New Jersey Superior Court on January 30, 2019, for which a Final Judgment of Compliance and Repose was entered by the Superior Court on February 26, 2020; and

WHEREAS, the New Jersey Fair Housing Act (hereinafter referred to as "Act") was amended on March 20, 2024 by P.L. 2024, c. 2, which, inter alia, abolished COAH and established a new Mount Laurel Doctrine compliance process and mechanism for participating municipalities (hereinafter referred to as "Program"); and

WHEREAS, the Township of Cedar Grove filed a Complaint for Declaratory Compliance and, as a product of participation in the Program, established the Township's Fourth Round affordable housing obligations; and

WHEREAS, Fourth Round Housing Element and Fair Share Plan prepared by Christopher N. Dochney, P.P., A.I.C.P. of CME Associates dated May 21, 2025 (hereinafter referred to as "2025 HEFSP"), addresses the amendments necessary to the Master Plan to enable the implementation of the Township's Mount Laurel Doctrine affordable housing compliance plan; and

WHEREAS, the Township of Cedar Grove Planning Board conducted a public hearing regarding the Housing Element and Fair Share Plan amendment to the Master Plan on June 3, 2025, said hearing having been noticed and conducted in accordance with the provisions of N.J.S.A. 40:55D-89, N.J.S.A. 40:55D-11 and N.J.S.A. 40:55D-13; and

WHEREAS, the Board finds that the 2025 HEFSP is reasonable and appropriately addresses the required planning for the provision of affordable housing within the Township with due regard and consideration of environmental and other factors impacting such development.

NOW, THEREFORE, BE IT RESOLVED by the Planning Board of the Township of Cedar Grove, that it hereby adopts the 2025 Housing Element and Fair Share Plan as prepared by Christopher N. Dochney, P.P., A.I.C.P. of CME Associates dated May 21, 2025 as appended hereto and further amends the Housing Element and Fair Share Plan of the Township of Cedar Grove's Master Plan so as to incorporate such recommendations and conclusions as contained therein.

The foregoing is a true copy of the Resolution adopted by the Planning Board of the Township of Cedar Grove at its meeting of June 3, 2025.

Date: June 3, 2025

Toni Ann Immersi

Toni Ann Immersi, Planning Board Secretary

CERTIFIED TO BE A
TRUE COPY OF THE ORIGINAL

Toni Ann Immersi
PLANNING/ZONING COORDINATOR
CEDAR GROVE, N.J. 07009

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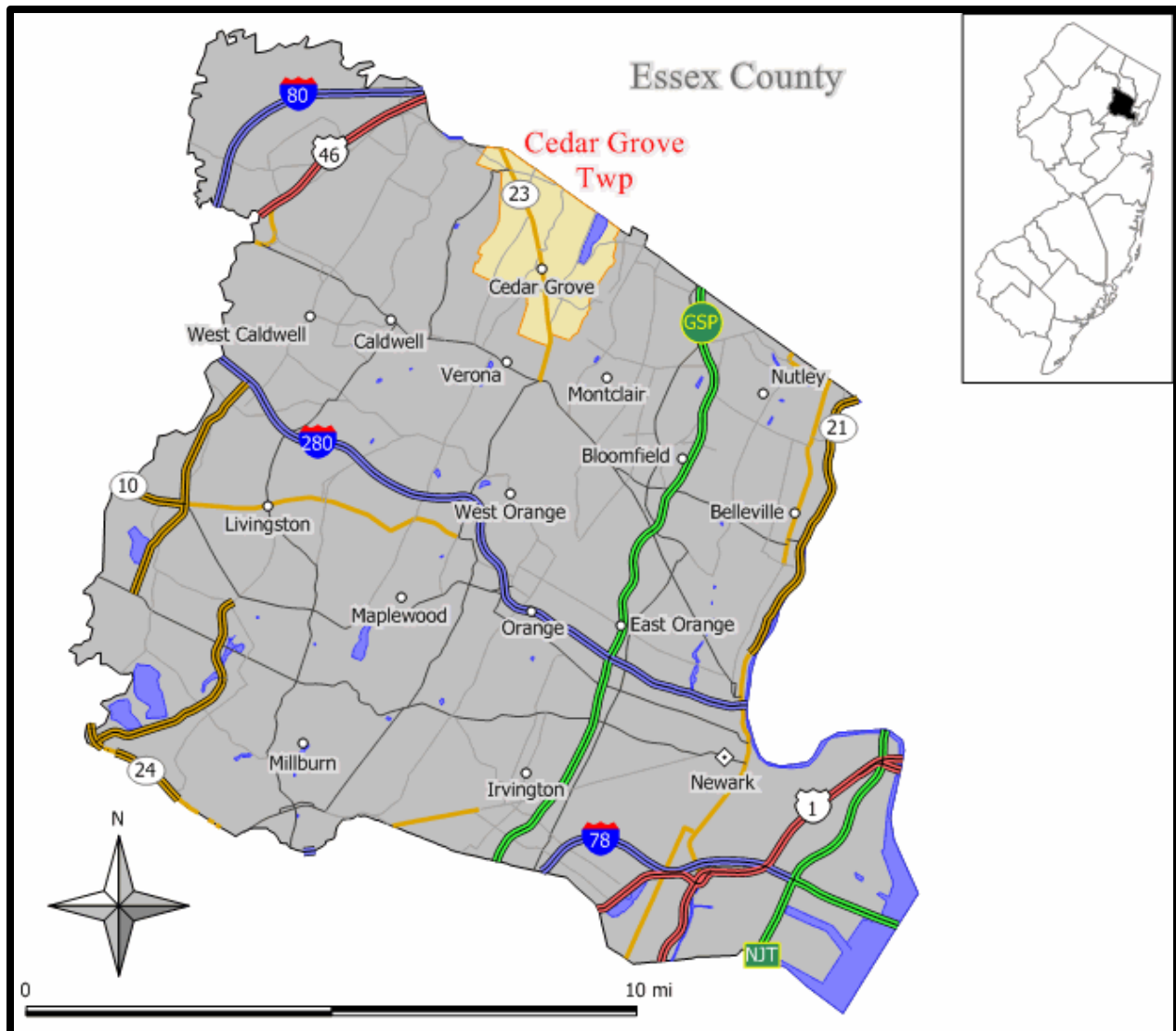
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INTRODUCTION

LOCATION AND CONTEXT

The Township of Cedar Grove is 4.36 square miles in size and is located in north central Essex County within the Passaic River watershed. The Township shares a border with Montclair, North Caldwell, and Verona in Essex County, and Little Falls in Passaic County. The Township is within the New York metropolitan region, just 12 miles west of Midtown Manhattan and 4 miles northwest of Newark.

Map of Cedar Grove Township



History and Development Patterns

Cedar Grove Township was initially inhabited by the Lenape Native Americans, and the area was purchased from the Lenape Native Americans around 1702. The township was part of the

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Horseneck Tract, an area that consisted of Caldwell, West Caldwell, North Caldwell, Fairfield, Verona, Cedar Grove, Essex Fells, Roseland, and portions of Livingston and West Orange.

The Township originally was a small farming community, however development started in the late 1890's with the Essex County mental institution, known as Overbrook, being developed in 1896. Then, in 1908, Cedar Grove was officially incorporated as a township. Then, in the 1950's, like many other communities in New Jersey within the New York Metropolitan area, the suburban population boom ensued, and the population of the Township nearly doubled from 1950 to 1960, from a population of around 8,000 residents to a population of 14,600 according to the US Census population counts. However, since the 1960's, the population has remained relatively stable due to the Township's built-out nature.

This population boom was largely fueled by the development of the highways that provided quicker access to employment centers such as Newark, Jersey City, and primarily New York City and its proximity to these areas as well as Federal policies that supported home ownership in new suburban locations.

Most of the commercial uses in the Township are located along Pompton Avenue with the residential uses located on abutting streets. The Township also includes a variety of park space which is predominantly located along the edge of the township with Mills Reservation, a 156-acre park, and Cedar Grove Reservoir, the West Essex Trail, Cedar Grove Community Park, and Hilltop Reservation.

Population History and Demographics

The Township now has a population of 12,980 people according to 2020 Census count population data. This is a slight increase from the 2010 Census count of 12,411 people, but the rate of increase is now much smaller than was the case when the population nearly doubled from 1950 to 1960. According to the NJTPA updated Demographic and Employment Forecast Model the Township of Cedar Grove is projected to continue its modest growth in the coming decades as the Township is expected to have a population of 14,364 people by 2045.

Cedar Grove consists of roughly 13,000 residents, of which data indicates that around 75% identify as white, 2 percent identify as African American or black, 8 percent as Asian, 1 percent as "other" and 3 percent two or more races. Approximately 11 percent of the population of any race is considered Hispanic or Latino.

Census data also indicates a median household income of approximately \$153,038 (2023 ACS 5-Year estimate) for the Township. This is a relatively high median household income given that the median household income for Essex County is \$76,712 (2023 ACS 5-Year estimate) and for the state of New Jersey it is approximately \$101,050 (2023 ACS 5-Year estimate).

State Plan

According to the 2001 State Plan Policy Map, the Township is mostly located in the Metropolitan Planning Area (PA1) and partially located in the Environmentally Sensitive Area (PA5). Similarly, the surrounding municipalities of Montclair, North Caldwell, and Verona in Essex County, and Little Falls in Passaic County are all located in the Metropolitan Planning Area (PA1).

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While, there is no official designated Center within the Environmentally Sensitive Planning Area (PA5), the area along Pompton Avenue, acts as the Township's "Center", as this is where most of the commercial and economic activity occurs within the Township.

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AFFORDABLE HOUSING

In 1975 the New Jersey Supreme Court determined, in *So. Burlington County. NAACP v. Township of Mount Laurel* (“Mount Laurel I”) that every developing municipality in New Jersey had an affirmative obligation to provide a “realistic opportunity” for its fair share of low-and moderate-income housing. In 1983, frustrated with the lack of voluntary compliance, the Supreme Court sought to create an incentive for voluntary compliance in its “Mount Laurel II” decision. In this decision, the Court exposed municipalities that refused to comply voluntarily to the possibility of builder’s remedy relief. The Court also called for the state legislature to enact legislation that would save municipalities from the inefficiency of having the courts determine their affordable housing needs.

First and Second Rounds

In 1985 the Legislature adopted the Fair Housing Act (N.J.S.A. 52:27D-301 et. seq.) (“FHA”). The FHA created the New Jersey Council on Affordable Housing (COAH) and charged COAH with the responsibility of adopting regulations by which municipalities could determine their fair share responsibilities and the means by which they could satisfy those responsibilities. The Legislature also sought to promote voluntary compliance and empowered municipalities to submit to COAH’s jurisdiction and voluntarily comply under the protections of the COAH process.

Pursuant to the FHA, COAH adopted regulations for the first housing cycle in 1986; which covered the years 1987 through 1993 (“First Round”) and for the second housing cycle in 1994; which covered the years 1993 through 1999 (“Second Round”). Under both the First and Second Rounds, COAH utilized what is commonly referred to as the “fair share” methodology. COAH utilized a different methodology, known as “growth share,” beginning with its efforts to prepare Third Round housing-need numbers.

Third Round

COAH first adopted the Third-Round rules in 2004; which were to cover the years 1999 through 2014. The “growth share” approach created a nexus between the production of affordable housing and future residential and non-residential development within a municipality, based on the principle that municipalities should provide affordable housing opportunities proportionate to their market rate residential growth, and that along with employment opportunities there should be proportionate opportunities for affordable housing. Each municipality was required to project the amount of residential and nonresidential growth that would occur during the period 2004 through 2014 and prepare a plan to provide proportionate affordable housing opportunities. The regulations were challenged and in January 2007, the New Jersey Appellate Division invalidated key aspects of COAH’s third round rules and ordered COAH to propose and adopt amendments to its rules to address the deficiencies it had identified.

COAH adopted new Third Round rules in May of 2008 and subsequently adopted amendments that became effective on October 20, 2008. Changes to the Fair Housing Act were also adopted in July of 2008 (P.L. 2008 c. 46 on July 17, 2008). The COAH rules and regulations adopted in 2008 were subsequently challenged, and in an October 2010 decision the Appellate Division invalidated the “Growth Share” methodology, and also indicated that COAH should adopt regulations pursuant to the “Fair Share” methodology utilized in the First and Second Rounds. The Supreme Court affirmed this decision in September 2013, invalidating the third iteration of the Third Round regulations and sustaining the invalidation of growth share, and directing COAH to adopt new regulations pursuant to the methodology utilized in the First and Second Rounds. In

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October of 2014 COAH was deadlocked and failed to adopt their newly revised Third Round regulations. Fair Share Housing Center, who was a party in the earlier cases, responded by filing a motion in aid of litigants' rights with the New Jersey Supreme Court. On March 20, 2015, the Court ruled that COAH was effectively dysfunctional, and consequently returned jurisdiction of affordable housing issues back to the trial courts as it had been prior to the creation of COAH in 1986.

Since the 2015 Mt. Laurel IV decision, municipalities have turned to the courts to seek a declaratory judgement of their housing plans to determine whether they are meeting their constitutional affordable housing obligations, and to be granted immunity from any "builder's remedy" lawsuits. With no COAH functioning and providing guidance to municipalities to determine their municipal fair share of statewide and regional obligations, a number of independent groups produced their own reports to determine individual obligations across the state. In several court decisions in 2016 and 2018, judges in Middlesex and Mercer County developed a methodology following closely one proposed by Fair Share Housing Center to determine municipal obligations. In the 2018 decision by Judge Jacobson, it was further determined that the initial period of the Third Round which had not been addressed (1999 – 2015) known as the "gap period" is to be included in each municipality's fair share calculations to address the Third Round.

Fourth Round

In March of 2024, P.L. 2024, c.2 was signed into law establishing new procedures for determining statewide needs and municipal obligations for low and moderate income housing. This new law formally abolished COAH and established a new "Program" for resolving affordable housing disputes, as well as the authority to review and certify municipal fair share housing plans. The law required municipalities to determine their own fair share obligations by applying the methodology of the Jacobsen decision in Mercer County as it related to the Third Round, and adopt a binding resolution setting those obligation numbers. The law also provided revisions to the crediting structures for affordable units, with changes to the types of affordable units that are permitted to be granted bonus credits. The law established timelines for submission of documents to demonstrate compliance with the Fair Housing Act.

In addition to the revisions to low and moderate income housing crediting, the amended law established a new Affordable Housing Alternative Dispute Resolution Program. The Program is intended adjudicate any disputes in affordable housing, and function as the administrative body responsible for reviewing and certifying municipal compliance with the Fair Housing Act. Through the Program and the Administrative Office of the Courts, municipalities seeking a judgment of compliance with Affordable Housing regulations must submit their plans to the Program for certification and to retain immunity from any potential builders remedy lawsuits.

CEDAR GROVE'S COMPLIANCE HISTORY

The Township first received substantive certification from the Council on Affordable Housing for its Round 1 Plan on October 17, 1988. The Township again received substantive certification from COAH for its Round 2 Fair Share Plan on August 2, 2000. In May of 2000, December of 2004, and again in December of 2008, the Township submitted Round 3 Fair Share Plans to COAH seeking substantive certification that the Township had satisfied its affordable housing obligations. Due to the inability of COAH at the time to adopt rules for the Third Round, and the invalidation of the "growth share" methodology initially proposed to determine obligations, the Township's

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Housing Plans that had been submitted to COAH were not compliant due to the changes in the rules.

On July 15, 2015, Cedar Grove Township filed a Declaratory Judgment Action with Essex County seeking a judicial determination of its “fair share” obligations for the Prior Round and Third Round of affordable housing, and seeking an order from the courts protecting it from any builder’s remedy lawsuits while the Township’s Fair Share Plan was being reviewed.

As a part of the Third Round compliance process, the Township reached a settlement agreement with Fair Share Housing Center dated November 19, 2018 that outlined the Township’s obligations as well as the mechanisms that the Township would enact to address the obligations. The Settlement Agreement was approved by the courts on January 30, 2019 through an Order of Fairness and Preliminary Round 3 Mount Laurel Compliance. The Township adopted an Amended Third Round Housing Element and Fair Share Plan on April 23, 2019, which was then endorsed by the Township Committee on June 3, 2019, implementing the terms of the Settlement Agreement with Fair Share Housing Center.

A copy of the Settlement Agreement can be found in Appendix B.1.

An Order of Final Judgment of Compliance and Repose was signed by the Honorable Judge Robert H. Gardner, J.S.C. on February 26, 2020, certifying that the Township has satisfied its affordable housing obligations for the Third Round of 1999 – 2035.

A copy of the Final Judgment can be found in Appendix B.2.

To begin the process of compliance with the Fourth Round of affordable housing obligations, a resolution adopted by the Township’s Governing Body on January 27, 2025 established the Township’s Fourth Round obligation numbers. The Township accepted the calculations put forward by the New Jersey Department of Community Affairs (NJDCA) in their report titled *“Affordable Housing Obligations for 225-2035 (Fourth Round) Methodology and Background”*, dated October 18, 2024, and adopted the numbers determined by DCA. Subsequently on January 29, 2025, the Township filed this resolution with Essex County Superior Court. Through an Order Fixing Municipal Obligations for Present Need and Prospective Need for the Fourth Round Housing Cycle, the courts approved of the Township’s determination of its present need and prospective need.

A copy of the Resolution determining the Township’s obligations can be found in Appendix A.1.

A copy of the Order Fixing those obligation numbers can be found in Appendix A.2.

Cedar Grove has prepared this Housing Plan Element and Fair Share Plan in accordance with all requirements of the Municipal Land Use Law and the Amended Fair Housing Act in order to satisfy those obligations for the Fourth Round.

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HOUSING PLAN ELEMENT

According to the Municipal Land Use Law (MLUL) (40:55D-28.b(3)), a municipality is required to adopt a Housing Plan Element of the Master Plan, as well as a Fair Share Plan for addressing its low and moderate income housing obligations in accordance with the Fair Housing Act (FHA).

The Amended Fair Housing Act defines a “Housing Element” as:

“that portion of a municipality’s master plan consisting of reports, statements, proposals, maps, diagrams, and text designed to meet the municipality’s fair share of its region’s present and prospective housing needs, particularly with regard to low- and moderate-income housing, and which shall contain the municipal present and prospective obligation for affordable housing, determined pursuant to subsection f. of section 3 of P.L.2024, c. 2.”

[N.J.S.A.52:27D-304.1]

Pursuant to the Fair Housing Act, Section 10 of P.L. 1985, c. 222 (C. 52:27D-310), a municipality’s housing plan element shall be designed to achieve the goal of access to affordable housing to meet present and prospective housing needs, with attention to low- and moderate-income housing. This updated Housing Plan Element and Fair Share Plan for the Township of Delran has been prepared in a manner that is consistent with the FHA and MLUL requirements, and contains the following, as spelled out in the FHA:

- 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*

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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.*

[N.J.S.A.52:27D-310]

This Housing Plan Element and Fair Share Plan will address the Township's obligations to provide a realistic opportunity for the construction of low- and moderate-income housing in accordance with the Fair Housing Act, and the MLUL for the Fourth Round period of 2025 – 2035. The preparation of a Housing Plan Element and Fair Share Plan is the first step in petitioning the court for Substantive Certification and Judgement of Repose.

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ANALYSIS OF DEMOGRAPHIC, HOUSING, AND EMPLOYMENT CHARACTERISTICS

As required by N.J.S.A. 52:27D-310, all housing elements must contain a discussion of the municipality's demographic, housing, and economic characteristics. The following subsections fulfill this requirement by providing a profile of the Townships demographic, housing and employment characteristics based on information from the US Census Bureau, and the New Jersey Department of Labor and Workforce Development.

DEMOGRAPHICS**Population**

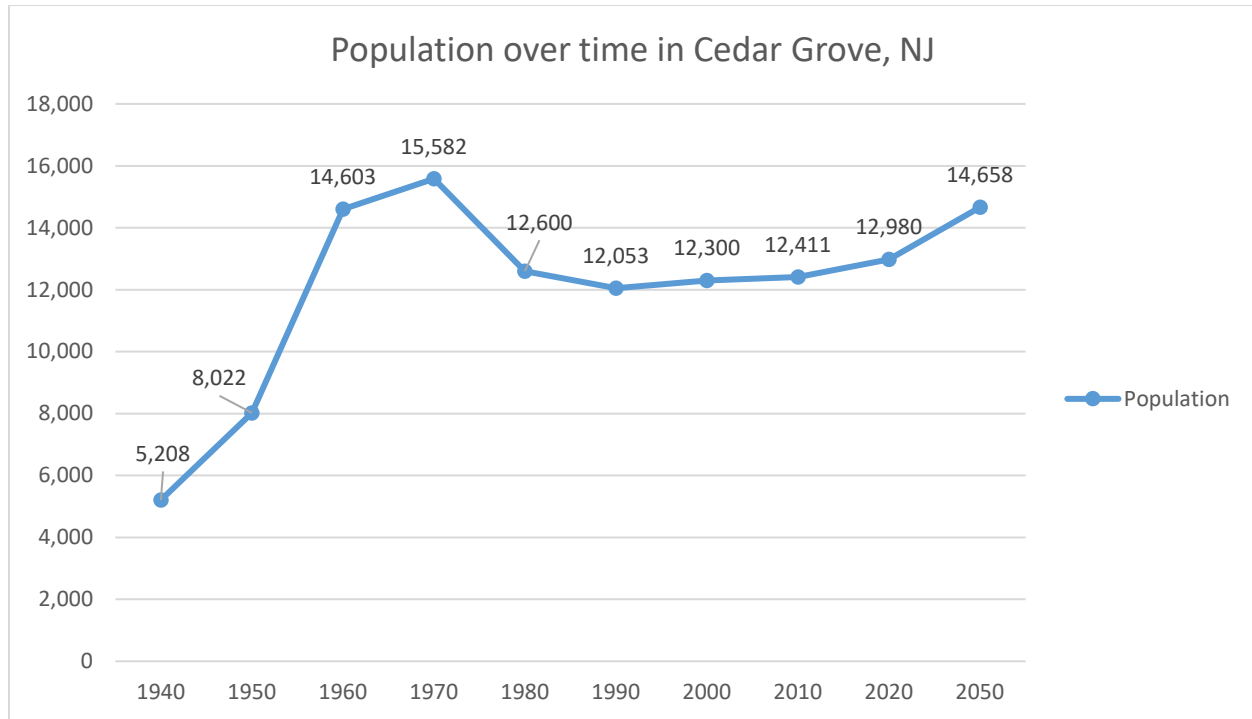
Cedar Grove Township has experienced slow but consistent growth over the past few decades. According to the 2020 U.S Census, the Township population stood at 12,980 residents. This marks a 4.58 percent increase from the 12,411 residents recorded in 2010. Population growth between 2000 and 2010 was relatively flat, with an increase of 0.9 % increase from the 12,300 residents recorded by the 2000 Census. By comparison, Essex County's population decreased by 1.22 % between 2000 and 2010, but increased by 10.17 % between 2010 and 2020. Table 1 below illustrates the population growth trends for both Cedar Grove Township and Essex County from 2000 through 2020

Table 1: Population Trends, 2000 - 2010					
	2000	2010	2020	Percent Change 2000-2010	Percent Change 2010-2020
Cedar Grove Township	12,300	12,411	12,980	0.90%	4.58%
Essex County	793,633	783,969	863,728	-1.22%	10.17%
Source: US Census Bureau Decennial Census (Table DP-1)					

Population Projections

Cedar Grove Township's population growth over time is illustrated in Figure 1 below, which shows that the largest population growth in the years 1940 to 2020 occurred between 1950 and 1960, and rose slightly between 1960 and 1970. The Township's experienced a significant population decrease between 1970 and 1980, and a smaller decrease between 1980 and 1990. Though the population has begun to increase again since 1990, the 12,980 residents recorded in 2020, and the 14,658 estimated population by 2050 are both less than the 15,582 residents recorded in 1970.

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**Population Composition by Age**

The age composition of Cedar Grove has shifted between age cohorts since 2000, as illustrated in Table 2 below. According to the U.S. Census Bureau's Decennial Census Estimates, significant changes occurred in many age groups. The number of residents less than 9 years of age or less and between 25-54 years old decreased 10.5 % and 32.71 % over this time period, respectively. While residents between the ages of 10 -24 and 55-74 increased by 81.46 % and 96.19 %, respectively. Residents between the ages of 75-84 years decreased by 2.8 %, while those 85 years or older increased by 9.83 % between 2000 and 2020.

Table 2: Population by Age Cohort, Cedar Grove Township, 2000 - 2020					
Population and Cohort Type	2000		2020		Percent Change 2000-2020
	Number	Percent	Number	Percent	
Total population	12,300	100%	12,980	100%	5.53%
Under 5 years	666	5.41%	649	5.00%	-2.55%
5 to 9 years	705	5.73%	649	5.00%	-7.94%
10 to 14 years	630	5.12%	676	5.21%	7.30%
15 to 19 years	537	4.37%	751	5.79%	39.85%
20 to 24 years	481	3.91%	646	4.98%	34.30%
25 to 34 years	1,452	11.80%	1,242	9.57%	-14.46%
35 to 44 years	1,867	15.18%	1,629	12.55%	-12.75%
45 to 54 years	1,819	14.79%	1,719	13.24%	-5.50%
55 to 59 years	778	6.33%	971	7.48%	24.81%
60 to 64 years	599	4.87%	792	6.10%	32.22%
65 to 74 years	1,190	9.67%	1656	12.76%	39.16%

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Table 2: Population by Age Cohort, Cedar Grove Township, 2000 - 2020					
Population and Cohort Type	2000		2020		Percent Change 2000-2020
	Number	Percent	Number	Percent	
75 to 84 years	1,037	8.43%	1,008	7.77%	-2.80%
85 years and over	539	4.38%	592	4.56%	9.83%

Source: US Census Bureau, Decennial Census (Table DP-1)

The age composition of Essex County has shifted in a similar manner as has the Township, as illustrated in Table 3 below. The number of County residents less than 9 years of age or less and between 35-44 years old decreased by 6.9 % and 6.3 % over this time period, respectively. while residents between the ages of 10 - 34 and 55-74 increased by 6.1 % and 47.0 %, respectively. Residents between the ages of 75-84 years decreased by -1.0 %, while those 85 years or older increased by 15.1% between 2000 and 2020.

Table 3: Population by Age Cohort, Essex County, 2000 - 2020					
	2000		2020		Percent Change 2000-2020
	Number	Percent	Number	Percent	
Total population	793,633	100%	863,728	100.0%	8.8%
Under 5 years	57,097	7.2%	51,645	6.0%	-9.5%
5 to 9 years	60,891	7.7%	56,675	6.6%	-6.9%
10 to 14 years	56,677	7.1%	58,979	6.8%	4.1%
15 to 19 years	51,633	6.5%	61,482	7.1%	19.1%
20 to 24 years	53,765	6.8%	56,412	6.5%	4.9%
25 to 34 years	117,504	14.8%	119,677	6.7%	1.8%
35 to 44 years	130,741	16.5%	122,457	7.1%	-6.3%
45 to 54 years	102,910	13.0%	117,293	7.2%	14.0%
55 to 59 years	36,842	4.6%	55,402	7.0%	50.4%
60 to 64 years	30,746	3.9%	49,164	6.8%	59.9%
65 to 74 years	49,952	6.3%	68,170	6.8%	36.5%

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75 to 84 years	32,861	4.1%	32,547	6.4%	-1.0%
85 years and over	12,014	1.5%	13,825	5.7%	15.1%
Source: US Census Bureau, Decennial Census (Table DP-1)					

The median age of Cedar Grove Township residents was 46.5 as of the 2020 census, which reflects an 5.68 % increase from the median age of 44 as of 2000, as indicated in Table 4 below. In contrast, while Essex County and Statewide median age increased at slightly higher rates (6.92 % and 8.72 %, respectively) the actual median ages for the County (37.1) and State (39.9) are significantly lower than that of the Township. The broader trend both at the County and State level reflects that the Baby Boomer generation continues to age and are not being replaced by younger cohorts. At the Township level, the significantly higher median age and less increase as compared to the County appears to reflect a population that is aging in place among the various age cohorts within Cedar Grove.

Table 4: Median Age, 2000 – 2020			
	2000	2020	Percent Change
Cedar Grove Township	44.0	46.5	5.68%
Essex County	34.7	37.1	6.92%
New Jersey	36.7	39.9	8.72%
<i>Source: US Census Bureau, Decennial Census (Table DP-1)</i>			

Households

Table 5 provides the number of households and household sizes within the Township and County. A household is defined as one or more individuals, related or not, living together in a single housing unit. According to the 2023 ACS 5-Year estimates, there were approximately 4,942 households in the Township. Of these, 33.73 % were households of two people, the largest percentage, followed by 24.63 % with one person, 24.87 % with 4 or more people, and 16.77 % with three people.

In comparison, the County recorded 33.73 % two-person households, 24.63 % one-person households, 24.87% four-person households, and 16.77 % three-person households. The Township's average household size was 2.54 people, which is slightly less than both the County's average of 2.62 and New Jersey's average of 2.61, according to the ACS estimates.

Table 5: Household Characteristics Cedar Grove Township, Essex County and New Jersey						
	Cedar Grove Township		Essex County		New Jersey	
	Number	Percent	Number	Percent	Number	Percent
Total Households	4,942	100%	317,473	100%	4,942	100%
1-person	1,217	24.63%	97,614	30.75%	1,217	24.63%
2-persons	1,667	33.73%	84,826	26.72%	1,667	33.73%
3-persons	829	16.77%	54,116	17.05%	829	16.77%

Cedar Grove – Housing Plan Element and Fair Share Plan

Table 5: Household Characteristics Cedar Grove Township, Essex County and New Jersey

4 or more persons	1,229	24.87%	80,917	25.49%	1,229	24.87%
Average Household Size	2.54 people		2.62 people		2.61 people	
Source: US Census Bureau, ACS 5-year Estimates 2019 to 2023 (Table S2501& B25010)						

Family households are defined as two or more individuals living together in the same residence, related by blood, marriage, or adoption. Of the total 4,942 households in the Township, 3,510 (71.02%) are family households, while 1,432 (28.98%) are non-family households. In contrast, Essex County has 64.21% family households and 35.79% non-family households, which differs significantly from the Township.

Within the Township, approximately 92.56% of family households consist of married couple householders. Among the remaining family households, 1.94 % are headed by a single male householder, and 5.5 % are headed by a single female householder. The average family size in the Township is 3.07 persons. In comparison, Essex County consists of 62.3 % married couples, with 10.05 % male householders and 27.65 % female householders. Further, 39.6 % of the Township's households are comprised of individuals aged 65 or older, totaling 1,957 households, whereas in comparison, 11.6% Essex County households are headed by individuals aged 65 or older. Overall, the aforementioned household cohorts within the Township differ greatly from those County-wide.

Table 6: Household by Type, Cedar Grove and Essex County

	Cedar Grove Township		Essex County	
	Number	Percent	Number	Percent
Total Households	4,942	100.00%	317,473	100.00%
Average Household Size	2.54 people		2.62 people	
Total Families	3,510	71.02%	203,865	64.21%
Average Family Size	3.07 people		3.31 people	
Married Couple Family	3,249	92.56%	127,018	62.30%
• With own children under 18 years	1,468	45.18%	59,073	46.51%
• No children under 18 years	1,781	54.82%	67,945	53.49%
Male householder, no spouse present	68	1.94%	20,481	10.05%
• With own children under 18 years	6	8.82%	9,437	46.08%
• No own children under 18 years	62	91.18%	11,044	53.92%
Female householder, no spouse present	193	5.50%	56,366	27.65%
• With own children under 18 years	44	22.80%	28,896	51.26%
• No own children under 18 years	149	77.20%	27,470	48.74%
Nonfamily Households	1,432	28.98%	113,608	35.79%
65 years and over	1,957	39.60%	36,827	11.60%
<i>Source: US Census Bureau, American Community Survey 5-year Estimates 2019 to 2023 (Table S1101)</i>				

Existing Housing Conditions

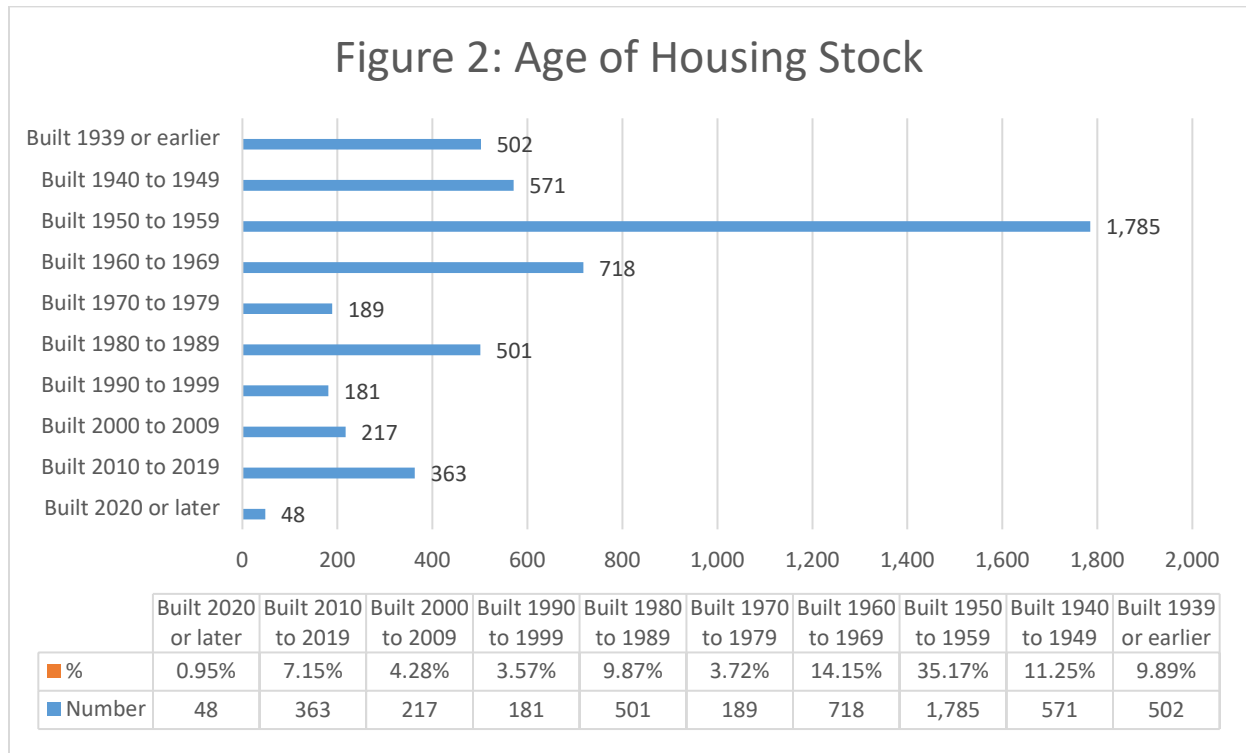
Cedar Grove – Housing Plan Element and Fair Share Plan

Cedar Grove's housing stock is predominantly owner-occupied, as indicated in Table 7. According to 2023 ACS 5-Year estimates, the Township has a total of 5,075 housing units, of which 4,942 units (97.38 %) are occupied, and 133 (2.62 %) are vacant. Among the occupied units, the majority (4,117 or 83.31 %) are owner-occupied, while 825 (16.69 %) are renter-occupied.

Table 7: Housing Units in Cedar Grove Township		
	Number	Percent
Total Housing Units	5,075	100.00%
Occupied Housing Units	4,942	97.38%
Owner Occupied	4,117	83.31%
Renter Occupied	825	16.69%
Vacant Housing Units	133	2.62%
For Rent/Rented Not Occupied	0	0.00%
For Sale Only	57	42.86%
For Seasonal, Recreational or Occasional use	76	57.14%
Other Vacant	0	0.00%

Source: US Census Bureau, ACS 5-year Estimates 2019 to 2023 (Tables DP04 and B25004)

As indicated in Figure 2 below, 1,785 housing units (35.17 % of existing housing stock) was built between 1950-1959, which represents the largest amount of housing stock within Cedar Grove.



Source: US Census Bureau, ACS 5-year Estimates 2019 to 2023 (Tables DP04)

Housing Type and Size

Cedar Grove – Housing Plan Element and Fair Share Plan

Cedar Grove's housing stock is predominantly comprised of one-unit detached homes, making up an estimated 68.53 % of the Township's total housing units as indicated in Table 8 below. The next highest housing type is those consisting of 1-unit attached homes, which makes up 9.79 % of all housing units. Almost half of the Township's housing inventory is made up of 3-bedroom homes, which comprise 49.95 % of all units, followed by 4-bedroom homes at 16.91 % and 2-bedroom homes at 16.65 %.

Table 8: Housing Units by Type: Cedar Grove Township		
	Number	Percent
Total Housing Units	5,075	100.00%
1-unit detached	3,478	68.53%
1-unit, attached	497	9.79%
2 units	130	2.56%
3 or 4 units	208	4.10%
5 to 9 units	158	3.11%
10 to 19 units	224	4.41%
20 or more units	320	6.31%
Mobile home	44	0.87%
Boat, RV, Van etc	16	0.32%
Bedrooms		
No bedroom	35	0.69%
1 bedroom	561	11.05%
2 bedrooms	845	16.65%
3 bedrooms	2,535	49.95%
4 bedrooms	858	16.91%
5 or more bedrooms	241	4.75%

Source: US Census Bureau, ACS 5-year Estimates 2019 to 2023 (Tables DP04)

Housing Values and Contract Rents

According to the ACS 5-Year Estimates, the majority of housing units in Cedar Grove (64.76 %) were valued between \$ 500,000 - \$ 999,999, reflecting a significantly higher percentage compared to the County average of 37.37 %. Table 9 provides a detailed breakdown of home values for owner-occupied units within the Township. No Cedar Grove's owner-occupied homes were valued below \$150,000. The median value of an owner-occupied home in the Township was \$ 600,500, which exceeds the County's median of \$ 494,400. A factor in this difference is that 71.97 % of all homes in the Township were valued above \$500,000, as compared to the County's 49.05 %.

Table 9: Value of Owner-Occupied Housing Units, 2019 -2023				
	Cedar Grove Township		Essex County	
	Number	Percent	Number	Percent
Total	4,117	100.00%	141,377	100.00%
Less than \$50,000	0	0.00%	4,224	2.99%
\$50,000 to \$99,999	0	0.00%	1,211	0.86%
\$100,000 to \$149,999	0	0.00%	2,283	1.61%

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Table 9: Value of Owner-Occupied Housing Units, 2019 -2023				
Cedar Grove Township			Essex County	
	Number	Percent	Number	Percent
\$150,000 to \$199,999	27	0.66%	3,726	2.64%
\$200,000 to \$299,999	114	2.77%	16,654	11.78%
\$300,000 to \$499,999	1,013	24.61%	43,938	31.08%
\$500,000 to \$999,999	2,666	64.76%	52,829	37.37%
\$1,000,000 and greater	297	7.21%	16,512	11.68%
Median Value	\$600,500		\$494,400	
Source: US Census Bureau, ACS 5-year Estimates 2019 to 2023 (Tables DP04)				

The majority of rental prices in Cedar Grove (57.76 %) are between \$1,500 to \$ 2,499. Table 10 provides a detailed breakdown of gross rent paid within the Township. According to the ACS 5-Year Estimates, the median gross rent in Cedar Grove was \$1,693, which is higher than the County median of \$1,459. The largest share of renter-occupied units in Cedar Grove (32.89 %) had rent between \$2,500 and \$2,999, while the largest group of County renter occupied units (31.07 %) have rents between \$1,500 - \$1,999. Cedar Grove had 158 units with rents under \$500 per month (20.79 % of all units), while ACS estimates indicate the 10.17 % of County units had rents below this threshold. Additionally, an estimated 65 Cedar Grove units did not require rent payments, compared to 3,459 such units across the County.

Table 10: Gross Rent Paid, 2019 - 2023				
	Cedar Grove Township		Essex County	
	Number	Percent	Number	Percent
Total	760	100.00%	172,637	100.00%
Less than \$500	158	20.79%	17,560	10.17%
\$500 to \$999	62	8.16%	19,907	11.53%
\$1,000 to \$1,499	87	11.45%	53,634	31.07%
\$1,500 to \$1,999	189	24.87%	46,316	26.83%
\$2,000 to \$2,499	250	32.89%	21,870	12.67%
\$2,500 to \$2,999	0	0.00%	6,572	3.81%
\$3,000 or more	14	1.84%	6,778	3.93%
No rent paid	65		3,459	
Median Contract Rent	\$1,693		\$1,459	
Source: US Census Bureau, ACS 5-year Estimates 2019 to 2023 (Tables DP04)				

Housing Conditions

Overcrowding is minimal in Cedar Grove, with approximately 1.92 % (79 units) of owner-occupied units and no renter-occupied units exceeding one person per room. As outlined in Table 11 below, a small number of units in the Township lacking complete plumbing or kitchen facilities, comprising 0.32 % (16 units) of total units, respectively. Housing deficiencies are often key factors in assessing overall housing conditions across the Township and determining municipal rehabilitation needs.

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Table 11: Housing Deficiency Characteristics, Cedar Grove Township 2023		
Housing Units with 1.01 or More Persons Per Room		
	Count	Percent
Owner-Occupied	79	1.92%
Renter-Occupied	0	0.00%
Plumbing Facilities		
Total Occupied Housing Units	4,942	100.00%
Lacking complete plumbing facilities	16	0.32%
Kitchen Equipment		
Total Occupied Housing Units	4,942	100%
Lacking complete kitchen facilities	16	0.32%
Source: US Census Bureau, ACS 5-year Estimates 2019 to 2023 (Tables B25014, S2504)		

Housing Stock

Cedar Grove Township issued building permits for 535 new residential units between January 2013 and December 2023 as indicated in Table 12 below, which is based upon data provided by the NJ Department of Community Affairs. A total of 8 residential demolition permits were issued during this time period. Subtracting the demolition permits from the construction permits reveals a net increase of 527 residential units over the same timeframe. Of the 535 permits, 532 were for 1 & 2 family homes, 2 were for multi-family units, and one was for a mixed-use project.

Census data contained within Table 7 (Housing Units in Cedar Grove Township) and Figure 2 (located within the “Existing Housing Conditions” section of this Element) indicates that there are 5,075 housing units within the Township, 7.5 % of which were constructed between 2011-2019, and 0.95 % constructed in 2020 or later, or 8.45 % for both groups. While DCA and Census data may differ slightly, data indicates that the majority of housing stock was constructed prior to 2011.

Table 12: Building Permits and Demolition Permits Issued 2013 - 2023						
Year	1&2 Family	Multi Family	Mixed Use	Total New Construction	Total Residential Demolitions	Net Units Added
2013	3	0	1	4	1	3
2014	6	0	0	6	0	6
2015	4	0	0	4	0	4
2016	11	2	0	13	0	13
2017	5	0	0	5	0	5
2018	74	0	0	74	1	73
2019	218	0	0	218	4	214
2020	160	0	0	160	1	159
2021	50	0	0	50	1	49
2022	0	0	0	0	0	0
2023	1	0	0	1	0	1
Total	532	2	1	535	8	527
Source: NJ DCA, Construction Reporter 2013 to 2023						

Cedar Grove – Housing Plan Element and Fair Share Plan

The Township's overall housing stock saw significant growth between 2016-2012, when a total of 502 permits were issued, as compared to 30 total permits issued for all other years during this time period. These trends indicate inconsistent growth for 1 & 2 family homes within the Township.

EMPLOYMENT DATA

Employment Status

ACS estimates provide data on the work activity of residents aged 16 and older. Cedar Grove Township's working-age population was 16,246, with approximately 11,604 residents in the labor force as indicated in Table 13 below. Approximately 28.57 % of the Township's working-age residents were not participating in the labor force at the time of the 5-year ACS estimates, which is lower than the County's 33.54 % non-participation rate. All of the Township's labor force were employed in civilian jobs, with no residents reported as members of the armed forces. Cedar Grove's 3.72 % unemployment rate is slightly higher than that of the County's rate of 3.48 %.

Table 13: Employment Status, 2023				
	Cedar Grove Township		Essex County	
	Number	Percent	Number	Percent
Population 16 years and over	10,780	100.00%	674,746	100.00%
• In labor force	6,790	62.99%	446,937	66.24%
• Civilian Labor Force	6,790	62.99%	446,633	66.19%
• Employed	6,171	57.24%	409,416	60.68%
• Unemployed	619	5.74%	37,217	5.52%
• Armed Forces	0	0.00%	304	0.05%
• Not in Labor Force	3,990	37.01%	227,809	33.76%

Source: US Census Bureau, ACS 5-year Estimates 2019-2023 (Table DP03)

Worker Classification

Approximately 75.5% of Cedar Grove Township's workers were employed in private wage and salary positions, while 4.3 % were self-employed as indicated in Table 14 below. Government employees made up 20.3 % of the workforce, with unpaid family workers representing 0 %.

Table 14: Classification of Workers, Cedar Grove Township, 2023		
	Number	Percent
Total	6,171	100.00%
• Private Wage and Salary Worker	4,658	75.48%
• Government Worker	1,250	20.26%
• Self-Employed Worker	263	4.26%
• Unpaid Family Worker	0	0.00%

Cedar Grove – Housing Plan Element and Fair Share Plan

Table 14: Classification of Workers, Cedar Grove Township, 2023

	Number	Percent
<i>Source: US Census Bureau, ACS 5-year Estimates 2019-2023 (Table DP03)</i>		

Workforce by Sector

An analysis of employed individuals over the age of 16 by economic sector reveals while there is a diverse range of industries in which Cedar Grove's working-age population is engaged, four (4) sectors comprise 68.90% of the overall total: educational services, healthcare, and social assistance (30.20 %, or 1,864 employees), professional, scientific, management, administrative, and waste management services (20.50 %, or 1,267 employees), finance and insurance/real estate rental and leasing (9.40 %, or 577 employees), and Manufacturing (8.80 % or 541 employees).

Table 15: Workforce by Sector, Cedar Grove Township, 2023

Industry	Number	Percent
Civilian employed population 16 years and over	6,171	100.00%
Agriculture, forestry, fishing and hunting and mining	0	0.00%
Construction	167	2.71%
Manufacturing	541	8.77%
Wholesale trade	156	2.53%
Retail trade	422	6.84%
Transportation and warehousing, and utilities	86	1.39%
Information	246	3.99%
Finance and insurance, and real estate and rental and leasing	577	9.35%
Professional, scientific, and management, and administration and waste management services	1,267	20.53%
Educational services, health care and social assistance	1,864	30.21%
Arts, entertainment, and recreation, and accommodation and food services	409	6.63%
Other services, except public administration	6,171	2.04%
Public administration	0	5.02%
<i>Source: US Census Bureau, ACS 5-year Estimates 2019-2023 (Table DP03)</i>		

Occupations by Type

Table 16 presents a breakdown of occupations by type within the Township's employed civilian labor force. The largest segment, comprising more than half (51.2 %, of 5,831 employees), are engaged in management, business, science, and arts occupations. Sales and office occupations follow, employing nearly one-fifth (2,034 %, or 2,237 employees) of the labor force. Service occupations account for 15.2 % (1,672 employees) of the total workforce. The sectors with the smallest share are production, transportation, and material moving occupations (7.55 %, or 830 employees) and natural resources, construction, and maintenance occupations (5.72 %, or 629 employees) of the labor force.

Cedar Grove – Housing Plan Element and Fair Share Plan

Table 16: Occupations by Type, Cedar Grove Township, 2023

	Number	Percent
Employed Civilian population 16 years and over	10,999	100.00%
Management, business, science, and arts occupations	5,631	51.20%
Service occupations	1,672	15.20%
Sales and office occupations	2,237	20.34%
Natural resources, construction, and maintenance occupations	629	5.72%
Production, transportation, and material moving occupations	830	7.55%
<i>Source: US Census Bureau, ACS 5-year Estimates 2019-2023 (Table DP03)</i>		

Commuting to Work

As shown in Table 17, the vast majority of residents (71.95 %, or 7,788 employees) commuting to work rely on private automobiles, which is higher than the County's 66.77%. 8.47 % (916 employees) rely on public transportation (excluding taxicabs), while walking to work is the least common commuting method, accounting for only 0.64% (or 4,775 employees), as compared to 1.47 % County-wide. 1,833 residents (12.79 %) work from home, lower than the County rate of 16.83 %.

Table 17: Means of Commute, Cedar Grove Township, 2023

	Cedar Grove Township		Essex County	
	Number	Percent	Number	Percent
Workers 16 years and over	6,128	100%	397,217	100%
Car, truck, van - Drove Alone	3,600	58.70%	213,923	53.90%
Car, truck, van - Carpooled	374	6.10%	31,644	8.00%
Public transportation (excluding taxicab)	719	11.70%	64,322	16.20%
Walked	20	0.30%	12,188	3.10%
Other means	85	1.40%	18,654	4.70%
Worked from home	1,330	21.70%	56,486	14.20%
<i>Source: US Census Bureau, ACS 5-year Estimates 2019-2023 (Table DP03)</i>				

As indicated in Table 18 below, 47.52 % (or 2,280) residents have a commute of more than 30 minutes, which is slightly less than the county's 52.46 %. In contrast, 28.87 % (or 1,385) residents have a commute of less than 20 minutes, more than the 25.95 % rate for the County.

Table 18: Travel Time to Work, 2023

	Cedar Grove Township		Essex County	
	Number	Percent	Number	Percent
Total Commuters	4,798	100.00%	340,731	100.00%
Less than 5 minutes	124	2.58%	4,951	1.45%
Less than 10 minutes	291	6.07%	16,627	4.88%
10 to 19 minutes	567	11.82%	28,492	8.36%

Cedar Grove – Housing Plan Element and Fair Share Plan

Table 18: Travel Time to Work, 2023				
	Cedar Grove Township		Essex County	
20 to 29 minutes	403	8.40%	38,339	11.25%
30 to 44 minutes	679	14.15%	53,125	15.59%
45 to 59 minutes	454	9.46%	21,144	6.21%
60 to 89 minutes	559	11.65%	58,004	17.02%
90 or more minutes	151	3.15%	9,964	2.92%
Mean travel time to work (minutes)	34.4		34	
Source: US Census Bureau, ACS 5-year Estimates 2019-2023 (Table DP03, B08303)				

Cedar Grove – Housing Plan Element and Fair Share Plan

FAIR SHARE PLAN

A Fair Share Plan has been defined by the Amended Fair Housing Act at N.J.S.A. 52:27D-304 as:

“Fair Share Plan” means the plan or proposal that is in a form which may readily be adopted, with accompanying ordinances and resolutions, pursuant to subsection f. of section 3 of P.L.2024, c.2 (C.52:27D-304.1), by which a municipality proposes to satisfy its obligation to create a realistic opportunity to meet its fair share of low- and moderate-income housing needs of its region and which details the affirmative measures the municipality proposes to undertake to achieve its fair share of low- and moderate-income housing, as provided in the municipal housing element, and addresses the development regulations necessary to implement the housing element, including, but not limited to, inclusionary requirements and development fees, and the elimination of unnecessary housing cost-generating features from the municipal land use ordinances and regulations.

The Fair Share Plan for the Cedar Grove Township is broken up into four sections; a Present Need or Rehabilitation Obligation, the Prior Round / First and Second Round (1987-1999) Prospective Need Obligation, the Third Round (1999-2025) Prospective Need Obligation, and the Fourth Round (2025-2035) Prospective Need Obligation.

The Township’s Fair Share Plan specifically describes the completed and proposed mechanisms to address the present need (rehabilitation) obligation, First and Second Round (Prior Round) obligation, Third Round obligation, and Fourth Round obligation.

The Township’s Prior Round obligations were determined by COAH, and the Third Round obligation was a negotiated settlement with Fair Share Housing Center which was approved by the Court. The Township’s Fourth Round obligation numbers were determined using calculations provided by the NJ Department of Community Affairs in a report dated October 18, 2024, and adopted by the Township Council through a binding resolution in accordance with the requirements of the Fair Housing Act. The Township’s Fourth Round obligation numbers have been accepted by the court.

CONSIDERATION OF LANDS SUITABLE FOR AFFORDABLE HOUSING

The New Jersey Fair Housing Act (N.J.S.A. 52:27D-310(f)) requires that the Housing Element provide a narrative that includes “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.”

Cedar Grove lies in a valley along the Peckman River, with steep ridges on the east and western boundaries of the Township. The eastern ends of the Township consist of conservation lands and a large reservoir, while the west of the township consist of steep slopes and environmentally sensitive areas. The central spine of the Township is the Peckman River and Pompton Avenue. The majority of the Township’s development and its circulation infrastructure stem from Pompton Avenue as this is the historic heart of the community and the most suitable lands for development. With the exception of the conservation lands around the reservoir, virtually the entirety of the

Cedar Grove – Housing Plan Element and Fair Share Plan

Township is located within a designated sewer service area, and there are minimal areas in Cedar Grove that have been identified as wetlands by NJDEP.

In identifying lands suitable for new residential development, the Township has focused on tracts of land that have access to public transportation, services, and amenities, which are those areas in closer proximity to Pompton Avenue. As a nearly fully built-out suburban community, there is very limited vacant and available land that could accommodate any new development beyond the construction of a single family home. As a result, the Township has reviewed and analyzed many sites for their potential for revitalization of existing developed lands that may be underutilized or are seeing patterns of vacancy. These include office parks, tracts of small scale commercial uses that are in common ownership, and other lands that are ripe for redevelopment or new uses.

The New Jersey State Development and Redevelopment Plan places the majority of the Township into Planning Area 1 – the Metropolitan Planning Area, where development and redevelopment is encouraged. However, the eastern and western boundaries of the town which are at much higher elevations and have steep slopes, are noted as the Environmentally Sensitive areas of Planning Area 5, where state policy is to discourage any new development. In order to ensure consistency with past planning and zoning of the Township, and consistency with State policy objectives, the Township has focused its efforts on identifying tracts for development located within the Metropolitan Planning Area rather than the Environmentally Sensitive Area.

All properties in the Township where a developer has approached Township staff or officials and expressed an interest in building affordable housing have been considered. The Township remains open to additional opportunities for providing housing in the event that any new developers or property owners express interest in any particular property or tract of land.

SITE SUITABILITY

As per previous COAH regulations, the Fair Share Plan must demonstrate site suitability for proposed new units that are not yet fully approved, as required by N.J.A.C. 5:93 -5.3.

- A. An “available site” is a site with clear title, and that is free of encumbrances which preclude development for low- and moderate-income housing.
 - Although no formal title searches have been conducted at this time, all sites identified in the compliance plan are “available”.
- B. A “developable site” is a site that has access to appropriate water and sewer infrastructure, and is consistent with the applicable area-wide water quality management plan and wastewater management plan.
 - All sites in the compliance plan are “developable”. All sites are within the sewer service area and will be served by the public water and sewer systems.
- C. A “suitable site” is a site that is adjacent to compatible land uses, has access to appropriate streets and is consistent with the environmental policies delineated in N.J.A.C. 5:93-4 (not in wetlands, flood hazard areas, steep slopes).

Cedar Grove – Housing Plan Element and Fair Share Plan

- All sites in the compliance plan are “suitable”. Sites significantly encumbered by wetlands, steep slopes, or flood hazards are not included. Sites located in lands that are surrounded by industrial users and lack sufficient space for adequate buffering have also not been included.
- D. An “approvable site” is a site that may be developed for low- and moderate-income housing in a manner consistent with the rules or regulations of all agencies with jurisdiction over the site. A site may be approvable although not currently zoned for low and moderate income housing.
- All sites in the compliance plan are “approvable”. All projects noted in the Prior Round and Third Round plans are either completed, have been approved, or have appropriate zoning regulations in place to make them completely approvable.
 - Projects for the Fourth Round are proposed at this time, and appropriate zoning regulations or redevelopment plans will be adopted to implement the recommendations of this Housing Plan.

Cedar Grove – Housing Plan Element and Fair Share Plan

FAIR SHARE OBLIGATION

The Township has the following cumulative affordable housing obligations:

- Rehabilitation / Present Need = 15 Units
- First and Second Round (1987-1999) Prospective Need = 70 Units
- Third Round (1999-2025) Prospective Need = 260 Units
- Fourth Round (2025-2035) = 170 Units

VACANT LAND ADJUSTMENT

The amended Fair Housing Act at N.J.A.C.52:27D-310.1 allows for municipalities to adjust their prospective need if it can be demonstrated that there is not sufficient land available to accommodate new residential development at a density necessary to produce affordable housing. This process is referred to as a Vacant Land Adjustment (VLA), and it is used to determine a Realistic Development Potential (RDP) for the municipality. The regulations permit lands to be excluded from consideration for affordable housing if they meet one of the following criteria:

- a) Public lands use for a public purpose other than housing;
- b) Lands owned by a public agency or not-for-profit organization and are dedicated for purposes of conservation, park lands, or open space;
- c) Privately owned vacant lands or contiguous parcels of vacant lands that are not of a sufficient size to accommodate at least 5 units of housing at a density appropriate to the context;
- d) Any sites noted as historic or architecturally important and listed on the State Register of Historic Places;
- e) Any agricultural lands that have been preserved by a restrictive covenant;
- f) Sites designated for active recreation in the municipal master plan;
- g) Environmentally sensitive lands where development is prohibited by regulations, such as lands encumbered by freshwater wetlands or wetlands transition buffers, or lands in the Flood Hazard Area

The Township has reviewed all potentially available properties, including all publicly owned lands within the municipal boundaries to determine a realistic development potential that Cedar Grove can address during the Fourth Round that runs until the summer of 2035. The Vacant Land Adjustment determined Cedar Grove to have a Realistic Development Potential of 9 affordable units for the Fourth Round.

Fourth Round RDP Obligation = 9 Units

A copy of the Vacant Land Adjustment Report can be found in Appendix C.

Cedar Grove – Housing Plan Element and Fair Share Plan

PRESENT NEED (REHABILITATION) OBLIGATION

The Township has a rehabilitation obligation of 15 units to satisfy the Present Need.

All residents of the Township are eligible to participate in the Essex County Home Improvement Program, as Cedar Grove participates in the County program. The County's Home Improvement Program is a CDBG funded program that provides deferred loans to income qualified low and moderate income households to repair systems such as heating systems, roofing, plumbing, electrical, and other code violations.

The Township will commit to funding a rehabilitation program, or supplementing the Essex County Home Improvement Program, to ensure that at least 15 dwellings occupied by low or moderate income households that are in need of repairs are able to receive the necessary rehabilitation of a major system, within the Fourth Round period of 2025 – 2035. The Township will dedicate an average of at least \$10,000.00 towards each project to be paid from the Affordable Housing Trust Fund.

The Township also reserves the right to reduce its rehabilitation obligation as a result of any existing dwellings that are rehabilitated through the Essex County program.

Cedar Grove – Housing Plan Element and Fair Share Plan

PRIOR ROUND OBLIGATIONS (1987-1999)

The Township has a cumulative obligation of 70 credits in order to satisfy its Prior Round (1987 – 1999) obligations.

The Township previously received substantive certification from COAH for both its First and Second Round Fair Share Plans and was deemed to have fully satisfied its Prior Round obligations.

The Township's Prior Round obligation was satisfied through the following projects:

Cedar Ridge Senior Housing: 70 credits

Block 40, Lots 101

Cedar Ridge Drive

Status: Completed

Cedar Ridge Senior Housing is a senior rental building located east of Ridge Road in the southern end of the Township. The building is a low-rise apartment structure containing senior apartments with at least 82 affordable senior rental units. Although this project is only senior units, the Township received certification of its plans for this development to satisfy its entire Prior Round obligation through this project. Exceeding the cap on senior units was deemed acceptable by Fair Share Housing Center and the courts as a part of the Third Round settlement agreement as well, due to the Township not claiming additional senior credits in the Third Round.

As a senior development, all of the units are 1-bedroom units.

As a HUD funded project, the income distribution was established according to HUD standards rather than COAH standards.

Cedar Grove – Housing Plan Element and Fair Share Plan

THIRD ROUND OBLIGATION

The Township has a Third Round (1999 – 2025) Obligation of 260 affordable credits. As a part of the Township's settlement agreement with Fair Share Housing Center, Cedar Grove agreed to address certain requirements for meeting minimums of family and rental units through the cumulative obligations of the Prior Round and the Third Round. Considering the 70 unit Prior Round obligation and the 260 unit Third Round prospective need obligation, the Township must address its cumulative 330 unit obligation within the following parameters:

- **Age-Restricted Units:** A maximum of 25% of credits claimed by the Township for both rounds may be age-restricted, or senior housing units.
 - $25\% \times 330 = 82.5$
 - A maximum of 82 credits may come from age-restricted senior housing units.
- **Family Units:** A minimum of 50% of actual units constructed to address the third round obligation shall be for units available to families (non-age restricted or non-special needs housing)
 - $50\% \times 181 \text{ actual units} = 90.5$
 - A minimum of 91 units must be family units.
- **Rental Units:** A minimum of 25% of units to address the combined Prior Round and Third Round claimed by the Township must be rental units, with at least half of those rental units being available to families.
 - $25\% \times 330 = 82.5$
 - A minimum of 83 units must be rental units.
 - A minimum of 42 units must be family rental units
- **Income Distribution:** At least 50% of the actual units addressing the Third Round obligation shall be affordable to very-low-income and low-income households. At least 13% of all units shall be affordable to very-low-income households.
 - $50\% \times 181 = 90.5$
 - $13\% \times 181 = 23.5$
 - 91 units must be available to low income households, inclusive of 24 units available to very-low income households.
- **Bonus Credits:** The Township may claim bonus credits for the cumulative Prior Round and Third Round obligation for rental units, up to two credits for each family rental unit, and 1.33 credits for any age restricted rental unit, up to 25% of the total obligation.
 - A maximum of 83 rental bonus credits may be claimed by the Township to address the Prior Round and Third Round obligation.

Cedar Grove – Housing Plan Element and Fair Share Plan

THIRD ROUND COMPLIANCE MECHANISMS

The Township shall satisfy its 260 credit Third Round (1999-2025) prospective need obligation through the following mechanisms:

Third Round Credits				
Project	Type of Unit	Units	Bonus	Total
Cedar Ridge Senior	Senior Rental	12	0	12
Hilltop / K. Hovnanian	Family Sale	90	0	90
Cliffside Drive	Family Rental	52	52	104
Zephyr Woods	Family Rental	5	5	10
ARC of Essex County	Supportive Needs	5	5	10
Market to Affordable Program	Family	17	17	34
Overall Totals		181	79	260

FAMILY RENTAL PROJECTS***Zephyr Woods / Zephyr Ridge: 5 credits + 5 bonus credits******Status: Credits Transferred***

The Zephyr Woods project was approved and initially required to provide 5 affordable family rental units. Through an agreement, these 5 affordable units were added to the affordable set aside obligation for the Cliffside Drive project discussed below.

Cliffside Drive: 52 credits + 52 bonus credits***Block 280, Lots 247, 320, 330******Cliffside Drive******Status: Under Construction***

This project is located on Cliffside Drive, near Commerce Road and Little Falls Road. The project received approvals from the Township Planning Board and is currently under construction for 347 total apartments on the site, consisting of 290 market rate units and 57 affordable units. These 57 units represent the 52 units required to be set aside as the 15% of the development, plus the 5 affordable units from the Zephyr Ridge project discussed above.

Income and Bedroom distribution of the project is as follows:

	1 bedroom	2 bedroom	3 bedroom	Total
Very Low	2	4	2	8
Low	3	13	5	21
Moderate	5	16	7	28
Totals	10	33	14	57

Cedar Grove – Housing Plan Element and Fair Share Plan

FAMILY FOR SALE PROJECTS**Hilltop at Cedar Grove / K. Hovnanian: 90 credits****Block 70, Lot 1, Block 101, Lot 1.04****Fairview Avenue / Aspen Drive****Status: Completed**

This project consists of an inclusionary townhouse development with 90 affordable family for sale units. The project was constructed between 2016 and 2019, with 30 year deed restrictions placed on each unit at the time of sale. As a townhouse development, all of the units are either 2-bedroom or 3-bedroom units.

The income and bedroom distribution for the project is as follows:

	1 bedroom	2 bedroom	3 bedroom	Total
Very Low		10	2	12
Low		20	13	33
Moderate		30	15	45
Totals		60	30	90

SENIOR RENTAL PROJECTS**Cedar Ridge Senior Housing: 12 credits****Block 40, Lots 101****Cedar Ridge Drive****Status: Completed**

As discussed above, this senior rental housing project included at least 82 affordable rental units. With 70 units being credited to the Prior Round obligation, the remaining 12 units can be counted towards the Township's Third Round obligation.

SUPPORTIVE / SPECIAL NEEDS HOUSING**Arc of Essex County: 5 credits + 5 bonus credits****Block 174, Lot 6****155 Sunrise Terrace****Status: Completed**

The ARC of Essex County, a non-profit organization that provides services to adults and children with intellectual or developmental disabilities, operates a 5-bedroom group home facility at 155 Sunrise Terrace. The Township claims 5 credits plus 5 additional bonus credits for the special needs housing provided by the ARC of Essex County.

As a special needs facility, credits are based on the number of bedrooms available rather than the total number of units.

Cedar Grove – Housing Plan Element and Fair Share Plan

ADDITIONAL MECHANISMS

Market to Affordable: 17 credits + 17 bonus credits

As a part of the Township's Third Round Compliance mechanisms, a market to affordable program was proposed, with a goal of converting at least 17 market rate properties into either family rental units or special needs bedrooms.

The Township will fund the market to affordable program through the Township's Affordable Housing Trust fund, and will commit to spending an average of at least \$30,000.00 per converted dwelling or special needs bedroom.

The Township received certification of their Third Round Plan which included the above listed affordable housing projects.

A copy of the Township's Third Round Final Judgment of Compliance can be found in Appendix B(2).

Cedar Grove – Housing Plan Element and Fair Share Plan

FOURTH ROUND OBLIGATIONS

The Township has a Fourth Round (2025 – 2035) Obligation of 170 affordable credits, which has been adjusted due to a lack of vacant and available land to a Realistic Development Potential of 9 units. With the Township eligible to claim a maximum of 2 bonus credits, the total number of actual affordable units required is 7.

The Township must meet the following minimum and maximum requirements in addressing the 130 unit RDP obligation, in accordance with N.J.A.C.52:27D-311.I.

- **Family Units:** A minimum of fifty percent (50%) of the actual units must be non-age restricted affordable units available to families.
 - $7 \times 0.5 = 3.5$
 - A minimum of 4 units must be available to families.
- **Rental Units:** At least twenty-five percent (25%) of the actual units to be constructed shall be met through rental units, including at least half in non-age-restricted rental units available to families.
 - $7 \times 0.25 = 1.75$
 - A minimum of 2 units must be rental units, and at least 1 of those units must be non-age-restricted units that are available to families.
- **Age Restricted Units:** A maximum of 30 percent (30%) of the Township's credits can be from age-restricted senior units.
 - $9 \times 0.3 = 2.7$
 - The Township may claim a maximum of 2 credits from age-restricted senior units.
- **Low/Moderate Income Split:** at least fifty percent (50%) of the actual units shall be affordable to very-low-income and low-income households with the remainder affordable to moderate-income households.
 - $9 \times 0.5 = 4.5$
 - A minimum of 5 units must be affordable to low income households.
- **Very Low Income Units:** Thirteen percent (13%) of all affordable units must be affordable to very low income households, with half of the very-low-income units being available to families.
 - $9 \times 0.13 = 1.17$ (2)
 - $2 \times 0.5 = 1$
 - The Township has an obligation to provide at least 2 units for very-low-income households, with at least 1 of those units being available to families.

Cedar Grove – Housing Plan Element and Fair Share Plan

- **Bonus Credits:** The Township may claim bonus credits for a maximum of 25% of the obligation.
 - $9 \times 0.25 = 2.25$
 - The Township may claim a maximum of 2 bonus credits to satisfy its RDP

In accordance with N.J.A.C.52:27D-311.k, bonus credits may be claimed for the following types of affordable units:

- 1.0 bonus credits for special needs housing or permanent supportive housing;
- 0.5 bonus credits for any affordable housing created in partnership with a non-profit housing developer;
- 0.5 bonus credits for affordable housing created within ½ mile of a transit station, or within 1 mile of a transit station if the site is located within a garden state growth zone.
- 0.5 bonus credits for age-restricted housing, provided that no more than 10% of the age restricted housing receives bonus credit.
- 0.5 bonus credits for each three-bedroom affordable unit beyond the minimum requirement for three-bedroom units.
- 0.5 bonus credits for each affordable unit constructed on land that was previously developed and utilized for retail, office, or commercial space;
- 0.5 bonus credits for each affordable rental unit that has its affordability controls extended for a new term of affordability, and the municipality contributes funding towards the costs necessary for this preservation.
- 1.0 bonus credit for each affordable unit in a 100% affordable development in which the municipality contributes toward the costs of the project, either from financial donations, property donations, provided that the municipality funds at least 3% of the cost of the project.
- 0.5 bonus credits for each affordable unit for very low income families beyond the 13% minimum requirement.
- 1.0 bonus credits for each market rate unit that is converted to an affordable unit.

Cedar Grove – Housing Plan Element and Fair Share Plan

FOURTH ROUND COMPLIANCE MECHANISMS

The Township shall satisfy its 9 unit Fourth Round (2025-2035) Realistic Development Potential through the following mechanisms:

Fourth Round Credits				
Project	Type of Unit	Units	Bonus	Total
March Development	Senior Rental	2	0	2
Commerce Road Overlay	Family	95	0	95
Lewis Road Overlay	Family	29	0	29
MF-AH-IO Expansions	Family	83	0	83
Overall Totals		209	0	209

SENIOR RENTAL PROJECTS***March Development: 2 credits******Block 330, Lots 16******1201 Pompton Avenue******Status: Approved***

In February of 2023, March Development LLC was granted a use variance by the Township's Zoning Board of Adjustment to permit the site at 1201 Pompton Avenue to be developed with a senior living facility. The proposed senior living facility would consist of 144 dwelling units, with a total of 169 beds in a combination of independent living, assisted living, and memory care units. The breakdown of the units is as follows:

- Independent Living units – 53 (39 single and 14 two-bedroom units)
- Assisted Living units – 69 units (50 single and 19 two-bedroom units)
- Memory Care units – 22 single bedroom units

As per the resolution of approval, 10% of the assisted living and memory care units are to be set aside for Medicaid recipients. This would result in at least 9 affordable senior units. The resolution also indicates that 15% of the independent living units will be set aside as affordable senior rentals, resulting in 8 additional senior affordable units. These 8 senior independent living units will be split between low income and moderate income units.

In total, this project will provide 17 affordable senior rental units. As the Township can only claim a maximum of 2 credits from senior units, only 2 credits from this project will be claimed at this time. Additional credits from this project may potentially be claimed in any future round of affordable housing obligations, depending on any rules and regulations in place at the time.

A copy of the resolution of approval for this project can be found in Appendix F(1).

Cedar Grove – Housing Plan Element and Fair Share Plan

AFFORDABLE HOUSING OVERLAY DISTRICTS***Commerce Road MF-AH-IO District: 126 credits******Block 290, Lot 5; Block 291; Block 293; Block 294; Block 295, Lots 1-24;******Commerce Road******Status: Proposed / Zoning Adopted***

Through Ordinance # 18-830, the Township has adopted an affordable housing overlay district that permits inclusionary residential development on certain non-residential properties within the Township. The overlay district permits by-right multi-family housing at a density of 14 units per acre and townhouse developments at a density of up to 10 units per acre. The ordinance requires a mandatory affordable set aside of at least 20% for any townhouse development, and 15% for apartments if they are rental or 20% if they are sales units. The district expressly requires that any units be family units and does not permit age-restricted development. The zoning encourages, but does not necessarily require that any units be rental units.

One of the two areas subject to this overlay is the industrial park on Commerce Road. The area of land covered by the overlay district is approximately 45 acres, and is largely free of any environmental encumbrances or other issues that would prevent development or redevelopment on the sites.

At approximately 45 acres of developable lands in this district, if developed with multi-family apartment uses, this could yield up to 630 total apartments, with 126 of those being affordable at a 20% set aside, or 95 affordable rental units at a 15% set aside.

The ordinance requires that all new affordable units be fully compliant with UHAC income and bedroom distribution requirements, including a 13% set aside for very low income households.

Lewis Road MF-AH-IO District: 29 credits***Block 100, Lot 202, 300; Block 173, Lot 34-35; Block 175, Lots 7-17******Lewis Road, Rutgers Avenue******Status: Proposed / Zoning Adopted***

The second development tract located within the MF-AH-IO “Multi-Family Affordable Housing Inclusionary Overlay” district are the industrial properties located on Lewis Road and Rutgers Avenue, off of Grove Avenue. Collectively, this tract is approximately 10.5 acres of developable lands.

At approximately 10.5 acres of developable lands in this district, if developed with multi-family apartment uses, this could yield up to 147 total apartments, with 29 of those being affordable at a 20% set aside, or 22 affordable rental units at a 15% set aside.

MF-AH-IO District Expansion***Various Locations******Status: Proposed***

In furtherance of expanding the realistic opportunity for the development of affordable housing within Cedar Grove, the Township proposes to expand the current MF-AH-IO district to encompass several additional parcels or tracts of land that are currently underutilized and likely to redevelop.

The parcels or tracts identified as being suitable for multi-family or townhouse inclusionary development include the following:

Cedar Grove – Housing Plan Element and Fair Share Plan

MF-AH-IO District Expansion					
	Block	Lot(s)	Acres	Total Yield	AH Units
870 Pompton Ave Canfield Office Park	195	18	4.3	60	12
1041 Pompton Ave (CVS and bank)	300	80, 83	3.0	42	8
Peckman River Ind. Park	201	251	9.6	134	27
1384 Pompton Ave Industrial sites	340	116, 131, 141, 201	8.4	117	24
50 Pompton Ave (diner / empty lot)	27	23, 131, 132, 201	4.3	60	12
Total Affordable Units: 83					

The tracts of land identified and targeted for additional inclusionary overlay zoning through an expansion of the MF-AH-IO district are each underutilized tracts of commercial or light industrial sites generally located on or near Pompton Avenue. The tracts range in size from 3 acres to almost 9 acres. All of the sites are currently developed with aging light industrial uses, office parks seeing vacancies, or small scale commercial uses that are likely to redevelop in the near future given recent trends in commercial land use. All of the sites are in locations in the Township that are in close proximity to other residential developments, and are not surrounded or adjacent to any noxious industrial uses that would require separation from any new residences. Being on Pompton Avenue also places each of these sites in proximity to public transportation routes with

These sites are all generally free of environmental encumbrances such as wetlands, although one site – at 50 Pompton Avenue likely has some steep slope issues in the rear of the parcels. However the 4.3 acre area noted in the chart above is the approximate net acres after the steep slope areas have been removed from consideration.

The sites identified above, if developed with inclusionary multi-family affordable housing at 14 units per acre and with a 20% set aside could yield a total of 83 additional affordable dwellings in the Township.

The Township's current AH-MF-IO zoning requirements call for all affordable units created through this inclusionary zoning to be fully compliant with UHAC in terms of both income and bedroom distribution, including the requirement for a 13% very low income household set aside.

A discussion of each of the sites proposed for inclusion in the MF-AH-IO district is on the following pages:

Cedar Grove – Housing Plan Element and Fair Share Plan

Canfield Office Park— Pompton Ave**870 Pompton Ave: 12 credits****Block 195, Lot 18****4.3 acres**

- **Available**

Although a formal title search has not been completed, there do not appear to be any deed restrictions, easements, title issues, or environmental constraints that would prevent development on the site.

- **Developable**

The site has access to appropriate water and sewer infrastructure and is consistent with the applicable area-wide water quality management plan and wastewater management plan. The site is within the sewer service area and will be served Passaic Valley Water Commission and the North Jersey District Water Supply Commission and operated by Cedar Grove's Water Department.

- **Suitable**

The site is adjacent to existing residential development, has access to NJ State Route 23 (Pompton Avenue), Essex County Road 637, and Beech Street. The site is consistent with the environmental policies delineated in N.J.A.C. 5:93-4 (not in wetlands, flood hazard areas, steep slopes). The site is not surrounded by industrial users and has sufficient space for adequate buffering if necessary.

- **Approvable**

The Township will include this property in the MF-AH-IO zoning district where multi-family housing is permitted at a maximum density of 14 units per acre, and with a maximum building height of 5 stories.

Cedar Grove – Housing Plan Element and Fair Share Plan

CVS & Columbia Bank – Pompton Ave**1041 Pompton Avenue: 8 credits****Block 300, Lot 80, 83****3.0 acres**

- **Available**

Although a title search has not been completed, there do not appear to be any deed restrictions, easements, title issues, or environmental constraints that would prevent development of the site.

- **Developable**

The site(s) have access to appropriate water and sewer infrastructure and is consistent with the applicable area-wide water quality management plan and wastewater management plan. The site(s) are within the sewer service area and will be served Passaic Valley Water Commission and the North Jersey District Water Supply Commission and operated by Cedar Grove's Water Department.

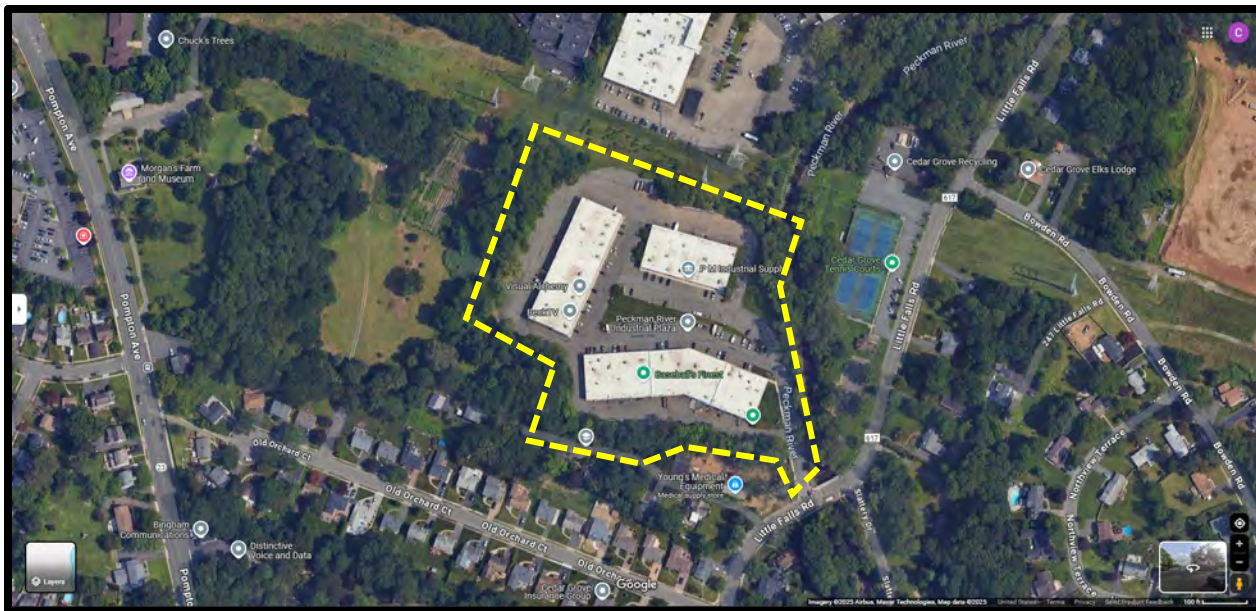
- **Suitable**

The site(s) are adjacent to existing multi-family residential development, namely the Four Seasons at Cedar Grove and residences directly east of the site. The site(s) abut NJ State Route 23 (Pompton Avenue) and Essex County Road 616. The site(s) are consistent with the environmental policies delineated in N.J.A.C. 5:93-4). The site(s) are not encumbered by wetlands, steep slopes, or flood hazards and are not surrounded by industrial users and has sufficient space for adequate buffering from adjacent users if necessary.

- **Approvable**

The Township will include this property in the MF-AH-IO zoning district where multi-family housing is permitted at a maximum density of 14 units per acre, and with a maximum building height of 5 stories.

Cedar Grove – Housing Plan Element and Fair Share Plan

Peckman River Industrial Park**216-220 Little Falls Road: 27 credits****Block 201, Lot 251****9.6 acres**

- **Available**

Although a title search has not been completed, there do not appear to be any deed restrictions, title issues, or environmental constraints.

- **Developable**

The site has access to appropriate water and sewer infrastructure and is consistent with the applicable area-wide water quality management plan and wastewater management plan. The site is within the sewer service area and will be served Passaic Valley Water Commission and the North Jersey District Water Supply Commission and operated by Cedar Grove's Water Department.

- **Suitable**

The site is directly adjacent to existing residential development south of the site. The site has access to NJ State Route 23 (Pompton Avenue), and Essex County Road 617 or Little Falls Road. The site is consistent with the environmental policies delineated in N.J.A.C. 5:93-4). The site is not encumbered by wetlands or flood hazard areas. Although the site may have limited areas of steep slopes, the permitted density is based on gross tract area, and development at 14 units per acre would be feasible on this site.

- **Approvable**

The Township will include this property in the MF-AH-IO zoning district where multi-family housing is permitted at a maximum density of 14 units per acre, and with a maximum building height of 5 stories.

Cedar Grove – Housing Plan Element and Fair Share Plan

Light Industrial Sites – Little Falls border

1384 Pompton Avenue: 24 credits
Block 340, Lots 116, 131, 141, 161
8.4 acres



- **Available**

Although a title search has not been completed, there do not appear to be any deed restrictions, title issues, or environmental constraints.

- ***Developable***

The site(s) have access to appropriate water and sewer infrastructure and is consistent with the applicable area-wide water quality management plan and wastewater management plan. The site(s) are within the sewer service area and will be served Passaic Valley Water Commission and the North Jersey District Water Supply Commission and operated by Cedar Grove's Water Department.

- **Suitable**

The site(s) are adjacent to existing residential development directly across NJ State Route 23. The site(s) abut NJ State Route 23 or Pompton Avenue. The site(s) are consistent with the environmental policies delineated in N.J.A.C. 5:93-4). The site(s) are not encumbered by wetlands, steep slopes, or flood hazards and are not surrounded by industrial users and has sufficient space for adequate buffering.

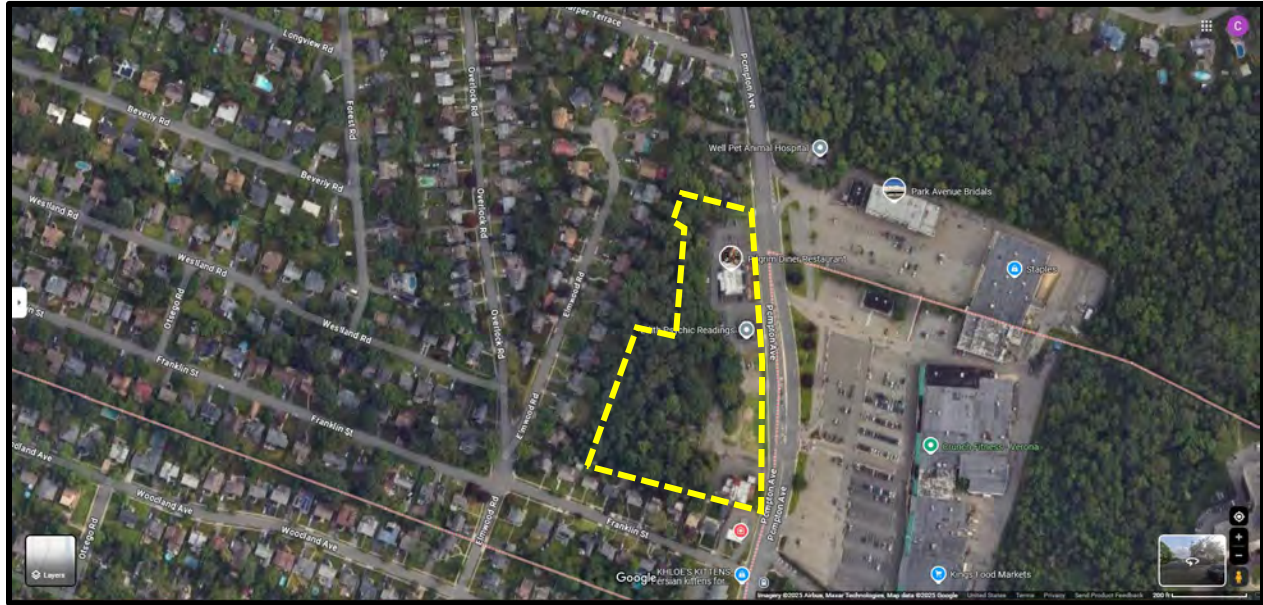
- **Approvable**

The Township will include this property in the MF-AH-IO zoning district where multi-family housing is permitted at a maximum density of 14 units per acre, and with a maximum building height of 5 stories.

Cedar Grove – Housing Plan Element and Fair Share Plan

Pompton Ave Sites

50 Pompton Avenue: 12 credits
Block 27, Lots 23, 131, 132, 201
4.3 acres (approximate)



- **Available**

Although a title search has not been completed, there do not appear to be any deed restrictions, title issues, or environmental constraints.

- **Developable**

The site(s) have access to appropriate water and sewer infrastructure and is consistent with the applicable area-wide water quality management plan and wastewater management plan. The site(s) are within the sewer service area and will be served Passaic Valley Water Commission and the North Jersey District Water Supply Commission and operated by Cedar Grove's Water Department.

- **Suitable**

The site(s) are adjacent to existing residential development. All of the lots directly abut Pompton Avenue. The site(s) are consistent with the environmental policies delineated in N.J.A.C. 5:93-4). The site(s) are not encumbered by wetlands or flood hazards and the site can be developed along the frontage which will avoid the portions the site(s) that are likely encumbered by steep slopes. The site is not surrounded by industrial users and has sufficient space for adequate buffering to neighboring properties if necessary.

- **Approvable**

The Township will include this property in the MF-AH-IO zoning district where multi-family housing is permitted at a maximum density of 14 units per acre, and with a maximum building height of 5 stories.

Cedar Grove – Housing Plan Element and Fair Share Plan

UNMET NEED

As per the requirements of the Amended Fair Housing Act, the Township is required to address 25% of the remaining unmet need obligation by identifying sites likely to redevelop.

As per N.J.A.C. 52:27D-310.1

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.

The Township's Fourth Round Obligation is 170 units, and with a Realistic Development Potential of 9 units, this leaves an "unmet need" of 161 units. 25% of the unmet need is 41 units that must be addressed through the identification of sites likely to redevelop during this Fourth Round of obligations.

The Township satisfies both its RDP of 9 units, and more than 25% of its remaining unmet need through the projects and overlay districts noted above, which create the capacity for 209 actual affordable housing units if developed to capacity and not including the potential for any bonus credits.

Cedar Grove – Housing Plan Element and Fair Share Plan

SUMMARY OF FAIR SHARE PLAN

PRIOR ROUND OBLIGATION

The Township's 70 unit Prior Round Obligation is completely satisfied through 70 credits from the Cedar Ridge Senior Rental housing development.

THIRD ROUND OBLIGATION

Minimum Family Units - 91

- Hilltop / K. Hovnanian – 90 units
- Cliffside / Zephyr – 57 units
- Total Family Units – 147 units

Minimum Rental Units – 83 units (Prior Round and Third Round Combined)

- Cedar Ridge – 82 senior rental units
- Cliffside / Zephyr – 52 family rental units
- Arc of Essex – 5 special needs rental units
- Total Rental Units – 139 units

Minimum Family Rental Units – 42 units (Prior Round and Third Round Combined)

- Cliffside / Zephyr – 52 family rental units

Maximum Senior Credits – 82 units (Prior Round and Third Round Combined)

- Cedar Ridge Senior – 82 senior rental units

Maximum Bonus Credits – 82 credits (Prior Round and Third Round Combined)

- Cliffside / Zephyr – 57 bonus credits
- ARC of Essex – 5 bonus credits
- Market to Affordable – 17 bonus credits
- Total bonus credits – 79 bonus credits

Minimum Low Income Units – 91 units

- Cliffside / Zephyr – 29 units
- Hilltop / K. Hovnanian – 45 units
- ARC of Essex – 5 units
- Cedar Ridge – 6 units
- Market to Affordable – 8 units
- Total low income units – 93 units

Cedar Grove – Housing Plan Element and Fair Share Plan

Minimum Very Low Income Units – 24 units

- Cliffside / Zephyr – 8 units
- Hilltop / K. Hovnanian – 12 units
- Arc of Essex – 5 units
- Total very low income units – 25 units

Bedroom Distribution

- Senior and special needs units are all 1-bedroom units.
- All family units include a minimum of 20% of their affordable units as 3-bedroom units, and no more than 20% of their affordable units as 1-bedroom units.

FOURTH ROUND OBLIGATION

The Township's Fourth Round Obligation of 170 affordable units has been reduced to a Realistic Development Potential of 9 through a Vacant Land Adjustment.

Minimum Family Units - 4

- The existing and proposed overlay districts provide capacity for up to 207 family units if developed to their capacity.

Minimum Rental Units – 2 units

- March Development – 17 senior rental units (2 credits claimed)
- The existing and proposed overlay districts permit for up to 207 family units if developed to their maximum capacity. These units may be rental units.

Minimum Family Rental Units – 1 units

- The existing and proposed overlay districts provide capacity for up to 207 family units if developed to their capacity. These units may be rental units.

Maximum Senior Credits – 2 units

- March Development – 17 senior rental units (2 credits claimed)

Maximum Bonus Credits – 2 credits

- No bonus credits are being claimed at this time.

Minimum Low Income Units – 5 units

- March Development – 2 credits from Medicaid beds / low income independent living units.
- Of the 207 family unit potential in the overlay districts, a minimum of 104 of those units will be low income units.

Cedar Grove – Housing Plan Element and Fair Share Plan

Minimum Very Low Income Units – 1 unit

- March Development – 2 credits from Medicaid beds plus at least 1 very low income independent living unit.
- Of the 207 family unit potential in the overlay districts, a minimum of 27 units will be very low income units.

Bedroom Distribution

- Senior and special needs units are a mixture of 1-bedroom and 2-bedroom units.
- All family units will include a minimum of 20% of their affordable units as 3-bedroom units, and no more than 20% of their affordable units as 1-bedroom units.

Cedar Grove – Housing Plan Element and Fair Share Plan

HOUSING ADMINISTRATION**AFFORDABLE HOUSING ORDINANCE**

The Township Code at Chapter 80 “Affordable Housing” was last amended on February 3, 2020 after the adoption of the Township’s Third Round Fair Share Plan, and is compliant with all Fair Housing Act and Uniform Housing Affordability Controls (UHAC) requirements.

Chapter 80 of the Township Code provides the following:

- All new housing units will have a minimum of 50% of the affordable units be available to low income households, with at least 13% of units being available to very-low-income households. No more than 50% of affordable housing units shall be made available to moderate income households.
- All new construction shall be adaptable in conformance with P.L.2005, c.350/N.J.S.A. 52:27D-311a and -311b.
- All affordable units shall fully comply with UHAC.
- In inclusionary developments, the affordable units shall be integrated with the market rate units.
- Construction of affordable units in inclusionary developments shall be phased in compliance with N.J.A.C. 5:93-5.6(d).
- All affordable units shall be affirmatively marketed in accordance with UHAC and applicable laws.

The Township’s Affordable Housing Ordinance will be amended to require that all affordable units shall be subject to affordability controls of at least 40 years from the initial date of occupancy for new construction.

DEVELOPMENT FEE ORDINANCE

The Township’s current development fee ordinance at Section 38-32.2, last amended on February 3, 2020, requires that all new residential construction make a contribution equal to 1.5% of the equalized assessed value of the construction, and all new non-residential construction provide a contribution of 2.5% of the equalized assessed value of the construction, to the Township’s dedicated Affordable Housing Trust Fund.

The ordinance also requires that for any development that is approved by a “d” variance that requires an increase in the maximum permitted density on the site, all additional units permitted by the density variance are required to pay a development fee of 6% of the equalized assessed value into the AHTF rather than the standard 1.5% fee for development that is otherwise permitted.

AFFORDABLE HOUSING TRUST FUND

The Township has an interest-bearing affordable housing trust fund in place, and consistent with the updated development fee ordinance discussed above, will impose development fees on all

Cedar Grove – Housing Plan Element and Fair Share Plan

applicable residential and non-residential development, and said fees shall be deposited into the affordable housing trust fund.

The Township will adopt by resolution an updated Spending Plan for the affordable housing trust fund. The Spending Plan will provide an outline of how the Township intends to utilize these funds to further the goals and mechanisms established in this Plan, and in accordance with prior COAH regulations found at N.J.A.C. 5:97 et seq, and with the Fair Housing Act. This will include a summary of revenues and expenditures to date from the affordable housing trust fund, identify mechanisms to collect revenues, project anticipated future revenues and interest, as well as outline all proposed spending from the trust fund. Funds will be spent on appropriate housing activity, affordability assistance, and administrative expenses consistent with applicable prior COAH regulations.

A draft of the Affordable Housing Trust Fund Spending Plan can be found in Appendix D(5).

AFFORDABILITY ASSISTANCE PROGRAM

The Township will address the minimum affordability assistance requirements of the Affordable Housing Trust Fund spending in accordance with an Affordability Assistance Program that it will be implemented, consistent the Spending Plan outlined above.

A draft Affordability Assistance Program Manual can be found in Appendix D(4).

MUNICIPAL HOUSING LIAISON

The Township has appointed Joseph Zichelli, Esq, the Township Manager as the designated Municipal Affordable Housing Liaison, who is responsible for overseeing all affordable housing regulations and corresponding with administrative agent(s), the public, and all other related affordable housing professionals. The Township's CMFO has been appointed as the deputy Municipal Housing Liaison.

The Township Code at Section 80-19 spells out the specific roles and responsibilities of the Municipal Housing Liaison.

A copy of the Resolution appointing these individuals as the MHL for Cedar Grove can be found in Appendix D(1).

AFFORDABLE HOUSING ADMINISTRATIVE AGENT

The Township has appointed Community Grants Planning & Housing (CGP&H) as the municipal administrative agent to assume responsibility for the record keeping, as well as the affirmative marketing, income qualification of applicants, and randomized selection of tenants or purchasers of affordable units in Cedar Grove. Section 80-20 of the Township Code identifies the roles and responsibilities of the Administrative Agent.

Pursuant to N.J.A.C. 5:80-26.15(f), the Township will adopt an updated Affirmative Marketing Plan to ensure that all available affordable units are marketed to the appropriate populations.

The resolution appointing the Administrative Agent can be found in Appendix D(2).

A draft affirmative marketing plan can be found in Appendix D(3).

Cedar Grove – Housing Plan Element and Fair Share Plan

Income Levels

Cedar Grove Township is in COAH's Region 2, which includes Essex, Morris, Union, and Warren Counties. Moderate-income households are those earning between 50% and 80% of the regional median income. Low-income households are those with annual incomes that are between 30% and 50% of the regional median income. Very-low income households are a subset of "low income" households, and are defined as households earning 30% or less of the regional median income.

The Regional Income limits and estimated maximum rents and sales prices based on those income limits can be found in Appendix E(7).

Cedar Grove – Housing Plan Element and Fair Share Plan

APPENDICES

- A. Fourth Round Obligations
 - 1. Governing Body Resolution
 - 2. Order Fixing Obligations
- B. Previous Compliance Documents
 - 1. Third Round Settlement Agreement with Fair Share Housing Center
 - 2. Third Round Judgment of Compliance
- C. Vacant Land Adjustment Report
- D. Administrative Documents
 - 1. Municipal Housing Liaison
 - 2. Administrative Agent
 - 3. DRAFT Affirmative Marketing Plan
 - 4. DRAFT Affordability Assistance Program Manual
 - 5. DRAFT Affordable Housing Trust Fund Spending Plan
 - 6. DRAFT Market to Affordable Program Manual
 - 7. Income Limit and Sales Pricing Strategy
- E. Affordable Housing Maps
 - 1. Prior Round Projects
 - 2. Third Round Projects
 - 3. Fourth Round Projects
- F. Crediting Documents
 - 1. March Development Assisted Living Approval
 - 2. Draft Ordinance to Expand MF-AH-IO district

Cedar Grove Township – Housing Plan Element and Fair Share Plan - [Appendices](#)

[APPENDIX A – Fourth Round Obligations](#)

A-1 Resolution Adopting Fourth Round Obligation Numbers

A-2 Order Fixing Obligation Numbers

**TOWNSHIP OF CEDAR GROVE
ESSEX COUNTY, NEW JERSEY**

AGENDA ITEM: #2(a)

JANUARY 27, 2025

BINDING RESOLUTION OF THE TOWNSHIP OF CEDAR GROVE, ESSEX COUNTY, ACCEPTING THE ROUND 4 PRESENT AND PROSPECTIVE NEED OBLIGATIONS AS CALCULATED BY THE NEW JERSEY DEPARTMENT OF COMMUNITY AFFAIRS.

WHEREAS, on March 20, 2024, Governor Murphy signed into law substantial amendments to the New Jersey Fair Housing Act, N.J.S.A. 52:27D-301 to 329 ("FHA"), setting forth the procedures, deadlines, and substantive statutory provisions to be applied by New Jersey municipalities for the period between July of 2025 and July of 2035, commonly referenced as "Round 4;" and

WHEREAS, pursuant to the FHA, the New Jersey Department of Community Affairs ("DCA") on October 20, 2024, published its statewide calculations of the present and prospective affordable housing obligations for every New Jersey municipality; and

WHEREAS, per DCA's calculations, the Township of Cedar Grove's Round 4 affordable housing obligations are:

- 1) Present (Rehabilitation) Need: 15
- 2) Prospective (New Construction) Need: 170

WHEREAS, on December 13, 2024, the New Jersey Administrative Office of the Courts issued Directive #14-24 which, among other things, directed municipalities to file a Declaratory Judgment Complaint and Case Information Statement in the New Jersey Superior Court, Law Division, within 48 hours of the adoption of this Binding Resolution; and

WHEREAS, notwithstanding the fact that the Township lacks sufficient vacant and suitable land to fully address a 170-unit Prospective Need, it intends to accept the DCA's calculations and will likely seek a "vacant land adjustment" as a component of its Round 4 Housing Element and Fair Share Plan; and

WHEREAS, the Township also intends to accept the DCA's 15-unit Present Need and will take measures to satisfy said obligation as a part of its ongoing Affordable Housing Rehabilitation Program for the period between 2025 and 2035.

NOW, THEREFORE, BE IT RESOLVED, by the governing body of the Township of Cedar Grove, County of Essex, State of New Jersey, as follows:

1. The Township of Cedar Grove hereby accepts and adopts the DCA's "fair share" obligations thereby establishing the Township's Present Need obligation of 15 and its Prospective Need obligation of 170; and
2. The Township's Special Mount Laurel Counsel is directed to file the mandatory Declaratory Judgment Complaint and Case Information

Statement in the New Jersey Superior Court, Law Division, within 48 hours of the adoption of this Binding Resolution; and

3. A certified copy of this Binding Resolution shall be immediately forwarded to (a) the New Jersey Department of Community Affairs; (b) the Township's Special Mount Laurel Counsel and Planner, and (c) Fair Share Housing Center; and
4. A true copy of this Binding Resolution shall be posted on the Township's official website within 48 hours of adoption.

INTRODUCED BY: Deputy Mayor Mega

SECONDED BY: Councilman Zazzali

ROLL CALL VOTE				
COUNCILMEMBER	YES	NO	ABSTAIN	ABSENT
Maceri	X			
Peterson				X
Zazzali	X			
Mega	X			
Skabich	X			

0127014msc

The undersigned clerk of the Township of Cedar Grove hereby certifies the above as a true copy of a binding resolution adopted by the Township Council on January 27, 2025.

Attest:



Dale A. Forde, Township Clerk

PREPARED BY THE COURT:

**IN THE MATTER OF THE
DECLARATORY JUDGMENT
ACTION OF THE TOWNSHIP
OF CEDAR GROVE, ESSEX
COUNTY PURSUANT TO P.L.
2024, CHAPTER 2**

SUPERIOR COURT OF NEW JERSEY
LAW DIVISION – CIVIL PART
ESSEX COUNTY
DOCKET NO. ESX-L-797-25

Civil Action

**ORDER FIXING MUNICIPAL
OBLIGATIONS FOR “PRESENT NEED”
AND “PROSPECTIVE NEED” FOR THE
FOURTH ROUND HOUSING CYCLE**

THIS MATTER, having come before the Court on its own motion, *sua sponte*, on the Complaint for Declaratory Judgment filed on January 29, 2025 (“DJ Complaint”) by the Petitioner, Township of Cedar Grove (“Petitioner” or “Municipality”), pursuant to N.J.S.A. 52:27D-304.2, -304.3, and -304.1(f)(1)(c) of the New Jersey Fair Housing Act, N.J.S.A. 52:27D-301, *et seq.* (collectively, the “FHA”), and in accordance with Section II.A of Administrative Directive #14-24 (“Directive #14-24”) of the Affordable Housing Dispute Resolution Program (the “Program”), seeking a certification of compliance with the FHA;

AND IT APPEARING, that on October 18, 2024, pursuant to the FHA (as amended), the New Jersey Department of Community Affairs (“DCA”) issued its report entitled *Affordable Housing Obligations for 2025-2035 (Fourth Round)*,¹ therein setting forth the present need and prospective need obligations of all New Jersey municipalities for the Fourth Round housing cycle (the “DCA’s Fourth Round Report”);

¹ See https://nj.gov/dca/dlps/pdf/FourthRoundCalculation_Methodology.pdf

AND IT APPEARING that, pursuant to the DCA's Fourth Round Report, the **present need** obligation of the Petitioner has been calculated and reported as 15 affordable units, and its **prospective need** obligation of the Petitioner has been calculated and reported as 170 affordable units, and which calculations have been deemed presumptively valid for purposes of the FHA;

AND THE COURT, having determined that no interested party has filed a challenge to the Petitioner's DJ Complaint by way of an Answer thereto as provided for and in accordance with Section II.B of Directive #14-24 of the Program;

AND THE COURT, having found and determined, therefore, that the present need and prospective need affordable housing obligations of the Petitioner for the Fourth Round housing cycle as calculated and reported in the DCA's Fourth Round Report have been committed to by the Petitioner and are uncontested, and for good cause having otherwise been shown:

IT IS, THEREFORE, on this 24 day of **MARCH 2025**

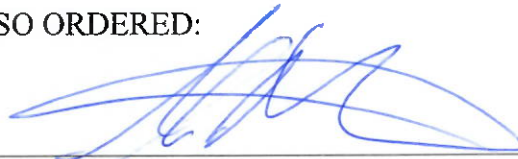
ORDERED AND ADJUDGED as follows:

1. That the present need obligation of the Municipality, be, and hereby is fixed as fifteen (15) affordable units for the Fourth Round housing cycle.
2. That the prospective need obligation of the Municipality, be, and hereby is fixed as one hundred and seventy (170) affordable units for the Fourth Round Housing cycle; and
3. That the Petitioner is hereby authorized to proceed with preparation and adoption of its proposed Housing Element and Fair Share Plan for the Fourth Round, incorporating therein the present need and prospective need allocations aforesaid (and which plan shall include the elements set forth in the "Addendum" attached to Directive #14-24), by or before June 30, 2025,

as provided for and in accordance with Section III.A of Directive #14-24, and without further delay.

IT IS FURTHER ORDERED, that a copy of this Order shall be deemed served on the Petitioner and Petitioner's counsel.

SO ORDERED:

A handwritten signature in blue ink, consisting of stylized, overlapping loops and strokes, positioned above a horizontal line.

HON. ALDO J. RUSSO, J.S.C.

Designated Mount Laurel Judge-Essex Vicinage

(X) Uncontested.

Cedar Grove Township – Housing Plan Element and Fair Share Plan - **Appendices**

APPENDIX B – Prior Round Compliance

B-1 Third Round Settlement Agreement with Fair Share Housing Center

B-2 Third Round Final Judgment of Compliance

AGREEMENT TO RESOLVE ISSUES BETWEEN THE TOWNSHIP OF CEDAR GROVE AND FAIR SHARE HOUSING CENTER CONCERNING THE TOWNSHIP'S MOUNT LAUREL FAIR SHARE OBLIGATIONS AND THE MEANS BY WHICH THE TOWNSHIP SHALL SATISFY SAME

In the Matter of the Township of Cedar Grove, County of Essex,
Docket No. ESX-L-4659-15

THIS SETTLEMENT AGREEMENT ("Agreement") made this _____ day of November, 2018, by and between:

TOWNSHIP OF CEDAR GROVE, a municipal corporation of the State of New Jersey, County of Essex, having an address at 525 Pompton Ave, Cedar Grove, New Jersey 07009 (hereinafter the "Township" or "Cedar Grove");

And

FAIR SHARE HOUSING CENTER, having an address at 510 Park Boulevard, Cherry Hill, New Jersey 08002, (hereinafter "FSHC");

WHEREAS, pursuant to In re N.J.A.C. 5:96 and 5:97, 221 N.J. 1 (2015) (Mount Laurel IV), the Township filed the above-captioned matter on July 2, 2015 seeking, among other things, a judicial declaration that its Housing Element and Fair Share Plan (hereinafter "Fair Share Plan"), as may be further amended in accordance with the terms of this settlement, satisfies its "fair share" of the regional need for low and moderate income housing pursuant to the Mount Laurel doctrine; and

WHEREAS, the Township simultaneously sought and ultimately secured an Order protecting Cedar Grove from all exclusionary zoning lawsuits while it pursues approval of its Fair Share Plan; and

WHEREAS, the immunity secured by Cedar Grove remains in place as of the date of this Agreement; and

WHEREAS, the Trial Court appointed Elizabeth C. McKenzie, P.P., A.I.C.P., as the "Special Master" in this case as is customary in Mount Laurel matters; and

WHEREAS, with Ms. McKenzie's assistance, Cedar Grove and FSHC have engaged in good faith negotiations and have reached an amicable accord on the various substantive provisions, terms and conditions delineated herein; and

WHEREAS, through that process, the Township and FSHC agreed to settle the litigation and to present that settlement to the Trial Court, recognizing that the settlement of Mount Laurel litigation is favored because it avoids delays and the expense of trial and results more quickly in the construction of homes for lower-income households; and

WHEREAS, at this time and at this particular point in the process resulting from the Mount Laurel IV decision, when fair share obligations have yet to be definitively determined, it is appropriate for the parties to arrive at a settlement regarding a municipality's present and prospective need, instead of doing so through plenary adjudication of the present and prospective need.

NOW, THEREFORE, in consideration of the promises, the mutual obligations contained herein, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged by each of the parties, the parties hereto, each binding itself, do hereby covenant and agree, each with the other, as follows:

Settlement Terms

The Township and FSHC hereby agree to the following general terms, subject to any relevant conditions set forth in more detail below:

1. Cedar Grove's "Rehabilitation Share" is 23.
2. Cedar Grove's "Prior Round (1987-1999) Obligation" is 70.
3. Cedar Grove's "Gap (1999-2015) + Prospective Need (2015-2025) Obligation" (collectively "Third Round Obligation") is 260.
4. FSHC and the Township agree that Cedar Grove does not accept the basis of the methodology or calculations proffered by FSHC's consultant, David N. Kinsey, PhD, P.P., F.A.I.C.P. The Parties agree to the terms in this agreement solely for purposes of settlement of this action. Although the Township does not accept the basis of the methodology or calculations proffered by FSHC's consultant, FSHC contends, and is free to take the position before the Court, that the 260-unit obligation should be accepted by the Court because it is based on the Prior Round methodology and reflects a reduction of Dr. Kinsey's May 2016 calculation of the Township's Gap (1999-2015) + Prospective Need (2015-2025) fair share obligations. As an essential term of this agreement, the parties agree that the reduction offered is based in significant part on the commitment of the Township to adopt the additional zoning mechanisms referenced in paragraph 8 of this Agreement and maintain those additional zoning mechanisms as part of its zoning code through at least July 2, 2025.
5. **Satisfaction of Rehabilitation Obligation:** A portion of the 23 unit Rehabilitation Share will be addressed through the application of surplus prior cycle age-restricted rental credits (13); the remaining portion will be addressed through Cedar Grove Township's participation in the Essex County CDBG Office Home Improvement Program. The Essex County Home Improvement Program is funded through the Community Development Block Grant Program and offers deferred loans to low- to moderate- income homeowners to make improvements to heating system, roofing, plumbing, electrical and other code violation abatements. Additional funding for rehabilitation may be required in addition to available CDBG funding, which will be provided by Cedar Grove Township and funded through the Township's affordable housing trust fund.
6. **Satisfaction of the Township's Prior Round Obligation:** Cedar Grove previously received substantive certification from COAH on August 2, 2000 for 70 prior cycle credits to address its Prior Round obligation from the Cedar Ridge Senior Housing development. This is acceptable to FSHC in this particular case, as the 25 percent age-restricted cap for the combined Prior Round and Third Round Obligations will not be exceeded, and all other compliance parameters applicable to each of these rounds will be satisfied through the mechanisms that will be used to address the Third Round Obligation as more fully set forth in paragraph 7 below.

7. **Satisfaction of the Township's Third Round Obligation.** The parties have agreed that the Township has a combined Gap + Prospective Need (1999-2025) Third Round Obligation of 260, which it will satisfy as follows:

- 12 (surplus Prior Cycle age-restricted rental units from Cedar Ridge Senior Housing)
- 90 (Hovnanian family for-sale units)
- 5 (Group Home special needs rental bedrooms, The ARC of Essex, 155 Sunrise Terrace, Block 174, Lot 6)
- 52 (Cliffside Drive family rental units; proof of commitment to family rental units is attached as Exhibit A to this Agreement; units to be provided through adopted zoning amendment attached as Exhibit B to this Agreement)
- 5 (Zephyr Woods family rental units; proof of commitment to provide family rental units as part of Cliffside Drive development attached as Exhibit C to this Agreement)
- 17 unit Market to Affordable family rental units and/or special needs bedrooms programs. The Township shall provide the information required by N.J.A.C. 5:93-5.5 to show evidence of adequate and stable funding for these programs, including a resolution of intent to bond, and including a schedule for construction of these units/bedrooms as part of the Housing Element and Fair Share Plan to be adopted pursuant to this Agreement, with construction to start within two years of the final judgment in this matter and to continue thereafter such that an equal proportion of the 17 total required Market to Affordable units/special needs bedrooms will be created each year between the initial start date and July 2, 2025, except that the odd, lesser number of units may be provided in the first year of construction. If before the requirement set forth in this paragraph for any given year becomes due, the additional zoning provisions referenced in paragraph 8 below have led to at least a preliminary approval for a development providing additional rental affordable units, the Township may substitute the number of rental units provided by that preliminary approval and the associated rental bonuses, to reduce in equal number the number of units and rental bonuses required to be provided through these mechanisms for that year.
- 79 (Rental Bonuses – Cliffside, Zephyr Woods, Group Home, and Market to Affordable family rentals and/or special needs programs or other newly created family rental units, if available)
- **TOTAL: 260 credits**

8. **Additional zoning provisions.** On September 18, 2018, as part of Third Round compliance and in anticipation of this settlement with FSHC on the Township's Third Round Obligation, the Township adopted Ordinance No. 18-830 enacting overlay zoning on the Commerce Avenue and Grove Ave/Rutgers Ave/Lewis Ave sites, attached as Exhibit D to this Agreement. Additionally, the Township shall adopt an ordinance requiring a mandatory affordable housing set aside for all new multifamily residential developments of five (5) units or more developed at a density of six (6) or more units per acre. The set aside for rental developments shall be fifteen percent (15%) and the set aside for for-sale developments shall be twenty percent (20%). The provisions of the 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 multi-family dwelling units. The form of the Ordinance shall be finalized prior to final judgment being issued in this matter through collaboration between FSHC, the Special Master, and representatives of the Township.

9. The Township agrees to require thirteen percent (13%) of all the affordable units referenced in this plan, with the exception of units constructed prior to July 1, 2008, and units subject to preliminary or final site plan approval prior to July 1, 2008, to be very low income units (defined as units affordable to households earning thirty percent (30%) or less of the regional median income by household size), with half of the very low income units being available to families. This results in a minimum requirement for 22 very low income units ($260-12-79-5=164 \times .13=22$). The Township shall address this requirement as follows:

Very low-income units:

# Units	Project
8	Cliffside Drive and deficit Zephyr Ridge units
18	Commerce Ave/Grove Ave/Rutgers Ave/Lewis Ave Overlay (66 acres x 14 du/ac (rental) x .15 set-aside x .13 = 18 VLI). While very low income units would only be required for rental units, there is a significant likelihood of these sites being developed as rental units. If they are developed as for-sale units the Township reserves the right to seek alternate means to meet the very-low-income requirement consistent with this Agreement.
26	Total

10. Cedar Grove will apply “rental bonus credits” in accordance with N.J.A.C. 5:93-5.15(d) to the combined Prior Round and Third Round Obligations, resulting in a maximum of 83 rental bonuses permitted, with 79 potential rental bonuses identified as of the date of this agreement that will be credited toward the Third Round obligation, as follows:

- a. The ARC of Essex bedrooms: 5 rental bonuses;
- b. Cliffside Drive & deficit Zephyr Ridge units: 57 rental bonuses;
- c. Market-to-affordable family rental units/special needs rental bedrooms (or additional family rental units provided per paragraph 8 above): 17 rental bonuses.

11. At least fifty percent (50%) and not less than 91 units of the units addressing the Township’s Third Round Obligation shall be affordable to a combination of very-low-income and low-income households; the remaining affordable units shall be affordable to moderate-income households. The low/very low income units shall include at least the following:

- a. The ARC of Essex: 5 bedrooms;
- b. K. Hovnanian for-sale: 45 units;
- c. Cliffside Drive and deficit Zephyr Ridge: 29 units;
- d. Market-to-affordable family rental/special needs: 8 units/bedrooms;
- e. Cedar Ridge surplus prior cycle credits: not less than 6 units; and
- f. At least one-half of the units resulting from the overlay zoning and mandatory set-aside ordinances.

12. At least twenty-five percent (25%) of the Township’s combined Prior Round and Third Round Obligations (not less than 83 units) shall be met through rental units, including at least half in rental units available to families (not less than 42 family rental units). The

Township's Prior Round Plan is entirely addressed with Prior Cycle age-restricted rental units. The Township's Third Round Plan identifies a minimum of 74 rental units, as follows:

- a. The ARC of Essex: 5 special needs rental bedrooms;
- b. Cliffside Drive and deficit Zephyr Ridge: 57 family rental units;
- c. Cedar Ridge surplus Prior Cycle: 12 age-restricted rental units;
- d. Overlay zoning and mandatory set-aside ordinance: undetermined number of family rental units.

Of the minimum 83 unit rental obligation for both the Prior Round and Third Round, only 35 units are non-family (age-restricted units and group home bedrooms); the balance are family rental units.

13. At least half of the units addressing the Township's Third Round Obligation in total must be available to families ($182/2=91$), which the Township's Third Round Plan addresses with a minimum of 147 family units, as follows:

- a. K. Hovnanian: 90 family for-sale units;
- b. Cliffside Drive and deficit Zephyr Ridge: 57 family rental units; and
- c. Overlay zoning and mandatory set-aside ordinance: undetermined number of family units.

14. The Township agrees to comply with COAH's Prior Round age-restricted cap of twenty-five percent (25%), and to not request a waiver of that requirement. This shall be understood to mean that in no circumstance may the Township claim credit toward its fair share obligation for age-restricted units that exceed twenty-five percent (25%) of all units developed or planned to meet its combined Prior Round and Third Round Obligations, as reflected through the crediting in paragraphs 6 and 7 above.

15. The Township and/or its administrative agent shall add the following entities to the list of community and regional organizations in its affirmative marketing plan, pursuant to N.J.A.C. 5:80-26.15(f)(5): Fair Share Housing Center (510 Park Boulevard, Cherry Hill, NJ 08002); the New Jersey State Conference of the NAACP; the Latino Action Network (P.O. Box 943, Freehold, NJ 07728); East Orange NAACP (P.O. Box 1127, East Orange, NJ 07019), Newark NAACP (P.O. Box 1262, Newark, NJ 07101), Morris County NAACP (P.O. Box 2256, Morristown, NJ 07962), Elizabeth NAACP (P.O. Box 6732, Elizabeth, NJ 07206) and the Supportive Housing Association. As part of its regional affirmative marketing strategies during implementation of its Fair Share Plan, the Township and/or its administrative agent shall also provide direct notice of the availability of affordable housing units in Cedar Grove to the above-referenced organizations, along with links to or copies of application forms.

16. All affordable housing units created pursuant to the measures set forth in this Agreement shall comply with the Uniform Housing Affordability Controls ("UHAC"), N.J.A.C. 5:80-26.1 et. seq. or any successor regulation, with the exception that in lieu of ten percent (10%) of affordable units in rental projects being required to be affordable to households earning at or below thirty-five percent (35%) of the regional median household income by household size, thirteen percent (13%) of affordable units in such projects shall be required to be affordable to households earning at or below thirty percent (30%) of the regional median household income by household size subject to Paragraph 10 herein, and all other applicable law. All new construction units shall be adaptable in conformance with P.L.2005, c.350/N.J.S.A. 52:27D-311a and -311b and all other applicable law. The Township, as part of the Housing Element and Fair Share Plan that will be prepared, adopted and endorsed as a result of this Agreement, shall adopt and/or update appropriate implementing ordinances in conformance

with standard ordinances and guidelines developed by COAH to ensure that this provision is satisfied.

17. The Township as part of its HEFSP shall adopt and/or update appropriate implementing ordinances in conformance with standard ordinances and guidelines developed by COAH to ensure that this provision is satisfied. Income limits for all units that are part of the Plan required by this Agreement and for which income limits are not already established through a federal program exempted from the Uniform Housing Affordability Controls pursuant to N.J.A.C. 5:80-26.1 shall be updated by the Township annually within 30 days of the publication of determinations of median income by HUD as follows:

- a. Regional income limits shall be established for the housing region in which the Township is located (in this case, Housing Region 2) based on the median income by household size, which shall be established by a regional weighted average of the uncapped Section 8 income limits published by HUD. To compute this regional income limit, the HUD determination of median county income for a family of four is multiplied by the estimated number of households within the county according to the most recent decennial Census. The resulting product for each county within the housing region is summed. The sum is divided by the estimated total number of households from the most recent decennial Census in the Township's housing region. This quotient represents the regional weighted average of median income for a household of four. The income limit for a moderate-income unit for a household of four shall be 80 percent of the regional weighted average median income for a family of four. The income limit for a low-income unit for a household of four shall be 50 percent of the HUD determination of the regional weighted average median income for a family of four. The income limit for a very low income unit for a household of four shall be 30 percent of the regional weighted average median income for a family of four. These income limits shall be adjusted by household size based on multipliers used by HUD to adjust median income by household size. In no event shall the income limits be less than those for the previous year.
- b. The income limits attached hereto as Exhibit E are the result of applying the percentages set forth in paragraph (a) above to HUD's determination of median income for FY 2018, and shall be utilized until the Township updates the income limits after HUD has published revised determinations of median income for the next fiscal year.
- c. The Regional Asset Limit used in determining an applicant's eligibility for affordable housing pursuant to N.J.A.C. 5:80-26.16(b)3 shall be calculated by the Township annually by taking the percentage increase of the income limits calculated pursuant to paragraph (a) above over the previous year's income limits, and applying the same percentage increase to the Regional Asset Limit from the prior year. In no event shall the Regional Asset Limit be less than that for the previous year.
- d. The resale prices of owner-occupied low- and moderate-income units may increase annually based on the percentage increase in the regional median income limit for each housing region determined pursuant to the process outlined above. In no event shall the maximum resale price established by the administrative agent be lower than the last recorded purchase price.
- e. The rent levels of very-low-, low- and moderate-income units may be

increased annually based on the percentage increase in the Housing Consumer Price Index for the Northeast Urban Area, upon its publication for the prior calendar year. This increase shall not exceed nine percent in any one year. Rents for units constructed pursuant to low income housing tax credit regulations shall be indexed pursuant to the regulations governing low income housing tax credits.

The parties agree to request the Court prior to or at the fairness hearing in this matter to enter an order implementing this paragraph of this Agreement, the terms of which shall also be reflected in the Township's Affordable Housing Ordinance.

18. Upon full execution of this Agreement, Cedar Grove shall notify the Court so that a Fairness Hearing can be scheduled to approve the Agreement. Cedar Grove will place this Agreement on file in the Township's municipal building and file a copy with the Court 30 days prior to the Fairness Hearing at which the Township will seek judicial approval the terms of this Agreement pursuant to the legal standard set forth in Morris Cty. Fair Hous. Council v. Boonton Twp., 197 N.J. Super. 359, 367-69 (Law Div. 1984), *aff'd o.b.*, 209 N.J. Super. 108 (App. Div. 1986); East/West Venture v. City of Fort Lee, 286 N.J. Super. 311, 328-29 (App. Div. 1996). Notice of the Fairness Hearing shall be published at least 30 days in advance of the Hearing. Within 120 days of the approval of this Agreement by the Court after a Fairness Hearing, Cedar Grove will adopt a Housing Element and Fair Share Plan, along with a Spending Plan, and will adopt all ordinances required to be adopted as part of this Agreement, and will submit same to the Court, the Court Master, and FSHC for review. The Township will then apply to the Court for the scheduling of a "Compliance Hearing" seeking judicial approval of Cedar Grove's adopted Housing Element and Fair Share Plan and other required documents. Although it is expected that the Special Master will provide the majority of the required testimony at both the Fairness Hearing and the Compliance Hearing, Cedar Grove shall also make its consulting planner and any other relevant witnesses available for testimony at the Hearings. FSHC shall not challenge the validity of any of the documents attached hereto, or the validity of the Township's Fair Share Plan so long as it is adopted in conformance with this Agreement. If the Fairness and Compliance Hearings result in approval of this Agreement and the Township's Fair Share Plan, the parties agree that the Township will be entitled to either a "Judgment of Compliance and Repose" ("JOR") or the "judicial equivalent of substantive certification and accompanying protection as provided under the FHA," 221 N.J. at 6, which shall be determined by the trial judge. Each party may advocate regarding whether substantive certification or repose should be provided by the Court, with each party agreeing to accept either form of relief and to not appeal an order granting either repose or substantive certification. Among other things, the entry of such an Order shall maintain Cedar Grove's immunity from all Mount Laurel lawsuits through July 2, 2025.

19. Subsequent to the signing of this Agreement, if a binding legal determination by the Judiciary, the Legislature, or any administrative subdivision of the Executive Branch determines that Cedar Grove's Gap (1999-2015) + Prospective Need (2015-2025) obligation is decreased to 208 or less, with any relevant appeal periods having passed, the Township may file a proposed form of Order, on notice to FSHC and the Township's Service List, seeking to reduce its Gap (1999-2015) + Prospective Need (2015-2025) obligation accordingly. Such relief shall be presumptively granted. Notwithstanding any such reduction, the Township shall be obligated to implement the Fair Share Plan prepared, adopted and endorsed as a result of this Agreement, including by leaving in place any site specific zoning adopted or relied upon in connection with the Plan approved pursuant to this settlement agreement, maintaining all mechanisms to continue to address the Township's "unmet need", and otherwise fulfilling fully

the fair share obligations as established herein. The reduction of the Township's obligation below that established in this Agreement does not provide a basis for seeking leave to amend this Agreement or the Fair Share Plan adopted pursuant to this Agreement or seeking leave to amend an order or judgment pursuant to R. 4:50-1. If the Township prevails in reducing its Gap + Prospective Need for Round 3, the Township may carry over any resulting surplus credits to Round 4.

20. The Township shall prepare a Spending Plan for approval by the Court during, or prior to, the duly-noticed Compliance Hearing. FSHC reserves its right to provide any comments or objections on the Spending Plan to the Court upon review. Upon approval by the Court, the Township and FSHC agree that the expenditures of funds contemplated in the Township's Spending Plan shall constitute the "commitment" for expenditure required pursuant to N.J.S.A. 52:27D-329.2 and -329.3, with the four-year time period contemplated therein commencing in accordance with the provisions of In re Tp. Of Monroe, 442 N.J.Super. 565 (Law Div. 2015) (aff'd 442 N.J.Super. 563). Upon approval of its Spending Plan, the Township shall also provide an annual Mount Laurel Trust Fund accounting report to the New Jersey Department of Community Affairs, Council on Affordable Housing, Local Government Services, or other entity designated by the State of New Jersey, with a copy provided to FSHC and posted on the municipal website, using forms developed for this purpose by the New Jersey Department of Community Affairs, Council on Affordable Housing, or Local Government Services.

21. On the first anniversary of the approval of this Agreement after a Fairness Hearing, and every anniversary thereafter through the end of this Agreement, the Township agrees to provide annual reporting of the status of all affordable housing activity within the municipality through posting on the municipal website with a copy of such posting provided to FSHC, using forms previously developed for this purpose by the Council on Affordable Housing or any other forms endorsed by the Special Master and FSHC. In addition to the foregoing, the Township may also post such activity on the CTM system and/or file a copy of its report with the Council on Affordable Housing or its successor agency at the State level.

22. The Fair Housing Act includes two provisions regarding actions to be taken by the Township during the ten-year period of protection provided in this agreement. The Township agrees to comply with those provisions as follows:

- a. For the midpoint realistic opportunity review due on July 1, 2020, as required pursuant to N.J.S.A. 52:27D-313, the Township will post on its municipal website, with a copy provided to FSHC, a status report as to its implementation of its Plan and an analysis of whether any unbuilt sites or unfulfilled mechanisms continue to present a realistic opportunity and whether the mechanisms to meet unmet need should be revised or supplemented. Such posting shall invite any interested party to submit comments to the municipality, with a copy to FSHC, regarding whether any sites no longer present a realistic opportunity and should be replaced and whether the mechanisms to meet "unmet need" should be revised or supplemented. Any interested party may by motion request a hearing before the Court regarding these issues.
- b. For the review of very low income housing requirements required by N.J.S.A. 52:27D-329.1, within 30 days of the third anniversary of the approval of the Township's Housing Element and Fair Share Plan at a Compliance Hearing,

and every third year thereafter, the Township will post on its municipal website, with a copy provided to FSHC, a status report as to its satisfaction of its very low income requirements, including the family very low income requirements referenced herein. Such posting shall invite any interested party to submit comments to the municipality and FSHC on the issue of whether the municipality has complied with its very low income housing obligation under the terms of this settlement.

- c. In addition to the foregoing postings, the Township may also elect to file copies of its reports with the Council on Affordable Housing or its successor agency at the State level.

23. This Agreement may be enforced by the Township or FSHC through a motion to enforce litigant's rights or a separate action filed in Superior Court, Essex County. If FSHC determines that such action is necessary, the Township consents to the entry of an order providing FSHC party status as an intervenor solely for purposes of its motion to enforce litigant's rights.

24. All Parties shall have an obligation to fulfill the intent and purpose of this Agreement. However, if an appeal of the Court's approval or rejection of the Settlement Agreement is filed by a third party, the Parties agree to defend the Agreement on appeal, including in proceedings before the Superior Court, Appellate Division, and New Jersey Supreme Court, and to continue to implement the terms of the Settlement Agreement if the Agreement is approved by the Trial Court unless and until an appeal of the Trial Court's approval is successful, at which point the Parties reserve their right to return to the *status quo ante*. In this regard, the Township and FSHC acknowledge that the Parties have entered into this Agreement to settle the litigation and that each is free to take such position as it deems appropriate should the matter return to the *status quo ante*.

25. The Township agrees to pay \$15,000 to FSHC in attorney's fees and costs, payable within 10 days of judicial approval of this Agreement pursuant to a duly-noticed Fairness Hearing.

26. Unless otherwise specified, it is intended that the provisions of this Agreement are to be severable. The validity of any article, section, clause or provision of this Agreement shall not affect the validity of the remaining articles, sections, clauses or provisions hereof. If any section of this Agreement shall be adjudged by a court to be invalid, illegal, or unenforceable in any respect, such determination shall not affect the remaining sections.

27. This Agreement shall be governed by and construed by the laws of the State of New Jersey.

28. This Agreement may not be modified, amended or altered in any way except by a writing signed by both the Township and FSHC.

29. This Agreement may be executed in any number of counterparts, each of which shall be an original and all of which together shall constitute but one and the same Agreement.

30. The Township and FSHC acknowledge that each has entered into this Agreement on its own volition without coercion or duress after consulting with its counsel, that each person to sign this Agreement is the proper person and possesses the authority to sign the

Agreement, that this Agreement contains the entire understanding of the Township and FSHC and that there are no representations, warranties, covenants or undertakings other than those expressly set forth herein.

31. The Township and FSHC acknowledge that this Agreement was not drafted by the Township and FSHC, but was drafted, negotiated and reviewed by representatives of the Township and FSHC and, therefore, the presumption of resolving ambiguities against the drafter shall not apply. The Township and FSHC expressly represent that: (a) it has been represented by counsel in connection with negotiating the terms of this Agreement; and (b) it has conferred due authority for execution of this Agreement upon the persons executing it.

32. Any and all Exhibits and Schedules annexed to this Agreement are hereby made a part of this Agreement by this reference thereto. Any and all Exhibits and Schedules now and/or in the future are hereby made or will be made a part of this Agreement with prior written approval of both the Township and FSHC.

33. This Agreement constitutes the entire Agreement between the Township and FSHC hereto and supersedes all prior oral and written agreements between the Township and FSHC with respect to the subject matter hereof except as otherwise provided herein.

34. Anything herein contained to the contrary notwithstanding, the effective date of this Agreement shall be the date upon which representatives of the Township and FSHC have executed and delivered this Agreement.

35. All notices required under this Agreement ("Notice[s]") shall be written and shall be served upon the Township and FSHC by certified mail, return receipt requested, or by a recognized overnight or by a personal carrier. In addition, where feasible (for example, transmittals of less than fifty pages) shall be served by facsimile or e-mail. All Notices shall be deemed received upon the date of delivery. Delivery shall be affected as follows, subject to change as to the person(s) to be notified and/or their respective addresses upon ten (10) days' notice as provided herein:

TO FSHC:

Adam M. Gordon, Esq.
Fair Share Housing Center
510 Park Boulevard
Cherry Hill, NJ 08002
Phone: (856) 665-5444
Telecopier: (856) 663-8182
Email: adamgordon@fairsharehousing.org

TO THE TOWNSHIP:

Michael A. Jedziniak, Esq.
Jeffrey R. Surenian & Associates, LLC
707 Union Avenue, Suite 301
Brielle, NJ 08730
Phone: (732) 612-3100
Telecopier: (732) 612-3101
Email: maj@surenian.com

**WITH A COPY TO THE
TOWNSHIP ADMINISTRATOR:**

Kathleen R. Stutz
Township Clerk
525 Pompton Avenue
Cedar Grove, NJ 07009
Phone: (973) 239-1410 x204
Telecopier: (973) 239-1009
Email: townclerk@cedargrovenj.org

**WITH A COPY TO THE
SPECIAL MASTER:**

Elizabeth C. McKenzie, AICP/PP
9 Main Street
Flemington, New Jersey 08822
Phone: (908) 782-5564
Telecopier: (908) 782-4056
Email: ecmcke@gmail.com

In the event any of the individuals identified above has a successor, the individual identified shall name the successor and notify all others identified of their successor. A new Special Master will be appointed to serve following the Fairness and Preliminary Compliance Hearing. The identity of the new Special Master shall be provided by Order of the Court and the contact information for the new Special Master shall be provided to the parties by counsel for Cedar Grove.

IN WITNESS WHEREOF, the Parties hereto have caused this Agreement to be properly executed, their corporate seals affixed and attested and this Agreement to be effective as of the Effective Date.

Witness/Attest:

FAIR SHARE HOUSING CENTER:



By: 

Adam M. Gordon, Esq.

On Behalf of Fair Share Housing Center

Dated: November 14, 2018

Witness/Attest:

TOWNSHIP OF CEDAR GROVE:



By: 

Joseph Cicala, Mayor

On Behalf of the Township of Cedar Grove

Dated: November 19, 2018

FILED

8:23 am, Feb 26, 2020

SURENIAN, EDWARDS & NOLAN, LLC

Brielle Galleria

707 Union Avenue, Suite 301

Brielle, NJ 08730

(732) 612-3100

Attorneys for Declaratory Plaintiff, Township of Cedar Grove

By: Jeffrey R. Surenian (Attorney ID: 024231983)

Nancy L. Holm (Attorney ID: 013442006)

**IN THE MATTER OF THE
APPLICATION OF THE TOWNSHIP OF
THE TOWNSHIP OF CEDAR GROVE,
COUNTY OF ESSEX**

SUPERIOR COURT OF NEW JERSEY
LAW DIVISION
ESSEX COUNTY

DOCKET NO.: ESX-4659-15

CIVIL ACTION – *MOUNT LAUREL*

**ORDER OF FINAL JUDGMENT OF
COMPLIANCE AND REPOSE**

THIS MATTER having been opened to the Court by Surenian, Edwards & Nolan, LLC, on behalf of declaratory plaintiff, Township of Cedar Grove (hereinafter “the Township” or “Cedar Grove”) via a Declaratory Judgment Complaint filed on July 2, 2015 to approve the Township’s Housing Element and Fair Share Plan (hereinafter “Fair Share Plan”) in response to In Re Adoption of N.J.A.C. 5:96, 221 N.J. 1 (2015) (“Mount Laurel IV”); and the Court having granted the Township immunity from Mount Laurel lawsuits from the time of the filing of the Township’s Declaratory Judgment action (hereinafter “DJ Action”); and the Court having appointed Elizabeth McManus, P.P., A.I.C.P., as the Special Mount Laurel Court Master after the retirement of Elizabeth McKenzie, P.P., A.I.C.P. (hereinafter the “Court Master”); and FSHC having participated in the Township’s DJ Action as an “interested party”; and the Township and FSHC having entered into a Settlement Agreement on November 19, 2018 (hereinafter the “FSHC Settlement Agreement”)(Appendix A of Exhibit P-1); and said FSHC Settlement Agreement having set agreed upon fair share obligations and how the Township would satisfy

same; and the FSHC Settlement Agreement having been approved during a Fairness Hearing held on December 7, 2018, which was memorialized by an Order entered by the Court on January 29, 2019 (Appendix B of Exhibit P-1); and the Township having subsequently prepared a Housing Element and Fair Share Plan (hereinafter “Fair Share Plan”) (Exhibit P-1), and all supporting documentation in accordance with the FSHC Settlement Agreement; and a Compliance Hearing having been scheduled for February 7, 2020 to approve the Township’s Fair Share Plan; and said Fair Share Plan, and its appendix, having been put on file for public review at Township Hall more than 30 days prior to the scheduled Compliance Hearing date of February 7, 2020; and counsel for the Township having prepared a Notice Certification (Exhibit P-10), to document that proper 30-day notice of the Compliance Hearing had been given; and the Fair Share Plan, its appendix, as well as other additional documents, resolutions and ordinances having been submitted to the Court Master and FSHC for review; and the Township having received no objections to the Fair Share Plan; and the Compliance Hearing having been held on February 7, 2020, during which Exhibits P-1 to P-10 were marked into evidence; and the Court having considered the testimony taken during the Compliance Hearing, as well as the comments of counsel; and the Court Master having recommended approval of the Township’s Fair Share Plan to the Court on the record during the Compliance Hearing, having found it to be in full compliance; and the Court having reviewed all of the documents submitted into evidence during the Compliance Hearing; and good cause having been shown;

It is hereby ordered on this 26TH day of FEBRUARY, 2020, as follows:

1. Subject to the satisfaction of the Conditions in Paragraph 8 of this Order, the Township of Cedar Grove’s Fair Share Plan (Exhibit P-1) is hereby approved and the Township is granted a Judgment of Compliance and Repose as to its Rehabilitation Share, its Prior Round Obligation (1987-1999), and its Third Round Obligation (the last comprised of both the Gap (1999-2015) and the Prospective (2015-2025) Needs), pursuant to the Court approved Settlement

Agreement entered into between the Township and FSHC on November 19, 2018, the Fair Housing Act (N.J.S.A. 52:27D-301, et. seq.)(“FHA”), the Uniform Housing Affordability Controls (N.J.A.C. 5:80-26.1, et seq.) (“UHAC”), applicable Council on Affordable Housing (hereinafter “COAH”) substantive rules, and Mount Laurel case law, including the New Jersey Supreme Court’s Mount Laurel IV decision.

2. The Township’s Judgment of Compliance and Repose shall remain in effect for ten (10) years beginning on July 2, 2015 and ending on July 2, 2025, and during this ten (10) year period the Township shall have repose from all Mount Laurel lawsuits, including, but not limited to, Builder’s Remedy lawsuits.

3. As per the Court approved Settlement Agreement between the Township and FSHC, and as established in the Township’s Fair Share Plan, the Township’s Rehabilitation Obligation is 23, the Township’s Prior Round Obligation (1987-1999) is 70, and the Township’s Third Round Obligation (Gap (1999-2015) plus Prospective (2015-2025) Needs) is 260.

4. The Township will address its 23-unit Rehabilitation Obligation with 13 age-restricted rental units at Cedar Ridge Senior Housing. For the remaining 10-unit obligation, the Township will participate in the Essex County Home Improvement Program.

5. The Township will satisfy its Prior Round Obligation of 70 with 70 units at Cedar Ridge Senior Housing.

6. The Township will satisfy its Gap + Prospective Need Obligation of 260 as follows:

- a. 12 senior rental units at Cedar Ridge Senior Housing.
- b. 90 family sale units from Hovnanian’s Hilltop project.
- c. 5 special need rental units by ARC of Essex, 155 Sunrise Terrace, which generate 5 rental bonus credits.
- d. 57 family rental units at Cliffside Drive, which include the 5 units from Zephyr Woods. This project will generate 57 rental bonus credits.

- e. 17 Market to Affordable and/or Special Needs units, which will generate 17 rental bonus credits.
- f. In addition to satisfying its Third Round Obligation, the Township has adopted Overlay Zoning on Commerce Avenue, Grove Avenue, Rutgers Avenue, and Lewis avenue, which includes a mandatory set-aside for all new multi-family residential developments of five (5) units or more.

7. The following Conditions shall be addressed and resolved by the Township within 90 days of the entry of this Order:

- a. The Township will hire an Administrative Agent to manage the Township's affordable units.
- b. The Township Committee will submit the Township's Affirmative Marketing Plan, along with a Resolution adopting the plan.
- c. The Township will provide all crediting documentation as set forth in detail in the Court Master's Report for meeting its prior round and third round obligation to the Court Master.
- d. The Township will submit operating manuals for sale and rental affordable units.
- e. The Township will provide supplementary information addressing the income distribution for all existing and planned affordable units.
- f. The Township will provide supplementary information addressing the bedroom distribution for all existing and planned affordable units.
- g. The Court Master will review the Township's Spending Plan and the Township shall revise said Spending Plan, if Master requires that any revisions be made.

8. Subject to the deadlines established in Paragraph 7 above, upon the Court Master receiving, reviewing and approving the additional documents and revisions required by the Conditions in Paragraph 7 above, the Court Master shall advise the Court that said Conditions have been satisfied. Upon such notification, the Township will provide the Court with a form of Order that will indicate that all Conditions have been satisfied, and that the Township's

conditional Judgment of Compliance and Repose has become a Final Judgment of Compliance and Repose, without any remaining pre-conditions.

9. The Borough's updated and adopted Affordable Housing Ordinance (Exhibit P-4) and Development Fee Ordinance (Exhibit P-5) are hereby approved by the Court.

10. Counsel for the Township shall provide copies of this Order to the Township's Service List within seven (7) days of ~~receipt~~ ^{the date hereof} per the Rules of Court.

X Unopposed

Robert H. Gardner, JSC
HONORABLE ROBERT H. GARDNER, J.S.C.

Cedar Grove Township – Housing Plan Element and Fair Share Plan - [Appendices](#)

[APPENDIX C – Vacant Land Adjustment](#)

DRAFT

2025 Vacant Land Inventory & Analysis

PREPARED FOR:

The Township of Cedar Grove

ESSEX COUNTY, NEW JERSEY

April 29, 2025

Prepared By:



1 Market Street, Suite 1F
Camden, New Jersey 08102
(732) 410-2651

Christopher Dochney, PP, AICP
License Number 6225

This document has been prepared in accordance with N.J.S.A 40:55D-89 of the Municipal Land Use Law.
The original of this report was signed and sealed in accordance with N.J.S.A. 45:14A-12.

Introduction

The Township of Cedar Grove is developed suburban community located in northern Essex County among the Watchung Mountains. The Township is made up of communities of single family homes, industrial cluster developments, conservation lands, and small scale commercial uses along Route 23, which serves as the spine of the Township. The Township is just over 4 square miles in area and has a population of approximately 13,000 people as of the 2020 US Census. The current population represents modest growth over the past several decades, after significant population growth from the 1930's to the 1970's as the Township's suburban neighborhoods were built out. This historic development along with the incremental growth since that time, has left limited lands available within Cedar Grove to accommodate new growth.

The State of New Jersey has recently adopted new affordable housing regulations that impact every municipality in the state. Pursuant to the Fair Housing Act as amended in March of 2024 by P.L. 2024 c.2, each municipality in the state is required to determine its “fair share” of the regional need for low and moderate income housing. Each municipality is then required to adopt specific numbers for present need (rehabilitation) and prospective need (new construction), through a binding resolution. In October of 2024, the Department of Community Affairs (NJDCA) prepared calculations for each municipality in the state based on the methodology identified in the amended Fair Housing Act to provide guidance to municipalities to identify their affordable housing obligations. Utilizing the calculations prepared by DCA, Cedar Grove has complied with this requirement by adopting a resolution on January 27, 2025 that determined that Cedar Grove has the following affordable housing obligations for the Fourth Round (2025 – 2035):

- Present Need (Rehabilitation) = 15 units
- Prospective Need (New Construction) = 170 units

These obligation numbers were determined by several factors, only one of which considers the amount of vacant land potentially available for new development of housing. The amended Fair Housing Act at *N.J.A.C.52:27D-310.1* allows for municipalities to adjust their prospective need if it can be demonstrated that there is not sufficient land available land to accommodate new residential development at a sufficient density to produce affordable housing. This process is referred to as a Vacant Land Adjustment (VLA), and it is used to determine a Realistic Development Potential (RDP) for the municipality. The regulations permit lands to be excluded from consideration for affordable housing if they meet one of the following criteria:

- a) Public lands use for a public purpose other than housing;
- b) Lands owned by a public agency or not-for-profit organization and are dedicated for purposes of conservation, park lands, or open space;
- c) Privately owned vacant lands or contiguous parcels of vacant lands that are not of a sufficient size to accommodate at least 5 units of housing at a density appropriate to the context of the lands;
- d) Any sites noted as historic or architecturally important and listed on the State Register of Historic Places;

Cedar Grove Township – Vacant Land Inventory and Analysis **DRAFT**

- e) Any agricultural lands that have been preserved by a restrictive covenant;
- f) Sites designated for active recreation in the municipal master plan;
- g) Environmentally sensitive lands where development is prohibited by regulations, such as lands encumbered by freshwater wetlands or wetlands transition buffers, or lands in the Flood Hazard Area

The Township has reviewed all potentially available properties within the municipal boundaries to determine a realistic development potential that Cedar Grove can address during the Fourth Round that runs until the summer of 2035.

Methodology

Consistent with the rules set forth in the amended Fair Housing Act at *N.J.A.C.52:27D-310.1* and previous COAH regulations, the following properties have been reviewed to determine their development capacity to accommodate new affordable housing:

Utilizing Essex County MOD-IV Tax data that was last updated in December 2024, all parcels in Cedar Grove that are classified as vacant and privately owned (tax classification 1), all farms (tax classification 3A and 3B), and public property (tax classification 15C) were identified and reviewed to determine if any of these parcels on their own, or when combined with adjacent parcels, may be available, and potentially developable at a density sufficient to produce at least one affordable dwelling unit on site. This review produced an inventory of vacant lands and public lands in the Township.

Each of these parcels were reviewed to determine a Realistic Development Potential. All parcels were analyzed in terms of environmental constraints, accessibility of the property, and for any publicly owned properties, whether they are available for development or are reserved for conservation, recreation, or some other public purpose.

To determine the potential for affordable housing on any site deemed to be available for development, an assumption was made that each site would be developed as an inclusionary development where 20% of the total number of residential dwellings constructed would be set aside as affordable units. This means that for every 5 dwellings constructed, 1 affordable unit would be included. So in order to generate at least 1 affordable dwelling unit, a site or tract of land would have to be able to accommodate at least 5 total units. This analysis was done without considering the current zoning regulations that may otherwise limit development on any given property. The review has been conducted assuming that any particular property could be rezoned to accommodate affordable housing if necessary, and minimum lot area, building setbacks, and maximum density regulations were not taken into account in any calculation for any properties.

For the purposes of this review, the minimum density applied to each tract was 6 units per acre. Therefore an assumption was made that any potentially available tract would be developed at a density of no less than 6 units per acre, while some tracts more suitable for more intense development such as apartments or townhouses, due to their location and size, were assumed

Cedar Grove Township – Vacant Land Inventory and Analysis **DRAFT**

that they could be developed at a density of 10 units per acre, which is consistent with the current density of several residential projects in the Township already.

The purpose of these specific densities is to ensure that market rate development can be achieved in a manner consistent with the existing scale and character of the community and so that any projects would be realistic. This also takes into account the efficiencies of scale that can be achieved on some larger tracts. So larger tracts of land are assumed to be developable at a greater density than smaller tracts. The RDP generated by a particular tract was rounded to the nearest whole number for any fractional affordable units.

For example;

- a parcel or tract of parcels that has a total area of 1 acre was assumed to be developable at a density of 6 units per acre, which would yield 6 total housing units. With a 20% set aside of affordable units this would be 1.2 affordable units, which is then rounded to 1 affordable unit as the nearest whole number.
 - $1 \text{ acre} \times 6 \text{ units/acre} = 6 \text{ units} \times 20\% = 1.2 \text{ (1) affordable units}$
- A tract of land that has a total area of 10 acres was assumed to be developable at a density of 10 units per acre. This would yield 100 total housing units, and 20 affordable dwelling units at a 20% set aside.
 - $10 \text{ acres} \times 10 \text{ units/acre} = 100 \text{ units} \times 20\% = 20 \text{ affordable units}$

Permitted Exclusions

Prior COAH regulations at N.J.A.C. 5:93 established criteria by which sites, or portions thereof, in a municipal land inventory may be excluded from a municipality's RDP calculation. Environmentally sensitive areas, including flood hazard areas, areas outside of the Sanitary Sewer Service Area (SSA), wetlands, and areas characterized by steep slopes of greater than 15 percent that render a site unsuitable for affordable housing may be excluded from consideration. In addition, small or isolated lots lacking sufficient acreage to generate an affordable housing set-aside as part of an inclusionary development may also be excluded.

Environmental Constraints

In order to determine the amount of land available for development, each vacant parcel, farm, and public property was also reviewed to identify any environmental constraints that would prohibit development. These include identification of wetlands which are regulated by NJDEP, and the Flood Hazard Area. Wetlands areas throughout the Township were identified using data from NJDEP for wetlands as of 2020. A 50-foot wetlands transition buffer was also applied to all wetland areas. It is important to note that NJDEP regulations for wetlands transition buffers vary depending on the quality of the wetlands. Buffer areas can be 0 feet for ordinary wetlands, 50 feet for intermediate wetlands, 150 feet for extraordinary wetlands, and 300 feet for wetlands around any Category 1 waterway. While actual transition buffers would vary from site to site, utilizing the 50-foot buffer acknowledges the likelihood that some buffer would be required, while allowing for a conservative analysis. Flood Hazard Area data was taken from viewing Flood Maps provided by FEMA. Areas of each parcel that are likely encumbered by wetlands,

Cedar Grove Township – Vacant Land Inventory and Analysis **DRAFT**

wetlands transition buffer, or are located within the Special Flood Hazard Area, were subtracted from the developable area of each tract.

If a 5 acre tract had 1 acre of wetlands and wetlands transition buffer areas, it was assumed to have a total of 4 acres of upland areas that were otherwise developable.

In accordance with Section 268-11 of the Township Code, which prohibits development on any areas of steep slopes, those parcels containing significant areas of steep slopes were also excluded from consideration.

It is noted that the entirety of the Township of Cedar Grove is located within a designated sewer service area. Although calculations have not been performed or considered regarding the current capacity of any treatment facilities, no parcel or tract of land was excluded from consideration due to lack of access to public sewer or other utilities.

Insufficient Tract Area

Prior COAH regulations had established that a density of 6 units per acre is to be applied to all potentially developable tracts, which then requires a minimum tract area of 0.83 acres in order to accommodate at least 5 units of housing to produce at least 1 affordable dwelling. Under those previous regulations, any tract less than 0.83 acres could be excluded. For the purposes of this report, the standard of a minimum tract area of 0.83 acres was used as general guidance rather than a hard line minimum. Some tracts that are smaller than 0.83 acres, but are otherwise regular in their shape (being rectilinear) were presumed to be potentially developable at a density of 8 units per acre in order to generate 5 units and 1 affordable unit, and thus were included in the Township's RDP calculation.

No tracts of less than 0.5 acres were included in the RDP calculation. All tracts with less than 0.5 acres of developable lands were considered by be unsuitable for development of at least 5 dwelling units, and no RDP was generated by these tracts.

Properties Reserved for Public Use

Many parcels within the Township may appear to be vacant or developable and are not physically constrained by environmental concerns, but are otherwise permitted to be excluded from consideration of generating an RDP. These included lands reserved for other public purposes, including municipal facilities, parks, and conservation lands. Publicly owned lands such as the municipal administration building, fire stations, and utility infrastructure have been excluded from consideration. Also, all lands listed on the Township's Green Acres Recreation & Open Space Inventory (ROSI) and are deed restricted from any development, have been excluded from consideration.

Agricultural lands that are deed restricted as preserved farms are also permitted to be excluded. However, records from Essex County's farmland preservation program did not indicate that any preserved farms are located within the Township.

Cedar Grove Township – Vacant Land Inventory and Analysis **DRAFT**

Conclusions

A review of the tax data indicates that there are only 143 total properties in Cedar Grove that are identified as either vacant, non-preserved farmland, or publicly owned. Of these, the vast majority can be excluded due to being deed restricted by the ROSI, being fully encumbered by wetlands, or by their insufficient size and isolation rendering them unsuitable for development.

There were 5 different parcels or tracts of land in the Township that were identified as being potentially developable and suitable, and generating a Realistic Development Potential. These tracts ranged in size from 0.65 acres to approximately 1.79 acres of developable area. By applying an assumed density ranging from 6 units per acre to 10 units per acre to each of these tracts, a Realistic Development Potential of 9 affordable dwelling units has been determined.

The parcels or tracts of land identified within Cedar Grove that are considered developable and available are listed below:

BLOCK	LOT	CLASS	Location	Acres	Wet Acres	Upland Acres	Proposed Density	Total Units	AH Units	RDP
181	21	1	2 LEDGEWOOD COURT	0.76		0.76	6	4.56	0.912	1
320	55	1	1162 POMPTON AVENUE	0.82		0.82	6	4.92	0.984	1
340	93	1	35 TOLSTOI PLACE	1.46		1.46	10	14.6	2.92	3
314	1	15C	94 EILEEN DRIVE	1.79		1.79	10	17.9	3.58	4
Total										9

A list of all the developable tracts of land can be found in Appendix A of this report.

An inventory of all parcels identified, and the calculations of developable area can be found in Appendix A of this report.

Maps illustrating the locations of all parcels identified and analyzed can be found in Appendix B.

Cedar Grove Township – Vacant Land Inventory and Analysis **DRAFT**

Appendices

A – Full List of All Parcels Reviewed

B – Maps of all Parcels

Cedar Grove Township – Vacant Land Inventory and Analysis **DRAFT**

Appendix A

List of All Parcels Identified as Vacant, Farmland, or Public Property

Cedar Grove Township – Vacant Land Inventory

BLOCK	LOT	CLASS	LOCATION	Acres	Env. Constraints	Developable Acres	Buildable	Notes
30	51	1	117 POMPTON AVENUE	4.15	1.98	2.17	No	Wetlands in middle of site, steep slope
30	76	1	135 POMPTON AVENUE	7.79	4.57	3.22	No	Wetlands in middle of site, steep slope
30	153	1	25 CLUB WAY	7.42	1.12	6.3	No	Wetlands in middle of site, steep slope
30	156	1	32 CLUB WAY	1.54		1.54	No	Not vacant - front yard of residence
30	301	1	CLUB WAY REAR	0.43		0.43	No	Not vacant - rear yard of residence
35	17	1	8 WIMBLETON COURT	0.52		0.52	No	Not vacant - Developed with s.f. home
40	1.22	1	2 CEDAR RIDGE DRIVE	1.41	0.35	1.06	No	Detention basin
40	358	1	14 BRADFORD WAY	0.27		0.27	No	too small
41	1	1	3 BRADFORD WAY	0.21		0.21	No	too small
41	17	1	15 BRADFORD WAY	0.62		0.62	No	too small / irregular shape
65	30	1	16 OZONE AVENUE	0.19		0.19	No	Not vacant - Developed with s.f. home
110	41	1	424 POMPTON AVENUE	1.02	0.05	0.97	No	Approval on site See Cal. #664 Rt 23 LLC
110	47	1	438 POMPTON AVENUE	0.51		0.51	No	contaminated site - MW Jenkins Sons Inc.
110	151	1	20 CHURCH STREET	0.5		0.5	No	too small
110	177	1	275 GROVE AVENUE	1.33		1.33	No	bisected by Peckman River
130	221	1	51 BRIAR HILL ROAD	0.37		0.37	No	too small
132	490	1	CRESTMONT ROAD REAR	0.05		0.05	No	too small
146	6	1	2 OLD QUARRY ROAD	0.54		0.54	No	too small
160	41	1	PECKMANTOWN ROAD	0.42		0.42	No	bisected by Peckman River
160	42	1	BOWDEN ROAD REAR	0.02		0.02	No	too small
180	1	1	396 FAIRVIEW AVENUE	5.59		5.59	No	Site under construction
180	9	1	59 EILEEN DRIVE	1.34		1.34	No	Steep Slopes
180	46	1	40 LAURA DRIVE	1.41		1.41	No	Developed with s.f. home
180	83	1	5 CHAPEL HILL COURT	2.12		2.12	No	Developed and used for access to adjacent lot
181	21	1	2 LEDGEWOOD COURT	0.76		0.76	Yes	
181	22	1	88 EILEEN DRIVE	0.32		0.32	No	drainage basin
210	12	1	669 POMPTON AVENUE	0.61		0.61	No	parking lot for The Grove
211	23	1	BOWDEN ROAD	0.95		0.95	No	PSE&G ROW utility lines

April 28, 2025

Cedar Grove Township – Vacant Land Inventory

BLOCK	LOT	CLASS	LOCATION	Acres	Env. Constraints	Developable Acres	Buildable	Notes
212	9	1	151 LITTLE FALLS ROAD	0.41	0.19	0.22	No	too small
231	1	1	RIDGE ROAD	17.9	0.03	17.87	No	Reservoir
232	101	1	RIDGE ROAD	0.06	0	0.06	No	Reservoir
240	1	1	RIDGE ROAD	34.69		34.69	No	Reservoir
260	1	1	RIDGE ROAD	57.94		57.94	No	Reservoir
261	1	1	4 NORMAL AVENUE	5.71		5.71	No	Narrow strip of land along reservoir
262	2	1	16 LENAPE TRAIL	0.07		0.07	No	too small
271	21	1	858 RIDGE ROAD	0.34		0.34	No	too small
280	302	1	345 LITTLE FALLS ROAD	0.72		0.72	No	too narrow
280	309	1	12 OLD BRIDGE ROAD	2.01		2.01	No	Not Vacant - Occupied by new industrial user
280	551	1	BOWDEN ROAD	12.07		12.07	No	West Essex Trail
280	552	1	BOWDEN ROAD REAR	0.7		0.7	No	landlocked and narrow
280	560	1	BOWDEN ROAD REAR	1.08		1.08	No	landlocked and narrow
294	20	1	65 SAND PARK ROAD	0.77		0.77	No	Not Vacant - Parking for adjacent business use
295	101	1	150 COMMERCE ROAD	7.81	1.39	6.42	No	developed with Buddhist Tzu Chi Foundation
307	106	1	POMPTON AVENUE	1.69		1.69	No	Utility Transmission Line ROW
310	161	1	990 POMPTON AVENUE REAR	2.67	0.91	1.76	No	landlocked and bifurcated by wetlands
310	376.01	1	VINCENT ROAD	0.22		0.22	No	too small
320	55	1	1162 POMPTON AVENUE	0.82		0.82	Yes	
320	70	1	1114 POMPTON AVENUE	1.08		1.08	No	Steep Slope issues
320	349	1	203 EILEEN DRIVE	0.49		0.49	No	too small
330	76	1	95 EAST LINDSLEY ROAD	0.41		0.41	No	front yard of residence
340	83	1	36 TOLSTOI PLACE	0.11		0.11	No	too small
340	93	1	35 TOLSTOI PLACE	0.96	0	0.96	Yes	additional lot 94 adds 0.5 acres
340	111.01	1	SCHOONMAKER PLACE	0.22		0.22	No	Developed
341	1	1	POMPTON AVENUE	0.02		0.02	No	too small
342	3	1	7 NORTH BRADFORD AVENUE	0.12		0.12	No	too small
343	1	1	233 WEST LINDSLEY ROAD	0.29		0.29	No	too small

April 28, 2025

Cedar Grove Township – Vacant Land Inventory

BLOCK	LOT	CLASS	LOCATION	Acres	Env. Constraints	Developable Acres	Buildable	Notes
343	99	1	WEST LINDSLEY ROAD	0.37		0.37	No	narrow and landlocked
343	100	1	WEST LINDSLEY ROAD	0.35		0.35	No	narrow and landlocked
343	131	1	WEST LINDSLEY ROAD REAR	1.37		1.37	No	steep slope and access issues
351	18	1	51 CENTER AVENUE	0.02		0.02	No	too small
360	21	1	221 STEVENS AVENUE	0.17		0.17	No	too small
362	11	1	5 BROOKHILL PLACE	0.2		0.2	No	too small
363	21	1	316 EAST LINDSLEY ROAD	0.31		0.31	No	developed
364	1	1	RAILROAD AVENUE	0.15		0.15	No	too small
370	102	1	LITTLE FALLS ROAD	0.46	0.01	0.45	No	narrow strip adjacent to river
370	103	1	LITTLE FALLS ROAD	0.19		0.19	No	narrow strip adjacent to river
23	4	15C	17 BIRCH ROAD	0.17		0.17	No	ROSI
23	7	15C	25 BIRCH ROAD	1.06		1.06	No	ROSI
23	9	15C	59 HIGHLAND ROAD	0.16		0.16	No	ROSI
23	17	15C	120 OVERLOOK ROAD	0.2		0.2	No	ROSI
26	50	15C	154 POMPTON AVENUE	0.42		0.42	No	public use
30	302	15C	18 CLUB WAY	1.11		1.11	No	public use
49	1	15C	POMPTON AVENUE	0.03		0.03	No	too small
62	1	15C	51 GROVE AVENUE	26.06	8.47	17.59	No	public use / contaminated site
70	1	15C	125 FAIRVIEW AVENUE	54.6		54.6	No	Developed - Hilltop inclusionary site
71	1	15C	50 GROVE AVENUE	1.38		1.38	No	Essex County Parkland
71	3	15C	GROVE AVENUE	3.99		3.99	No	Essex County Parkland
71	4	15C	GROVE AVENUE	17.03		17.03	No	Essex County DPW New Facility
80	1	15C	100 FAIRVIEW AVENUE	100.58		100.58	No	Park
80	1.01	15C	50 FAIRVIEW AVENUE	7.65		7.65	No	Park
80	1.02	15C	200 FAIRVIEW AVENUE	12.16		12.16	No	Park
93	39	15C	WOODMERE ROAD	0.09		0.09	No	public use - pumping station
100	3	15C	GROVE AVENUE	12.78		12.78	No	ROSI
100	40	15C	204 GROVE AVENUE	7.01		7.01	No	Essex County Hospital

April 28, 2025

Cedar Grove Township – Vacant Land Inventory

BLOCK	LOT	CLASS	LOCATION	Acres	Env. Constraints	Developable Acres	Buildable	Notes
100	50	15C	250 GROVE AVENUE	5.39		5.39	No	public use
101	1	15C	FAIRVIEW AVENUE	29.29		29.29	No	ROSI
110	1	15C	GROVE AVENUE	11.71	7.59	4.12	No	ROSI
110	1.01	15C	118 WEST BRADFORD AVENUE	10.27	3.51	6.76	No	School fields
110	184	15C	287 GROVE AVENUE	0.27		0.27	No	too small
130	33	15C	10 PATTEN TERRACE	0.35		0.35	No	public use
140	271	15C	OLD QUARRY ROAD	9.37	1	8.37	No	ROSI
150	100	15C	18 CEDAR STREET	0.39		0.39	No	parking lot
150	101	15C	14 CEDAR STREET	0.23		0.23	No	parking lot
150	106	15C	517 POMPTON AVENUE	0.61		0.61	No	public use
150	110	15C	525 POMPTON AVENUE	3.82		3.82	No	municipal building and library
160	1	15C	543 POMPTON AVENUE	0.04		0.04	No	too small
171	89	15C	168 MYRTLE AVENUE	0.18		0.18	No	too small
180	14	15C	65 EILEEN DRIVE	1.52		1.52	No	public use - water tower
180	261	15C	560 FAIRVIEW AVENUE	1.16		1.16	No	ROSI
180	376	15C	VINCENT ROAD	0.94		0.94	No	ROSI
181	30	15C	EILEEN DRIVE	4.78		4.78	No	drainage basin
191	55	15C	MORRIS COURT	0.06		0.06	No	too small
200	93	15C	LITTLE FALLS ROAD	0.47		0.47	No	too small, irregular shape
201	7	15C	148 LITTLE FALLS ROAD	0.08		0.08	No	too small
201	151	15C	899 POMPTON AVENUE	14.33		14.33	No	ROSI / Historic
201	286	15C	230 LITTLE FALLS ROAD	2.02		2.02	No	ROSI
201	301	15C	LITTLE FALLS ROAD	2.5		2.5	No	ROSI
201	302	15C	143 COMMERCE ROAD	1.78		1.78	No	cemetery and utility transmission lines
211	24	15C	402 BOWDEN ROAD	0.26		0.26	No	ROSI
211	34	15C	1 SLATTERY DRIVE	7.06	0.3	6.76	No	ROSI
211	35	15C	BOWDEN ROAD REAR	4.56	1.46	3.1	No	ROSI
211	36	15C	PECKMANTOWN ROAD	5	0.45	4.55	No	ROSI

April 28, 2025

Cedar Grove Township – Vacant Land Inventory

BLOCK	LOT	CLASS	LOCATION	Acres	Env. Constraints	Developable Acres	Buildable	Notes
211	37	15C	PECKMANTOWN ROAD	5.69		5.69	No	ROSI
211	38	15C	BOWDEN ROAD REAR	1.42		1.42	No	Part of park - should be on ROSI
211	40	15C	BOWDEN ROAD	0.58		0.58	No	ROSI
211	41	15C	BOWDEN ROAD	0.19		0.19	No	ROSI
212	1	15C	PECKMANTOWN ROAD	0.94		0.94	No	ROSI
212	6	15C	139 LITTLE FALLS ROAD	3.95	79	-75.05	No	ROSI
230	100	15C	RIDGE ROAD	24.55	10.75	13.8	No	ROSI
241	30	15C	RESERVOIR DRIVE	4.88		4.88	No	ROSI
241	300	15C	NORMAL AVENUE	51.76		51.76	No	ROSI
250	37	15C	BOWDEN ROAD	5.58		5.58	No	ROSI
250	81	15C	BOWDEN ROAD	3.33		3.33	No	ROSI
250	101	15C	RIDGE ROAD	4.01		4.01	No	ROSI
250	141	15C	RIDGE ROAD	37.93		37.93	No	ROSI
280	601	15C	LITTLE FALLS ROAD	1.31		1.31	No	landlocked and narrow
290	1	15C	350 LITTLE FALLS ROAD	11.7		11.7	No	wastewater treatment plant
297	1	15C	COMMERCE ROAD	2.46	1.49	0.97	No	ROSI
300	30	15C	GEORGE STREET	2.35	1.47	0.88	No	ROSI
306	42	15C	GEORGE STREET	5.53	3.26	2.27	No	ROSI
310	50	15C	POMPTON AVENUE	3.13		3.13	No	ROSI
310	149	15C	970 POMPTON AVENUE	1.52		1.52	No	ROSI - Application ongoing
311	20	15C	VINCENT ROAD	3.63		3.63	No	public use water tower
314	1	15C	94 EILEEN DRIVE	1.79		1.79	Yes	
320	292	15C	NORTH MOUNTAIN AVENUE	0.93		0.93	No	Steep Slopes
320	329	15C	EILEEN DRIVE REAR	7.02		7.02	No	Steep Slopes
320	361	15C	153 EILEEN DRIVE	4.36		4.36	No	Steep Slopes
340	121	15C	3 TOLSTOI PLACE	0.04		0.04	No	too small
354	17	15C	34 OAK DRIVE	2.06		2.06	No	ROSI
360	71	15C	170 EAST LINDSLEY ROAD	0.13		0.13	No	public use - fire station

April 28, 2025

Cedar Grove Township – Vacant Land Inventory

BLOCK	LOT	CLASS	LOCATION	Acres	Env. Constraints	Developable Acres	Buildable	Notes
400	7	15C	CEDAR GROVE	12.13		12.13	No	public use - trail
343	2	3A	177 West Lindley Road	13	0	13	No	Steep Slopes
330	16	3A	1201 Pompton Ave	5.7	0	5.7	No	Approved for Senior Living Facility

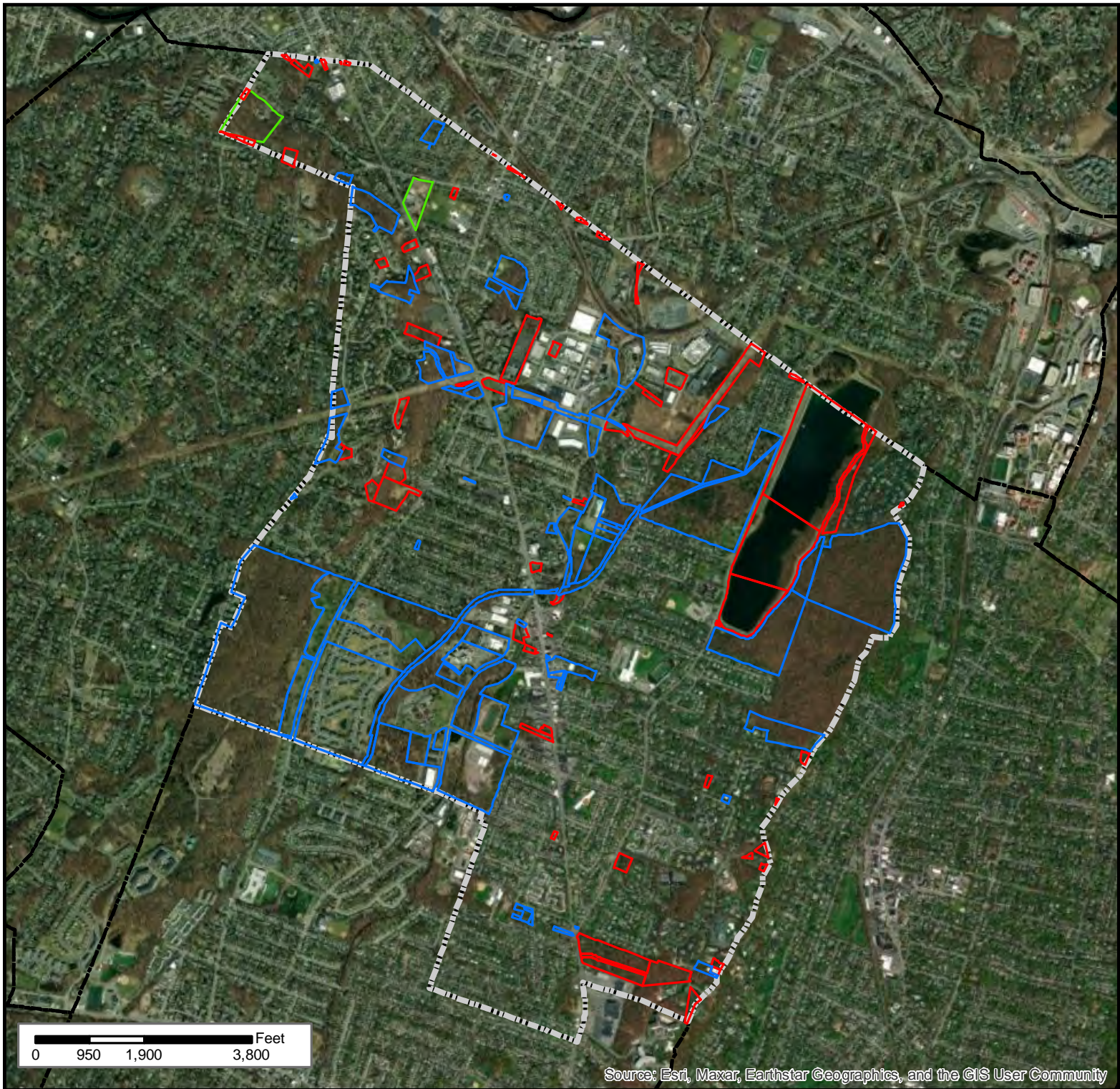
April 28, 2025

Cedar Grove Township – Vacant Land Inventory and Analysis **DRAFT**

Appendix B

Maps of Parcels Identified as Vacant, Farmland, or Public Property

Cedar Grove - Vacant Land Inventory



**Cedar Grove Township
Vacant Land Adjustment**

Essex County NJ

Legend

- Public Property
- Vacant Parcels
- Farms
- Cedar Grove Boundary

Source: NJ Office of GIS, Essex County ModIV tax data, NJDEP



CONSULTING & MUNICIPAL ENGINEERS

3141 BORDENTOWN AVENUE, PARLIN, N.J. 08859
1460 ROUTE 9 SOUTH HOWELL, N.J. 07731
3759 ROUTE 1 SOUTH SUITE 100, MONMOUTH JUNCTION, NJ 08852
ONE MARKET STREET SUITE 1F, CAMDEN, NJ 08102

WWW.CMEUSAL.COM

DATE	SCALE	LAST REVISED	CREATED BY
04-28-2025	1 inch = 2,411 feet	N/A	CD

Cedar Grove Township – Housing Plan Element and Fair Share Plan - **Appendices**

APPENDIX D

D-1 Resolution Appointing Municipal Housing Liaison

D-2 Resolution Appointing Administrative Agent

D-3 DRAFT Affirmative Marketing Plan

D-4 DRAFT Affordability Assistance Program Manual

D-5 DRAFT AHTF Spending Plan

D-6 DRAFT Market to Affordable Program Manual

D-7 Income Limit Strategy and Pricing

**TOWNSHIP OF CEDAR GROVE
ESSEX COUNTY, NEW JERSEY**

AGENDA ITEM #7(e)

SEPTEMBER 9, 2024

**RESOLUTION APPOINTING MUNICIPAL HOUSING LIAISON FOR THE
TOWNSHIP OF CEDAR GROVE**

WHEREAS, the Township of Cedar Grove's Housing Element and Fair Share Plan promotes an affordable housing program pursuant to the Fair Housing Act (N.J.S.A. 52:27D-301, et. seq.) applicable Council on Affordable Housing ("COAH") regulations and Uniform Housing Affordability Controls ("UHAC") regulations; and

WHEREAS, the Township of Cedar Grove is required to appoint a Municipal Housing Liaison for the administration of Cedar Grove's affordable housing program to enforce the requirements of applicable COAH and UHAC regulations; and

WHEREAS, the Township of Cedar Grove's Municipal Code §80-19 sets forth the requirements of the Municipal Housing Liaison to administer the Township's affordable housing program.

NOW, THEREFORE, BE IT RESOLVED by the Township Council of the Township of Cedar Grove, in the County of Essex, State of New Jersey, that the following individuals are hereby appointed as Municipal Housing Liaison and Deputy Municipal Housing Liaison for the administration of the Township's affordable housing program.

- 1) Joseph M. Zichelli, Esq., Township Manager: Municipal Housing Liaison
- 2) Rebecca M. Roth, CMFO, Chief Financial Officer; Deputy Municipal Housing Liaison

BE IT FURTHER RESOLVED that the Municipal Housing Liaison shall receive an annual stipend of six-thousand dollars (\$6,000) and the Deputy Municipal Housing Liaison shall receive an annual stipend of three-thousand dollars (\$3,000) to be paid for out of the Affordable Housing Trust Fund.

INTRODUCED BY: Councilwoman Peterson

SECONDED BY: Councilman Zazzali

ROLL CALL VOTE				
COUNCILMEMBER	YES	NO	ABSTAIN	ABSENT
Maceri	X			
Peterson	X			
Zazzali	X			
Mega	X			
Skabich				X

0909147msc

**CERTIFIED TO BE A
TRUE COPY OF THE ORIGINAL**


**TOWNSHIP CLERK
CEDAR GROVE, NJ**

**TOWNSHIP OF CEDAR GROVE
ESSEX COUNTY NEW JERSEY**

AGENDA ITEM #10(a)

DECEMBER 2, 2024

RESOLUTION

RESOLUTION AUTHORIZING THE AWARD OF A FAIR AND OPEN CONTRACT FOR PROFESSIONAL PLANNING SERVICES AS AFFORDABLE HOUSING ADMINISTRATIVE AGENT TO CGP&H, LLC, OF 1249 SOUTH RIVER ROAD, SUITE #301, CRANBURY, NEW JERSEY, 08512 IN AN AMOUNT NOT TO EXCEED \$20,000

WHEREAS, there exists a need for the appointment of an Affordable Housing Administrative Agent for the Township of Cedar Grove and funds are available for this purpose; and

WHEREAS, such services were solicited pursuant to N.J.S.A. 19:44A-20.1, et. seq., under a fair and open process; and

WHEREAS, qualifications/proposals for said appointment were received and publicly opened by the Township Clerk on October 29, 2024; as follows

CGP&H

Cranbury, New Jersey

WHEREAS, the provision of such services is a recognized profession, regulated by law requiring extensive and specialized training and, as such, is an exception to the bidding requirements set forth in N.J.S.A. 40A:11-5 et. seq.

NOW, THEREFORE, BE IT RESOLVED by the Township Council that the firm of CGP&H is hereby reappointed as Township Affordable Housing Administrative Agent for the Township of Cedar Grove for the calendar year 2025 to provide affordable housing administrative agent services.

BE IT FURTHER RESOLVED that this resolution and agreement can be reviewed in the Township Clerk's Office.

BE IT FURTHER RESOLVED that a notice in accordance with the Local Public Contracts Law of New Jersey shall be published in the Verona-Cedar Grove Times.

INTRODUCED BY: Councilman Zazzali

SECONDED BY: Deputy Mayor Mega

ROLL CALL VOTE				
COUNCILMEMBER	YES	NO	ABSTAIN	ABSENT
Maceri	X			
Peterson	X			
Zazzali	X			
Mega	X			
Skabich	X			

1202211agm

I HEREBY CERTIFY the foregoing to be a true copy of a resolution adopted by the Township Council of Cedar Grove, in the County of Essex, at its meeting held on December 2, 2024.



Dale A. Forde
Township Clerk

**TOWNSHIP OF CEDAR GROVE
ESSEX COUNTY, NEW JERSEY**

**RESOLUTION ADOPTING AN AFFRIMATIVE MARKETING PLAN FOR THE
TOWNSHIP OF CEDAR GROVE**

WHEREAS, in accordance with applicable Council on Affordable Housing (“COAH”) regulations and the New Jersey Uniform Housing Affordability Controls (“UHAC”) N.J.A.C. 5:80-26., et seq., the Township of Cedar Grove is required to adopt by resolution an Affirmative Marketing Plan to ensure that all affordable housing units created, including those created by rehabilitation are affirmatively marketed to very low, low and moderate income households, particularly those living and/or working within Housing Region 2, the Housing Region encompassing the Township of Cedar Grove;

NOW, THEREFORE, BE IT RESOLVED, that the Mayor and Council of the Township of Cedar Grove, County of Essex, State of New Jersey, do hereby adopt the following Affirmative Marketing Plan:

Affirmative Marketing Plan

- A. All affordable housing units in the Township of Cedar Grove shall be marketed in accordance with the provisions herein unless otherwise provided in N.J.A.C. 5:93-1, et seq. This Affirmative Marketing Plan shall apply to all developments that contain or will contain very low, low or moderate-income units, including those that are part of the Township’s prior round obligation and its current Fair Share Plan, and those that may be constructed in future developments not yet anticipated by the Fair Share Plan.
- B. The Affirmative Marketing Plan shall be implemented by an Administrative Agent designated by and/or under contract with the Township of Cedar Grove. All the costs of advertising and affirmatively marketing affordable housing units shall be borne by the developers/sellers/owners of the affordable unit(s).
- C. In implementing the Affirmative Marketing Plan, the Administrative Agent, acting on behalf of the Township, shall undertake all the following strategies:
 - 1. Review, approve and ensure that the developers/sellers/owners publish at least one advertisement in a newspaper of general circulation within the housing region.
 - 2. Broadcast of one advertisement by a radio or television station broadcasting throughout the housing region.
 - 3. At least one additional regional marketing strategy using one of the other sources listed below at Sec. E of this plan.
- D. 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 or

sponsor of affordable housing. The Affirmative Marketing Plan is also intended to target those potentially eligible persons who are least likely to apply for affordable units in that region. It is a continuing program that directs all marketing activities toward Housing Region 2 in which the Township is located and covers the entire period of deed restriction for each restricted housing unit.

E. The Affirmative Marketing Plan is a continuing program intended to be followed throughout the entire period of restrictions and shall meet the following requirements:

1. All newspaper articles, announcements and requests for applications for very low, low, and moderate-income units shall appear in the Star Ledger.

The primary marketing shall take the form of a paid display advertisement in the above newspaper during the first week of the marketing program and subsequently utilizing internet advertisements each month thereafter until all available units have been leased. The developer/owner shall disseminate all public service announcements and pay for display advertisements. The developer/owner shall provide proof of publication to the Administrative Agent. All press releases and advertisements must be approved in advance by the Township's Administrative Agent.

Advertisements will also be placed on the following websites:

Township of Cedar Grove - [http://www.Cedar GroveNJ.org](http://www.CedarGroveNJ.org)

New Jersey Housing Resource Center (NJHRC) - <http://www.njhrc.gov>

CGP&H – <http://www.AffordableHomesNewJersey.com>

Advertisements posted to NJHRC will occur on or before the earlier of:

- (1) at least 60 days prior to conducting a lottery of the applicants; or
- (2) within one day following when the owner, developer, property manager, or other administrative entity provides any information regarding how to apply for units to prospective applicants or solicits any applications from potential applicants through any other means.

The posting on NJHRC shall include, at a minimum:

- i. The date that the affordable housing units are expected to be completed,
- ii. The date of the lottery,
- iii. The number of affordable housing units,
- iv. An accounting of how many of the affordable housing units will be available to very low-, low-, and moderate-income households, and
- v. Each bedroom size that will be available.

1. Additional advertisements shall include a description of the:
 - vi. Street address(es) of the units;
 - vii. Directions to the units;
 - viii. Range of prices for the units;
 - ix. Number of bedrooms in the affordable units (bedroom mix);
 - x. Maximum income permitted to qualify for the units;
 - xi. Location of applications;
 - xii. Business hours when interested households may obtain an application;
 - xiii. Application fees, if any;
 - xiv. Number of units currently available; and
 - xv. Anticipated dates of availability.
2. Newspaper advertisements, announcements and information on where to request applications for very low, low, and moderate-income housing shall appear in at least one additional newspaper within the region.
3. At least one advertisement will be broadcast on a regional cable television or radio station.
4. Applications shall be mailed or emailed by the Administrative Agent to the prospective applications upon request. However, when on-line preliminary applications are utilized, if prospective applicants do not have internet access they will be given a phone number to call the Administrative Agent, who will then enter all pre-application information online during the phone call. Locations of applications, brochures, and flyers to affirmatively market the program are listed in the attached Appendix III, and will also be made available on the Township's website. Also, information on how to apply shall be made available at the developer's sales/rental office and shall be mailed or emailed to prospective applicants upon request.
5. The Administrative Agent shall develop, maintain and regularly update a list of community contact person(s) and/or organizations(s) in Essex, Morris, Union, and Warren Counties that will aid in the affirmative marketing program with particular emphasis on contacts that will reach out to groups that are least likely to apply for housing within the region, including major regional employers. Please see Appendix I for a complete list.
 - i. Quarterly information shall be sent to each of the following agencies with a request for publication in their journals and for circulation among their members:

Greater Union County Board of Realtors
North Central Jersey Association of Realtors (Essex and Morris County offices)
Warren County Board of Realtors

- ii. Quarterly information shall be sent to the administrators of each of the following agencies in each of the counties and requests to post same shall be sent to the administrators of each of the following agencies within the counties of Essex, Morris, Union, and Warren:

Welfare or Social Service Board
Rental Assistance Office (local office of DCA)
Offices on Aging or Division of Senior Services
Housing Authority
Community Action Agencies
Community Development Departments

- iii. Quarterly information shall be sent to the chief personnel administrators of all the major employers within the region as listed in attached Appendix I in accordance with the Region 2 Affirmative Marketing Plan.
- iv. Quarterly information and copies of any press releases and advertisements of the availability of very low, low and moderate-income housing shall be sent to the following additional community and regional organizations:

Fair Share Housing Center (510 Park Boulevard, Cherry Hill, NJ 08002)

New Jersey State Conference of the NAACP

The Latino Action Network (P.O. Box 943, Freehold, NJ 07728)

East Orange Chapter of the NAACP (P.O. Box 1127, East Orange, NJ, 07019)

Newark Chapter of the NAACP (P.O. Box 1262, Newark, NJ, 07101)

Morris County Chapter of the NAACP (P.O. Box 2256, Morristown, NJ 07962)

Elizabeth Chapter of the NAACP (P.O. Box 6732, Elizabeth NJ, 07206)

The Supportive Housing Association (15 Alden St #14, Cranford, NJ 07016)

- v. The Administrative Agent will also provide specific direct notice to the following community and regional organizations whenever affordable housing units become available in the Township to the organizations including, but not limited to those listed below (see Appendix I for full list):

Fair Share Housing Center (510 Park Boulevard, Cherry Hill, NJ 08002)

New Jersey State Conference of the NAACP

The Latino Action Network (P.O. Box 943, Freehold, NJ 07728)

East Orange Chapter of the NAACP (P.O. Box 1127, East Orange, NJ, 07019)

Newark Chapter of the NAACP (P.O. Box 1262, Newark, NJ, 07101)

Morris County Chapter of the NAACP (P.O. Box 2256, Morristown, NJ 07962)

Elizabeth Chapter of the NAACP (P.O. Box 6732, Elizabeth NJ, 07206)

The Supportive Housing Association (15 Alden St #14, Cranford, NJ 07016)

6. A random selection method to select occupants of very low, low and moderate-income housing will be used by the Township's Administrative Agent in conformance with N.J.A.C. 5:80-26.16(l).
7. The Affirmative Marketing Plan shall provide a regional preference for all households that live and/or work in Housing Region 2 comprised of Essex, Morris, Union, and Warren Counties.
8. The Administrative Agent shall administer the Affirmative Marketing Plan. The Administrative Agent has the responsibility to income qualify very low, low and moderate income households; to place income eligible households in very low, low and moderate income units upon initial occupancy; to continue to qualify households for re-occupancy of units as they become vacant during the period of affordability controls; to assist with outreach to very low, low and moderate income households; and to enforce the terms of the deed restriction and mortgage loan as per N.J.A.C. 5:80-26.1, et seq.
9. Whenever appropriate, the Administrative Agent shall provide or direct qualified very low, low and moderate-income applicants to counseling services on subjects such as budgeting, credit issues, mortgage qualifications, rental lease requirements and landlord/tenant law and shall develop, maintain and update a list of entities and lenders willing and able to perform such services.

10. All developers/owners of very low, low and moderate-income housing units shall be required to undertake and pay the costs of the marketing of the affordable units in their respective developments, subject to the direction and supervision of the Administrative Agent. The implementation of the Affirmative Marketing Plan for a development that includes affordable housing shall commence at least 120 days before the issuance of either a temporary or permanent certificate of occupancy.
11. The implementation of the Affirmative Marketing Plan shall continue until all very low, low and moderate-income housing units are initially occupied and for as long as affordable units exist that remain deed restricted and for which the occupancy or re-occupancy of units continues to be necessary. Please note that in addition to complying with this Township-wide Affirmative Marketing Plan that the Administrative Agent shall also review and approve a separate Affirmative Marketing Plan for every new affordable development in Township of Cedar Grove that is subject to N.J.A.C. 5:80-26.1 et seq. That document shall be completed by the owner/developer and will be compliant with the Township's Affirmative Marketing Plan as presented herein, and incorporate development specific details and permitted options, all subject to the Administrative Agent's review and approval. The development specific affirmative marketing plans will use the standard form for Region 2, which is attached hereto as Appendix III.
12. The Administrative Agent shall provide the Municipal Housing Liaison with the information required to comply with monitoring and reporting requirements pursuant to N.J.A.C.5:80-26-1, et seq. and the Order granting the Township a Final Judgment of Compliance and Repose.

BE IT FURTHER RESOLVED that the appropriate Township officials and professionals are authorized to take all actions required to implement the terms of this Resolution.

BE IT FURTHER RESOLVED that this Resolution shall take effect pursuant to law.

APPROVED this ____ day of ____, 2020.

ATTEST:

Kathleen R. Stutz, Township Clerk

Appendix I – Cedar Grove Affirmative Marketing Mailing List

<u>Business Name</u>	<u>Additional name</u>	<u>Address1</u>	<u>Address 2</u>	<u>City State Zip</u>	<u>County</u>	<u>Type of Organization</u>
Roseland Free Public Library		20 Roseland Ave.		Roseland, NJ 07068	ESSEX COUNTY	Libraries
West Caldwell Public Library		30 Clinton Rd.		West Caldwell, NJ 07006	ESSEX COUNTY	Libraries
South Orange Public Library		65 Scotland Rd.		South Orange, NJ 07079	ESSEX COUNTY	Libraries
The Orange Public Library		348 Main St.		Orange, NJ 07050	ESSEX COUNTY	Libraries
Verona Free Public Library		17 Gould Street		Verona, NJ 07044	ESSEX COUNTY	Libraries
West Orange Free Public Library		46 Mt. Pleasant Ave.		West Orange, NJ 07052	ESSEX COUNTY	Libraries
Boonton Holmes Public Library		621 Main St.		Boonton, NJ 07005	MORRIS COUNTY	Libraries
Chatham's Joint Free Public Library		214 Main St.		Chatham, NJ 07928	MORRIS COUNTY	Libraries
Chester Library		250 West Main St.		Chester, NJ 07930	MORRIS COUNTY	Libraries
Denville Free Public Library		121 Diamond Spring Rd.		Denville, NJ 07834	MORRIS COUNTY	Libraries
Dover Free Public Library		32 E. Clinton St.		Dover, NJ 07801	MORRIS COUNTY	Libraries
East Hanover Township Free Public Library		415 Ridgedale Ave.		East Hanover, NJ 07936	MORRIS COUNTY	Libraries
Florham Park Free Public Library		107 Ridgedale Ave.		Florham Park, NJ 07932	MORRIS COUNTY	Libraries
Harding Township Library		21 Blue Mill Rd.		New Vernon, NJ 07976	MORRIS COUNTY	Libraries

Kinnelon Public Library		132 Kinnelon Rd.		Kinnelon, NJ 07405	MORRIS COUNTY	Libraries
Lincoln Park Public Library		12 Boonton Turnpike		Lincoln Park, NJ 07035	MORRIS COUNTY	Libraries
Long Hill Township Free Public Library		917 Valley Rd.		Gillette, NJ 07980	MORRIS COUNTY	Libraries
Mendham Free Public Library		10 Hilltop Rd.		Mendham, NJ 07945	MORRIS COUNTY	Libraries
Mendham Township Library		2 East Main St.		Brookside, NJ 07926	MORRIS COUNTY	Libraries
Montville Township Public Library		90 Horseneck Rd.		Montville, NJ 07045	MORRIS COUNTY	Libraries
Morris County Library		30 E. Hanover Ave.		Whippany, NJ 07981	MORRIS COUNTY	Libraries
Morris Plains Library		77 Glenbrook Rd.		Morris Plains, NJ 07950	MORRIS COUNTY	Libraries
Morristown-Morris Twp Joint Public Library		1 Miller Rd.		Morristown, NJ 07960	MORRIS COUNTY	Libraries
Mount Arlington Public Library		333 Howard Blvd.		Mount Arlington, NJ 07856	MORRIS COUNTY	Libraries
Mount Olive Public Library		202 Flanders- Drakestown Rd.		Flanders, NJ 07836	MORRIS COUNTY	Libraries
Mountain Lakes Free Public Library		9 Elm Rd.		Mountain Lakes, NJ0 7046	MORRIS COUNTY	Libraries
Parsippany-Troy Hills Public Library		449 Halsey Rd.		Parsippany, NJ 07054	MORRIS COUNTY	Libraries
Randolph Township Free Public Library		28 Calais Rd.		Randolph, NJ 07869	MORRIS COUNTY	Libraries
Riverdale Public Library		93 Newark Pompton Tpke		Riverdale, NJ 07457	MORRIS COUNTY	Libraries

Rockaway Borough Free Public Library		82 E. Main St.		Rockaway, NJ 07866	MORRIS COUNTY	Libraries
Rockaway Township Free Public Library		61 Mount Hope Rd.		Rockaway, NJ 07866	MORRIS COUNTY	Libraries
Roxbury Township Public Library		103 Main St.		Succasunna, NJ 07876	MORRIS COUNTY	Libraries
Washington Twp Public Library-Morris		37 E. Springtown Rd.		Long Valley, NJ 07853	MORRIS COUNTY	Libraries
Wharton Public Library		15 S. Main St.		Wharton, NJ 07885	MORRIS COUNTY	Libraries
Whippanong Library-Hanover Township		1000 Route 10		Whippany, NJ 07981	MORRIS COUNTY	Libraries
Clark Public Library		303 Westfield Ave.		Clark, NJ 07066	UNION COUNTY	Libraries
Elizabeth Free Public Library		11 South Broad. St.		Elizabeth, NJ 07202	UNION COUNTY	Libraries
Fanwood Memorial Library		5 Forrest Road		Fanwood, NJ 07023	UNION COUNTY	Libraries
Garwood Free Public Library		411 Third Ave.		Garwood, NJ 07027	UNION COUNTY	Libraries
Hillside Free Public Library		1409 Liberty Avenue		Hillside, NJ 07205	UNION COUNTY	Libraries
Kenilworth Public Library		548 Blvd.		Kenilworth, NJ 07033	UNION COUNTY	Libraries
Linden Free Public Library		31 E. Henry St.		Linden, NJ 07036	UNION COUNTY	Libraries
Mountainside Free Public Library		1 Constitution Plaza		Mountainside, NJ 07092	UNION COUNTY	Libraries
New Providence Memorial Library		377 Elkwood Ave.		New Providence, NJ 07974	UNION COUNTY	Libraries

Plainfield Free Public Library		800 Park Ave.		Plainfield, NJ 07060	UNION COUNTY	Libraries
Rahway Public Library		2 City Hall Plaza		Rahway, NJ 07065	UNION COUNTY	Libraries
Roselle Free Public Library		104 W. Fourth Ave.		Roselle, NJ 07203	UNION COUNTY	Libraries
Roselle Park Veterans Memorial Library		404 Chestnut St.		Roselle Park, NJ 07204	UNION COUNTY	Libraries
Scotch Plains Public Library		1927 Bartle Ave.		Scotch Plains, NJ 07076	UNION COUNTY	Libraries
Springfield Free Public Library		66 Mountain Ave.		Springfield, NJ 07081	UNION COUNTY	Libraries
Summit Free Public Library		75 Maple St.		Summit, NJ 07901	UNION COUNTY	Libraries
Union Free Public Library		1980 Morris Ave.		Union, NJ 07083	UNION COUNTY	Libraries
Westfield Memorial Library		550 E. Broad. St.		Westfield, NJ 07090	UNION COUNTY	Libraries
Catherine D. Hofman Library		4 Lambert Rd.		Blairstown, NJ 07825-9348	Warren County	Libraries
Hackettstown Public Library		110 Church St.		Hackettstown, NJ 07840- 2206	Warren County	Libraries
Oxford Public Library		42 Washington Avenue		Oxford, NJ 07863	Warren County	Libraries
Phillipsburg Free Public Library		200 Frost Ave.		Phillipsburg NJ 08865	Warren County	Libraries
W H Walters Free Library		1001 East Blvd		Phillipsburg NJ 08865- 4418	Warren County	Libraries
Warren Co. Library		199 Hardwick St.		Belvidere, NJ 07823	Warren County	Libraries

Warren Co. Community College Library		475 Route 57 West		Washington, NJ 07882	Warren County	Libraries
Washington Public Library		20 West Carlton Ave.		Washington, NJ 07882-1202	Warren County	Libraries
A.J. Seabra Inc,		574 Ferry St		Newark, NJ 07105-4402	Essex County	Major Employers
Applied Business Concepts		324 Bellville Ave.		Bloomfield, NJ 07003	ESSEX COUNTY	Major Employers
Berkeley College		536 Broad. St.		Newark, NJ 07102	ESSEX COUNTY	Major Employers
Cambridge Bagel Factory		648 Bloomfield Ave.		Bloomfield, NJ 07003	ESSEX COUNTY	Major Employers
Hoffman La Roche		340 Kingsland St.		Nutley, NJ 07110	ESSEX COUNTY	Major Employers
Horizon Blue Cross & Blue Shield		3 Penn Central Railroad		Newark, NJ 07105	ESSEX COUNTY	Major Employers
Horizon Business Products		753 N. 6th St.		Newark, NJ 07102	ESSEX COUNTY	Major Employers
IDT Telecom		520 Broad. St.		Newark, NJ 07102	ESSEX COUNTY	Major Employers
PNC Bank - Bloomfield Center		2 Broad. St.		Bloomfield, NJ 07003	ESSEX COUNTY	Major Employers
Prudential Financial		751 Broad. St.		Newark, NJ 07102	ESSEX COUNTY	Major Employers
PSEG		80 Park Plaza		Newark, NJ 07102	ESSEX COUNTY	Major Employers
Rutgers		1 Washington Place	Suite 590	Newark, NJ 07102	ESSEX COUNTY	Major Employers
Stanlar Industries		24 Federal Plaza		Bloomfield, NJ 07003	ESSEX COUNTY	Major Employers

Verizon Business		271 Mount Pleasant Ave.		West Orange, NJ 07090	ESSEX COUNTY	Major Employers
AT&T		15 Midlan Ave #1		Paramus, NJ 07932	MORRIS COUNTY	Major Employers
Atlantic Health System- Morristown Memorial Hospital		100 Madison Ave.		Morristown, NJ 07962	MORRIS COUNTY	Major Employers
Kraft foods		200 Deforest Ave.		East Hanover, NJ 07936	MORRIS COUNTY	Major Employers
Lucent Technologies		24 Mountain Ave.		Mendham, NJ 07945	MORRIS COUNTY	Major Employers
Mennen Sports Arena		161 E Hanover Ave		Morristown, NJ 07960	MORRIS COUNTY	Major Employers
Novartis Pharmaceutical		59 State Route 10		East Hanover, NJ 07936	MORRIS COUNTY	Major Employers
St. Clare's Hospital		130 Powerville Rd.		Boonton Township, NJ 07005	MORRIS COUNTY	Major Employers
St. Clare's Hospital		25 Pocono Rd.		Denville, NJ 07834	MORRIS COUNTY	Major Employers
St. Clare's Hospital		400 West Blackwell St.		Dover, NJ 07801	MORRIS COUNTY	Major Employers
St. Clare's Hospital		3219 Route 46 East, Suite 110		Parsippany, NJ 07054	MORRIS COUNTY	Major Employers
UNION COUNTY College		1033 Springfield Ave.		Cranford, NJ 07016	MORRIS COUNTY	Major Employers
A&M Industrial Supply Co		37 West Cherry Street	PO Box 1044	Rahway, NJ 07065	UNION COUNTY	Major Employers
Comcast Network		800 Rahway Ave.		Union, NJ 07084	UNION COUNTY	Major Employers
Howard Press		450 W 1st Avenue		Roselle, NJ 07203	UNION COUNTY	Major Employers

Lucent Technologies		600 Mountain Ave.		Murray Hill, NJ 07974-2008	UNION COUNTY	Major Employers
Rahway Hospital		865 Stone St.		Rahway, NJ 07065	UNION COUNTY	Major Employers
Rotuba Extruders, Inc		1401 Park Ave. South		Linden, NJ 07036	UNION COUNTY	Major Employers
ARC Warren County		319 W. Washington Ave. #2		Washington, NJ 07882	Warren County	Major Employers
Asbury Graphite		P.O. Box 144		Asbury, NJ 08802	Warren County	Major Employers
Atlantic States Cast Iron Pipe Co.		183 Sitgreaves St.		Phillipsburg, NJ 08865	Warren County	Major Employers
Bihler of America		85 Industrial Dr.		Alpha, NJ 08865	Warren County	Major Employers
Blair Academy		2 Park Street	PO Box 600	Blairstown, NJ 07825	Warren County	Major Employers
Captive Plastics, Inc.		190 Strykers Rd.		Phillipsburg, NJ 08865	Warren County	Major Employers
Centenary College		400 Jefferson St		Hackettstown, NJ 07840	Warren County	Major Employers
Hackettstown Hospital		651 Willow Grove St.		Hackettstown, NJ 07840	Warren County	Major Employers
Hunterdon Transformer		75 Industrial Dr.		Phillipsburg, NJ 08865	Warren County	Major Employers
Lopatcong Care Center		390 Red School Lane		Phillipsburg, NJ 08865	Warren County	Major Employers
Masterfoods		800 High St.		Hackettstown, NJ 07840	Warren County	Major Employers
Nova Borealis Compounds LLC		176 Thomas Rd.		Port Murray, NJ 07865	Warren County	Major Employers

Roche Vitamins		206 Roche Dr.		Belvidere, NJ 07823	Warren County	Major Employers
St. Luke's Hospital - Warren Campus		185 Roseberry St.		Phillipsburg, NJ 08865	Warren County	Major Employers
Comcast of Northwest NJ		155 Port Murray Rd.		Port Murray, NJ 07865	Warren County	Media
Star-Ledger		1 Star Ledger Plaza		Newark, NJ 07102	Warren County	Media
Agape Worship Center		33 West St. #100		Bloomfield, NJ 07003	ESSEX COUNTY	Religious Buildings
Bethany United Presbyterian		293 West Passaic Ave.		Bloomfield, NJ 07003	ESSEX COUNTY	Religious Buildings
Bethel Church of Love & Praise		55 Lawrence St.		Bloomfield, NJ 07003	ESSEX COUNTY	Religious Buildings
Bloomfield Presbyterian		147 Broad. St.		Bloomfield, NJ 07003	ESSEX COUNTY	Religious Buildings
Brookdale Baptist Church		1350 Broad. St.		Bloomfield, NJ 07003	ESSEX COUNTY	Religious Buildings
Christian Bible Center		430 Franklin St.		Bloomfield, NJ 07003	ESSEX COUNTY	Religious Buildings
Christian Faith Center		132 Montgomery St.		Bloomfield, NJ 07003	ESSEX COUNTY	Religious Buildings
First Baptist Church		1 Washington St.		Bloomfield, NJ 07003	ESSEX COUNTY	Religious Buildings
Korean United Presbyterian Church		27 Bay Ave.		Bloomfield, NJ 07003	ESSEX COUNTY	Religious Buildings
New Life Christian Church		12 Prospect St.		Bloomfield, NJ 07003	ESSEX COUNTY	Religious Buildings
New Light Baptist Church		91 Dewey St.		Bloomfield, NJ 07003	ESSEX COUNTY	Religious Buildings
Park United Methodist Church		12 Park St.		Bloomfield, NJ 07003	ESSEX COUNTY	Religious Buildings

Personnel Board of the Newark Archdiocese			194 Broad. St.		Bloomfield, NJ 07003	ESSEX COUNTY	Religious Buildings
Presbyterian Church on the Green			147 Broad. St.		Bloomfield, NJ 07003	ESSEX COUNTY	Religious Buildings
Presbytery of Newark			192 Broad. St.		Bloomfield, NJ 07003	ESSEX COUNTY	Religious Buildings
Sacred Heart Church			76 Broad. St.		Bloomfield, NJ 07003	ESSEX COUNTY	Religious Buildings
Saint Thomas the Apostle			60 Byrd Ave.		Bloomfield, NJ 07003	ESSEX COUNTY	Religious Buildings
Saint Valentines			120 North Spring St.		Bloomfield, NJ 07003	ESSEX COUNTY	Religious Buildings
Skyline Community Church			498 Watchung Ave.		Bloomfield, NJ 07003	ESSEX COUNTY	Religious Buildings
Temple Ner Tamid			936 Broad. St.		Bloomfield, NJ 07003	ESSEX COUNTY	Religious Buildings
Union Baptist Church			21 Conger St.		Bloomfield, NJ 07003	ESSEX COUNTY	Religious Buildings
Watchung Presbyterian Church			375 Watchung Ave.		Bloomfield, NJ 07003	ESSEX COUNTY	Religious Buildings
Mountaintop Church			6 Naughtnright Rd.		Hackettstown, NJ 07840	Warren County	Religious Buildings
St. James Episcopal Church			214 Washington St.		Hackettstown, NJ 07840	Warren County	Religious Buildings
Washington Assembly of God Church			33 Brass Castle Rd.		Washington, NJ 07882	Warren County	Religious Buildings
Belleville Senior Center			125 Franklin Avenue		Belleville, NJ 07109	ESSEX COUNTY	Social Service Buildings
Belleville Senior Citizen Club			518 Washington Ave.		Belleville, NJ 07109	ESSEX COUNTY	Social Service Buildings
Essex Co. Board of Social Services			50 South Clinton		East Orange, NJ 07018	ESSEX COUNTY	Social Service Buildings

Essex Co. Community Action		50 South Clinton #3		East Orange, NJ 07018	ESSEX COUNTY	Social Service Buildings
Essex Co. Division of Senior Services		900 Bloomfield Avenue		Verona, NJ 07044	Essex County	Social Service Buildings
Essex Co. Division of Welfare		18 Rector St. - 9th Floor		Newark, NJ 07102	ESSEX COUNTY	Social Service Buildings
Fairfield Golden Age Club		230 Fairfield Rd.		Fairfield, NJ 07004	ESSEX COUNTY	Social Service Buildings
Grover Cleveland Senior Center	Borough of Caldwell	1 Provost Square		Caldwell, NJ 07006	ESSEX COUNTY	Social Service Buildings
Morris Co. Department of Senior, Disability and Veteran Services		340 W. Hanover Ave		Morris, NJ 07961	Morris County	Social Service Buildings
Morris Co. Family Services		County of Morris	PO Box 900	Morristown, NJ 07963-0900	MORRIS COUNTY	Social Service Buildings
Morris Co. Human Services		30 Schuyler Place		Morristown, NJ 07960	MORRIS COUNTY	Social Service Buildings
Morris Co. Office of Assistance		P.O. Box 900	340 W. Hanover	Morristown, NJ 07963	MORRIS COUNTY	Social Service Buildings
Community Access Unlimited		80 Grand St., # 2		Elizabeth, NJ 07202	UNION COUNTY	Social Service Buildings
Jewish Family Service of Central Jersey		655 Westfield Ave.		Elizabeth, NJ 07202	UNION COUNTY	Social Service Buildings
Salvation Army		1005 East Jersey St.		Elizabeth, NJ 07202	UNION COUNTY	Social Service Buildings
UNION Co. Social Services Department		342 Westminster Ave.		Elizabeth, NJ 07202	UNION COUNTY	Social Service Buildings
North West NJ Community Action Program		350 Marshall St.		Phillipsburg, NJ 08865	Warren County	Social Service Buildings
Warren Co. Divi. of Aging and Disability Svcs.	Wayne Dumont, Jr. Admin. Bldg.	165 County Route 519 South		Belvidere, NJ 07823-1949	Warren County	Social Service Buildings

Warren Co. Administration Building		165 County Route 519 South		Belvidere, NJ 07823	Warren County	Social Service Offices/Administr ation Buildings
Warren Co. Division of Senior Services	Wayne Dumont Jr. Admin. Bldg.	165 County Rte 519 So.		Belvidere, NJ 07823	Warren County	Social Service Offices/Administr ation Buildings
Warren Co. Social Services	Court House Annex	501 Second St.		Belvidere, NJ 07823	Warren County	Social Service Offices/Administr ation Buildings
St. Barnabas Hospital		94 Old Short Hills Road		Livingston, NJ 07039	ESSEX COUNTY	Major Employers
St. Barnabas Hospital Ambulatory Care		200 South Orange Avenue		Livingston, NJ 07039	ESSEX COUNTY	Major Employers
Care One		68 Passaic Ave		Livingston, NJ 07039	ESSEX COUNTY	Major Employers
Livingston Board of Education		11 Foxcroft Drive		Livingston, NJ 07039	ESSEX COUNTY	Major Employers
ARC of Essex County		123 Naylon Ave		Livingston, NJ 07039	ESSEX COUNTY	Major Employers
Summit Medical		75 E. Northfield Road		Livingston, NJ 07039	ESSEX COUNTY	Major Employers
Essex Regional Health		204 Hillside Ave		Livingston, NJ 07039	ESSEX COUNTY	Major Employers
United Way of Northern New Jersey - Millburn		P.O. Box 546		Millburn, NJ 07041	ESSEX COUNTY	Social Service Offices/Administr ation Buildings
Westfield United Way Fund		301 North Avenue West		Westfield, NJ 07090	UNION COUNTY	Social Service Offices/Administr ation Buildings
United Way of Greater Union County		33 West Grand Street		Elizabeth, NJ 07202	UNION COUNTY	Social Service Offices/Administr ation Buildings
United Way of Northern New Jersey		PO Box 1948		Morristown, NJ 07962	MORRIS COUNTY	Social Service Offices/Administr ation Buildings

United Way of Essex and West Hudson			60 Park Place, Suite 1400		Newark, NJ 07102	ESSEX COUNTY	Social Service Offices/Administration Buildings
Urban League of Union County			288 N Broad St #2		Elizabeth, NJ 07208	UNION COUNTY	Social Service Offices/Administration Buildings
Fair Share Housing Center			510 Park Blvd		Cherry Hill, NJ 08002		
New Jersey State Conference of the NAACP			13 East Front St		Trenton, NJ 08608	Mercer County	Social Service Organization
Latino Action Network			PO Box 943		Freehold, NJ 07728		
Warren/Sussex County Branch Unit of the NAACP			President: Charles Boddy	PO Box 229	Washington 07882		
Women Helping Women			530 Elm St		Westfield, NJ 07090	Union County	Social Service Offices/Administration Buildings
Oranges and Maplewood NAACP			PO Box 1127		East Orange, NJ 07019	ESSEX COUNTY	Social Service Offices/Administration Buildings
Newark NAACP			PO Box 1262		Newark, NJ 07102-1262		
Morris Co. NAACP			PO Box 2256		Morristown, NJ 07960		
Elizabeth NAACP			PO Box 6732		Elizabeth, NJ 07206		
Supportive Housing Association			185 Valley Street		South Orange, NJ 07079	ESSEX COUNTY	Social Service Agency
St. Agnes RC Church			332 Madison Hill Road		Clark, NJ 07066	Union County	Religious Organization
St. John the Apostle Church			1805 Penbrook Terrace		Linden, NJ 07036	Union County	Religious Organization
Jehovah's Witness			1170 Old Raritan Road		Clark, NJ 07066	Union County	Religious Organization

Union County Baptist Church		4 Valley Road		Clark, NJ 07066	Union County	Religious Organization
St. Helen's RC Church		1600 Rahway Ave.		Westfield, NJ 07090	Union County	Religious Organization
Zion Lutheran Church		559 Raritan Rd.		Clark, NJ 07066	Union County	Religious Organization
Osceola Presbyterian Church		1689 Raritan Rd.		Clark, NJ 07066	Union County	Religious Organization
Cranford United Methodist Church		201 Lincoln Ave.		Cranford, NJ 07016	Union County	Religious Organization
Garwood Presbyterian Church		341 Spruce Ave.		Garwood, NJ 07027	Union County	Religious Organization
Oasis Christian Center		2052 St. Georges Ave.		Rahway, NJ 07065	Union County	Religious Organization
Holy Trinity RC Church		31 1st Street		Westfield, NJ 07090	Union County	Religious Organization
St. Michael's RC Church		40 Alden Street		Cranford, NJ 07016	Union County	Religious Organization
Liquid Church		213 Center Street		Garwood, NJ 07027	Union County	Religious Organization
American Legion		78 Westfield Ave.		Clark, NJ 07066	Union County	Veteran's Organization
Veteran's of Foreign Wars (VFW)		6 Broadway		Clark, NJ 07066	Union County	Veteran's Organization
Veteran's of Foreign Wars (VFW)		479 South Ave.		Cranford, NJ 07016	Union County	Veteran's Organization
L'Oréal		222 Terminal Ave.		Clark, NJ 07066	Union County	Major Employers
Kerry Industries		160 Terminal Ave.		Clark, NJ 07066	Union County	Major Employers
Catholic Charities		505 South Ave		Cranford, NJ 07016	Union County	Social Service Organization

Avaya Inc. Headquarters		350 Mt Kemble Ave		Morristown, NJ 07960	Morris County	Major Employers
Greater Union County Board of Realtors		767 Central Ave		Westfield, NJ 07090	Union County	Realtor
North Central Board of Realtors		910 Mt. Kemble Avenue		Morristown, NJ 07960	Morris County	Realtor
North Central Board of Realtors		375 Broad Street		Bloomfield, NJ 07003	ESSEX COUNTY	Realtor
Warren County Board of Realtors		292 Route 46W		Oxford, NJ 07863-0038	Warren County	Realtor
Union County Division on Aging		342 Westminster Ave.		Elizabeth, NJ 07202	UNION COUNTY	Social Service Organization
Warren County Housing Authority		415 Front Street		Belvidere, NJ 07823-1532	Warren County	Social Service Organization
Union County Housing Authority		1 Elizabethtown Plaza 5th Floor		Elizabeth, NJ 07202-3467	UNION COUNTY	Social Service Organization
Morris County Housing Authority		99 Ketch Road		Morristown, NJ 07960- 2606	Morris County	Social Service Organization
Essex County Division of Housing and Community Development		50 South Clinton Street ,Suite 5400		East Orange, NJ 07018	ESSEX COUNTY	Social Service Organization
Morris County Office of Community Development		1 Medical Drive		Morris Plains, NJ 07950	Morris County	Social Service Organization
Housing Partnership for Morris County		2 East Blackwell Street		Dover, NJ 07801	Morris County	Social Service Offices/Administr ation Buildings
West Essex YMCA		321 South Livingston Ave		Livingston, NJ 07039	ESSEX COUNTY	social servie organization
Alaris Health at Cedar Grove		110 Grove Ave		Cedar Grove, NJ 07009	ESSEX COUNTY	Major Employers
Essex County Hospital Center		204 Grove Ave		Cedar Grove, NJ 07009	ESSEX COUNTY	Major Employers

Northwest New Jersey Community Action Program, Inc. (NORWESCAP)		350 Marshall St.		Phillipsburg, NJ 08865	Middlesex County	Social Service Offices/Administration Buildings
Homeless Solutions of Morristown		540 W. Hanover Ave		Morristown, NJ 07960	Morris County	Social Service Organization
West Essex Board of Realtors		10 Erie St		Montclair, NJ, 07042	ESSEX COUNTY	Major Employers
Horizon Blue Cross & Blue Shield of NJ		3 Raymond Plaza W		Newark, NJ 07102	ESSEX COUNTY	Major Employers
Horizon Blue Cross & Blue Shield of NJ		540 Broad Street		Newark, NJ 07102	ESSEX COUNTY	Major Employers
Verizon Communications		540 Broad Street		Newark, NJ 07102	ESSEX COUNTY	Major Employers
Continental Airlines		1 Newark Airport		Newark, NJ 07102	ESSEX COUNTY	Major Employers
Newark Liberty International Airport		Newark Airport		Newark, NJ 07114	ESSEX COUNTY	Major Employers
University of Medicine/Dentistry	Office of Marketing & Media Relations	150 Bergen Street, Room D347		Newark, NJ 07103	ESSEX COUNTY	Major Employers
AT&T		180 Park Avenue		Florham Park, NJ 07932	Morris County	Major Employers
Lucent Technologies		91 Central Avenue		Morris Plains, NJ 07950	Morris County	Major Employers
Pfizer		175 Tabor Road		Morris Plains, NJ 07950	Morris County	Major Employers
US Army Armament R&D		21 Picatinny Arsenal		Picatinny Arsenal, NJ 07806	Morris County	Major Employers
Kraft foods		6 Upper Pond Road		Parsippany, NJ 07054	Morris County	Major Employers
A&M Industrial Supply Co		1414 Campbell Street		Rahway, NJ 07065	Union County	Major Employers
Honeywell Inc		1515 West Blancke Street, Bldg 1501		Linden, NJ 07036	Union County	Major Employers
Honeywell Inc		1515 West Blancke Street, Bldg 1525		Linden, NJ 07036	Union County	Major Employers

Cede Candy Inc		1091 Lousons Road	PO Box 271	Union, NJ 07083	Union County	Major Employers
Mallinckrodt Baker INC		222 Red School Lane		Phillipsburg, NJ 08865	Warren County	Major Employers
VA NJ Health Care System		151 Knollcroft Rd., Bldg. 53	Mail code 116D-C34B	Lyons, NJ 07939-5000		Social Services Agency
Prudential Insurance		751 Broad. St.		Newark, NJ 07102	ESSEX COUNTY	Major Employers
Catholic Charities		321 Central Avenue		Newark, NJ 07102	ESSEX COUNTY	Religious Organization
Episcopal Community Development		31 Mulberry St		Newark, NJ 07102	ESSEX COUNTY	Religious Organization
United Airlines		1000 Newark International Airport St		Newark, NJ 07114	ESSEX COUNTY	Major Employers
Honeywell Inc		115 Tabor Rd		Morris Plains, NJ 07950	Morris County	Major Employers
Pfizer		369 Interpace Pkwy		Parsippany, NJ 07054	Morris County	Major Employers
Immunomedics, Inc.		300 The American Rd		Morris Plains, NJ 07950	Morris County	Major Employers
Drew University Madison House		36 Madison Ave		Madison, NJ 07940	Morris County	Major Employers
Kerry Industries		200-222 Terminal Ave		Clark, NJ 07066	Union County	Major Employers
Merck & Co., Inc.		126 E. Lincoln Ave, PO Box 2000		Rahway, NJ 07065	Union County	Major Employers
Union County College		1033 Springfield Ave		Cranford, NJ 07016	Union County	Major Employers
Warren Hospital		755 Memorial Pkwy		Phillipsburg, NJ 08865	Warren County	Major Employers
Heath Village		430 Schooleys Mountain Road		Hackettstown, NJ 07840	Warren County	Major Employers
Mars Chocolate North America		800 County Rd 517		Hackettstown, NJ 07840	Warren County	Major Employers
East Orange NAACP		34 Prospect Street		East Orange, NJ	ESSEX COUNTY	

Appendix II – Cedar Grove Preliminary Application Distribution List

<u>Business Name</u>	<u>Address1</u>	<u>City State Zip</u>
Warren County Administration Building	165 County Route 519 South	Belvidere, NJ 07823
Warren County North East Branch Library	40 US Highway 46	Hackettstown, NJ 07840
Morris County Library	30 E. Hanover Ave.	Whippany, NJ 07981
Morris County Administration Building	10 Court Street	Morristown, NJ, 07960
Warren County Library Headquarters	2 Shotwell Dr	Belvidere, NJ 07823
Essex County/Hall of Records	465 Dr. Martin Luther King Drive	Newark, NJ 07102
Union County/Administration Building	10 Elizabethtown Plaza	Elizabeth, NJ 07207
Township of Cedar Grove	525 Pompton Ave	Cedar Grove, NJ 07009
Cedar Grove Library	525 Pompton Ave	Cedar Grove, NJ 07009

Appendix III

AFFIRMATIVE FAIR HOUSING MARKETING PLAN

For Affordable Housing in (REGION 2)

I. APPLICANT AND PROJECT INFORMATION

(Complete Section I individually for all developments or programs within the municipality.)

1a. Administrative Agent Name, Address, Phone Number		1b. Development or Program Name, Address	
1c. Number of Affordable Units:	1d. Price or Rental Range From To	1e. State and Federal Funding Sources (if any)	
Number of Rental Units:			
Number of For-Sale Units:			
1f. <input type="checkbox"/> Age Restricted <input type="checkbox"/> Non-Age Restricted	1g. Approximate Starting Dates Advertising: Occupancy:		
1h. County Essex, Morris, Union, Warren		1i. Census Tract(s):	
1j. Managing/Sales Agent's Name, Address, Phone Number			
1k. Application Fees (if any):			

(Sections II through IV should be consistent for all affordable housing developments and programs within the municipality. Sections that differ must be described in the approved contract between the municipality and the administrative agent and in the approved Operating Manual.)

II. RANDOM SELECTION

2. Describe the random selection process that will be used once applications are received.

III. MARKETING

3a. Direction of Marketing Activity: (indicate which group(s) in the housing region are least likely to apply for the housing without special outreach efforts because of its location and other factors)			
<input type="checkbox"/> White (non-Hispanic) <input type="checkbox"/> Black (non-Hispanic) <input type="checkbox"/> Hispanic <input type="checkbox"/> American Indian or Alaskan Native <div style="display: flex; justify-content: space-around;"> <input type="checkbox"/> Asian or Pacific Islander <input type="checkbox"/> Other group: </div>			
3b. HOUSING RESOURCE CENTER (www.njhousing.gov) A free, online listing of affordable housing <input type="checkbox"/>			
3c. Commercial Media (required) (Check all that applies)			
	DURATION & FREQUENCY OF OUTREACH	NAMES OF REGIONAL NEWSPAPER(S)	CIRCULATION AREA
TARGETS ENTIRE HOUSING REGION 2			
Daily Newspaper			
X		Star-Ledger	All of Region 2
TARGETS PARTIAL HOUSING REGION 2			
Daily Newspaper			
<input type="checkbox"/>		Daily Record	Morris
<input type="checkbox"/>		Express Times	Warren
<input type="checkbox"/>		Tap into SOMA (on-line)	Partial Essex
Weekly Newspaper			
<input type="checkbox"/>		Belleville Post	Essex
<input type="checkbox"/>		Belleville Times	Essex
<input type="checkbox"/>		Bloomfield Life	Essex
<input type="checkbox"/>		East Orange Record	Essex
<input type="checkbox"/>		Glen Ridge Paper	Essex
<input type="checkbox"/>		Glen Ridge Voice	Essex
<input type="checkbox"/>		Independent Press	Essex
<input type="checkbox"/>		Irvington Herald	Essex
<input type="checkbox"/>		Item of Millburn and Short Hills	Essex
<input type="checkbox"/>		Montclair Times	Essex
<input type="checkbox"/>		News-Record	Essex
<input type="checkbox"/>		Nutley Journal	Essex
<input type="checkbox"/>		Nutley Sun	Essex

<input type="checkbox"/>		Observer	Essex
<input type="checkbox"/>		Orange Transcript	Essex
<input type="checkbox"/>		Progress	Essex
<input type="checkbox"/>		Vailsburg Leader	Essex
<input type="checkbox"/>		Verona-Cedar Grove Times	Essex
<input type="checkbox"/>		West Essex Tribune	Essex
<input type="checkbox"/>		West Orange Chronicle	Essex
<input type="checkbox"/>		Atom Tabloid & Citizen Gazette	Middlesex, Union
<input type="checkbox"/>		Chatham Courier	Morris
<input type="checkbox"/>		Chatham Independent Press	Morris
<input type="checkbox"/>		Citizen of Morris County	Morris
<input type="checkbox"/>		Florham Park Eagle	Morris
<input type="checkbox"/>		Hanover Eagle	Morris
<input type="checkbox"/>		Madison Eagle	Morris
<input type="checkbox"/>		Morris News Bee	Morris
<input type="checkbox"/>		Mt. Olive Chronicle	Morris
<input type="checkbox"/>		Neighbor News	Morris
<input type="checkbox"/>		Randolph Reporter	Morris
<input type="checkbox"/>		Roxbury Register	Morris
<input type="checkbox"/>		Parsippany Life	Morris
<input type="checkbox"/>		Cranford Chronicle	Union
<input type="checkbox"/>		Echo Leader	Union
<input type="checkbox"/>		Elizabeth Reporter	Union
<input type="checkbox"/>		Hillside Leader	Union
<input type="checkbox"/>		Leader of Kenilworth & Roselle Park	Union
<input type="checkbox"/>		Madison Independent Press, The	Union
<input type="checkbox"/>		Millburn and Short Hills Independent Press	Union
<input type="checkbox"/>		News Record	Union
<input type="checkbox"/>		Record-Press	Union
<input type="checkbox"/>		Scotch Plains Times (Fanwood Times)	Union

<input type="checkbox"/>		Spectator Leader	Union
<input type="checkbox"/>		Union Leader	Union
<input type="checkbox"/>		Warren Reporter	Warren

	DURATION & FREQUENCY OF OUTREACH	NAMES OF REGIONAL TV STATION(S)	CIRCULATION AREA AND/OR RACIAL/ETHNIC IDENTIFICATION OF READERS/AUDIENCE
TARGETS ENTIRE HOUSING REGION 2			
<input type="checkbox"/>		2 WCBS-TV Cbs Broadcasting Inc.	
		3 KYW-TV Cbs Broadcasting Inc.	
<input type="checkbox"/>		4 WNBC NBC Telemundo License Co. (General Electric)	
<input type="checkbox"/>		5 WNYW Fox Television Stations, Inc. (News Corp.)	
<input type="checkbox"/>		7 WABC-TV American Broadcasting Companies, Inc (Walt Disney)	
<input type="checkbox"/>		9 WWOR-TV Fox Television Stations, Inc. (News Corp.)	
<input type="checkbox"/>		11 WPIX Wpix, Inc. (Tribune)	
<input type="checkbox"/>		13 WNET Educational Broadcasting Corporation	
<input type="checkbox"/>		25 WNYE-TV New York City Dept. Of Info Technology & Telecommunications	
<input type="checkbox"/>		31 WPXN-TV Paxson Communications License Company, Llc	
<input type="checkbox"/>		41 WXTV Wxtv License Partnership, G.p. (Univision Communications Inc.)	
<input type="checkbox"/>		47 WNJU NBC Telemundo License Co. (General Electric)	
<input type="checkbox"/>		50 WNJN New Jersey Public Broadcasting Authority	
<input type="checkbox"/>		52 WNJT New Jersey Public Broadcasting Authority	
<input type="checkbox"/>		54 WTBY-TV Trinity Broadcasting Of New York, Inc.	
<input type="checkbox"/>		58 WNJB New Jersey Public Broadcasting Authority	

<input type="checkbox"/>		62 WRNN-TV Wrnn License Company, Llc	
<input type="checkbox"/>		63 WMBC-TV Mountain Broadcasting Corporation	
<input type="checkbox"/>		68 WFUT-TV Univision New York Llc	Spanish
TARGETS PARTIAL HOUSING REGION 2			
<input type="checkbox"/>		42 WKOB-LP Nave Communications, Llc	Essex
<input type="checkbox"/>		22 WMBQ-CA Renard Communications Corp.	Essex, Morris, Union
<input type="checkbox"/>		66 WFME-TV Family Stations Of New Jersey, Inc.	Essex, Morris, Union
<input type="checkbox"/>		21 WLIW Educational Broadcasting Corporation	Essex, Union
<input type="checkbox"/>		60 W60AI Ventana Television, Inc	Essex, Union
<input type="checkbox"/>		36 W36AZ New Jersey Public Broadcasting Authority	Morris
<input type="checkbox"/>		6 WPVI-TV American Broadcasting Companies, Inc (Walt Disney)	Morris, Union, Warren
<input type="checkbox"/>		65 WUVP-TV Univision Communications, Inc.	Morris, Union, Warren
<input type="checkbox"/>		23 W23AZ Centenary College	Morris, Warren
<input type="checkbox"/>		28 WBRE-TV Nexstar Broadcasting, Inc.	Morris, Warren
<input type="checkbox"/>		35 WYBE Independence Public Media Of Philadelphia, Inc.	Morris, Warren
<input type="checkbox"/>		39 WLVT-TV Lehigh Valley Public Telecommunications Corp.	Morris, Warren
<input type="checkbox"/>		44 WVIA-TV Ne Pa Ed Tv Association	Morris, Warren
<input type="checkbox"/>		56 WOLF-TV Wolf License Corp	Morris, Warren
<input type="checkbox"/>		60 WBPH-TV Sonshine Family Television Corp	Morris, Warren
<input type="checkbox"/>		69 WFMZ-TV Maranatha Broadcasting Company, Inc.	Morris, Warren
<input type="checkbox"/>		10 WCAU NBC Telemundo License Co. (General Electric)	Warren
<input type="checkbox"/>		16 WNEP-TV New York Times Co.	Warren
<input type="checkbox"/>		17 WPHL-TV Tribune Company	Warren
<input type="checkbox"/>		22 WYOU Nexstar Broadcasting, Inc.	Warren
<input type="checkbox"/>		29 WTXF-TV Fox Television Stations, Inc. (News Corp.)	Warren

<input type="checkbox"/>		38 WSWB Mystic Television of Scranton Llc	Warren
<input type="checkbox"/>		48 WGTW-TV Trinity Broadcasting Network	Warren
<input type="checkbox"/>		49 W49BE New Jersey Public Broadcasting Authority	Warren
<input type="checkbox"/>		55 W55BS New Jersey Public Broadcasting Authority	Warren
<input type="checkbox"/>		57 WPSG Cbs Broadcasting Inc.	Warren
<input type="checkbox"/>		61 WPPX Paxson Communications License Company, Llc	Warren
	DURATION & FREQUENCY OF OUTREACH	NAMES OF CABLE PROVIDER(S)	BROADCAST AREA
TARGETS PARTIAL HOUSING REGION 2			
<input type="checkbox"/>		Verizon FIOS 24	Partial Essex
<input type="checkbox"/>		Comcast 36	Partial Essex
<input type="checkbox"/>		Cablevision of Newark	Partial Essex
<input type="checkbox"/>		Comcast of NJ (Union System)	Partial Essex, Union
<input type="checkbox"/>		Cablevision of Oakland	Partial Essex, Morris
<input type="checkbox"/>		Cable Vision of Morris	Partial Morris
<input type="checkbox"/>		Comcast of Northwest NJ	Partial Morris, Warren
<input type="checkbox"/>		Patriot Media & Communications	Partial Morris
<input type="checkbox"/>		Service Electric Broadband Cable	Partial Morris, Warren
<input type="checkbox"/>		Cablevision of Elizabeth	Partial Union
<input type="checkbox"/>		Comcast of Plainfield	Partial Union
<input type="checkbox"/>		Cable Vision of Morris	Partial Warren
<input type="checkbox"/>		Service Electric Cable TV of Hunterdon	Partial Warren

	DURATION & FREQUENCY OF OUTREACH	NAMES OF REGIONAL RADIO STATION(S)	BROADCAST AREA AND/OR RACIAL/ETHNIC IDENTIFICATION OF READERS/AUDIENCE
TARGETS ENTIRE HOUSING REGION 2			
AM			
<input type="checkbox"/>		WFAN 660	
<input type="checkbox"/>		WOR 710	
<input type="checkbox"/>		WABC 770	
FM			
<input type="checkbox"/>		WFNY-FM 92.3	
<input type="checkbox"/>		WPAT-FM 93.1	Spanish
<input type="checkbox"/>		WNYC-FM 93.9	
<input type="checkbox"/>		WFME 94.7	Christian
<input type="checkbox"/>		WPLJ 95.5	
<input type="checkbox"/>		WQXR-FM 96.3	
<input type="checkbox"/>		WQHT 97.1	
<input type="checkbox"/>		WRKS 98.7	
<input type="checkbox"/>		WAWZ 99.1	Christian
<input type="checkbox"/>		WHTZ 100.3	
<input type="checkbox"/>		WCBS-FM 101.1	
<input type="checkbox"/>		WKXW-FM 101.5	
<input type="checkbox"/>		WQCD 101.9	
<input type="checkbox"/>		WNEW 102.7	
<input type="checkbox"/>		WKTU 103.5	
<input type="checkbox"/>		WAXQ 104.3	
<input type="checkbox"/>		WWPR-FM 105.1	
<input type="checkbox"/>		WLTW 106.7	
TARGETS PARTIAL HOUSING REGION 2			
AM			
<input type="checkbox"/>		WWRL 1600	Essex
<input type="checkbox"/>		WXMC 1310	Essex, Morris
<input type="checkbox"/>		WWRV 1330	Essex, Morris (Spanish)

<input type="checkbox"/>		WZRC 1480	Essex, Morris (Chinese/Cantonese)
<input type="checkbox"/>		WMCA 570	Essex, Morris, Union (Christian)
<input type="checkbox"/>		WNYC 820	Essex, Morris, Union
<input type="checkbox"/>		WCBS 880	Essex, Morris, Union
<input type="checkbox"/>		WPAT 930	Essex, Morris, Union (Caribbean, Mexican, Mandarin)
<input type="checkbox"/>		WWDJ 970	Essex, Morris, Union (Christian)
<input type="checkbox"/>		WINS 1010	Essex, Morris, Union
<input type="checkbox"/>		WEPN 1050	Essex, Morris, Union
<input type="checkbox"/>		WKMB 1070	Essex, Morris, Union (Christian)
<input type="checkbox"/>		WBBR 1130	Essex, Morris, Union
<input type="checkbox"/>		WLIB 1190	Essex, Morris, Union (Christian)
<input type="checkbox"/>		WMTR 1250	Essex, Morris, Union
<input type="checkbox"/>		WADO 1280	Essex, Morris, Union (Spanish)
<input type="checkbox"/>		WNSW 1430	Essex, Morris, Union (Portuguese)
<input type="checkbox"/>		WJDM 1530	Essex, Morris, Union (Spanish)
<input type="checkbox"/>		WQEW 1560	Essex, Morris, Union
<input type="checkbox"/>		WWRU 1660	Essex, Morris, Union (Korean)
<input type="checkbox"/>		WCTC 1450	Union
		WCHR 1040	Warren
		WEEX 1230	Warren
		WNNJ 1360	Warren
		WRNJ 1510	Warren
FM			
<input type="checkbox"/>		WMSC 90.3	Essex
<input type="checkbox"/>		WFUV 90.7	Essex
<input type="checkbox"/>		WBGO 88.3	Essex, Morris, Union
<input type="checkbox"/>		WSOU 89.5	Essex, Morris, Union
<input type="checkbox"/>		WKCR-FM 89.9	Essex, Morris, Union
<input type="checkbox"/>		WFMU 91.1	Essex, Morris, Union
<input type="checkbox"/>		WNYE 91.5	Essex, Morris, Union

<input type="checkbox"/>		WSKQ-FM 97.9	Essex, Morris, Union (Spanish)
<input type="checkbox"/>		WBAI 99.5	Essex, Morris, Union
<input type="checkbox"/>		WDHA -FM 105.5	Essex, Morris, Union
<input type="checkbox"/>		WCAA 105.9	Essex, Morris, Union (Latino)
<input type="checkbox"/>		WBLS 107.5	Essex, Morris, Union
<input type="checkbox"/>		WHUD 100.7	Essex, Morris, Warren
<input type="checkbox"/>		WPRB 103.3	Essex, Union, Warren
<input type="checkbox"/>		WMNJ 88.9	Morris
<input type="checkbox"/>		WJSV 90.5	Morris
<input type="checkbox"/>		WNNJ-FM 103.7	Morris, Warren
<input type="checkbox"/>		WMGQ 98.3	Union
<input type="checkbox"/>		WCTO 96.1	Union, Warren
<input type="checkbox"/>		WNTI 91.9	Warren
<input type="checkbox"/>		WSBG 93.5	Warren
<input type="checkbox"/>		WZZO 95.1	Warren
<input type="checkbox"/>		WAEB-FM 104.1	Warren
<input type="checkbox"/>		WHCY 106.3	Warren

3d. Other Publications (such as neighborhood newspapers, religious publications, and organizational newsletters)
(Check all that applies)

	NAME OF PUBLICATIONS	OUTREACH AREA	RACIAL/ETHNIC IDENTIFICATION OF READERS/AUDIENCE
TARGETS ENTIRE HOUSING REGION 2			
Monthly			
<input type="checkbox"/>	Sino Monthly	North Jersey/NYC area	Chinese-American
TARGETS PARTIAL HOUSING REGION 2			
Daily			
<input type="checkbox"/>	24 Horas	Bergen, Essex, Hudson, Middlesex, Passaic, Union Counties	Portuguese-Language
Weekly			
<input type="checkbox"/>	Arab Voice Newspaper	North Jersey/NYC area	Arab-American
<input type="checkbox"/>	Brazilian Voice, The	Newark	Brazilian-American
<input type="checkbox"/>	Catholic Advocate, The	Essex County area	Catholic

<input type="checkbox"/>		La Voz	Hudson, Union, Middlesex Counties	Cuban community
<input type="checkbox"/>		Italian Tribune	North Jersey/NYC area	Italian community
<input type="checkbox"/>		New Jersey Jewish News	Northern and Central New Jersey	Jewish
<input type="checkbox"/>		El Nuevo Coqui	Newark	Puerto Rican community
<input type="checkbox"/>		Banda Oriental Latinoamérica	North Jersey/NYC area	South American community
<input type="checkbox"/>		El Especialito	Union City	Spanish-Language
<input type="checkbox"/>		La Tribuna Hispana	Basking Ridge, Bound Brook, Clifton, East Rutherford, Elizabeth, Fort Lee, Greebrook, Linden, Lyndenhurst, Newark, North Plainfield, Orange, Passaic, Paterson, Plainfield, Roselle, Scotch Plains, Union, Union City, West NY	Spanish-Language
<input type="checkbox"/>		Ukranian Weekly	New Jersey	Ukranian community

3e. Employer Outreach (names of employers throughout the housing region that can be contacted to post advertisements and distribute flyers regarding available affordable housing) **See appendix I of Cedar Grove Affirmative Marketing Plan**

3f. Community Contacts (names of community groups/organizations throughout the housing region that can be contacted to post advertisements and distribute flyers regarding available affordable housing) **See appendix I of Cedar Grove Affirmative Marketing Plan**

3g. Direct notification of the availability of affordable housing units, along with copies of application forms shall be provided to the following locations:

- Fair Share Housing Center (510 Park Boulevard, Cherry Hill, NJ 08002)
- New Jersey State Conference of the NAACP (4326 Harbor Beach Blvd. #775, Brigantine, NJ 08203)
- The Latino Action Network (P.O. Box 943, Freehold, NJ 07728)
- East Orange NAACP (P.O. Box 1127, East Orange, NJ 07019)
- Newark NAACP (P.O. Box 1262, Newark, NJ 07101)
- Morris County NAACP (P.O. Box 2256, Morristown, NJ 07962)
- Elizabeth NAACP (P.O. Box 6732, Elizabeth, NJ 07206)
- Supportive Housing Association (185 Valley Street, South Orange, NJ 07079)

IV. APPLICATIONS

Applications for affordable housing for the above units will be available at the following locations:
4a. County Administration Buildings and/or Libraries for all counties in the housing region: See Appendix II of Cedar Grove Affirmative Marketing Plan
4b. Municipality in which the units are located: See Appendix II of Cedar Grove Affirmative Marketing Plan
4c. Sales/Rental Office for units (if applicable)

V. CERTIFICATIONS AND ENDORSEMENTS

I hereby certify that the above information is true and correct to the best of my knowledge. I understand that knowingly falsifying the information contained herein may affect the (select one: Municipality’s substantive certification or DCA Balanced Housing Program funding or HMFA UHORP/MONI/CHOICE funding).	
<hr/>	
Name (Type or Print)	
<hr/>	
Title/Municipality	
<hr/>	
Signature	Date

Affordability Assistance

Borough of Cedar Grove *New Jersey*

Affordability Assistance Policies and Procedures Manual

May, 2025



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EXHIBITS:

- EXHIBIT 1: Summary of Cedar Grove Borough Affordability Assistance Program Terms
- EXHIBIT 2: Affordability Assistance Application
- EXHIBIT 3: Resolution Authorizing Affordability Assistance Grant
- EXHIBIT 4: Grant Agreement

Cedar Grove Affordability Assistance Policies and Procedures Manual

Policies & Procedures Manual

Introduction

The purpose of this Manual is to describe the policies and procedures of the Affordability Assistance Program. This Manual describes the basic content and operation of the various affordable assistance program components. It has been prepared with a flexible format allowing for periodic updates of its sections, when required, due to revisions in regulations, terms, and/or procedures.

Where it is found that a new procedure may be more effective or can eliminate a recurring problem, that procedure may be incorporated into the program operation by amending this Operating Manual. In addition, this manual may be periodically revised to reflect changes in local, state, and federal policies and regulations relative to implementation of the affordable housing programs described herein. In accordance with the Federal Fair Housing Act and Equal Opportunities laws it is unlawful to discriminate against any person making application to buy or rent a home with regard to age, race, religion, national origin, sex, handicapped or familial status.

Types of Affordability Assistance

There are four types of affordability assistance listed below. The specifics of each type are summarized in Exhibit 1. No ongoing or monthly assistance options are currently available.

Two Months' Rent – Cedar Grove Borough will pay for two months' rent for renters moving into deed restricted affordable units. This assistance is a grant and does not need to be paid back. Due to likely timing issues related to when assistance is requested and when the check can be issued by Cedar Grove, the tenant will likely need to pay the first month's rent and security deposit and the assistance will be applied to future months' rent payments.

Emergency Rental Assistance for Very Low Income Households– Cedar Grove Borough will pay for one month's rent for renters currently occupying deed restricted very low income units who are in need of emergency assistance to prevent eviction for non-payment. This is not an ongoing assistance grant and will only be granted to a household on a one time basis.

Down Payment and/or Closing Cost Assistance – Affordability Assistance funds for down payment and/or closing costs will help low- and moderate-income households achieve the goal of homeownership. The goal of the program is to provide financial assistance to income-qualified homebuyers moving into affordable housing in Cedar Grove. Awards will be **\$15,000** per unit.

Repairs for Supportive Housing Units- Funding is also available to assist providers of Supportive Housing to make code related repairs such as roofs and siding damaged in weather events or other major system failures. Funding will not be provided for minor repairs such as small areas of peeling paint or other items that can be addressed easily by the provider. The provider must complete the appropriate application and permitting and inspection process for the system replacement/repair needed and will be reimbursed through this program for expenses related directly to the work done by a licensed contractor. Non-profit providers may also be eligible for reimbursement of permitting fees.

Cedar Grove Borough Budget

The budget for each of the programs and percentage spent on each type of assistance is summarized in Exhibit 1.

Eligibility

Applications submitted for affordability assistance will be provided on a first come-first-served basis according to the following criteria:

1. There are available affordability assistance funds in the applicable program budget.
2. The applicant currently rents or is purchasing a deed restricted affordable unit in the Borough as their primary residence or operates a licensed supportive housing development for adults.
3. The applicant has not received more than one affordability assistance grant per category in the past. For example, a household may apply for two-month's rental assistance and emergency rental assistance, however that household may only receive one award for each program for the term of program (2035). *This requirement can be waived under special circumstances.*
4. The applicant is income certified. Applicants applying for two months' rent assistance and down payment/closing cost assistance will have already been income certified. Applicants applying for all other types of assistance will require income certification at the time of application. *Supportive Housing providers will not be required to be income certified, but must show proof of operating licenses and agree to a 30 year deed restriction for the property (if one is not already in place).*

Maximum Amount

The maximum amount of assistance that may be provided is in Exhibit 1.

Repayment Terms, Repayment Agreement & Security Instruments

The down payment assistance/closing cost assistance program will have a mortgage and note in favor of the municipality and executed by the property owner with the following terms:

During years one through five, if the applicant sells the unit, the full amount of the loan is to be repaid upon transfer of the property to the next homeowner. During years six through ten, the loan will be forgiven at the rate of 20% per year. After 10 years, the loan is fully forgiven at the next resale.

The Two Month's Rent Program, Emergency Rental Assistance for Very Low Income Units, and Emergency Repairs for Supportive Housing are grants and there is no repayment agreement.

3 Cedar Grove Affordability Assistance Policies and Procedures Manual

Administration

The Administrative Agent will be responsible for administering the Affordability Assistance Programs. Questions about these programs should be directed to the Administrative Agent. All forms are included in the appendices and the process for disbursing funds is outlined in the Exhibits. Contact information for the current Administrative Agent is listed directly below:

CGP&H LLC
1249 S. River Rd, Suite 301
Cranbury, NJ 08512

Phone: 609-664-2769
Email: homes@cgph.net
Website: www.affordablehomesnewjersey.com

Two Months' Rent Program

1. Applicant submits application.
2. CGP&H reviews and processes application.
3. CGP&H notifies Borough and prepares resolution authorizing grant.
4. Cedar Grove Borough adopts resolution awarding funds.
5. Borough sends assistance directly to landlord.
6. CGP&H records assistance on master reporting spreadsheet.

Emergency Rental Assistance for Very Low Income Households Program

1. Applicant submits application.
2. CGP&H reviews and processes application, including income certifying applicant.
3. CGP&H notifies Borough and prepares resolution authorizing award.
4. Borough adopts resolution.
5. Borough disperses funds directly to landlord.
6. CGP&H records assistance on master reporting spreadsheet.

Down Payment and/or Closing Cost Assistance Program

1. Applicant submits application.
2. CGP&H reviews and processes application.
3. CGP&H notifies Borough and prepares resolution authorizing award.
4. Borough adopts resolution.
5. Borough disperses funds directly to escrow account or provides check to CGP&H to bring to closing.
6. The Repayment Agreement, Mortgage and Mortgage Note will be executed at closing. The terms of the mortgage are in the Mortgage Note, which is not recorded. The original recorded mortgage and mortgage note shall be retained by the Program Administrator and kept in the unit file.
7. Title Company will record the Mortgage as part of the closing documents.

Emergency Repairs for Supportive Housing Program Procedures

1. Applicant submits application.
2. CGP&H reviews and processes application.
3. Applicant secures three quotes and submits quotes to CGP&H.
4. Applicant chooses preferred contractor and informs CGP&H. (*The applicant must be informed that work cannot begin until the funding agreement is signed or the costs may not be covered by the Borough*)
5. Applicant signs and submits Funding Agreement and 30 year deed restriction to Borough.
6. Borough countersigns funding agreement and deed restriction and sends back to CGP&H.
7. Permits are pulled (if required) and work begins and is completed on the property.
8. Final inspection occurs by Borough Inspector and Certificate of Approval is completed.
9. CGP&H notifies Borough and prepares resolution authorizing award.
10. Borough adopts resolution and processes payment directly to the contractor.
11. CGP&H records assistance on master reporting spreadsheet.

Exhibit 1: Summary of Cedar Grove Affordability Assistance Terms

	Two Month's Rent	Emergency Rental Assistance for Very Low Income Households	Down Payment and/or Closing Cost Assistance	Repairs for Supportive Housing
Purpose	Assist renters of affordable units by paying two month's rent.	Assist very low income renters with emergency rental payment to prevent eviction for non-payment.	Assist homebuyers of affordable homes with down payment and closing costs.	Assist owners/providers of supportive housing units with critical repairs to major systems.
Maximum Amount:	Up to the equivalent cost of two month's rent.	Up to the equivalent cost of one month's rent.	Up to \$15,000	No maximum, project minimum size of \$1,000.
Deed Restriction and Term	Assistance is a grant and does not need to be returned.	Assistance is a grant and does not need to be returned.	0% interest loan, forgiven at 0% for years 1-5 and 20% per year for years 6-10, fully forgiven after 10 years. Secured by a second mortgage and note.	30 Year Deed Restriction, assistance is a grant and does not need to be returned. Funding agreement must be signed prior to work commencing.
Monthly Budget Required	No	No	No	No
Justification Required	No	No		Yes
Additional Criteria	Priority to Very Low Income Households.	Must be income qualified, cannot be used for first month's rent or security deposit/last month's rent.	Applicants must have a minimum of 5% of their own funds towards the purchase of the home.	Applicants must secure three (3) quotes from licensed and insured contractors prior to start of work. Grant award will be for the lowest bid amount.
Assistance To	Landlord	Landlord	Home Purchaser	Contractor

Advertising	Landlord & Administrative Agent will inform applicants at the time they apply for an affordable unit.	Must be posted with annual rental increase notices by landlords in public areas. Program flyer posted on municipal website.	Administrative Agent will inform applicants at the time they apply to purchase an affordable unit.	Marketing materials sent to providers that currently occupy supportive housing in the Borough. Information posted on municipal website.
Total Budget from Current Spending Plan:	\$40,000	\$5,434	\$50,000	\$5,000

Exhibit 2**APPLICATION FOR AFFORDABILITY ASSISTANCE IN CEDAR GROVE BOROUGH**

This application must be fully completed so that it can be accepted and processed. This application is not transferable. If you require assistance, please call CGP&H at **609-664-2769 ext. 5**. If your application is complete and you are approved to receive affordability assistance, you will be certified by CGP&H and notified by mail.

Applications submitted for affordability assistance will be provided on a first come-first-served basis according to the following criteria:

1. There are available affordability assistance funds in the applicable program budget.
2. The applicant currently rents, or will rent or will own a deed restricted affordable unit as their primary residence or is a provider of Supportive Housing in Cedar Grove Borough.
3. The applicant has not received more than one affordability assistance grant per category in the past. For example, a household may apply for two months' rental assistance and emergency rental assistance, however may only receive one award for each for the term of program (2025). *This requirement can be waived under special circumstances.*
4. The applicant is income certified. Applicants applying for two months' rent assistance will have already been income certified. Applicants applying for emergency rental assistance will require income certification at the time of application. *Supportive Housing Providers will not be required to be income certified but proof of license to operate and a deed restriction for supportive housing will be required.*

Supportive Housing Providers should complete the "Application for Repairs Assistance for Supportive Housing Providers".

Name: _____

Date: _____

1. Please indicate what type of assistance you are applying for (Choose one):

Mark with X	Program	Details
	Two Months' Rent	<ul style="list-style-type: none"> Up to the equivalent of two months' rent
	Emergency Rental Assistance for Very Low Income Households	<ul style="list-style-type: none"> Up to one months' rent to be used to prevent eviction for non-payment. Complete income eligibility form (attached)
	Down Payment/Closing Cost Assistance	<ul style="list-style-type: none"> Up to \$15,000 0% interest loan, forgiven at 0% for years 1-5 and 20% per year for years 6-10, fully forgiven after 10 years. Secured by a second mortgage and note. Applicants must have a minimum of 5% of their own funds towards the purchase of the home
	Emergency Repairs for Supportive Housing	<ul style="list-style-type: none"> Minimum project size of \$1,000 Funds to assist with emergency repairs required Applications must submit detailed estimate from 3 licensed contractors at a later date to complete the application Provide copy of license to operate and deed restriction for supportive housing.

2. \$ Amount of Request (Please see above for maximum amounts): _____

CERTIFICATION

I hereby certify that all information concerning my family size, actual gross income as well as all other information contained herein is true and accurate to the best of my knowledge. I further understand that CGP&H and Cedar Grove Borough are relying upon this information in order to determine whether I qualify for affordability assistance. I further certify that the copies of the documents attached to this application are true and accurate copies of the originals of such documents. I further certify that I intend to personally occupy the unit as my primary residence except for reasonable periods of vacations and illnesses, or I am an authorized representative for a supportive housing provider. I understand that I cannot sublet or re-rent the unit.

I authorize CGP&H, Borough Borough, or their agents to check for accuracy on any and all statements and representations made in this application. This may include calls to employers to verify income, contact with banks, etc.

Applicant: _____

Co-Applicant: _____

Date: _____

Date: _____



Application for Subsidy Assistance

Cedar Grove Borough

Please complete and submit with required documents to:
CGP&H, 1249 S. River Rd, Suite 301, Cranbury, NJ 08512 or by email at homes@cgph.net
Call 609-664-2769 ext. 5 or email homes@cgph.net if you have any questions. Please use
“Cedar Grove Affordability Assistance” as the subject line.

Make sure to include the required documents listed on page 9 of this application. Section 8 applicants do not qualify for this assistance. *Supportive Housing Providers are exempt from this application. Please complete the Application for Supportive Housing Assistance*

Development Name: _____ **Address:** _____

1. APPLICANT INFORMATION:

Provide details for the Primary Applicant below. The Primary Applicant will be the main contact for this affordable housing. If there is another household member that will be a co-borrower or co-owner, please include their information under Co-applicant.

Primary Applicant

Prefix	First Name	Middle Name	Last Name	Suffix
Email				
Preferred Phone		Ext		Can Receive Text SMS <input type="checkbox"/> Yes <input type="checkbox"/> No
Alternate Phone		Ext		Can Receive Text SMS <input type="checkbox"/> Yes <input type="checkbox"/> No
Mailing Address				
City			State	Zip Code
Date of Birth			Gender	
County Currently Living In			<input type="checkbox"/> Male <input type="checkbox"/> Transgender <input type="checkbox"/> Female <input type="checkbox"/> Other	
County Currently Working In (If Applicable)				
Primary Language			Marital Status	
			<input type="checkbox"/> Single <input type="checkbox"/> Married / Domestic Partnership <input type="checkbox"/> Separated <input type="checkbox"/> Divorced <input type="checkbox"/> Widowed	
Race				
<input type="checkbox"/> American Indian or Alaska Native <input type="checkbox"/> White <input type="checkbox"/> Asian <input type="checkbox"/> American Indian AND White <input type="checkbox"/> American Indian AND Black <input type="checkbox"/> Black or African American <input type="checkbox"/> Asian AND White <input type="checkbox"/> Other multiple race <input type="checkbox"/> Native Hawaiian or Pacific Islander <input type="checkbox"/> Black or African American AND White <input type="checkbox"/> Choose Not to Respond				
Ethnicity				
<input type="checkbox"/> Hispanic <input type="checkbox"/> Not Hispanic <input type="checkbox"/> Choose Not to Respond				

Employment Status		
<input type="checkbox"/> Self-employed	<input type="checkbox"/> Full-time student	<input type="checkbox"/> Retired
<input type="checkbox"/> Work full-time for employer	<input type="checkbox"/> Permanently unable to work	<input type="checkbox"/> Minor/child
<input type="checkbox"/> Work part-time for employer	<input type="checkbox"/> Unemployed and seeking work	
<input type="checkbox"/> Homemaker	<input type="checkbox"/> Unemployed and not seeking work	
Educational Attainment		
<input type="checkbox"/> Less than HS Diploma	<input type="checkbox"/> Certification from a vocational or technical training program	<input type="checkbox"/> Bachelor's Degree
<input type="checkbox"/> High school diploma or equivalent	<input type="checkbox"/> Associate's Degree	<input type="checkbox"/> Master's or other graduate degree
<input type="checkbox"/> Some post-secondary education		

Co-Applicant (If Applicable)

First Name		Middle Name	Last Name	Suffix	Date of Birth
Email					
Phone		Ext		Can Receive Text SMS	<input type="checkbox"/> Yes <input type="checkbox"/> No
Gender	Ethnicity	Is this person a dependent of the Applicant and/or Co-Applicant?			<input type="checkbox"/> Yes <input type="checkbox"/> No
<input type="checkbox"/> Male	<input type="checkbox"/> Hispanic	Does this person live in the house more than 50% of the time?			<input type="checkbox"/> Yes <input type="checkbox"/> No
<input type="checkbox"/> Female	<input type="checkbox"/> Not Hispanic	Relationship to the applicant?			
<input type="checkbox"/> Transgender	<input type="checkbox"/> Choose Not to Respond	<input type="checkbox"/> Spouse	<input type="checkbox"/> Boyfriend / Girlfriend / Fiancée	<input type="checkbox"/> Child	<input type="checkbox"/> Other
<input type="checkbox"/> Other					
Race					
<input type="checkbox"/> American Indian or Alaska Native	<input type="checkbox"/> White	<input type="checkbox"/> American Indian AND Black			
<input type="checkbox"/> Asian	<input type="checkbox"/> American Indian AND White	<input type="checkbox"/> Other multiple race			
<input type="checkbox"/> Black or African American	<input type="checkbox"/> Asian AND White	<input type="checkbox"/> Choose Not to Respond			
<input type="checkbox"/> Native Hawaiian or Pacific Islander	<input type="checkbox"/> Black or African American AND White				
Employment Status					
<input type="checkbox"/> Self-employed	<input type="checkbox"/> Full-time student	<input type="checkbox"/> Retired			
<input type="checkbox"/> Work full-time for employer	<input type="checkbox"/> Permanently unable to work	<input type="checkbox"/> Minor/child			
<input type="checkbox"/> Work part-time for employer	<input type="checkbox"/> Unemployed and seeking work				
<input type="checkbox"/> Homemaker	<input type="checkbox"/> Unemployed and not seeking work				
Educational Attainment					
<input type="checkbox"/> Less than HS Diploma	<input type="checkbox"/> Certification from a vocational or technical training program	<input type="checkbox"/> Bachelor's Degree			
<input type="checkbox"/> High school diploma or equivalent	<input type="checkbox"/> Associate's Degree	<input type="checkbox"/> Master's or other graduate degree			
<input type="checkbox"/> Some post-secondary education					

2. HOUSEHOLD INFORMATION

Please provide information on any other members of your household, such as children, grandparents, or other members.

Additional Household Member #1 (If Applicable)

First Name		Middle	Last Name	Suffix	DOB
Gender	Ethnicity	Is this person a dependent of the Applicant and/or Co-Applicant?			<input type="checkbox"/> Yes <input type="checkbox"/> No
<input type="checkbox"/> Male <input type="checkbox"/> Female <input type="checkbox"/> Transgender <input type="checkbox"/> Other	<input type="checkbox"/> Hispanic <input type="checkbox"/> Not Hispanic <input type="checkbox"/> Choose Not to Respond	Does this person live in the house more than 50% of the time?			<input type="checkbox"/> Yes <input type="checkbox"/> No
		Relationship to the applicant?			
		<input type="checkbox"/> Spouse <input type="checkbox"/> Boyfriend/Girlfriend/ Fiancée <input type="checkbox"/> Child <input type="checkbox"/> Other			
Race					
<input type="checkbox"/> American Indian or Alaska Native <input type="checkbox"/> Asian <input type="checkbox"/> Black or African American <input type="checkbox"/> Native Hawaiian or Pacific Islander		<input type="checkbox"/> White <input type="checkbox"/> American Indian AND White <input type="checkbox"/> Asian AND White <input type="checkbox"/> Black or African American AND White		<input type="checkbox"/> American Indian AND Black <input type="checkbox"/> Other multiple race <input type="checkbox"/> Choose Not to Respond	
Employment Status					
<input type="checkbox"/> Self-employed <input type="checkbox"/> Work full-time for employer <input type="checkbox"/> Work part-time for employer <input type="checkbox"/> Homemaker		<input type="checkbox"/> Full-time student <input type="checkbox"/> Permanently unable to work <input type="checkbox"/> Unemployed and seeking work <input type="checkbox"/> Unemployed and not seeking work		<input type="checkbox"/> Retired <input type="checkbox"/> Minor/child	

Additional Household Member #2 (If Applicable)

First Name		Middle	Last Name	Suffix	DOB
Gender	Ethnicity	Is this person a dependent of the Applicant and/or Co-Applicant?			<input type="checkbox"/> Yes <input type="checkbox"/> No
<input type="checkbox"/> Male <input type="checkbox"/> Female <input type="checkbox"/> Transgender <input type="checkbox"/> Other	<input type="checkbox"/> Hispanic <input type="checkbox"/> Not Hispanic <input type="checkbox"/> Choose Not to Respond	Does this person live in the house more than 50% of the time?			<input type="checkbox"/> Yes <input type="checkbox"/> No
		Relationship to the applicant?			
		<input type="checkbox"/> Spouse <input type="checkbox"/> Boyfriend/Girlfriend/ Fiancée <input type="checkbox"/> Child <input type="checkbox"/> Other			
Race					
<input type="checkbox"/> American Indian or Alaska Native <input type="checkbox"/> Asian <input type="checkbox"/> Black or African American <input type="checkbox"/> Native Hawaiian or Pacific Islander		<input type="checkbox"/> White <input type="checkbox"/> American Indian AND White <input type="checkbox"/> Asian AND White <input type="checkbox"/> Black or African American AND White		<input type="checkbox"/> American Indian AND Black <input type="checkbox"/> Other multiple race <input type="checkbox"/> Choose Not to Respond	
Employment Status					
<input type="checkbox"/> Self-employed <input type="checkbox"/> Work full-time for employer <input type="checkbox"/> Work part-time for employer <input type="checkbox"/> Homemaker		<input type="checkbox"/> Full-time student <input type="checkbox"/> Permanently unable to work <input type="checkbox"/> Unemployed and seeking work <input type="checkbox"/> Unemployed and not seeking work		<input type="checkbox"/> Retired <input type="checkbox"/> Minor/child	

Additional Household Member #5 (If Applicable)

First Name		Middle Name	Last Name	Suffi x	Date of Birth
Gender	Ethnicity	Is this person a dependent of the Applicant and/or Co-Applicant?			<input type="checkbox"/> Yes <input type="checkbox"/> No
<input type="checkbox"/> Male <input type="checkbox"/> Female <input type="checkbox"/> Transgender <input type="checkbox"/> Other	<input type="checkbox"/> Hispanic <input type="checkbox"/> Not Hispanic <input type="checkbox"/> Choose Not to Respond	Does this person live in the house more than 50% of the time?			<input type="checkbox"/> Yes <input type="checkbox"/> No
		Relationship to the applicant?			
		<input type="checkbox"/> Spouse <input type="checkbox"/> Boyfriend / Girlfriend / Fiancée <input type="checkbox"/> Child <input type="checkbox"/> Other			
Race					
<input type="checkbox"/> American Indian or Alaska Native <input type="checkbox"/> Asian <input type="checkbox"/> Black or African American <input type="checkbox"/> Native Hawaiian or Pacific Islander		<input type="checkbox"/> White <input type="checkbox"/> American Indian AND White <input type="checkbox"/> Asian AND White <input type="checkbox"/> Black or African American AND White		<input type="checkbox"/> American Indian AND Black <input type="checkbox"/> Other multiple race <input type="checkbox"/> Choose Not to Respond	
Employment Status					
<input type="checkbox"/> Self-employed <input type="checkbox"/> Work full-time for employer <input type="checkbox"/> Work part-time for employer <input type="checkbox"/> Homemaker		<input type="checkbox"/> Full-time student <input type="checkbox"/> Permanently unable to work <input type="checkbox"/> Unemployed and seeking work <input type="checkbox"/> Unemployed and not seeking work		<input type="checkbox"/> Retired <input type="checkbox"/> Minor/child	

Additional Household Member #6 (If Applicable)

First Name		Middle Name	Last Name	Suffi x	Date of Birth
Gender	Ethnicity	Is this person a dependent of the Applicant and/or Co-Applicant?			<input type="checkbox"/> Yes <input type="checkbox"/> No
<input type="checkbox"/> Male <input type="checkbox"/> Female <input type="checkbox"/> Transgender <input type="checkbox"/> Other	<input type="checkbox"/> Hispanic <input type="checkbox"/> Not Hispanic <input type="checkbox"/> Choose Not to Respond	Does this person live in the house more than 50% of the time?			<input type="checkbox"/> Yes <input type="checkbox"/> No
		Relationship to the applicant?			
		<input type="checkbox"/> Spouse <input type="checkbox"/> Boyfriend / Girlfriend / Fiancée <input type="checkbox"/> Child <input type="checkbox"/> Other			
Race					
<input type="checkbox"/> American Indian or Alaska Native <input type="checkbox"/> Asian <input type="checkbox"/> Black or African American <input type="checkbox"/> Native Hawaiian or Pacific Islander		<input type="checkbox"/> White <input type="checkbox"/> American Indian AND White <input type="checkbox"/> Asian AND White <input type="checkbox"/> Black or African American AND White		<input type="checkbox"/> American Indian AND Black <input type="checkbox"/> Other multiple race <input type="checkbox"/> Choose Not to Respond	
Employment Status					
<input type="checkbox"/> Self-employed <input type="checkbox"/> Work full-time for employer <input type="checkbox"/> Work part-time for employer <input type="checkbox"/> Homemaker		<input type="checkbox"/> Full-time student <input type="checkbox"/> Permanently unable to work <input type="checkbox"/> Unemployed and seeking work <input type="checkbox"/> Unemployed and not seeking work		<input type="checkbox"/> Retired <input type="checkbox"/> Minor/child	

3. INCOME

The income information you provide on this page goes into determining your eligibility for affordable housing.

Income Source #1

Income Earner	<input type="checkbox"/> Applicant	<input type="checkbox"/> Co-Applicant	<input type="checkbox"/> Other Household Member	Gross Annual Income	\$
Is this income earner a full-time student?					<input type="checkbox"/> Yes <input type="checkbox"/> No
Income Type					
<input type="checkbox"/> Full-time Employment <input type="checkbox"/> Part-time Employment <input type="checkbox"/> Self-Employment		<input type="checkbox"/> Spousal Support/Alimony <input type="checkbox"/> Child Support <input type="checkbox"/> TANF/Public Assistance		<input type="checkbox"/> Investment Income <input type="checkbox"/> Pension/Annuity <input type="checkbox"/> Social Security <input type="checkbox"/> SSI/SSDI <input type="checkbox"/> Unemployment <input type="checkbox"/> Other	
Date of Hire / Expected		Occupation Description			

Income Source #2

Income Earner	<input type="checkbox"/> Applicant	<input type="checkbox"/> Co-Applicant	<input type="checkbox"/> Other Household Member	Gross Annual Income	\$
Is this income earner a full-time student?					<input type="checkbox"/> Yes <input type="checkbox"/> No
Income Type					
<input type="checkbox"/> Full-time Employment <input type="checkbox"/> Part-time Employment <input type="checkbox"/> Self-Employment		<input type="checkbox"/> Spousal Support/Alimony <input type="checkbox"/> Child Support <input type="checkbox"/> TANF/Public Assistance		<input type="checkbox"/> Investment Income <input type="checkbox"/> Pension/Annuity <input type="checkbox"/> Social Security <input type="checkbox"/> SSI/SSDI <input type="checkbox"/> Unemployment <input type="checkbox"/> Other	
Date of Hire / Expected		Occupation Description			

Income Source #3

Income Earner	<input type="checkbox"/> Applicant	<input type="checkbox"/> Co-Applicant	<input type="checkbox"/> Other Household Member	Gross Annual Income	\$
Is this income earner a full-time student?					<input type="checkbox"/> Yes <input type="checkbox"/> No
Income Type					
<input type="checkbox"/> Full-time Employment <input type="checkbox"/> Part-time Employment <input type="checkbox"/> Self-Employment		<input type="checkbox"/> Spousal Support/Alimony <input type="checkbox"/> Child Support <input type="checkbox"/> TANF/Public Assistance		<input type="checkbox"/> Investment Income <input type="checkbox"/> Pension/Annuity <input type="checkbox"/> Social Security <input type="checkbox"/> SSI/SSDI <input type="checkbox"/> Unemployment <input type="checkbox"/> Other	
Date of Hire / Expected		Occupation Description			

Income Source #4

Income Earner	<input type="checkbox"/> Applicant	<input type="checkbox"/> Co-Applicant	<input type="checkbox"/> Other Household Member	Gross Annual Income	\$
Is this income earner a full-time student?					<input type="checkbox"/> Yes <input type="checkbox"/> No
Income Type					
<input type="checkbox"/> Full-time Employment <input type="checkbox"/> Part-time Employment <input type="checkbox"/> Self-Employment		<input type="checkbox"/> Spousal Support/Alimony <input type="checkbox"/> Child Support <input type="checkbox"/> TANF/Public Assistance		<input type="checkbox"/> Investment Income <input type="checkbox"/> Pension/Annuity <input type="checkbox"/> Social Security <input type="checkbox"/> SSI/SSDI <input type="checkbox"/> Unemployment <input type="checkbox"/> Other	
Date of Hire / Expected		Occupation Description			

Income Source #5

Income Earner	<input type="checkbox"/> Applicant	<input type="checkbox"/> Co-Applicant	<input type="checkbox"/> Other Household Member	Gross Annual Income	\$
Is this income earner a full-time student?					<input type="checkbox"/> Yes <input type="checkbox"/> No
Income Type					
<input type="checkbox"/> Full-time Employment <input type="checkbox"/> Part-time Employment <input type="checkbox"/> Self-Employment		<input type="checkbox"/> Spousal Support/Alimony <input type="checkbox"/> Child Support <input type="checkbox"/> TANF/Public Assistance		<input type="checkbox"/> Investment Income <input type="checkbox"/> Pension/Annuity <input type="checkbox"/> Social Security <input type="checkbox"/> SSI/SSDI <input type="checkbox"/> Unemployment <input type="checkbox"/> Other	
Date of Hire / Expected		Occupation Description			

Additional Income Information

Does any member of your household who does not have job, expect to seek full or part time employment in the next year?	<input type="checkbox"/> Yes <input type="checkbox"/> No
Does any member of your household work for an employer that pays in cash?	<input type="checkbox"/> Yes <input type="checkbox"/> No
Is any member of your household expecting to take a leave of absence from work due to lay-off, medical, maternity or military leave?	<input type="checkbox"/> Yes <input type="checkbox"/> No
Is any member of your household entitled to child support that he/she is not now receiving?	<input type="checkbox"/> Yes <input type="checkbox"/> No
Does any member of your household now receive or expect to receive regular contributions from organizations or from individuals not living in the unit?	<input type="checkbox"/> Yes <input type="checkbox"/> No
Is any member of your household responsible for paying child support or alimony? This amount will be deducted from your total annual income.	<input type="checkbox"/> Yes <input type="checkbox"/> No
If yes, monthly amount paid:	\$

4. ASSETS

Checking/Savings Bank Account Information

Please supply information for each of the household member's checking/savings accounts. Include ALL joint accounts.

Account Owner	Account Type	Bank Name	Current Balance	Last 4 Digits of Account #
<input type="checkbox"/> Applicant <input type="checkbox"/> Co-Applicant <input type="checkbox"/> Other Household Member	<input type="checkbox"/> Checking Account <input type="checkbox"/> Savings Account		\$	
<input type="checkbox"/> Applicant <input type="checkbox"/> Co-Applicant <input type="checkbox"/> Other Household Member	<input type="checkbox"/> Checking Account <input type="checkbox"/> Savings Account		\$	
<input type="checkbox"/> Applicant <input type="checkbox"/> Co-Applicant <input type="checkbox"/> Other Household Member	<input type="checkbox"/> Checking Account <input type="checkbox"/> Savings Account		\$	
<input type="checkbox"/> Applicant <input type="checkbox"/> Co-Applicant <input type="checkbox"/> Other Household Member	<input type="checkbox"/> Checking Account <input type="checkbox"/> Savings Account		\$	
<input type="checkbox"/> Applicant <input type="checkbox"/> Co-Applicant <input type="checkbox"/> Other Household Member	<input type="checkbox"/> Checking Account <input type="checkbox"/> Savings Account		\$	

Other Assets Information

Please list other assets such as Certificate of Deposits (CDs), retirement accounts, pensions, 401k's, stocks, bonds, and trusts.

Account Owner	Account Type	Bank/Asset Name	Current Balance	Last 4 Digits of Account #
<input type="checkbox"/> Applicant <input type="checkbox"/> Co-Applicant <input type="checkbox"/> Other Household Member	<input type="checkbox"/> Retirement Account <input type="checkbox"/> CD <input type="checkbox"/> Other <input type="checkbox"/> Investment Account		\$	
<input type="checkbox"/> Applicant <input type="checkbox"/> Co-Applicant <input type="checkbox"/> Other Household Member	<input type="checkbox"/> Retirement Account <input type="checkbox"/> CD <input type="checkbox"/> Other <input type="checkbox"/> Investment Account		\$	
<input type="checkbox"/> Applicant <input type="checkbox"/> Co-Applicant <input type="checkbox"/> Other Household Member	<input type="checkbox"/> Retirement Account <input type="checkbox"/> CD <input type="checkbox"/> Other <input type="checkbox"/> Investment Account		\$	
<input type="checkbox"/> Applicant <input type="checkbox"/> Co-Applicant <input type="checkbox"/> Other Household Member	<input type="checkbox"/> Retirement Account <input type="checkbox"/> CD <input type="checkbox"/> Other <input type="checkbox"/> Investment Account		\$	
<input type="checkbox"/> Applicant <input type="checkbox"/> Co-Applicant <input type="checkbox"/> Other Household Member	<input type="checkbox"/> Retirement Account <input type="checkbox"/> CD <input type="checkbox"/> Other <input type="checkbox"/> Investment Account		\$	

Additional Asset Information

Does any member of your household own real estate?	<input type="checkbox"/> Yes <input type="checkbox"/> No
Is there a mortgage on the property?	<input type="checkbox"/> Yes <input type="checkbox"/> No
Is there rental income?	<input type="checkbox"/> Yes <input type="checkbox"/> No
Are you planning on selling the real estate?	<input type="checkbox"/> Yes <input type="checkbox"/> No
Has any member of your household sold or given away real property or other assets (including cash) in the past two years?	<input type="checkbox"/> Yes <input type="checkbox"/> No
Please list the asset or assets sold or given away in the last two years including the value:	

5. Current Living Situation:

Current living situation information is not a criteria in the approval process but it provides a clearer picture of the types of families who might benefit from affordable housing opportunities.

How many bedrooms are in your current home?			
<input type="checkbox"/> 0 (Studio) <input type="checkbox"/> 1 <input type="checkbox"/> 2 <input type="checkbox"/> 3 <input type="checkbox"/> 4 <input type="checkbox"/> 5 <input type="checkbox"/> 6			
Current Monthly Rent (If Applicable)	\$	Do you have a Section 8 Voucher?	<input type="checkbox"/> Yes <input type="checkbox"/> No
Monthly Utilities (Gas, Water, Electricity, Etc)	\$		

Please print more pages in order to include all of the deposits made on your accounts for the past 6 months. Each account should be on a separate page.

Please list your estimated monthly expenses:

	Monthly Expense
Auto	
Loan	
Insurance	
Maintenance/Repairs	
Housing	
Rent/Mortgage	
Home owners association	
Property Tax	
Insurance	
Medical	
Health Insurance	
Co-pays	
Other (medications, glasses, etc.)	
Utilities	
Internet/phone/cable	
Electricity/heating	
Water Sewer	
Trash	
Cell Phone	
Other	
Childcare/day care	
Child Support/Alimony	
Credit card debt	
Education	
Food	
Gas/tolls/parking	
Public Transportation	
Student loan	
Tuition	
Other: (please specify)	
TOTAL Expenses	

If your total monthly expenses exceed your monthly income, how will you pay your household expenses in the future:

7. Supporting Documents

You must also submit the supporting documents on the following check list for all household members 18 years old or older. ***Please start gathering this information immediately as it may take several days to locate all of the documents.***

Identification
<input type="checkbox"/> Personal photo identification: Driver's License, passport, or State ID
Income Related Documents – Provide All That Apply
<input type="checkbox"/> Employment Income: 4 most recent consecutive pay stubs for all employed household members <input type="checkbox"/> Social Security: Most recent award letter <input type="checkbox"/> Temporary Assistance for Needy Families (TANF): Voucher or other verification <input type="checkbox"/> Pension: Letter from pension fund <input type="checkbox"/> Child Support: Current statement from NJ child support website, court order or notarized letter re: your child support status <input type="checkbox"/> Alimony: Current statement from NJ website or notarized letter regarding your alimony support status <input type="checkbox"/> Military Pay: Verification of military pay <input type="checkbox"/> Workers' Compensation: Statement showing benefits <input type="checkbox"/> Unemployment Benefits: Statement showing benefits <input type="checkbox"/> Self Employed or Own Business: Year to date profit & loss statement (not required if submitting K-1 with taxes)
Bank Statements & Other Accounts (Include All Joint Accounts)
<input type="checkbox"/> Checking Account: All pages of statements for the last 6 consecutive months <input type="checkbox"/> Savings Account Statements Including CD's: All pages of statements for the last 6 consecutive months <input type="checkbox"/> Other Account Statements: Most recent statement for other assets such as retirement accounts, 401k's, stocks, bonds, & trusts
Tax Returns
<input type="checkbox"/> Federal Tax Return: All pages of 1040 Federal Tax Return for the past 3 consecutive years <input type="checkbox"/> Sign the 2nd page of each Federal Tax Return (1040 form) to validate the copy <input type="checkbox"/> State Tax Return: All pages for the past 3 consecutive years
If You Own an Investment Property or Rental Property, Please Also Provide The Following
<input type="checkbox"/> Current mortgage statement <input type="checkbox"/> Investment property lease agreement (if applicable) <input type="checkbox"/> Current year tax assessment record <input type="checkbox"/> Real estate listing if this property is for sale <input type="checkbox"/> Contract with the realtor listing property if property is for sale <input type="checkbox"/> Foreclosure notice (LIS PENS, etc.) if the property is in foreclosure
Other
<input type="checkbox"/> Divorce Decree: All pages of divorce decree & settlement agreement <input type="checkbox"/> Full Time Student Over 18: School schedule to document full time status <input type="checkbox"/> Copy of your current lease agreement <input type="checkbox"/> Copy of your affordable housing certification

Applicant Certification:

I/we certify that if selected to receive assistance, the unit I/we occupy will be my/our only residence. I/we understand that the above information is being collected to determine my/our eligibility. I/we authorize the employer/owner/manager to verify all information provided on this application and to contact previous or current Landlords or other sources of credit and verification information which may be released to appropriate Federal, State, or local agencies. I/we certify that the statements made in this application are true and complete to the best of my/our knowledge and belief. I/we understand that false statements or information are punishable under Federal Law.

Signature of Head of Household

(Date)

Signature of Spouse/Co-Head Household

(Date)

We Do Business in Accordance with the Federal Fair Housing Law (The Fair Housing Amendments Act of 1988). It is Illegal to Discriminate Against Any Person Because of Race, Color, Religion, Sex, Handicap, Familial Status, or National Origin.



Application for Subsidy Assistance for Supportive/Special Needs Housing Cedar Grove Borough

**Please complete and submit with required documents to:
CGP&H, 1249 S. River Rd, Suite 301, Cranbury, NJ 08512
Call 609-664-2769 ext. 5 if you have any questions.**

Organization Name: _____

Property Address: _____

Contact Person: _____ Phone Number: _____

Email Address: _____ Date: _____

Please provide a brief description of your experience working with supportive housing services:

Total Estimated Amount Requested: \$_____

Please provide copies of your NJ DDD license to operate and return with this application. A 30 year deed restriction must be executed (if one is not already completed and recorded with the County Clerk's office) before any funds will be released.

CERTIFICATION

I hereby certify that all information contained herein is true and accurate to the best of my knowledge. I further understand that CGP&H and Cedar Grove Borough are relying upon this information in order to determine whether I qualify for affordability assistance. I further certify that the copies of the documents attached to this application are true and accurate copies of the originals of such documents. I authorize CGP&H, Cedar Grove Borough or their agents to check for accuracy on any and all statements and representations made in this application. This may include calls to employers to verify income, contact with banks, etc.

Applicant: _____
Name, Title

Date: _____

Exhibit 3- Resolution Authorizing Affordability Assistance Grant Payment

**RESOLUTION AUTHORIZING AFFORDABILITY ASSISTANCE GRANT WITH
THE TENANT OF AN AFFORDABLE HOUSING UNIT LOCATED AT
_____, Cedar Grove, New Jersey.**

WHEREAS, _____ is renter of the property located at _____,
Block No. _____, Lot No. _____, which property is governed by the statutes, ordinances,
rules and regulations restricting ownership and use of the property as an Affordable Housing unit;
and

WHEREAS, the tenant has requested an Affordability Assistance Program grant from the
Affordable Housing Trust Fund; and

WHEREAS, the Borough is willing to extend a grant to the property owner in the amount of
\$_____.

NOW THEREFORE BE IT RESOLVED on this _____ day of _____, _____, by
the Borough of Cedar Grove, County of Essex, State of New Jersey, that:

1. The Mayor, Administrator, Clerk and attorney are hereby authorized to execute
an Affordability Assistance Program grant with the renter of an Affordable
Housing unit located at _____, Block No. _____, Lot
No._____.

I do hereby certify that the foregoing is a true copy of a resolution passed by the
_____ at a meeting duly held on the _____ day of _____,
20_____.

Clerk

**RESOLUTION AUTHORIZING AFFORDABILITY ASSISTANCE GRANT WITH
THE HOME PURCHASER OF AN AFFORDABLE HOUSING UNIT LOCATED AT
_____, Cedar Grove, New Jersey.**

WHEREAS, _____ is the contracted purchaser of the property located at _____, Block No. _____, Lot No. _____, which property is governed by the statutes, ordinances, rules and regulations restricting ownership and use of the property as an Affordable Housing unit; and

WHEREAS, the home purchaser has requested an Affordability Assistance Program grant from the Affordable Housing Trust Fund; and

WHEREAS, the Borough is willing to extend a grant to the property owner in the amount of \$_____.

NOW THEREFORE BE IT RESOLVED on this _____ day of _____, _____, by the Borough of Cedar Grove, County of Essex, State of New Jersey, that:

1. The Mayor, Administrator, Clerk and attorney are hereby authorized to execute an Affordability Assistance Program grant with the renter of an Affordable Housing unit located at _____, Block No. _____, Lot No. _____.

I do hereby certify that the foregoing is a true copy of a resolution passed by the _____ at a meeting duly held on the _____ day of _____, 20____.

Clerk

**RESOLUTION AUTHORIZING AFFORDABILITY ASSISTANCE GRANT WITH
THE OPERATOR OF A SUPPORTIVE HOUSING DEVELOPMENT LOCATED AT
_____, Cedar Grove, New Jersey.**

WHEREAS, _____ is the licensed operator of the property located at _____, Block No. _____, Lot No. _____, which property is governed by the statutes, ordinances, rules and regulations restricting ownership and use of the property as an Affordable Housing unit; and

WHEREAS, the tenant has requested an Affordability Assistance Program grant from the Affordable Housing Trust Fund; and

WHEREAS, the Borough is willing to extend a grant to the property owner in the amount of \$_____.

NOW THEREFORE BE IT RESOLVED on this _____ day of _____, _____, by the Borough of Cedar Grove, County of Essex, State of New Jersey, that:

1. The Mayor, Administrator, Clerk and attorney are hereby authorized to execute an Affordability Assistance Program grant with the renter of an Affordable Housing unit located at _____, Block No. _____, Lot No. _____.

I do hereby certify that the foregoing is a true copy of a resolution passed by the _____ at a meeting duly held on the _____ day of _____, 20_____.

Clerk

Cedar Grove Township, Essex County
Affordable Housing Trust Fund Spending Plan
Fourth Round (2025 – 2035)

INTRODUCTION AND BACKGROUND

The Township of Cedar Grove, Essex County, has prepared a Housing Element and Fair Share Plan in accordance with the Municipal Land Use Law (N.J.S.A. 40:55D-1 et seq.), the Amended Fair Housing Act (N.J.S.A. 52:27D-301) and consistent with the affordable housing regulations set forth at N.J.A.C. 5:93-1 et seq. and N.J.A.C. 5:97-1 et seq. and the Amended Fair Housing Act as applicable.

A development fee ordinance creating a dedicated revenue source for affordable housing was adopted by Township Council in 2004, which was then approved by the Council on Affordable Housing (COAH). The affordable housing development fee ordinance established the Township's Affordable Housing Trust Fund, which is an interest bearing account dedicated to providing funding for affordable housing mechanisms as outlined in the Township's Housing Plan Element and Fair Share Plan. All development fees, payments in lieu of construction, and other funds related to affordable housing received by the Township have been deposited into this account.

Cedar Grove's first Affordable Housing Trust Fund Spending Plan was initially approved by COAH in June of 2004, which established the mandatory development fees for non-residential development as required by Section 329 of the Fair Housing Act, procedures for payments in lieu of construction, and other funds imposed and collected by the Township regarding affordable housing.

On September 24, 2009, COAH approved the Township's amended draft Development Fee Ordinance which, among other things, maintained the dedicated source of revenue to support the economic feasibility of the Mount Laurel compliance techniques included in the Township's Fair Share Plan and to provide the thirty percent affordability assistance required by the Fair Housing Act. The Township adopted its COAH approved Development Fee Ordinance on April 17, 2010. The Township's ordinance authorizes the collection of 1.5% residential and 2.5% non-residential development fees and allows for the collection of 6% for a "q" variance.

The Township last amended its Development Fee Ordinance in February of 2020 in accordance with the terms of a Settlement Agreement with Fair Share Housing Center, as approved by the Court, as a component of its Third Round Fair Share Plan.

Township of Cedar Grove – Affordable Housing Trust Fund Spending Plan **DRAFT**

These 2025 Spending Plan amendments are to provide an up-to-date status of affordable housing projects and to address projects outlined in the Township's DRAFT Fourth Round Housing Element and Fair Share Plan. This updated Spending Plan is intended to demonstrate commitment of the funds in the Affordable Housing Trust Fund within four years of the date of collection as required by P.L. 2008 c.46, anticipated to be deposited during the Fourth Round (through July 2035). The Spending Plan will be amended as needed to respond to affordable housing needs or opportunities that may emerge, and may also be amended if there are significant changes to anticipated revenue.

The Township's Municipal Housing Liaison has and continues to prepare annual reporting on Affordable Housing Trust Fund activity. This Spending Plan provides estimates of projected funding, proposals for expenditure in support of the Fair Share Plan and the Township's affordable housing inventory, and provides guidance to ensure that funds are spent in accordance with the requirements of N.J.A.C. 5:97-8.7 through 8.10. In accordance with N.J.S.A. 52:27D-329.2 and -329.3, all funds deposited into the Township's Affordable Housing Trust Fund are to be spent within 4 years of their receipt.

This plan supplements but does not replace the annual reporting, which is available for review upon request.

Township of Cedar Grove – Affordable Housing Trust Fund Spending Plan **DRAFT**

1. REVENUES FOR CERTIFICATION PERIOD

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 trust fund monies are deposited in a separate interest-bearing affordable housing trust fund account for the purposes of supporting and providing affordable housing. These funds have been and shall be spent in accordance with N.J.A.C. 5:97-8.7-8.9, as described in the sections that follow.

To calculate a projection of revenue anticipated through 2035, the following have been considered:

(a) Development fees.

1. Residential and non-residential construction projects that are subject to the requirements of section 38-32.2 of the Township Code, (Affordable Housing Development Fees) and fees for developments that have already received approval by the Township Planning Board and/or Zoning Board;
2. Applications for residential and non-residential construction projects that are currently pending and will be heard by the Planning Board and/or Zoning Board and are likely to receive building permits and/or certificates of occupancy before 2035; and
3. Residential and non-residential construction projects that are likely to occur before 2035 based on available land, economic conditions, and historical rates of development.
4. For the purposes of this plan, estimated development fees are \$30,000 annually for the remainder of the reporting period. This is based on an average of actual received revenue through development fees for the past five years.

(b) Payment in lieu (PIL) of on-site construction.

Payments in lieu (PIL) of construction from residential developers that have or are expected to enter into an agreement with the Township to make a specific payment to the Affordable Housing Trust Fund in lieu of providing affordable housing units onsite.

At this time, the Township is not anticipating any payments in lieu of construction. Township policy has been to require on-site construction of affordable housing rather than accepting payments. The Township has not previously accepted any payment in lieu of construction of affordable housing.

(c) Other funding sources.

Township of Cedar Grove – Affordable Housing Trust Fund Spending Plan **DRAFT**

Potential funds from other sources include the sale of units with extinguished controls, repayment of affordable housing program loans (such as rehabilitation or down payment assistance), rental income, and proceeds from the sale of affordable units.

Any such payments will be accepted, but at this time the Township is not anticipating any alternative sources of revenue, and no projections of revenue derive from such payments.

(d) Projected interest:

Interest on the projected revenue in the municipal affordable housing trust fund at the current average interest rate. The interest is estimated to be \$5,000 per year as that is the average amount of interest collected annually over the past 5 years. The interest collected will vary depending upon the market, actual revenues and expenditures. All interest earned on the account shall be used only for the purposes of affordable housing.

Table 1. Projected Revenues 2025 - 2035													
Starting Balance (12/31/2024)	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	Total	
SOURCE OF FUNDS	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	Total	
(a) Development Fees:	\$30,000	\$30,000	\$30,000	\$30,000	\$30,000	\$30,000	\$30,000	\$30,000	\$30,000	\$30,000	\$15,000	\$315,000	
1. Approved Development	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	-	
2. Development Pending Approval	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	-	
3. Projected Development	\$30,000	\$30,000	\$30,000	\$30,000	\$30,000	\$30,000	\$30,000	\$30,000	\$30,000	\$30,000	\$15,000	\$315,000	
(b) Payments in Lieu of Construction	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
(c) Other sources	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
(d) Interest on Total Account Balance	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$2,500	\$52,500	
Total	\$35,000	\$35,000	\$35,000	\$35,000	\$35,000	\$35,000	\$35,000	\$35,000	\$35,000	\$35,000	\$17,500	\$367,500	

Cedar Grove projects a total revenue of \$367,500 to be collected from January 2025 through July 2035. Adding the projected revenue to the trust fund balance of \$712,822 as of January 1, 2025, results in an estimated total potential revenue of \$1,080,322 available to fund, support, and administer affordable housing in the Township.

Township of Cedar Grove – Affordable Housing Trust Fund Spending Plan **DRAFT**

2. ADMINISTRATIVE MECHANISM TO COLLECT AND DISTRIBUTE FUNDS

Cedar Grove Township follows the following procedures for the collection and distribution of affordable housing trust fund revenues.

(a) Collection of fees and payments:

1. Development fees shall be collected consistent with Cedar Grove's development fee ordinance (section 38-32.2) for both residential and non-residential projects in accordance with the N.J.A.C. 5:97-1 et seq and P.L.2008, c.46, sections 8 (C. 52:27D-329.2) and 32-38 (C. 40:55D-8.1 through 8.7).
2. Payments-in-lieu shall be collected as set forth in an Agreement between the Township and the Developer. Typically, payments will be made in no more than four (4) installments as the development progresses and the entire payment shall be made prior to the issuance of the final Certificate of Occupancy.

(b) Distribution of development fee revenues:

1. The Municipal Housing Liaison, Township Planner, Administrative Agent, and Township Manager coordinate compliance and implementation of the Spending Plan as it relates to the Fair Share Plan; and coordinate recommendations for expenditure of funds in support of compliance or implementation of the Spending Plan.
2. The Township Manager authorizes staff to prepare a Resolution that includes an explanation of how the expenditure advances the Township's affordable housing objectives, implements some aspect of the Fair Share Plan, and is consistent with the Spending Plan.
3. Township Council reviews the request and authorizes the expenditure by resolution.
4. The Municipal Housing Liaison and the CFO maintain accounting of expenditures.

3. DESCRIPTION OF ANTICIPATED USE OF AFFORDABLE HOUSING FUNDS

(a) New construction, extension of controls, and conversion programs and projects (N.J.A.C. 5:97-8.7) \$660,000.00

1. Rehabilitation Program: \$150,000

The Township will commit to funding a rehabilitation program, or supplementing the Essex County Home Improvement Program, to ensure that at least 15 dwellings occupied by low or moderate income households that are in need of repairs are able to receive the necessary rehabilitation of a major system, within the Fourth Round period of 2025 – 2035. The Township will dedicate an average of at least \$10,000.00 towards each project to be paid from the Affordable Housing Trust Fund.

2. Market to Affordable Program: \$510,000

The Township will commit \$510,000 to the Market to Affordable Program. Affordable Housing Trust funds will be used to “buy down” the cost of market rate units (rental or for-sale) to make them affordable to low- and moderate-income households in accordance with the requirements of N.J.A.C. 5:97-6.9. The Township has engaged its Administrative Agent (Community Grants Planning & Housing) to assist the Township in setting up, establishing, and implementing the Market to Affordable Program.

The Township commits to funding a minimum of 17 new affordable units through a market to affordable conversion.

For the Spending Plan, it is assumed that the seventeen market-to-affordable units that have not yet been specifically identified will cost an average of \$30,000 each. As such, the Township is dedicating \$510,000 to cover the estimated costs of these market to affordable conversions.

(b) Affordability Assistance (N.J.A.C. 5:97-8.8): \$113,336.51 (minimum)

Municipalities are required to spend a minimum of 30% of development fee revenue to render existing affordable units more affordable and one-third of that amount must be dedicated to very-low-income households. The table below projects the minimum required affordability assistance:

Table 2. Minimum Affordability Assistance		
Actual development fees and interest through 12/31/2024		\$878,665.02
Development fees projected 2025-2035	+	\$315,000.00
Interest projected 2025-2035	+	\$52,500.00
Other funds (PIL)	+	\$0.00

Township of Cedar Grove – Affordable Housing Trust Fund Spending Plan **DRAFT**

Less housing activity expenditures through 12/31/2024	-	\$	-
Less projected Rehabilitation Program expenditures through 2035	-		\$150,000.00
Total	=		\$1,096,165.02
30 percent requirement	x 0.30 =		\$328,849.51
Less affordability assistance expenditures through 12/31/2024	-		\$215,513.00
Projected Minimum Affordability Assistance Requirement 12/31/2024 through 06/30/2035	=		\$113,336.51
Projected Minimum Very Low-Income Affordability Assistance Requirement 12/31/2024 through 06/30/2035	x 0.34 =		\$38,534.41

Cedar Grove is required to dedicate a minimum of \$113,336.51 from the affordable housing trust fund to provide affordability assistance, with at least 1/3 of the required affordability assistance spending must be dedicated to providing assistance to very-low income households. This would be a minimum of \$38,534.41 that must be directed towards making housing more affordable specifically to very-low income households.

The programs considered to provide affordability assistance to low and moderate income households may include the following:

1. Down Payment Assistance Program:

This program provides down payment and closing cost assistance to qualifying buyers of deed restricted low- or moderate-income units, as a forgivable loan up to \$15,000 per buyer.

2. Homeowner Association Fee Assistance Program:

The Township may support the owners of affordable units with emergency aid contributions toward Homeowners Association (HOA) Fees. Owners of low- and moderate-income housing units within the Township may apply for a grant to assist with HOA fees for a period not to exceed one year.

3. Very-Low Income Units:

The very-low income affordability assistance program enables a developer of low- and moderate-income units to be provided a subsidy for providing additional very low-income units. The subsidy may also be utilized for the Township's market to affordable program to

Township of Cedar Grove – Affordable Housing Trust Fund Spending Plan **DRAFT**

ensure that the required number of units are very low income units. The subsidy will be an up-front payment for re-pricing units that otherwise would be “low” income units as “very low income” units.

4. Rental Assistance

The Borough will provide up to two months rent for renters moving into deed restricted affordable units. The assistance is a grant and does not need to be paid back.

In addition, very-low income households renting a home in Cedar Grove would be eligible for emergency rental assistance to prevent the threat of eviction due to non-payment of monthly rent. This would also be a grant that would be available to very-low income households on a one-time basis.

5. Repairs for Supportive Housing

Funding is also available to assist providers of Supportive Housing to make code related repairs such as roofs and siding damaged in weather events or other major system failures.

(c) Administrative Expenses (N.J.A.C. 5:97-8.9) \$83,390.14

Administrative expenses are subject to a twenty percent (20%) cap. The table below demonstrates the maximum amount of Affordable Housing Trust Fund revenue that will be available for administrative expenses through 2035.

Table 3. Administrative Expense Calculation			
Actual development fees and interest through 02/15/2025			\$878,665.02
Development fees and funds projected 2025-2035	+		\$367,500.00
	-		\$0.00
Less Payment in Lieu Funds	-		
Total	=		\$1,246,165.02
Calculate 20 percent	x .20		\$249,233.00
	=		
Less administrative expenditures through 02/15/2025	-		\$165,842.86
Projected maximum allowable for administrative expenses 02/15/2025 through 06/30/2035	=		\$83,390.14

Township of Cedar Grove – Affordable Housing Trust Fund Spending Plan **DRAFT**

Cedar Grove projects that \$83,390.14 will be available for administrative expenses through 2035. However, since there is no certainty about the timing of revenue deposits, the Township will continue to calculate the maximum amount to be expended on administrative expenses yearly. Projected administrative expenditures, subject to the 20 percent cap, are as follows:

1. Wait list management and general administration.
2. Administration of Down Payment Assistance Program by Administrative Agent
3. Establishment and Administration of Homeowner Association Fee Assistance Program by Administrative Agent
4. Establishment and Administration of the Very Low-Income Assistance program
5. Establishment, Implementation, Administration of Market to Affordable program
6. Fees for the sale of affordable units that are priced such that 3% of sale price is less than the Administrative Agent's minimum fee (Township pays the difference).
7. Preparation and Review of Affordable Housing Agreements, Resolutions, Deed Restrictions for affordable housing developments.
8. Preliminary engineering analysis for affordable housing sites
9. GIS mapping and analysis related to preparation and implementation of the Fair Share Plan.
10. Litigation expenses for the review and implementation of the Fourth Round Housing Element and Fair Share Plan.

(d) Emerging Compliance Mechanisms (N.J.A.C. 5:97-8.11): \$223,595.51

As the Township currently projects to have a surplus of funds beyond the minimum spending requirements, Cedar Grove will give consideration to mechanisms not currently identified in the May 2025 Housing Element and Fair Share Plan as new and unforeseen opportunities to provide additional affordable housing arise in the future. This may include providing funding assistance to a new 100% affordable project that has yet to be proposed by a developer, additional rehabilitation of existing deficient housing units, development of special needs housing, revenue for the market to affordable program depending on market conditions, or reallocating additional projected revenues towards affordability assistance programs.

Township of Cedar Grove – Affordable Housing Trust Fund Spending Plan **DRAFT**

4. EXPENDITURE SCHEDULE

Cedar Grove intends to use affordable housing trust fund revenues for the creation and maintenance of affordable housing units, for affordability assistance, and for administration as set forth above. The Township will commit funds to specific programs as outlined above, or the plan will be amended.

TABLE 4. Projected Expenditure Schedule 2025-2035												
Programs	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	Total
Rehabilitation	\$15,000	\$15,000	\$15,000	\$15,000	\$15,000	\$15,000	\$15,000	\$15,000	\$15,000	\$15,000		\$150,000
Market to Affordable	\$100,000	\$100,000	\$100,000	\$100,000	\$100,000	\$100,000	\$100,000	\$100,000	\$100,000	\$100,000		\$510,000
Affordability Assistance	\$11,334	\$11,334	\$11,334	\$11,334	\$11,334	\$11,334	\$11,334	\$11,334	\$11,334	\$11,334		\$113,337
Emerging Mechanisms		\$22,360	\$22,360	\$22,360	\$22,360	\$22,360	\$22,360	\$22,360	\$22,360	\$22,360		\$223,596
Administration	\$30,000	\$4,136	\$4,136	\$4,136	\$4,136	\$4,136	\$4,136	\$4,136	\$4,136			\$83,390
Total	\$156,334	\$152,829	\$152,829	\$152,829	\$152,829	\$152,829	\$152,829	\$152,829	\$152,829	\$48,693	\$22,360	\$1,080,322

Township of Cedar Grove – Affordable Housing Trust Fund Spending Plan **DRAFT**

5. EXCESS OR SHORTFALL OF FUNDS

A shortfall of funds is not anticipated since the primary purpose of this Spending Plan is to plan for and commit the funds that have been collected and that are anticipated. The Township plans to implement the programs set forth in the Fourth Round Fair Share Plan and the Spending Plan incrementally with the funds that are available; and will ensure that the collected funds are spent consistent with the applicable rules and regulations and in a manner that advances the Township's affordable housing goals. The purpose of the Spending Plan is to plan for expenditure of monies in the Affordable Housing Trust Fund. N.J.A.C. 5:97-8.10(a)(9) requires that the spending plan address the "manner through which the municipality will address any expected or unexpected shortfall if the anticipated revenues are not sufficient to implement the plan". Cedar Grove Township will assess the status of the AHTF and implementation of the Fair Share Plan annually.

In the event more funds than anticipated are collected and the available funds exceed the amount necessary to implement the Fair Share Plan, the excess funds may be used to expand the programs described above.

Township of Cedar Grove – Affordable Housing Trust Fund Spending Plan **DRAFT**

SUMMARY

Cedar Grove Township 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 programs outlined in the Fourth Round Housing Element and Fair Share Plan dated May 2025 and this Spending Plan.

Cedar Grove Township had a balance of \$712,822.16 as of December 31, 2024 and anticipates an additional \$367,500.00 in revenues through 2025 for a total of \$1,080,322.16. The municipality has provided a plan to spend projected revenues on specific projects and programs. The exact timing of additional revenues is uncertain, but the estimate is realistic based on project schedules, development trends, and historical rates of fees collected into the Affordable Housing Trust Fund. The Spending Plan will be amended if needed to adjust for changed needs or emergent opportunities for affordable housing production or assistance.

Table 5. Spending Plan Summary		
Balance as of December 31, 2024		\$712,822.16
Projected Revenue 2025-2035		\$367,500.00
Development Fees		\$315,000.00
Other Funds		\$0.00
Interest		\$52,500.00
Payment in Lieu		\$0.00
TOTAL REVENUE		\$1,080,322.16
Expenditures		
Market to Affordable		\$510,000.00
Rehabilitation		\$150,000.00
Affordability Assistance		\$113,336.51
Emerging Mechanisms		\$223,595.51
Administration		\$83,390.14
TOTAL PROJECTED EXPENDITURES		\$1,080,322.16
REMAINING BALANCE		\$0.00

TOWNSHIP OF CEDAR GROVE

MARKET TO AFFORDABLE PROGRAM GUIDELINES

Created May 2025

INTRODUCTION

These Guidelines have been prepared to assist in the administration of a Market to Affordable Program for For-Sale units in the Township of Cedar Grove. The Market to Affordable program will henceforth be called “Cedar Grove Affordable Homeownership Program.” It will serve as a guide to the program staff and is available upon request for public review.

This manual describes the basic content and operation of the Cedar Grove Affordable Homeownership and Rental program elements, examines program purpose and provides the guidelines for implementing the program. It has been prepared with a flexible format allowing for periodic updates of its sections, when required, due to revisions in regulations, funding allocations and/or procedures.

This manual explains the steps in the Cedar Grove Affordable Homeownership Program process. It describes the requirements for participation in the program, record keeping and overall program administration. Implementation of any procedure, even if it is not specifically mentioned in these Guidelines, shall also be in accordance with the federal fair housing laws and policies, including, inter alia, the Federal Fair Housing Act and other Equal Opportunities laws¹, the New Jersey Uniform Housing Affordability Controls (UHAC) N.J.A.C. 5:80-26.1 *et seq.*² and the affordable housing regulations of the Township of Cedar Grove (hereafter referred to as the “Regulations”) as found in the **Township’s Ordinances, Chapter 80**.



The Federal Fair Housing Act and Equal Opportunities laws prohibit discrimination in the sale, rental, and financing of dwellings, and in other housing-related transactions, based on race, color, national origin, religion, sex, familial status (including children under the age of 18 living with parents or legal custodians, pregnant women, and people securing custody of children under the age of 18), and disability.

¹ A copy may be viewed at: <http://www.hud.gov/offices/fheo/FHLLaws/index.cfm>

² A copy may be viewed at: <http://www.nj.gov/dca/services/lps/hss/uhac.html>

CEDAR GROVE AFFORDABLE HOMEOWNERSHIP PROGRAM (FOR SALE UNITS)

Subsidy Provided for Each Market Rate Unit

Each new unit will receive a subsidy to help income eligible applicants purchase market rate housing units by writing down the cost of the unit to an affordable price. The amount of the subsidy will be up to \$50,000. The Administrative Agent will determine whether the unit can be a low or a moderate-income sale unit, dependent on the initial pricing of the market rate unit.

The goal between 2025 and 2035 is to create at least 17 affordable units via this program. At a maximum subsidy of \$50,000 per unit, the estimated program cost may be \$850,000 plus program administrative costs. At this time, only approximately \$500,000 - \$730,000 has been budgeted for this program as per the DRAFT 2025 spending plan. Should additional funding be necessary to deliver the units, The Township agrees to bond to cover any shortfall.

In addition, if the purchaser or any of the purchaser's household members are mobility impaired and require barrier free accommodations, they will be directed to the Township to apply for funding to install barrier free accommodations. Funding for this may come from the Trust Fund and considered affordability assistance.

Finding Eligible Purchasers

CGP&H will employ several strategies to recruit interested buyers into the Cedar Grove Affordable Homeownership Program. The Program will affirmatively market in accordance with the Township's Affirmative Marketing Plan which will include but not be limited to, paid advertising, postings on the New Jersey Housing Resource Center website (<http://www.nj.gov/njhrc/>), and direct mailings to community groups, social service providers, and major employers in the region. In conjunction with this affirmative marketing, CGP&H may contact the listing agents of actual targeted properties in order to list specific homes on AffordableHomesNewJersey.com, CGP&H's affordable housing website.

At program inception, and following all the affirmative marketing steps identified above, applicants will be instructed to submit their preliminary applications during a 30-day affirmative marketing period. During this 30-day period CGP&H will determine if applicants are preliminarily qualified. If applicants are preliminarily qualified, they will be encouraged to look for affordable homes that they may be interested in purchasing. Applicants and their realtors will also be encouraged to use CGP&H's Affordable Homeownership calculator to more appropriately target their search for an affordable unit (see next page). At the end of this 30-day

period, a lottery will be held per Chapter III, Section B of the Township's Affordable Housing Administrative Agent Manual. Interested applicants will be assigned a random number which will establish their lottery standing for this program. After this initial randomization, priority will be determined by the date the applicant joined the waiting list to purchase a home in Cedar Grove. Please refer to the Township's Affordable Housing Manual, Chapter III, Figure 3, entitled "Additional Factors Impacting Waiting List Priority" for more information regarding the Township's affirmative marketing procedures.

All affirmative marketing will direct interested applicants to AffordableHomesNewJersey.com to find out more information about the Cedar Grove Affordable Homeownership Program. While CGP&H will assist those without internet access via telephone and mail, the AffordableHomesNewJersey.com website and a related on-line profile tool will be instrumental to marketing the Program.

- There will be a link to the Cedar Grove Affordable Homeownership Program on AffordableHomesNewJersey.com. This webpage will provide detailed information about how the program works and how to participate.
- There will be detailed listings about both sample units and currently available housing opportunities when known, and the calculated net costs after Township subsidy and affordability assistance programs. When there is a specific home identified, it will be listed under Current Listings. Otherwise, generic information such as "Affordable Home Ownership Opportunities, Cedar Grove, 2 BR, net cost \$190,000 moderate," for example will appear on the page. The goal will be to have actual listings as well as generic information to provide samples of many of the unit types and sizes that have been determined to be "good candidates" for conversion to affordable units, such as 1, 2, 3 and 4-bedroom units with different pricing for those with and without condominium/homeowner association and related fees. Sample calculations appear at the end of this Appendix for illustrative purposes only. That sample is based upon the local taxes, condo fees, and pricing data for a project being implemented in Edison Township, and all assumptions are listed at the end of the one-page document. Upon Court approval of this program, a custom calculator will be created for the Cedar Grove program complete with all local data.
- Interested buyers can submit on-line preliminary applications directly from the Current Listings, or from the Cedar Grove Affordable Homeownership Program web page.
- If the interested household meets basic eligibility criteria such as under the minimum income limits, they will automatically be instantly invited to visit their own personalized Affordable Homes New Jersey profile.
- On their profile, they will be able to see whether they qualify to purchase specific types of homes depending on their income, household size, and down payment.
- CGP&H will review the additional information and determine the household's preliminary eligibility.

- In order to ensure sufficient funding can be provided to all certified applicants, the Program will be limited to the maximum number of certified applicants for which current funds remain available as identified in the municipal spending plan for this Program. However, there will be no limit to the number of applicants that are prescreened by CGP&H and viewing homes without the certification. (This is explained further in the following section.)

Finding a Unit

Community Grants Planning & Housing (CGP&H – Cedar Grove Township’s Administrative Agent), realtors, and the applicants themselves will find units that are appropriately priced on the market to qualify as affordable and receive the subsidies. In order to accomplish this, and to make those searches as targeted as possible, CGP&H, following approval of this Manual by all parties will develop a customized pricing calculator that gives each individual applicant “hard numbers” as to the maximum purchase price they can afford for the market rate unit, based on the local tax rate, equalization ratio, current interest rates, sample condominium fees (as applicable), and subsidies. The Township’s subsidy, less any anticipated soft costs associated with the transfer of the property, will provide parties with a reduced maximum sale price, therein converting market rate homes in Cedar Grove into deed restricted affordable homes.

The municipality may employ the following listed methods to find market rate units that can become affordable by using the Township’s subsidies:

- CGP&H, realtors, and pre-approved applicants will search real estate listings to find potentially affordable units just above affordability without the subsidies.
- CGP&H will also identify lower priced market rate units being sold by owner that are still out of range without the Townships subsidy.
- Meet with realtors and offer to list their potentially affordable market rate units on AffordableHomesNewJersey.com
- Have sample listings on AffordableHomesNewJersey.com
- Have pre-approved applicants to fast track the purchase process.
- Recommend use of CGP&H’s Affordable Homeowner Calculator (AHC) (see figure 1 on page 10).

Applicant Options for Certification:

Applicants that are determined to be eligible during the initial screening will be invited to an information session with other eligible applicants. At this time, due to Covid-19 restrictions on in-person gatherings, this information session will be held virtually via a municipally approved video-conferencing software until such time as in-person meetings may resume. If the buyer/applicant is working with a realtor, CGP&H will also encourage the realtor to participate

in the information session. Assuming the applicant remains interested in the Program at the conclusion of the information session, the applicant will be provided with two options:

- Option One: Become an Income Certified Applicant
 - Applicants will have the opportunity to complete a full income-certification application. If certified, applicants will be provided a certificate that illustrates that they are eligible for the Cedar Grove Affordable Homeownership Program. The certificate will stipulate the maximum market sale price of the home, the subsidy amount, and the expiration date of the certification. Applicants will be encouraged to work with a realtor to identify a home within the program guidelines. The income certification and certificate will be valid for six months. If the applicant signs a contract to purchase a home that meets CGP&H's bedroom size, total cost and pricing criteria during that period, the applicant is guaranteed the subsidy from the program. If the applicant does not sign a contract within six months, the applicant will automatically become a "Pre-screened Applicant", as described below.
- Option Two: Remain a Pre-Screened Applicant
 - If the applicant does not want to complete the full income certification application *prior* to finding a suitable home the applicant wishes to purchase, the applicant is encouraged to look for available homes with a realtor. However, if the applicant finds a suitable home, funding is NOT guaranteed because the applicant may not be income certified and the program may have a waiting list.

Note: The number of bedrooms in a unit shall not be a factor in the determination of whether to include a unit in the Cedar Grove Affordable Homeownership Program.

Inspection and Rehabilitation

The Affordable Homeownership Program requires that, as a condition of sale and prior to occupancy, the unit will meet Uniform Construction Code requirements as determined by the Township. Because affordable purchases will be an arm's length transaction between the future homeowner/buyer and the seller, the usual protocols in obtaining a Certificate of Occupancy will suffice. No additional Township inspections beyond normal protocol will be required to comply with this Program.

If it is determined that the current owner will not be bringing the unit up to code and will not be receiving a CCO from Cedar Grove Township, the Administrative Agent will reject that home and the buyer will need to find a more suitable unit.

Pricing and Buying the Unit

Once an acceptable market rate unit is selected by the Buyer and approved for purchase by the Program, the Administrative Agent will be required to set an affordable price (known as the Maximum Restricted Sales Price, or MRSP) for the unit, taking into account the number of bedrooms, its designation as either low or moderate-income, anticipated deed restricted taxes and all other cost related factors. The MSRP for a moderate-income unit shall be affordable to households earning no more than 70 percent of median income and the maximum sales price for a low-income unit shall be affordable to households earning no more than 50 percent of median income.

Since this is not a new construction sales program, there will be a variety of unit prices – so long as the units do not exceed the affordability calculations that CGP&H will ultimately be responsible for approving. Those calculations will be based on unit specific data. The initial purchase price (known in the Uniform Housing Affordability Controls (UHAC)) terminology as the Maximum Restricted Price, or MRP), shall be calculated so that the monthly carrying costs of the unit, including principal and interest (based on a mortgage loan equal to 95 percent (95%) of the purchase price and the FreddieMac 30-Year Fixed-Rate Mortgage rate previously labelled the Federal Reserve H15, taxes, homeowner and private mortgage insurance and condominium or homeowner association fees do not exceed 28 percent of an eligible household's income. CGP&H will provide applicants and their realtors with the CGP&H Affordable Homeownership calculator, so they will know what priced homes applicants should be looking to purchase.

Upon closing, proper deed and mortgage documents as required under UHAC will be recorded on the unit, which will ensure its continued affordability.

Please see the Eligibility & Affordability Calculator on page 7 to view examples of maximum market rate pricing that can be written down under this program to become affordable units.

**Figure 1: Eligibility & Affordability Calculator
(Sample, not for Cedar Grove Use)**

The calculator takes all major income and cost factors into account, including but not limited to the price of the unit, mortgage amount, interest rate, insurance costs, homeowner association fees, PMI, household size, applicant income, etc. Results are automatically calculated after the applicant or their realtor inputs readily available applicant and site-specific information. The applicant and realtor will be able to quickly approximate the budget range they should be looking for. Once potential units are found, they can consult the calculator again and again to zero in on maximum purchase price once specific units are found, and unit specific costs can be inputted into the calculator. Unless applicants are Income Certified and complying with Option One below, they should not place a bid on a home, and will be instructed to complete a full application immediately in order to secure a funding commitment for the Township subsidies.

Edison Township Affordable Homeownership Program Eligibility & Affordability Calculator		
PLEASE FILL IN ALL CELLS HIGHLIGHTED YELLOW		
What am I eligible to apply for?		
Household Size (Number of people living in the home)		3
Gross Annual Income (Includes gross wages, salaries, tips, commissions, overtime, alimony, child support, pensions, social security, unemployment, and disability benefits)		\$55,000.00
ELIGIBILITY DETERMINATION (To see a chart of the maximum incomes for each eligibility designation, click the "Data Sheet" tab)		Moderate Income Household
What assistance may I be eligible for?		
Edison Market to Affordable (M2A) Program Subsidy:		\$25,000
Middlesex County American Dream Downpayment Program If you are a first-time homebuyer, select "yes" here: YES		\$5,000
Edison Township Downpayment Assistance Program Amount:		\$10,000
What would the affordable sale price of a particular home be under this program?		
Unit Market Price	\$164,000	Enter the current asking price of unit you are looking to purchase
Number of Bedrooms	2	Between 1 and 4 bedrooms
Monthly Association Fees	\$0	Homeowner, Condo, Neighborhood or other monthly association fees
Unit Determination	MODERATE	If purchased through this program based on the above information, the unit would likely have this designation
Edison M2A Subsidy	\$25,000	Subsidy amount based on both Unit Determination and Household Determination
Affordable Sale Price	\$139,000	Unit Market Price minus M2A Subsidy
Annual Taxes	\$2,959	Estimated yearly taxes based on the current tax rate
Am I able to afford this house?		
Personal Down Payment	\$7,000	Must be at least \$6950 to qualify for most mortgages
Additional Program Assistance	\$15,000	County and Town assistance programs described above
TOTAL DOWN PAYMENT PLUS PROGRAM ASSISTANCE	\$22,000	County and Town assistance programs plus your contribution
Mortgage Amount	\$132,000	Affordable Sale Price minus Total Down Payment
TOTAL ESTIMATED MONTHLY HOUSING PAYMENTS	\$966.94	Includes monthly mortgage payment, taxes, estimated Homeowner's Insurance and Private Mortgage Insurance (PMI) payments, and homeowners association fees (if applicable)
Monthly Income	\$4,583.33	Calculated by dividing Annual Income given above by 12 months
% Income spent on housing	21.10%	Generally this number should be below 35% to be eligible
Eligibility Determination:	Likely Eligible	To purchase this unit. Please submit a pre-application on www.affordablehomesnewjersey.com , and you or your realtor should contact one of our case managers to discuss next steps.

This calculator is for illustrative purposes only; it is not an actual determination of eligibility nor is it a promise of funds from Edison Township or Middlesex County. All non-cash buyers must be able to qualify for a mortgage.

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Methodology for Calculating Regional Income Limits and Rental Increase:

Income limits for all units that are part of the municipality's Housing Element and Fair Share Plan and for which income limits are not already established through a federal program exempted from the Uniform Housing Affordability Controls pursuant to N.J.A.C. 5:80-26.1 shall be updated by the municipality annually within 30 days of the publication of determinations of median income by HUD as follows:

- a. Regional income limits shall be established for the region that the municipality is located within, based on the median income by household size, which shall be established by a regional weighted average of the uncapped Section 8 income limits published by HUD. To compute this regional income limit, the HUD determination of median county income for a family of four is multiplied by the estimated households within the county according to the most recent decennial Census. The resulting product for each county within the housing region is summed. The sum is divided by the estimated total households from the most recent decennial Census in the municipality's housing region. This quotient represents the regional weighted average of median income for a household of four. The income limit for a moderate-income unit for a household of four shall be 80 percent of the regional weighted average median income for a family of four. The income limit for a low-income unit for a household of four shall be 50 percent of the HUD determination of the regional weighted average median income for a family of four. The income limit for a very low-income unit for a household of four shall be 30 percent of the regional weighted average median income for a family of four. These income limits shall be adjusted by household size based on multipliers used by HUD to adjust median income by household size. In no event shall the income limits be less than those for the previous year.
- b. The income limits attached hereto as Exhibit B are the result of applying the percentages set forth in paragraph (a) above to HUD's determination of median income for the current year and shall be utilized until the municipality updates the income limits after HUD has published revised determinations of median income for the next fiscal year.
- c. The Regional Asset Limit used in determining an applicant's eligibility for affordable housing pursuant to N.J.A.C. 5:80-26.16(b)3 shall be calculated by the Municipality annually by taking the percentage increase of the income limits calculated pursuant to paragraph (a) above over the previous year's income limits, and applying the same percentage increase to the Regional Asset Limit from the prior year. In no event shall the Regional Asset Limit be less than that for the previous year.

In establishing sale prices and rents of affordable housing units, the administrative agent shall follow the procedures set forth in UHAC, utilizing the regional income limits established pursuant to the process defined above:

- a. The resale prices of owner-occupied low- and moderate-income units may increase annually based on the percentage increase in the regional median income limit for each housing region determined pursuant to the process outlined above. In no event shall the maximum resale price established by the administrative agent be lower than the last recorded purchase price.
- b. The rent levels of very-low-, low- and moderate-income units may be increased annually based on the percentage increase in the Housing Consumer Price Index for the Northeast Urban Area, upon its publication for the prior calendar year. This increase shall not exceed nine percent in any one year. Rents for units constructed pursuant to low income housing tax credit regulations shall be indexed pursuant to the regulations governing low income housing tax credits.

Cedar Grove Township – Housing Plan Element and Fair Share Plan - [Appendices](#)

APPENDIX E – Maps

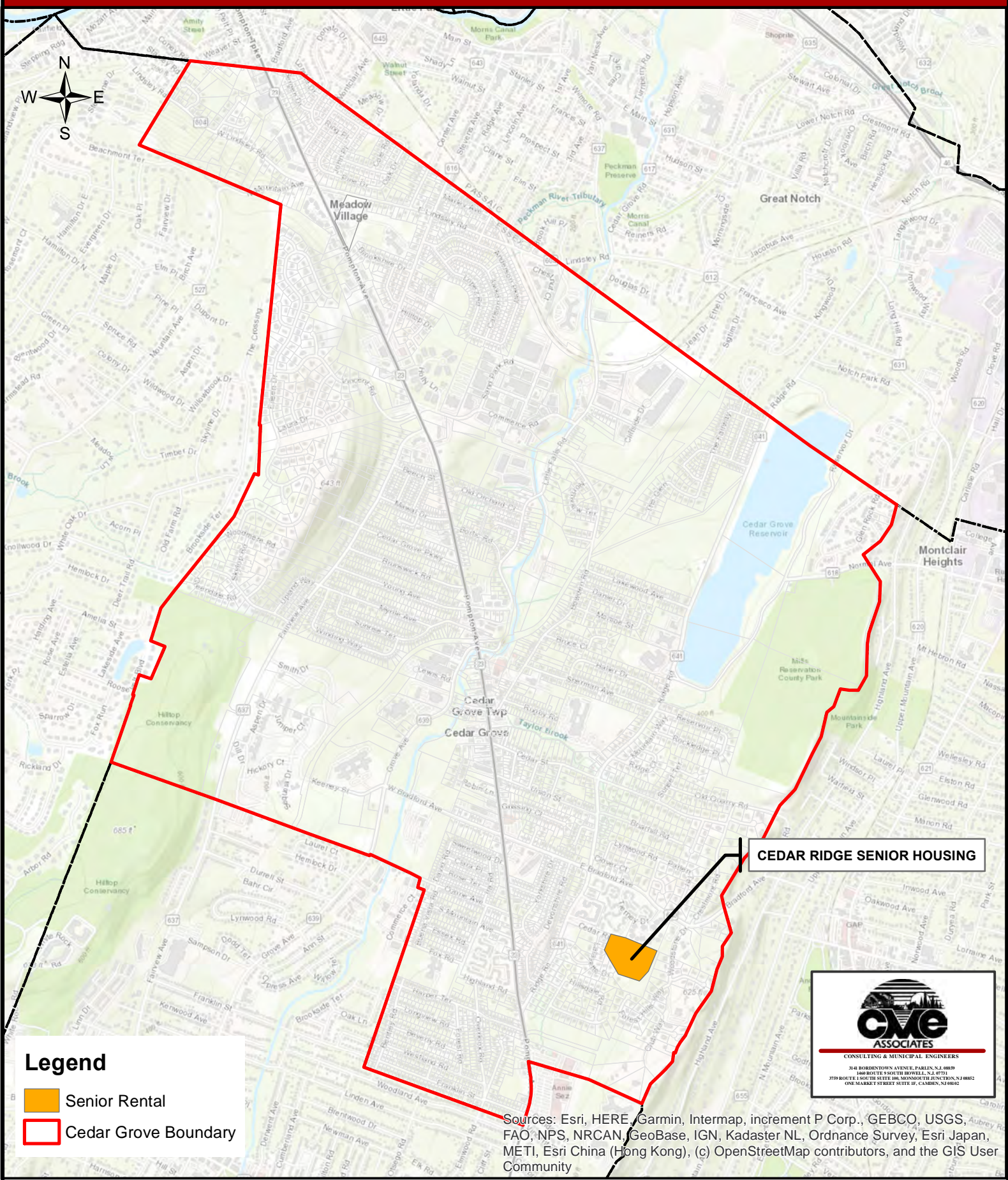
E-1 Prior Round Projects

E-2 Third Round Projects

E-3 Fourth Round Projects

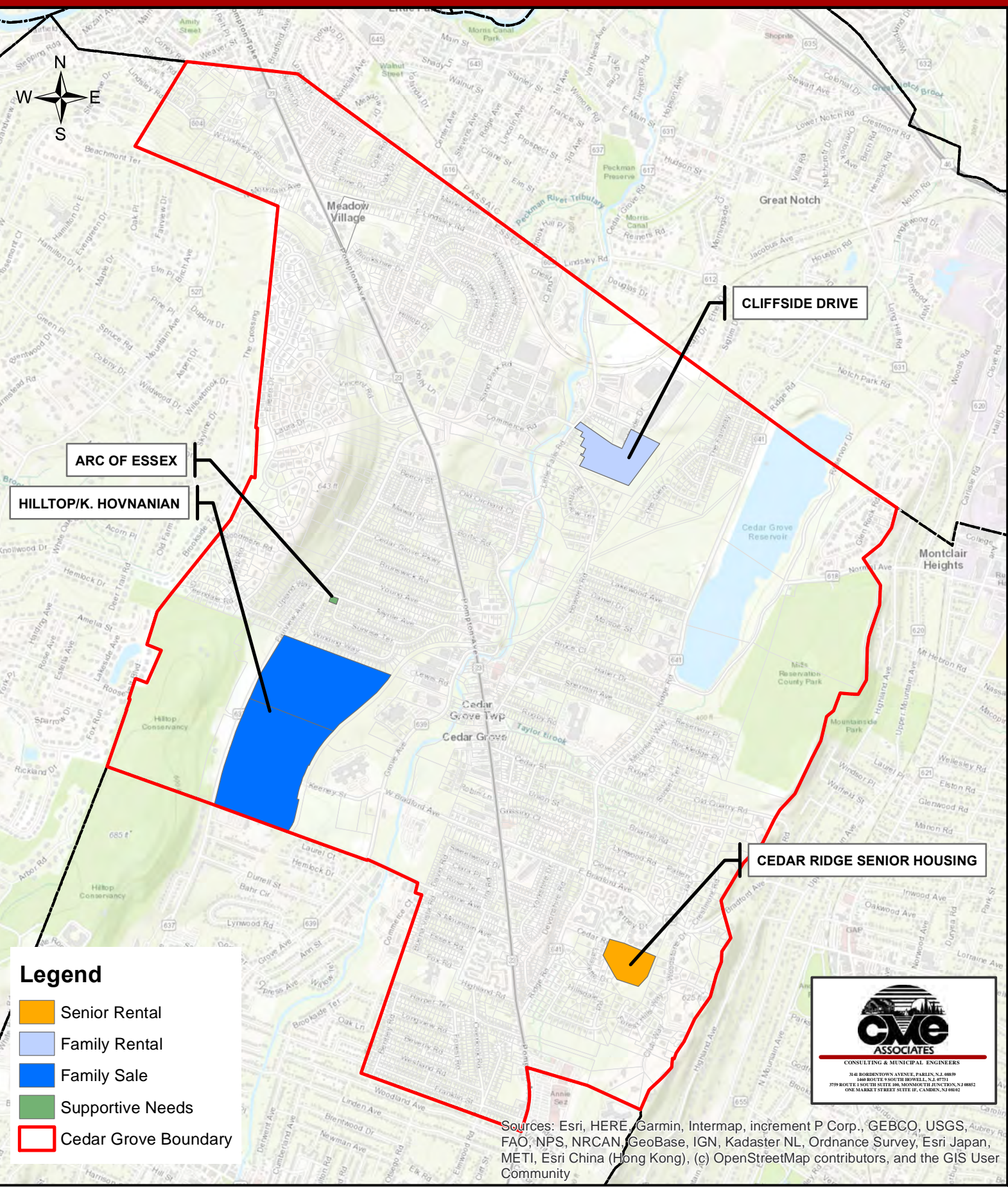
FIRST ROUND

CEDAR GROVE



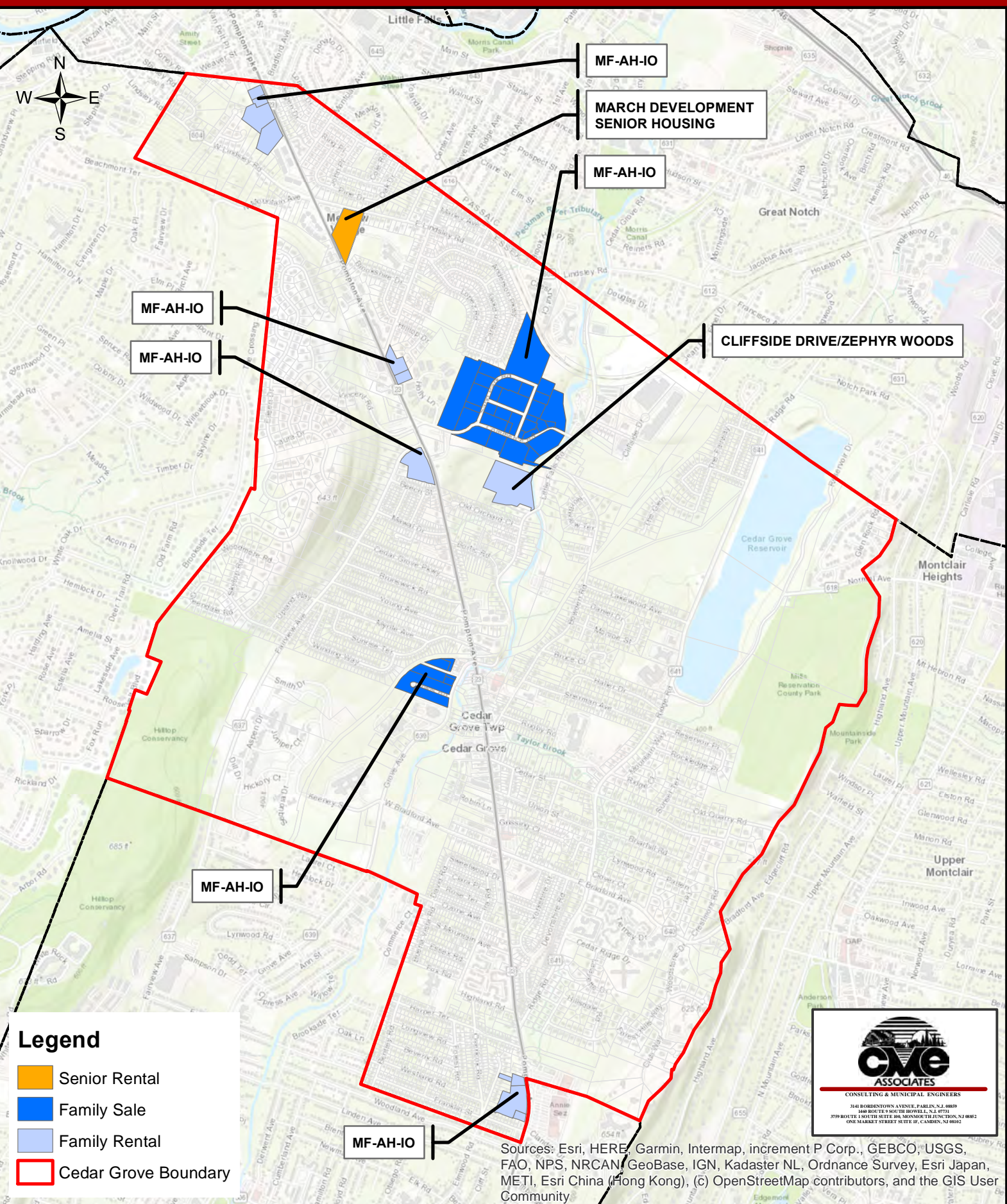
THIRD ROUND

CEDAR GROVE



FOURTH ROUND

CEDAR GROVE



Cedar Grove Township – Housing Plan Element and Fair Share Plan - **Appendices**

APPENDIX F – Crediting Documents

F-1 March Development Senior Living Zoning Board Approval

F-2 DRAFT Ordinance to Expand MF-AH-IO District

Cal. #2724

**RESOLUTION OF THE ZONING BOARD OF ADJUSTMENT OF THE TOWNSHIP
OF CEDAR GROVE, ESSEX COUNTY, NEW JERSEY,
GRANTING PRELIMINARY AND FINAL MAJOR SITE PLAN APPROVAL AND
USE VARIANCE RELIEF PURSUANT TO N.J.S.A. 40:55D-70(d)(1) AND N.J.S.A.
40:55D70(d)(6) AND N.J.S.A. 40:55D-70(d)(5) AND ASSOCIATED BULK VARIANCE
RELIEF PURSUANT TO N.J.S.A. 40:55D-70(c) AND DESIGN WAIVER/EXCEPTION
RELLIEF
TO MARCH DEVELOPMENT, LLC, CONCERNING PROPERTY LOCATED AT 1201
POMPTON AVENUE AND DESIGNATED AS BLOCK 330, LOT 16**

WHEREAS, MARCH DEVELOPMENT, LLC (hereinafter referred to as "Applicant") has applied to the Township of Cedar Grove Zoning Board of Adjustment (hereinafter referred to as "Board") for Preliminary and Final Major Site Plan Approval and Use Variance Relief pursuant to N.J.S.A. 40:55D-70(d)(1) and N.J.S.A. 40:55D-70(d)(6) and N.J.S.A. 40:55D70(d)(5) and Bulk Variance Relief pursuant to N.J.S.A. 40:55D-70(c) and design waiver/exception relief for the development of a senior living facility on property located at 1201 Pompton Avenue, Cedar Grove, New Jersey, and same being designated on the Tax Map of the Township of Cedar Grove as Block 330, Lot 16 and as located within the RC and R-10 Zone Districts (hereinafter referred to as "Subject Property"); and

WHEREAS, this application falls under the jurisdiction of the Board for approval pursuant to N.J.S.A. 40:55D-70 and N.J.S.A. 40:55D-76; and

WHEREAS, the Applicant was represented by Jason R. Tuvel, Esq., of Prime & Tuvel;

WHEREAS, the Applicant provided proof of service and publication of all proper notices and advertisements as required pursuant to the Municipal Land Use Law; and

WHEREAS, public hearings were held on the application on December 13, 2022, and February 14, 2023, during which time the Applicant presented testimony, reviewed the application materials and the case was opened for public comment; and

WHEREAS, the Board heard testimony, reviewed exhibits and reports, and established a record that may be characterized in summary as follows:

1. The following reports and/or correspondence were received and reviewed by the Board:

- A. Township of Cedar Grove Site Plan and Variance Application dated March 15, 2022, with Owner Authorization and Affidavit of Ownership.
- B. Application Checklist.
- C. W-9 of Applicant.
- D. Certification of Tax Status.

- E. Operational Narrative.
- F. July 17, 2014, NJDEP Freshwater Wetlands Letter to Interpretation.
- G. Variance and Waiver List prepared by Bohler Engineering dated April 2022 and revised through September 2022.
- H. Environmental Questionnaire.
- I. Estimated Water Flow prepared by Bohler Engineering dated May 13, 2022.
- J. Landscape Plan Checklist.
- K. Soil Permit Application.
- L. Affidavit of Service and Publication of Notice.
- M. Plans entitled "Preliminary and Final Site Plan for March Development, LLC" prepared by Bohler Engineering NJ, LLC, under the signature of B.S. Crowder, P.E., dated August 4, 2022, and revised through November 30, 2022, and consisting of 21 sheets.
- N. Plans entitled "Firetruck Turning Exhibit" prepared by Bohler Engineering NJ, LLC, under the signature of B.S. Crowder, P.E., dated February 2, 2023.
- O. Plans entitled "Emergency Access Plan" prepared by Bohler Engineering NJ, LLC, under the signature of B.S. Crowder, P.E., dated February 1, 2023.
- P. Level 01 Floor Plan Anthology at Cedar Grove, NJ, prepared by LB/A under the signature of William G. Foster, R.A.
- Q. Level 00 Floor Plan Anthology at Cedar Grove, NJ, prepared by LB/A under the signature of William G. Foster, R.A.
- R. Exterior View Rendering prepared by Lantz-Boggio under the signature of William C. Foster, R.A., dated September 22, 2022.
- S. Building Entrance Exterior View prepared by Lantz-Boggio under the signature of William C. Foster, R.A., dated September 22, 2022.
- T. Current Street View from East Lindsley prepared by Lantz-Boggio under the signature of William C. Foster, R.A., dated January 3, 2023.
- U. Exterior Rendering View from Northeast Corner prepared by Lantz-Boggio under the signature of William C. Foster, R.A., dated September 22, 2022.
- V. Current Street View from Berkshire Cul-de-sac prepared by Lantz-Boggio under the signature of William C. Foster, R.A., dated September 22, 2022.
- W. Exterior Rendering View from Southeast Neighborhood Cul-de-sac prepared by Lantz-Boggio under the signature of William C. Foster, R.A., dated September 22, 2022.
- X. Set of architectural renderings and plans prepared by Lantz-Boggio under the signature of William C. Foster, R.A., dated August 11, 2022, and consisting of 8 sheets.
- Y. Building elevations prepared by Lantz-Boggio under the signature of William C. Foster, R.A., dated November 30, 2022.
- Z. Level 03 Floor Plan prepared by LB/A under the signature of William G. Foster, R.A.
- AA. Level 02 Floor Plan prepared by LB/A under the signature of William G. Foster, R.A.
- BB. Level 01 Floor Plan prepared by LB/A under the signature of William G. Foster, R.A.

- CC. Level 00 Floor Plan prepared by LB/A under the signature of William G. Foster, R.A.
- DD. Existing Conditions and Topographic Condition Surveys prepared by Control Point Associates, Inc., under the signature of James D. Sens, P.L.S., dated March 21, 2022, and consisting of 2 sheets.
- EE. Engineer response memorandum of Bohler Engineering dated December 21, 2022, under the signatures of Nora Ahmed, P.E., and Benjamin S. Crowder, P.E.
- FF. Engineer response memorandum of Bohler Engineering dated February 2, 2023, under the signatures of Nora Ahmed, P.E., and Benjamin S. Crowder, P.E.
- GG. Traffic Impact Assessment prepared by Dolan & Dean under the signatures of Elizabeth Dolan, P.E., and Rianna S. Kirchof, P.E., dated May 13, 2022.
- HH. Correspondence of Dolan & Dean dated November 30, 2022, under the signatures of Elizabeth Dolan, P.E., and Rianna S. Kirchof, P.E., dated May 13, 2022.
- II. December 12, 2022, memorandum of the Cedar Grove Fire Prevention Bureau.
- JJ. Cedar Grove Police Department Traffic Unit memorandum dated December 13, 2022.
- KK. Cedar Grove Police Department Traffic Unit memorandum dated January 11, 2023, including fire department comments.
- LL. October 25, 2022, memorandum of the Township of Cedar Grove Environmental Commission.
- MM. December 7, 2022, memorandum of Alex Palumbo, P.E., Township Engineer.
- NN. September 22, 2022, memorandum of Jason L. Kasler, P.P., A.I.C.P., Board Planning Consultant.
- OO. October 31, 2022, review memorandum of Suburban Consulting Engineers, Inc., under the signature of Alexandra H. Handel, P.E., P.P., Board Consulting Engineer.
- PP. Stormwater Management Report prepared by Bohler Engineering under the signature of Benjamin S. Crowder, P.E., dated January 2022.

2. The following is a summary of the testimony introduced at the December 13, 2022, hearing:

- A. Jason Tuvel, Esq., appeared on behalf of the Applicant. While unsworn, Mr. Tuvel explained the background of the application for the Board and indicated that the Applicant is seeking Preliminary and Final Major Site Plan Approval and use variance relief, along with ancillary bulk variance and design waiver/exception relief to establish a senior living facility on the Subject Property. Mr. Tuvel noted that the Subject Property is currently an abandoned garden center that is bordered by Route 23 and East Lindsley Road and that the Subject Property is a split zone property that is located within both the RC and R-10 Zone District. Mr. Tuvel noted that the Subject Property has a topographical slope toward Route 23 and that the property borders residential developments and school fields in addition to the aforementioned driveways. Mr. Tuvel indicated that the Applicant is proposing a

senior living facility within a single building that contains a mix of age restricted independent living, memory care and assisted living units. Mr. Tuvel indicated that his client believes the project is inherently beneficial by its very nature and also provides affordable housing to the benefit of the Township. Mr. Tuvel indicated that his client is in agreement with all recommendations made by the Township professionals in their reviews as well as the police and noted that they intend on meeting with the fire department. Mr. Tuvel further noted that the application will require NJDOT approval and also approval from the Essex County Planning Board.

B. The Applicant introduced Ben Crowder, P.E., who was sworn. Mr. Crowder was accepted by the Board as a qualified professional engineer. Mr. Crowder stated to the Board the existing conditions of the property noting the dual frontage on East Lindsley Road and Route 23 noting that the Subject Property is approximately 5.5 acres in size. By utilizing a colorized exhibit, Mr. Crowder detailed the various zone districts affecting the property noting that approximately 1/3 of the property is located in the RC Zone District and approximately 2/3 of the property is located within the R-10 Zone District. Mr. Crowder detailed the existing access via the frontage of the Subject Property on East Lindsley Road and noted the surrounding school, single family homes and Route 23 along the property's border. Mr. Crowder noted that there is currently a signalized intersection at East Lindsley Road and Route 23 and that the Subject Property currently has an impervious coverage of 49.8% and the Applicant is not proposing any type of access along Route 23. Mr. Crowder then indicated the preexisting nonconformities of the Subject Property, including a floor area ratio of 32% where 30% is permitted, side yard encroachments, residential buffer encroachments, very limited stormwater management and a controlled runoff on the site, and a 5-foot slope from east to west of the property that has an ultimate 67-foot grade change over the property. Mr. Crowder noted that there is poor lighting on the site and there is no landscaping currently being offered. Mr. Crowder then provided the Board an overview of the proposed site layout plan. In this regard, Mr. Crowder noted that the Applicant is seeking to place 144 units within the facility containing 169 beds. Based upon the topography, the visual impact of the building height will be primarily 3 stories but it is technically 4 stories according to the definition within the zoning code as applied to the grade change. In this regard, Mr. Crowder noted that the permitted height within the zone district is 35 feet or 2 ½ stories and here, under the code definition, there is a height proposed of 45.36 feet based upon appropriate averaging. Again Mr. Crowder noted that most of this is a result of the 67-foot grade change occurring on the property. Mr. Crowder noted overall that with 144 units, there is a required parking allocation of 78 spaces and 99 spaces are proposed and Mr. Crowder identified the various parking spaces. In this regard, Mr. Crowder summarized site access noting that the existing Route 23 access ways are to be closed and a continuation of the Route 23 sidewalk will be placed on the Subject Property. East Lindsley Road will provide vehicular traffic access with a full movement driveway and as to loading zones, 4 are required but only 1 is proposed. Mr. Crowder noted that this would be sufficient for the operational use of the

Subject Property. Mr. Crowder noted that the floor area drives the loading zone requirements but noted that the Applicant's operations only anticipates approximately 2 to 3 deliveries per week by a box truck the size of an SU-30 type vehicle. Mr. Crowder noted that the Subject Property currently has lot coverage and impervious coverage violations and that by virtue of the within proposal, the lot coverage will be decreasing by approximately 1% from existing and as an aside noted that the building by virtue of appropriate code will be fully sprinklered for fire suppression. Mr. Crowder noted that the Subject Property is not facing the residential neighborhoods and further indicated that the project is considered a major development for stormwater management. In this regard, Mr. Crowder detailed the design of the stormwater management facilities that are to be implemented on the Subject Property and indicated that the Applicant will fully comply with the stormwater management regulations. Mr. Crowder then testified that the Applicant is seeking several variances related to retaining walls. In this regard, Mr. Crowder identified the proposed retaining walls to be placed on the site and noted that the retaining walls are required because of the significant grade change that is occasioned on site. In this regard, Mr. Crowder noted that the ordinance allows for retaining walls up to 8 feet in height, however, there are 2 proposed retaining walls that are 10 feet in height and require variance relief. Overall, Mr. Crowder indicated that the building is centrally located and provides various buffering to adjacent uses. Mr. Crowder identified environmental features on the site including a freshwater wetland that is effectively a ditch and discussed the appropriate buffering and transition area regarding same. Mr. Crowder noted that the east side yard facing the Board of Education property will be 75.6 feet where 12 feet is required and the front yard setback from East Lindsley Road will be 104 feet where 35 feet is required. Mr. Crowder noted that the building's central location to Berkshire Court is approximately 155 feet and that the Applicant is intending on providing plantings in a quantity of approximately 1,724 for buffering purposes. As to the light design, Mr. Crowder testified that there will be no light trespass except at the site of the driveway access where there will be light that is over 0.2-foot candles but indicated that there is no negative impact in his opinion as it relates to traffic safety. Mr. Crowder confirmed that the existing piping along East Lindsley Road can handle the proposed stormwater management and Mr. Crowder confirmed that there will be full ADA compliance in both parking and access to the Subject Property. Mr. Crowder noted that other utilities will be provided via East Lindsley Road and that appropriate flow testing will be undertaken concerning the water system being proposed. Upon questioning, Mr. Crowder did indicate that the Applicant would be willing to review a secondary emergency access road from Route 23 but he is concerned with the topography. As to access for emergency vehicles, Mr. Crowder indicated that the Applicant used a modeling based upon a 42-foot fire truck and has designed the layout for a turning radius relating to same. The Applicant will comply with electrical vehicle charging make ready requirements. Upon further questioning, Mr. Crowder noted that the proposed loading area is 45 feet in length and double the width and oversized generally for a loading zone. Mr. Crowder confirmed that the Applicant would be

installing an emergency generator on site and discussed additional various topographic features that limit locations of structures on the Subject Property. Mr. Crowder indicated that the Applicant would be willing to place a guardrail along Route 23 and testified that the Subject Property has available area to accommodate snow storage after plowing.

C. The Applicant then introduced William Foster, R.A., who was sworn. The Board accepted Mr. Foster's qualifications as a registered architect. Mr. Foster testified that the Applicant has designed the proposed facility to avoid an institutional feel. Mr. Foster described and reviewed the elevations of the proposed facility indicating the pitched roof, gables, dormers and the color scheme. Mr. Foster testified that there will be no visible HVAC on the roof by the use of various architectural features, including the pitched roof and parapets. Mr. Foster discussed the proposed entrance to the building, noting a canopied area, setbacks and a courtyard area and provided the Board visual renditions of the proposed development from various views with landscaping being superimposed. Mr. Foster detailed the various floor plans for the various units being proposed within the development, including the memory care area that is secured and has limited exterior access. As to the proposed generator, Mr. Foster indicated that it is tested once per month during the daytime hours and runs for approximately 30 minutes. Mr. Foster noted that there are elevators that are placed within the proposed structure that will accommodate EMS and will fully comply with ADA codes and appropriate building code requirements. Mr. Foster further indicated that there are absolutely no rooftop amenities being proposed.

D. Anthony Duggan was sworn. Mr. Duggan testified that he is the Executive Vice President of Development and Construction of the Applicant. Mr. Duggan indicated that his company has developed 32 similar senior living properties including facilities in Marlton, New Jersey and Sterling, New Jersey. Mr. Duggan indicated that the Applicant's proposal provides for 3 types of living within the facility, with memory/dementia care having the highest level of staffing required. This facility will also provide assisted living and these 2 types of services are licensed by the State of New Jersey. The third type of living will be for independent living for individuals and this type of service is not licensed. Mr. Duggan indicated that the people who reside in the facility for independent living may certainly have cars but it is not common. As to employee demand, Mr. Duggan indicated that there is a maximum of approximately 40-60 staff members on site at any one time based upon shift change but at the peak shift, approximately 40 people will be there. 10-15 of these individuals will be providing nursing care, there will be approximately 8 administrators and approximately 15 service individuals. Mr. Duggan indicated that the independent living facilities do have kitchens and the assisted living units have kitchenettes. Mr. Duggan indicated that garbage and recycling will be picked up once per week and that in his experience there have been EMS calls to similar facilities once or twice per week. Upon questioning, Mr. Duggan indicated that the operations call for three 8-hour shifts and noted that the

facility provides security, vans and busing and other services aside from dining and entertainment within the facility.

Mr. Duggan noted that the units are provided on a rental basis.

3. The following is a summary of the testimony introduced at the February 14, 2023, hearing:

A. The Applicant recalled Ben Crowder, P.E., who remained under oath. Mr. Crowder indicated that he and his client met with both the police department and fire department chief to review the emergency access plan. Mr. Crowder indicated that they have explored the feasibility of a second limited access for emergency purposes from Route 23 noting that the primary access to the Subject Property would be via East Lindsley Road given the significant grade change to Route 23. Mr. Crowder noted that the plans have now been revised to show a limited emergency access from Route 23 with a reinforced grass paver system and indicated that because of this specific change, the parking has been revised to remove 2 parking spaces so as to result in 97 parking spaces where 78 are required. Mr. Crowder noted that pursuant to the conference, an additional hydrant was added to the plans and that appropriate fire lanes will be designated. Mr. Crowder then discussed that the water services are provided from East Lindsley and now also Route 23 via 2 separate pipes and indicated that the Applicant will undergo an appropriate flow test for fire suppression system adequacy. Mr. Crowder further confirmed that the circulation plan supported the fire truck template for a turning radius and that the new emergency access from Route 23 will be gated or chained pursuant to the fire department official's wishes. Mr. Crowder noted that there will be no additional curb cuts from Route 23 but did note that there is a 12-15% grade for the emergency access lane with an 18-foot width. The access lane will be one direction only for egress onto the site. It was confirmed that this access will require snow clearance. Mr. Crowder further indicated that there are minor guardrail changes as per NJDOT and noted various retaining wall changes for a 4-5 foot retaining wall and indicated that it is a 3-1 slope that would support trees. Mr. Crowder then reviewed the existing and proposed renderings from the East Lindsley Road view sheds and from the Brookshire and Brookside cul-de-sacs.

B. The Applicant then introduced Rianna Kirchhof, P.E., who was sworn. The Board accepted Ms. Kirchhof's qualifications as an expert in traffic engineering. Ms. Kirchhof testified that she and her office undertook a traffic impact study that looked at traffic counts during peak hours of 7:00 a.m. to 9:00 a.m. and 4:00 p.m. to 6:30

p.m. The study also examined the impact of Northend School in its peak hour of traffic from 2:00 p.m. to 4:00 p.m. relating to school dismissal. Ms. Kirchhof explained that the study utilized the ITE trip generation data and examined a congregate care and nursing home impacts with the anticipated projections. Based upon the analysis, the driveway turning to East Lindsley Road operated at Level of Service C or better with an approximate 15 second delay and no queuing. Ms. Kirchhof noted that the NJDOT views impacts onto Route 23 by virtue of the degree of impact, noting that 100 trips or more at a peak hour would be considered a major impact. In this regard, however, Ms. Kirchhof noted that it is anticipated that during the peak hour the impact on Route 23 would be 25 vehicles and the pm impact would be 20 vehicles and is, therefore, not a major impact. Ms. Kirchhof further discussed that the Applicant would comply with EV makeready requirements as per the State.

C. The Applicant then introduced Keenan Hughes, AICP, P.P. The Board accepted Mr. Hughes' qualifications as an expert in professional planning. Mr. Hughes described the Subject Property and noted that it is a split-zoned property that has significant topographical issues. Mr. Hughes testified that the property is surrounded by a senior residential healthcare facility, single family residential housing, roadways and Board of Education property. Mr. Hughes identified that senior living and congregate care living is not permitted within the zone districts and that a D variance for the use of the Subject Property would be required, which would include a density variance and a height variance as the proposed height is 45.36 feet. Mr. Hughes further identified several C variances, noting that the C variances are because the standards are designed for a use other than what is proposed. Mr. Hughes testified as to his planning analysis and indicated that he believes that the proposed development is an inherently beneficial use subject to the underlying Sica test because it is of a special character to provide for appropriate senior housing. Mr. Hughes described the Sica test for evaluating a variance based upon 4 factors. Mr. Hughes indicated that the first obligation is to rank the importance of the inherently beneficial use, which in this situation he believes is of high importance. In this regard, he stated that it provides a goal within the Township's Master Plan as well as a purpose in the Municipal Land Use Law. Mr. Hughes indicated that Cedar Grove has an aging population based upon various statistics and that there is no type of similar use within the general geographic area although there are older skilled nursing facilities. Mr. Hughes further stated that this property was identified in the Master Plan for development and supportive housing and that the proposed project is, therefore, consistent with

the Master Plan. Mr. Hughes noted that the development would provide an affordable housing set aside as State requirements require 10% of assisted living/memory care units be provided for Medicaid assisted individuals. In addition, 15% of the independent living units would be set aside for low and moderate-income households. Mr. Hughes then indicated that the negative impacts of the proposed use must be examined. It was Mr. Hughes' opinion that the massing of the proposed building and its architectural features appropriately blend in with the surrounding area and noted that the height discrepancy is somewhat technical in nature. In this regard, Mr. Hughes noted that the height is technically above 3 stories but the façade appears in all respects as a 3-story building but based upon the grade change, and the necessary elevator shaft accommodating the grade change, the building height is technically measured in excess of what is permitted. As to the density, Mr. Hughes noted that this is not a single-family use which is standard within the zone district but that the density is appropriate for the type of use being proposed and it is not overwhelming. In this regard, Mr. Hughes noted that based upon the anticipated population the density will not have a significant impact on traffic and in fact the proposal has reduced existing lot coverage by 1%. Mr. Hughes then indicated that it is the Board's obligation to impose reasonable conditions that can mitigate any type of negative detriment and in consideration of all the factors balance and weigh the benefits of the variance against the detriments that are associated with same. Mr. Hughes identified various conditions that the Board imposes in a standard manner and various other types of considerations that the Board may provide. Ultimately, Mr. Hughes opined that it was his opinion that on balance the variances are appropriate. In this regard, the property can accommodate both the density and the height deviations and that the proposed project provides an appropriate continuum of care facility that is somewhat unique within the area. As to the more technical bulk standards, building coverage has a 1% increase which is diminimous, and is abated by compliant stormwater management that right now currently doesn't exist on the property. The light level variations noted on the lighting plan are generally for safety and security purposes and will have no offsite impact. The proposed canopy standard over the front entrance has a practical reason to shield residents from inclement weather and the canopy is not in a downtown zone district and is isolated to the site. The sidewalk omission is simply not applicable to the Subject Property. Ultimately, it was Mr. Hughes opinion that the balancing demonstrates that the inherently beneficial use qualification of the Subject Property outweighs any detriments that are associated with same and are easily mitigated on site.

D. The Applicant reintroduced William Foster who remained under oath. Mr. Foster reviewed for the Board the basis of the 4-story calculation.

4. The application was open by the Board for public comment and the following public comment was received:

A. Eric Prince came forward and was sworn. Mr. Prince testified that there is a reason why we have building codes and zoning codes and that this application is simply to benefit a large corporation. Mr. Prince noted that he lives on a cul-de-sac that will be impacted and that he believes Applicant should live within the zoning code.

5. The following exhibits were introduced at the hearing:

- Exhibit A-1 – Colorized aerial of Subject Property
- Exhibit A-2 – Colorized site layout plan
- Exhibit A-3 – Rendering of west elevation/entrance to building
- Exhibit A-4 – Rendering of view from East Lindsley to entrance with superimposed landscaping
- Exhibit A-5 – Rendering of Pompton Avenue view
- Exhibit A-6 – Rendering of Brookshire Road view
- Exhibit A- 7 – Colorized floor plan of first plan
- Exhibit A -8 – Colorized floor plan of second floor
- Exhibit A- 9 – Colorized floor plan of third floor
- Exhibit A-10 – Colorized floor plan of fourth floor

- Exhibit A-11 – Colorized rendering of view from East Lindsley Road front yard
- Exhibit A-12 – Emergency access plan
- Exhibit A-13 – Rendering of northeast corner from East Lindsley of existing conditions
- Exhibit A-14 – Colorized rendering of northeast corner from East Lindsley with proposed conditions
- Exhibit A-15 – Colorized rendering of Brookshire cul-de-sac of existing conditions
- Exhibit A-16 - Colorized rendering of Brookshire cul-de-sac of proposed conditions

NOW, THEREFORE, BE IT RESOLVED by the Zoning Board of Adjustment of the Township of Cedar Grove that it hereby makes the following findings of fact and conclusions of law based upon the testimony given in this matter, and the reports, documents and materials that have been provided to the Board:

1. Applicant, March Development, LLC, is the contract purchaser of real property located at 1201 Pompton Avenue (Route 23), same being designated on the Tax Map of the Township of Cedar Grove as Block 330, Lot 16, and as located within the RC and R10 Zone Districts.

2. The Subject Property is approximately 5.5 acres in size having frontage along Route 23 and East Lindsley Road. Approximately 1/3 of the Subject Property is within the RC Zone District and approximately 2/3 is within the R-10 Zone District. The Subject Property is bordered by the aforementioned roads, Board of Education property and single-family dwellings. The Subject Property currently has access via Route 23 and East Lindsley Road and contains multiple preexisting nonconformities. The Subject Property historically has been used as a garden center which is now vacant. The Board notes that the current impervious coverage of the site is 49.8%, has a floor area ratio of 32% where 30% is permitted, contains multiple side road encroachments and uncontrolled stormwater management. The Board further notes that the Subject Property is substantially encumbered by steep slopes with a 67 foot grade change that occurs over the property between East Lindsley Road and Route 23.

3. The Applicant is proposing to develop a senior living facility on the Subject Property that will provide independent living, assisted living and memory/dementia care to its residents. The proposed building would be self-contained having 144 dwelling units and 169 beds. The proposed height of the structure is 45.36 feet and considered 4 stories where 35 feet is otherwise permitted. As revised, the Applicant is proposing 97 parking spaces where 78 parking spaces are required and primary access through a full movement driveway along East Lindsley Road. The Applicant is proposing a limited access emergency Road via Route 23 that will be constructed by turf paver materials. The Applicant is proposing one loading zone and other site improvements that will be discussed in greater detail below. The proposed operation of the facility anticipates a maximum of 60 employees on site at any one time to accommodate for shift change that will occur on an 8 hour basis. The Board finds credible that approximately 15 nursing staff employees, 8 administrative staff and 15 service staff will be required for the various shifts. The Board notes that the assisted living and the memory/dementia care units will require separate licensing from the State Department of Health. The independent living units will number 53 where 39 will have one bed and 14 units will have 2 beds, the assisted living component will be 69 units where 50 will have 1 bed and 11 will have 2 beds, and the memory care unit will have 22 units each with 1 bed. The facility will provide onsite dining opportunities as detailed by the Applicant as well as onsite entertainment and activities, and transportation for offsite needs.

4. The Board finds credible that the Applicant has demonstrated that the proposed use will not present a significant traffic impact as to current volume and demand. In this regard, the Board notes that the Applicant has undertaken a study that looks at various peak hours inclusive of traffic generated by the local school. It is noted that while the independent living component residents may have a motor vehicle, those in assisted living and in the memory and dementia care units generally do not drive. In this regard, the Applicant anticipates an impact of 25 vehicles and pm impact of 20 vehicles entering and existing the site. Moreover, deliveries will be limited to infrequent weekly deliveries by large box trucks. Accordingly, the Board does not believe that the traffic generated by the proposed site is of significant impact and will generally be limited to that portion of East Lindsley Road that egresses to Route 23.

5. The Board further finds that the Applicant has satisfied an appropriate circulation plan for both vehicular and pedestrian traffic as indicated and detailed on the plans. In this regard, the Applicant has proposed an appropriate system for parking of vehicles as well as an appropriate provision for emergency vehicle access and turning. In this regard, the Applicant is proposing 97 parking spaces where 78 are required and has further indicated an amendment to designate appropriate fire lanes. The Board notes that the Applicant is only proposing one loading area where based upon the floor area calculation, 4 would be required. The Board believes that such loading areas are excessive and the one loading area proposed is appropriate and sufficient. The Applicant has also confirmed that appropriate EV makeready charging will be installed as required by law.

6. The Applicant has also established an appropriate lighting design that mitigates the potential for light trespass and utilizes fixtures that prevent glare. In this regard, there is a small deviation of lighting at the site Driveway, which the Board finds to be *de minimis* noting that same is related to appropriate traffic safety. The Board perceives no negative impact from this variation. Moreover, the Board notes that the Applicant has demonstrated appropriate service of the Subject Property by available utilities, proposing 2 service points for water originating from both East Lindsley Road and Route 23 and available sewer, electricity, gas and other utilities. The Applicant has demonstrated appropriate ADA access and parking and noted that the building will contain an appropriate fire suppression sprinkler system as required by code. The Applicant has confirmed that it will undertake appropriate flow testing for water capacity which will be a condition of the approval. The Applicant is proposing an onsite emergency generator that will be tested once per month for approximately 30 minutes and as appropriate for this type of facility.

7. The Applicant further has demonstrated appropriate stormwater management facilities and controls related to this project. In this regard, the application is considered a major development and the design has been reviewed and demonstrates an appropriate level of retention, recharge and quality factors as required by state and local regulations. The Board notes that based upon the split zone nature of the property, various coverage calculations somewhat differ, however, the proposed development represents an approximate 1% reduction in overall impervious coverage on the site. The reduction in impervious coverage within the Subject Property currently has very little stormwater management controls in place.

8. The Applicant notes several variances are required in addition to the relief required under N.J.S.A. 40:55D-70(d). In this regard, the Applicant has identified a retaining wall height of 13.7 feet pertaining to 2 walls where 8 feet is allowed and a canopy over the entrance that is greater than 6 feet in height. The retaining walls are justified under N.J.S.A. 40:55D-70(c)(1), as the exceptional topographic condition of the Subject Property presents a concern where the strict application of the zoning requirements would result in an undue hardship upon the developer. There are also variances related to the variation between the two districts in which the Subject Property is located regarding building coverage, lot coverage, buffer between RC and R-10 zones (split-zoned lot), the light level deviation and locations of stormwater management facilities within noncompliant areas.

Additionally, there are variances sought for the number of stories (discussed below with the height deviation), number of loading spaces, awning extension of 51 ft., orientation of the building and lack of pedestrian access on Pompton Avenue. The Board believes that these variances have all been justified by the Applicant pursuant to N.J.S.A. 40:55D-70(c)(2) inasmuch as the proposed development advances several purposes of the Municipal Land Use Law, including appropriate development of land that promotes the public health, safety and welfare, securing safety from flood and other disaster and providing sufficient space for an appropriate use in accordance with environmental requirements to meet the needs of New Jersey citizens. Also, several of these deviations promote a desirable visual environment through creative development technique and appropriate design. To this end, the canopy and light level deviation as described by the Applicant as well as the coverage deviations are appropriate for the site and the proposed development which itself requires a use variance. In many respects these types of deviations are subsumed into the use variance as they are unique and appropriate to this particular site and this particular use. To the extent that the variances advance the purpose of the Municipal Land Use Law, the Board does not find that there are any detriments that outweigh the granting of the variances and that the specific variances do not substantially impair the intent and purpose of the zone plan and zoning ordinance.

9. As to the primary variance relief sought by the Applicant, the Board notes that the proposed use is not permitted within either the RC or R-10 Zone Districts. The Board further notes that the height of the building is 45.36 feet which is greater than 10% of the height permitted within the zone districts. The Board also notes that the density, although not applicable to the RC Zone District is in excess of what is permitted within the R-10 Zone District.

10. In dealing with the proposed height, the Board finds that the Applicant has met its burden to justify relief pursuant to N.J.S.A. 40:55D-70(d)(6). In this regard, the Board finds credible that the visualized façade of the proposed building will be 3 stories in height but due to the exceptional topographic condition of the Subject Property and grading relating to same, the height calculation results in a deviation. The Board finds that the Subject Property can accommodate this proposed height without detriment to surrounding properties noting that the variation is simply because of the topographic condition and grade change that is occasioned on the property.

11. Like the proposed height deviation, the Board also believes that the Applicant has justified variance relief relating to density pursuant to N.J.S.A. 40:55D-70(d)(5). In this regard, the Board finds that the density is a function of the proposed use and, similar to the aforementioned variances, are generally subsumed into the N.J.S.A. 40:55D-70(d)(1) variance. In this regard, the Subject Property has the capacity and ability to support the proposed senior living facility and the Board finds that the Applicant has met its burden for the use variance. In this regard, the Board finds that the proposed use does represent an inherently beneficial use inasmuch as over 60% of the facility will be for assisted living and memory/dementia care residents. In this regard, the proposed use encourages senior citizen community housing, which is a purpose of the Municipal Land Use Law and

satisfied the positive criteria. The Board further finds that the site is particularly suitable for the use. In this regard, this particular site is located between Route 23 and East Lindsley Road and has sufficient utilities to service the Subject Property. Moreover, the Subject Property is located in an area that has various types of uses in the surrounding proximity and is substantially bordered by Board of Education property. In this regard, the Board further finds that the Applicant has also met the positive criteria for the variance being sought. The Board further finds that the Applicant has satisfied the negative criteria as related to the application in accordance with both Sica v. Wall Township and the Medici v. BPR Co., 107 N.J. 1 (1987) test. In this regard, the Master Plan of the Township of Cedar Grove has identified this particular property for ultimate uses supportive housing and the proposed use is consistent with same. This use also provides a 10% assisted living credit for Medicaid. There are no significant detrimental impacts that the Board perceives that outweigh the granting of the variance. In this regard, the proposed building is appropriately sited on the Subject Property and contains architectural finishes that provide an appropriate visual environment. There are no outstanding traffic impacts that would outweigh the benefits of the use noting that same is bordered by a county road and state highway. There are minimal residential uses that surround the Subject Property that would be impacted and the Applicant has demonstrated appropriate landscaping and plantings to provide appropriate screening and buffer any type of negative visual impact. The Board finds that on balance, the benefits of the application substantially outweigh any detriments that are associated with same.

12. The Board is further satisfied that the Applicant has substantially met all of the requirements and conditions set forth within the Township's site plan ordinance.

BE IT FURTHER RESOLVED, by the Zoning Board of Adjustment of the Township of Cedar Grove as follows:

1. Preliminary and Final Major Site Plan Approval and Variance Relief pursuant to N.J.S.A. 40:55D-70(d)(1), (5) and (6) and N.J.S.A. 40:55D-70(c) and design waiver/exception relief is hereby granted to the Applicant so as to permit the development of a senior living and congregate care facility containing 144 units as defined and detailed within the plans and materials submitted herein.
2. The approval granted herein is subject to the following conditions:
 - A. The Applicant shall comply with any and all conditions, requirements and agreements as set forth within this Resolution, as well as any and all representations made to the Board, both orally and in writing, whether contained in this Resolution or not. Applicant shall comply with all comments and conditions set forth within the reports of the Board professionals and Township employees as provided to the Applicant.
 - B. The Applicant shall satisfy and post any and all required escrows and pay any and all outstanding taxes as may be required by law or ordinance.

- C. The Applicant shall comply with the review memorandum of the Township Engineer, Board Planner and Board Engineer.
- D. The Applicant shall obtain any and all outside approvals from agencies having jurisdiction including the New Jersey Department of Transportation, the New Jersey Department of Environmental Protection, the Essex County Planning Board and the Soil Conservation District.
- E. The Applicant shall conduct an appropriate flow test to the satisfaction of the Township Engineer for sufficiency of water supply for fire suppression prior to the issuance of a building permit. Applicant shall work with the Township and water supply purveyors to determine adequate water supply to the proposed facility to satisfy both domestic and fire flows, as required. This Applicant shall be responsible for all costs associated with any improvements necessary to bring said water supply from a determined supply source to the site and into the building through underground piping. No water holding tanks and/or pumps will be allowed.
- F. The Applicant shall enter into a developer's agreement with the Township of Cedar Grove if so required by the Township Council of the Township of Cedar Grove.

BE IT FURTHER RESOLVED, by the Zoning Board of Adjustment of the Township of Cedar Grove that:

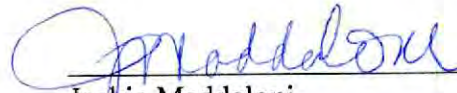
1. All conditions contained in this Resolution and in the record of the proceedings in this matter, including any agreements made by the Applicant, were essential to the Board's decision to grant the approvals set forth herein. A breach of any such condition or a failure by the Applicant to adhere to the terms of any agreement within the time required shall result in the automatic revocation of the within approval and shall terminate the right of the Applicant to obtain or continue work or occupancy under any construction permits, Certificates of Occupancy or any other governmental authorizations necessary in order to continue development and use of the property.
2. The development of this property shall be implemented in accordance with the plans submitted and as approved. In the event that the Applicant shall make or propose any changes to the project or structures on the property from those shown on the revised and approved plans and exhibits approved for this Application, whether such changes are voluntarily undertaken or required by any other regulatory agency, Applicant shall resubmit any such changes to this Board for review and determination.

The foregoing is a true copy of the Resolution adopted by the Zoning Board of Adjustment of the Township of Cedar Grove at its meeting of *March 14, 2023*.

CERTIFICATION

I HEREBY CERTIFY the foregoing to be a true copy of the Resolution duly adopted by the Cedar Grove Zoning Board of Adjustment at a meeting held on March 14, 2023

Dated: March 14, 2023



Jackie Maddaloni

Cedar Grove Zoning Board of Adjustment

**TOWNSHIP OF CEDAR GROVE
ESSEX COUNTY, NEW JERSEY**

DATE: _____

ORDINANCE NO. 25-_____

AN ORDINANCE AMENDING CHAPTER 268, ZONING, OF THE CODE OF THE TOWNSHIP OF CEDAR GROVE, COUNTY OF ESSEX, AND STATE OF NEW JERSEY, TO EXPAND THE MULTI-FAMILY AFFORDABLE HOUSING INCLUSIONARY OVERLAY ZONE TO ADDRESS MUNICIPAL AFFORDABLE HOUSING OBLIGATIONS.

WHEREAS, Cedar Grove Township intends to maintain full compliance with all requirements of the constitutional Mount Laurel fair share affordable housing obligations and all obligations of the Fair Housing Act, as amended; and

WHEREAS, The Township Planning Board has adopted a Fourth Round Housing Plan Element and Fair Share Plan to address compliance with all affordable housing requirements; and

WHEREAS, Said Fourth Round Housing Plan Element and Fair Share Plan recommended that certain properties are suitable for development with inclusionary affordable housing; and

WHEREAS, To implement the recommendations of the Fourth Round Housing Plan Element and Fair Share Plan and ensure compliance with affordable housing obligations, it is necessary to amend the Township's zoning ordinance at Chapter 268, Section 4, entitled Zoning Map to expand the Multi-Family Affordable Housing Inclusionary Overlay (MF-AH-IO) zoning district to encompass the properties identified in the Plan; and

NOW, THEREFORE, BE IT ORDAINED, by the Township Council of the Township of Cedar Grove, County of Essex, State of New Jersey, that Chapter 268 of the Township code is hereby be amended, supplemented, and revised, to expand the MF-AH-IO zoning district to incorporate the recommendations of the Township's adopted Fourth Round Housing Plan Element and Fair Share Plan in furtherance of the Township's affordable housing obligations, as follows:

SECTION I. The Zoning Map at Section 268-4 of the Township Code shall be amended to include the following parcels within the MF-AH-IO zoning district:

Block	Lot(s)
195	18
300	80, 83
201	251

340	116, 131, 141, 161
27	23, 131, 132, 201