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March 12, 2026

### VIA ECOURTS

**Honorable Aldo J. Russo, J.S.C.**  
Essex County Courthouse  
350 University Avenue  
Newark, New Jersey 07207

**RE: In the Matter of the Application of the Township of Fairfield,  
County of Essex, Docket No.: ESX-L-752-25**

Dear Judge Russo:

This office represents the Township of Fairfield as Special Affordable Housing Counsel in the above matter. The Township hereby files this letter and attached documentation to meet the March 15, 2026 deadline in the Fair Housing Act (“FHA”), N.J.S.A. 52:27D-304.1(f)(2)(c), the Program Order entered on January 29, 2026, the Court Order entered on February 17, 2026, and the March 15, 2026 deadlines established in the Mediation Agreement entered into between the Township and Fair Share Housing Center (“FSHC”), which was filed with the Program and the Court in this matter on December 31, 2025 (hereinafter “Mediation Agreement”)<sup>1</sup>.

To that end, please see the following documentation that is being submitted on behalf of the Township to the Court for review:

1. **Amended Housing Element and Fair Share Plan**: The Township’s Amended Fourth Round Housing Element and Fair Share Plan was adopted by the Township’s Planning Board on February 10, 2026, and was endorsed by the Township Council on March 9, 2026. See attached Exhibit A.

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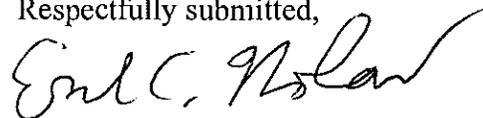
<sup>1</sup> In addition to the documentation being submitted with this letter to meet the March 15, 2026 deadline, the Township submitted an earlier letter on August 27, 2025 with attached additional compliance documentation via ecourts to the Program, the Court and all parties.

2. **Agreement With B&A Realty Management, LLC**: The Township and challenger/developer B&A Realty Management, LLC entered into a required formal agreement on February 5, 2026, which was filed with the Program and the Court on February 6, 2026, and is attached hereto as Exhibit B.
3. **Overlay Zone Ordinances**: The Township adopted the following two overlay zone ordinances on March 9, 2026: An Ordinance amending and supplementing Chapter 45, Zoning, as it relates to the multifamily dwelling overlay (MDO) zone, mixed use overlay 1 (MUO-1) zone, and residential zone overlay 1 (RZO-1) zone and an Ordinance establishing a new MUO-2 mixed use overlay 2 zone. See attached Exhibit C.
4. **Affordable Housing Ordinance/Mandatory Set-Aside Ordinance/Development Fee Ordinance**: The Township's combined Affordable Housing Ordinance, Mandatory Set-Aside Ordinance and Development Fee Ordinance, which was adopted on March 9, 2026, is attached hereto as Exhibit D.
5. **Accessory Apartment Manual and Administrative Agent Sales and Rental Operating Manuals**: The Township adopted an updated Accessory Apartment Manual and updated Administrative Agent Sales and Rental Operating Manuals on March 9, 2026. See attached Exhibit E.
6. **Affirmative Marketing Plan**: The Township's Fourth Round Affirmative Marketing Plan was adopted on March 9, 2026, and is attached hereto as Exhibit F.
7. **Spending Plan**: The Township's adopted Fourth Round Spending Plan is attached hereto as Exhibit G.

To date the Township has worked diligently to meet all of the deadlines required by the FHA, the Program, the Court and the Mediation Agreement with FSHC, and will continue to do so. This has resulted in a multitude of compliance documentation being provided. Should any documentation need to be corrected or amended, the Township will do so timely, in accordance with the instructions of the Court and in collaboration with FSHC.

I thank Your Honor for your time and attention to this matter.

Respectfully submitted,



Erik C. Nolan

ECN/sp  
Enclosures

cc: Ariela Rutbeck-Goldman, Esq. (*via eCourts and email*)  
Robyn Welch, PP, AICP (*via email*)

# EXHIBIT A

**RESOLUTION OF THE PLANNING BOARD OF THE TOWNSHIP OF FAIRFIELD ADOPTING AN AMENDED FOURTH ROUND HOUSING ELEMENT AND FAIR SHARE PLAN**

**WHEREAS**, pursuant to the Fair Housing Act (“FHA”), N.J.S.A. 52:27D-301 *et seq.*, the Township of Fairfield adopted a binding resolution on January 27, 2025, accepting a Fourth Round Present Need obligation of zero (0) and a Fourth Round Prospective Need obligation of four hundred and forty-seven (447); and

**WHEREAS**, on January 28, 2025, the Township filed a timely Fourth Round Declaratory Judgment Complaint with the Affordable Housing Dispute Resolution Program (“Program”) and the Superior Court of New Jersey, together with its binding resolution; and

**WHEREAS**, the filing of the Declaratory Judgment Complaint provided the Township with automatic and continuing immunity from all exclusionary zoning litigation, including builder’s remedy lawsuits, which immunity remains in full force and effect; and

**WHEREAS**, no objections to the Township’s Fourth Round Present or Prospective Need obligations were filed by February 28, 2025, and, accordingly, by Order dated March 24, 2025, the Superior Court established the Township’s Fourth Round Present Need obligation of zero (0) units and Prospective Need obligation of four hundred and forty-seven (447) units; and

**WHEREAS**, pursuant to the FHA, the Township was required to adopt a Fourth Round Housing Element and Fair Share Plan by June 30, 2025; and

**WHEREAS**, the Planning Board adopted the Township’s Fourth Round Housing Element and Fair Share Plan on June 10, 2025, the Township Council endorsed said Plan on June 26, 2025, and the adopted Plan was thereafter filed with the Program and the Superior Court; and

**WHEREAS**, on August 29, 2025, Fair Share Housing Center (“FSHC”) filed a challenge to the Township’s Fourth Round Housing Element and Fair Share Plan and submitted its corrected brief on August 31, 2025; and

**WHEREAS**, on August 28, 2025, B&A Realty Management, LLC (“B&A Realty”) filed a challenge to the Township’s Fourth Round Housing Element and Fair Share Plan; and

**WHEREAS**, the Township participated in mediation before the Program to resolve FSHC’s challenge, which mediation resulted in the execution of a Mediation Agreement dated December 29, 2025; and

**WHEREAS**, the Township participated in mediation before the Program to resolve B&A Realty challenge, which mediation resulted in a Mediation Agreement that has been finalized and is in the process of being executed by both parties; and

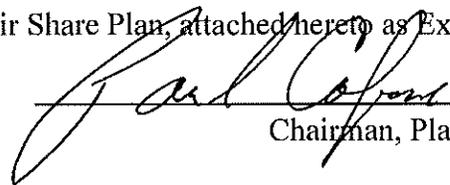
**WHEREAS**, pursuant to the FHA and the terms of the Mediation Agreements, the Township is required to amend its Fourth Round Housing Element and Fair Share Plan to incorporate the terms and conditions agreed upon therein; and

**WHEREAS**, the Township has prepared an Amended Fourth Round Housing Element and Fair Share Plan, attached hereto as **Exhibit A** (the “Amended Fourth Round Plan”); and

**WHEREAS**, upon notice duly provided pursuant to N.J.S.A. 40:55D-13, the Planning Board conducted a public hearing on the Amended Fourth Round Plan on February 10, 2026; and

**WHEREAS**, the Planning Board has determined that the Amended Fourth Round Plan is consistent with the goals, objectives, and policies of the Township’s Master Plan, promotes the public health, safety, and general welfare, and is in the best interests of the Township.

**NOW, THEREFORE, BE IT RESOLVED** by the Planning Board of the Township of Fairfield, County of Essex, State of New Jersey, that the Planning Board hereby adopts the Township’s Amended Fourth Round Housing Element and Fair Share Plan, attached hereto as Exhibit A.

  
\_\_\_\_\_  
Chairman, Planning Board

**CERTIFICATION**

I hereby certify that the foregoing Resolution was duly adopted by the Planning Board of the Township of Fairfield at a regular meeting held on the 10 day of FEBRUARY, 2026.

  
\_\_\_\_\_  
Steve Bury, PE- Township Engineer

**TOWNSHIP OF FAIRFIELD  
RESOLUTION #2026-95**

**RESOLUTION OF THE TOWNSHIP COUNCIL OF THE TOWNSHIP OF  
FAIRFIELD ENDORSING AN AMENDED FOURTH ROUND  
HOUSING ELEMENT AND FAIR SHARE PLAN**

**WHEREAS**, pursuant to the Fair Housing Act (“FHA”), N.J.S.A. 52:27D-301 *et seq.*, the Township of Fairfield adopted a binding resolution on January 27, 2025, accepting a Fourth Round Present Need obligation of zero (0) and a Fourth Round Prospective Need obligation of four hundred and forty-seven (447); and

**WHEREAS**, on January 28, 2025, the Township filed a timely Fourth Round Declaratory Judgment Complaint with the Affordable Housing Dispute Resolution Program (“Program”) and the Superior Court of New Jersey, together with its binding resolution; and

**WHEREAS**, the filing of the Declaratory Judgment Complaint provided the Township with automatic and continuing immunity from all exclusionary zoning litigation, including builder’s remedy lawsuits, which immunity remains in full force and effect; and

**WHEREAS**, no objections to the Township’s Fourth Round Present or Prospective Need obligations were filed by February 28, 2025, and, accordingly, by Order dated March 24, 2025, the Superior Court established the Township’s Fourth Round Present Need obligation of zero (0) units and Prospective Need obligation of four hundred and forty-seven (447) units; and

**WHEREAS**, pursuant to the FHA, the Township was required to adopt a Fourth Round Housing Element and Fair Share Plan by June 30, 2025; and

**WHEREAS**, the Planning Board adopted the Township’s Fourth Round Housing Element and Fair Share Plan on June 10, 2025, the Township Council endorsed said Plan on June 26, 2025, and the adopted Plan was thereafter filed with the Program and the Superior Court; and

**WHEREAS**, on August 29, 2025, Fair Share Housing Center (“FSHC”) filed a challenge to the Township’s Fourth Round Housing Element and Fair Share Plan, and thereafter submitted a corrected brief on August 31, 2025; and

**WHEREAS**, on August 28, 2025, B&A Realty Management, LLC (“B&A Realty”) filed a challenge to the Township’s Fourth Round Housing Element and Fair Share Plan; and

**WHEREAS**, the Township participated in mediation before the Program to resolve the challenge filed by Fair Share Housing Center, which mediation resulted in the execution of a Mediation Agreement dated December 29, 2025; and

**WHEREAS**, the Township also participated in mediation before the Program to resolve the challenge filed by B&A Realty Management, LLC, which mediation resulted in the execution of a Mediation Agreement dated February 5, 2026; and

**WHEREAS**, pursuant to the FHA and the terms of the Mediation Agreements, the Township is required to amend its Fourth Round Housing Element and Fair Share Plan to incorporate the terms and conditions agreed upon therein; and

**WHEREAS**, the Township has prepared an Amended Fourth Round Housing Element and Fair Share Plan, attached hereto as **Exhibit A** (the “Amended Fourth Round Plan”); and

**WHEREAS**, upon notice duly provided pursuant to N.J.S.A. 40:55D-13, the Planning Board conducted a public hearing on the Amended Fourth Round Plan on February 10, 2026, and thereafter adopted the Amended Fourth Round Plan; and

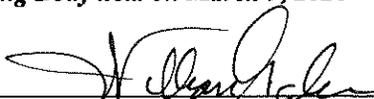
**WHEREAS**, the Township Council has reviewed the Amended Fourth Round Plan and agrees with the Planning Board’s determination that the Plan is consistent with the goals, objectives, and policies of the Township’s Master Plan, promotes the public health, safety, and general welfare, and is in the best interests of the Township.

**NOW, THEREFORE, BE IT RESOLVED** by the Township Council of the Township of Fairfield, County of Essex, State of New Jersey, that the Township Council hereby endorses the Amended Fourth Round Housing Element and Fair Share Plan, attached hereto as Exhibit A, as adopted by the Planning Board.

**BE IT FURTHER RESOLVED** that the Township’s Affordable Housing Counsel, Planner, and other appropriate professionals are hereby authorized to take all actions necessary to effectuate approval of the Amended Fourth Round Housing Element and Fair Share Plan before the Program and the Superior Court.

\*\*\*

*I hereby certify that the above resolution was adopted by the Mayor and Council of the Township of Fairfield at a meeting of said Governing Body held on March 9, 2026*

  
 \_\_\_\_\_  
**MAYOR OF THE TOWNSHIP OF FAIRFIELD**

  
 \_\_\_\_\_  
**MUNICIPAL CLERK OF THE TOWNSHIP OF FAIRFIELD**

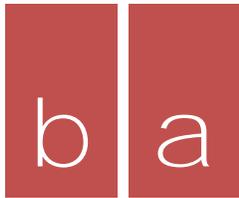
**Resolution By: Council President McGlynn**

**Seconded By: Councilman Campisi**

**ROLL CALL VOTE**

GOVERNING BODY	AYES	NAYS	ABSTAIN	ABSENT	NOT VOTING
COUNCIL PRESIDENT PETER CAMPISI	X				
COUNCILMAN MICHAEL B. MCGLYNN	X				
COUNCILMAN JOHN LAFORGIA	X				
COUNCILMAN JOSEPH CIFELLI	X				
MAYOR WILLIAM GALESE	X				

Cc: Police Finance



Community Planning  
Land Development and Design  
Landscape Architecture

**B U R G I S**  
ASSOCIATES, INC.

Principals:

*Joseph Burgis PP, AICP*  
*Edward Snieckus, Jr. PP, LLA, ASLA*  
*David Novak, PP, AICP*

## 2026 AMENDED HOUSING ELEMENT AND FAIR SHARE PLAN

TOWNSHIP OF FAIRFIELD  
ESSEX COUNTY, NEW JERSEY

PREPARED FOR:

TOWNSHIP OF FAIRFIELD PLANNING BOARD  
BA# 4139.10

The original document was appropriately signed and sealed on January 20, 2026 in accordance with Chapter 41 of Title 13 of the State Board of Professional Planners.

Joseph H. Burgis, P.P., AICP  
Professional Planner #2450

Robyn K. Welch, P.P., AICP  
Professional Planner #5971

January 20, 2026  
ADOPTED: FEBRUARY 10, 2026

MEMBERS OF THE TOWNSHIP OF FAIRFIELD PLANNING BOARD

Paul Cafone, Chairman - Class IV  
Tony Polifonte, Vice Chairman  
William Galese, Mayor - Class I  
James Gasparini, Administrator - Class II  
John LaForgia, Councilman - Class III  
David Dutcher  
Nathan Peraino  
Nick Castelli  
Robert Szpila  
Michael Lattimer, Alternate I

**Planning Board Secretary**

Steven Bury, P.E.

**Planning Board Attorney**

Peter King, Esq.

**Township Planning Consultant**

Joseph H. Burgis, P.P., A.I.C.P.  
Robyn K. Welch, P.P., A.I.C.P.  
Burgis Associates, Inc.

**Affordable Housing Special Counsel**

Erik C. Nolan, Esq.  
Surenian, Edwards, Buzak & Nolan LLC

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**EXECUTIVE SUMMARY**

The following **2026 Amended Housing Element and Fair Share Plan (Amended HE&FSP)** of the **Master Plan** has been prepared for the Township of Fairfield, Essex County, New Jersey.

This plan is designed to outline the manner in which the Township will address its affordable housing obligations. As discussed in greater detail herein, these obligations were derived from a variety of different sources including the Council on Affordable Housing (COAH), prior Court-approved Judgments of Compliance and Repose and settlement agreements with Fair Share Housing Center (FSHC), and most recently from Fourth Round obligation calculations provided by the Department of Community Affairs (DCA) and a mediation agreement with FSHC executed on December 29, 2025.

These obligations are summarized as follows:

**TABLE 1: AFFORDABLE HOUSING OBLIGATIONS SUMMARY**

Category	Obligation
Present Need (Rehabilitation) Obligation	0
First & Second Round Obligation (1987-1999)	318
Third Round Obligation (1999-2025)	529
Fourth Round Obligation (2025-2035)	447

**First & Second Round Obligation**

The Township of Fairfield has demonstrated a long-standing commitment to comply voluntarily with its Mount Laurel obligations. The Township was assigned a First and Second Round obligation of 318 units and subsequently received a Judgment of Compliance and Repose (Prior Round JOR) for its First and Second Round HE&FSP on October 24, 2003. The Prior Round JOR established a Realistic Development Potential (RDP) of 91 and an Unmet Need of 227. The Township addressed this First and Second Round RDP obligation through the components identified in Table 2 below, all of which have been completed.

**TABLE 2: PLAN COMPONENTS SATISFYING FIRST & SECOND ROUND RDP**

Plan Component	# of Units	Rental Bonus Credits	Total Credits	Status
<i>Regional Contribution Agreements:</i>				
Sent to City of Elizabeth	45	-	45	Completed
<i>Inclusionary Developments:</i>				
AMCHU/Woodcrest (family rentals)	10	10	20	Completed
AMCHU/Woodcrest (senior rentals)	12	4	16	Completed
Tuscany Village (family for-sale)	4	-	4	Completed
<i>Accessory Apartments:</i>				
Various Block and Lots	6	-	6	Completed
<b>Total</b>	<b>77</b>	<b>14</b>	<b>91</b>	

Third Round Obligation

On November 26, 2018, the Township and FSHC entered into a Settlement Agreement, which established a Third Round Obligation of 529 affordable units, inclusive of a 50-unit Third Round RDP and 479-unit Third Round Unmet Need. The Township subsequently adopted a Third Round HE&FSP on July 9, 2019 and was granted a Final Judgment of Compliance (Third Round JOR) on February 20, 2020.

The 2018 Settlement Agreement with FSHC noted, however, that in the event that the Green Brook Golf Course ceases to remain a golf course and development of the property is initiated in accordance with the Inclusionary Residential Overlay (IRO) Zone created as part of the Third Round JOR, the Township would be required to revisit its Third Round RDP obligation, accept an RDP on the golf course property, and satisfy the increased Third Round RDP with units from the golf course development and/or other appropriate mechanisms.

A development application was filed with the Fairfield Planning Board on March 14, 2025 to develop the Green Brook Golf Course in accordance with the IRO Zone. Specifically, the applicant proposes to develop the golf course with 150 market-rate single-family dwelling units and 35 affordable apartment units, inclusive of 18 affordable family rental units and 17 affordable senior rental units. As such, pursuant to the 2018 Settlement Agreement with FSHC, the Township has increased the Third Round RDP obligation by 35 additional units, from 50 to 85.

The mechanisms proposed to address this increased Third Round RDP obligation consist of a combination of inclusionary developments, an existing assisted living facility, a portion of the proposed golf course redevelopment, and rental bonus credits permitted in accordance with COAH’s Prior Round regulations. These components are identified in Table 3 below.

**TABLE 3: PLAN COMPONENTS SATISFYING REVISED THIRD ROUND RDP**

Plan Component	# of Units	Rental Bonus Credits	Total Credits	Status
<i>Inclusionary Developments:</i>				
AMCHU/Woodcrest (senior rentals)	4	1	5	Completed
Landmark/Stonybrook (family for-sale)	3	-	3	Completed
60 Passaic Avenue (family rentals)	4	4	8	Completed
161 Fairfield Road (family for-sale)	3	-	3	Completed
74 Passaic Avenue (family for-sale)	4	-	4	Completed
10 Kingsbridge Road (family rentals)	10	10	20	Completed
Deans Court (family for-sale)	3	-	3	Completed
404 Fairfield Road (family rentals)	4	4	8	Under Construction
Whistling Estates/Golf Course (family rentals)	18	3	21	Pending Approval
<i>Assisted Living:</i>				
Sunrise at West Essex – Senior Medicaid	10	-	10	Completed
<b>Total</b>	<b>63</b>	<b>22</b>	<b>85</b>	

The plan components proposed to address Fairfield’s combined Prior and Third Round Unmet Need of 671 units are summarized in Table 4 below.

**TABLE 4: PRIOR & THIRD ROUND UNMET NEED COMPONENTS**

Plan Component	# of Units	Status
Excess Completed Accessory Apartment Units	4	Completed
Passaic Avenue, Two Bridges Road, Kingsbridge Road & Fairfield Road Overlay Zones	TBD	Zoning in Place
<i>Inclusionary Developments:</i>		
The View and The View 6A (family rentals)	12	Completed
10A Kingsbridge (senior rentals)	6	Completed
FOH Fairfield Limited, LLC (family rentals)	4	Completed
Whistling Estates/ Golf Course (senior rentals)	17	Pending Approval

Fourth Round Obligation

Governor Murphy signed the A-40/S-50 Bill into law on March 20, 2024 after the Senate and Assembly adopted it. This legislation (FHA-2) amended the Fair Housing Act (FHA or the Act) by abolishing COAH and created a new process that involved the creation of an entity known as the Affordable Housing Dispute Resolution Program (the Program), which is overseen by seven retired Mount Laurel judges. The Program has taken the place of the trial courts and COAH regarding the approval process involving municipal HE&FSPs. The DCA and the Administrative Office of the Courts (AOC) are both also involved in assisting the Program with this process.

FHA-2 directed the DCA to calculate the Present Need (also referred to as the Rehabilitation obligation) and the Prospective Need (also known as the new construction obligation) for Round Four based upon the standards set forth in the Act. The DCA issued its report on October 18, 2024, and, in accordance with the Act, made clear that the obligations generated by the report were advisory only and were non-binding. For Fairfield, the DCA Report identified a Present Need of zero (0) and a Prospective Round Four Need of 447.

Since the DCA report is non-binding, each municipality had the opportunity to study and define why its obligations should be different based on the standards in the Act. However, the Township ultimately adopted a binding resolution on January 27, 2025 which committed to the present and prospective need obligations identified by DCA. The court issued an order on March 24, 2025 that officially set the Township’s Round Four Present Need at zero (0) and Round Four Prospective Need at 447.

The January 27, 2025 resolution also noted that the Township reserved the right to seek an adjustment of its Fourth Round Prospective Need number based upon a lack of vacant, developable and suitable land. Accordingly, the Township undertook a detailed Vacant Land Analysis to determine if there were any changed circumstances since the 2019 HE&FSP that would

warrant a recalibration of Fairfield’s RDP. The Township concludes that no properties represent a changed circumstance requiring a 4th Round RDP obligation. As such, Fairfield has a 4th Round RDP obligation of zero (0) units.

The plan components proposed to address Fairfield’s Fourth Round Unmet Need of 447 units are summarized in Table 5 below.

**TABLE 5: FOURTH ROUND UNMET NEED COMPONENTS**

Plan Component	# of Units	Status
Future Anticipated Accessory Apartment Units	10	Program/Zoning in Place
B&A 376 Hollywood Overlay Zone	8	Proposed Zoning
Plymouth Street, Dale Drive & 100 Passaic Avenue Overlay Zones	62	Proposed Zoning
Amendments to Fairfield Road Overlay Zones	19-49	Proposed Amendments
Amended Mandatory Set-Aside Ordinance	TBD	Proposed Amendments

Accordingly, the remainder of this Amended HE&FSP is divided into the following sections:

- ❖ Section 1: Introduction  
The first section of the Amended HE&FSP provides an introduction to affordable housing. It summarizes what affordable housing is, offers an overview of the history of affordable housing in the state, and explains the role of a housing element and fair share plan.
- ❖ Section 2: Housing Element  
Section 2 contains the Housing Element for the Township of Fairfield. It offers a community overview of the Township, as well as background information regarding its population, housing, and employment characteristics. It also provides projections of the Township’s housing stock and employment.
- ❖ Section 3: Fair Share Obligation  
Next, Section 3 provides an overview of the Township’s fair share obligation. It includes a brief history of the methodologies utilized to calculate affordable housing obligations throughout the state.
- ❖ Section 4: Fair Share Plan  
Finally, Section 4 details the manner in which the Township has addressed its prior First, Second and Third Round obligations, how it will address its Fourth Round Prospective Need Obligation, and how same is consistent with the FHA, applicable COAH and UHAC regulations, and state planning initiatives

## SECTION I: INTRODUCTION

The following section provides an introduction to affordable housing. It summarizes what affordable housing is, offers an overview of the history of affordable housing in the state, and explains the role of a housing element and fair share plan.

**A. WHAT IS AFFORDABLE HOUSING?**

Affordable housing is income-restricted housing that is available for sale or for rent. Typically, affordable housing is restricted to very-low, low-, and moderate-income households. These categories are derived from median regional income limits established for the state. New Jersey is delineated into six different affordable housing regions. Fairfield is located in Region 2, which includes Essex, Morris, Union and Warren counties.



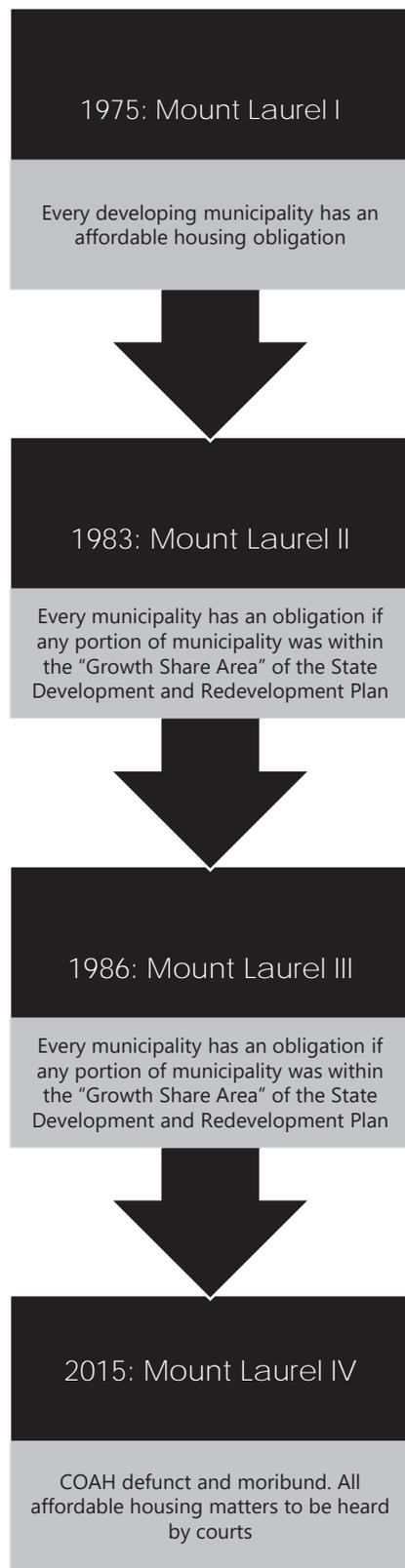
Regional income limitations are updated every year, with different categories established for varying household sizes. Table 6 identifies the 2024 regional income limits by household size for Region 2. As shown, a three-person family with a total household income of no greater than \$93,180 could qualify for affordable housing in the Township's region.

**TABLE 6: 2024 AFFORDABLE HOUSING REGION 2 INCOME LIMITS BY HOUSEHOLD SIZE**

Income Level	2 Person	3 Person	4 Person	5 Person
Median	\$103,533	\$116,475	\$129,416	\$139,769
Moderate	\$82,826	\$93,180	\$103,533	\$111,816
Low	\$51,766	\$58,237	\$64,708	\$69,885
Very-Low	\$31,060	\$34,942	\$38,825	\$41,931

One of the most common forms of affordable housing is inclusionary development, in which a certain percentage of units within a multifamily development are reserved for affordable housing. Affordable housing can be found in a variety of other forms, including but not limited to: 100% affordable housing developments, deed-restricted accessory apartments, alternative living arrangements such as special need/supportive housing or group homes, assisted living facilities, and age-restricted housing.

**B. WHAT IS THE HISTORY OF AFFORDABLE HOUSING IN NEW JERSEY?**



The history of affordable housing in New Jersey can be traced back to 1975, when the Supreme Court first decided in *So. Burlington Cty. NAACP v. Township of Mount Laurel* (known as Mount Laurel I) that every developing municipality throughout New Jersey had an affirmative obligation to provide for its fair share of affordable housing. In a subsequent Supreme Court decision in 1983 (known as Mount Laurel II), the Court acknowledged that the vast majority of municipalities had not addressed their constitutional obligation to provide affordable housing.

As such, the Court refined this obligation to establish that every municipality had an obligation, although those within the growth area of the State Development and Redevelopment Plan (SDRP) had a greater obligation. The Court also called for the state legislature to enact legislation that would save municipalities from the burden of having the courts determine their affordable housing needs. The result of this decision was the adoption of the Fair Housing Act in 1985, as well as the creation of the New Jersey Council on Affordable Housing (COAH), which became the state agency responsible for overseeing the manner in which New Jersey's municipalities address their low- and moderate-income housing needs.

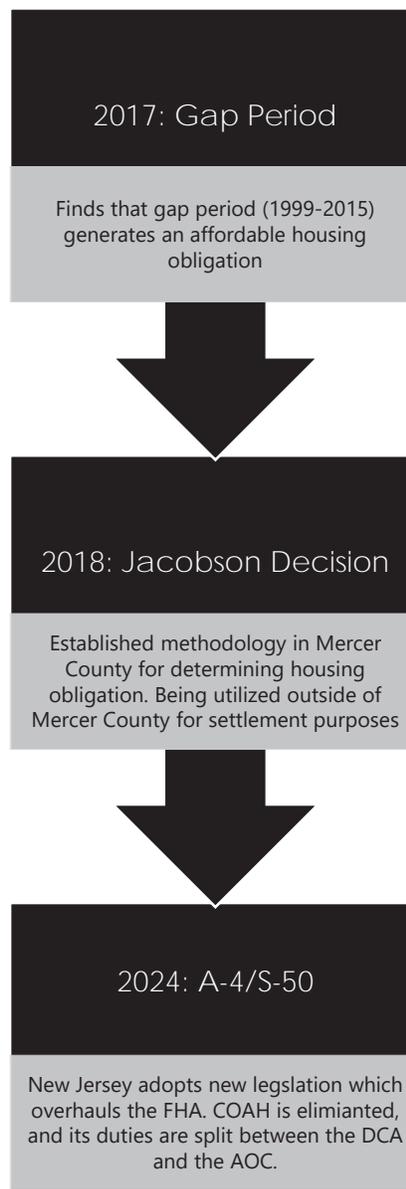
COAH proceeded to adopt regulations for the First Round obligation, which covered the years 1987 to 1993. It also established the Second Round housing-need numbers that cumulatively covered the years 1987 through 1999. Under both the First and Second Rounds, COAH utilized what is commonly referred to 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. The Third Round substantive and procedural rules were first adopted in 2004.

These regulations were challenged and in January 2007, the Appellate Division invalidated various aspects of these rules and remanded considerable portions of the rules to COAH with the directive to adopt revised regulations.

In May 2008, COAH adopted revised Third Round regulations which were published and became effective on June 2, 2008. Coincident to this adoption, COAH proposed amendments to the rules they had just adopted, which subsequently went into effect in October 2008. These 2008 rules and regulations 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 Rounds One and Two. The Supreme Court affirmed this decision in September 2013, which invalidated much of the third iteration of the Third Round regulations and sustained the invalidation of growth share. As a result, the Court directed COAH to adopt new regulations pursuant to the methodology utilized in Rounds One and Two.

Deadlocked with a 3-3 vote, COAH failed to adopt newly revised Third Round regulations in October 2014. Fair Share Housing Center, who was a party in both the 2010 and 2013 cases, responded by filing a motion in aid of litigants' rights with the New Jersey Supreme Court. The Court heard the motion in January 2015 and issued its ruling 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 where it had originally been prior to the creation of COAH in 1985.

This 2015 Court decision created a process in which municipalities may file a declaratory judgment action seeking a declaration that their HE&FSP is constitutionally compliant and receive temporary immunity from affordable housing builders' remedy lawsuits while preparing a new or revised HE&FSP to ensure their plan continues to affirmatively address their local housing need as may be adjusted by new housing-need numbers promulgated by the court or COAH.



Subsequently, the Supreme Court ruled on January 18, 2017 that municipalities are also responsible for obligations accruing during the so-called “gap period,” the period of time between 1999 and 2015. However, the Court stated that the gap obligation should be calculated as a never-before calculated component of Present Need, which would serve to capture Gap Period households that were presently in need of affordable housing as of the date of the Present Need calculation (i.e. that were still income eligible, were not captured as part of traditional present need, were still living in New Jersey and otherwise represented a Present affordable housing need).

On March 20, 2024, Governor Murphy signed the A4/S50 Bill into law, which amended the FHA for the Fourth Round and beyond. The amendments to the FHA eliminated COAH, moved away from just allowing trial courts to approve municipal HE&FSPs, and created a new entity to approve the plans known as The Program, which consists of seven retired Mount Laurel Judges. FHA-2 also involved the DCA and the AOC in the process.

The DCA was designated by the amended FHA as the entity responsible for calculating the state’s regional needs as well as each municipality’s present and prospective fair share obligations pursuant to the Jacobson Decision. However, the Amended FHA makes clear that these numbers are advisory and non-binding, and that each municipality must set its own obligation number utilizing the same methodology. The Program was tasked to handle any disputes regarding affordable housing obligations and plans, and to ultimately issue a Compliance Certification to approve a municipality’s HE&FSP, which would continue immunity from all exclusionary zoning lawsuits until July 30, 2035.

## B. WHAT IS A HOUSING ELEMENT AND FAIR SHARE PLAN?

A HE&FSP serves as the blueprint for how a municipality will address its fair share of affordable housing. It is designed to help a community broaden the accessibility of affordable housing.

While technically a discretionary component of a municipal master plan, a HE&FSP is nevertheless an effectively obligatory plan element. As established by N.J.S.A. 40:55D-62.a of the Municipal Land Use Law (MLUL), a municipality must have an adopted HE&FSP in order to enact its zoning ordinance. Thus, from a public policy perspective, a HE&FSP is an essential community document. Moreover, without an approved HE&FSP, a municipality may be susceptible to a builder’s remedy lawsuit in which a developer could file suit to have a specific piece of property rezoned to permit housing at higher densities than a municipality would otherwise allow, provided a certain percentage of units are reserved as affordable.

The **Municipal Land Use Law (MLUL)** is the enabling legislation for municipal land use and development, planning, and zoning for the State of New Jersey.

The Fair Housing Act, as most recently amended pursuant to FHA-2, establishes the required components of a HE&FSP. These are summarized as follows:

1. 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;
2. 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;
3. An analysis of the municipality's demographic characteristics, including but not necessarily limited to, household size, income level and age;
4. An analysis of the existing and probable future employment characteristics of the municipality;
5. 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;
6. A consideration of the lands that are most appropriate for construction of low- and moderate-income housing and 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;
7. 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;
8. For a municipality located within the jurisdiction of the Highlands Water Protection and Planning Council, 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; and
9. 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.

## SECTION 2: HOUSING ELEMENT

The following section provides the housing element for the Township of Fairfield. It offers a community overview of the Township, as well as background information regarding its population, housing, and employment characteristics. It also provides projections of the Township's housing stock and its employment.

## A. COMMUNITY OVERVIEW

The Township of Fairfield is located in the northwestern corner of Essex County, adjacent to five other municipalities. These include the Township of Montville and the Township of Lincoln Park in Morris County; the Township of Wayne, located in Passaic County; and the Townships of West Caldwell and North Caldwell, both in Essex County. Fairfield occupies an area of approximately 6,600 acres, equivalent to 10.6 square miles. In terms of land area, it is a large community as compared to other municipalities in Essex County.

Fairfield is essentially a fully developed community. Land use data reveals that the Township is characterized by several distinct land use patterns. The Township's residential areas are typified by a detached single-family development pattern. These residential areas are distributed throughout the community. Most commercial and business uses, with a few exceptions, are located along the Route 80 and Route 46 corridors. Most industrial and office development is located to the southeast of Route 46. North of Route 80 is a large swath of almost entirely undeveloped vacant land, characterized as Conservation/Agricultural due to its susceptibility to flooding.

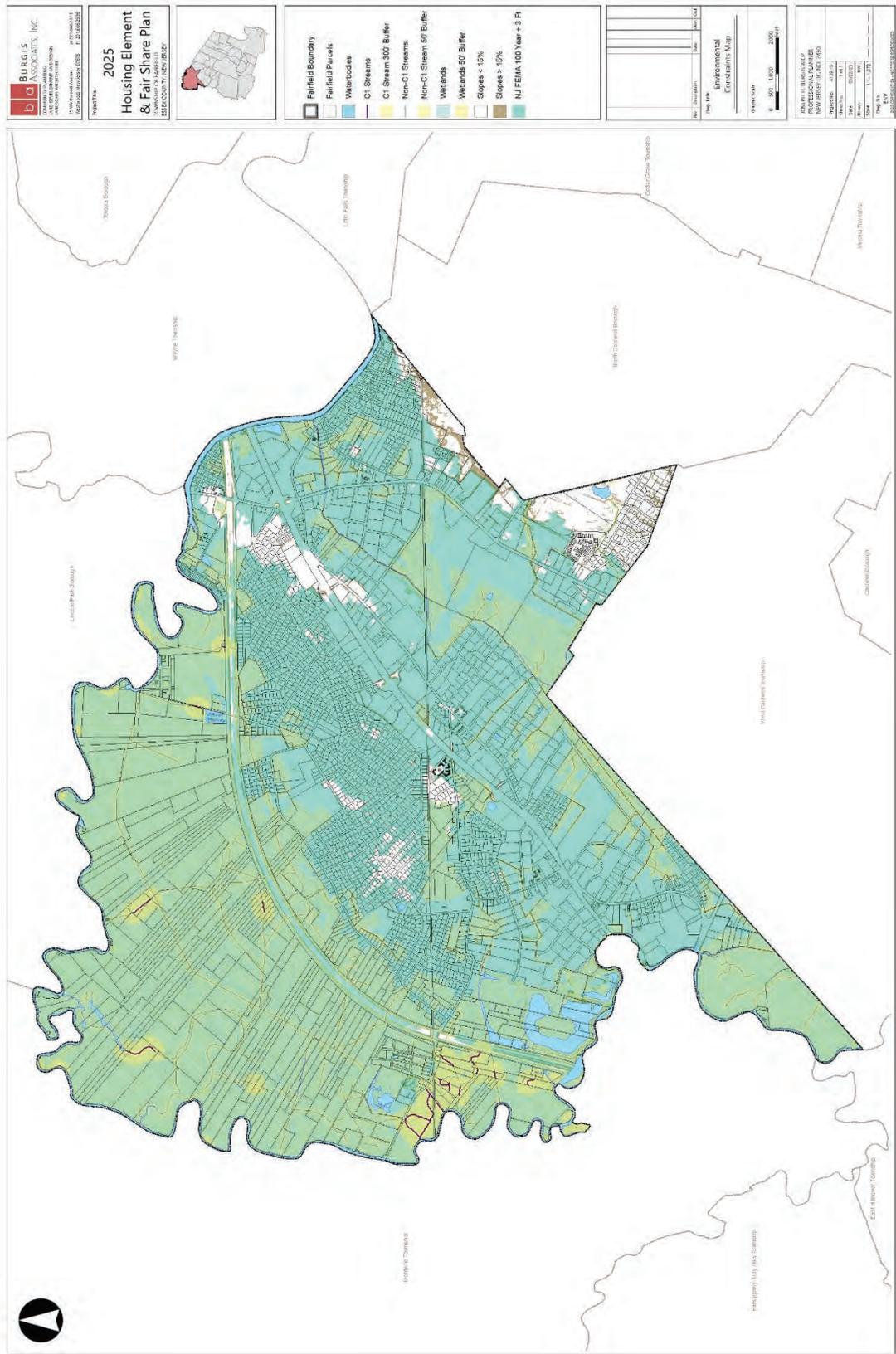
The Township's existing land uses are illustrated on the accompanying Existing Land Use Map.

Environmentally constrained areas within the Township are identified on the accompanying Environmental Constraints Map. As shown, Fairfield has extensive areas of wetlands, floodplains and flood hazard areas, Category One and non-Category One streams, as well as steep slopes (defined as slopes greater than 15 percent).

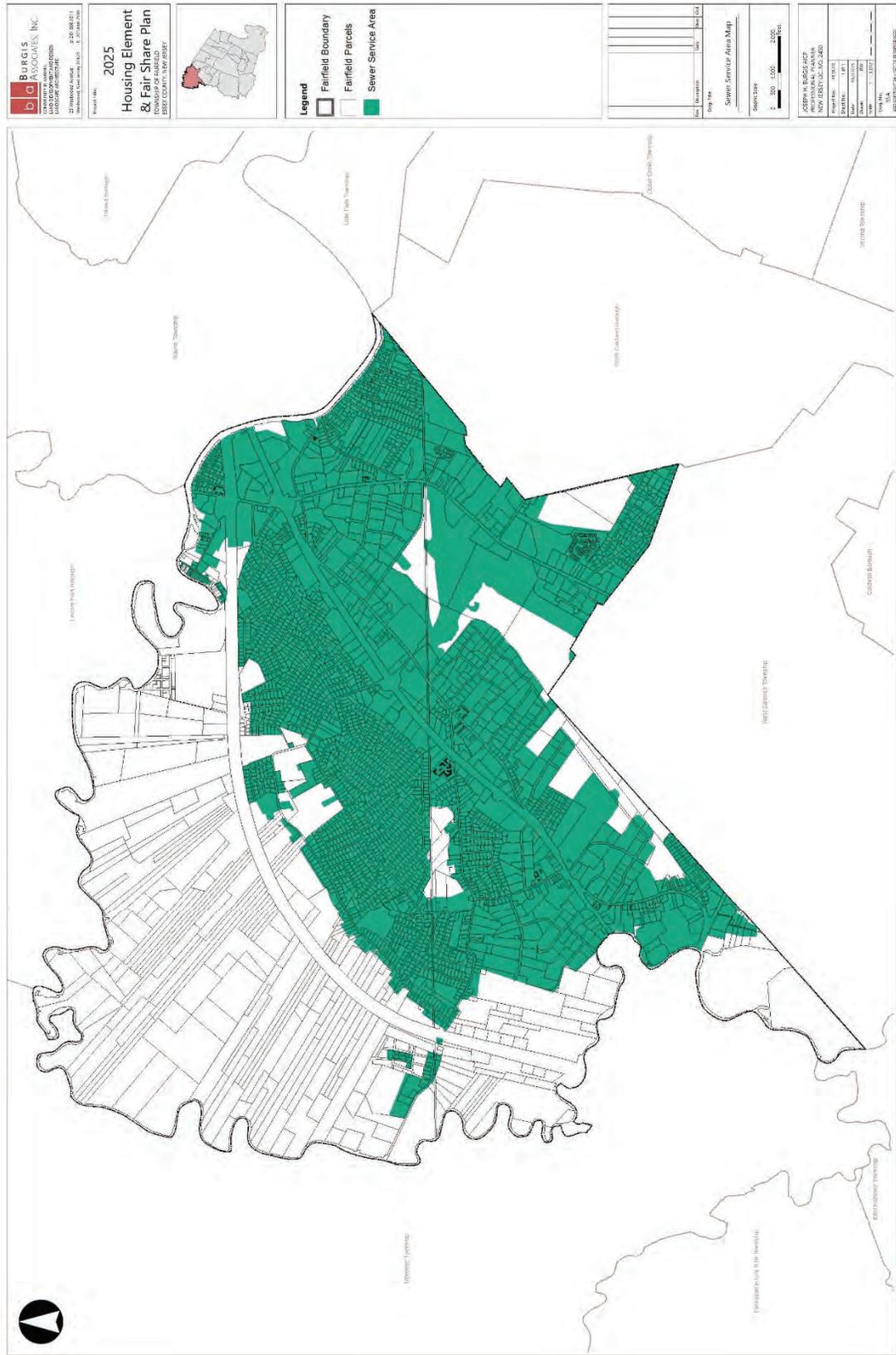
The accompanying Sewer Service Area Map illustrates the areas within Fairfield Township that are within the Sewer Service Area.



MAP 2: ENVIRONMENTAL CONSTRAINTS



MAP 3: SEWER SERVICE AREA



**B. INFORMATION REGARDING DATA SOURCES**

The background information contained in Section 2.C entitled “Inventory of Municipal Housing Stock,” Section 2.D entitled “Projection of Municipal Housing Stock,” Section 2.E entitled “Demographic and Population Data,” and Section 2.F entitled “Employment Characteristics and Projections” was obtained from a variety of publicly available data sources. These are summarized below:

- |  |  |
|--|--|
| <p><b>1. United States Decennial Census</b><br/>The US Census is described in Article I, Section 2 of the Constitution of the United States, which calls for an enumeration of the people every ten years for the apportionment of seats in the House of Representatives. Since the time of the first Census conducted in 1790, it has become the leading source of data about the nation’s people and economy. Please note that all incomes reported in the Census are adjusted for inflation.</p>  | <p><b>4. New Jersey Department of Community Affairs (DCA)</b><br/>The New Jersey Department of Community Affairs is a governmental agency of the State of New Jersey. Its function is to provide administrative guidance, financial support, and technical assistance to local governments, community development organizations, businesses, and individuals to improve the quality of life in New Jersey.</p> |
| <p><b>2. American Community Survey (ACS)</b><br/>The American Community Survey is a nationwide ongoing survey conducted by the US Census Bureau. The ACS gathers information previously contained only in the long form version of the decennial census, such as age, ancestry, educational attainment, income, language proficiency, migration, disability, employment, and housing characteristics. It relies upon random sampling to provide ongoing, monthly data collection. Please note that all incomes reported in the ACS are adjusted for inflation.</p> | <p><b>5. New Jersey Department of Labor and Workforce Development</b><br/>The New Jersey Department of Labor and Workforce Development is a governmental agency of the State of New Jersey. One of its roles is to collect labor market information regarding employment and wages throughout the state.</p>   |
| <p><b>3. New Jersey Department of Health</b><br/>The New Jersey Department of Health is a governmental agency of the State of New Jersey. The department contains the Office of Vital Statistics and Registry, which gathers data regarding births, deaths, marriages, domestic partnerships, and civil unions.</p>  |  |

**C. INVENTORY OF MUNICIPAL HOUSING STOCK**

This section of the Housing Element provides an inventory of the Township’s housing stock, as required by the MLUL. The inventory details housing characteristics such as age, condition, purchase/rental value, and occupancy. It also details the number of affordable units available to low- and moderate-income households and the number of substandard housing units capable of being rehabilitated.

1. Number of Dwelling Units. As shown in the table below, the rate of growth of Fairfield’s housing stock has been fluctuating for several decades. The housing stock grew by almost one quarter in the 1970s but grew by less than 5 percent the following decade. In the 1990s, the housing stock actually shrank by approximately 1 percent, but then grew by 8 percent in the 2000s. Since 2010, the Township’s housing stock has grown by approximately 22 percent to a high of 3,054 dwelling units.

**TABLE 7: DWELLING UNITS (1970-2023)**

Year	Dwelling Units	Change (#)	Change (%)
1970	1,813	-	-
1980	2,244	431	24%
1990	2,351	107	5%
2000	2,326	-25	-1%
2010*	2,509	183	8%
2023*	3,054	545	22%

Sources: U.S. Census, \*American Community Survey 5-Year Estimates

The following table provides details regarding the tenure and occupancy of the Township’s housing stock. As shown below, since 2010, there has been an increase in both rental occupancy and number of vacant units. The number of renter-occupied units has more than doubled since 2010, while the number of vacant housing units has increased five-fold since 2010.

**TABLE 8: HOUSING UNITS BY TENURE AND OCCUPANCY STATUS (2010 AND 2023)**

Characteristics	2010		2023	
	Number	Percent	Number	Percent
Owner-occupied	2,219	88.4%	2,382	78.0%
Renter-occupied	290	11.6%	621	20.3%
Vacant units	0	0.0%	51	1.7%
<b>Total</b>	<b>2,509</b>	<b>100.0%</b>	<b>3,054</b>	<b>100.0%</b>

Source: American Community Survey 5-Year Estimates

2. Housing Characteristics. This section provides additional information on the characteristics of the Township’s housing stock, including the number of units in structure (Table 9) and the number of bedrooms per dwelling unit (Table 10). Single family detached units account for approximately 76 percent of the Township’s housing stock, down from 89 percent in 2010. The majority (66.5 percent) of dwellings in the Township have three or four bedrooms, down from 74.5 percent in 2010.

**TABLE 9: UNITS IN STRUCTURE (2010 AND 2023)**

Units in Structure	2010		2023	
	Number	Percent	Number	Percent
Single Family, detached	2,229	88.8%	2,327	76.2%
Single Family, attached	61	2.4%	141	4.6%
2	17	0.7%	51	1.7%
3 or 4	26	1.0%	-	0.0%
5 to 9	19	0.8%	95	3.1%
10 to 19	-	0.0%	16	0.5%
20 or more	157	6.3%	424	13.9%
Mobile home	0	0.0%	0	0.0%
Other	0	0.0%	0	0.0%
<b>Total</b>	<b>2,509</b>	<b>100.0</b>	<b>3,054</b>	<b>100.0</b>

Source: American Community Survey 5-Year Estimates

**TABLE 10: NUMBER OF BEDROOMS IN HOUSING UNITS (2010 AND 2023)**

Bedrooms	2010		2023	
	Number	Percent	Number	Percent
None	23	0.9%	-	0.0%
One	131	5.2%	213	7.0%
Two	222	8.8%	493	16.1%
Three	1,038	41.4%	1,026	33.6%
Four	831	33.1%	1,004	32.9%
Five or more	264	10.5%	318	10.4%
<b>Total</b>	<b>2,509</b>	<b>100.0</b>	<b>3,054</b>	<b>100.0</b>

Source: American Community Survey 5-Year Estimates

3. Housing Age. Table 11 shows that nearly one-half of the Township’s housing units were built prior to 1970 and two-thirds were built prior to 1990. Since 2010, only 94 units (3.1 percent of all housing units) have been built.

**TABLE 11: YEAR STRUCTURE BUILT (2023)**

Year Units Built	Number	Percent
2020 or later	31	1.0%
2010 to 2019	63	2.1%
2000 to 2009	763	25.0%
1990 to 1999	113	3.7%
1980 to 1989	191	6.3%
1970 to 1979	441	14.4%
1960 to 1969	1030	33.7%
1950 to 1959	272	8.9%
1940 to 1949	62	2.0%
1939 or earlier	88	2.9%
<b>Total</b>	<b>3,054</b>	<b>100.0%</b>

Source: American Community Survey 5-Year Estimates

4. Housing Conditions. Table 12 provides an indication of overcrowded housing units, represented by units containing more than one occupant per room. The data indicates that, in both 2010 and 2023, none of the Township’s dwelling units can be considered overcrowded.

**TABLE 12: OCCUPANTS PER ROOM (2010 AND 2023)**

Occupants Per Room	2010		2023	
	Number	Percent	Number	Percent
1.00 or less	2,509	100.0%	3,003	100.0%
1.01 to 1.50	0	0.0%	0	0.0%
1.51 or more	0	0.0%	0	0.0%
<b>Total Occupied Units</b>	<b>2,509</b>	<b>100%</b>	<b>3,003</b>	<b>100.0%</b>

Source: American Community Survey 5-Year Estimates

Table 13 presents additional detail regarding housing conditions, including the presence of complete plumbing and kitchen facilities and the type of heating equipment used. As shown below, no units lacked complete plumbing or kitchen facilities in 2023. Although a majority of units use standard means of heating, a small percentage use no fuel for heat.

TABLE 13: EQUIPMENT AND PLUMBING FACILITIES (2010 AND 2023)

Facilities	2010		2023	
	Number	Percent	Number	Percent
<u>Kitchen:</u>				
With Complete Facilities	2,486	99.1%	3,003	100.0%
Lacking Complete Facilities	23	0.9%	0	0.0%
<u>Plumbing:</u>				
With Complete Facilities	2,509	100.0%	3,003	100.0%
Lacking Complete Facilities	0	0.0%	0	0.0%
<u>Heating Equipment:</u>				
Standard Heating Facilities	2,509	100.0%	2,953	98.3%
Other Fuel	0	0.0%	0	0.0%
No Fuel Used	0	0.0%	50	1.7%
<b>Total Occupied Units</b>	<b>2,509</b>	<b>100%</b>	<b>3,003</b>	<b>100.0%</b>

Source: American Community Survey 5-Year Estimates

5. Purchase and Rental Values. The Township experienced a rise in housing rental and purchase prices between 2010 and 2023, as shown in the following tables. As shown below, the median gross rent for the Township’s rental housing stock increased 76 percent between 2010 and 2023, from \$1,463 in 2010 to \$2,576 in 2023.

TABLE 14: GROSS RENT OF SPECIFIED RENTER-OCCUPIED UNITS (2010 AND 2023)

Rent	2010		2023	
	Number	Percent	Number	Percent
Less than \$500	0	0.0%	0	0.0%
\$500 to \$999	0	0.0%	0	0.0%
\$1,000 to \$1,499	17	6.0%	143	23.8%
\$1,500 to \$1,999	133	47.2%	63	10.5%
\$2,000 to \$2,499			24	4.0%
\$2,500 to \$2,999			270	44.9%
\$3,000 or more			72	12.0%
No cash rent	8	X	19	X
<b>Total Occupied Units Paying Rent</b>	<b>282</b>	<b>100.0%</b>	<b>602</b>	<b>100.0%</b>
<b>Median Gross Rent</b>	<b>\$1,463</b>		<b>\$2,576</b>	

Source: American Community Survey 5-Year Estimates

The median value of owner-occupied units in Fairfield also increased between 2010 and 2023, though not nearly as much as renter-occupied units. The median value of owner-occupied units in the Township increased 7.3 percent between 2010 and 2023, from \$607,200 in 2010 to \$651,800 in 2023.

TABLE 15: VALUE OF SPECIFIED OWNER-OCCUPIED HOUSING UNITS (2010 AND 2023)

Value	2010		2023	
	Number	Percent	Number	Percent
Less than \$50,000	-	0.0%	50	2.1%
\$50,000 to \$99,999	35	1.6%	-	0.0%
\$100,000 to \$149,999	13	0.6%	-	0.0%
\$150,000 to \$199,999	12	0.5%	-	0.0%
\$200,000 to \$299,999	106	4.8%	-	0.0%
\$300,000 to \$499,999	455	20.5%	342	14.4%
\$500,000 to \$999,999	1,434	64.6%	1,823	76.5%
\$1,000,000 or more	164	7.4%	167	7.0%
<b>Total</b>	<b>2,219</b>	<b>100.0%</b>	<b>2,382</b>	<b>100.0%</b>
<b>Median Value</b>	<b>\$607,200</b>		<b>\$651,800</b>	

Source: American Community Survey 5-Year Estimates

6. Number of Units Affordable to Low- and Moderate-Income Households. Based on the Affordable Housing Professionals of New Jersey (AHPNJ) 2024 regional income limits, the median household income for a three-person household in COAH Region 2, Fairfield’s housing region comprised of Essex, Morris, Union and Warren counties, is \$116,475. A three-person moderate-income household, established at no more than 80 percent of the median income, would have an income not exceeding \$93,180. A three-person low-income household, established at no more than 50 percent of the median income, would have an income not exceeding \$58,237.

An affordable sales price for a three-person moderate-income household earning 80 percent of the median income is estimated at approximately \$255,000. An affordable sales price for a three-person low-income household earning 50 percent of the median income is estimated at approximately \$155,000. These estimates are based on the UHAC affordability controls outlined in N.J.A.C. 5:80-26.1 et seq. Approximately 2 percent of Fairfield’s owner-occupied housing units are valued at less than \$300,000, according to the 2023 American Community Survey.

For renter-occupied housing, an affordable monthly rent for a three-person moderate-income household is estimated at approximately \$2,300. An affordable monthly rent for a three-person low-income household is estimated at approximately \$1,500. According to the 2023 American Community Survey, approximately 38 percent of Fairfield’s rental units have a gross rent less than \$2,500, 34 percent have a gross rent less than \$2,000, and 24 percent have a gross rent less than \$1,500.

7. Substandard Housing Capable of Being Rehabilitated. The DCA utilized a formula for calculating the number of units in a community that are in need of rehabilitation and are not likely to experience “spontaneous rehabilitation.” Fairfield’s rehabilitation share has been determined by the DCA to be zero (0) units.

D. PROJECTION OF MUNICIPAL HOUSING STOCK

Applicable COAH regulations require a projection of the community’s housing stock, including the probable future construction of low- and moderate-income housing, for the ten years subsequent to the adoption of the Housing Element. This projection shall be based upon an assessment of data which minimally must include the number of residential construction permits issued, approvals of applications for residential development, and probable residential development of lands. Each of these items are identified and outlined below.

1. Housing Units Constructed During the Last Ten Years. The table below provides data concerning residential building permits issued for new construction during the past ten years. During this period, a total of 118 residential building permits were issued for new construction, all of which were issued for multi-family units in 2019, 2020 and 2022. A total of 11 residential demolition permits were issued, all of which were for one- and two-family units in 2016 and 2017. The Township of Fairfield therefore experienced a net growth of 107 new units over the last ten years.

**TABLE 16: NUMBER OF RESIDENTIAL BUILDING PERMITS ISSUED FOR NEW CONSTRUCTION (2014-2023)**

Year Issued	Permits				Demos	Net Growth
	1 & 2 Family	Multi-Family	Mixed-Use	Total		
2014	0	0	0	0	0	0
2015	0	0	0	0	0	0
2016	0	0	0	0	5	-5
2017	0	9	0	9	6	3
2018	0	0	0	0	0	0
2019	0	34	0	34	0	34
2020	0	36	0	36	0	36
2021	0	0	0	0	0	0
2022	0	39	0	39	0	39
2023	0	0	0	0	0	0
<b>Total</b>	<b>0</b>	<b>118</b>	<b>0</b>	<b>118</b>	<b>11</b>	<b>107</b>

Source: New Jersey Department of Community Affairs (DCA) Construction Reporter

2. Probable Residential Development of Lands. Considering that there are few developable parcels remaining in the Township, it is anticipated that Fairfield’s residential growth over the next decade will primarily be in the form of redevelopment. As discussed in Sections 3 and 4 of this plan, the proposed redevelopment of the Green Brook Country Club property alone is anticipated to add 150 new single-family units and 35 new multi-family units over the next decade. As such, the Township is anticipated to experience a somewhat higher rate of residential growth over the next 10 years than it experienced in the last 10 years.

**E. DEMOGRAPHIC AND POPULATION DATA**

The MLUL requires that the Housing Element of this plan provide data on the municipality’s population, including population size, age and income characteristics.

1. Population Size. As seen in the table below, the Township’s population saw tremendous growth between 1940 and 1980, particularly during the 1960s. After reaching its census peak of 7,987 persons in 1980, the population decreased during the 1980s and 1990s. However, since 2000, Fairfield has experienced steady growth again, with the population increasing by approximately 3 to 4 percent each decade since 2000.

**TABLE 17: POPULATION GROWTH (1940-2023)**

Year	Population	Change ( # )	Change (%)
1940	1,392	-	-
1950	1,906	514	37%
1960	3,310	1404	74%
1970	6,884	3574	108%
1980	7,987	1103	16%
1990	7,615	-372	-5%
2000	7,063	-552	-7%
2010*	7,369	306	4%
2020*	7,563	194	3%
2023*	7,712	149	2%

Sources: U.S. Census, \*American Community Survey 5-Year Estimates

2. Age Characteristics. The Township’s age characteristics are represented in Table 18 below. The largest population decline between 2010 and 2023 occurred in the age cohort from 15 to 19 years, during which time said age cohort experienced a 46 percent decrease. The Township’s largest increases occurred in the 65 and over age cohort, which increased by over 71 percent between 2010 and 2023. The median age of Township residents increased from 42.6 years in 2010 to 49.8 years in 2023.

**TABLE 18: AGE CHARACTERISTICS (2010 AND 2023)**

Age Group	2010		2023	
	Total	% Total	Total	% Total
Under 5	396	5.4%	467	6.1%
5-9	503	6.8%	475	6.2%
10-14	474	6.4%	452	5.9%
15-19	546	7.4%	297	3.9%
20-24	278	3.8%	197	2.6%
25-34	567	7.7%	561	7.3%
35-44	1,209	16.4%	923	12.0%
45-54	954	12.9%	1,102	14.3%
55-59	608	8.3%	557	7.2%
60-64	434	5.9%	284	3.7%
65-74	824	11.2%	1,141	14.8%
75-84	393	5.3%	874	11.3%
85 and over	183	2.5%	382	5.0%
<b>Total</b>	<b>7,369</b>	<b>100.0%</b>	<b>7,712</b>	<b>100%</b>
<b>Median Age</b>	<b>42.6</b>		<b>49.8</b>	

Source: American Community Survey 5-Year Estimates

3. Average Household Size. The average size of Fairfield households has decreased each decade since 1980, as indicated in the table below. The average household size in 2023 is down to a historic low of 2.57 persons per household.

**TABLE 19: AVERAGE HOUSEHOLD SIZE (1980-2023)**

Year	Average Household Size
1980	3.60
1990	3.29
2000	3.08
2010*	2.94
2020*	2.63
2023*	2.57

Sources: U.S. Census, \*American Community Survey 5-Year Estimates

4. Household Income. The median household income for Fairfield households increased by approximately 17 percent between 2010 and 2023, rising from \$97,361 to \$113,750. Detailed household income figures are shown in the table below.

TABLE 20: HOUSEHOLD INCOME DISTRIBUTION (2010 AND 2023)

Income Category	2010		2023	
	Number	Percent	Number	Percent
Less than \$10,000	51	2.0%	210	7.0%
\$10,000 to \$14,999	89	3.5%	0	0.0%
\$15,000 to \$24,999	52	2.1%	97	3.2%
\$25,000 to \$34,999	95	3.8%	239	8.0%
\$35,000 to \$49,999	346	13.8%	104	3.5%
\$50,000 to \$74,999	346	13.8%	145	4.8%
\$75,000 to \$99,999	318	12.7%	445	14.8%
\$100,000 to \$149,999	478	19.1%	581	19.3%
\$150,000 to \$199,999	403	16.1%	397	13.2%
\$200,000 or more	331	13.2%	785	26.1%
<b>Total Households</b>	<b>2,509</b>	<b>100.0%</b>	<b>3,003</b>	<b>100.0%</b>
<b>Median Household Income</b>	<b>\$97,361</b>		<b>\$113,750</b>	

Source: American Community Survey 5-Year Estimates

F. EMPLOYMENT CHARACTERISTICS AND PROJECTIONS

The MLUL requires that a Housing Element include data on employment levels in the community. The following tables present information on the Township’s employment characteristics.

1. Employment Status. Table 21 provides information on Fairfield’s employment status for the segment of the population 16 and over. Approximately 63 percent of the Township’s population 16 and over was in the labor force in 2023, down from 67 percent in 2010. Between 2010 and 2023, the percentage of the Township’s labor force that is unemployed increased significantly, from 5.8 percent in 2010 to 12.4 percent in 2023.

TABLE 21: EMPLOYMENT STATUS - POPULATION 16 & OVER (2010 AND 2023)

Employment Status	2010		2023	
	Number	Percent	Number	Percent
In labor force	3,967	66.6%	3,877	62.9%
Civilian labor force	3,967	66.6%	3,877	62.9%
Employed	3,736	62.7%	3,395	55.1%
Unemployed	231	3.9%	482	7.8%
Armed Forces	0	0.0%	0	0.0%
Not in labor force	1,988	33.4%	2,284	37.1%
<b>Total Population 16 and Over</b>	<b>5,955</b>	<b>100.0%</b>	<b>6,161</b>	<b>100.0%</b>

Source: American Community Survey 5-Year Estimates

2. Employment Characteristics of Employed Residents. The following two tables detail information on the employment characteristics of Fairfield residents. Table 22 details employment by occupation and Table 23 details employment by industry. While the majority of residents in the Township are employed in management, professional and related occupations, the largest changes between 2010 and 2023 were in natural resource, construction and maintenance occupations, which shrank by 55 percent, as well as in sales and office occupations, which shrank by 33 percent. Also, while the largest percentage of residents are employed in the education, health and social services industry, the largest increases by industry between 2010 and 2023 were in manufacturing, which grew by 66 percent, and finance, insurance and real estate, which grew by 54 percent. The largest decreases by industry were in construction, which shrank by 79 percent, and public administration, which shrank by 71 percent.

**TABLE 22: EMPLOYED RESIDENTS AGE 16 AND OVER, BY OCCUPATION (2010 AND 2023)**

Occupation	2010		2023	
	Number	Percent	Number	Percent
Management, professional, and related	1,554	41.6%	1836	54.1%
Service	391	10.5%	361	10.6%
Sales and office	1,230	32.9%	819	24.1%
Natural resources, construction, and maintenance	315	8.4%	143	4.2%
Production, transportation, and material moving	246	6.6%	236	7.0%
<b>Total</b>	<b>3,736</b>	<b>100.0%</b>	<b>3,395</b>	<b>100.0%</b>

Source: American Community Survey 5-Year Estimates

**TABLE 23: EMPLOYED RESIDENTS AGE 16 AND OVER, BY INDUSTRY (2010 AND 2023)**

Industry	2010		2023	
	Number	Percent	Number	Percent
Agriculture, Forestry, Fisheries & Mining	0	0.0%	0	0.0%
Construction	403	10.8%	84	2.5%
Manufacturing	248	6.6%	411	12.1%
Wholesale Trade	223	6.0%	156	4.6%
Retail Trade	449	12.0%	298	8.8%
Transportation, Warehousing, and Utilities	112	3.0%	32	0.9%
Information	151	4.0%	37	1.1%
Finance, Insurance & Real Estate	421	11.3%	650	19.1%
Professional & Related Services	372	10.0%	439	12.9%
Education, Health and Social Services	755	20.2%	874	25.7%
Arts, Entertainment & Recreational Services	157	4.2%	173	5.1%
Public Administration	331	8.9%	96	2.8%
Other Services	114	3.1%	145	4.3%
<b>Total</b>	<b>3,736</b>	<b>100.0%</b>	<b>3,395</b>	<b>100.0%</b>

Source: American Community Survey 5-Year Estimates

3. Employment Projections. A projection of the Township’s probable future employment characteristics is based on an assessment of historic employment trends, the number of non-residential construction permits issued, and probable non-residential development of lands. Each of these items are identified and outlined below.

a. Historic Employment Trends. As shown in the table below, employment in Fairfield has risen steadily – albeit modestly – almost every year since 2014. The two exceptions are in 2018, when the Township experienced a 2 percent decrease in employment, and unsurprisingly in 2020-21, when the Township lost over 9 percent of its jobs due to the global pandemic. Since 2021, however, Fairfield has added 1,230 jobs, representing a more than 6 percent increase.

**TABLE 24: AVERAGE COVERED EMPLOYMENT TRENDS (2014-2023)**

Year	Number of Jobs	Change in Number of Jobs	Percent Change
2014	21,120	-	-
2015	21,220	100	0.5%
2016	21,285	65	0.3%
2017	21,739	454	2.1%
2018	21,319	-420	-2.0%
2019	21,599	280	1.3%
2020	19,782	-1,817	-9.2%
2021	19,764	-18	-0.1%
2022	20,419	655	3.2%
2023	20,994	575	2.7%

Sources: New Jersey Department of Labor and Workforce Development

b. Non-Residential Square Footage Constructed During the Last Ten Years. The table below provides data concerning the amount of non-residential square footage authorized by building permits in Fairfield between 2014 and 2023. During this period, building permits were issued for over 700,000 square feet of non-residential space, the majority of which (approximately 60 percent or 422,304 square feet) were for office space, followed by storage space at approximately 38 percent or 265,499 square feet. On average, the Township issued building permits for approximately 70,384 square feet of non-residential space per year over the past decade.

TABLE 25: NON-RESIDENTIAL SPACE AUTHORIZED BY BUILDING PERMITS (2014-2023)

Year Issued	Office (sq.ft.)	Retail (sq.ft.)	A-2 (sq.ft.)	Hazardous (sq.ft.)	Storage (sq.ft.)	Total (sq.ft.)
2014	44,924	0	0	0	0	44,924
2015	40,436	0	9,620	1,830	0	51,886
2016	23,517	0	0	0	0	23,517
2017	5,280	0	0	0	80,000	85,280
2018	37,097	4,582	0	0	0	41,679
2019	63,750	0	0	0	0	63,750
2020	101,372	0	0	0	0	101,372
2021	12,788	0	0	0	103,020	115,808
2022	78,367	0	0	0	82,479	160,846
2023	8,021	0	0	0	0	8,021
<b>Total (sq.ft.)</b>	<b>422,304</b>	<b>4,582</b>	<b>9,620</b>	<b>1,830</b>	<b>265,499</b>	<b>703,835</b>

Source: New Jersey Department of Community Affairs (DCA) Construction Reporter

- c. Probable Non-Residential Development of Lands. The Township experienced an average of 70,384 square feet of new non-residential space per year over the past decade. The Township anticipates a similar pace of non-residential growth to occur over the next ten-year period.
- d. Probable Future Employment Characteristics. As detailed in Table 24 above, employment in Fairfield has been steadily rising since 2021, but only at modest levels and not yet reaching the number of jobs that were in the Township pre-pandemic. This trend, coupled with the trend toward construction of new warehouse space in the Township, which employs fewer people per square feet of building compared to other non-residential uses, suggests that while future employment within the Township may continue to rise over the next ten years, such employment will likely not increase appreciably over this period.

### SECTION 3: FAIR SHARE OBLIGATION

The following section provides an overview of the Township's fair share obligation. It includes a brief overview of the methodology utilized to calculate affordable housing obligations throughout the state.

**A. SUMMARY OF FAIR SHARE OBLIGATION**

On March 20, 2024, Governor Murphy signed the A4/S50 Bill into law, which amended the FHA for the Fourth Round and beyond. The amendments to the FHA eliminated COAH, moved away from just allowing trial courts to approve municipal HE&FSPs, and created a new entity to approve the plans known as The Program, which consists of seven retired Mount Laurel Judges. FHA-2 also involved the DCA and the AOC in the process.

The Amended FHA now designates the DCA as the entity responsible for calculating the state’s regional needs. Specifically, N.J.S.A. 52:27D-304.2 establishes the methodology to be utilized by the DCA to determine the state’s regional prospective needs of low- and moderate-income housing for the ten-year period spanning from July 1, 2025 to June 30, 2035. In summary, the projected household change for this period is estimated by establishing the household change experienced in each region between the most recent federal decennial census and the second-most recent decennial census. This household change, if positive, is then to be divided by 2.5 to estimate the number of low- and moderate-income homes needed to address low- and moderate-income household change in the region for the next ten years. This methodology resulted in a statewide prospective need of 84,698 low- and moderate-income units.

Furthermore, the DCA is also the entity responsible for calculating each municipality’s present and prospective fair share obligations. However, FHA-2 makes clear that these calculations are advisory and non-binding, and that each municipality may set its own obligation number utilizing the same methodology.

On January 27, 2025, the Township of Fairfield adopted Resolution # 2025-70, which established its affordable housing obligations for the Fourth Round. A copy of this resolution is located in Appendix A of this plan. As noted in that resolution, the Township accepted DCA’s Present Need calculation of zero (0) units and its Prospective Need calculation of 447 units. However, that same resolution also noted that the Township reserves the right to conduct a Vacant Land Adjustment (VLA) to determine its realistic development potential (RDP). This is discussed in greater detail herein below.

**TABLE 26: SUMMARY OF FAIR SHARE OBLIGATION**

Affordable Obligation	Units
Present Need (Rehabilitation)	0
Prospective Need	447

## B. REALISTIC DEVELOPMENT POTENTIAL

The Township of Fairfield is a fully developed community and is therefore entitled to adjust its Prospective Need obligation in accordance with a procedure set forth in the FHA. Specifically, N.J.S.A. 52:27D-310.1 permits the Township to perform a VLA to determine its Realistic Development Potential (RDP).

A VLA requires an identification of vacant sites and underutilized sites in a municipality. Municipalities are required to consider all privately- and municipally-owned vacant parcels, as well as underutilized sites such as driving ranges, farms in SDRP Planning Areas 1 and 2, nurseries, golf courses not owned by their members, and non-conforming uses.

However, municipalities are also permitted to eliminate a site or a portion of a site based on a variety of factors, including: lands dedicated for public uses other than housing since 1997; park lands or open space; vacant contiguous parcels in private ownership of a size which would accommodate fewer than five housing units; historic and architecturally important sites listed on the State Register of Historic Places or the National Register of Historic Places; preserved agricultural lands; sites designated for active recreation; and environmentally sensitive lands.

### 1. First and Second Round RDP

The Township's First and Second Round (1987-1999) affordable housing obligation was adjusted by a VLA, which determined the Township's RDP. In 2002, as part of its First and Second Round HE&FSP, the Township conducted a VLA and the Court determined that it had sufficient vacant land to address an RDP of 91 units. The Township's RDP of 91 for Rounds 1 and 2 was ultimately approved by a court as part of Fairfield's Prior Round JOR. A copy of this VLA is included in Appendix B of this plan.

### 2. Third Round RDP

The Township's Third Round (1999-2025) affordable housing obligation was also adjusted by a VLA. Specifically, as part of its 2018 Settlement Agreement with FSHC and its Third Round HE&FSP, the Township determined that emerging housing opportunities over the years had increased Fairfield's RDP by an additional 50 units. Accordingly, the Court approved a Round 3 RDP of 50 as part of Fairfield's Third Round JOR. A copy of this VLA is included in Appendix C of this plan.

The 2018 Settlement Agreement with FSHC noted, however, that in the event that the Green Brook Golf Course (Block 2003, Lot 1 and Block 2101, Lot 8.03) ceases to remain a golf course and Green Brook Realty Associates, LLC, initiates development of the property in

accordance with the Inclusionary Residential Overlay (IRO) Zone created as part of the Third Round JOR, the Township would be required to revisit its Third Round RDP obligation, accept an RDP on the golf course property, and satisfy the increased Third Round RDP with units from the golf course development and/or other appropriate mechanisms.

On March 14, 2025, development of the golf course was initiated by Toll NJ I, LLC, the contact purchaser of the property, who filed a development application with the Fairfield Planning Board for subdivision and site plan approval to develop the golf course with 150 market-rate single-family dwelling units and 35 affordable apartment units, inclusive of 18 affordable family rental units and 17 affordable senior rental units, in accordance with the IRO Zone. This application was deemed complete on April 25, 2025 and is currently pending approval. As such, pursuant to the 2018 Settlement Agreement with FSHC, the Township now accepts an RDP of 35 on this property. This increases the Township's Third Round RDP obligation from 50 to 85. The mechanisms proposed to address this increased Third Round RDP obligation are discussed in Section 4 of this plan.

### 3. Fourth Round RDP

Fairfield continues to lack vacant, developable land and is entitled to rely on its previous VLA which established its RDP. This is informed by COAH regulations regarding same at N.J.A.C. 5:97-5.1(c) and (d), as well as the Township's 2018 Settlement Agreement with FSHC and 2025 Mediation Agreement with FSHC.

Specifically, N.J.A.C. 5:97-5.1(c) and (d) state that:

*A vacant land adjustment that was granted as part of a (previous) round certification or judgment of compliance shall continue to be valid provided the municipality has implemented all of the terms of the substantive certification or judgment of compliance. If the municipality failed to implement the terms of the substantive certification or judgment of compliance, the Council may reevaluate the vacant land adjustment.*

Further, the Township's 2018 Settlement Agreement with FSHC states that "Other than the possible future development of the Green Brook Country Club (Block 2003, Lot 1 and Block 2101, Lot 8.03) for which the RDP would be revised as described...herein, the Township's RDP shall not be revisited by FSHC or any other interested party absent a substantial changed circumstance." FSHC vs Twp. of Cherry Hill, 173 NJ 303 (2002) is the leading case that required a possible recalibration of an RDP based upon "changed circumstances".

As such, we undertook a detailed analysis of potential changed circumstances in the Township in order to evaluate whether any such changed circumstance would warrant a recalibration of the RDP. This analysis included a review of all development applications in

Fairfield since 2018 and a review of all vacant lots in private and public ownership (Class 1 and Class 15), as well as all farm qualified (Class 3B) properties in the Township. A copy of this VLA is included in Appendix D of this plan.

As shown, we have determined that no properties represent a changed circumstance requiring a 4th Round RDP obligation. This is largely to the fact that all of the multi-family developments being built in Fairfield either have already generated an RDP obligation in the Third Round or were built to address Unmet Need (as discussed in Section 4 of this plan) and therefore do not generate an RDP obligation. Lack of changed circumstances is also due to the fact that the vast majority of the Township's land area is environmentally constrained, not only by wetlands and wetland buffer areas, but also by areas impacted by the new flood hazard rules adopted by the New Jersey Department of Environmental Protection (NJDEP) in 2023, which calculate flood hazard areas based on the FEMA 100-year floodplain plus an additional three feet. These constraints are illustrated in Map 2: Environmental Constraints in Section 2 of this plan.

As such, we find that Fairfield has a 4th Round RDP obligation of zero (0) units. This finding is affirmed by the Township's 2025 Mediation Agreement with FSHC, which is included in Appendix J of this plan.

## SECTION 4: FAIR SHARE PLAN

The following Fair Share Plan outlines the components and mechanisms the Township will utilize to address its affordable housing obligations.

**A. PLAN SUMMARY**

The Fair Share Plan identifies the manner in which the Township’s fair share affordable housing obligations – inclusive of a Present Need (Rehabilitation) obligation of 0, a First and Second Round obligation of 318, a Third Round obligation of 529, and a Fourth Round obligation of 447 – are to be addressed. These obligations are summarized as follows:

**TABLE 27: AFFORDABLE HOUSING OBLIGATIONS SUMMARY**

Category	Obligation	RDP	Unmet Need
Present Need (Rehabilitation) Obligation	0	--	--
First & Second Round Obligation (1987-1999)	318	91	227
Third Round Obligation (1999-2025)	529	85	444
Fourth Round Obligation (2025-2035)	447	0	447
<b>Total</b>	<b>1,294</b>	<b>176</b>	<b>1,118</b>

As detailed herein, the Housing Element and Fair Share Plan can accommodate the entirety of the community’s affordable housing obligation through 2035 in a manner that affirmatively addresses affordable housing need, while at the same time addressing planning concerns and maintaining the overall character of the community.

**B. PLAN COMPONENTS**

This section of the plan details the projects, mechanisms and funding sources which will be used to meet the Township’s affordable housing obligations, as discussed above. The Plan Components Map included at the end of Section 4.C. of this plan illustrates the location of all developments identified herein.

1. Present Need (Rehabilitation) Obligation

Fairfield has a Present Need obligation of zero (0) units and, as such, has no current need for rehabilitation.

2. First and Second Round RDP

As discussed in Section 3 of this plan, Fairfield’s First and Second Round RDP obligation is 91 units. The Township has addressed the entirety of this obligation with a combination of RCAs completed under the Prior Round JOR, 26 units from two existing inclusionary developments, 6 completed accessory apartments, and 14 rental bonus credits permitted in accordance with COAH’s Prior Round regulations. These components are identified in the table below, with more detail on each development provided in Section 4.C.

TABLE 28: PLAN COMPONENTS SATISFYING FIRST &amp; SECOND ROUND RDP

Plan Component	# of Units	Rental Bonus Credits	Total Credits	Status
<i>Regional Contribution Agreements:</i>				
Sent to City of Elizabeth	45	-	45	Completed
<i>Inclusionary Developments:</i>				
AMCHU/Woodcrest (family rentals)	10	10	20	Completed
AMCHU/Woodcrest (senior rentals)	12	4	16	Completed
Tuscany Village (family for-sale)	4	-	4	Completed
<i>Accessory Apartments:</i>				
Various Block and Lots	6	-	6	Completed
<b>Total</b>	<b>77</b>	<b>14</b>	<b>91</b>	

### 3. Third Round RDP

As discussed in Section 3 of this plan, Fairfield's Third Round RPD obligation has been increased from 50 to 85 units due to the initiation of development of the Green Brook Golf Course in accordance with the IRO Zone. The Township proposes to satisfy the entirety of its increased Third Round RDP obligation with a combination of 67 units from completed inclusionary developments, 10 units from an existing assisted living facility, 4 units currently under construction, 18 units from the proposed redevelopment of the golf course, and 22 rental bonus credits permitted in accordance with COAH's Prior Round regulations. These components are identified in the table below, with more detail on each development provided in Section 4.C.

TABLE 29: PLAN COMPONENTS SATISFYING REVISED THIRD ROUND RDP

Plan Component	# of Units	Rental Bonus Credits	Total Credits	Status
<i>Inclusionary Developments:</i>				
AMCHU/Woodcrest (senior rentals)	4	1	5	Completed
Landmark/Stonybrook (family for-sale)	3	-	3	Completed
60 Passaic Avenue (family rentals)	4	4	8	Completed
161 Fairfield Road (family for-sale)	3	-	3	Completed
74 Passaic Avenue (family for-sale)	4	-	4	Completed
10 Kingsbridge Road (family rentals)	10	10	20	Completed
Deans Court (family for-sale)	3	-	3	Completed
404 Fairfield Road (family rentals)	4	4	8	Under Construction
Whistling Estates/Golf Course (family rentals)	18	3	21	Pending Approval
<i>Assisted Living:</i>				
Sunrise at West Essex – Senior Medicaid	10	-	10	Completed
<b>Total</b>	<b>63</b>	<b>22</b>	<b>85</b>	

It is noted with regard to Table 29 above that, aside from the addition of the proposed golf course redevelopment, the proposed sites mirror those set forth in the Township’s 2019 HE&FSP to address Third Round RDP except for one project that has been excluded: The 202 Fairfield development consisting of 3 affordable family rental units. Despite having been granted site plan approval in 2018, building permits were never submitted and the applicant subsequently applied for site plan approval for a non-residential use. As such, the Township now proposes to replace the 202 Fairfield project with 3 affordable family for-sale units from the Deans Court (170 Fairfield Avenue) inclusionary development, which was completed in 2022 pursuant to overlay zoning designed to address Unmet Need. Making this substitution will not generate any additional RDP obligation<sup>1</sup>.

In addition, the proposed plan components, as revised, will continue to meet the requirements set forth in the 2018 FSHC Settlement Agreement and COAH’s Round 2 rules related to minimum rental units, maximum age-restricted units and maximum bonus credits, as demonstrated in the table below.

**TABLE 30: SATISFACTION OF THIRD ROUND MINIMUMS AND MAXIMUMS**

Requirement	Required	Proposed
Max. Age-Restricted Units	21	14
Min. Rental Units	22	50
Max. Rental Bonus Credits (Total, Including Age-Restricted)	22	22
Max. Rental Bonus Credits (Age-Restricted)	3	1

4. Fourth Round RDP

As established in Section 3 of this plan, Fairfield has a Fourth Round RDP obligation of zero (0) units. Therefore, the entirety of the Township’s 4th Round Prospective Need obligation (447 units) is considered Unmet Need. This is discussed in Section 4.B.5. below.

5. Unmet Need

The difference between the Township’s combined need numbers for Rounds 1, 2, 3 and 4 and its combined RDP obligations for Rounds 1, 2, 3 and 4 is what is known as Unmet Need. Whereas the RDP obligations must be affirmatively addressed by the Township (as outlined above), addressing Unmet Need involves a lower standard, as the entire Unmet Need obligation does not have to be fully satisfied by 2035. Fairfield has an Unmet Need of 671 for Cumulative Rounds 1, 2 and 3 and an Unmet Need of 447 for Round 4, for a total

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<sup>1</sup>Replacing 202 Fairfield with Dean Court actually reduces the Third Round RDP calculation slightly; whereas the 202 Fairfield project was anticipated to produce 29 total units, which, at a 20% set-aside, contributed 5.8 units to the Third Round RDP calculation, the Deans Court project only produced 28 total units, which, at a 20% set-aside, contributes only 5.6 units to the Third Round RDP calculation.

combined Unmet Need of 1,118 units. The Township will address Unmet Need as set forth below and as illustrated on the Plan Components Map included at the end of this plan.

a. Cumulative First, Second and Third Round Unmet Need

The Township will continue to implement the following plan mechanisms designed to address its 671-unit Cumulative First, Second and Third Round Unmet Need:

- 1) *Excess Completed Accessory Apartment Units.* Fairfield's Accessory Apartment Program, which was created as part of the Prior Round JOR, has successfully produced 10 accessory apartments since its creation. As noted in Section 4.B.2. above, 6 of these accessory apartments are credited toward Fairfield's 91-unit First and Second Round RDP obligation. The remaining 4 accessory apartments (which were speculative at the time of the 2019 HE&FSP but have since been completed and occupied) are credited toward the Township's Cumulative First, Second and Third Round Unmet Need. These accessory apartments are discussed in more detail in Section 4.C.
- 2) *Passaic Avenue, Two Bridges Road, Kingsbridge Road, and Fairfield Road Overlay Zones.* As part of the 2019 HE&FSP and Third Round JOR, the Township amended the overlay zoning already in place over four distinct areas of the Township in order to capture more affordable housing units in future developments to address Unmet Need for Rounds 1, 2 and 3. These four distinct areas, which are illustrated in the maps included at Appendix E of this plan, are identified as follows:
  - ❖ Passaic Avenue (Block 2101, Lots 5, 6 and 7),
  - ❖ Two Bridges Road (Block 3002, Lots 1 and 2),
  - ❖ Kingsbridge Road (Block 2301, Lots 2.01, 2.02 and 2.03 and Block 2302, Lots 4, 5 and 6), and
  - ❖ Fairfield Road (Block 1001, Lots 8, 9 and 10, Block 1102, Lots 1.01, 8 (partial), 10, 11 and 12, Block 1107, Lots 12-16, Block 1202, Lots 7-20, Block 2703, Lots 5-28, and Block 3302, Lots 1-10).

The above areas are all located within three overlay zones: the MDO Multifamily Dwelling Overlay Zone, the MUO-1 Mixed Use Overlay 1 Zone, and the RZO-1 Residential Overlay 1 Zone, which allow for densities of 13 dwelling units per acre. Whereas the ordinance previously imposed minimum affordable housing set-asides of between zero (0) to 10 percent in these zones, the Township amended the zoning to require minimum affordable housing set-asides of 15 percent (where units will be for rent) or 20 percent (where units will be for sale).

Since the zoning was amended in 2019, a number of inclusionary developments

have been constructed. In addition to the 3 affordable family for-sale units created at Deans Court (which, as discussed in Section 4.B.3. above, are proposed to be credited toward Fairfield's Third Round RDP), these overlay zones have produced 22 affordable units towards Fairfield's Cumulative First, Second and Third Round Unmet Need, as follows:

- ❖ 12 affordable family rentals at The View and The View 6A (Block 2301 Lot 2 – completed),
- ❖ 6 affordable senior rental units at 10A Kingsbridge (Block 2301 Lot 2 – completed), and
- ❖ 4 affordable family rental units at the FOH Fairfield Limited, LLC, site (Block 1202 Lot 15 – completed).

Any additional affordable units to be created from these overlay zones during the Fourth Round will continue to be applied toward the Township's Unmet Need.

- 3) *Whistling Estates (Green Brook Golf Course)*. On November 26, 2018, the Township entered into a Settlement Agreement with Green Brook Realty Associates, LLC to allow an inclusionary development consisting of 150 market-rate single-family dwelling units and 35 affordable apartment units, inclusive of 18 affordable family rental units and 17 affordable senior rental units, to be developed as of right on Green Brook's property. The 70-acre property in question is the Green Brook Country Club located at West Greenbrook Road along the municipal border with the Borough of North Caldwell. This is identified by Township tax records as Block 2003 Lot 1, Block 2101 Lot 8.03, and Block 1902 Lot 13. Pursuant to the Settlement Agreement, as well as the 2019 HE&FSP and Third Round JOR, the Township created a new Overlay Zone on the property known as the Inclusionary Residential Overlay (IRO) Zone, which allows for said inclusionary development.

As discussed in Section 3 of this plan, on March 14, 2025, development of the golf course was initiated by Toll NJ I, LLC, the contact purchaser of the property, who filed a development application with the Fairfield Planning Board for subdivision and site plan approval to develop the golf course with 150 market-rate single-family dwelling units and 35 affordable apartment units, inclusive of 18 affordable family rental units and 17 affordable senior rental units, in accordance with the IRO Zone. This application was deemed complete on April 25, 2025 and is currently pending approval. Whereas the Township assigns the 18 affordable family rental units to be generated from this development toward the Third Round RDP obligation, as set forth in Table 29 above, the Township assigns the 17 affordable senior rental units to be generated from this development toward Fairfield's Cumulative First, Second and Third Round Unmet Need.

b. Fourth Round Unmet Need

The Township will address its 447-unit Fourth Round Unmet Need through the following mechanisms, which mechanisms shall also be considered to fulfill the Township's obligation under C.52:27D-310.1, as amended by P.L.2024, c.2, of FHA-2 to adopt realistic zoning:

- 1) *Future Anticipated Accessory Apartment Units.* Given the ongoing success of Fairfield's Accessory Apartment Program, the Township proposes to continue implementing its Accessory Apartment Program through the Fourth Round. It is anticipated that at least 10 additional apartments will be produced by 2035, the credits for which will be assigned to Fairfield's Fourth Round Unmet Need.
- 2) *B&A 376 Hollywood Overlay Zone.* The Township proposes to adopt overlay zoning on the premises located at 376 Hollywood Avenue pursuant to the Township's mediation agreement with B&A Realty Management LLC. This 2.4-acre property, which is identified by Township tax records as Block 3909 Lot 33.01 and illustrated on the Plan Components Map at the end of this plan, is developed with a two-story office and retail building. The proposed overlay zoning, however, will allow the existing structure to be converted into a four-story, mixed-use building with three stories of inclusionary age-restricted multi-family apartment units over ground-floor office and retail space. A maximum of 41 units will be permitted with a minimum affordable housing set-aside of 20 percent. As such, it is anticipated that this site will yield 8 affordable senior housing units to be credited toward the Township's Fourth Round Unmet Need.
- 3) *Plymouth Street, Dale Drive and 100 Passaic Avenue Overlay Zones.* The Township also proposes to adopt new overlay zoning over three additional areas within the Township in order to address Unmet Need for Round 4. These three areas, which are illustrated on the Plan Components Map at the end of this plan, are identified as follows:
  - ❖ Plymouth Street (Block 5601 Lots 8, 9 and 10),
  - ❖ Dale Drive (Block 3301 Lots 36 through 50), and
  - ❖ 100 Passaic Avenue (Block 2101 Lot 8.01).

The proposed new overlay zoning on these sites will allow for inclusionary multi-family development at densities of 13 dwelling units per acre, with minimum affordable housing set-asides of 20 percent. It is anticipated that these sites will yield a total of 62 affordable housing units to be credited toward the Township's Fourth Round Unmet Need, inclusive of 5 affordable units in the Plymouth Street Overlay Zone, 8 affordable units in the Dale Drive Overlay Zone, and 49 affordable units in

the 100 Passaic Avenue Overlay Zone.

- 4) *Amendments to Fairfield Road Overlay Zones.* As noted above, the Township is already addressing a portion of its Cumulative First, Second and Third Round Unmet Need with existing overlay zoning on Fairfield Road (Block 1001, Lots 8, 9 and 10, Block 1102, Lots 1.01, 8 (partial), 10, 11 and 12, Block 1107, Lots 12-16, Block 1202, Lots 7-20, Block 2703, Lots 5-28, and Block 3302, Lots 1-10). At present, this existing overlay zoning permits inclusionary multi-family development at a maximum density of 13 units per acre and a required 15 percent affordable housing set-aside where units are for rent or a 20 percent affordable housing set-aside where units are for sale. The Township, however, proposes to amend the existing overlay zoning on these lots to permit a maximum density of 15 units per acre and to require a minimum affordable housing set-aside of 20 percent, regardless of tenure. It is anticipated that these amendments are expected to yield 19 to 49 additional affordable housing units over and above what is currently permitted under existing zoning. These additional affordable housing units are to be credited toward the Township's Fourth Round Unmet Need.
- 5) *Mandatory Set-Aside Ordinance.* In addition, Fairfield created a Township-wide Mandatory Set-Aside Ordinance as part of its 2019 HE&FSP and Third Round JOR in order to ensure that any new multi-family residential development in Fairfield will provide its fair share of affordable units and assist with the Township's continuous efforts to address its affordable housing obligation. The ordinance requires that any site that benefits from a rezoning, variance, or redevelopment plan approved by the Township which results in multi-family residential development containing five or more new dwelling units shall provide an affordable housing set-aside at a rate of 15 percent, where affordable units will be for rent, or 20 percent, where affordable units will be for sale.

Although the Township will continue to implement its Mandatory Set-Aside Ordinance through the Fourth Round and credit any new affordable units created thereunder toward Fairfield's Fourth Round Unmet Need, it proposes to amend said ordinance to require that any site that is developed with five or more new multi-family or single-family attached dwelling units shall provide an affordable housing set-aside at a rate of 20 percent, regardless of tenure. These proposed ordinance amendments are intended to capture additional affordable housing opportunities as they become available to help address Fairfield's Fourth Round Unmet Need.

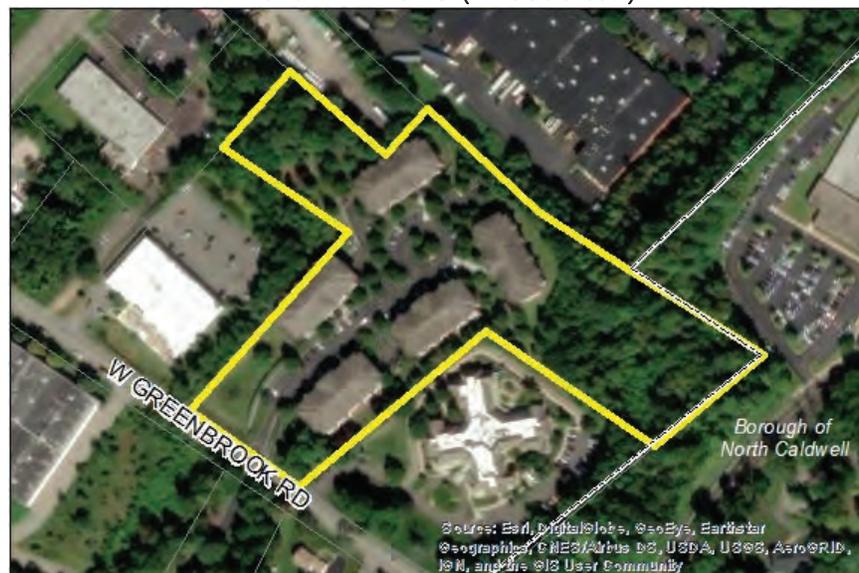
### C. DEVELOPMENT SITES

Each of the Township's existing and planned affordable housing sites identified in Section B. is discussed in more detail below. The Plan Components Map included at the end of this subsection illustrates the location of all developments identified herein.

1. AMCHU ("Woodcrest"). The AMCHU (now known as Woodcrest at Fairfield) inclusionary development was created as part of Fairfield's first and second round plan for affordable housing compliance. It is located at 29 Greenbrook Road, along the municipal border with the Borough of North Caldwell. The 9.18-acre property is identified by municipal tax records as Block 2201 Lot 2. The development, which was completed between 2005-2007, contains a total of 122 one-, two- and three-bedroom apartment units, including 10 affordable family rental units and 16 affordable senior rental units.

As detailed in Section B. above, the Township assigns credit for the 10 affordable family rentals and 12 of the affordable senior rentals to Fairfield's First and Second Round RDP obligation, while the Township assigns credit for the 4 remaining affordable senior rentals to Fairfield's Third Round RDP obligation. In addition, the family units are eligible for 2:1 rental bonus credits and the age-restricted units are eligible for 1.33:1 rental bonus credits, pursuant to COAH's Round 2 rules. As such, the Township also assigns 14 rental bonus credits toward the First and Second Round RDP obligation (10 for family units plus 4 for age-restricted units), and 1 rental bonus credit toward the Third Round RDP obligation (for age-restricted units).

Aerial 1: AMCHU ("Woodcrest")



2. Tuscany Village. The Tuscany Village inclusionary development is located along the east side of Plymouth Street, approximately 500 feet north of Route 46. The 2.75-acre property is identified by municipal tax records as Block 4801 Lot 15.01. The development, which was completed between 2010-2015, contains a total of 19 townhouse units, including 4 affordable for-sale family units. As detailed in Section B. above, the Township assigns credit for all 4 affordable for-sale family units to Fairfield's First and Second Round RDP obligation.

Aerial 2: Tuscany Village



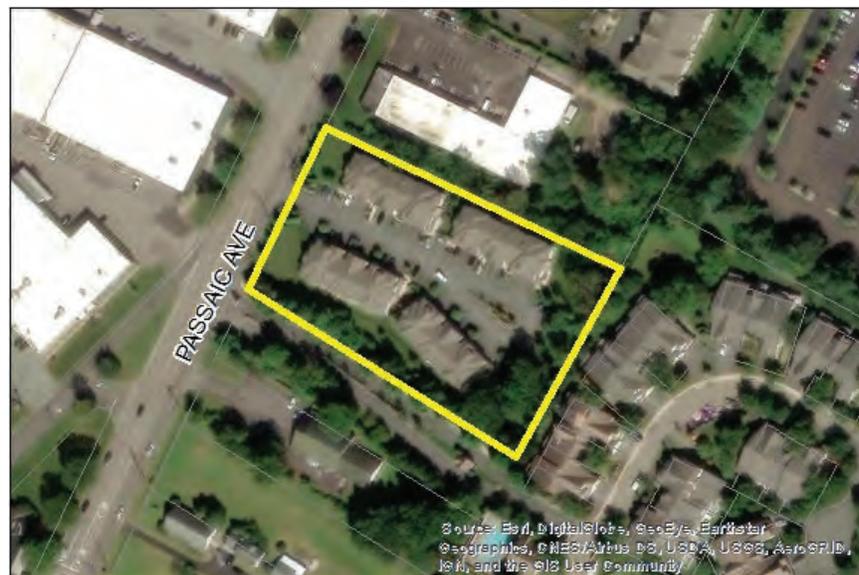
3. Landmark/Stonybrook. The Landmark/Stonybrook project (also known as The Stonybrook Brownstones at Fairfield) is an inclusionary development along the east side of Two Bridges Road, immediately north of Interstate 80. The 2.0-acre property is identified by municipal tax records as Block 3002 Lot 1.01. The development, which was completed between 2019-2020, contains a total of 25 townhouse units, including 3 affordable for-sale family units. As detailed in Section B. above, the Township assigns credit for all 3 affordable for-sale family units to Fairfield's Third Round RDP obligation.

Aerial 3: Landmark/Stonybrook



4. 60 Passaic Avenue. The 60 Passaic Avenue project (also known as Magnolia Lane) is an inclusionary development along the east side of Passaic Avenue, immediately north of Schindler Way. The 2.66-acre property is identified by municipal tax records as Block 2101 Lot 5. The development, which was completed in 2020, contains a total of 34 townhouse units and apartment units, including 4 affordable family rental units. As detailed in Section B. above, the Township assigns credit for all 4 affordable family rental units to Fairfield’s Third Round RDP obligation. In addition, the units are eligible for 2:1 rental bonus credits, pursuant to COAH’s Round 2 rules. As such, the Township also assigns 4 rental bonus credits toward the Third Round RDP obligation.

Aerial 4: 60 Passaic Avenue



5. 161 Fairfield Road. The 161 Fairfield Road project (also known as One61 at Fairfield) is an inclusionary development along Fairfield Road, near its intersection with Horseneck Road. The 1.82-acre property is identified by municipal tax records as Block 1202 Lot 8. The development, which was completed in 2019, contains a total of 24 residential townhouse units, including 3 affordable for-sale family units. As detailed in Section B. above, the Township assigns credit for all 3 affordable for-sale family units to Fairfield's Third Round RDP obligation.

Aerial 5: 161 Fairfield Road



6. 74 Passaic Avenue. The 74 Passaic Avenue project (also known as Brookplace) is an inclusionary development along the east side of Passaic Avenue, approximately 920 feet north of Beverly Road. The 2.75-acre property is identified by municipal tax records as Block 2101 Lot 7. The development, which was completed in 2021, contains a total of 36 multifamily residential apartment units, including 4 affordable for-sale family units. As detailed in Section B. above, the Township assigns credit for all 4 affordable for-sale family units to Fairfield's Third Round RDP obligation.

Aerial 6: 74 Passaic Avenue



7. 10 Kingsbridge Road. The 10 Kingsbridge Road project (also known as The Kingsley) is an inclusionary development at the premises now identified as 12 Kingsbridge Road. The 7.6-acre property is identified by municipal tax records as Block 2302 Lot 4.01. The development, which was completed in 2022, contains a total of 99 family rental apartment units, including 10 affordable family rental units. As detailed in Section B. above, the Township assigns credit for all 10 affordable family rental units to Fairfield’s Third Round RDP obligation. In addition, the units are eligible for 2:1 rental bonus credits, pursuant to COAH’s Round 2 rules. As such, the Township also assigns 10 rental bonus credits toward the Third Round RDP obligation.

Aerial 7: 10 Kingsbridge Road



8. Deans Court. The Deans Court project is an inclusionary development at 170 Fairfield Avenue. The 2.15-acre property is identified by municipal tax records as Block 1107 Lot 13. The development, which was completed in 2022, contains a total of 28 townhouse and condominium units, including 3 affordable for-sale family units. As detailed in Section B. above, the Township assigns credit for all 3 affordable for-sale family units to Fairfield's Third Round RDP obligation.

Aerial 8: Deans Court



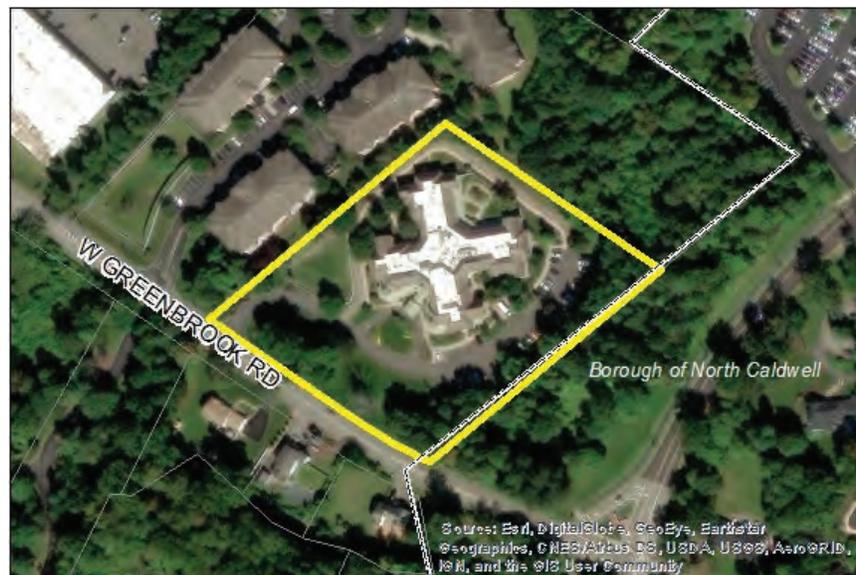
9. 404 Fairfield Road. The 404 Fairfield Road project is an inclusionary development currently under construction at 404 Fairfield Road, between Daniel Road and Fairfield Court and opposite the on-/off-ramps for Route 46. The property consists of four contiguous parcels occupying an area of 4.407 acres and identified by municipal tax records as Block 2703, Lots 6, 7, 8 and 9. The development, once complete, will contain a total of 35 multifamily residential units, including 4 affordable family rental units, which are assigned to Fairfield's Third Round RDP obligation as detailed in Section B. above. In addition, the units are eligible for 2:1 rental bonus credits, pursuant to COAH's Round 2 rules. As such, the Township also assigns 4 rental bonus credits toward the Third Round RDP obligation.

Aerial 9: 404 Fairfield Road



10. Sunrise at West Essex. The Sunrise at West Essex is an existing and occupied assisted living facility located at 47 Greenbrook Road, along the municipal border with the Borough of North Caldwell and immediately adjacent to the AMCHU development. The 4.2-acre property is identified by municipal tax records as Block 2201 Lot 1. The assisted living facility, which was constructed in 1998, is licensed by the New Jersey Department of Health and contains a total of 98 beds. Pursuant to State regulations, 10 percent of the beds in the facility, totaling 10 beds, are set aside as Medicaid waiver beds. As detailed in Section B. above, the Township assigns credit for all 10 of the Medicaid waiver beds to Fairfield’s Third Round RDP obligation.

Aerial 10: Sunrise at West Essex



11. The View, The View 6A and 10A Kingsbridge. The View and The View 6A projects are completed inclusionary developments at 264 Passaic Avenue and 8 Kingsbridge Road, respectively. 10A Kingsbridge is a completed inclusionary senior development at 10A Kingsbridge Road. All three projects are located on the 10.77-acre property identified by municipal tax records as Block 2301 Lot 2. The View was completed in 2021 and contains a total of 36 units, including 6 affordable family rental units. The View 6A was completed between 2023-2024 and contains a total of 39 units, including 6 affordable family rental units. 10A Kingsbridge was completed in 2025 and contains 39 age-restricted units, including 6 affordable senior rental units. As detailed in Section B. above, the Township assigns credit for all 18 affordable units to Fairfield's Cumulative First, Second and Third Round Unmet Need.

Aerial 11: The View, The View 6A and 10A Kingsbridge



12. FOH Fairfield Limited, LLC. The FOH Fairfield Limited, LLC, project is a completed inclusionary development at 135-137 Fairfield Road. The 3-acre property is identified by municipal tax records as Block 1202 Lot 15. The development was completed in 2025 and contains a total of 25 multifamily residential units, including 4 affordable family rental units, which are assigned to Fairfield's Cumulative First, Second and Third Round Unmet Need as detailed in Section B. above.

Aerial 12: FOH Fairfield Limited, LLC



13. Accessory Apartments. As detailed in Section B. above, the Township established an Accessory Apartment Program under the Prior Round JOR which has resulted in the successful completion of 10 accessory apartments in Fairfield. Each of the accessory apartment units are identified in the table below. The Township assigns credit for 6 of these accessory apartments toward Fairfield’s First and Second Round RDP obligation and assigns credit for the remaining 4 accessory apartments toward Fairfield’s Cumulative First, Second and Third Round Unmet Need.

TABLE 31: ACCESSORY APARTMENTS ADDRESSING FIRST & SECOND ROUND RDP

Block	Lot	Address	Unit	Status
1901	2	83 Beverly Road	1 bedroom, low income	No longer accessory apt (reverted to single-family dwelling after expiration of controls)
5404	18	284 Horseneck Road	1 bedroom, low income	Constructed and Occupied
3604	11	33 Glenroy Road	1 bedroom, low income	Constructed and Occupied
5003	14	190 Horseneck Road	2 bedroom, low income	Constructed and Occupied
5003	14	190 Horseneck Road	2 bedroom, mod income	Constructed and Occupied
4801	13	93 Route 46-West	2 bedroom, low income	Constructed and Occupied

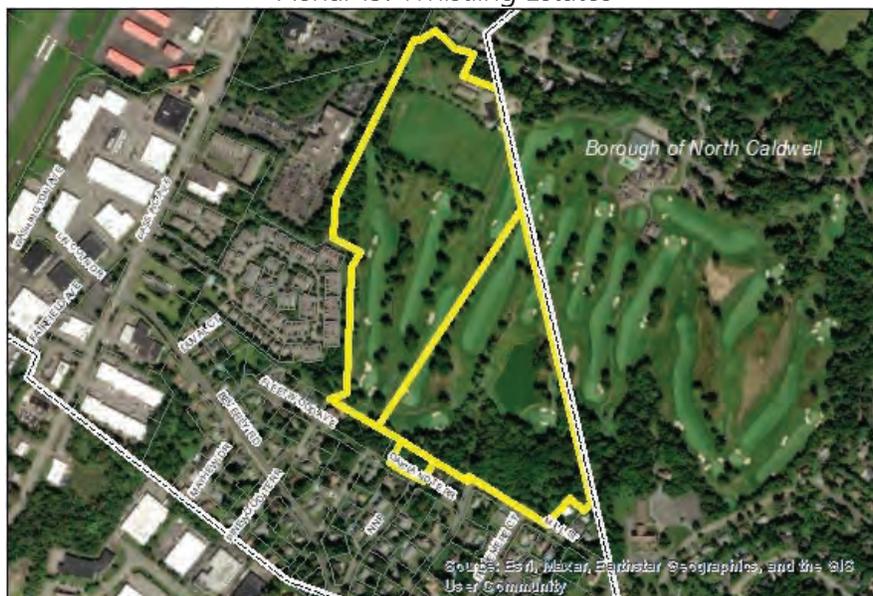
TABLE 32: ACCESSORY APARTMENTS ADDRESSING UNMET NEED

Block	Lot	Address	Unit	Status
401	13	3 Ray Place	2 bedroom, mod income	Constructed and Occupied
1107	15	182 Fairfield Road	2 bedroom, mod income	Constructed and Occupied
1107	15	182 Fairfield Road	2 bedroom, mod income	Constructed and Occupied
5003	13	186 Horseneck Road	2 bedroom, mod income	Constructed and Occupied

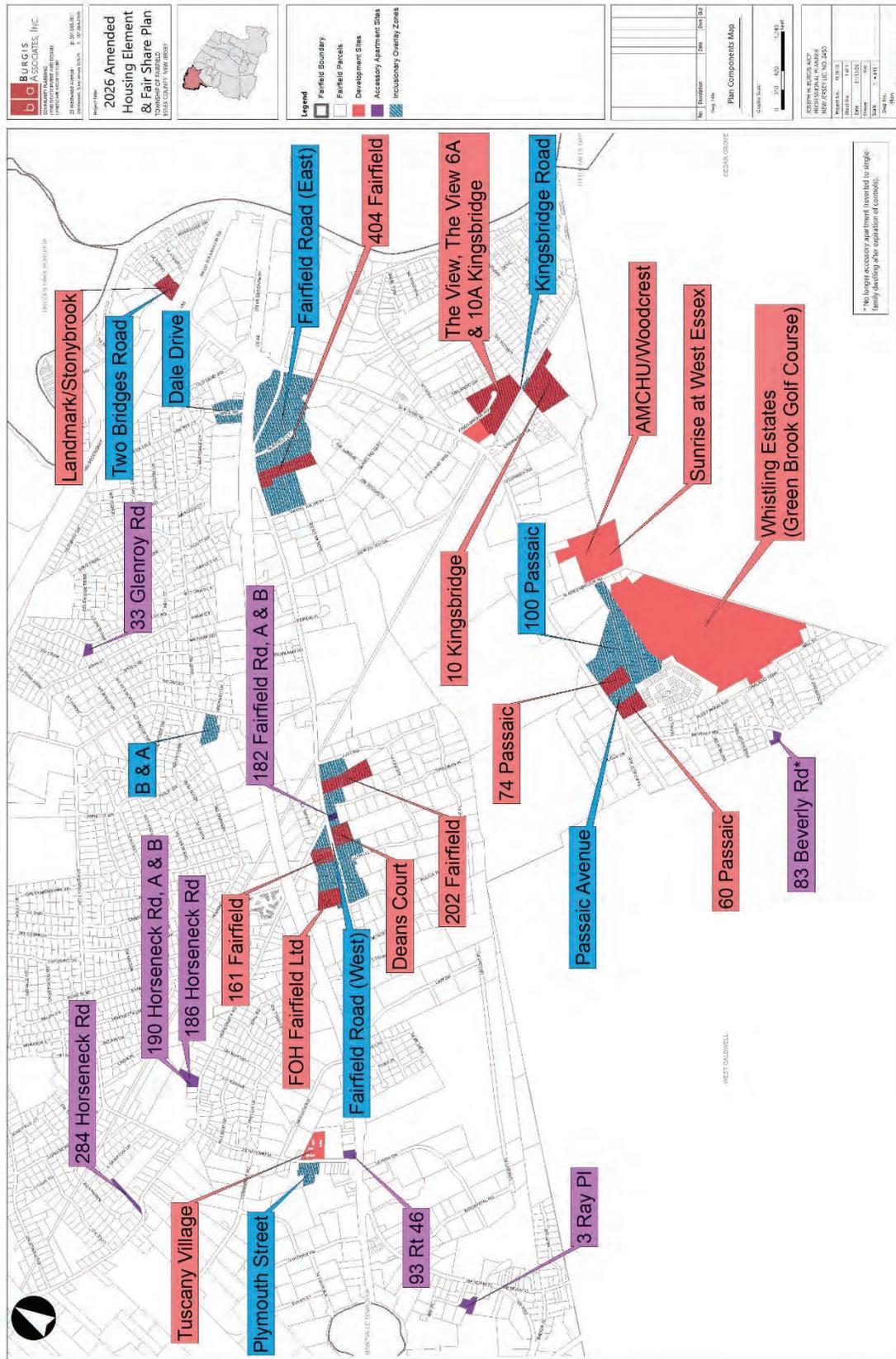
Due to the success of the Township’s Accessory Apartment Program, the Township is confident it will produce 10 additional accessory apartment units by 2035, which the Township will apply toward Fairfield’s Fourth Round Unmet Need. The Township will maintain its existing program and continue to make it available to new participants.

14. Whistling Estates (Green Brook Golf Course). The Whistling Estates project is an inclusionary development currently pending site plan and subdivision approval before the Fairfield Planning Board. The 70-acre property in question is the Green Brook Country Club located at West Greenbrook Road along the municipal border with the Borough of North Caldwell and is identified by Township tax records as Block 2003 Lot 1, Block 2101 Lot 8.03, and Block 1902 Lot 13. The development, once complete, will contain 150 market-rate single-family dwelling units and 35 affordable apartment units, inclusive of 18 affordable family rental units and 17 affordable senior rental units. As detailed in Section B. above, the Township assigns credit for all 18 affordable family rental units to Fairfield’s Third Round RDP obligation and assigns credit for all 17 affordable senior rental units to Fairfield’s Cumulative First, Second and Third Round Unmet Need.

Aerial 13: Whistling Estates



MAP 4: PLAN COMPONENTS MAP



#### D. DEVELOPMENT FEES

Lastly, the Township shall continue to impose development fees on new development, as set forth in the Township's adopted development fee ordinance. As stated therein, residential development fees of 1.5 percent of the equalized assessed value shall be collected on all residential development involving new buildings or when an existing building undergoes a change to a more intense use, is demolished and replaced, or is expanded, if the expansion is not otherwise exempt from the development fee requirement. In addition, non-residential development fees of 2.5 percent of the equalized assessed value shall be collected on all non-residential development, with the exception of those types of developments specifically exempted pursuant to the Statewide Non-Residential Development Fee Act. The funds generated by the collection of development fees will be applied directly toward implementation of this plan. A copy of the Township's Adopted Fourth Round Spending Plan is included in Appendix F of this plan.

#### E. REJECTED DEVELOPMENT SITES

Whereas a proposal received from B&A Realty Management LLC (B&A) was initially considered and rejected as part of the Township's Adopted 2025 Housing Element & Fair Share Plan, the Township has since entered into a settlement agreement with B&A and has included their site as a plan component within this Amended HE&FSP. There are no other sites for which inclusionary development was considered that were rejected and not included in this plan.

#### F. OTHER PROVISIONS

The following additional requirements are noted:

1. Fourth Round Bonuses. Fourth Round bonuses will be applied in accordance with N.J.A.C. 52:27d-311.k.
2. Very-Low Income and Low-Income Units. At least 50 percent of the units addressing the Fourth Round Prospective Need obligation shall be affordable to very low-income and low-income households with the remainder affordable to moderate-income households. A minimum of 13 percent of the affordable units will be made available to very low-income households, defined as households earning 30 percent or less of the regional median income by household size.
3. Rental Component. At least 25 percent of the Fourth Round Prospective Need obligation shall be met through rental units, including at least half in rental units available to families.
4. Families. At least half of the actual units created to address the Fourth Round Prospective Need obligation must be available to families.

5. Age-Restricted Cap. No more than 30 percent of all units developed or planned to meet the Fourth Round Prospective Need obligation shall be met with age-restricted units.

#### G. CONSISTENCY WITH STATE PLANNING INITIATIVES

As noted in Section 1 of this plan, a HE&FSP must also include:

- ❖ 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; and
- ❖ 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.

Accordingly, the following subsection analyzes the consistency of this Amended HE&FSP to the above referenced state planning initiatives.

##### 1. Multigenerational Family Housing Continuity Commission

The Multigenerational Family Housing Continuity Commission was established by the State of New Jersey in 2021. As noted in N.J.S.A. 52:27D-329.20, one of the primary duties of the Commission is to “prepare and adopt recommendations on how State government, local government, community organizations, private entities, and community members may most effectively advance the goal of enabling senior citizens to reside at the homes of their extended families, thereby preserving and enhancing multigenerational family continuity, through the modification of State and local laws and policies in the areas of housing, land use planning, parking and streetscape planning, and other relevant areas.”

As of the date of this Amended HE&FSP, the Multigenerational Family Housing Continuity Commission has not yet adopted any recommendations.

##### 2. State Development and Redevelopment Plan

As established by N.J.S.A. 52:18A-200(f), the purpose of the State Development and Redevelopment Plan (SDRP) is to “coordinate planning activities and establish Statewide planning objectives in the following areas: land use, housing, economic development, transportation, natural resource conservation, agriculture and farmland retention, recreation, urban and suburban redevelopment, historic preservation, public facilities and services, and intergovernmental coordination.”

As such, the SDRP establishes a number of goals and strategies related to a number of

different topics, including economic redevelopment. One such goal is to revitalize existing urban centers by directing growth and development to those areas. Specifically, the SDRP seeks to revitalize the State's cities and towns by protecting, preserving, and developing the valuable human and economic assets in cities, town, and other urban areas.

As indicated by the SDRP's Policy Map, the majority of Fairfield Township is located in the PA-1 Metropolitan Planning Area, wherein development and redevelopment is intended to be directed. The intent of this Planning Area is to:

- ❖ Provide for much of the state's future redevelopment;
- ❖ Revitalize cities and towns;
- ❖ Promote growth in compact forms;
- ❖ Stabilize older suburbs;
- ❖ Redesign areas of sprawl; and;
- ❖ Protect the character of existing stable communities.

Accordingly, this Amended HE&FSP is consistent with the intents of the PA-1. Specifically, it is designed to encourage redevelopment and growth in a compact form within the portion of the municipality designated as PA-1, while also protecting the character of the existing community.

#### H. CREDITING DOCUMENTATION AND ONGOING COMPLIANCE

The Township of Fairfield is following the applicable requirements regarding unit monitoring and reporting. Specifically, the Township has completed and will continue to complete the statutorily required updates to its housing project status report by DCA's annual deadline of February 15th. These updates are included in the State's new Affordable Housing Monitoring System and should be considered to fulfill the Township's obligation to specify the creditworthiness of all existing affordable units. Further, all crediting documentation submitted to and approved by the Court as part of the Township's Third Round Housing Element and Fair Share Plan remains on file with and accessible from the Court. All other crediting documentation, for plan components that were not part of the Township's Third Round HE&FSP, is included in the appendices of this plan.

## Appendices

- A Resolution No. 2025-70
- B First and Second Round Vacant Land Adjustment (from 2002 HE&FSP Amendment)
- C Third Round Vacant Land Adjustment (from 2019 HE&FSP)
- D Fourth Round Vacant Land Adjustment
- E Passaic Avenue, Two Bridges Road, Kingsbridge Road, and Fairfield Road Overlay Zone Maps
- F Adopted Fourth Round Spending Plan
- G 404 Fairfield Supportive Documentation
- H 10A Kingsbridge Supportive Documentation
- I FOH Fairfield Limited Supportive Documentation
- J 2025 Mediation Agreement Between Township of Fairfield and FSHC

## Appendix

A Resolution No. 2025-70

**TOWNSHIP OF FAIRFIELD  
RESOLUTION #2025-70**

**RESOLUTION OF THE TOWNSHIP COUNCIL OF THE TOWNSHIP OF FAIRFIELD  
COMMITTING TO FOURTH ROUND PRESENT AND PROSPECTIVE NEED  
AFFORDABLE HOUSING OBLIGATIONS**

**WHEREAS**, the Township of Fairfield (hereinafter the “Township” or “Fairfield”) has a demonstrated history of voluntary compliance as evidenced by its Third Round record; and

**WHEREAS**, pursuant to In re N.J.A.C. 5:96 and 5:97, 221 N.J. 1 (2015) (Mount Laurel IV), on July 2, 2015, the Township of Fairfield filed a Declaratory Judgment Complaint in Superior Court, Law Division seeking, among other things, a judicial declaration that its Third Round Housing Element and Fair Share Plan, to be amended as necessary, satisfied its “fair share” of the regional need for low and moderate income housing pursuant to the “Mount Laurel doctrine,” and

**WHEREAS**, that culminated in a Court-approved Third Round Housing Element and Fair Share Plan and a Final Judgment of Compliance and Repose, which precludes all Mount Laurel lawsuits, including builder’s remedy lawsuits, until July 1, 2025; and

**WHEREAS**, on March 20, 2024, Governor Murphy signed into law P.L. 2024, c.2, which amended the 1985 New Jersey Fair Housing Act (hereinafter the “Amended FHA”); and

**WHEREAS**, the Amended FHA required the Department of Community Affairs (“DCA”) to provide an estimate of the Fourth Round affordable housing obligations for all municipalities on or before October 20, 2024, based upon the criteria described in the Amended FHA; and

**WHEREAS**, the DCA issued a report on October 18, 2024 (“DCA Report”) wherein it reported its estimate of the Fourth Round affordable housing obligations for all municipalities based upon its interpretation of the standards in the Amended FHA; and

**WHEREAS**, the DCA Report calculates the Township’s Fourth Round (2025-2035) obligations as follows: a Present Need (Rehabilitation) Obligation of 0 and a Prospective Need (New Construction) Obligation of 447; and

**WHEREAS**, the Amended FHA further provides that, irrespective of the DCA’s calculations, municipalities have the ability to either accept, or provide alternate calculations for, the DCA’s “present and prospective fair share obligation(s)...by binding resolution no later than January 31, 2025”, a deadline which was later extended to February 3, 2025 by the Administrative Office of the Courts (“AOC”) via a directive issued on December 19, 2024; and

**WHEREAS**, this Resolution satisfies the requirements of the Amended FHA by accepting the DCA estimate of need as described in the DCA Report; and

**WHEREAS**, Section 3 of the Amended FHA provides that: “the municipality’s determination of its fair share obligation shall have a presumption of validity, if established in accordance with sections 6 and 7” of the Amended FHA; and

**WHEREAS**, the Township’s acceptance of the Fourth Round obligations calculated by the DCA are entitled to a “presumption of validity” because it complies with Sections 6 and 7 of the Amended FHA; and

**WHEREAS**, in addition to the foregoing, the Township specifically reserves the right to adjust its fair share obligations in accordance with applicable Council on Affordable Housing (“COAH”) regulations or other applicable law based on one or more of the foregoing adjustments if applicable: 1) a Structural Conditions Survey or similar exterior survey, which accounts for a higher-resolution estimate of present need; 2) a Vacant

Land Adjustment predicated upon a lack of vacant, developable and suitable land; 3) a Durational Adjustment, whether predicated upon lack of sewer or lack of water; and/or 4) an adjustment predicated upon regional planning entity formulas, inputs or considerations;

**WHEREAS**, in addition to the foregoing, the Township specifically reserves all rights to revoke or amend this Resolution and commitment, as may be necessary, in the event of a successful challenge to the Amended FHA in the context of the case The Borough of Montvale v. the State of New Jersey (MER-L-1778-24), any other such action challenging the Amended FHA, or any legislation adopted and signed into law by the Governor of New Jersey that alters the deadlines and/or requirements of the Amended FHA; and

**WHEREAS**, in addition to the foregoing, the Township reserves the right to take a position that its Fourth Round Present or Prospective Need Obligations are lower than described herein in the event that a third party challenges the calculations provided for in this Resolution (a reservation of all litigation rights and positions, without prejudice); and

**WHEREAS**, in addition to the foregoing, nothing in the Amended FHA requires or can require an increase in the Township's Fourth Round Present or Prospective Need Obligations based on a successful downward challenge of any other municipality in the region since the plain language and clear intent of the Amended FHA is to establish unchallenged numbers by default on March 1, 2025; and

**WHEREAS**, in addition to the foregoing, the New Jersey Institute of Local Government Attorneys (NJILGA) has expressed its support for proposed legislation (hereinafter "NJILGA Legislation") that would reduce the Township's Fourth Round Prospective Need (New Construction) Obligation to from 447 to 77 and would give the Township "90 days from receipt of revised fair share obligations from the [DCA] to provide amended Housing Element and Fair Share Plans addressing the new number"; and

**WHEREAS**, Fairfield Township supports the NJILGA Legislation and would have the right to reduce its Round 4 obligation in the event that the Legislature enacts the NJILGA Legislation; and

**WHEREAS**, in addition to the foregoing, the Acting Administrative Director of the AOC issued Directive #14-24 on December 19, 2024; and

**WHEREAS**, pursuant to Directive #14-24, a municipality seeking a Fourth Round Compliance Certification from the entity created by the Amended FHA known as the Affordable Housing Dispute Resolution Program (hereinafter "the Program"), shall file an action in the appropriate venue with the Program, in the form of a Declaratory Judgment Complaint within 48 hours after adoption of the municipal resolution accepting or challenging its Fourth Round fair share obligations, or by February 3, 2025, whichever is sooner; and

**WHEREAS**, nothing in this Resolution shall be interpreted as an acknowledgment of the legal validity of the AOC Directive and the Township reserves any and all rights and remedies in relation to the AOC Directive; and

**WHEREAS**, the Township seeks a Compliance Certification from the Program and, therefore, wishes to file a Declaratory Judgment Complaint in the appropriate venue with the Program, along with a copy of this Resolution, within 48 hours of the adoption of this Resolution; and

**WHEREAS**, in light of the above, the Mayor and Township Council finds that it is in the best interest of the Township to declare its obligations in accordance with this binding Resolution and in accordance with the Amended FHA; and

**NOW, THEREFORE, BE IT RESOLVED** by the Mayor and Council of the Township of Fairfield, Essex County, State of New Jersey, as follows:

1. All of the Whereas Clauses are incorporated into the operative clauses of this Resolution as if set forth in full.

2. For the reasons set forth in this Resolution, the Mayor and Township Council hereby commit to the DCA Fourth Round Present Need (Rehabilitation) Obligation of 0 and the DCA Fourth Round Prospective Need (New Construction) Obligation of 447 as described in this Resolution, subject to all reservations of rights, which specifically include, without limitation, the following:

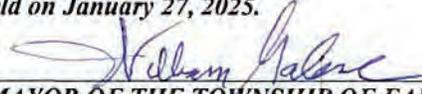
- a) The right to adjust the Township’s fair share obligations based on a Structural Conditions Survey or similar exterior survey, a Vacant Land Adjustment, a Durational Adjustment, and all other applicable adjustments, permitted in accordance with applicable COAH regulations or other applicable law; and
- b) The right to revoke or amend this Resolution in the event of a successful legal challenge, or legislative change, to the Amended FHA; and
- c) The right to take any contrary position, or adjust its fair share obligations, in the event of a third party challenge to the Township’s fair share obligations.

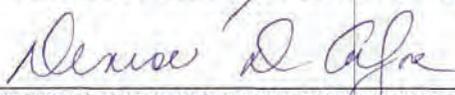
3. Pursuant to the requirements of the FHA as amended, and the Administrator of the Court’s (AOC) Directive #14-24 issued on December 19, 2024, the Township hereby directs its Affordable Housing Counsel to file a Declaratory Judgment Complaint, along with this Resolution and a Case Information Statement (Civil CIS), in the appropriate venue with the Program or any other such entity as may be determined to be appropriate, to initiate an action within 48 hours of the adoption of this Resolution, so that the Township’s Fourth Round Housing Element and Fair Share Plan can be reviewed and approved.

4. This Resolution shall take effect immediately, according to law.

\*\*\*

*I hereby certify that the above resolution was adopted by the Mayor and Council of the Township of Fairfield at a meeting of said Governing Body held on January 27, 2025.*

  
 \_\_\_\_\_  
 MAYOR OF THE TOWNSHIP OF FAIRFIELD

  
 \_\_\_\_\_  
 MUNICIPAL CLERK OF THE TOWNSHIP OF FAIRFIELD

Resolution By: Council President Campisi  
 Seconded By: Councilman McGlynn

**ROLL CALL VOTE**

GOVERNING BODY	AYES	NAYS	ABSTAIN	ABSENT	NOT VOTING
COUNCIL PRESIDENT PETER CAMPISI	X				
COUNCILMAN MICHAEL B. MCGLYNN	X				
COUNCILMAN JOHN LAFORGIA	X				
COUNCILMAN JOSEPH CIFELLI	X				
MAYOR WILLIAM GALESE	X				

Cc: Administration

S:\reso\2025 Admin Reso Committing to Fourth Round Present and Prospective Need Affordable Housing Obligations January 27, 2025

## Appendix

B First and Second Round Vacant Land Adjustment (from 2002 HE&FSP Amendment)

## **Realistic Development Potential**

### Municipal Adjustments: Lack of Vacant Land/Calculation of Realistic Development Potential

The COAH regulations permit municipalities to request an adjustment from their housing need number due to a lack of available land capacity. This limitation may include lack of sufficient land, water or sewer. Section 5:93-4.2 provides that municipalities that request an adjustment due to lack of available land capacity must submit an inventory of vacant and undeveloped parcels by lot and block. This is provided in the two tables, set forth below, that are reprinted from the initial 1998 housing plan. One table identifies all vacant parcels in the community over 10,000 sq. ft. The other table identifies all farm land, which are considered by COAH to be undeveloped parcels. The lots which are referenced in these tables are shown on a map contained in the 1998 housing plan.

**Table No. 4  
Vacant Land Inventory  
Township of Fairfield, New Jersey**

Map No.	Block: Lot	Acreage	Realistic Development Potential (Y/N)	Comments	Owner
1	301: 8	5.10	N	Lot environmentally constrained	Carant Ltd. Partnership
2	302: 1	1.07	N	Lot environmentally constrained	Hahn, Francis & Thomas
3	302: 6.01	1.12	N	Lot environmentally constrained	Braun, Ferdinand & Anna
4	501: 20	.23	N	Lot too small for development; Route 46 frontage	Stichling
5	501: 21	.23	N	Lot environmentally constrained	Stichling, Glen
6	601: 1	.26	N	Lot environmentally constrained	Labeda, Louis
7	601: 39.02	6.96	N	Lot environmentally constrained	Leknarf Associates
8	701: 1	1.20	N	Lot environmentally constrained	Vitaeal Associates
9	701: 19.01	3.56	N	Lot environmentally constrained	Lehigh Industrial Co.
10	701: 21	6.43	N	Lot environmentally constrained	Mt. Ridge Country Club
11	801: 4	4.60	N	Lot environmentally constrained	Livingston Management Co.
12	801: 5	6.51	N	Lot environmentally constrained	Livingston Management Co.
14	802: 3.02	15.06	N	Lot environmentally constrained	S.A.E. Realty
15	802: 22	4.07	N	Lot environmentally constrained	Mt. Ridge Country Club
16	902: 3	.40	N	Isolated residential lot within developed subdivision; lot too small for develop.	Burke, John & Florence
17	903: 1	3.30	N	Lot environmentally constrained	Mt. Ridge Country Club
18	904: 15.07	3.72	N	Lot environmentally constrained	Billing, Ander
19a	1002: 19	.66	N	Lot environmentally constrained	Montesano & Co.
19b	1002: 20	.52	N	Lot environmentally constrained	Deutsch, Frank
20	1002: 21	.52	N	Lot environmentally constrained	Frank Deutsch, Inc.
21	1002: 22	.52	N	Lot environmentally constrained	Fernot, Henry
22	1002: 23	1.30	N	Lot environmentally constrained	Fernot, Henry
23	1003: 12	10.0	N	Lot environmentally constrained	Browning-Ferris Ind. of Paterson, NJ
24	1003: 16.01	.72	N	Lot environmentally constrained	Henderson, Henry & Ethel
25	1003: 16.02	.25	N	Lot environmentally constrained	Panico, T. & Conte, A.
27	1202: 12	.24	N	Lot environmentally constrained	Scarpello, John & Angelina
28	1302: 1	.40	Y		Khubani Enterprises
29	1302: 2	1.46	Y		Khubani Enterprises
30	1302: 10	1.46	N	Lot is landlocked	Five Oaks Assoc. General Partnership

31	1402: 2.02	12.26	N	Lot environmentally constrained	Curtis Wright Corp.; L. Hall
32	1801: 1.02	1.00	Y		Brass, Ralph & Marian
33	1902: 13	.83	N	Subdivided, residential lots under development	Greenbrook Country Club
34	1903: 4.02	.50	N	Subdivided, residential lots under development	Mergner, William & Patricia
35	1903: 4.03	.48	N	Subdivided, residential lots under development	Egan, Michele
36	1903: 4.04	.35	N	Subdivided, residential lots under development	Petronchak, John & Joann
37	1903: 5.02	.42	N	Subdivided, residential lots under development	Hanek, Alexander & Ruth
38	1904: 3.02	.34	N	Subdivided, residential lots under development	Rerecich, William & Candace
39	1904: 4.02	.55	N	Subdivided, residential lots under development	Independence Bank of New Jersey
40	2002: 2.01	.73	N	Isolated residential lot	Brunner, Donald & Lauranne
41	2002: 6	.60	N	Isolated residential lot	Georgiev N.L.; Lummus; Orinioc
42	2101: 2	.95	Y		Heisinger, Kenneth & Ruth
43	2101: 7	2.78	Y		Spencer Savings Bank
44	2101:8.03	17.10	Y		Stirling Properties (contr. purch.)
45	2101: 13	.31	Y	Lot has minor floodplain impact	Beattle, David & Patricia
46	2101: 14	.80	Y	Lot is landlocked	Trien, J. W.
48	2201: 2.01	9.11	Y		Amchu Assoc.
49	2201: 4	1.14	Y		Waveline, Inc.
50	2201: 17	4.25	N	Lot is landlocked	Okon Corp.
51	2302: 4	2.94	N	Lot is landlocked; minor wetlands impact	O=Conner-Gladner, Shiela, et. al.
52	2302: 5	2.48	N	Lot environmentally constrained; lot is landlocked	Eyester, Harry & Catherine
53	2302: 6	1.94	N	Lot is landlocked	Santucci, Lawrence
54	2302: 20	6.92	N	Lot is landlocked	Okon Corp.
55	2404: 12.01	10.42	Y	Lot has minor floodplain impact	Katz, Joseph et. al.
56	2404: 13	.58	N	Lot environmentally constrained	Appet, Reuben & Renee
57	2408: 2	.23	N	Lot environmentally constrained	David Woletz, Inc.
58	2410: 11	.42	N	Lot environmentally constrained	D=Emilio, Richard Jr.
59	2410: 16	1.24	N	Lot environmentally constrained	Stepping Ridge
60	2501: 26.01	5.25	N	Lot environmentally constrained	Howard, Glenn
61	2502: 8	.57	N	Lot environmentally constrained	Hartman, Bernice
62	2502: 15	.24	N	Lot environmentally constrained	Montelbano, Barbara & Ronald
63	2703: 8	2.10	N	Lot environmentally constrained	Hyatt, Doris
64	2703: 26	7.00	N	Lot environmentally constrained	28 Little Falls Investors
65	2801: 24	2.84	N	Lot environmentally constrained	DFK Associates

67	3001: 10	1.45	N	Lot environmentally constrained	Prime Motor Inns, Inc.
68	3002: 1	1.24	Y		Nathan Barry Co.
69a	3002: 2	1.00	Y		Seugling, Adalyn
69b	3002: 6	.20	N	Lot environmentally constrained	Giancola, Natale
70	3002: 22.02	.45	Y		Leno, Michael & Lena
71	3005: 8	.55	N	Lot environmentally constrained	M.S.S.R. Corp. & Maturri, A.
72	3006: 2	.37	N	Lot environmentally constrained	Sallo, Emory & Joan
73	3101: 26	.24	N	Lot environmentally constrained	Oyola, Juan & Naomi
74	3102: 4	2.10	N	Lot environmentally constrained	Lach, Frank & Amelia
75	3102: 8	.46	N	Lot environmentally constrained	Lach, Frank & Amelia
76	3102: 10	.23	N	Lot environmentally constrained	Lach, Frank & Amelia
77	3105: 9	1.38	N	Lot environmentally constrained	Grimm, Edwin
78	3105: 12	1.50	N	Lot environmentally constrained	Munkacsy, John & Mary
79	3201.01: 1.01	4.72	N	2.64 acres environmentally constrained; balance of acreage donated to Township	Mita Copy Star America
80	3301: 33	2.76	Y	Lot has Route 46 frontage	Fairfield Development Co.
81	3505: 7	.34	N	Lot environmentally constrained	Paolazi, Rocco
82	3508: 22	4.54	N	Lot environmentally constrained	Balogh, Bela
83	3601: 3	.45	N	Lot is isolated; too small for development	Lebeda, Elsie & William
84	3603: 5	.38	N	Lot environmentally constrained	Fieldfair Corp.
85	3603: 6	.34	N	Lot environmentally constrained	Fieldfair Corp.
86	3603: 7	.34	N	Lot environmentally constrained	Fieldfair Corp.
87	3604: 36	.34	N	Lot environmentally constrained	Fieldfair Corp.
88	3604: 37	.34	N	Lot environmentally constrained	Fieldfair Corp.
89	3604: 38	.39	N	Lot environmentally constrained	Fieldfair Corp.
90	3703: 29	.53	N	Isolated residential lot within developed subdivision	Fernicola, Jean
91	4204: 23	.61	N	Lot environmentally constrained	Fieldfair Corp.
92	4204: 24	.36	N	Lot environmentally constrained	Fieldfair Corp.
93	4204: 27	.26	N	Lot environmentally constrained	Fieldfair Corp.
94	4204: 28	.34	N	Lot environmentally constrained	Fieldfair Corp.
95	4204: 29	.34	N	Lot environmentally constrained	Fieldfair Corp.
96	4204: 30	.35	N	Lot environmentally constrained	Fieldfair Corp.
97	4204: 31	.37	N	Lot environmentally constrained	Fieldfair Corp.
98	4204: 32	.35	N	Lot environmentally constrained	Fieldfair Corp.

99	4204: 33	.34	N	Lot environmentally constrained	Fieldfair Corp.
100	4204: 34	.26	N	Lot environmentally constrained	Fieldfair Corp.
101	4301: 6	10.20	N	Lot environmentally constrained	Gardens, Geroa Partnership of N.J.
102	4301: 8	1.07	N	Lot environmentally constrained	Riordan, John & Kathy
103	4401: 8	3.39	N	Lot environmentally constrained	Anthony, Richard
104	4401: 9	8.96	N	Lot environmentally constrained	Anthony, Richard
105	4401: 10	5.44	N	Lot environmentally constrained	Dardanello, V. & Focarino, F.
106	4701: 3.03	3.83	N	Lot is landlocked	Kaypark Homes, Inc.
107	4701: 5	2.58	N	Lot environmentally constrained	Kaypark Homes, Inc.
108	4701: 6	10.50	N	Lot environmentally constrained	Kaypark Homes, Inc.
109	4701: 8	2.65	N	Lot environmentally constrained	Fieldfair Corp.
110	4702: 11	2.90	N	Lot environmentally constrained	Greenberg, Judith & Jeffrey
111	4702: 12	2.90	N	Lot environmentally constrained	Pascack, Fairview, Bordentown Trust
112	5001: 3	2.27	Y	Lot is irregularly shaped	Intile, Joseph & Doris
113	5003: 3	5.99	N	Lot environmentally constrained	Fiedfair Corp.
114	5003: 22	7.04	N	Lot environmentally constrained	Mandelbaum, Ella
115	5101: 24	1.09	N	Lot environmentally constrained	Ardis, Salvatore, Philomenia
116	5101: 33	.57	N	Lot environmentally constrained	Tripodi, Ignatius & Nancy
117	5101: 35.15	.34	N	Lot environmentally constrained	Boiling, Monte & Delores
118	5201: 7	6.86	N	Lot environmentally constrained	Clayton Holding Co.
119	5201: 9	1.00	N	Lot environmentally constrained	Gambino, Samuel & Rosalie
120	5201: 11.02	3.70	N	Lot environmentally constrained	Scassera, Ronald & Debra
121	5201: 12	4.62	N	Lot environmentally constrained	Scassera, Debra
122	5201: 25	1.03	N	Lot environmentally constrained	Seugling, Adalyn
123	5201: 26	1.08	N	Lot environmentally constrained	Seugling, Adalyn
124	5201: 27	3.69	N	Lot environmentally constrained	Walsh, Myrtise John
125	5201: 28	7.10	N	Lot environmentally constrained	Olsen, B. & Cross Rd. Crusader for Christ
126	5301: 5	.81	N	Lot environmentally constrained	Materno, Carole, et. al.
127	5306: 6	.30	N	Lot environmentally constrained	Maida, David & Evelyn
128	5308: 3	.27	N	Lot environmentally constrained	Feldzenstein, Abraham
129	5308: 8	8.55	N	Lot environmentally constrained	New Cal Aviation, Inc.
130	5308: 9	1.80	N	Lot environmentally constrained	New Cal Aviation, Inc.
131	5309: 9	.69	N	Lot environmentally constrained	Vanyo, Charles & Clara

132	5309: 10	9.60	N	Lot environmentally constrained	Ambrosia, A. & DiLorenzo, C.
133	5310: 6	.44	N	Lot environmentally constrained	Eureka Associates
134	5402: 5.02	1.82	N	Lot environmentally constrained	Sharma Raj
135	5402: 16.01	1.10	N	Lot environmentally constrained	Diminni, Francine
136	5402: 16.02	.90	N	Lot environmentally constrained	Diminni, Francine
137	5403: 14.01	5.70	N	Lot environmentally constrained	Diminni, Francine
138	5403: 14.02	2.18	N	Lot environmentally constrained	Diminni, Francine
139	5403: 19	.65	N	Lot environmentally constrained	Werfel, M. & Levine, W.
140	5403: 20	.53	N	Lot environmentally constrained	Werfel, M. & Levine, W
141	5404: 2.02	.35	N	Small, isolated residential lot within developed subdivision	Khubani Enterprise
142	5404: 2.03	.86	N	Lot environmentally constrained	Riccelli, Dominick
143	5404: 2.04	.34	N	Lot environmentally constrained	Khubani Enterprise
144	5404: 2.05	.34	N	Lot environmentally constrained	Khubani Enterprise
145	5404: 2.07	.37	N	Small, isolated residential lot within developed subdivision	Khubani Enterprises
146	5404: 4.07	.34	N	Lot environmentally constrained	Briganti, Ciro & Silvana
147	5404: 4.09	.34	N	Lot environmentally constrained	Khubani Entrprises
148	5404: 4.12	.34	N	Lot environmentally constrained	Khubani Enterprise
149	5404: 4.13	.34	N	Lot environmentally constrained	Stampone, Angelo
150	5404: 4.14	.34	N	Lot environmentally constrained	Khubani Enterprise
151	5404: 4.15	.33	N	Lot environmentally constrained	Khubani Enterprise
152	5404: 4.16	.33	N	Lot environmentally constrained	Khubani Enterprise
153	5404: 4.17	.38	N	Lot environmentally constrained	Khubani Enterprise
155	5404: 4.19	.49	N	Lot environmentally constrained	Barcia, Ciro & Paulette
156	5404: 4.20	.62	N	Lot environmentally constrained	Khubani Enterprise
157	5404: 4.21	.77	N	Lot environmentally constrained	Khubani Enterprise
158	5404: 4.22	.41	N	Lot environmentally constrained	Khubani Enterprise
159	5404: 4.23	.34	N	Lot environmentally constrained	Khubani Enterprise
160	5404: 4.24	.34	N	Lot environmentally constrained	Khubani Enterprise
161	5404: 4.25	.34	N	Lot environmentally constrained	Khubani Enterprise
162	5404: 4.26	.34	N	Lot environmentally constrained	Khubani Enterprise
163	5405: 4.27	.41	N	Lot environmentally constrained	Khubani Enterprise
164	5405: 18.01	.62	N	Lot environmentally constrained	Guccione, John & Gaetana
167	5405: 18.04	.34	N	Lot environmentally constrained	Riccelli, Dominick

168	5405: 18.06	.54	N	Lot environmentally constrained	Riccelli, Dominick
169	5405: 18.07	.38	N	Lot environmentally constrained	Khubani Enterprise
170	5405: 18.08	.36	N	Lot environmentally constrained	Khubani Enterprise
171	5405: 18.09	.43	N	Lot environmentally constrained	Khubani Enterprise
172	5405: 18.10	.35	N	Lot environmentally constrained	Khubani Enterprise
173	5501: 1.02	.78	N	Lot environmentally constrained	C & C Builders
174	5501: 2	.55	N	Lot environmentally constrained	Schubert, Laura & Russel
175	5501: 5	8.10	N	Lot environmentally constrained	Bojaj
176	5501: 10	.59	N	Lot environmentally constrained	Langbeen, D., H. & G.
177	5502: 25	5.06	N	Lot environmentally constrained	Cherba, Samuel & Helen
178	5601: 20.01	7.53	N	Lot environmentally constrained	Dowel Associates
179	5601: 20.02	8.39	N	Lot environmentally constrained	Dowel Associates
180	5701: 3	4.48	N	Lot environmentally constrained	C & C Builders
181	5701: 4	4.73	N	Lot environmentally constrained	C & C Builders
182	5702: 5	1.84	N	Lot environmentally constrained	Starline Optical Mfg. Corp.
183	5703: 9	.86	N	Lot environmentally constrained	Adamopoulos, Sotirios
184	5801: 1	12.05	N	Lot environmentally constrained	C & C Builders
185	5801: 2	13.33	N	Lot environmentally constrained	C & C Builders
186	5801: 3	9.61	N	Lot environmentally constrained	C & C Builders
187	5801: 4	7.98	N	Lot environmentally constrained	C & C Builders
188	5901: 2	47.12	N	Lot environmentally constrained	C & C Builders
189	6001: 1	.87	N	Lot environmentally constrained	C & C Builders
190	6001: 3	3.08	N	Lot environmentally constrained	Riccelli, Dominick & Rosalie
191	6001: 6	10.75	N	Lot environmentally constrained	C & C Builders
192	6001: 9	2.00	N	Lot environmentally constrained	C & C Builders
193	6001: 10	3.00	N	Lot environmentally constrained	C & C Builders
194	6001: 11	4.64	N	Lot environmentally constrained	C & C Builders
195	6001: 12	3.00	N	Lot environmentally constrained	C & C Builders
196	6001: 13	4.78	N	Lot environmentally constrained	C & C Builders
197	6001: 14	2.38	N	Lot environmentally constrained	C & C Builders
198	6001: 15	2.39	N	Lot environmentally constrained	C & C Builders
199	6001: 16	2.45	N	Lot environmentally constrained	C & C Builders
200	6001: 17	2.44	N	Lot environmentally constrained	C & C Builders
201	6001: 18	2.39	N	Lot environmentally constrained	C & C Builders

202	6101: 1	26.38	N	Lot environmentally constrained	C & C Builders
203	6101: 2	16.39	N	Lot environmentally constrained	C & C Builders
204	6101: 3	2.26	N	Lot environmentally constrained	C & C Builders
205	6201: 3	.38	N	Lot environmentally constrained	Coiro, Lugl & Rose
206	6201: 4	.38	N	Lot environmentally constrained	Coiro, Lugl & Rose
207	6201: 5	5.05	N	Lot environmentally constrained	Enterprise
208	6201: 10	2.87	N	Lot environmentally constrained	Seugling, Adalyn
209	6201: 12	1.82	N	Lot environmentally constrained	Seugling, William & Wife
210	6201: 18	6.55	N	Lot environmentally constrained	Henning, H. & E.; Gallagher, J.
211	6201: 20	3.33	N	Lot environmentally constrained	H. Collerd Estate
212	6201: 26	2.35	N	Lot environmentally constrained	Iris Construction Co.
213	6301: 1	27.37	N	Lot environmentally constrained	Luciano, L & J; Geswaldo, Florence
214	6301: 4	20.13	N	Lot environmentally constrained	Fairfield Park, Inc.
215	6301: 12	7.24	N	Lot environmentally constrained	Clayton Holding Co.
216	6301: 13	7.26	N	Lot environmentally constrained	Clayton Holding Co.
217	6301: 14	9.84	N	Lot environmentally constrained	Kekon Realty Co.
218	6301: 15	6.90	N	Lot environmentally constrained	Collerd, Eugene
219	6301: 20	5.76	N	Lot environmentally constrained	Sami, John
220	6401: 1	2.38	N	Lot environmentally constrained	Khubani, Victor
221	6401: 3	5.99	N	Lot environmentally constrained	Mandelbaum, Ella
222	6401: 5	2.14	N	Lot environmentally constrained	Crossroads Crusaders for Christ, Inc.
223	6401: 7	5.45	N	Lot environmentally constrained	Walsh, Myrtise & John
224	6401: 8	10.40	N	Lot environmentally constrained	Seugling, Adalyn
225	6401: 9	10.40	N	Lot environmentally constrained	Seugling, A. & W.
226	6401: 15	4.80	N	Lot environmentally constrained	Spernow, W. Jr.
227	6401: 16	6.00	N	Lot environmentally constrained	Meyer, F. & Mrs. Van Wagner, H.
228	6401: 23	18.00	N	Lot environmentally constrained	Bush, W.
229	6401: 26	2.94	N	Lot environmentally constrained	Preziosi, F. & M, & Van Pelt, R. & W.
230	6401: 28	5.38	N	Lot environmentally constrained	Sami, John
231	6401: 33	13.01	N	Lot environmentally constrained	Rabbinical College of America
232	6501: 3	12.06	N	Lot environmentally constrained	Riordan, John & Kathy
233	6501: 4	18.65	N	Lot environmentally constrained	Anderson, W.
234	6501: 12	3.08	N	Lot environmentally constrained	Pfitzenmayer, Charles

235	6501: 13	3.00	N	Lot environmentally constrained	Pfitzenmayer, Carl & Helen
236	6501: 14	2.88	N	Lot environmentally constrained	Pfitzenmayer, Carl & Helen
237	6501: 15	6.42	N	Lot environmentally constrained	Nazor-Norton, Linda
238	6501: 16	13.36	N	Lot environmentally constrained	Khubani Enterprises, Inc.
239	6501: 23	5.00	N	Lot environmentally constrained	Hassler, Sarah
240	6501: 28	10.06	N	Lot environmentally constrained	Rand, Myra
241	6601: 10	3.99	N	Lot environmentally constrained	Klimbach, Fred & Kenneth
242	6601: 15	8.25	N	Lot environmentally constrained	Scipio, Daniel
243	6701: 1	2.79	N	Lot environmentally constrained	Nigro, Michael
244	6701: 2	3.00	N	Lot environmentally constrained	Enterprise
245	6701: 9	10.14	N	Lot environmentally constrained	Khubani Enterprises, Inc.
246	6701: 12	4.00	N	Lot environmentally constrained	Mountainside Hospital
247	6701: 15	4.80	N	Lot environmentally constrained	Fairfield Conservation & Sportsmen
248	6701: 19	9.31	N	Lot environmentally constrained	Elliott=s R-C World, Inc.
249	6701: 23	13.09	N	Lot environmentally constrained	Fairfield Conservation & Sportsmen
250	6701: 24	4.36	N	Lot environmentally constrained	Seugling, Adalyn
251	6701: 27	6.90	N	Lot environmentally constrained	Francavilla, & Sons Partners
252	6701: 31	5.60	N	Lot environmentally constrained	Francavilla, & Sons Partners
253	6801: 1	84.70	N	Lot environmentally constrained	Thorntor, Merry et. al.
254	6801: 6	9.70	N	Lot environmentally constrained	Iuzzolino, Victor & Anthony
255	6801: 15	6.50	N	Lot environmentally constrained	Seugling, Adalyn
256	6901: 1	1.82	N	Lot environmentally constrained	Samij, John
257	6901: 2	1.90	N	Lot environmentally constrained	Nigro, Michael
258	6901: 5	22.00	N	Lot environmentally constrained	Wachtler, John
259	7001: 1	20.34	N	Jersey City Pipeline ROW	Jersey City Division of Water

Note: Map Nos. may be out of sequence due to elimination of recent development of lot(s). Source: Fairfield Tax Records and Burgis Associates, Inc.

**Table 5  
Farm Land Inventory  
Township Of Fairfield, New Jersey**

<b>Map No.</b>	<b>Block: Lot</b>	<b>Acreage</b>	<b>Realistic Development Potential (Y/N)</b>	<b>Comments</b>	<b>Owner</b>
A	3301: 29	10.48	Y		Kay park Homes
B	3601: 1	19.85	Y	10.9 acres environmentally constrained; bal. of acreage is 8.95	Lebeda. W. & E.
C	4204: 16	19.27	N	Lot environmentally constrained	Lebeda. W. & E.
D	4301: 12	12.90	N	Lot environmentally constrained	Scipio, Ingrid & Daniel
E	4401: 4	24.90	N	Lot environmentally constrained	Burghardt, Theodore & Charles
F	4401: 6	20.46	N	Lot environmentally constrained	Francavilla, Ralph
G	5003: 19	6.66	Y	3.77 acres environmentally constrained; bal. of acreage is 2.89	Rotter, John & Rachel
H	5101: 18	13.37	Y	Lot has minor environmental constraint (1.98 acres)	Francavilla, Rose Ann
I	6401: 11	31.70	N	Lot environmentally constrained	Francavilla, Ralph
J	6601: 3	32.57	N	Lot environmentally constrained	Lebeda, W. & E.
K	6701: 3.01	22.64	N	Lot environmentally constrained	Scipio, Ingrid & Daniel
L	6701: 3.02	5.00	N	Lot environmentally constrained	Hi-Tec Construction, Inc.
M	6701: 25	9.62	N	Lot environmentally constrained	Lebeda, W. & E.
N	6801: 2	10.60	N	Lot environmentally constrained	Lebeda, W. & E.
O	6801: 3	4.70	N	Lot environmentally constrained	Fairfield Conservation & Sport Pro

Source: Fairfield Tax Records and Burgis Associates, Inc.

The COAH regulations establish the criteria by which a municipality's housing need is adjusted. The COAH guidelines indicate that environmentally sensitive lands shall be excluded from consideration for lower income housing. The regulations specify that flood hazard areas, wetlands and areas characterized by steep slopes (defined as slopes with a grade of at least fifteen percent) are considered environmentally sensitive and thereby render a site unsuitable for low and moderate income housing. Very small sites which do not have sufficient acreage to generate a lower income unit as part of a reasonable development density may also be excluded, as well as lots under development as part of a new subdivision and those which are landlocked.

The accompanying table, from the 1998 plan, provides a summary of the total vacant and farm acreage in the community and the amount of acreage determined under COAH’s guidelines to have realistic development potential for low and moderate income housing. The table reveals that the township does not have sufficient acreage to accommodate its 318 unit pre-credited housing need number. Only 83 acres of vacant land in the community are not impacted by environmentally sensitive features (floodplains and wetlands) or some other constraining feature. This 83 acre figure is the acreage utilized in the 1998 plan in calculating the township’s realistic development potential. The plan assumed a density of six units per acre, with a twenty percent set-aside for low and moderate income housing, with the realistic development potential analysis resulting in a determination that the township should be addressing a maximum of 100 low and moderate income units, instead of COAH’s published 318 units. Based on this available/developable acreage calculation, including the one rehabilitation credit noted above, a municipal adjustment of 218 units was to be sought from COAH.

**Table No. 6**  
**Realistic Development Potential Analysis**  
**Township Of Fairfield, New Jersey**

Category	Total Acreage	Acreage Without Realistic Development Potential*	Acreage With Realistic Development Potential
Vacant	1,074.0	1,024.3	49.7
Farm	244.7	211.0	33.7
<b>Total</b>	<b>1,313.6</b>	<b>1,230.2</b>	<b>83.4</b>

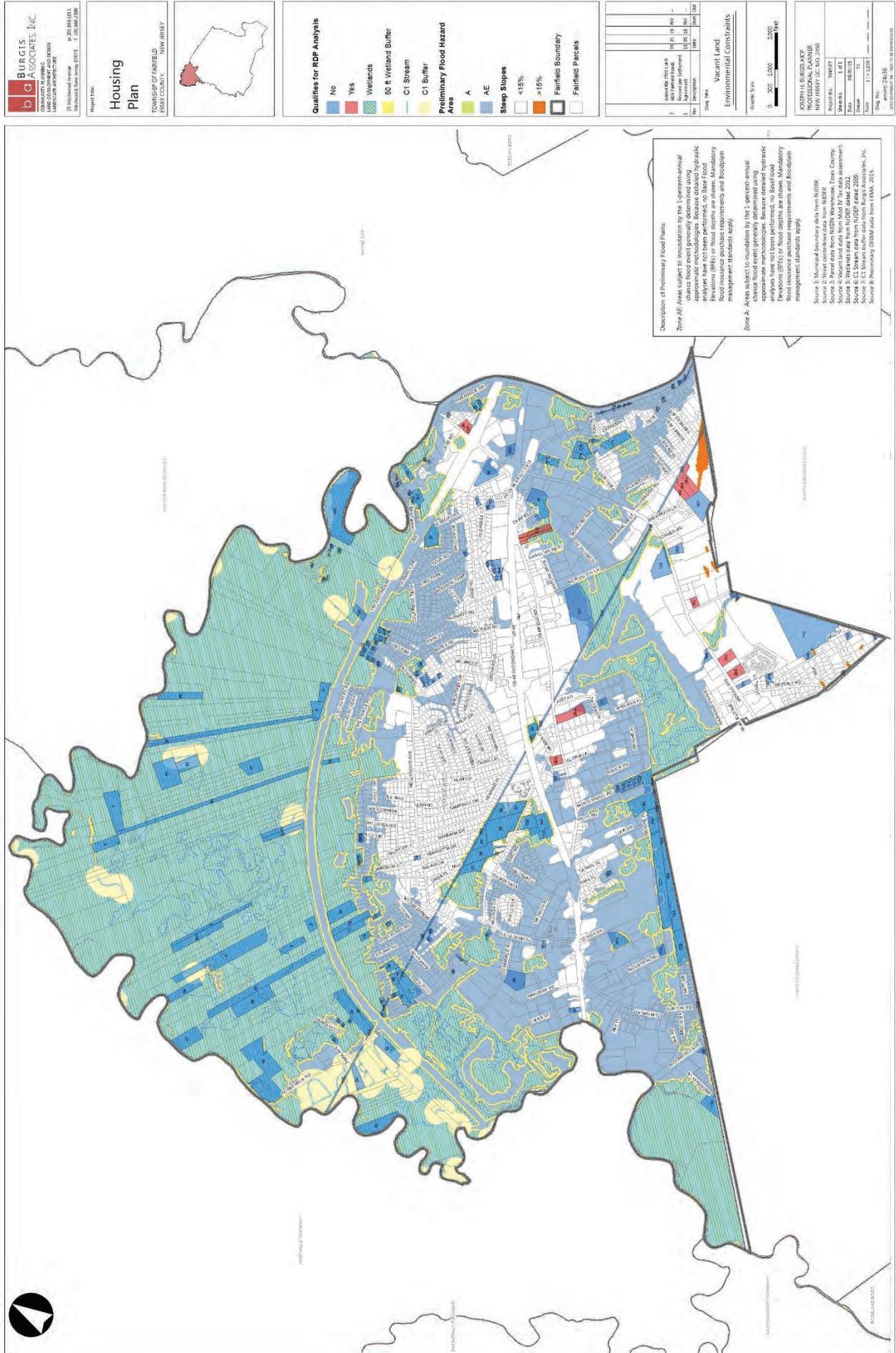
Source: Fairfield Tax Records and Burgis Associates, Inc.

\*Acreage is designated “Without Realistic Development Potential” either because lots are environmentally constrained, part of a new subdivision under development, are isolated within a developed subdivision, are too small for development or there is no lot access.

The court appointed master subsequently evaluated the rdp data and presented his own analysis in correspondence dated January 11, 2001. His analysis accepted most of the comments contained in the above noted tables, but included some modifications based on different environmental source material and the imposition of some different densities in calculating rdp, and concluded the rdp should be 112 units. He subsequently determined that one site he included (but which was not in the 1998 plan’s analysis), should be excluded due to it being a Superfund site, and another site be excluded due to environmental constraints. These adjustments result in a 91 unit rdp calculation.

## Appendix

C Third Round Vacant Land Adjustment (from 2019 HE&FSP)



**BURGIS ASSOCIATES, INC.**  
 CONSULTING PLANNERS AND ARCHITECTS  
 LANDSCAPE ARCHITECTURE  
 25 Wickwood Avenue  
 Westford, Massachusetts 02151  
 Tel: 978.662.2998

**Housing Plan**  
 TOWN OF FAIRFIELD  
 ESSEX COUNTY, MASSACHUSETTS



**Qualifies for RDP Analysis**

- No
- Yes

**Wetlands**

- 50 ft Wetland Buffer
- CI Stream
- CI Buffer

**Preliminary Flood Hazard Area**

- A
- AE

**Steep Slopes**

- <15%
- >15%

**Environmental Constraints**

- Vacant Land
- Fairfield Boundary
- Fairfield Parcels

**Description of Preliminary Flood Plans:**

Zone AE Areas subject to inundation by the 1-percent annual flood peak discharge, based on hydraulic analysis. Because detailed hydraulic analyses have not been performed, no flood elevations (FEs) or flood depths are shown. Mandatory flood insurance purchase requirements and floodplain management standards apply.

Zone A Areas subject to inundation by the 1-percent annual flood peak discharge, based on hydraulic analysis. Because detailed hydraulic analyses have not been performed, no flood elevations (FEs) or flood depths are shown. Mandatory flood insurance purchase requirements and floodplain management standards apply.

Source 1: Municipal boundary data from GISDB.  
 Source 2: Parcel data from GISDB, Warehous, Essex County.  
 Source 3: Flood data from FEMA Flood Insurance Rate Study (FIRI) data assessment.  
 Source 4: Wetland data from Wetland Inventory (WI) data assessment.  
 Source 5: Wetland data from Wetland Inventory (WI) data assessment.  
 Source 6: CI Stream data from GISDB (dated 2009).  
 Source 7: CI Stream buffer data from Burgis Associates, Inc.  
 Source 8: Preliminary 100-foot data from GISDB, GIS.



TABLE 20: THIRD ROUND VACANT LAND ASSESSMENT  
FAIRFIELD, NJ

ID	Block	Lot	Location	Owner	Area (ac)	Comments	Developable Area (ac)	RDP @ 20% Set-Aside	RDP Less Units Counted Toward 2000 VLA/RDP
1	6401	1	BIG PIECE SECT.	KHUBANI, VICTOR N.	2.369	Does not qualify for RDP Analysis due to environmental constraints limiting developable area	0.000	0	0
2	6401	5	BIG PIECE SECT	OLSEN B/CROSS RD CRUSADER FOR CHRIS	2.095	Does not qualify for RDP Analysis due to environmental constraints limiting developable area	0.000	0	0
3	6401	15	BIG PIECE SECTION	SPERNOW WM JR	4.721	Does not qualify for RDP Analysis due to environmental constraints limiting developable area	0.000	0	0
4	6401	23	BIG PIECE SECTION	BUSH, W P	18.689	Does not qualify for RDP Analysis due to environmental constraints limiting developable area	0.000	0	0
5	6401	26	BIG PIECE SECTION	PREZIOSI, MARK C.	2.939	Does not qualify for RDP Analysis due to environmental constraints limiting developable area	0.000	0	0
6	6601	10	BIG PIECE SECT.	KLIMBACH, FRED / KLIMBACH, KENNETH	3.993	Does not qualify for RDP Analysis due to environmental constraints limiting developable area	0.000	0	0
7	6601	15	BIG PIECE ROAD	SCIPIO, DANIEL E	8.164	Does not qualify for RDP Analysis due to environmental constraints limiting developable area	0.000	0	0
8	6701	1	BIG PIECE SECTION	NIGRO, MICHAEL	2.793	Does not qualify for RDP Analysis due to environmental constraints limiting developable area	0.000	0	0
9	6701	2	BIG PIECE SECT.	ENTERPRISE	3.033	Does not qualify for RDP Analysis due to environmental constraints limiting developable area	0.000	0	0
10	3508	22	SAND ROAD	BALOGH, BELA	4.174	Does not qualify for RDP Analysis due to environmental constraints limiting developable area	0.000	0	0
11	3505	7	3 CLUB RD	PAOLAZI, ROCCO	0.344	Lot too small to qualify for RDP Analysis	0.029	0	0
12	2504	3	LITTLE FALLS RD	ZIRK, RICHARD	0.243	Does not qualify for RDP Analysis due to environmental constraints limiting developable area	0.000	0	0
13	2504	5	LITTLE FALLS RD	ROEDEL CAROL ANN	0.049	Does not qualify for RDP Analysis due to environmental constraints limiting developable area	0.000	0	0
14	2504	6	187 LITTLE FALLS RD	SANTUCCI, JOSEPH & JOHN	0.069	Does not qualify for RDP Analysis due to environmental constraints limiting developable area	0.000	0	0

ID	Block	Lot	Location	Owner	Area (ac)	Comments	Developable Area (ac)	RDP @ 20% Set-Aside	RDP Less Units Counted Toward 2000 VLA/RDP
15	2504	7	185 LITTLE FALLS RD	TOSONE, ROSE	0.088	Does not qualify for RDP Analysis due to environmental constraints limiting developable area	0.000	0	0
16	2703	26	28 LITTLE FALLS ROAD	FAIRFIELD NJ PARTNERS, PC	6.840	Does not qualify for RDP Analysis due to environmental constraints limiting developable area	0.000	0	0
17	5403	14.01	348 HORSENECK ROAD	THE ROYAL LIMITED PARTNERSHIP, LLC	5.809	Does not qualify for RDP Analysis due to environmental constraints limiting developable area	0.000	0	0
18	5403	14.02	348 HORSENECK ROAD	THE ROYAL LIMITED PARTNERSHIP, LLC	2.141	Does not qualify for RDP Analysis due to environmental constraints limiting developable area	0.000	0	0
19	4204	24	381 TALBOT DR	FIELDFAIR CORP.	0.358	Does not qualify for RDP Analysis due to environmental constraints limiting developable area	0.000	0	0
20	4204	30	382 OLD COUNTRY RD	FIELD FAIR CORP.	0.349	Does not qualify for RDP Analysis due to environmental constraints limiting developable area	0.000	0	0
21	4204	31	381 OLD COUNTRY RD	FIELDFAIR CORP.	0.368	Does not qualify for RDP Analysis due to environmental constraints limiting developable area	0.000	0	0
22	4204	32	383 OLD COUNTRY RD	FIELDFAIR CORP.	0.346	Does not qualify for RDP Analysis due to environmental constraints limiting developable area	0.000	0	0
23	4204	33	385 OLD COUNTRY ROAD	FIELDFAIR CORP.	0.344	Does not qualify for RDP Analysis due to environmental constraints limiting developable area	0.000	0	0
24	4204	34	387 OLD COUNTRY RD	FIELDFAIR CORP.	0.378	Does not qualify for RDP Analysis due to environmental constraints limiting developable area	0.000	0	0
25	1302	1	310 RT 46	KHUBANI ENTERPRISES & KHUBANI, AJIT	0.196	Does not qualify for RDP Analysis due to environmental constraints limiting developable area	0.000	0	0
26	1302	2	322 RT 46	KHUBANI ENTERPRISES	1.389	Does not qualify for RDP Analysis due to environmental constraints limiting developable area	0.000	0	0
27	1103	10	7 AUDREY PL.	ASM RLTY ASSOC/ACCURATE SCREW MACH	0.919	Does not qualify for RDP Analysis due to environmental constraints limiting developable area	0.000	0	0
28	3005	8	4 DEMAREST PLACE	M.S.S.R. CORP/A MATURRI	0.551	Does not qualify for RDP Analysis due to environmental constraints limiting developable area	0.000	0	0

ID	Block	Lot	Location	Owner	Area (ac)	Comments	Developable Area (ac)	RDP @ 20% Set-Aside	RDP Less Units Counted Toward 2000 VLA/RDP
29	3105	1	15 CLIFTON PL.	CLIFTON FISHING CLUB/BETLEY	0.118	Does not qualify for RDP Analysis due to environmental constraints limiting developable area	0.000	0	0
30	3105	2	13 CLIFTON PLACE	BETLEY, ELEANOR	0.055	Does not qualify for RDP Analysis due to environmental constraints limiting developable area	0.000	0	0
31	3105	3	11 CLIFTON PLACE	BETLEY, ELEANOR	0.055	Does not qualify for RDP Analysis due to environmental constraints limiting developable area	0.000	0	0
32	3105	9	80 LANE ROAD	GRIMM, GLORIA	1.092	Does not qualify for RDP Analysis due to environmental constraints limiting developable area	0.000	0	0
33	4204	27	388 OLD COUNTRY RD	FIELDFAIR CORP.	0.359	Does not qualify for RDP Analysis due to environmental constraints limiting developable area	0.000	0	0
34	4301	8	BIG PIECE SECTION	RIORDAN, KATHLEEN	1.087	Does not qualify for RDP Analysis due to environmental constraints limiting developable area	0.000	0	0
35	5003	3	128 HORSENECK RD.	FIELDFAIR CORP	5.930	Does not qualify for RDP Analysis due to environmental constraints limiting developable area	0.387	0	0
36	5201	28	BIG PIECE SECTION	OLSEN B/CROSS RD CRUSADER FOR CHRIS	5.818	Does not qualify for RDP Analysis due to environmental constraints limiting developable area	0.000	0	0
37	5310	6	376 HORSENECK ROAD	SIMON, RICHARD TRUSTEE	0.414	Does not qualify for RDP Analysis due to environmental constraints limiting developable area	0.000	0	0
38	5308	3	PARK AVE	FELDZENSTEIN, ABRAHAM	0.359	Does not qualify for RDP Analysis due to environmental constraints limiting developable area	0.000	0	0
39	5308	8	HORSENECK RD	NEW CAL AVIATION INC.	8.025	Does not qualify for RDP Analysis due to environmental constraints limiting developable area	0.000	0	0
40	5308	9	THIRD AVE	NEW CAL AVIATION INC	1.838	Does not qualify for RDP Analysis due to environmental constraints limiting developable area	0.000	0	0
41	5306	6	LILY STREET	BANK OF AMERICA NA.	0.311	Does not qualify for RDP Analysis due to environmental constraints limiting developable area	0.000	0	0
42	5306	8	LILY ST.	BARGER, INC.	0.173	Does not qualify for RDP Analysis due to environmental constraints limiting developable area	0.000	0	0

ID	Block	Lot	Location	Owner	Area (ac)	Comments	Developable Area (ac)	RDP @ 20% Set-Aside	RDP Less Units Counted Toward 2000 VLA/RDP
43	5301	5	PARK AVENUE	MATERNO, CAROLE ETAL	0.614	Does not qualify for RDP Analysis due to environmental constraints limiting developable area	0.000	0	0
44	5404	2.03	9 RAMKAY DRIVE	RAMKAY, LLC	0.348	Does not qualify for RDP Analysis due to environmental constraints limiting developable area	0.000	0	0
45	5402	16.01	348 HORSENECK ROAD	THE ROYAL LIMITED PARTNERSHIP, LLC	1.100	Does not qualify for RDP Analysis due to environmental constraints limiting developable area	0.000	0	0
46	5402	16.02	348 HORSENECK ROAD	THE ROYAL LIMITED PARTNERSHIP, LLC	0.900	Does not qualify for RDP Analysis due to environmental constraints limiting developable area	0.000	0	0
47	5501	2	267 HORSENECK RD	SCHUBERT, RUSSELL EDWARD	0.543	Does not qualify for RDP Analysis due to environmental constraints limiting developable area	0.000	0	0
48	5501	10	91 PLYMOUTH STREET	LANGBEEN, BRIAN	0.601	Does not qualify for RDP Analysis due to environmental constraints limiting developable area	0.000	0	0
49	5502	25	15 COMMERCE ROAD	JR BON-3 LLC,	5.081	Does not qualify for RDP Analysis due to environmental constraints limiting developable area	0.000	0	0
50	5901	7	289 HORSENECK ROAD	KOWALSKI, E.& A. REV.	0.066	Does not qualify for RDP Analysis due to environmental constraints limiting developable area	0.000	0	0
51	5404	4.07	14 SOUTH HAMPTON DRIVE	MATARAZZO, FRANK & MARIANNA	0.351	Does not qualify for RDP Analysis due to environmental constraints limiting developable area	0.000	0	0
52	6201	5	395 HORSENECK ROAD	ENTERPRISE 6201-5	5.214	Does not qualify for RDP Analysis due to environmental constraints limiting developable area	0.000	0	0
53	6201	18	LITTLE PIECE SECTION	HENNING, H/HENNIN G, E/GALLAGHER JESQ	6.401	Does not qualify for RDP Analysis due to environmental constraints limiting developable area	0.000	0	0
54	6201	26	LITTLE PIECE SECTION	IRIS CONSTRUCTION CO	2.780	Does not qualify for RDP Analysis due to environmental constraints limiting developable area	0.000	0	0
55	6301	4	536 HORSENECK ROAD	FAIRFIELD PARK INC	20.967	Does not qualify for RDP Analysis due to environmental constraints limiting developable area	0.000	0	0
56	6301	14	BIG PIECE SECT.	KEKON REALTY CO	9.848	Does not qualify for RDP Analysis due to environmental constraints limiting developable area	0.000	0	0

ID	Block	Lot	Location	Owner	Area (ac)	Comments	Developable Area (ac)	RDP @ 20% Set-Aside	RDP Less Units Counted Toward 2000 VLA/RDP
57	6301	20	BIG PIECE SECTION	SAMI, JOHN K.	6.423	Does not qualify for RDP Analysis due to environmental constraints limiting developable area	0.000	0	0
58	6401	28	BIG PIECE SECTION	EREH LLC,	4.606	Does not qualify for RDP Analysis due to environmental constraints limiting developable area	0.000	0	0
59	6401	33	BIG PIECE SECTION	HARVEY, ROBERT BALOZI & KARIMU	12.673	Does not qualify for RDP Analysis due to environmental constraints limiting developable area	0.000	0	0
60	6501	3	BIG PIECE SECTION	RIORDAN,KATHLEEN	12.153	Does not qualify for RDP Analysis due to environmental constraints limiting developable area	0.000	0	0
61	6501	12	BIG PIECE SECTION	PFITZENMAYER CHARLES	3.079	Does not qualify for RDP Analysis due to environmental constraints limiting developable area	0.000	0	0
62	6501	13	BIG PIECE SECT	ENVIRONMENTAL PROTEC,	2.973	Does not qualify for RDP Analysis due to environmental constraints limiting developable area	0.000	0	0
63	6701	9	BIG PIECE SECTION	KHUBANI ENTERPRISES INC	10.133	Does not qualify for RDP Analysis due to environmental constraints limiting developable area	0.000	0	0
64	6701	12	BIG PIECE SECT.	MOUNTAINSIDE HOSPITAL	4.267	Does not qualify for RDP Analysis due to environmental constraints limiting developable area	0.000	0	0
65	6701	19	BIG PIECE SECT.	ELLIOT'S R-C WORLD INC%E.JANSS	11.828	Does not qualify for RDP Analysis due to environmental constraints limiting developable area	0.000	0	0
66	6701	31	BIG PIECE SECT.	FRANCAVILLA & SONS PARTNERS	5.230	Does not qualify for RDP Analysis due to environmental constraints limiting developable area	0.000	0	0
67	6701	3.02	BIG PIECE SECTION	BOLING, MONTE J.	4.577	Does not qualify for RDP Analysis due to environmental constraints limiting developable area	0.000	0	0
68	4401	6.01	181 BIG PIECE ROAD	S.FRANCAVILLA & ROSE ROMANO	0.415	Does not qualify for RDP Analysis due to environmental constraints limiting developable area	0.000	0	0
69	4401	6.02	179 BIG PIECE ROAD	S,FRANCAVILLA & ROSE ROMANO	0.420	Does not qualify for RDP Analysis due to environmental constraints limiting developable area	0.000	0	0
70	4401	6.03	175 BIG PIECE ROAD	S.FRANCAVILLA & ROSE ROMANO	0.415	Does not qualify for RDP Analysis due to environmental constraints limiting developable area	0.000	0	0

ID	Block	Lot	Location	Owner	Area (ac)	Comments	Developable Area (ac)	RDP @ 20% Set-Aside	RDP Less Units Counted Toward 2000 VLA/RDP
71	5101	24	152 BIG PIECE RD	ARDIS, SALVATORE, PHILOMENIA	0.826	Does not qualify for RDP Analysis due to environmental constraints limiting developable area	0.000	0	0
72	5101	33	108 BIG PIECE ROAD	TRIPODI, IGNATIUS & NANCY	0.557	Does not qualify for RDP Analysis due to environmental constraints limiting developable area	0.000	0	0
73	5101	35.15	5 WESTMINSTER LANE	BOLING, DOLORES	0.348	Does not qualify for RDP Analysis due to environmental constraints limiting developable area	0.000	0	0
74	5101	18.021	111 HOLLYWOOD AVENUE	MACIOS, LINDA & ETAL	0.395	Lot too small to qualify for RDP Analysis	0.395	0	0
75	5201	9	BIG PIECE ROAD	GAMBINO, ROSALIE T	1.000	Does not qualify for RDP Analysis due to environmental constraints limiting developable area	0.000	0	0
76	5201	12	117 BIG PIECE ROAD	SCASSERA,DEBRA	3.967	Does not qualify for RDP Analysis due to environmental constraints limiting developable area	0.000	0	0
77	5201	11.02	109 BIG PIECE ROAD	SCASSERA, RONALD & DEBRA	4.086	Does not qualify for RDP Analysis due to environmental constraints limiting developable area	0.000	0	0
78	5309	9	HORSENECK ROAD	HOLLINGER,DAVID	0.627	Does not qualify for RDP Analysis due to environmental constraints limiting developable area	0.000	0	0
79	5402	5.02	54 BIG PIECE RD	SAUSEN, MICHAEL	1.782	Does not qualify for RDP Analysis due to environmental constraints limiting developable area	0.000	0	0
80	5403	19	18 BIG PIECE RD.	DE GUZMAN, FERNANDO. & ROSARIO, G.	0.564	Does not qualify for RDP Analysis due to environmental constraints limiting developable area	0.000	0	0
81	3601.01	1.03	2 NALESNIK DRIVE	HOLLYWOOD DEVELOPERS INC	0.350	Lot too small to qualify for RDP Analysis	0.350	0	0
82	3601.01	1.07	6 SARAG LANE	HOLLYWOOD DEVELOPERS INC	0.349	Lot too small to qualify for RDP Analysis	0.349	0	0
83	3601.01	1.15	5 SARAH LANE	HOLLYWOOD DEVELOPERS, INC	0.577	Lot too small to qualify for RDP Analysis	0.066	0	0
84	3601.01	1.18	10 NALESNIK DRIVE	HOLLYWOOD DEVELOPERS, INC	0.813	Lot too small to qualify for RDP Analysis	0.179	0	0
85	3603	4	76 DEER PARK RD.	FIELDFAIR CORP.	0.432	Does not qualify for RDP Analysis due to environmental constraints limiting developable area	0.000	0	0
86	3601.01	1.2	373 BIG PIECE ROAD	HOLLYWOOD DEVELOPERS, INC	0.397	Does not qualify for RDP Analysis due to environmental constraints limiting developable area	0.000	0	0

ID	Block	Lot	Location	Owner	Area (ac)	Comments	Developable Area (ac)	RDP @ 20% Set-Aside	RDP Less Units Counted Toward 2000 VLA/RDP
87	4701	5	80 HORSENECK ROAD	KAYPARK HOMES INC,NJ CORP	3.020	Does not qualify for RDP Analysis due to environmental constraints limiting developable area	0.442	0	0
88	4701	6	100 HORSENECK ROAD	COLELLA, MICHAEL A & SNELGROVE CONST	10.582	Does not qualify for RDP Analysis due to environmental constraints limiting developable area	0.000	0	0
89	4701	8	PIPE LINE & HORSENECK RD.	FIELDFAIR	2.737	Does not qualify for RDP Analysis due to environmental constraints limiting developable area	0.000	0	0
90	4701	3.03	HORSENECK ROAD	KAYPARK HOMES INC	3.901	Does not qualify for RDP Analysis due to environmental constraints limiting developable area	0.495	0	0
91	5003	22	HORSENECK ROAD REAR	CASSERA, THEODORE	3.580	Does not qualify for RDP Analysis due to environmental constraints limiting developable area	0.000	0	0
92	5003	4.01	134 HORSENECK ROAD	ELIA, GARY & SUSAN	0.109	Lot too small to qualify for RDP Analysis	0.057	0	0
93	1202	12	143 FAIRFIELD RD	SCARPELLO,JOHN & ANGELINA	0.932	Does not qualify for RDP Analysis due to environmental constraints limiting developable area	0.677	0	0
94	1003	12	54 MONTESANO ROAD REAR	SIX BROTHERS ENTERPRISES,LLC	10.732	Does not qualify for RDP Analysis due to environmental constraints limiting developable area	0.006	0	0
95	302	1	1120 BLOOMFIELD AVENUE	MBF AUTO RE,LLC	1.534	Does not qualify for RDP Analysis due to environmental constraints limiting developable area	0.042	0	0
136	3002	1	66 TWO BRIDGES ROAD	STONYBROOK FAIRFIELD, LLC	0.926	Qualifies for RDP Analysis. Proposed inclusionary development as part of Fair Share Plan. RDP calculation based on 20% of total number of actual units to be created (25), less the number of units that were already counted from this site toward the Prior Round VLA/RDP obligation.	0.920	5.0	4.0
96	3002	2	72 TWO BRIDGES ROAD	STONYBROOK FAIRFIELD, LLC	1.059		1.059		
97	3006	1	3 DEMAREST PL.	MSSR CORP / ALEXANDER MATTURRI	0.099	Does not qualify for RDP Analysis due to environmental constraints limiting developable area	0.000	0	0
98	3201.01	1.01	210 SAND ROAD	KYOCERA MITA AMERICA, INC.	4.758	Site inspection identifies parcel as Mita Park open space	2.614	0	0
99	3301	29.05	18 LIBERTY COURT	KAYPARK HOMES	0.585	Lot too small to qualify for RDP Analysis	0.585	0	0

ID	Block	Lot	Location	Owner	Area (ac)	Comments	Developable Area (ac)	RDP @ 20% Set-Aside	RDP Less Units Counted Toward 2000 VLA/RDP
100	3301	29.06	22 LIBERTY COURT	KAYPARK HOMES	0.585	Does not qualify for RDP Analysis due to environmental constraints limiting developable area	0.585	0	0
101	3301	29.13	13 LIBERTY COURT	BELLO, MICHAEL	0.590	Lot too small to qualify for RDP Analysis	0.590	0	0
102	3401	36.02	2 SCOTT COURT	GPF,LLC	0.551	Lot too small to qualify for RDP Analysis	0.551	0	0
103	3401	36.03	4 SCOTT COURT	GPF, LLC	0.393	Lot too small to qualify for RDP Analysis	0.393	0	0
104	3401	36.04	6 SCOTT COURT	GPF LLC,	0.423	Lot too small to qualify for RDP Analysis	0.423	0	0
105	3401	36.05	8 SCOTT COURT	GPF, LLC	0.429	Lot too small to qualify for RDP Analysis	0.429	0	0
106	3401	36.07	12 SCOTT COURT	GPF, LLC	0.410	Lot too small to qualify for RDP Analysis	0.410	0	0
107	3401	36.06	10 SCOTT COURT	ROUMI, MAHMOUD ABU & HAYA ABU	1.462	Does not qualify for RDP Analysis - Reclassified as a residential development	1.462	0	0
108	3601	18	1 NALESNIK DRIVE	HOLLYWOOD DEVELOPERS INC	0.374	Lot too small to qualify for RDP Analysis	0.374	0	0
109	3601.01	3	299 HOLLYWOOD AVE	LEBEDA ELSIE & WILLIAM	0.460	Lot too small to qualify for RDP Analysis	0.460	0	0
110	3601.01	1.02	301 HOLLYWOOD AVENUE	HOLLYWOOD DEVELOPERS INC	0.625	Lot too small to qualify for RDP Analysis	0.625	0	0
111	3601.01	1.06	4 SARAH LANE	HOLLYWOOD DEVELOPERS INC	0.362	Lot too small to qualify for RDP Analysis	0.362	0	0
112	3603	5	23 WEST DR	TUSCANY LAND DEVELOP, LLC	0.381	Does not qualify for RDP Analysis due to environmental constraints limiting developable area	0.000	0	0
113	3603	6	21 WEST DR	TUSCANY LAND DEVELOP, LLC	0.345	Does not qualify for RDP Analysis due to environmental constraints limiting developable area	0.000	0	0
114	3603	7	19 WEST DR	TUSCANY LAND DEVELOP, LLC	0.345	Does not qualify for RDP Analysis due to environmental constraints limiting developable area	0.000	0	0
115	3604	36	20 WEST DR	TUSCANY LAND DEVELOP, LLC	0.343	Does not qualify for RDP Analysis due to environmental constraints limiting developable area	0.000	0	0
116	3604	37	22 WEST DR	TUSCANY LAND DEVELOP, LLC	0.346	Does not qualify for RDP Analysis due to environmental constraints limiting developable area	0.000	0	0
117	3604	38	24 WEST DR	TUSCANY LAND DEVELOP, LLC	0.388	Does not qualify for RDP Analysis due to environmental constraints limiting developable area	0.000	0	0
118	4702	12	213 RT 46	PSC FAIRFIELD LLC	2.951	Does not qualify for RDP Analysis due to environmental constraints limiting developable area	0.000	0	0

ID	Block	Lot	Location	Owner	Area (ac)	Comments	Developable Area (ac)	RDP @ 20% Set-Aside	RDP Less Units Counted Toward 2000 VLA/RDP
119	1502	2	NEW DUTCH LANE	WEST CALDWELL, TOWNSHIP OF	0.024	Lot too small to qualify for RDP Analysis	0.024	0	0
120	1502	1.02	195 PASSAIC AVENUE	SPECIALTY RESTAURANT CORP/ ECIA	6.319	Parcel identified as being utilized for airport functions	5.261	0	0
121	1402	2.02	115 NEW DUTCH LANE	ROLLING FRITO-LAY SALES,LP	17.863	Does not qualify for RDP Analysis - Approved for development	4.710	0	0
122	1002	19	57 MONTESANO RD	MONTESANO & CO.	1.051	Does not qualify for RDP Analysis due to environmental constraints limiting developable area	0.000	0	0
123	1002	20	53 MONTESANO RD	MANNINO, ELIO	0.939	Does not qualify for RDP Analysis due to environmental constraints limiting developable area	0.000	0	0
124	1002	21	49 MONTESANO RD	MANNINO, ELIO	0.938	Does not qualify for RDP Analysis due to environmental constraints limiting developable area	0.000	0	0
125	1002	22	45 MONTESANO ROAD	FERNOT, HENRY (TR)	0.937	Does not qualify for RDP Analysis due to environmental constraints limiting developable area	0.000	0	0
126	1002	23	41 MONTESANO RD	FERNOT, HENRY (TR)	1.160	Does not qualify for RDP Analysis due to environmental constraints limiting developable area	0.000	0	0
127	802	3.02	RT 46 REAR	SKYLINE AUTO EXCHANGE REALTY	15.403	Does not qualify for RDP Analysis due to environmental constraints limiting developable area	0.000	0	0
128	601	1	2 CLINTON RD.	CAPUTO, VITO, JR & LORRAINE	0.194	Lot too small to qualify for RDP Analysis	0.002	0	0
129	601	39.02	MATT DRIVE REAR	LEKNARF ASSOC C/O GNC - ACCTS PAY	6.740	Does not qualify for RDP Analysis due to environmental constraints limiting developable area	0.000	0	0
130	301	8	66 BROADWAY LANE	CARANT LIMITED PARTNERSHIP	5.399	Does not qualify for RDP Analysis due to environmental constraints limiting developable area	0.000	0	0
131	2410	12	245 LITTLE FALLS RD	STONY LONESOME FARM LLC	0.043	Does not qualify for RDP Analysis due to environmental constraints limiting developable area	0.000	0	0
132	903.01	15.07	111-115 DWIGHT PLACE	BILLING,ANDER S	3.751	Does not qualify for RDP Analysis due to environmental constraints limiting developable area	0.000	0	0
133	701	1	29 INDUSTRIAL ROAD	LEKNARF ASSOC C/O GNG-ACCT PAYABLE	1.165	Does not qualify for RDP Analysis due to environmental constraints limiting developable area	0.000	0	0

ID	Block	Lot	Location	Owner	Area (ac)	Comments	Developable Area (ac)	RDP @ 20% Set-Aside	RDP Less Units Counted Toward 2000 VLA/RDP
134	701	21	ALONG GREAT DITCH	MT. RIDGE COUNTRY CLUB	6.557	Does not qualify for RDP Analysis due to environmental constraints limiting developable area	0.007	0	0
135	7001	1	FAIRFIELD	JERSEY CITY DEPT OF WATER	17.910	Does not qualify for RDP Analysis, owned by Jersey City Water	6.771	0	0
137	3002	6	90 TWO BRIDGES ROAD	GIANCOLA, JEAN	0.232	Lot too small to qualify for RDP Analysis	0.222	0	0
138	3006	2	5 DEMAREST PLACE	SALLO EMORY & JOAN	0.406	Does not qualify for RDP Analysis due to environmental constraints limiting developable area	0.000	0	0
139	4702	2	99 HORSENECK ROAD	KAYPARK HOMES INC	3.669	Does not qualify for RDP Analysis due to environmental constraints limiting developable area	0.699	0	0
140	4702	11	225 RT 46	PSC FAIRFIELD LLC	2.897	Does not qualify for RDP Analysis due to environmental constraints limiting developable area	0.000	0	0
141	5703	9	13 ROUTE #46	CE ADAMOPOULOS LLC,	0.862	Does not qualify for RDP Analysis due to environmental constraints limiting developable area	0.340	0	0
142	6901	5	BIG PIECE SECTION	MILLER, STEVEN, ROBERT & JUANITA	21.932	Does not qualify for RDP Analysis due to environmental constraints limiting developable area	0.000	0	0
143	2003	1	PASSAIC AVENUE	GREENBROOK COUNTRY CLUB	29.992	Parcel identified as part of the Greenbrook Country Club	29.508	0	0
144	2002	6	MILL STREET REAR	GEORGIEV,N.L.	0.333	Lot too small to qualify for RDP Analysis	0.333	0	0
145	2002	2.01	19 MILL STREET	BRUNNER,DONALD + LAURANNE	0.670	Lot too small to qualify for RDP Analysis	0.670	0	0
146	1902	13	51 FLEETWOOD AVENUE	GREENBROOK COUNTRY CLUB	0.831	Parcel identified as part of the Greenbrook Country Club	0.831	0	0
147	1902	6.01	3 FLEETWOOD AVENUE	IANNACCONI, STELLA IRENE	0.494	Lot too small to qualify for RDP Analysis	0.494	0	0
148	1902	6.02	3-1 FLEETWOOD AVENUE	IANNACCONI, STELLA IRENE	0.503	Lot too small to qualify for RDP Analysis	0.503	0	0
149	1801	1.02	81 PASSAIC AVE	SCIRICA, DANIEL	0.995	Does not qualify for RDP Analysis due to environmental constraints limiting developable area	0.770	0	0
150	1003	16.01	BIG DITCH REAR	PASSAIC APT, INC	0.796	Lot too small to qualify for RDP Analysis	0.065	0	0
151	1003	16.02	BIG DITCH REAR	PANICO,T.&CONTE,A %TIGER BLDG MATERL	0.197	Lot too small to qualify for RDP Analysis	0.037	0	0
152	1003	16.03	BIG DITCH REAR	TIGER TENNIS, LLC	0.064	Lot too small to qualify for RDP Analysis	0.034	0	0
153	902	3	6 POPLAR PLACE	FOX HOLLOW BUILDERS,	0.397	Does not qualify for RDP Analysis due to environmental constraints limiting developable area	0.000	0	0

ID	Block	Lot	Location	Owner	Area (ac)	Comments	Developable Area (ac)	RDP @ 20% Set-Aside	RDP Less Units Counted Toward 2000 VLA/RDP
154	2101	2	40 PASSAIC AVE	HEISINGER, RUTH E & TIMOTHY C	0.944	Does not qualify for RDP Analysis - Parcel merged with Block 2101 Lot 1	0.944	0	0
155	2101	7	74 PASSAIC AVENUE	74 PASSAIC AVENUE LLC	2.752	Qualifies for RDP Analysis. Proposed inclusionary development as part of Fair Share Plan. RDP calculation based on 20% of total number of actual units to be created (36), less the number of units that were already counted from this site toward the Prior Round VLA/RDP obligation.	2.752	7.2	4.2
156	2101	13	52 GREENBROOK ROAD	TENARES INVESTMENT,LLC	0.490	Lot too small to qualify for RDP Analysis	0.328	0	0
157	2101	14	1 OLD MILL ROAD	WIGDER, ROBERT P. & PATRICIA A	0.662	Lot too small to qualify for RDP Analysis	0.459	0	0
158	2001	1	21 ROSEMERE AVENUE	GROSS, LAURENCE A. & JOY	0.188	Lot too small to qualify for RDP Analysis	0.188	0	0
159	903	1	ALONG GREAT DITCH	MT. RIDGE COUNTRY CLUB	3.061	Does not qualify for RDP Analysis due to environmental constraints limiting developable area	0.088	0	0
160	801	22	ALONG GREAT DITCH	MT. RIDGE COUNTRY CLUB	3.649	Does not qualify for RDP Analysis due to environmental constraints limiting developable area	0.034	0	0
161	701	19.01	117 LEHIGH DRIVE	ROCHESTER DRUG CO OP,	3.563	Does not qualify for RDP Analysis due to environmental constraints limiting developable area	0.000	0	0
162	2201	4	11 GREENBROOK RD	WAVELINE INC	1.195	Qualifies for RDP Analysis. RDP calculation based on developable area (1.195 ac) at density of 14 du/ac and 20% set-aside.	1.195	3.346	3.346
163	2201	15	212 PASSAIC AVENUE	PASSAIC AVE REALTY, LLC	2.017	Does not qualify for RDP Analysis - Approved for development	2.017	0	0
164	2302	4	LITTLE FALLS ROAD	LANDMARK REAL ESTATE,INC	2.969	Qualifies for RDP Analysis. Proposed inclusionary development as part of Fair Share Plan. RDP calculation based on 20% of total number of actual units to be created (99), less the number of units that were already counted from this site toward the Prior Round VLA/RDP obligation.	2.969	19.8	13.8
165	2302	5	LITTLE FALLS ROAD	EYESTER, H & C C/O DI BELLA	2.604		2.604		
166	2302	6	LITTLE FALLS ROAD	CARLOS DRIVE LTD LIABILITY CO	2.033		2.033		
167	2302	20	222 PASSAIC AVENUE	OKON CORP/RUTH ANN O'CONNOR	6.889	Does not qualify for RDP Analysis - Landlocked parcel	6.890	0	0
168	2410	15	253 LITTLE FALLS ROAD	GANCARZ, H.	0.217	Does not qualify for RDP Analysis due to environmental constraints limiting developable area	0.000	0	0

ID	Block	Lot	Location	Owner	Area (ac)	Comments	Developable Area (ac)	RDP @ 20% Set-Aside	RDP Less Units Counted Toward 2000 VLA/RDP
169	2410	16	271 LITTLE FALLS ROAD	STEPPING RIDGE/COMMUNITY MGMT CO	0.553	Lot too small to qualify for RDP Analysis	0.004	0	0
170	2502	8	96 PIER LANE	GARBUS, THEODORA	0.489	Does not qualify for RDP Analysis due to environmental constraints limiting developable area	0.000	0	0
171	2501	26.01	78 PIER LANE	CALDWELL TRUCKING CO SUPERFUND SITE	5.666	Identified as a Superfund site	0.911	0	0
172	2703	6,7,8,9	404 FAIRFIELD ROAD	EDDIE III LLC,	4.407	Qualifies for RDP Analysis. Proposed inclusionary development as part of Fair Share Plan. RDP calculation based on 20% of total number of actual units to be created (35).	4.407	7.0	7.0
173	2801	24	76 LITTLE FALLS ROAD	DFK ASSOC / DOUGLAS KELLY ASSOCIATE	2.867	Does not qualify for RDP Analysis due to environmental constraints limiting developable area	0.000	0	0
174	2801	14.02	81 PIER LANE	STRUS, GEORGE K.	1.818	Does not qualify for RDP Analysis due to environmental constraints limiting developable area	0.000	0	0
175	2410	13	245 LITTLE FALLS ROAD	SKRIPEK, MICHAEL P	0.113	Does not qualify for RDP Analysis due to environmental constraints limiting developable area	0.000	0	0
176	2407	6	228 LITTLE FALLS RD.	DUVA, RICHARD	0.181	Does not qualify for RDP Analysis due to environmental constraints limiting developable area	0.000	0	0
177	2408	8	10 SUMMIT AVE	KAKUK, GEZA & SARA	0.115	Does not qualify for RDP Analysis due to environmental constraints limiting developable area	0.000	0	0
178	2504	4	LITTLE FALLS ROAD	NOTO, JOSEPH	0.026	Does not qualify for RDP Analysis due to environmental constraints limiting developable area	0.000	0	0
179	2801	14.03	85 PIER LANE	STRUS, GEORGE K.	2.645	Does not qualify for RDP Analysis due to environmental constraints limiting developable area	0.000	0	0
180	3001	10	105 RT 46	FAIRFIELD LAND II LL,	1.467	Does not qualify for RDP Analysis due to environmental constraints limiting developable area	0.000	0	0
181	3102	4	LANE ROAD REAR	LACH FRANK & AMELIA	2.027	Does not qualify for RDP Analysis due to environmental constraints limiting developable area	0.000	0	0
182	3102	8	47 CAMP LANE	LACH FRANK & AMELIA	0.436	Does not qualify for RDP Analysis due to environmental constraints limiting developable area	0.000	0	0

ID	Block	Lot	Location	Owner	Area (ac)	Comments	Developable Area (ac)	RDP @ 20% Set-Aside	RDP Less Units Counted Toward 2000 VLA/RDP
183	3102	10	39 CAMP LANE	LACH,FRANK & AMELIA	0.218	Does not qualify for RDP Analysis due to environmental constraints limiting developable area	0.000	0	0
184	3101	26	28 CAMP LANE ROAD	JOEGLAL, RANDISH & MELEANEE	0.241	Does not qualify for RDP Analysis due to environmental constraints limiting developable area	0.000	0	0
185	3101	28	22 CAMP LANE ROAD	SABOL,MARGARET	0.114	Does not qualify for RDP Analysis due to environmental constraints limiting developable area	0.000	0	0
186	2410	12	245 LITTLE FALLS RD	STONY LONESOME FARM LLC	0.000	Does not qualify for RDP Analysis due to environmental constraints limiting developable area	0.000	0	0
187	3802	23	450 RT 46	UNKNOWN	0.027	Lot too small to qualify for RDP Analysis	0.027	0	0
188	4204	23	382 TALBOT DR	DOURANAKIS, DEMETRIOS	0.366	Does not qualify for RDP Analysis due to environmental constraints limiting developable area	0.000	0	0
189	4204	28	386 OLD COUNTRY RD	FIELDFAIR CORP.	0.345	Does not qualify for RDP Analysis due to environmental constraints limiting developable area	0.000	0	0
190	4204	29	384 OLD COUNTRY RD	FIELDFAIR CORP.	0.345	Does not qualify for RDP Analysis due to environmental constraints limiting developable area	0.000	0	0
191	5601	8	35 PLYMOUTH STREET	THERIANOS, STEVEN	0.422	Lot too small to qualify for RDP Analysis	0.290	0	0
192	6901	2	SAND ROAD REAR	GREAT PIECE, LLC	1.836	Does not qualify for RDP Analysis due to environmental constraints limiting developable area	0.000	0	0
193	6902	2	MARY PLACE	HERZOG J / PRESTIS ELSIE	0.069	Does not qualify for RDP Analysis due to environmental constraints limiting developable area	0.000	0	0
194	6902	3	MARY PLACE	LOTZER MARION & THOMPSON JOAN	0.069	Does not qualify for RDP Analysis due to environmental constraints limiting developable area	0.000	0	0
195	6902	4	MARY PLACE	HARVEY, ROBERT & KARIMU	0.069	Does not qualify for RDP Analysis due to environmental constraints limiting developable area	0.000	0	0
196	6902	6	MARY PLACE	BETLEY RAYMOND & ELEANOR	0.229	Does not qualify for RDP Analysis due to environmental constraints limiting developable area	0.000	0	0
197	6903	2	HELEN BLVD	O'DONNELL DOROTHY	0.069	Does not qualify for RDP Analysis due to environmental constraints limiting developable area	0.000	0	0

ID	Block	Lot	Location	Owner	Area (ac)	Comments	Developable Area (ac)	RDP @ 20% Set-Aside	RDP Less Units Counted Toward 2000 VLA/RDP
198	6903	3	HELEN BLVD	LANZA, ROBERT & SHARON	0.198	Does not qualify for RDP Analysis due to environmental constraints limiting developable area	0.000	0	0
199	6908	2	JOHN STREET	EISEN, ALAN & MADELINE	0.072	Does not qualify for RDP Analysis due to environmental constraints limiting developable area	0.000	0	0
200	4401	6.04	171 BIG PIECE ROAD	FITZPATRICK, BRIAN & KELLY	0.438	Does not qualify for RDP Analysis due to environmental constraints limiting developable area	0.000	0	0
201	6401	16	BIG PIECE SECTION	MEYER, F.W. / MRS. H VAN WAGNER	6.146	Does not qualify for RDP Analysis due to environmental constraints limiting developable area	0.000	0	0
202	1202	8	161 FAIRFIELD RD	MICHAEL FANO LLC,	1.820	Qualifies for RDP Analysis. Proposed inclusionary development as part of Fair Share Plan. RDP calculation based on 20% of total number of actual units to be created (24).	1.820	4.8	4.8
203	2101	5	60 PASSAIC AVE	DMR 60, LLC,	2.660	Qualifies for RDP Analysis. Proposed inclusionary development as part of Fair Share Plan. RDP calculation based on 20% of total number of actual units to be created (34).	2.660	6.8	6.8
204	1102	12	202 FAIRFIELD RD	JEN CHRIS REALTY LLC,	2.254	Qualifies for RDP Analysis. Proposed inclusionary development as part of Fair Share Plan. RDP calculation based on 20% of total number of actual units to be created (29).	2.254	5.8	5.8
<b>TOTAL RDP (UNITS)</b>								<b>50</b>	

## Appendix

D Fourth Round Vacant Land Adjustment

**BURGIS**  
**ASSOCIATES, INC.**  
COMMUNITY PLANNING  
LAND DEVELOPMENT AND DESIGN  
LANDSCAPE ARCHITECTURE  
25 Westwood Avenue  
Parsippany, NJ 07054  
P: 973.261.1511  
F: 973.261.1512  
www.burgisassocs.com

**Project Title:**  
**2025 Housing Element & Fair Share Plan**  
TOWNSHIP OF FAIRFIELD  
ESSEX COUNTY, NEW JERSEY

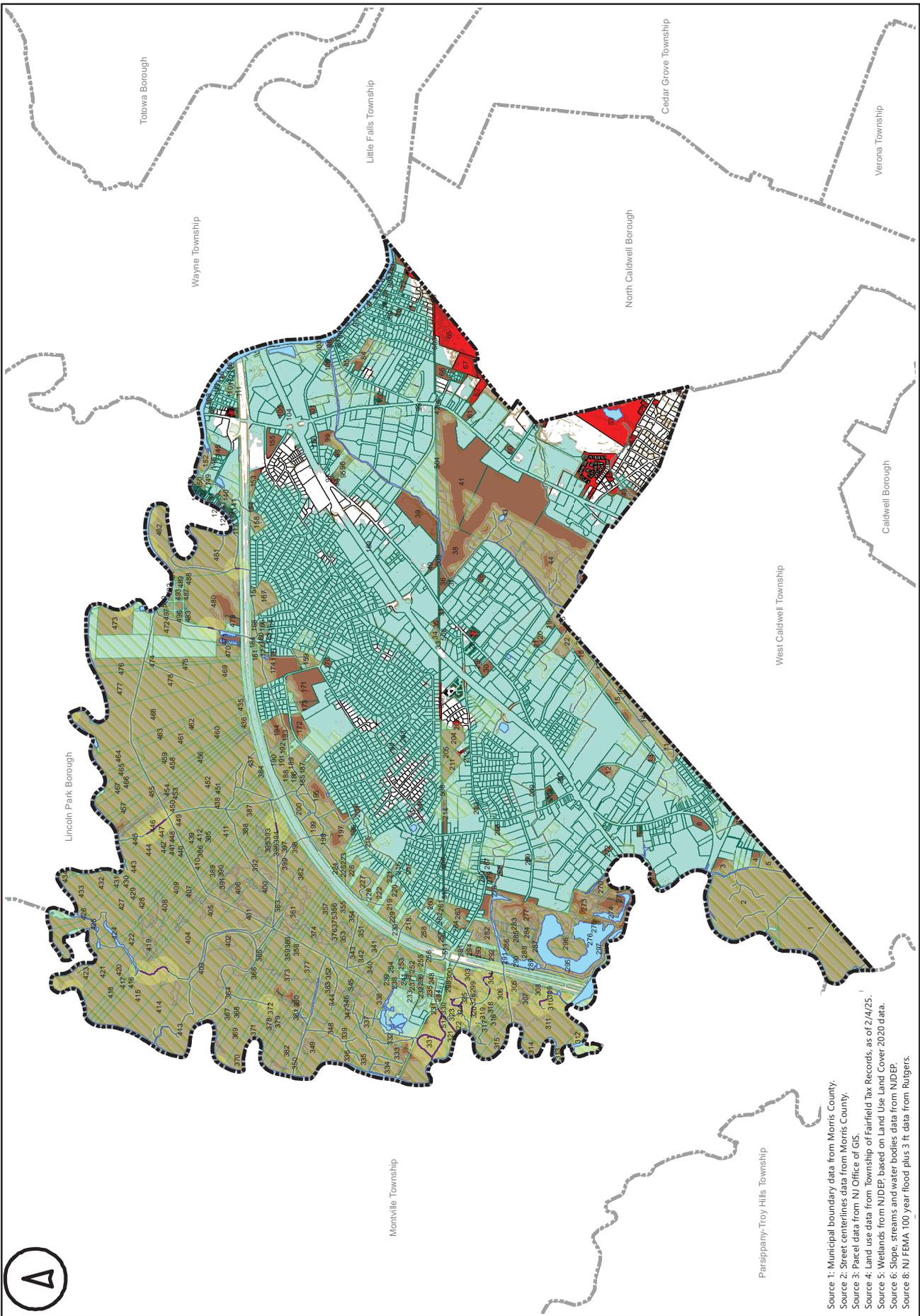


- Legend**
- Surrounding Municipality
  - Parcels
  - VLA Inventory Lots
  - Waterbodies
  - Wetlands
  - Wetlands 50' Buffer
  - C1 Streams
  - C1 Stream 300' Buffer
  - Non-C1 Streams
  - Non-C1 Stream 50' Buffer
  - NJ FEMA 100 Year + 3 Ft
  - Slopes < 15%
  - Slopes > 15%

Map Title	Scale	Date
4th Round Vacant Land Assessment	Graphic Scale: 0, 600, 1,200, 2,400 Feet	03/12/2026

Project No.	Sheet No.	Date	Drawn By	Checked By	Scale
ESX-L-000752-25	102	03/12/2026	[Signature]	[Signature]	1" = 2,125'

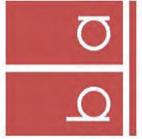
JOSEPH M. BURGIS, AICP  
PROFESSIONAL PLANNER  
NEW JERSEY LIC. NO. 2450  
PROJECT NO. ESX-L-000752-25  
SHEET NO. 102 OF 102  
DATE: 03/12/2026  
DRAWN BY: [Signature]  
CHECKED BY: [Signature]  
SCALE: 1" = 2,125'  
DATE: 03/12/2026



Source 1: Municipal boundary data from Morris County.  
Source 2: Street centerlines data from Morris County.  
Source 3: Parcel data from NJ Office of GIS.  
Source 4: Land use data from Township of Fairfield Tax Records, as of 2/4/25.  
Source 5: Wetlands from NJDEP, based on Land Use Land Cover 2020 data.  
Source 6: Slope, streams and water bodies data from NJDEP.  
Source 8: NJ FEMA 100 year flood plus 3 ft. data from Rutgers.

BA#: 4139.10

FAIRFIELD TOWNSHIP 4TH ROUND VACANT LAND ASSESSMENT  
5/22/2025

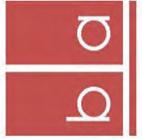


**B U R G A T E**  
A S S O C I A T E S , I N C.  
25 Wakewood Avenue, Wakewood, NJ 07675  
www.burgate.com | P: 201-666-1811

ID	BLOCK	LOT	CLASS	PROPERTY LOCATION	OWNER NAME	ACRES (ac)	COMMENTS	DEVELOPABLE	QUALIFYING ACRES	APPLIED DENSITY (d.u./acre)	RDP @ 20%
1	101	1	15C	BLOOMFIELD AVE	Essex County Park Commission	71.55	Does not qualify for RDP Analysis. 100% constrained.	N	0.00	--	0
2	201	1	15C	BLOOMFIELD AVE	Essex County Park Commission	83.29	Does not qualify for RDP Analysis. 100% constrained.	N	0.00	--	0
3	301	1	15C	BLOOMFIELD AVENUE	Essex County Park Commission	4.93	Does not qualify for RDP Analysis. 100% constrained.	N	0.00	--	0
4	301	7	1	56 BROADWAY LANE	Salas, Raul	2.35	Does not qualify for RDP Analysis. 100% constrained.	N	0.00	--	0
5	301	8	1	66 BROADWAY LANE	Carant Limited Partnership	5.40	Does not qualify for RDP Analysis. Already considered in prior round VLA(s).	N	0.00	--	0
6	302	1	1	1120 BLOOMFIELD AVENUE	Mbf Auto Re,Llc	1.53	Does not qualify for RDP Analysis. Already considered in prior round VLA(s).	N	0.00	--	0
7	401	105	1	1275 BLOOMFIELD AVENUE	Rensselaer Commercial Prop, Llc	1.66	Does not qualify for RDP Analysis. 100% constrained.	N	0.00	--	0
8	401	4	15C	5-13 OAK RD	Township Of Fairfield	2.76	Does not qualify for RDP Analysis. 100% constrained.	N	0.00	--	0
9	501	13	15F	91 CLINTON ROAD	Cds Properties, Llc	0.85	Does not qualify for RDP Analysis. 100% constrained.	N	0.00	--	0
10	601	1	1	2 CLINTON RD.	Caputo, Vito, Jr & Lorraine	0.19	Does not qualify for RDP Analysis. Already considered in prior round VLA(s).	N	0.00	--	0
11	601	39.02	1	MATT DRIVE REAR	Leknarf Assoc C/O Gnc - Accts Pay	6.72	Does not qualify for RDP Analysis. Already considered in prior round VLA(s).	N	0.00	--	0
12	701	19.01	1	117 LEHIGH DRIVE	G&X Ul & Isf Nj Pool li Llc	3.56	Does not qualify for RDP Analysis. Already considered in prior round VLA(s).	N	0.00	--	0
13	702	1	1	29 INDUSTRIAL ROAD	Leknarf Assoc C/O Gng- Acct Payable	1.17	Does not qualify for RDP Analysis. Already considered in prior round VLA(s). (Parcel formerly BI 701 L 1)	N	0.00	--	0
14	703	21	1	ALONG GREAT DITCH	Mt.Ridge Country Club	6.56	Does not qualify for RDP Analysis. Already considered in prior round VLA(s). (Parcel formerly BI 701 L 21)	N	0.00	--	0
15	802	3.02	1	ROUTE 46 REAR	Skyline Auto Exchange Realty	15.40	Does not qualify for RDP Analysis. Already considered in prior round VLA(s).	N	0.00	--	0
16	802	22	1	ALONG GREAT DITCH	Mt. Ridge Country Club	3.64	Does not qualify for RDP Analysis. Already considered in prior round VLA(s).	N	0.00	--	0
17	904	1	1	ALONG GREAT DITCH	Mt. Ridge Country Club	3.01	Does not qualify for RDP Analysis. Already considered in prior round VLA(s). (Parcel formerly BI 903 L 1)	N	0.00	--	0
18	904	15.07	15C	111-115 DWIGHT PLACE	Township Of Fairfield	3.75	Does not qualify for RDP Analysis. Already considered in prior round VLA(s). (Parcel formerly BI 903.01 L 1)	N	0.00	--	0

BA#: 4139.10

FAIRFIELD TOWNSHIP 4TH ROUND VACANT LAND ASSESSMENT  
5/22/2025



**BURGIST**  
ASSOCIATES, INC.  
251 Westwood Avenue, Westwood, NJ 07675  
www.burgist.com | P: 201-666-1811

ID	BLOCK	LOT	CLASS	PROPERTY LOCATION	OWNER NAME	ACRES (ac)	COMMENTS	DEVELOPABLE	QUALIFYING ACRES	APPLIED DENSITY (d.u./acre)	RDP @ 20%
19	1002	19	15C	57 MONTESANO RD	Township Of Fairfield	1.05	Does not qualify for RDP Analysis. Already considered in prior round VLA(s).	N	0.00	--	0
20	1002	22	1	45 MONTESANO ROAD	Fernot, Pamela J.	0.94	Does not qualify for RDP Analysis. Already considered in prior round VLA(s).	N	0.00	--	0
21	1002	23	1	41 MONTESANO RD	Fernot, Pamela J	1.16	Does not qualify for RDP Analysis. Already considered in prior round VLA(s).	N	0.00	--	0
22	1003	12	1	54 MONTESANO ROAD REAR	Six Brothers Enterprises, Llc	10.73	Does not qualify for RDP Analysis. Already considered in prior round VLA(s).	N	0.00	--	0
23	1003	16.01	1	BIG DITCH REAR	Passaic Apt, Inc	0.76	Does not qualify for RDP Analysis. Already considered in prior round VLA(s).	N	0.00	--	0
24	1003	16.02	1	BIG DITCH REAR	Panico, T. & Conte, A % Tig er Bldg Materl	0.15	Does not qualify for RDP Analysis. Already considered in prior round VLA(s).	N	0.00	--	0
25	1003	16.03	1	BIG DITCH REAR	Tiger Tennis, Llc	0.04	Does not qualify for RDP Analysis. Already considered in prior round VLA(s).	N	0.00	--	0
26	1103	10	1	7 AUDREY PLACE	Asm Rity Assoc/ Accurate Screw Mach	0.92	Does not qualify for RDP Analysis. Already considered in prior round VLA(s).	N	0.00	--	0
27	1107	13	15F	170 FAIRFIELD ROAD	170 Fairfield Llc	1.70	Does not qualify for RDP Analysis. Common element for 170 Fairfield Rd complex.	N	0.00	--	0
28	1202	8	2	2 CHAZ WAY	One61 At Fairfield Condominium	0.01	Does not qualify for RDP Analysis. Already considered in prior round VLA(s).	N	0.00	--	0
29	1202	12	1	143 FAIRFIELD ROAD	Altaai, Almon & Altaai, Angela	0.93	Does not qualify for RDP Analysis. Already considered in prior round VLA(s).	N	0.00	--	0
30	1202	15	2	135-137 FAIRFIELD RD	Foh Fairfield Limited, Llc	2.57	Does not qualify for RDP Analysis. Under construction for inclusionary development per FOH Fairfield /129 Fairfield site plan approval. Overlay zone site/Unmet Need mechanism.	N	0.00	--	0
31	1301	1	15A	211 FAIRFIELD ROAD	Fairfield Bd Of Education	0.36	Does not qualify for RDP Analysis. 100% constrained.	N	0.00	--	0
32	1301	19	1	REAR OF MARIAN COURT	Unknown	0.06	Does not qualify for RDP Analysis. 100% constrained.	N	0.00	--	0
33	1302	1	1	310 RT 46	Khubani Enterprises & Khubani, Ajit	0.20	Does not qualify for RDP Analysis. Already considered in prior round VLA(s).	N	0.00	--	0
34	1302	2	1	322 RT 46	Khubani Enterprises	1.39	Does not qualify for RDP Analysis. Already considered in prior round VLA(s).	N	0.00	--	0
35	1302	10	15F	209 FAIRFIELD ROAD (REAR)	American National Red Cross	1.20	Does not qualify for RDP Analysis. Already considered in prior round VLA(s).	N	0.00	--	0
36	1401	1.01	15C	228 FAIRFIELD ROAD (REAR)	Township Of Fairfield	2.91	Does not qualify for RDP Analysis. 100% constrained.	N	0.00	--	0

BA#: 4139.10

FAIRFIELD TOWNSHIP 4TH ROUND VACANT LAND ASSESSMENT  
5/22/2025



ID	BLOCK	LOT	CLASS	PROPERTY LOCATION	OWNER NAME	ACRES (ac)	COMMENTS	DEVELOPABLE	QUALIFYING ACRES	APPLIED DENSITY (d.u./acre)	RDP @ 20%
37	1401	1.02	15C	REAR OF FAIRFIELD ROAD	Tbsa	0.21	Does not qualify for RDP Analysis. 100% constrained.	N	0.00	--	0
38	1401	2	15F	PASSAIC AVENUE REAR	Essex County Improvement Authority	28.17	Does not qualify for RDP Analysis. 100% constrained.	N	0.00	--	0
39	1402	2.02	1	115 NEW DUTCH LANE	Rolling Frito-C/O George Mcelroy	17.86	Does not qualify for RDP Analysis. Already considered in prior round VLA(s).	N	0.00	--	0
40	1402	2.03	15C	232 FAIRFIELD ROAD	Township Of Fairfield	1.36	Does not qualify for RDP Analysis. 100% constrained.	N	0.00	--	0
41	1502	1.01	15F	169 PASSAIC AVENUE	Essex County Improvement Authority	68.67	Does not qualify for RDP Analysis. 100% constrained.	N	0.00	--	0
42	1502	2	1	NEW DUTCH LANE	West Caldwell, Township Of	0.02	Does not qualify for RDP Analysis. Already considered in prior round VLA(s).	N	0.00	--	0
43	1601	1.01	15F	PASSAIC AVE	Essex County Improvement Authority	85.91	Does not qualify for RDP Analysis. 100% constrained.	N	0.00	--	0
44	1701	1	15F	PASSAIC AVENUE	Essex County Improvement Authority	78.91	Does not qualify for RDP Analysis. 100% constrained.	N	0.00	--	0
45	1902	6.01	1	3 FLEETWOOD AVENUE	Mpb Hoist And Crane, Llc	0.49	Does not qualify for RDP Analysis. Already considered in prior round VLA(s).	N	0.00	--	0
46	1902	6.02	1	3-1 FLEETWOOD AVENUE	Mpb Hoist And Crane, Llc	0.50	Does not qualify for RDP Analysis. Already considered in prior round VLA(s).	N	0.00	--	0
47	1902	12	1	25 FLEETWOOD AVE	Green Brook Realty Assoc Llc	0.21	Does not qualify for RDP Analysis. Partially constrained. Too small to qualify.	N	0.00	--	0
48	1902	13	1	FLEETWOOD AVENUE	Greenbrook Country Club	0.83	Does not qualify for RDP Analysis. Part of Green Brook Golf Course, which is currently pending site plan approval for inclusionary development, but additional RDP due to changed circumstances added to 3rd Round RDP per FSHC Settlement Agreement. No additional 4th Round RDP.	N	0.00	--	0
49	1907	4	15C	149 BEVERLY RD	Township Of Fairfield	3.99	Does not qualify for RDP Analysis. Preserved open space (Green Acres).	N	0.00	--	0
50	2001	1	1	21 ROSEMERE AVENUE	Levine, Scott & Laurie	0.13	Does not qualify for RDP Analysis. Already considered in prior round VLA(s).	N	0.00	--	0
51	2002	2.01	1	19 MILL STREET	Brunner,Donald + Lauranne	0.67	Does not qualify for RDP Analysis. Already considered in prior round VLA(s).	N	0.00	--	0

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FAIRFIELD TOWNSHIP 4TH ROUND VACANT LAND ASSESSMENT  
5/22/2025



ID	BLOCK	LOT	CLASS	PROPERTY LOCATION	OWNER NAME	ACRES (ac)	COMMENTS	DEVELOPABLE	QUALIFYING ACRES	APPLIED DENSITY (d.u./acre)	RDP @ 20%
52	2002	6	1	MILL STREET REAR	Georgiev,N.L.	0.33	Does not qualify for RDP Analysis. Already considered in prior round VLA(s).	N	0.00	--	0
53	2003	1	1	PASSAIC AVENUE	Green Brook Country Club	29.13	Does not qualify for RDP Analysis. Part of Green Brook Golf Course, which is currently pending site plan approval for inclusionary development, but additional RDP due to changed circumstances added to 3rd Round RDP per FSHC Settlement Agreement. No additional 4th Round RDP.	N	0.00	--	0
54	2003	1.02	1	34 MILL STREET	Trapasso, Nicholas	0.86	Does not qualify for RDP Analysis. Per site-specific survey, wetlands and 50' wetland buffers constrain 0.573 ac. Remaining lot area too small to qualify.	N	0.00	--	0
55	2003	2	15C	30 MILL STREET	Township Of Fairfield	0.58	Does not qualify for RDP Analysis. Not vacant. Site contains municipal water tower.	N	0.00	--	0
56	2101	2	1	40 PASSAIC AVE	Heisinger, Ruth E & Timothy C	0.94	Does not qualify for RDP Analysis. Already considered in prior round VLA(s).	N	0.00	--	0
57	2101	8.04	15F	95 SCHINDLER WAY	Sterling Green Home Assoc.	10.61	Does not qualify for RDP Analysis. Not vacant. Condominium common area. (Developed with clubhouse, roads, and common elements)	N	0.00	--	0
58	2101	13	1	52 GREENBROOK ROAD	Tenares Investment,Llc	0.47	Does not qualify for RDP Analysis. Already considered in prior round VLA(s).	N	0.00	--	0
59	2101	14	1	1 OLD MILL ROAD	Greenbrook Residential Llc	0.66	Does not qualify for RDP Analysis. Already considered in prior round VLA(s).	N	0.00	--	0
60	2201	4	1	11 GREENBROOK RD	Waveline Inc	1.19	Does not qualify for RDP Analysis. Already considered in prior round VLA(s).	N	0.00	--	0
61	2201	15	1	212 PASSAIC AVENUE	Courtyard Gardens, Llc.	2.02	Does not qualify for RDP Analysis. Already considered in prior round VLA(s).	N	0.00	--	0
62	2201	17	1	222 PASSAIC AVENUE	Okon Corp.	4.36	Does not qualify for RDP Analysis. Already considered in prior round VLA(s).	N	0.00	--	0
63	2302	1	15C	ALONG J.C. PIPELINE	Township Of Fairfield	0.06	Does not qualify for RDP Analysis. 100% constrained.	N	0.00	--	0
64	2302	2	15C	SUMMIT AVE	Township Of Fairfield	0.06	Does not qualify for RDP Analysis. 100% constrained.	N	0.00	--	0
65	2302	3	15C	SUMMIT AVE	Township Of Fairfield	19.08	Does not qualify for RDP Analysis. Preserved open space (Green Acres).	N	0.00	--	0
66	2302	7	15F	SHERWOOD LANE	Sherwood Condominium	4.22	Does not qualify for RDP Analysis. 100% constrained.	N	0.00	--	0
67	2302	20	1	222 PASSAIC AVENUE	Okon Corp/Ruth Ann O'connor	6.89	Does not qualify for RDP Analysis. Already considered in prior round VLA(s).	N	0.00	--	0

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FAIRFIELD TOWNSHIP 4TH ROUND VACANT LAND ASSESSMENT  
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ID	BLOCK	LOT	CLASS	PROPERTY LOCATION	OWNER NAME	ACRES (ac)	COMMENTS	DEVELOPABLE	QUALIFYING ACRES	APPLIED DENSITY (d.u./acre)	RDP @ 20%
68	2302-01	12.02	15C	PASSAIC AVENUE	County Of Essex	0.14	Does not qualify for RDP Analysis. 100% constrained.	N	0.00	--	0
69	2401	3	15C	16 COLT STREET	Township Of Fairfield	0.17	Does not qualify for RDP Analysis. 100% constrained.	N	0.00	--	0
70	2401	7	2	26 SUMMIT AVE	Plumstead, Glenn & Gail	0.58	Does not qualify for RDP Analysis. 100% constrained.	N	0.00	--	0
71	2403	1	15C	1 SEELY ST	Township Of Fairfield	0.46	Does not qualify for RDP Analysis. 100% constrained.	N	0.00	--	0
72	2404	12.01	15C	COLT STREET	Township Of Fairfield	1.15	Does not qualify for RDP Analysis. Already considered in prior round VLA(s).	N	0.00	--	0
73	2404	12.03	15F	ANDREA DRIVE	Stepping Ridge Condominium	2.80	Does not qualify for RDP Analysis. Common elements for Stepping Ridge condominium complex.	N	0.00	--	0
74	2407	6	1	228 LITTLE FALLS RD.	Duva, Richard	0.18	Does not qualify for RDP Analysis. Already considered in prior round VLA(s).	N	0.00	--	0
75	2408	3.02	15C	8 SUMMIT AVENUE	Township Of Fairfield	0.06	Does not qualify for RDP Analysis. 100% constrained.	N	0.00	--	0
76	2408	8	15C	10 SUMMIT AVE	Township Of Fairfield	0.11	Does not qualify for RDP Analysis. Already considered in prior round VLA(s).	N	0.00	--	0
77	2410	3	15C	207 LITTLE FALLS ROAD	State Of New Jersey Dep	0.24	Does not qualify for RDP Analysis. 100% constrained.	N	0.00	--	0
78	2410	5	15C	LITTLE FALLS ROAD	Township Of Fairfield	0.17	Does not qualify for RDP Analysis. 100% constrained.	N	0.00	--	0
79	2410	8	15C	229 LITTLE FALLS ROAD	Township Of Fairfield	0.11	Does not qualify for RDP Analysis. 100% constrained.	N	0.00	--	0
80	2410	12	1	245 LITTLE FALLS RD	Stony Lonesome Farm Llc	0.04	Does not qualify for RDP Analysis. Already considered in prior round VLA(s).	N	0.00	--	0
81	2410	13	1	247 LITTLE FALLS ROAD	Skrpek, Michael P	0.11	Does not qualify for RDP Analysis. Already considered in prior round VLA(s).	N	0.00	--	0
82	2410	15	1	253 LITTLE FALLS ROAD	Gancarz, Henry	0.22	Does not qualify for RDP Analysis. Already considered in prior round VLA(s).	N	0.00	--	0
83	2410	16	1	271 LITTLE FALLS ROAD	Stepping Ridge/Community Mgmt Co	0.55	Does not qualify for RDP Analysis. Already considered in prior round VLA(s).	N	0.00	--	0
84	2501	26.01	1	78 PIER LANE	Caladwell Trucking Co, Trust	6.03	Does not qualify for RDP Analysis. Already considered in prior round VLA(s).	N	0.00	--	0
85	2502	8	1	96 PIER LANE	Greymorr Real Estate Llc	0.49	Does not qualify for RDP Analysis. Already considered in prior round VLA(s).	N	0.00	--	0
86	2504	1	15C	145 LITTLE FALLS ROAD	Peqmk Lindl Pk + Ffld Sewer Auth	0.89	Does not qualify for RDP Analysis. 100% constrained.	N	0.00	--	0

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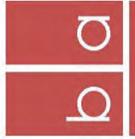
FAIRFIELD TOWNSHIP 4TH ROUND VACANT LAND ASSESSMENT  
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ID	BLOCK	LOT	CLASS	PROPERTY LOCATION	OWNER NAME	ACRES (ac)	COMMENTS	DEVELOPABLE	QUALIFYING ACRES	APPLIED DENSITY (d.u./acre)	RDP @ 20%
87	2504	2	15C	147 LITTLE FALLS RD	Township Of Fairfield	0.11	Does not qualify for RDP Analysis. 100% constrained.	N	0.00	--	0
88	2504	3	15C	LITTLE FALLS RD	Township Of Fairfield	0.24	Does not qualify for RDP Analysis. Already considered in prior round VLA(s).	N	0.00	--	0
89	2504	4	1	LITTLE FALLS ROAD	Noto, Joseph	0.03	Does not qualify for RDP Analysis. Already considered in prior round VLA(s).	N	0.00	--	0
90	2504	5	1	LITTLE FALLS RD	Roedel Carol Ann	0.05	Does not qualify for RDP Analysis. Already considered in prior round VLA(s).	N	0.00	--	0
91	2504	6	15C	187 LITTLE FALLS RD	Township Of Fairfield	0.07	Does not qualify for RDP Analysis. Already considered in prior round VLA(s).	N	0.00	--	0
92	2504	7	1	185 LITTLE FALLS RD	Tosone, Rose	0.09	Does not qualify for RDP Analysis. Already considered in prior round VLA(s).	N	0.00	--	0
93	2601	1	1	267 PASSAIC AVENUE	Dearborn Realty, Llc	0.08	Does not qualify for RDP Analysis. 100% constrained.	N	0.00	--	0
94	2703	6	2	404 FAIRFIELD ROAD	Dragon Holdings Fairfield Llc	0.46					
95	2703	7	2	408 FAIRFIELD ROAD	Dragon Holdings Fairfield Llc	1.58	Does not qualify for RDP Analysis. Already considered in prior round VLA(s).	N	0.00	--	0
96	2703	8	1	412 FAIRFIELD ROAD	Dragon Holdings Fairfield Llc	2.07	Under construction with 404 Fairfield inclusionary development (3rd Round RDP site).				
97	2703	9	2	412 FAIRFIELD ROAD	Dragon Holdings Fairfield Llc	0.25					
98	2703	17	15C	15 FAIRFIELD COURT	Township Of Fairfield	0.62	Does not qualify for RDP Analysis. 100% constrained.	N	0.00	--	0
99	2703	26	1	26 LITTLE FALLS ROAD	Landmark Real Estate Developers ll	6.22	Does not qualify for RDP Analysis. Already considered in prior round VLA(s).	N	0.00	--	0
100	2801	20	15F	LITTLE FALLS ROAD	Sienna Square	0.94	Does not qualify for RDP Analysis. 100% constrained.	N	0.00	--	0
101	2801	25	1	64 LITTLE FALLS ROAD	Fairfield Corner Llc,	0.92	Does not qualify for RDP Analysis. 100% constrained.	N	0.00	--	0
102	2801	3102	15F	PASSAIC AVENUE	Enterprise Corporate Plaza	1.75	Does not qualify for RDP Analysis. 100% constrained.	N	0.00	--	0
103	2901	15	15C	10 JANE ROAD	State Of New Jersey Dep	0.33	Does not qualify for RDP Analysis. 100% constrained.	N	0.00	--	0
104	3001	9	15C	62 ROUTE 46	State Of New Jersey Dot	0.07	Does not qualify for RDP Analysis. 100% constrained.	N	0.00	--	0
105	3001	10	1	105 RT 46	Fairfield Land ll Llc	1.47	Does not qualify for RDP Analysis. Already considered in prior round VLA(s).	N	0.00	--	0

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FAIRFIELD TOWNSHIP 4TH ROUND VACANT LAND ASSESSMENT  
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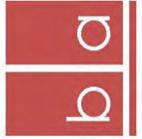


**B U R G I S**  
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ID	BLOCK	LOT	CLASS	PROPERTY LOCATION	OWNER NAME	ACRES (ac)	COMMENTS	DEVELOPABLE	QUALIFYING ACRES	APPLIED DENSITY (d.u./acre)	RDP @ 20%
106	3002	1.01	15F	STONYBROOK CIRCLE	Stonybrook Brownstones	1.68	Does not qualify for RDP Analysis. Already considered in prior round VLA(s). (Parcel formerly Bl 3002 L 1 & 2.) Common element for Stonybrook Brownstones complex.	N	0.00	--	0
107	3002	6	1	90 TWO BRIDGES ROAD	Giancola, Jean	0.23	Does not qualify for RDP Analysis. Already considered in prior round VLA(s).	N	0.00	--	0
108	3003	4	15C	15 RIVEREDGE DR.	Township Of Fairfield	0.22	Does not qualify for RDP Analysis. 100% constrained.	N	0.00	--	0
109	3004	4	15C	31 RIVEREDGE DR.	Township Of Fairfield	0.14	Does not qualify for RDP Analysis. 100% constrained.	N	0.00	--	0
110	3005	8	15C	4 DEMAREST PLACE	Township Of Fairfield	0.55	Does not qualify for RDP Analysis. Already considered in prior round VLA(s).	N	0.00	--	0
111	3006	1	1	3 DEMAREST PL.	Mssr Corp / Alexander Matturri	0.10	Does not qualify for RDP Analysis. Already considered in prior round VLA(s).	N	0.00	--	0
112	3006	2	1	5 DEMAREST PLACE	Demarest Place Llc	0.41	Does not qualify for RDP Analysis. Already considered in prior round VLA(s).	N	0.00	--	0
113	3006	5	15C	44 RIVEREDGE DR.	Township Of Fairfield	0.11	Does not qualify for RDP Analysis. 100% constrained.	N	0.00	--	0
114	3007	4	15C	56 RIVEREDGE DRIVE	Township Of Fairfield	0.09	Does not qualify for RDP Analysis. 100% constrained.	N	0.00	--	0
115	3008	3	15C	45 RIVEREDGE DR.	Township Of Fairfield	0.26	Does not qualify for RDP Analysis. 100% constrained.	N	0.00	--	0
116	3008	7	15C	57 RIVEREDGE DRIVE	Township Of Fairfield	0.33	Does not qualify for RDP Analysis. 100% constrained.	N	0.00	--	0
117	3101	1	15C	80 CAMP LANE ROAD	State Of New Jersey Dep	0.15	Does not qualify for RDP Analysis. 100% constrained.	N	0.00	--	0
118	3101	3	15C	76 CAMP LANE	State Of New Jersey Dep	0.15	Does not qualify for RDP Analysis. 100% constrained.	N	0.00	--	0
119	3101	5	15C	72 CAMP LANE	State Of New Jersey Dep	0.26	Does not qualify for RDP Analysis. 100% constrained.	N	0.00	--	0
120	3101	6	15C	70 CAMP LANE ROAD	State Of New Jersey Dep	0.26	Does not qualify for RDP Analysis. 100% constrained.	N	0.00	--	0
121	3101	7	15C	66 CAMP LANE ROAD	State Of New Jersey Dep	0.18	Does not qualify for RDP Analysis. 100% constrained.	N	0.00	--	0.00
122	3101	8	15C	64 CAMP LANE ROAD	State Of New Jersey	0.13	Does not qualify for RDP Analysis. 100% constrained.	N	0.00	--	0
123	3101	9	15C	62 CAMP LANE ROAD	State Of New Jersey Dep	0.14	Does not qualify for RDP Analysis. 100% constrained.	N	0.00	--	0

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**BURGIST**  
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ID	BLOCK	LOT	CLASS	PROPERTY LOCATION	OWNER NAME	ACRES (ac)	COMMENTS	DEVELOPABLE	QUALIFYING ACRES	APPLIED DENSITY (d.u./acre)	RDP @ 20%
124	3101	10	15C	60 CAMP LANE ROAD	State Of New Jersey Dep	0.17	Does not qualify for RDP Analysis. 100% constrained.	N	0.00	--	0
125	3101	11	15C	56 CAMP LANE RD	Township Of Fairfield	0.13	Does not qualify for RDP Analysis. 100% constrained.	N	0.00	--	0.00
126	3101	12	15C	CAMP LANE ROAD	Township Of Fairfield	0.07	Does not qualify for RDP Analysis. 100% constrained.	N	0.00	--	0.00
127	3101	13	15C	52 CAMP LANE ROAD	State Of New Jersey Dep	0.19	Does not qualify for RDP Analysis. 100% constrained.	N	0.00	--	0
128	3101	15	15C	48 CAMP LANE ROAD	State Of New Jersey Dep	0.18	Does not qualify for RDP Analysis. 100% constrained.	N	0.00	--	0
129	3101	16	15C	46 CAMP LANE ROAD	Township Of Fairfield	0.18	Does not qualify for RDP Analysis. 100% constrained.	N	0.00	--	0
130	3101	20	15C	38 CAMP LANE ROAD	State Of New Jersey Dep	0.22	Does not qualify for RDP Analysis. 100% constrained.	N	0.00	--	0
131	3101	21	15C	36 CAMP LANE ROAD	Township Of Fairfield	0.23	Does not qualify for RDP Analysis. 100% constrained.	N	0.00	--	0
132	3101	26	1	28 CAMP LANE ROAD	Joeljal, Randish & Meleanee	0.24	Does not qualify for RDP Analysis. Already considered in prior round VLA(s).	N	0.00	--	0
133	3101	28	1	22 CAMP LANE ROAD	Sabol, Margaret	0.11	Does not qualify for RDP Analysis. Already considered in prior round VLA(s).	N	0.00	--	0
134	3101	29	15C	18 CAMP LANE ROAD	Township Of Fairfield	0.22	Does not qualify for RDP Analysis. 100% constrained.	N	0.00	--	0
135	3101	30	15C	16 CAMP LANE ROAD	Township Of Fairfield	0.11	Does not qualify for RDP Analysis. 100% constrained.	N	0.00	--	0
136	3101	32	15C	12 CAMP LANE ROAD	State Of New Jersey Dep	0.20	Does not qualify for RDP Analysis. 100% constrained.	N	0.00	--	0
137	3101	33	15C	10 CAMP LANE ROAD	State Of New Jersey Dep	0.10	Does not qualify for RDP Analysis. 100% constrained.	N	0.00	--	0
138	3101	34	15C	8 CAMP LANE ROAD	State Of New Jersey Dep	0.10	Does not qualify for RDP Analysis. 100% constrained.	N	0.00	--	0
139	3101	37	15C	2 CAMP LANE ROAD	State Of New Jersey Dep	0.15	Does not qualify for RDP Analysis. 100% constrained.	N	0.00	--	0
140	3102	4	1	LANE ROAD REAR	Lach Frank & Amelia	2.03	Does not qualify for RDP Analysis. Already considered in prior round VLA(s).	N	0.00	--	0
141	3102	5	15C	61 CAMP LANE ROAD	Township Of Fairfield	0.10	Does not qualify for RDP Analysis. 100% constrained.	N	0.00	--	0
142	3102	6	15C	59 CAMP LANE	Township Of Fairfield	0.25	Does not qualify for RDP Analysis. 100% constrained.	N	0.00	--	0

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ID	BLOCK	LOT	CLASS	PROPERTY LOCATION	OWNER NAME	ACRES (ac)	COMMENTS	DEVELOPABLE	QUALIFYING ACRES	APPLIED DENSITY (d.u./acre)	RDP @ 20%
143	3102	8	1	47 CAMP LANE	Lach Frank & Amelia	0.44	Does not qualify for RDP Analysis. Already considered in prior round VLA(s).	N	0.00	--	0
144	3102	10	1	39 CAMP LANE	Lach, Frank & Amelia	0.22	Does not qualify for RDP Analysis. Already considered in prior round VLA(s).	N	0.00	--	0
145	3104	4	15C	48 LANE ROAD	Township Of Fairfield	2.90	Does not qualify for RDP Analysis. 100% constrained.	N	0.00	--	0
146	3105	1	1	15 CLIFTON PL.	Ayala-Barreto, Yolanda J & Kimberly	0.12	Does not qualify for RDP Analysis. Already considered in prior round VLA(s).	N	0.00	--	0
147	3105	2	1	13 CLIFTON PLACE	Ayala-Barreto, Yolanda J & Kimberly	0.06	Does not qualify for RDP Analysis. Already considered in prior round VLA(s).	N	0.00	--	0
148	3105	3	1	11 CLIFTON PLACE	Ayala-Barreto, Yolanda J & Kimberly	0.06	Does not qualify for RDP Analysis. Already considered in prior round VLA(s).	N	0.00	--	0
149	3105	9	1	80 LANE ROAD	Grimm, Gloria	1.09	Does not qualify for RDP Analysis. Already considered in prior round VLA(s).	N	0.00	--	0
150	3105	12	15C	CANOE ROAD	State Of New Jersey Dep	1.56	Does not qualify for RDP Analysis. Already considered in prior round VLA(s).	N	0.00	--	0
151	3105	13	15C	CANOE RD.	Township Of Fairfield	0.12	Does not qualify for RDP Analysis. 100% constrained.	N	0.00	--	0
152	3106	1	15C	PASSAIC RIVER	Township Of Fairfield	3.54	Does not qualify for RDP Analysis. 100% constrained.	N	0.00	--	0
153	3201	102	15C	10 ALYSON DRIVE	Township Of Fairfield	3.72	Does not qualify for RDP Analysis. Preserved open space (Green Acres)	N	0.00	--	0
154	3201	22	15C	SAND RD.	Township Of Fairfield	0.39	Does not qualify for RDP Analysis. 100% constrained.	N	0.00	--	0
155	3201.01	1.01	1	210 SAND ROAD	Kyocera Mita America, Inc.	4.76	Does not qualify for RDP Analysis. Already considered in prior round VLA(s).	N	0.00	--	0
156	3302	9	1	29 LITTLE FALLS ROAD	Tartous Llc	0.25	Does not qualify for RDP Analysis. 100% constrained.	N	0.00	--	0
157	3501	1	15A	STAG TRAIL	Fairfield Bd Of Education	0.43	Does not qualify for RDP Analysis. 100% constrained.	N	0.00	--	0
158	3508	22	15C	SAND ROAD	Township Of Fairfield	4.17	Does not qualify for RDP Analysis. Already considered in prior round VLA(s).	N	0.00	--	0
159	3601.01	1.21	15C	DEER PARK ROAD	Township Of Fairfield	4.77	Does not qualify for RDP Analysis. 100% constrained.	N	0.00	--	0
160	3603	4	15C	76 DEER PARK RD.	Township Of Fairfield	0.43	Does not qualify for RDP Analysis. Already considered in prior round VLA(s).	N	0.00	--	0
161	3603	5	1	23 WEST DR	Tuscany Land Develop. Llc	0.38	Does not qualify for RDP Analysis. Already considered in prior round VLA(s).	N	0.00	--	0

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162	3603	6	1	21 WEST DR	Tuscany Land Develop, Llc	0.34	Does not qualify for RDP Analysis. Already considered in prior round VLA(s).	N	0.00	--	0
163	3603	7	1	19 WEST DR	Vinluca, Llc	0.34	Does not qualify for RDP Analysis. Already considered in prior round VLA(s).	N	0.00	--	0
164	3604	36	1	20 WEST DR	Vinluca, Llc	0.34	Does not qualify for RDP Analysis. Already considered in prior round VLA(s).	N	0.00	--	0
165	3604	37	1	22 WEST DR	Tuscany Land Develop, Llc	0.34	Does not qualify for RDP Analysis. Already considered in prior round VLA(s).	N	0.00	--	0
166	3604	38	1	24 WEST DR	Tuscany Land Develop, Llc	0.39	Does not qualify for RDP Analysis. Already considered in prior round VLA(s).	N	0.00	--	0
167	3605	20	15C	STAG TRAIL	Township Of Fairfield	10.91	Does not qualify for RDP Analysis. 100% constrained.	N	0.00	--	0
168	3605	21	15C	SAND ROAD REAR	Township Of Fairfield	2.26	Does not qualify for RDP Analysis. 100% constrained.	N	0.00	--	0
169	3802	23	1	450 RT 46	Unknown	0.03	Does not qualify for RDP Analysis. Already considered in prior round VLA(s).	N	0.00	--	0
170	4006	4	15C	HOLLYWOOD AVE	Township Of Fairfield	1.25	Does not qualify for RDP Analysis. 100% constrained.	N	0.00	--	0
171	4101	16.01	15C	273 HOLLYWOOD AVE	Township Of Fairfield	15.98	Does not qualify for RDP Analysis. 100% constrained.	N	0.00	--	0
172	4101	20	15C	306 BIG PIECE ROAD	Township Of Fairfield	6.19	Does not qualify for RDP Analysis. 100% constrained.	N	0.00	--	0
173	4101	21	15C	BIG PIECE ROAD REAR	Township Of Fairfield	2.58	Does not qualify for RDP Analysis. 100% constrained.	N	0.00	--	0
174	4204	16	15C	BIG PIECE ROAD	Township Of Fairfield	18.35	Does not qualify for RDP Analysis. Already considered in prior round VLA(s).	N	0.00	--	0
175	4204	23	1	382 TALBOT DRIVE	Douranakis, Demetrios	0.37	Does not qualify for RDP Analysis. Already considered in prior round VLA(s).	N	0.00	--	0
176	4204	24	15C	TALBOT DRIVE	Township Of Fairfield	0.36	Does not qualify for RDP Analysis. Already considered in prior round VLA(s).	N	0.00	--	0
177	4204	27	15C	388 OLD COUNTRY RD	Township Of Fairfield	0.36	Does not qualify for RDP Analysis. Already considered in prior round VLA(s).	N	0.00	--	0
178	4204	28	15C	386 OLD COUNTRY RD	Township Of Fairfield	0.35	Does not qualify for RDP Analysis. Already considered in prior round VLA(s).	N	0.00	--	0
179	4204	29	15C	384 OLD COUNTRY RD	Township Of Fairfield	0.35	Does not qualify for RDP Analysis. Already considered in prior round VLA(s).	N	0.00	--	0
180	4204	30	15C	382 OLD COUNTRY RD	Township Of Fairfield	0.35	Does not qualify for RDP Analysis. Already considered in prior round VLA(s).	N	0.00	--	0

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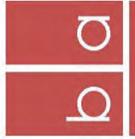
FAIRFIELD TOWNSHIP 4TH ROUND VACANT LAND ASSESSMENT  
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ID	BLOCK	LOT	CLASS	PROPERTY LOCATION	OWNER NAME	ACRES (ac)	COMMENTS	DEVELOPABLE	QUALIFYING ACRES	APPLIED DENSITY (d.u./acre)	RDP @ 20%
181	4204	31	15C	381 OLD COUNTRY RD	Township Of Fairfield	0.37	Does not qualify for RDP Analysis. Already considered in prior round VLA(s).	N	0.00	--	0
182	4204	32	15C	383 OLD COUNTRY RD	Township Of Fairfield	0.35	Does not qualify for RDP Analysis. Already considered in prior round VLA(s).	N	0.00	--	0
183	4204	33	15C	385 OLD COUNTRY ROAD	Township Of Fairfield	0.34	Does not qualify for RDP Analysis. Already considered in prior round VLA(s).	N	0.00	--	0
184	4204	34	15C	387 OLD COUNTRY RD	Township Of Fairfield	0.38	Does not qualify for RDP Analysis. Already considered in prior round VLA(s).	N	0.00	--	0
185	4301	1	15C	BIG PIECE RD	State Of New Jersey	3.28	Does not qualify for RDP Analysis. 100% constrained.	N	0.00	--	0
186	4301	2	15F	BIG PIECE ROAD	Wildlife Preserves Inc	2.73	Does not qualify for RDP Analysis. 100% constrained.	N	0.00	--	0
187	4301	3	15C	BIG PIECE SEC	State Of New Jersey	2.69	Does not qualify for RDP Analysis. 100% constrained.	N	0.00	--	0
188	4301	5	15F	BIG PIECE SECTION	Wildlife Preserves Inc	1.78	Does not qualify for RDP Analysis. 100% constrained.	N	0.00	--	0
189	4301	6	15C	279 BIG PIECE ROAD	State Of New Jersey Dep	10.68	Does not qualify for RDP Analysis. Already considered in prior round VLA(s).	N	0.00	--	0
190	4301	8	1	BIG PIECE SECTION	Riordan, Kathleen	1.09	Does not qualify for RDP Analysis. Already considered in prior round VLA(s).	N	0.00	--	0
191	4301	9	15F	BIG PIECE SECTION	Wildlife Preserves Inc	1.61	Does not qualify for RDP Analysis. 100% constrained.	N	0.00	--	0
192	4301	10	15F	BIG PIECE ROAD	Wildlife Preserves Inc	2.13	Does not qualify for RDP Analysis. 100% constrained.	N	0.00	--	0
193	4301	11	15F	BIG PIECE ROAD	Wildlife Preserves Inc	1.63	Does not qualify for RDP Analysis. 100% constrained.	N	0.00	--	0
194	4301	12	3B	317 BIG PIECE ROAD	Levitt, Christopher J.	12.79	Does not qualify for RDP Analysis. Already considered in prior round VLA(s).	N	0.00	--	0
195	4401	4.02	15C	203 BIG PIECE RD	Township Of Fairfield	18.98	Does not qualify for RDP Analysis. 100% constrained.	N	0.00	--	0.00
196	4401	6.04	1	171 BIG PIECE ROAD	Fitzpatrick, Brian & Kelly	0.44	Does not qualify for RDP Analysis. Parent lot 6 already considered in prior round VLA(s).	N	0.00	--	0
197	4401	6.05	3B	BIG PIECE ROAD	Francavilla Family Farm, LLC	21.26	Does not qualify for RDP Analysis. Parent lot 6 already considered in prior round VLA(s).	N	0.00	--	0
198	4401	8	15C	BIG PIECE SECTION	State Of New Jersey	3.16	Does not qualify for RDP Analysis. 100% constrained.	N	0.00	--	0
199	4401	9	15C	BIG PIECE ROAD	State Of New Jersey	8.11	Does not qualify for RDP Analysis. 100% constrained.	N	0.00	--	0

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**B U R G I S**  
A S S O C I A T E S , I N C.  
25 Wakewood Avenue, Westwood, NJ 07675  
www.burgis.com | P: 201-666-1811

ID	BLOCK	LOT	CLASS	PROPERTY LOCATION	OWNER NAME	ACRES (ac)	COMMENTS	DEVELOPABLE	QUALIFYING ACRES	APPLIED DENSITY (d.u./acre)	RDP @ 20%
200	4401	10	15C	BIG PIECE SECTION	State Of New Jersey Dep	4.88	Does not qualify for RDP Analysis. 100% constrained.	N	0.00	--	0
201	4501	1	15C	178 BIG PIECE ROAD	Township Of Fairfield	1.04	Does not qualify for RDP Analysis. 100% constrained.	N	0.00	--	0
202	4601	6	15C	9 BODKIN RD	Carpenter, Michael	0.09	Does not qualify for RDP Analysis. 100% constrained.	N	0.00	--	0
203	4602	15	15C	REAR OF CAMPBELL ROAD	Township Of Fairfield	0.05	Does not qualify for RDP Analysis. 100% constrained.	N	0.00	--	0
204	4701	6.01	15C	HORSENECK ROAD	Township Of Fairfield	6.93	Does not qualify for RDP Analysis. 100% constrained.	N	0.00	--	0
205	4701	8	1	PIPE LINE & HORSENECK RD	Fieldfair	2.74	Does not qualify for RDP Analysis. Already considered in prior round VLA(s).	N	0.00	--	0
206	4701	19	1	SUZIE LANE	Oak Park Grove, ll Inc	0.91	Does not qualify for RDP Analysis. Retention basin. All but 0.2 acre constrained.	N	0.00	--	0
207	4801	10	15C	109 RT 46	Hob Realty ll, Llc.	0.23	Does not qualify for RDP Analysis. 100% constrained.	N	0.00	--	0
208	4801	15.01	15F	PLYMOUTH STREET	Tuscany Village	2.35	Does not qualify for RDP Analysis. Common element for Tuscany Village complex.	N	0.00	--	0
209	4802	22	15C	20 MADISON RD	Township Of Fairfield	0.09	Does not qualify for RDP Analysis. 100% constrained.	N	0.00	--	0
210	5001	9.02	1	2 BEL AIR DRIVE	Asg Properties, Llc	0.37	Does not qualify for RDP Analysis. 100% constrained.	N	0.00	--	0
211	5003	3	15C	128 HORSENECK ROAD	Township Of Fairfield	5.93	Does not qualify for RDP Analysis. Already considered in prior round VLA(s).	N	0.00	--	0
212	5003	4.01	1	134 HORSENECK ROAD	Ella, Gary & Susan	0.11	Does not qualify for RDP Analysis. Already considered in prior round VLA(s).	N	0.00	--	0
213	5003	18.02	15D	220 HORSENECK ROAD	St. Thomas More Church	0.42	Does not qualify for RDP Analysis. 100% constrained.	N	0.00	--	0
214	5003	21	1	42 HOLLYWOOD AVENUE	Jpm Property Group Llc	2.62	Does not qualify for RDP Analysis. 100% constrained.	N	0.00	--	0
215	5101	24	1	152 BIG PIECE RD	Ardis, Salvatore, Philomena	0.83	Does not qualify for RDP Analysis. Already considered in prior round VLA(s).	N	0.00	--	0
216	5101	33	15C	108 BIG PIECE ROAD	Township Of Fairfield	0.56	Does not qualify for RDP Analysis. Already considered in prior round VLA(s).	N	0.00	--	0
217	5101	35.15	1	5 WESTMINSTER LANE	Boing, Dolores	0.35	Does not qualify for RDP Analysis. Already considered in prior round VLA(s).	N	0.00	--	0
218	5201	1	15F	57 BIG PIECE ROAD	Wildlife Preserves Inc	5.57	Does not qualify for RDP Analysis. 100% constrained.	N	0.00	--	0

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ID	BLOCK	LOT	CLASS	PROPERTY LOCATION	OWNER NAME	ACRES (ac)	COMMENTS	DEVELOPABLE	QUALIFYING ACRES	APPLIED DENSITY (d.u./acre)	RDP @ 20%
219	5201	7	15C	91 BIG PIECE ROAD	State Of New Jersey Dep	5.99	Does not qualify for RDP Analysis. Already considered in prior round VLA(s).	N	0.00	--	0
220	5201	9	15C	BIG PIECE ROAD	Township Of Fairfield	1.00	Does not qualify for RDP Analysis. Already considered in prior round VLA(s).	N	0.00	--	0
221	5201	11.01	15C	109 BIG PIECE RD	Township Of Fairfield	0.63	Does not qualify for RDP Analysis. 100% constrained.	N	0.00	--	0
222	5201	11.02	1	109 BIG PIECE ROAD	Scassera, Ronald & Debra	4.09	Does not qualify for RDP Analysis. Already considered in prior round VLA(s).	N	0.00	--	0
223	5201	24	15F	BIG PIECE SECTION	Wildlife Preserves Inc	1.03	Does not qualify for RDP Analysis. 100% constrained.	N	0.00	--	0
224	5201	25	15C	BIG PIECE SECTION	State Of New Jersey	1.09	Does not qualify for RDP Analysis. Already considered in prior round VLA(s).	N	0.00	--	0
225	5201	26	15C	BIG PIECE SECTION	State Of New Jersey	1.15	Does not qualify for RDP Analysis. Already considered in prior round VLA(s).	N	0.00	--	0
226	5201	27	15C	BIG PIECE SECTION	State Of New Jersey Dep	3.61	Does not qualify for RDP Analysis. Already considered in prior round VLA(s).	N	0.00	--	0
227	5201	28	15C	BIG PIECE SECTION	Township Of Fairfield	5.82	Does not qualify for RDP Analysis. Already considered in prior round VLA(s).	N	0.00	--	0
228	5201	29	15F	BIG PIECE SECTION	Wildlife Preserves Inc	3.01	Does not qualify for RDP Analysis. 100% constrained.	N	0.00	--	0
229	5201	30	15C	BIG PIECE ROAD REAR	State Of New Jersey	1.72	Does not qualify for RDP Analysis. 100% constrained.	N	0.00	--	0
230	5201	31	15F	BIG PIECE SECTION	Wildlife Preserves Inc	0.49	Does not qualify for RDP Analysis. 100% constrained.	N	0.00	--	0
231	5301	3	15C	446 HORSENECK ROAD	State Of New Jersey Dep	0.43	Does not qualify for RDP Analysis. 100% constrained.	N	0.00	--	0
232	5301	5	15C	PARK AVENUE	Township Of Fairfield	0.61	Does not qualify for RDP Analysis. Already considered in prior round VLA(s).	N	0.00	--	0
233	5301	6	15C	ANNA STREET	Township Of Fairfield	0.64	Does not qualify for RDP Analysis. 100% constrained.	N	0.00	--	0
234	5302	1	15C	438 HORSENECK ROAD	Township Of Fairfield	0.55	Does not qualify for RDP Analysis. 100% constrained.	N	0.00	--	0
235	5302	4	15C	PARK AVE	State Of New Jersey	1.87	Does not qualify for RDP Analysis. 100% constrained.	N	0.00	--	0
236	5303	1	15C	PARK AVENUE	Township Of Fairfield	0.44	Does not qualify for RDP Analysis. 100% constrained.	N	0.00	--	0
237	5303	2	15C	ANNA ST.	Township Of Fairfield	0.97	Does not qualify for RDP Analysis. 100% constrained.	N	0.00	--	0

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ID	BLOCK	LOT	CLASS	PROPERTY LOCATION	OWNER NAME	ACRES (ac)	COMMENTS	DEVELOPABLE	QUALIFYING ACRES	APPLIED DENSITY (d.u./acre)	RDP @ 20%
238	5304	1	15C	CLINTON ST	State Of New Jersey	1.98	Does not qualify for RDP Analysis. 100% constrained.	N	0.00	--	0
239	5305	3	15C	SUNSET AVE	State Of New Jersey	1.15	Does not qualify for RDP Analysis. 100% constrained.	N	0.00	--	0
240	5306	1	1	6 PARK AVENUE	Wildlife Preserves Inc	0.40	Does not qualify for RDP Analysis. 100% constrained.	N	0.00	--	0
241	5306	3	15C	CLINTON STREET	State Of New Jersey Dep	0.31	Does not qualify for RDP Analysis. 100% constrained.	N	0.00	--	0
242	5306	4	15C	PARK AVENUE	Township Of Fairfield	0.28	Does not qualify for RDP Analysis. 100% constrained.	N	0	--	0
243	5306	5	15C	LILY ST.	Township Of Fairfield	0.07	Does not qualify for RDP Analysis. 100% constrained.	N	0.00	--	0
244	5306	6	1	LILY STREET	Foresta Construction, Co	0.31	Does not qualify for RDP Analysis. Already considered in prior round VLA(s).	N	0.00	--	0
245	5306	7	15C	LILY ST.	Township Of Fairfield	0.12	Does not qualify for RDP Analysis. 100% constrained.	N	0.00	--	0
246	5306	8	1	LILY ST.	Berger, Inc.	0.17	Does not qualify for RDP Analysis. Already considered in prior round VLA(s).	N	0.00	--	0
247	5306	9	15C	PARK AVE	Township Of Fairfield	0.23	Does not qualify for RDP Analysis. 100% constrained.	N	0.00	--	0
248	5307	3	15C	LILY ST	State Of New Jersey	1.59	Does not qualify for RDP Analysis. 100% constrained.	N	0.00	--	0
249	5308	2	15C	PARK AVE	State Of New Jersey	0.09	Does not qualify for RDP Analysis. 100% constrained.	N	0.00	--	0
250	5308	3	1	PARK AVE	Feldzenstein, Abraham	0.36	Does not qualify for RDP Analysis. Already considered in prior round VLA(s).	N	0.00	--	0
251	5308	4	15C	LILY ST.	State Of New Jersey	0.19	Does not qualify for RDP Analysis. 100% constrained.	N	0.00	--	0
252	5308	5	15C	BUTZ AVE	State Of New Jersey	1.99	Does not qualify for RDP Analysis. 100% constrained.	N	0.00	--	0
253	5308	6	15C	BUTZ AVE	State Of New Jersey	1.58	Does not qualify for RDP Analysis. 100% constrained.	N	0.00	--	0
254	5308	7	15C	SUNSET AVE	State Of New Jersey	1.63	Does not qualify for RDP Analysis. 100% constrained.	N	0.00	--	0
255	5308	8	1	HORSENECK RD	New Cal Aviation Inc.	8.02	Does not qualify for RDP Analysis. Already considered in prior round VLA(s).	N	0.00	--	0
256	5308	9	1	THIRD AVE	New Cal Aviation Inc	1.84	Does not qualify for RDP Analysis. Already considered in prior round VLA(s).	N	0.00	--	0

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ID	BLOCK	LOT	CLASS	PROPERTY LOCATION	OWNER NAME	ACRES (ac)	COMMENTS	DEVELOPABLE	QUALIFYING ACRES	APPLIED DENSITY (d.u./acre)	RDP @ 20%
257	5309	9	1	HORSENECK ROAD	Hollinger, David	0.63	Does not qualify for RDP Analysis. Already considered in prior round VLA(s).	N	0.00	--	0
258	5309	10	15C	BIG PIECE SECTION	State Of New Jersey Dep	9.31	Does not qualify for RDP Analysis. Already considered in prior round VLA(s).	N	0.00	--	0
259	5310	6	1	376 HORSENECK ROAD	Simon, Richard Trustee	0.41	Does not qualify for RDP Analysis. Already considered in prior round VLA(s).	N	0.00	--	0
260	5402	5.02	1	54 BIG PIECE RD	Sausen, Michael	1.78	Does not qualify for RDP Analysis. Already considered in prior round VLA(s).	N	0.00	--	0
261	5402	16.01	1	348 HORSENECK ROAD	The Royal Limited Partnership, Llc	1.10	Does not qualify for RDP Analysis. Already considered in prior round VLA(s).	N	0.00	--	0
262	5402	16.02	1	348 HORSENECK ROAD	The Royal Limited Partnership, Llc	0.90	Does not qualify for RDP Analysis. Already considered in prior round VLA(s).	N	0.00	--	0
263	5403	14.01	1	348 HORSENECK ROAD	The Royal Limited Partnership, Llc	5.81	Does not qualify for RDP Analysis. Already considered in prior round VLA(s).	N	0.00	--	0
264	5403	14.02	1	348 HORSENECK ROAD	The Royal Limited Partnership, Llc	2.14	Does not qualify for RDP Analysis. Already considered in prior round VLA(s).	N	0.00	--	0
265	5403	19	1	18 BIG PIECE RD.	De Guzman, Fernando, & Rosario, G.	0.56	Does not qualify for RDP Analysis. Already considered in prior round VLA(s).	N	0.00	--	0
266	5501	1.02	1	269 HORSENECK ROAD	C & C Builders C/O Criscitello	0.77	Does not qualify for RDP Analysis. Already considered in prior round VLA(s).	N	0.00	--	0
267	5501	2	1	267 HORSENECK ROAD	Jr Bon-1 Llc	0.54	Does not qualify for RDP Analysis. Already considered in prior round VLA(s).	N	0.00	--	0
268	5501	10	1	91 PLYMOUTH STREET	Langbeen, Brian	0.60	Does not qualify for RDP Analysis. Already considered in prior round VLA(s).	N	0.00	--	0
269	5501	23	15C	14 COMMERCE ROAD	Township Of Fairfield	0.29	Does not qualify for RDP Analysis. 100% constrained.	N	0.00	--	0
270	5701	3	1	1 STEWART PLACE	C & C Builders C/O Criscitello	4.86	Does not qualify for RDP Analysis. Already considered in prior round VLA(s).	N	0.00	--	0
271	5701	4	1	LITTLE PIECE SECT	C & C Builders C/O Criscitello	5.49	Does not qualify for RDP Analysis. Already considered in prior round VLA(s).	N	0.00	--	0
272	5703	9	1	13 ROUTE #46	Ce Adamopoulos Llc,	0.86	Does not qualify for RDP Analysis. Already considered in prior round VLA(s).	N	0.00	--	0
273	5801	1	1	LITTLE PIECE SECTION	C & C Builders C/O Criscitello	12.45	Does not qualify for RDP Analysis. Already considered in prior round VLA(s).	N	0.00	--	0
274	5801	2	1	LITTLE PIECE SECTION	C & C Builders C/O Criscitello	13.58	Does not qualify for RDP Analysis. Already considered in prior round VLA(s).	N	0.00	--	0

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ID	BLOCK	LOT	CLASS	PROPERTY LOCATION	OWNER NAME	ACRES (ac)	COMMENTS	DEVELOPABLE	QUALIFYING ACRES	APPLIED DENSITY (d.u./acre)	RDP @ 20%
275	5801	3	15C	LITTLE PIECE SECTION	Township Of Fairfield	8.09	Does not qualify for RDP Analysis. Already considered in prior round VLA(s).	N	0.00	--	0
276	5801	4	15C	BIG PIECE SECTION	Township Of Fairfield	7.36	Does not qualify for RDP Analysis. Already considered in prior round VLA(s).	N	0.00	--	0
277	5901	2	15C	313 HORSENECK ROAD	Township Of Fairfield	44.86	Does not qualify for RDP Analysis. Already considered in prior round VLA(s).	N	0.00	--	0
278	5901	4	15C	395 HORSENECK ROAD	Township Of Fairfield	1.09	Does not qualify for RDP Analysis. 100% constrained.	N	0.00	--	0
279	5901	6.05	1	275 HORSENECK ROAD	Investor Properties, Inc.	1.46	Does not qualify for RDP Analysis. 100% constrained.	N	0.00	--	0
280	5901	7	1	289 HORSENECK ROAD	Kowalski, E & A. Rev.	0.08	Does not qualify for RDP Analysis. Already considered in prior round VLA(s).	N	0.00	--	0
281	6001	1	1	375 HORSENECK ROAD	C & C Builders C/O Criscitello	0.94	Does not qualify for RDP Analysis. Already considered in prior round VLA(s).	N	0.00	--	0
282	6001	6	15C	LITTLE PIECE SECT	Township Of Fairfield	12.94	Does not qualify for RDP Analysis. Already considered in prior round VLA(s).	N	0.00	--	0
283	6001	8	15F	LITTLE PIECE SECTION	Wildlife Preserves Inc	1.83	Does not qualify for RDP Analysis. 100% constrained.	N	0.00	--	0
284	6001	9	15C	LITTLE PIECE SECTION	Township Of Fairfield	1.83	Does not qualify for RDP Analysis. Already considered in prior round VLA(s).	N	0.00	--	0
285	6001	10	15C	LITTLE PIECE SECTION	Township Of Fairfield	2.98	Does not qualify for RDP Analysis. Already considered in prior round VLA(s).	N	0.00	--	0
286	6001	11	15C	LITTLE PIECE SECTION	Township Of Fairfield	4.70	Does not qualify for RDP Analysis. Already considered in prior round VLA(s).	N	0.00	--	0
287	6001	12	15C	LITTLE PIECE SECTION	Township Of Fairfield	3.00	Does not qualify for RDP Analysis. Already considered in prior round VLA(s).	N	0.00	--	0
288	6001	13	15C	LITTLE PIECE SECTION	Township Of Fairfield	4.81	Does not qualify for RDP Analysis. Already considered in prior round VLA(s).	N	0.00	--	0
289	6001	14	15C	LITTLE PIECE SECTION	Township Of Fairfield	2.57	Does not qualify for RDP Analysis. Already considered in prior round VLA(s).	N	0.00	--	0
290	6001	15	15C	LITTLE PIECE SECTION	Township Of Fairfield	2.54	Does not qualify for RDP Analysis. Already considered in prior round VLA(s).	N	0.00	--	0
291	6001	16	15C	LITTLE PIECE SECTION	Township Of Fairfield	2.51	Does not qualify for RDP Analysis. Already considered in prior round VLA(s).	N	0.00	--	0
292	6001	17	15C	LITTLE PIECE SECTION	Township Of Fairfield	2.49	Does not qualify for RDP Analysis. Already considered in prior round VLA(s).	N	0.00	--	0
293	6001	18	15C	LITTLE PIECE SECTION	Township Of Fairfield	2.46	Does not qualify for RDP Analysis. Already considered in prior round VLA(s).	N	0.00	--	0

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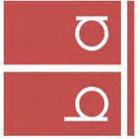
FAIRFIELD TOWNSHIP 4TH ROUND VACANT LAND ASSESSMENT  
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ID	BLOCK	LOT	CLASS	PROPERTY LOCATION	OWNER NAME	ACRES (ac)	COMMENTS	DEVELOPABLE	QUALIFYING ACRES	APPLIED DENSITY (d.u./acre)	RDP @ 20%
294	6001	19	15C	LITTLE PIECE SECT.	State Of New Jersey	0.98	Does not qualify for RDP Analysis. 100% constrained.	N	0.00	--	0
295	6101	1	15C	LITTLE PIECE SECTION	Township Of Fairfield	27.43	Does not qualify for RDP Analysis. Already considered in prior round VLA(s).	N	0.00	--	0
296	6101	2	15C	LITTLE PIECE SECTION	Township Of Fairfield	15.57	Does not qualify for RDP Analysis. Already considered in prior round VLA(s).	N	0.00	--	0
297	6101	3	15C	LITTLE PIECE SECTION	Township Of Fairfield	2.31	Does not qualify for RDP Analysis. Already considered in prior round VLA(s).	N	0.00	--	0
298	6201	1	15C	LITTLE PIECE SECTION	State Of New Jersey Dep	0.76	Does not qualify for RDP Analysis. 100% constrained.	N	0.00	--	0
299	6201	2.01	15C	409 HORSENECK ROAD	State Of New Jersey Green Acres	4.98	Does not qualify for RDP Analysis. 100% constrained.	N	0.00	--	0
300	6201	2.02	15C	411 HORSENECK ROAD	Township Of Fairfield	0.44	Does not qualify for RDP Analysis. 100% constrained.	N	0.00	--	0
301	6201	3	15C	399 HORSENECK ROAD	State Of New Jersey Dep	0.37	Does not qualify for RDP Analysis. Already considered in prior round VLA(s).	N	0.00	--	0
302	6201	4	15C	397 HORSENECK ROAD	State Of New Jersey Dep	0.38	Does not qualify for RDP Analysis. Already considered in prior round VLA(s).	N	0.00	--	0
303	6201	5	15C	393 HORSENECK ROAD	Township Of Fairfield	5.21	Does not qualify for RDP Analysis. Already considered in prior round VLA(s).	N	0.00	--	0
304	6201	7	15C	LITTLE PIECE SECTION	State Of New Jersey Dep	3.65	Does not qualify for RDP Analysis. 100% constrained.	N	0.00	--	0
305	6201	8	15C	LITTLE PIECE SECT.	State Of New Jersey	13.72	Does not qualify for RDP Analysis. 100% constrained.	N	0.00	--	0
306	6201	9	15C	LITTLE PIECE SECTION	State Of New Jersey	2.83	Does not qualify for RDP Analysis. 100% constrained.	N	0.00	--	0
307	6201	10	15C	LITTLE PIECE SECTION	State Of New Jersey	2.85	Does not qualify for RDP Analysis. Already considered in prior round VLA(s).	N	0.00	--	0
308	6201	11	15C	LITTLE PIECE SECTION	State Of New Jersey Dep	1.90	Does not qualify for RDP Analysis. 100% constrained.	N	0.00	--	0
309	6201	12	15C	LITTLE PIECE SECTION	State Of New Jersey	1.82	Does not qualify for RDP Analysis. Already considered in prior round VLA(s).	N	0.00	--	0
310	6201	13	15C	LITTLE PIECE SECTION	State Of New Jersey Dep	4.13	Does not qualify for RDP Analysis. 100% constrained.	N	0.00	--	0
311	6201	14	15C	LITTLE PIECE SECT.	Township Of Fairfield	46.25	Does not qualify for RDP Analysis. 100% constrained.	N	0.00	--	0
312	6201	15	15C	LITTLE PIECE SECTION	State Of New Jersey Dep	2.63	Does not qualify for RDP Analysis. 100% constrained.	N	0.00	--	0

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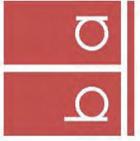


**B U R G I S S**  
A S S O C I A T E S , I N C.  
251 Westwood Avenue, Westwood, NJ 07675  
www.burgiss.com | P: 201-666-1811

ID	BLOCK	LOT	CLASS	PROPERTY LOCATION	OWNER NAME	ACRES (ac)	COMMENTS	DEVELOPABLE	QUALIFYING ACRES	APPLIED DENSITY (d.u./acre)	RDP @ 20%
313	6201	16	15C	LITTLE PIECE SECT.	Township Of Fairfield	1.40	Does not qualify for RDP Analysis. 100% constrained.	N	0.00	--	0
314	6201	17	15C	LITTLE PIECE SECT	Township Of Fairfield	4.48	Does not qualify for RDP Analysis. 100% constrained.	N	0.00	--	0
315	6201	18	1	LITTLE PIECE SECTION	Henning, H/Henning, E/G allaigher, Jesq	6.40	Does not qualify for RDP Analysis. Already considered in prior round VLA(s).	N	0.00	--	0
316	6201	19	15C	LITTLE PIECE SECTION	Township Of Fairfield	3.28	Does not qualify for RDP Analysis. 100% constrained.	N	0.00	--	0
317	6201	20	15C	LITTLE PIECE SECTION	State Of New Jersey	2.97	Does not qualify for RDP Analysis. Already considered in prior round VLA(s).	N	0.00	--	0
318	6201	21	15C	LITTLE PIECE SECTION	Township Of Fairfield	3.21	Does not qualify for RDP Analysis. 100% constrained.	N	0.00	--	0
319	6201	22	15C	LITTLE PIECE SECTION	State Of New Jersey Dep	6.57	Does not qualify for RDP Analysis. 100% constrained.	N	0.00	--	0
320	6201	23	15F	LITTLE PIECE SECTION	State Of New Jersey Dep	3.28	Does not qualify for RDP Analysis. 100% constrained.	N	0.00	--	0
321	6201	24	15C	LITTLE PIECE SECTION	State Of New Jersey Dep	3.23	Does not qualify for RDP Analysis. 100% constrained.	N	0.00	--	0
322	6201	25	15C	LITTLE PIECE SECT	Township Of Fairfield	2.77	Does not qualify for RDP Analysis. 100% constrained.	N	0.00	--	0
323	6201	26	1	LITTLE PIECE SECTION	Iris Construction Co	2.78	Does not qualify for RDP Analysis. Already considered in prior round VLA(s).	N	0.00	--	0
324	6201	27	15C	LITTLE PIECE SECTION	State Of New Jersey Dep	3.87	Does not qualify for RDP Analysis. 100% constrained.	N	0.00	--	0
325	6201	28	15C	LITTLE PIECE SECT.	State Of New Jersey	7.25	Does not qualify for RDP Analysis. 100% constrained.	N	0.00	--	0
326	6201	29	15C	LITTLE PIECE SECT.	State Of New Jersey	3.54	Does not qualify for RDP Analysis. 100% constrained.	N	0.00	--	0
327	6202	1	15C	LITTLE PIECE SECT.	Township Of Fairfield	0.06	Does not qualify for RDP Analysis. 100% constrained.	N	0.00	--	0
328	6202	2	15C	LITTLE PIECE SECTION	State Of New Jersey Dep	0.00	Does not qualify for RDP Analysis. 100% constrained.	N	0.00	--	0
329	6202	3	15C	437 HORSENECK ROAD	Township Of Fairfield	0.37	Does not qualify for RDP Analysis. 100% constrained.	N	0.00	--	0
330	6202	4	15C	445 HORSENECK ROAD	Township Of Fairfield	0.64	Does not qualify for RDP Analysis. 100% constrained.	N	0.00	--	0
331	6202	5	15C	453 HORSENECK ROAD	State Of New Jersey Dep	33.57	Does not qualify for RDP Analysis. 100% constrained.	N	0.00	--	0

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ID	BLOCK	LOT	CLASS	PROPERTY LOCATION	OWNER NAME	ACRES (ac)	COMMENTS	DEVELOPABLE	QUALIFYING ACRES	APPLIED DENSITY (d.u./acre)	RDP @ 20%
332	6301	2	15C	502 HORSENECK ROAD	Township Of Fairfield	9.29	Does not qualify for RDP Analysis. 100% constrained.	N	0.00	--	0
333	6301	3	15C	518 HORSENECK ROAD	Township Of Fairfield	5.85	Does not qualify for RDP Analysis. 100% constrained.	N	0.00	--	0
334	6301	4	1	536 HORSENECK ROAD	Fairfield Park Inc	20.97	Does not qualify for RDP Analysis. Already considered in prior round VLA(s).	N	0.00	--	0
335	6301	5	15C	BIG PIECE	Township Of Fairfield	6.00	Does not qualify for RDP Analysis. 100% constrained.	N	0.00	--	0
336	6301	6	15F	BIG PIECE SECT.	State Of New Jersey Dep	3.77	Does not qualify for RDP Analysis. 100% constrained.	N	0.00	--	0
337	6301	7	15C	BIG PIECE SECT.	Township Of Fairfield	5.25	Does not qualify for RDP Analysis. 100% constrained.	N	0.00	--	0
338	6301	8	15C	BIG PIECE	Township Of Fairfield	8.15	Does not qualify for RDP Analysis. 100% constrained.	N	0.00	--	0
339	6301	9	15F	BIG PIECE SECT.	State Of New Jersey Dep	31.96	Does not qualify for RDP Analysis. 100% constrained.	N	0.00	--	0
340	6301	10	15F	BIG PIECE SECT.	State Of New Jersey Dep	9.22	Does not qualify for RDP Analysis. 100% constrained.	N	0.00	--	0
341	6301	11	15C	BIG PIECE	State Of New Jersey	3.51	Does not qualify for RDP Analysis. 100% constrained.	N	0.00	--	0
342	6301	12	15C	BIG PIECE REAR	State Of New Jersey	7.27	Does not qualify for RDP Analysis. Already considered in prior round VLA(s).	N	0.00	--	0
343	6301	13	15C	BIG PIECE REAR	State Of New Jersey	7.26	Does not qualify for RDP Analysis. Already considered in prior round VLA(s).	N	0.00	--	0
344	6301	14	1	BIG PIECE SECT.	Ke Kon Realty Co, Inc	9.85	Does not qualify for RDP Analysis. Already considered in prior round VLA(s).	N	0.00	--	0
345	6301	15	15C	BIG PIECE SECTION	State Of New Jersey Dep	6.13	Does not qualify for RDP Analysis. Already considered in prior round VLA(s).	N	0.00	--	0
346	6301	16	15C	BIG PIECE SECT.	Township Of Fairfield	2.70	Does not qualify for RDP Analysis. 100% constrained.	N	0.00	--	0
347	6301	17	15C	BIG PIECE	Township Of Fairfield	2.25	Does not qualify for RDP Analysis. 100% constrained.	N	0.00	--	0
348	6301	18	15C	BIG PIECE SECT.	Township Of Fairfield	6.66	Does not qualify for RDP Analysis. 100% constrained.	N	0.00	--	0
349	6301	19	15C	BIG PIECE	Township Of Fairfield	20.32	Does not qualify for RDP Analysis. 100% constrained.	N	0.00	--	0
350	6301	20	15C	BIG PIECE SECTION	New Jersey Natural Lands Trust	6.42	Does not qualify for RDP Analysis. Already considered in prior round VLA(s).	N	0.00	--	0

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ID	BLOCK	LOT	CLASS	PROPERTY LOCATION	OWNER NAME	ACRES (ac)	COMMENTS	DEVELOPABLE	QUALIFYING ACRES	APPLIED DENSITY (d.u./acre)	RDP @ 20%
351	6401	1	1	BIG PIECE SECT.	Khubani, Victor N.	2.37	Does not qualify for RDP Analysis. Already considered in prior round VLA(s).	N	0.00	--	0
352	6401	2	15C	BIG PIECE	State Of New Jersey	14.71	Does not qualify for RDP Analysis. 100% constrained.	N	0.00	--	0
353	6401	3	15C	BIG PIECE SECT.	State Of New Jersey Dep	5.98	Does not qualify for RDP Analysis. Already considered in prior round VLA(s).	N	0.00	--	0
354	6401	4	15F	BIG PIECE SECT.	State Of New Jersey Dep	1.72	Does not qualify for RDP Analysis. 100% constrained.	N	0.00	--	0
355	6401	5	1	BIG PIECE SECT	Olsen B/Cross Rd Crusader For Chris	2.09	Does not qualify for RDP Analysis. Already considered in prior round VLA(s).	N	0.00	--	0
356	6401	6	15F	BIG PIECE SECT	State Of New Jersey Dep	2.98	Does not qualify for RDP Analysis. 100% constrained.	N	0.00	--	0
357	6401	7	15C	BIG PIECE SECTION	State Of New Jersey Dep	5.46	Does not qualify for RDP Analysis. Already considered in prior round VLA(s).	N	0.00	--	0
358	6401	8	15C	BIG PIECE SECTION	State Of New Jersey	10.45	Does not qualify for RDP Analysis. Already considered in prior round VLA(s).	N	0.00	--	0
359	6401	9	15C	BIG PIECE SECTION	State Of New Jersey	10.29	Does not qualify for RDP Analysis. Already considered in prior round VLA(s).	N	0.00	--	0
360	6401	10	15C	BIG PIECE SECT.	State Of New Jersey Dep	11.87	Does not qualify for RDP Analysis. 100% constrained.	N	0.00	--	0
361	6401	11	15C	BIG PIECE SECTION	State Of New Jersey	31.48	Does not qualify for RDP Analysis. Already considered in prior round VLA(s).	N	0.00	--	0
362	6401	12	15C	BIG PIECE SECTION	State Of New Jersey	4.83	Does not qualify for RDP Analysis. 100% constrained.	N	0.00	--	0
363	6401	13	15C	BIG PIECE SECTION	State Of New Jersey Dep	6.03	Does not qualify for RDP Analysis. 100% constrained.	N	0.00	--	0
364	6401	14	15C	BIG PIECE	State Of New Jersey	26.94	Does not qualify for RDP Analysis. 100% constrained.	N	0.00	--	0
365	6401	15	1	BIG PIECE SECTION	Spermow, Andrew J	4.72	Does not qualify for RDP Analysis. Already considered in prior round VLA(s).	N	0.00	--	0
366	6401	16	1	BIG PIECE SECTION	Meyer, F.W. / Mrs. H Van Wagner	6.15	Does not qualify for RDP Analysis. Already considered in prior round VLA(s).	N	0.00	--	0
367	6401	17	15C	BIG PIECE SECT	Township Of Fairfield	5.09	Does not qualify for RDP Analysis. 100% constrained.	N	0.00	--	0
368	6401	18	15C	BIG PIECE SECTION	Township Of Fairfield	10.44	Does not qualify for RDP Analysis. 100% constrained.	N	0.00	--	0
369	6401	19	15C	BIG PIECE SECT	Township Of Fairfield	15.36	Does not qualify for RDP Analysis. 100% constrained.	N	0.00	--	0

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ID	BLOCK	LOT	CLASS	PROPERTY LOCATION	OWNER NAME	ACRES (ac)	COMMENTS	DEVELOPABLE	QUALIFYING ACRES	APPLIED DENSITY (d.u./acre)	RDP @ 20%
370	6401	20	15C	BIG PIECE	Township Of Fairfield	7.06	Does not qualify for RDP Analysis. 100% constrained.	N	0.00	--	0
371	6401	21	15C	BIG PIECE SECTION	Township Of Fairfield	4.25	Does not qualify for RDP Analysis. 100% constrained.	N	0.00	--	0
372	6401	22	15C	BIG PIECE RD	State Of New Jersey Dep	4.20	Does not qualify for RDP Analysis. 100% constrained.	N	0.00	--	0
373	6401	23	1	BIG PIECE SECTION	Bush, W P	18.69	Does not qualify for RDP Analysis. Already considered in prior round VLAs(s).	N	0.00	--	0
374	6401	24	15C	BIG PIECE RD.	State Of New Jersey	2.96	Does not qualify for RDP Analysis. 100% constrained.	N	0.00	--	0
375	6401	25	15C	BIG PIECE SECTION	State Of New Jersey	5.69	Does not qualify for RDP Analysis. 100% constrained.	N	0.00	--	0
376	6401	26	1	BIG PIECE SECTION	Preziosi, Mark C.	2.94	Does not qualify for RDP Analysis. Already considered in prior round VLAs(s).	N	0.00	--	0
377	6401	27	15C	BIG PIECE SECT	State Of New Jersey	17.43	Does not qualify for RDP Analysis. 100% constrained.	N	0.00	--	0
378	6401	28	1	BIG PIECE SECTION	Ereh Lic,	4.60	Does not qualify for RDP Analysis. Already considered in prior round VLAs(s).	N	0.00	--	0
379	6401	29	15C	BIG PIECE SECTION	Township Of Fairfield	5.80	Does not qualify for RDP Analysis. 100% constrained.	N	0.00	--	0
380	6401	30	15C	BIG PIECE	State Of New Jersey	14.32	Does not qualify for RDP Analysis. 100% constrained.	N	0.00	--	0
381	6401	31	15C	BIG PIECE SECTION	Township Of Fairfield	15.69	Does not qualify for RDP Analysis. 100% constrained.	N	0.00	--	0
382	6401	32	15C	BIG PIECE SECTION	State Of New Jersey Dep	11.05	Does not qualify for RDP Analysis. 100% constrained.	N	0.00	--	0
383	6401	33	15C	BIG PIECE SECTION	State Of New Jersey Dep	12.67	Does not qualify for RDP Analysis. Already considered in prior round VLAs(s).	N	0.00	--	0
384	6501	1	15F	BIG PIECE SECT.	State Of New Jersey Dep	0.23	Does not qualify for RDP Analysis. 100% constrained.	N	0.00	--	0
385	6501	2	15C	BIG PIECE SECT.	State Of New Jersey Dep	10.51	Does not qualify for RDP Analysis. 100% constrained.	N	0.00	--	0
386	6501	3	1	BIG PIECE SECTION	Riordan, Kathleen	12.15	Does not qualify for RDP Analysis. Already considered in prior round VLAs(s).	N	0.00	--	0
387	6501	4	15C	BIG PIECE SECTION	State Of New Jersey	18.56	Does not qualify for RDP Analysis. Already considered in prior round VLAs(s).	N	0.00	--	0
388	6501	5	15F	BIG PIECE SECT	State Of New Jersey Dep	4.54	Does not qualify for RDP Analysis. 100% constrained.	N	0.00	--	0

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ID	BLOCK	LOT	CLASS	PROPERTY LOCATION	OWNER NAME	ACRES (ac)	COMMENTS	DEVELOPABLE	QUALIFYING ACRES	APPLIED DENSITY (d.u./acre)	RDP @ 20%
389	6501	6	15C	BIG PIECE SECT	State Of New Jersey Dep	17.12	Does not qualify for RDP Analysis. 100% constrained.	N	0.00	--	0
390	6501	7	15C	BIG PIECE SECTION	State Of New Jersey Dep	13.73	Does not qualify for RDP Analysis. 100% constrained.	N	0.00	--	0
391	6501	8	15C	BIG PIECE SECTION	State Of New Jersey	12.95	Does not qualify for RDP Analysis. 100% constrained.	N	0.00	--	0
392	6501	9	15C	BIG PIECE	State Of New Jersey	27.02	Does not qualify for RDP Analysis. 100% constrained.	N	0.00	--	0
393	6501	10	15C	BIG PIECE SECTION	State Of New Jersey	3.29	Does not qualify for RDP Analysis. 100% constrained.	N	0.00	--	0
394	6501	11	15C	BIG PIECE SECTION	State Of New Jersey	3.17	Does not qualify for RDP Analysis. 100% constrained.	N	0.00	--	0
395	6501	12	1	BIG PIECE SECTION	Pfitzenmayer Charles	3.08	Does not qualify for RDP Analysis. Already considered in prior round VLA(s).	N	0.00	--	0
396	6501	13	15C	BIG PIECE SECT	State Of New Jersey Dep	2.97	Does not qualify for RDP Analysis. Already considered in prior round VLA(s).	N	0.00	--	0
397	6501	14	15C	BIG PIECE SECTION	State Of New Jersey Dep	2.88	Does not qualify for RDP Analysis. Already considered in prior round VLA(s).	N	0.00	--	0
398	6501	15	15C	BIG PIECE SECT	State Of New Jersey Dep	6.11	Does not qualify for RDP Analysis. Already considered in prior round VLA(s).	N	0.00	--	0
399	6501	16	15C	BIG PIECE SECTION	State Of New Jersey	12.38	Does not qualify for RDP Analysis. Already considered in prior round VLA(s).	N	0.00	--	0
400	6501	17	15C	BIG PIECE SECTION	State Of New Jersey	6.01	Does not qualify for RDP Analysis. 100% constrained.	N	0.00	--	0
401	6501	18	15C	BIG PIECE SECTION	State Of New Jersey Dep	31.71	Does not qualify for RDP Analysis. 100% constrained.	N	0.00	--	0
402	6501	19	15F	BIG PIECE SECT	State Of New Jersey Dep	17.67	Does not qualify for RDP Analysis. 100% constrained.	N	0.00	--	0
403	6501	20	15C	BIG PIECE SECTION	Township Of Fairfield	50.21	Does not qualify for RDP Analysis. 100% constrained.	N	0.00	--	0
404	6501	21	15C	BIG PIECE	Township Of Fairfield	10.03	Does not qualify for RDP Analysis. 100% constrained.	N	0.00	--	0
405	6501	22	15C	BIG PIECE SECT	Township Of Fairfield	19.80	Does not qualify for RDP Analysis. 100% constrained.	N	0.00	--	0
406	6501	23	15C	BIG PIECE SECT	State Of New Jersey	5.00	Does not qualify for RDP Analysis. Already considered in prior round VLA(s).	N	0.00	--	0
407	6501	24	15C	BIG PIECE SECT	State Of New Jersey	4.65	Does not qualify for RDP Analysis. 100% constrained.	N	0.00	--	0

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ID	BLOCK	LOT	CLASS	PROPERTY LOCATION	OWNER NAME	ACRES (ac)	COMMENTS	DEVELOPABLE	QUALIFYING ACRES	APPLIED DENSITY (d.u./acre)	RDP @ 20%
408	6501	25.01	15C	BIG PIECE SECTION	State Of New Jersey	14.90	Does not qualify for RDP Analysis. 100% constrained.	N	0.00	--	0
409	6501	25.02	15C	BIG PIECE SECTION	State Of New Jersey Dep	4.00	Does not qualify for RDP Analysis. 100% constrained.	N	0.00	--	0
410	6501	26	15C	BIG PIECE SECT	State Of New Jersey Dep	6.00	Does not qualify for RDP Analysis. 100% constrained.	N	0.00	--	0
411	6501	27	15C	BIG PIECE SECTION	State Of New Jersey	7.25	Does not qualify for RDP Analysis. 100% constrained.	N	0.00	--	0
412	6501	28	15C	BIG PIECE SECTION	Township Of Fairfield	9.88	Does not qualify for RDP Analysis. Already considered in prior round VLA(s).	N	0.00	--	0
413	6601	1	15C	BIG PIECE SECTION	Township Of Fairfield	36.42	Does not qualify for RDP Analysis. 100% constrained.	N	0.00	--	0
414	6601	2	15C	BIG PIECE	Township Of Fairfield	30.29	Does not qualify for RDP Analysis. 100% constrained.	N	0.00	--	0
415	6601	3	15C	BIG PIECE ROAD	State Of New Jersey Dep	32.02	Does not qualify for RDP Analysis. 100% constrained.	N	0.00	--	0
416	6601	4	15C	BIG PIECE SECTION	Township Of Fairfield	8.95	Does not qualify for RDP Analysis. 100% constrained.	N	0.00	--	0
417	6601	5	15C	BIG PIECE SECTION	State Of New Jersey Dep	8.79	Does not qualify for RDP Analysis. 100% constrained.	N	0.00	--	0
418	6601	6	15C	BIG PIECE	Township Of Fairfield	5.41	Does not qualify for RDP Analysis. 100% constrained.	N	0.00	--	0
419	6601	7	15C	BIG PIECE SECTION	Township Of Fairfield	7.75	Does not qualify for RDP Analysis. 100% constrained.	N	0.00	--	0
420	6601	8	15C	BIG PIECE SECT.	State Of New Jersey Dep	23.02	Does not qualify for RDP Analysis. 100% constrained.	N	0.00	--	0
421	6601	9	15C	BIG PIECE SECTION	Township Of Fairfield	9.39	Does not qualify for RDP Analysis. 100% constrained.	N	0.00	--	0
422	6601	10	1	BIG PIECE SECT.	Klimbach, Fred / Klimbach, Kenneth	3.99	Does not qualify for RDP Analysis. Already considered in prior round VLA(s).	N	0.00	--	0
423	6601	11	15C	BIG PIECE	Township Of Fairfield	19.69	Does not qualify for RDP Analysis. 100% constrained.	N	0.00	--	0
424	6601	12	15C	BIG PIECE SECTION	Township Of Fairfield	9.41	Does not qualify for RDP Analysis. 100% constrained.	N	0.00	--	0
425	6601	13	15C	BIG PIECE	Township Of Fairfield	24.46	Does not qualify for RDP Analysis. 100% constrained.	N	0.00	--	0
426	6601	14	15C	BIG PIECE SECTION	Township Of Fairfield	9.58	Does not qualify for RDP Analysis. 100% constrained.	N	0.00	--	0

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5/22/2025



ID	BLOCK	LOT	CLASS	PROPERTY LOCATION	OWNER NAME	ACRES (ac)	COMMENTS	DEVELOPABLE	QUALIFYING ACRES	APPLIED DENSITY (d.u./acre)	RDP @ 20%
427	6601	15	15C	BIG PIECE ROAD	State Of New Jersey Dep	8.16	Does not qualify for RDP Analysis. Already considered in prior round VLA(s).	N	0.00	--	0
428	6601	16	15C	BIG PIECE	Township Of Fairfield	6.60	Does not qualify for RDP Analysis. 100% constrained.	N	0.00	--	0
429	6601	17	15C	BIG PIECE SECTION	State Of New Jersey Dep	3.28	Does not qualify for RDP Analysis. 100% constrained.	N	0.00	--	0
430	6601	18	15C	BIG PIECE SECTION	State Of New Jersey Dep	3.18	Does not qualify for RDP Analysis. 100% constrained.	N	0.00	--	0
431	6601	19	15C	BIG PIECE SECTION	State Of New Jersey Dep	3.44	Does not qualify for RDP Analysis. 100% constrained.	N	0.00	--	0
432	6601	20	15C	BIG PIECE	Township Of Fairfield	8.13	Does not qualify for RDP Analysis. 100% constrained.	N	0.00	--	0
433	6601	21	15C	BIG PIECE SECT	State Of New Jersey Dep	12.98	Does not qualify for RDP Analysis. 100% constrained.	N	0.00	--	0
434	6601	22	15C	BIG PIECE	Township Of Fairfield	1.77	Does not qualify for RDP Analysis. 100% constrained.	N	0.00	--	0
435	6701	1	1	BIG PIECE SECTION	Nigro, Michael	2.79	Does not qualify for RDP Analysis. Already considered in prior round VLA(s).	N	0.00	--	0
436	6701	2	15C	BIG PIECE SECT.	Township Of Fairfield	3.03	Does not qualify for RDP Analysis. Already considered in prior round VLA(s).	N	0.00	--	0
437	6701	3.01	15C	BIG PIECE SECTION	State Of New Jersey Dep	22.06	Does not qualify for RDP Analysis. Already considered in prior round VLA(s).	N	0.00	--	0
438	6701	3.02	1	BIG PIECE SECTION	Boiling, Monte J.	4.58	Does not qualify for RDP Analysis. Already considered in prior round VLA(s).	N	0.00	--	0
439	6701	4	15C	BIG PIECE SECT.	State Of New Jersey Dep	9.36	Does not qualify for RDP Analysis. 100% constrained.	N	0.00	--	0
440	6701	5	15C	BIG PIECE SECT.	State Of New Jersey Dep	9.14	Does not qualify for RDP Analysis. 100% constrained.	N	0.00	--	0
441	6701	6	15C	BIG PIECE SECTION	State Of New Jersey Dep	8.96	Does not qualify for RDP Analysis. 100% constrained.	N	0.00	--	0
442	6701	7	15C	BIG PIECE SECT.	State Of New Jersey	7.66	Does not qualify for RDP Analysis. 100% constrained.	N	0.00	--	0
443	6701	8	15C	BIG PIECE	Township Of Fairfield	12.12	Does not qualify for RDP Analysis. 100% constrained.	N	0.00	--	0
444	6701	9	15C	BIG PIECE SECTION	New Jersey Natural Lands Trust	10.13	Does not qualify for RDP Analysis. Already considered in prior round VLA(s).	N	0.00	--	0
445	6701	10	15D	BIG PIECE SECT.	Consis Of Dutch Reformed Church	3.19	Does not qualify for RDP Analysis. 100% constrained.	N	0.00	--	0

BA#: 4139.10

FAIRFIELD TOWNSHIP 4TH ROUND VACANT LAND ASSESSMENT  
5/22/2025



ID	BLOCK	LOT	CLASS	PROPERTY LOCATION	OWNER NAME	ACRES (ac)	COMMENTS	DEVELOPABLE	QUALIFYING ACRES	APPLIED DENSITY (d.u./acre)	RDP @ 20%
446	6701	11	15C	BIG PIECE SECTION	State Of New Jersey Dep	4.68	Does not qualify for RDP Analysis. 100% constrained.	N	0.00	--	0
447	6701	12	1	BIG PIECE SECT.	Mountainside Hospital	4.27	Does not qualify for RDP Analysis. Already considered in prior round VLA(s).	N	0.00	--	0
448	6701	13	15C	BIG PIECE SECT.	State Of New Jersey Dep	4.27	Does not qualify for RDP Analysis. 100% constrained.	N	0.00	--	0
449	6701	14	15C	BIG PIECE SECT.	State Of New Jersey	7.77	Does not qualify for RDP Analysis. 100% constrained.	N	0.00	--	0
450	6701	15	15C	BIG PIECE SECT.	Nigro, Michael	5.37	Does not qualify for RDP Analysis. Already considered in prior round VLA(s).	N	0.00	--	0
451	6701	16	15C	BIG PIECE SECT.	State Of New Jersey Dep	5.08	Does not qualify for RDP Analysis. 100% constrained.	N	0.00	--	0
452	6701	17	15C	BIG PIECE	State Of New Jersey	24.22	Does not qualify for RDP Analysis. 100% constrained.	N	0.00	--	0
453	6701	18	15C	BIG PIECE SECT	State Of New Jersey	16.44	Does not qualify for RDP Analysis. 100% constrained.	N	0.00	--	0
454	6701	19	1	BIG PIECE SECT.	Elliot's R-C World Inc%Janss	11.86	Does not qualify for RDP Analysis. Already considered in prior round VLA(s).	N	0.00	--	0
455	6701	20	15C	BIG PIECE	State Of New Jersey	41.89	Does not qualify for RDP Analysis. 100% constrained.	N	0.00	--	0
456	6701	21	15C	BIG PIECE SECT.	State Of New Jersey Dep	5.47	Does not qualify for RDP Analysis. 100% constrained.	N	0.00	--	0
457	6701	22	15C	BIG PIECE ROAD	State Of New Jersey Dep	3.55	Does not qualify for RDP Analysis. 100% constrained.	N	0.00	--	0
458	6701	23	15C	BIG PIECE SECT.	Fairfield Conservation & Sport	12.52	Does not qualify for RDP Analysis. Already considered in prior round VLA(s).	N	0.00	--	0
459	6701	24	15C	BIG PIECE SECTION	State Of New Jersey	4.50	Does not qualify for RDP Analysis. Already considered in prior round VLA(s).	N	0.00	--	0
460	6701	25	15C	BIG PIECE SECTION	State Of New Jersey Dep	8.66	Does not qualify for RDP Analysis. Already considered in prior round VLA(s).	N	0.00	--	0
461	6701	26	15C	BIG PIECE	State Of New Jersey	28.67	Does not qualify for RDP Analysis. 100% constrained.	N	0.00	--	0
462	6701	27	15C	BIG PIECE SECT.	State Of New Jersey Dep	7.01	Does not qualify for RDP Analysis. Already considered in prior round VLA(s).	N	0.00	--	0
463	6701	28	15C	BIG PIECE SECT.	State Of New Jersey Dep	8.46	Does not qualify for RDP Analysis. 100% constrained.	N	0.00	--	0
464	6701	29	15C	BIG PIECE SECT.	Township Of Fairfield	15.59	Does not qualify for RDP Analysis. 100% constrained.	N	0.00	--	0

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FAIRFIELD TOWNSHIP 4TH ROUND VACANT LAND ASSESSMENT  
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ID	BLOCK	LOT	CLASS	PROPERTY LOCATION	OWNER NAME	ACRES (ac)	COMMENTS	DEVELOPABLE	QUALIFYING ACRES	APPLIED DENSITY (d.u./acre)	RDP @ 20%
465	6701	30	15C	BIG PIECE SECT.	Township Of Fairfield	5.30	Does not qualify for RDP Analysis. 100% constrained.	N	0.00	--	0
466	6701	31	1	BIG PIECE SECT.	Francavilla & Sons Partners	5.23	Does not qualify for RDP Analysis. Already considered in prior round VLA(s).	N	0.00	--	0
467	6701	32	15C	BIG PIECE SECTION	Township Of Fairfield	6.36	Does not qualify for RDP Analysis. 100% constrained.	N	0.00	--	0
468	6801	1	15C	BIG PIECE SECTION	State Of New Jersey	85.42	Does not qualify for RDP Analysis. Already considered in prior round VLA(s).	N	0.00	--	0
469	6801	2	15C	BIG PIECE SECTION	State Of New Jersey Dep	10.55	Does not qualify for RDP Analysis. Already considered in prior round VLA(s).	N	0.00	--	0
470	6801	3	15C	BIG PIECE SECTION	Fairfield Conservation & Sports	4.84	Does not qualify for RDP Analysis. Already considered in prior round VLA(s).	N	0.00	--	0
471	6801	4	15C	BIG PIECE	State Of New Jersey	5.37	Does not qualify for RDP Analysis. 100% constrained.	N	0.00	--	0
472	6801	6	15C	BIG PIECE SECTION	New Jersey Natural Lands Trust	9.91	Does not qualify for RDP Analysis. Already considered in prior round VLA(s).	N	0.00	--	0
473	6801	9	15C	BIG PIECE SECT.	Township Of Fairfield	16.16	Does not qualify for RDP Analysis. 100% constrained.	N	0.00	--	0
474	6801	13	15C	BIG PIECE SECTION	State Of New Jersey	14.24	Does not qualify for RDP Analysis. 100% constrained.	N	0.00	--	0
475	6801	14	15C	BIG PIECE	State Of New Jersey	5.01	Does not qualify for RDP Analysis. 100% constrained.	N	0.00	--	0
476	6801	15	15C	BIG PIECE SECTION	New Jersey Natural Lands Trust	6.25	Does not qualify for RDP Analysis. Already considered in prior round VLA(s).	N	0.00	--	0
477	6801	16	15C	BIG PIECE	Township Of Fairfield	19.30	Does not qualify for RDP Analysis. 100% constrained.	N	0.00	--	0
478	6801	17	15C	BIG PIECE SECTION	State Of New Jersey	33.77	Does not qualify for RDP Analysis. 100% constrained.	N	0.00	--	0
479	6901	2	1	SAND ROAD REAR	Great Piece, LLC	1.84	Does not qualify for RDP Analysis. Already considered in prior round VLA(s).	N	0.00	--	0
480	6901	3	15C	BIG PIECE SECTION	State Of New Jersey Dep	45.57	Does not qualify for RDP Analysis. 100% constrained.	N	0.00	--	0
481	6901	4	15C	CAMP COO SECTION	Township Of Fairfield	36.31	Does not qualify for RDP Analysis. 100% constrained.	N	0.00	--	0
482	6901	5	1	BIG PIECE SECTION	Miller, Steven, Robert & Juanita	21.93	Does not qualify for RDP Analysis. Already considered in prior round VLA(s).	N	0.00	--	0
483	6902	1	15C	BIG PIECE	Township Of Fairfield	0.65	Does not qualify for RDP Analysis. 100% constrained.	N	0.00	--	0

FAIRFIELD TOWNSHIP 4TH ROUND VACANT LAND ASSESSMENT  
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ID	BLOCK	LOT	CLASS	PROPERTY LOCATION	OWNER NAME	ACRES (ac)	COMMENTS	DEVELOPABLE	QUALIFYING ACRES	APPLIED DENSITY (d.u./acre)	RDP @ 20%
484	6902	2	1	MARY PLACE	Herzog J / Prestis Elsie	0.07	Does not qualify for RDP Analysis. Already considered in prior round VLA(s).	N	0.00	--	0
485	6902	3	1	MARY PLACE	Lotzer Marion & Thompson Joan	0.07	Does not qualify for RDP Analysis. Already considered in prior round VLA(s).	N	0.00	--	0
486	6902	4	15C	MARY PLACE	State Of New Jersey Dep	0.07	Does not qualify for RDP Analysis. Already considered in prior round VLA(s).	N	0.00	--	0
487	6902	5	15C	BIG PIECE	Township Of Fairfield	1.79	Does not qualify for RDP Analysis. 100% constrained.	N	0.00	--	0
488	6902	6	1	MARY PLACE	Betley Raymond & Eleanor	0.23	Does not qualify for RDP Analysis. Already considered in prior round VLA(s).	N	0.00	--	0
489	6903	1	15C	BIG PIECE	Township Of Fairfield	1.11	Does not qualify for RDP Analysis. 100% constrained.	N	0.00	--	0
490	6903	2	15C	HELEN BLVD	New Jersey Natural Lands Trust	0.07	Does not qualify for RDP Analysis. Already considered in prior round VLA(s).	N	0.00	--	0
491	6903	3	1	HELEN BLVD	Lanza, Robert & Sharon	0.20	Does not qualify for RDP Analysis. Already considered in prior round VLA(s).	N	0.00	--	0
492	6904	1	15C	HELEN BLVD	Township Of Fairfield	0.28	Does not qualify for RDP Analysis. 100% constrained.	N	0.00	--	0
493	6904	2	15C	BIG PIECE SECT.	Township Of Fairfield	1.10	Does not qualify for RDP Analysis. 100% constrained.	N	0.00	--	0
494	6905	1	15C	BIG PIECE	Township Of Fairfield	0.96	Does not qualify for RDP Analysis. 100% constrained.	N	0.00	--	0
495	6906	1	15C	HELEN BLVD	Township Of Fairfield	0.07	Does not qualify for RDP Analysis. 100% constrained.	N	0.00	--	0
496	6906	2	15C	BIG PIECE	Township Of Fairfield	0.99	Does not qualify for RDP Analysis. 100% constrained.	N	0.00	--	0
497	6907	1	15C	BIG PIECE	Township Of Fairfield	1.48	Does not qualify for RDP Analysis. 100% constrained.	N	0.00	--	0
498	6908	1	15C	HENRY STREET	Township Of Fairfield	0.72	Does not qualify for RDP Analysis. 100% constrained.	N	0.00	--	0
499	6908	2	1	JOHN STREET	Eisen, Alan & Madeline	0.07	Does not qualify for RDP Analysis. Already considered in prior round VLA(s).	N	0.00	--	0
500	6908	3	15C	BIG PIECE	Township Of Fairfield	0.93	Does not qualify for RDP Analysis. 100% constrained.	N	0.00	--	0
501	6909	1	15C	JOHN STREET	Township Of Fairfield	0.25	Does not qualify for RDP Analysis. 100% constrained.	N	0.00	--	0
502	6909	2	15C	BIG PIECE	Township Of Fairfield	0.33	Does not qualify for RDP Analysis. 100% constrained.	N	0.00	--	0

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FAIRFIELD TOWNSHIP 4TH ROUND VACANT LAND ASSESSMENT  
5/22/2025



ID	BLOCK	LOT	CLASS	PROPERTY LOCATION	OWNER NAME	ACRES (ac)	COMMENTS	DEVELOPABLE	QUALIFYING ACRES	APPLIED DENSITY (d.u./acre)	RDP @ 20%
503	7001	1.01	1	FAIRFIELD	Jersey City Dept. Of Water	2.61	Does not qualify for RDP Analysis. 100% constrained.	N	0.00	--	0
504	7001	2	1	FAIRFIELD	Jersey City Dept. Of Water	2.90	Does not qualify for RDP Analysis. 100% constrained.	N	0.00	--	0
505	7001	3	1	FAIRFIELD	Jersey City Dept. Of Water	2.09	Does not qualify for RDP Analysis. 100% constrained.	N	0.00	--	0
506	7001	4	1	FAIRFIELD	Jersey City Dept. Of Water	1.05	Does not qualify for RDP Analysis. 100% constrained.	N	0.00	--	0
507	7001	5	1	FAIRFIELD	Jersey City Dept. Of Water	2.29	Does not qualify for RDP Analysis. Jersey City Water Department (underground water transmission lines). 1.29 ac environmentally constrained.	N	0.00	--	0
508	7001	6	1	FAIRFIELD	Jersey City Dept. Of Water	2.24	Does not qualify for RDP Analysis. 100% constrained.	N	0.00	--	0
509	7001	7	1	FAIRFIELD	Jersey City Dept. Of Water	1.38	Does not qualify for RDP Analysis. 100% constrained.	N	0.00	--	0
510	7001	8	1	FAIRFIELD	Jersey City Dept. Of Water	0.65	Does not qualify for RDP Analysis. 100% constrained.	N	0.00	--	0
511	7001	9	1	FAIRFIELD	Jersey City Dept. Of Water	0.47	Does not qualify for RDP Analysis. 100% constrained.	N	0.00	--	0
512	7001	10	1	FAIRFIELD	Jcmua	0.35	Does not qualify for RDP Analysis. 100% constrained.	N	0.00	--	0
513	7001	11	1	FAIRFIELD	Jersey City Dept. Of Water	1.84	Does not qualify for RDP Analysis. 100% constrained.	N	0.00	--	0
					<b>TOTAL AREA OF VLA PARCELS</b>	<b>3103.30</b>			<b>0</b>	<b>TOTAL RDP</b>	<b>0</b>

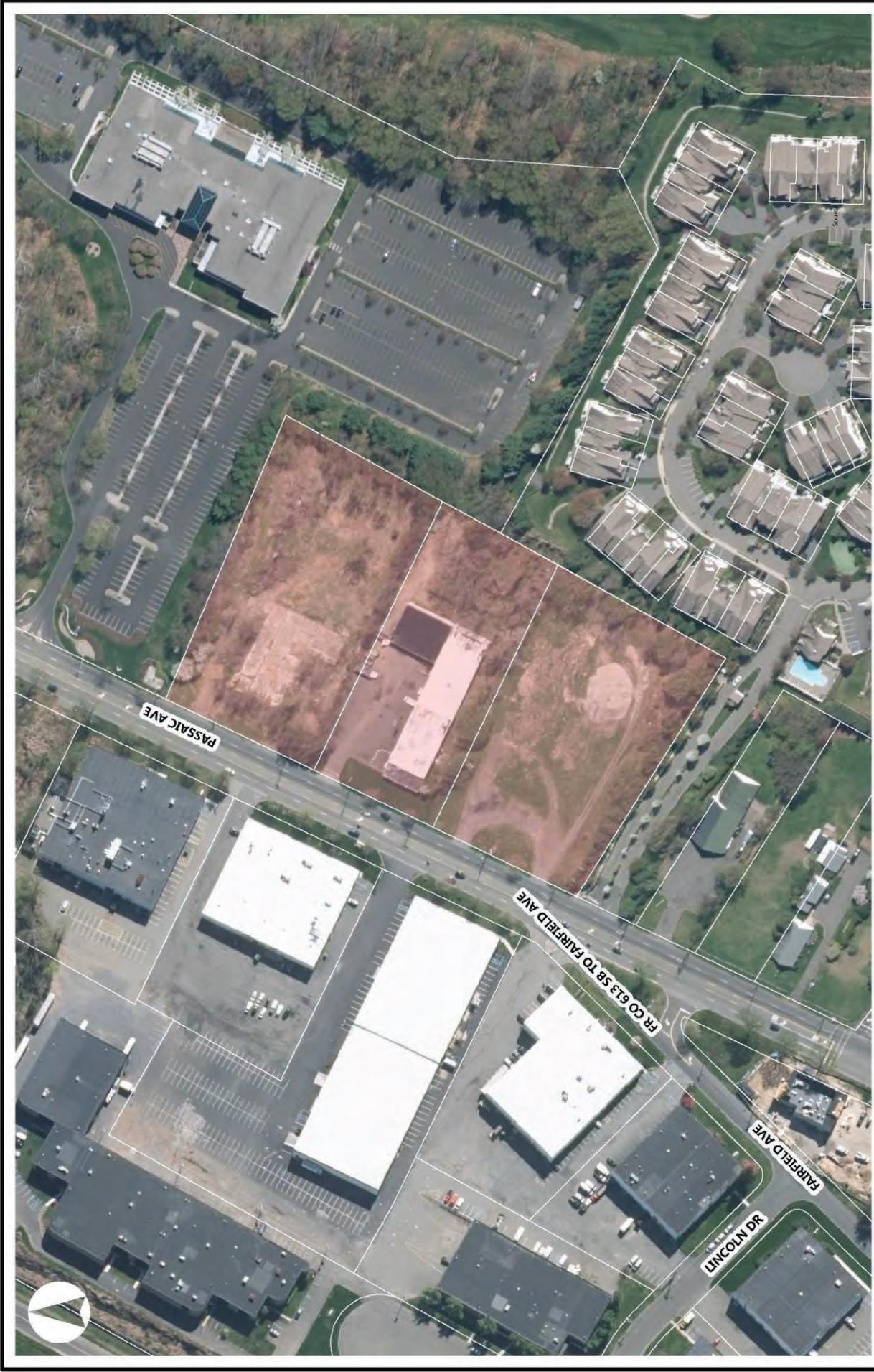
## Appendix

E Passaic Avenue, Two Bridges Road, Kingsbridge Road, and Fairfield Road Overlay Zone Maps

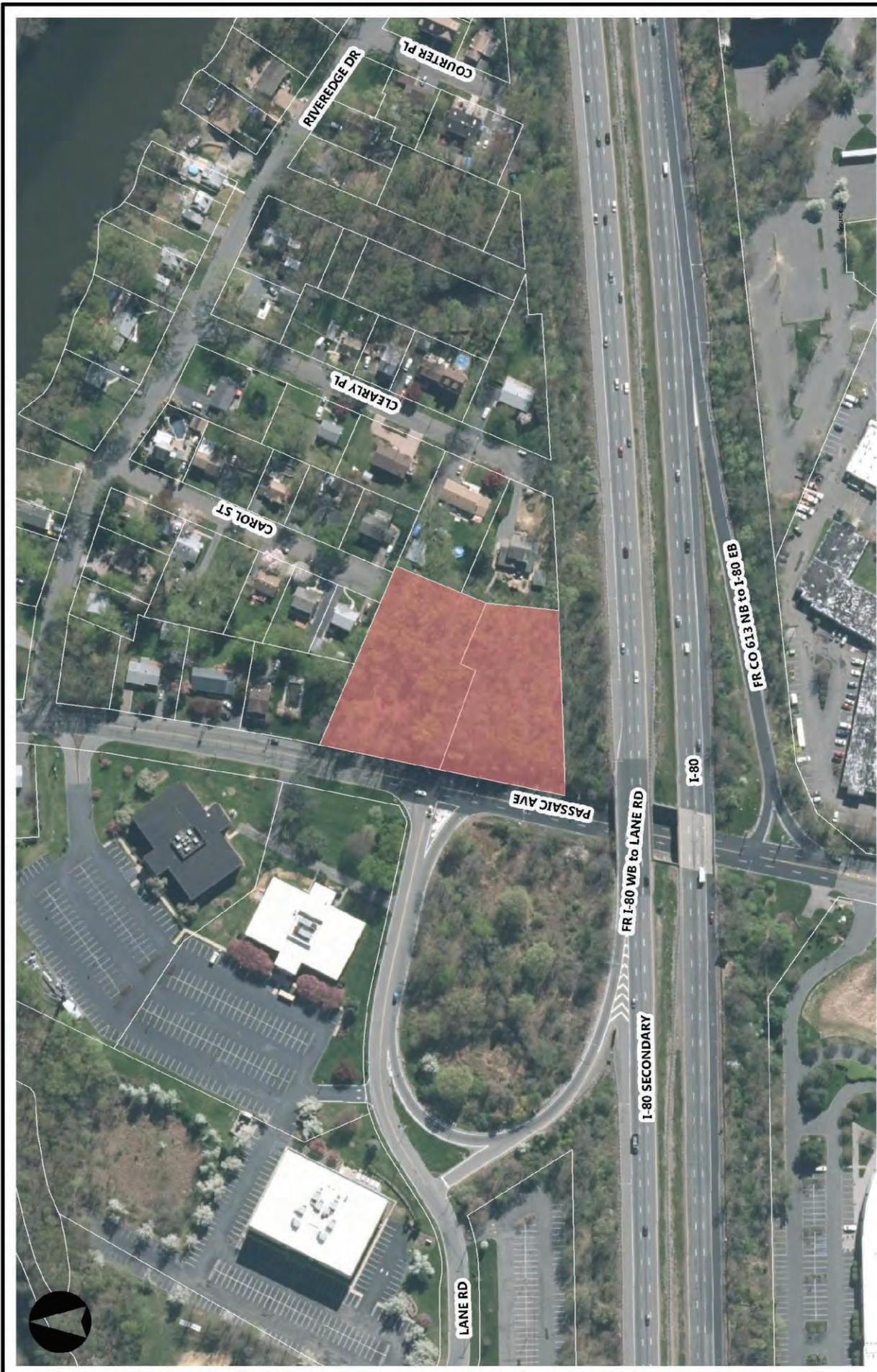


<p><b>Burgis Associates, Inc.</b>          COMMUNITY PLANNING / LAND DEVELOPMENT AND DESIGN / LANDSCAPE ARCHITECTURE          78 Westwood Avenue          Verona, New Jersey 07075</p>		<p>Project Title:  <b>All Inclusionary Overlay Zones</b>  <small>TOWNSHIP OF FAIRFIELD, ESSEX COUNTY, NEW JERSEY</small></p>		<p>Project No.:  <b>3024.07</b></p>		<p>Date:  <b>7/23/18</b></p>		<p>Drawn by:  <b>TB/RW</b></p>	
<p>Scale:  <b>1" = 3,654'</b></p>		<p>Sheet No.:  <b>OZ</b></p>		<p>Legend</p> <ul style="list-style-type: none"> <li> Municipal Boundaries</li> <li> Parcels</li> <li> Inclusionary Overlay Zones</li> </ul>		<p>DATE COPYRIGHTED - NOT TO BE REPRODUCED</p>			

**Housing Element and Fair Share Plan**



 <p><b>BURGIS ASSOCIATES, INC.</b> COMMUNITY PLANNERS   LAND DEVELOPMENT AND DESIGN   LANDSCAPE ARCHITECTURE # 201.265.1811 23 WESTWOOD AVENUE Westwood, New Jersey 07675</p>	<p><b>Housing Element and Fair Share Plan</b></p>		<p>Project Title <b>Passaic Avenue Overlay Zone</b> TOWNSHIP OF FAIRFIELD, ESSEX COUNTY, NEW JERSEY</p>		<p>Project No. 3024.07</p>		<p>Date 10/2/17</p>		<p>Lottery TB/RW</p>		<p>Legend   Parcels   Passaic Avenue Overlay Zone</p>	
	<p>Scale 1" = 200'</p>		<p>Dwg. No. O3</p>		<p>Block 2101 Lots 5, 6, 7</p>		<p>2017 COPYRIGHTED. NOT TO BE REPRODUCED</p>					



 <p><b>BURGIS ASSOCIATES, INC.</b> COMMUNITY PLANNING   LAND DEVELOPMENT AND DESIGN   LANDSCAPE ARCHITECTURE 25 WATKINS AVENUE WILMINGTON, NEW JERSEY 07375 P: 202.582.8111 F: 202.462.2399</p>		<p><b>Housing Element and Fair Share Plan</b></p>		<p>Project Title <b>Two Bridges Road Overlay Zone</b> TOWNSHIP OF FAIRFIELD, ESSEX COUNTY, NEW JERSEY</p>		<p>Right No. 3024.07</p>		<p>Date 10/2/17</p>		<p>Drawn TB/RW</p>		<p>Block 3002 Lots 1 &amp; 2</p>	
<p>Scale 1" = 200'</p>		<p>Drawn No. O2</p>		<p>Legend</p> <ul style="list-style-type: none"> <li>Parcels</li> <li>Two Bridges Road Overlay Zone</li> </ul>		<p>2017 COPYRIGHTED. NOT TO BE REPRODUCED.</p>							



		<b>Burgis Associates, Inc.</b> COMMUNITY PLANNING   LAND DEVELOPMENT AND DESIGN   LANDSCAPE ARCHITECTURE 23 WRENWOOD AVENUE WESTFIELD, NEW JERSEY 07093 P: 201.566.1311 F: 201.566.2399		
<b>Project Title</b> Kingsbridge Road Overlay Zone (Kingsbridge) TOWNSHIP OF FAIRFIELD ESSEX COUNTY NEW JERSEY		<b>Project No.</b> 3024.07	<b>Date</b> 10/2/17	<b>Drawn</b> TB/RW
<b>Dwg Title</b> Housing Element and Fair Share Plan		<b>Scale</b> 1" = 270'	<b>Reg No.</b> 04	<b>Legend</b> Parcels Kingsbridge Road Overlay Zone (Kingsbridge)
Block 2301 Lots 2.01, 2.02, 2.03 Block 2302 Lots 4, 5, 6 Block 7001 Lot 1 (portion)				

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