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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 Borough of Roseland
Docket No. ESX-L-624-25

Dear Judge Russo:

This office represents the Borough of Roseland as Special Affordable Housing Counsel in the above matter. The Borough 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 9, 2026, the Court Order entered on February 4, 2026, and the March 15, 2026 deadlines established in the Mediation Agreement entered into between the Borough and Fair Share Housing Center ("FSHC"), which was filed with the Program and the Court in this matter on December 17, 2025 (hereinafter "FSHC Mediation Agreement")¹.

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

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

¹ In addition to the documentation being submitted with this letter to meet the March 15, 2026 deadline, the Borough submitted an earlier letter on August 25, 2025 with attached additional compliance documentation via ecourts to the Program, the Court and all parties.

2. **Agreement With Woodmont Roseland Residential, LLC**: The Borough and challenger/developer Woodmont Roseland Residential, LLC entered into a required formal agreement, and the Borough Council adopted the required zoning ordinance for the proposed project on March 10, 2026 as well. See attached Exhibit B.
3. **Zoning Ordinances**: The Borough Council adopted implementing zoning ordinances or redevelopment plans for proposed Fourth Round projects located on 4 Becker Farm Road, 7 Becker Farm Road, and 10 Eisenhower Parkway. See attached Exhibit C.
4. **Affordable Housing Ordinance and Development Fee Ordinance**: The Borough Council adopted an updated Affordable Housing Ordinance and Development Fee Ordinance on March 10, 2026. See attached Exhibit D.
5. **Affirmative Marketing Plan**: The Borough's Fourth Round Affirmative Marketing Plan was adopted on March 10, 2026, and is attached hereto as Exhibit E.
6. **Spending Plan**: The Borough's adopted Fourth Round Spending Plan is attached hereto as Exhibit F.

To date the Borough 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 Borough 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: All counsel of record (*via eCourts*)
Ariela Rutbeck-Goldman, Esq. (*via eCourts and email*)
Daniel Bloch, PP, AICP (*via email*)
Joni Noble McDonnell, Esq. (*via email*)

EXHIBIT A

**MEMORIALIZING RESOLUTION OF THE PLANNING BOARD
FOR THE BOROUGH OF ROSELAND**

**RESOLUTION APPROVING AN AMENDED FOURTH ROUND HOUSING ELEMENT
AND FAIR SHARE PLAN FOR THE BOROUGH OF ROSELAND**

**HEARING: MARCH 9, 2026
MEMORIALIZED: MARCH 9, 2026**

WHEREAS, the Planning Board for the Borough of Roseland having received for the consideration and further action of this Board the Amended Fourth Round Housing Element and Fair Share Plan for the Borough dated February 9, 2026, prepared by Daniel N. Bloch, PP, AICP, EADA of Colliers Engineering and Design; and

WHEREAS, the Planning Board having given and provided notice concerning this hearing before the Planning Board to consider this amendment as proposed to become part of the Master Plan for the Borough of Roseland, pursuant to the requirements of N.J.S.A. 40:55D-13; and

WHEREAS, at a regularly scheduled meeting of the Planning Board for the Borough of Roseland on March 9, 2026, this matter was heard and considered before a quorum of the Planning Board, and a verbatim record of these proceedings was maintained; and

WHEREAS, at the time of this hearing, Daniel N. Bloch, PP, AICP, EADA, as the Borough Affordable Housing Planner and the Planning Board Planning Consultant, appeared to present and discuss with the Board the proposed plan he had prepared now being considered by the Board in this hearing. Mr. Bloch discussed the history, content, and purpose of the plan and how it related to the Affordable Housing obligations of the Borough. He further outlined the purposes and goals of the Master Plan that would be addressed and advanced by the Amended Fourth Round Housing Element and Fair Share Plan that was now being considered for adoption as an amendment to the Master Plan by the Planning Board. In addition how the plan and this amendment would serve the public good and be in the best interest of the residents of the Borough of Roseland; and

WHEREAS, following this presentation and discussion, the Board then offered the opportunity to members of the public and/or interested persons or parties to ask questions and/or submit any statements as to the plan now being considered by the Board and the proposed amendment to the Master Plan which is the subject of this hearing; and

WHEREAS, the Planning Board for the Borough of Roseland following these proceedings and its consideration of the Amended Fourth Round Housing Element and Fair Share Plan now proposed to become part of the Master Plan for the Borough of Roseland, having conducted the required public hearing regarding same, and having now determined that the proposed Amended Fourth Round Housing Element and Fair Share Plan as attached to this resolution should now be accepted and adopted by the Planning

Board; and having further determined that the plan contains the required elements of the Municipal Land Use Law, N.J.S.A. 40:55-28, for inclusion in the Master Plan; and having further determined that this Amended Fourth Round Housing Element and Fair Share Plan being in furtherance of the Borough of Roseland's obligations for Affordable Housing, and being also prepared and offered consistent with principles of good planning and the goals of the Master Plan, and which would further serve the general welfare and be in the best interest of the Borough of Roseland, to now be adopted and approved as an amendment to the Master Plan for the Borough of Roseland.

NOW, THEREFORE, BE IT RESOLVED by the Planning Board for the Borough of Roseland that the amended Fourth Round Housing Element and Fair Share Plan, which has been further discussed and considered by the Planning Board during this hearing, **BE AND HEREBY IS ORDERED ADOPTED AND APPROVED** pursuant to N.J.S.A. 40:55D-28 to now become part of the Master Plan for the Borough of Roseland as now determined and confirmed herein by this Planning Board.

The undersigned Secretary of the Borough of Roseland Planning Board hereby certifies that the within Resolution and Memorialization was adopted by the Planning Board for the Borough of Roseland pursuant to N.J.S.A. 40:55D-10(g) at its meeting of March 9, 2026.

VOTE ON RESOLUTION

On motion of: Johnson

Seconded by: B.ront

The vote on the Resolution was as follows:

AYES: Johnson, B.ront, Batta, Schwedes,
Chairman Oliveira

NAYS: None

ABSENT: Spargo, Gordon, Lamunera, Manny Oliveira
Jacobs, Kishna

Adopted and Approved
March 9, 2026
ROSELAND PLANNING BOARD



MICHAEL OLIVEIRA, Chairman



James CAMPBELL, Board Secretary

Dated: March 9, 2026
Prepared by: Vincent K. Loughlin, Esq.

RESOLUTION NO. 98-2026

BOROUGH OF ROSELAND
COUNTY OF ESSEX, STATE OF NEW JERSEY

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

WHEREAS, on March 20, 2024, Governor Murphy signed into law P.L. 2024, c.2, which amended the New Jersey Fair Housing Act and established the Affordable Housing Dispute Resolution Program (the “Program”); and

WHEREAS, in accordance with the Amended Fair Housing Act, the Borough timely submitted its Fourth Round Housing Element and Fair Share Plan (“HEFSP”) to the Program for review in June of 2025; and

WHEREAS, the Borough received challenges to its Fourth Round Plan from Fair Share Housing Center (“FSHC”), Prudential Drive Investors, LLC, Rebuilding Green Services, LLC, and Woodmont Roseland Residential LLC (“Woodmont”); and

WHEREAS, the Borough went through mediation with the Program to resolve Fair Share Housing Center’s challenge, which resulted in a Mediation Agreement being entered into on December 17, 2025; and

WHEREAS, the Borough is also in the process of negotiating and entering into a Mediation Agreement with Woodmont; and

WHEREAS, as per the FHA and the Mediation Agreement with FSHC, the Borough is required to amend its Fourth Round Plan to include the terms and conditions agreed upon in the Mediation Agreement; and

WHEREAS, the Borough 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 March 9, 2026, and thereafter adopted the Amended Fourth Round Plan; and

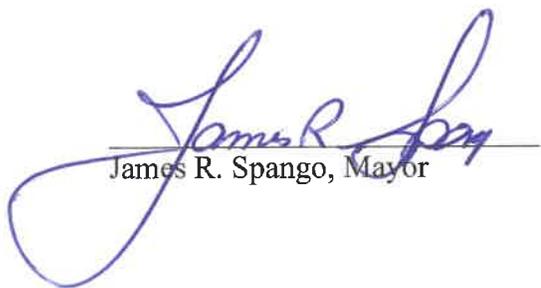
WHEREAS, the Borough Council has reviewed the Amended Fourth Round Plan and agrees with the Planning Board’s determination that the Plan is consistent with the goals, objectives, and policies of the Borough’s Master Plan, promotes the public health, safety, and general welfare, and is in the best interests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

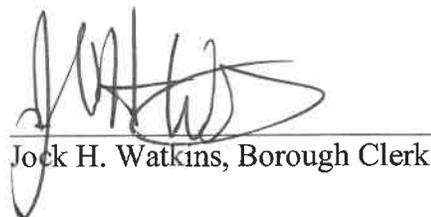
NOW, THEREFORE, BE IT RESOLVED by the Borough Council of the Borough of Roseland, County of Essex, State of New Jersey, that the Borough Council hereby endorses the Amended Fourth Round Housing Element and Fair Share Plan, attached hereto as Exhibit A, as adopted by the Planning Board.

BE IT FURTHER RESOLVED that the Borough'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.

| COUNCIL | MOTION | SECOND | AYE | NAY | ABSTAIN | RECUSE | ABSENT |
|-------------------------------|--------|--------|-----|-----|---------|--------|--------|
| Councilman Bardi | | X | X | | | | |
| Councilman Biront | | | X | | | | |
| Councilwoman Perrotti | | | X | | | | |
| Councilman Schroeder | | | X | | | | |
| Councilwoman Tolli | | | X | | | | |
| Council President Trillo | X | | X | | | | |
| Mayor Spango (In case of tie) | | | | | | | |
| | | VOTE: | 6 | 0 | | | |

I do hereby certify that the forgoing is a true and exact copy of a Resolution adopted by the Mayor and Borough Council of the Borough of Roseland on March 10, 2026.


 James R. Spango, Mayor


 Jock H. Watkins, Borough Clerk



Engineering
& Design

Amended Fourth Round Housing Element & Fair Share Plan

Borough of Roseland

February 9, 2026

Prepared for:

Borough of Roseland
Essex County, New Jersey

Prepared by:

A handwritten signature in black ink, appearing to read "Daniel N. Bloch".

Daniel N. Bloch, P.P., AICP, EADA
NJ Planner License No. 33LI00610700

Colliers Engineering & Design
Shelbourne at Hunterdon
53 Frontage Road, Suite 110
Hampton, New Jersey 08827

Main: 908.238.0900
Colliersengineering.com

Amended Fourth Round Housing Element & Fair Share Plan

Borough of Roseland

Essex County, New Jersey

Adopted by the Planning Board: **June 30, 2025, Amended March 9, 2026**

Endorsed by the Borough Council: **March 10, 2026**



The original of this report was signed and sealed in accordance with NJSA 45:14A-12.

RLP0098

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I. Introduction

According to the New Jersey Fair Housing Act of 1985 (L. 1985, c. 222, s. 1, eff. July 2, 1985), which was recently amended in March of 2024, a Housing Plan Element shall be designed to achieve the goal of access to affordable housing to meet present and prospective housing needs, with particular attention to very low-, low- and moderate-income housing.

This is the Borough of Roseland’s Amended Housing Element and Fair Share Plan (“HEFSP”) for the period between 2025 and 2035 (known as the Fourth Round). Roseland Borough seeks to voluntarily comply with its constitutional obligation to provide a realistic opportunity for affordable housing. This HEFSP is prepared utilizing the Prior Round Rules¹, Third Round Rules² (as applicable), and the amendments implemented in P.L. 2024, c.2. Each municipality in the State has a four-part obligation:

1. Present Need (Rehabilitation Obligation)
2. Prior Round Obligation (1987-1999)
3. Third Round Obligation (1999–2025)
4. Fourth Round Prospective Need Obligation (2025-2035)

Affordable Housing History

Mount Laurel Doctrine

Affordable housing planning in New Jersey dates back to 1975, when the New Jersey Supreme Court ruled in Southern Burlington County NAACP v. the Township of Mount Laurel, 67 N.J. 151 (1975), 336 (Mount Laurel I), that each municipality within New Jersey has a constitutional obligation to provide a realistic opportunity for the construction of their fair share of affordable housing. Mount Laurel I is the landmark decision that created what is commonly referred to as the “Mount Laurel Doctrine”. The Supreme Court found that Mount Laurel Township’s zoning ordinance only permitted one type of housing- single-family detached dwellings, while all other types of multi-family housing, such as garden apartments, townhomes, or mobile home parks, were prohibited, which the court determined resulted in economic discrimination and exclusion of substantial segments of the area population, and therefore the zoning ordinance was unconstitutional and invalid.

In 1983, the New Jersey Supreme Court issued Southern Burlington County NAACP v. Township of Mount Laurel, 92 N.J. 158 (1983), another monumental decision which became known as the “Mount Laurel II” decision. In this case, the Supreme Court upheld and expanded upon the Mount Laurel I decision. Mount Laurel II clarified that the constitutional obligation applies to all municipalities, not just the “developing” municipalities as referenced in Mount Laurel I. Each municipality is required to establish zoning that provides a realistic opportunity for the construction of affordable housing to comply with the municipality’s fair share obligation. Mount Laurel II also established the “Builder’s Remedy” as a judicial mechanism to enforce the Mount Laurel Doctrine. A Builder’s Remedy lawsuit allows a plaintiff (typically a developer) to challenge a municipality’s zoning ordinance if it fails to create a realistic opportunity to provide affordable housing units to meet the constitutional fair share obligation.

¹ N.J.A.C. 5:91 (Procedural) and N.J.A.C. 5:93 (Substantive) Rules. They can be found at: [New Jersey Department of Community Affairs | Second Round Regulations](#)

² N.J.A.C. 5:96 (Procedural) and N.J.A.C. 5:97 (Substantive) Rules, which can be found at: <https://nj.gov/dca/dlps/hss/thirdroundregs.shtml>

In 1985, the Fair Housing Act (“FHA”) was enacted in response to the court decisions, which provided an administrative process for municipal compliance. The FHA also created the New Jersey Council on Affordable Housing (“COAH”), which was the governmental agency responsible for promulgating municipal obligations, adopting regulations, and administering the compliance process.

Prior Rounds (1993-1999)

Under COAH, the First Round of affordable housing spanned from 1987 to 1993, followed by the Second Round from 1993 to 1999. The First Round Substantive Rules were enacted under N.J.A.C. 5:92 and the Second Round Substantive Rules were enacted under N.J.A.C. 5:93.

Roseland’s Prior Round Compliance

The Borough of Roseland has continuously addressed its affordable housing obligation since the 1980’s. Roseland originally prepared its Housing Plan in December 1986 and first received substantive certification from the COAH on October 17, 1988. The Borough prepared a Second Round Housing Plan in June 1995 and received substantive certification from COAH on August 2, 2000. Roseland Borough was also granted an extension of its Second Round certified plan through August 2, 2006, which was subsequently extended by COAH to December 31, 2008 for all municipalities.

Third Round (1999-2025)

The Third Round of affordable housing commenced in 1999, which was supposed to end in 2018; however, due to numerous legal challenges and court orders, the Third Round was ultimately extended through 2025.

The first version of COAH’s Third Round Substantive Rules was enacted under N.J.A.C. 5:94 in 2004. This version of the rules was challenged and in January 2007 the Appellate Court issued a decision requiring COAH to revise its rules.

In October 2008, COAH adopted numerous amendments to its substantive and procedural regulations to address the Third Round fair housing requirements. The Third Round methodology, adopted in September 2008, required that a municipality’s fair share consist of three elements: the 1) rehabilitation share, 2) any remaining Prior Round obligation that was not provided for, and 3) the Growth Share or Third Round, which is based upon one affordable housing unit for every four market-rate units built and one affordable unit for every 16 new jobs created. In addition to these new rules, COAH assigned new rehabilitation, Prior Round and Third Round obligation numbers to each municipality. Additionally, the State legislature passed Assembly Bill A-500 (now P.L. 2008), which made significant changes to COAH’s rules.

In 2009, appeals were filed regarding the new Third Round Rules’ growth share methodology. The case worked its way through the Appellate Division and finally went before the Supreme Court. The Supreme Court issued a decision on September 26, 2013, finding that the key set of rules establishing the growth share methodology as the mechanism for calculating “fair shares” was inconsistent with the FHA and the Mount Laurel Doctrine. The Supreme Court instructed COAH “to adopt new third round rules that use a methodology for determining prospective need similar to the methodologies used in the first and second rounds,” within five months, which was later extended to November 2014.

In July 2014, COAH proposed new Third Round under N.J.A.C. 5:98 and 5:99. However, the new rules were never formally adopted by COAH.

After COAH failed to promulgate its revised rules by the November 2014 deadline, the Supreme Court made a ruling on March 10, 2015 entitled In re Adoption of N.J.A.C. 5:96 & 5:97 by the N.J. Council on Affordable Housing, 221 N.J. 1 (2015) (Mount Laurel IV), which allows for judicial review for constitutional compliance, as was the case before the FHA was enacted. The ruling allowed low- and moderate-income families and their advocates to challenge exclusionary zoning in court, rather than having to wait for COAH to issue rules that may never come. The process provided a municipality that had sought to use the FHA's mechanisms the opportunity to demonstrate constitutional compliance to a court's satisfaction before being declared noncompliant and then being subjected to the remedies available through exclusionary zoning litigation, including a builder's remedy.

The transitional process created by the Supreme Court tracked the FHA procedures for compliance. In this regard, the process permitted municipalities to file a Declaratory Judgment Action during a 30-day window between June 8 and July 8, 2015 that sought an adjudication as to their fair share. This would enable the municipality to comply voluntarily with its constitutional obligation to provide a realistic opportunity for the construction of its fair share of the region's low- and moderate-income households.

On January 18, 2017, the Supreme Court decided In Re Declaratory Judgment Actions Filed by Various Municipalities, County of Ocean, Pursuant to The Supreme Court's Decision In In re Adoption of N.J.A.C. 5:96, 221 N.J. 1 (2015) ("Mount Laurel V"), which held that municipalities are responsible for obligations accruing during the so-called "gap period," the period between 1999 and 2015. However, the Court stated that the gap obligation should be calculated as a never-before calculated component of Present Need (also referred to as Rehabilitation Obligation), 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).

Between 2015 and 2024, municipalities that elected to voluntarily comply with their constitutional obligation participated in mediation sessions, reached settlement agreements, adopted Third Round Housing Element and Fair Share Plans, and most municipalities concluded the process with a Third Round Judgment of Compliance and Repose ("Third Round JOR") from the courts. As a result of COAH's inability to function, the Third Round period spanned from 1999 to 2025, a 26-year long period as opposed to the 6-year periods for the first and second rounds. The Third Round expired on June 30, 2025.

Roseland's Third Round Compliance

Roseland adopted a Housing Element and Fair Share Plan on June 19, 2006, pursuant to address the Third Round Substantive Rules in N.J.A.C. 5:94. This HEFSP was never certified by COAH due to lawsuits involving the Third Round rules.

Under N.J.A.C. 5:97, COAH determined that Roseland had a rehabilitation obligation of 1 unit, a Prior Round obligation of 182 units (which was adjusted to 162 based on the Second Round vacant land adjustment), and a Third Round growth share obligation of 148 units (which Roseland sought to reduce to 40 units based on a Third Round vacant land adjustment). This is a combined total obligation of 203 affordable housing units. Roseland adopted a Housing Element and Fair Share Plan in December 2008 to address the 203 units obligation. Roseland's Third Round petition was submitted to COAH on December 20, 2008, and ruled complete by COAH on April 4, 2009. The petition was never reviewed by COAH for Substantive Certification.

Pursuant to the Mount Laurel IV Supreme Court decision, the Borough of Roseland filed for declaratory judgement on July 6, 2015, seeking a judicial declaration that its Housing Element and Fair Share Plan satisfied the Borough's constitutional obligation to address its fair share of the regional need for low- and moderate-income housing.

From the initial filing of its Third Round Declaratory Judgment Action in July of 2015, the Borough was engaged in negotiations with several interested parties and intervenors to determine the Borough's third round obligation and the mechanisms to satisfy the obligation. A Settlement Agreement was finally reached between the Borough and the Fair Share Housing Center ("FSHC") on November 7, 2019, setting forth the extent of Roseland's Rehabilitation, Prior Round, and Third Round fair share obligations, providing a brief description of the compliance mechanisms by which Roseland proposes to address those obligations, and setting forth other terms relevant to compliance and monitoring. The Settlement Agreement outlined Roseland Borough's affordable housing obligations as follows:

- Present Need (Rehabilitation Obligation): 0 units
- Prior Round Obligation: 182 units
- Third Round Prospective Need: 322 units

On February 13, 2020, a Fairness Hearing was held by the New Jersey Superior Court, which found the Settlement Agreement to be fair and reasonable to low- and moderate-income households and deemed it to be preliminarily in compliance with the Borough's affordable housing fair share obligation.

The Roseland Planning Board adopted a Housing Element & Fair Share Plan on August 17, 2020 to effectuate the terms of the Settlement Agreement. The Borough received a conditional Third Round Judgment of Compliance and Repose on December 14, 2020, which was finalized after all conditions were satisfied by a second Court order entered on April 26, 2021.

Fourth Round (2025-2035)

On March 20, 2024, Governor Murphy signed legislation that dramatically modified the State's affordable housing regulations. The 75-page bill, known as the A4/S50 Bill, abolished COAH, modified the process of affordable housing compliance, amended bonus credits, and, among other changes, set forth several important deadlines. P.L. 2024, c.2 amended the FHA (hereinafter the "Amended FHA") and charged the Department of Community Affairs ("DCA") with the preparation of Fourth Round obligations and set forth aggressive timelines for compliance.

The amendments to the FHA also formally eliminated COAH and created a new entity to help parties mediate settlements and preliminarily approve municipal plans known as The Program, which consists of seven retired Mount Laurel Judges. Final approval of plans, however, was left for the trial court based on a recommendation from the Program. This final approval is known as a Compliance Certification, which gives a municipality immunity from exclusionary zoning lawsuits, including builder's remedy lawsuits, through July 1, 2035.

In October 2024, DCA published a report on its calculations of regional need and municipal present need (Rehabilitation Obligation) and prospective fair share obligations (Fourth Round Obligation). The report is entitled "Affordable Housing Obligation of 2025-2035 (Fourth Round) Methodology and Background".

The DCA calculated Roseland Borough's Present Need (Rehabilitation) Obligation as **0 units** and its Fourth Round Prospective Need Obligation as **152 units**.

Municipalities were required to adopt a binding resolution outlining their present and prospective fair share obligations by January 31, 2025. On January 21, 2025, the Borough Council adopted Resolution 48-2025 accepting the DCA's calculations of the Borough's Present Need Obligation of **0 units** and Fourth Round Prospective Need Obligation of **152 units**.

The Borough also filed a "Complaint for a Declaratory of Compliance with the Fair Housing Act" on January 23, 2025, as part of the compliance certification process outlined in the Director of the Administrative Office of the Courts Directive #14-24.

During the 30-day challenge window, Roseland Borough did not receive any challenges to the calculated obligations. The Honorable Aldo J. Russo, J.S.C. issued an order on March 24, 2025, ordering that Roseland Borough's Present Need shall be 0 units and the prospective need for the Fourth Round housing cycle shall be 152 units (Docket No. ESX-L-624-25).

The Roseland Borough Planning Board adopted the HEFSP addressing the Fourth Round obligations on June 30, 2025, and it was subsequently filed with the Program and the Court for review and approval.

Challenges to the Fourth Round HEFSP were filed by the Fair Share Housing Center ("FSHC"), Woodmont Roseland Residential, LLC ("Woodmont"), Rebuilding Green Services, LLC, ("RBG") and Prudential Drive Investors, LLC ("Prudential") in August of 2025. The Borough and the Challengers engaged in extensive settlement negotiations before, during and after settlement conferences, which were held before the Program with the guidance and assistance of a Program Member and a Special Adjudicator. As a result of the settlement conferences conducted, the Borough and the Challengers, the Borough entered into Mediation Agreements with FSHC and Woodmont, which set forth the manner in which the Borough will address its Fourth Round affordable housing obligations. Prudential withdrew its challenge, and no settlement was reached between the Borough and RBG.

On January 8, 2026, the Program issued a Decision and Recommendation Order, in which the Program recommended that the Trial Court issue an Order approving the settlement, dismissing the RBG challenge and ordering the Borough to adopt and file an Amended Fourth Round HEFSP that contains the terms of the settlement as well as the implementing ordinances and resolutions proposed within the amended plan. The Program order also recommended that the Trial Court continue the Borough's immunity during the plan approval process.

In response to the Program's order, on February 4, 2026, the Honorable Aldo J. Russo, J.S.C. issued a Decision and Order approving the Settlement Agreement between the Borough and FSHC and Woodmont, dismissing the challenge from RBG, continuing the Borough's immunity, and requiring the Borough to amend the Fourth Round HEFSP in accordance with the Settlement Agreement. The Amended Fourth Round HEFSP and all implementing ordinances and resolutions must be adopted by the Borough on or before March 16, 2026. This Fourth Round HEFSP is amended to address the terms set forth in Settlement Agreement.

Municipal Summary

The Borough of Roseland contains approximately 3.5 square miles (2,240 acres) situated in the northwestern part of Essex County, New Jersey, along the border of Morris County. Roseland is

adjacent to the Townships of Livingston, West Orange, West Caldwell, and East Hanover, as well as the Borough of Essex Fells, all within Essex County. Additionally, the Township of East Hanover in Morris County, borders Roseland to the west. Interstate 280 (also known as Essex Freeway) runs east and west through the Borough.

Until the late 1950s, Roseland remained a small rural town. However, with the development of approximately 1,000 to 1,200 acres of the Becker Farm after 1964, Roseland became the center of several large corporate office complexes.

Today, Roseland is a built-out suburban community with predominately single-family detached housing units and single-family attached housing units. Commercial development is limited to two business districts located at the intersection of Eagle Rock Avenue/Roseland Avenue and Eagle Rock Avenue/Eisenhower Parkway. Office development exists along Livingston Avenue and Eisenhower Parkway.

Roseland has an estimated population of 6,299 residents and 7,007 jobs, according to the 2023 American Community Survey ("ACS"). The Borough is within the Caldwell Borough STP Sewer Service Area. According to the 2001 State Development and Redevelopment Plan ("SDRP") Policy Map, Roseland contains 1,986.5 acres within the Metropolitan Planning Area and 305.2 acres within the Parks and Natural Areas.

Affordable Housing Goals

It is the overall goal of the HEFSP, in combination with the Land Use Plan, to provide the planning context in which access to low and moderate income housing can be provided in accordance with the requirements of the Amended Fair Housing Act and the laws of the State of New Jersey, while respecting the character and density of Roseland Borough.

Master Plan Goals

Residential

- Retain the existing residential character of the Borough.
- Maintain and enhance the quality of the existing housing stock and residential neighborhoods.
- Protect residential neighborhoods from the intrusion of non-residential traffic.

Provide a variety of housing opportunities on the remaining vacant residential land to meet local housing needs, including the Borough's affordable housing obligation.

Affordable Housing Obligation

Roseland Borough's four-part affordable housing obligation is as follows:

1. Present Need (Rehabilitation Obligation): 0 units
2. Prior Round Obligation: 182 units
3. Third Round Obligation: 322 units
4. Fourth Round Prospective Need Obligation: 152 units

HOUSING ELEMENT

II. Required Content of Housing Element

The Amended Fair Housing Act requires that “the housing element be designed to achieve the goal of access to affordable housing to meet present and prospective housing needs, with particular attention to low- and moderate-income housing”. As per the Municipal Land Use Law (“MLUL”), specifically N.J.S.A. 52:27D-310, a housing element must contain at least the following items:

- a. An inventory of the municipality's housing stock by age, condition, purchase or rental value, occupancy characteristics and type, including the number of units affordable to low- and moderate-income households and substandard housing capable of being rehabilitated, and in conducting this inventory the municipality shall have access, on a confidential basis for the sole purpose conducting this inventory, to all necessary property tax assessment records and information in the assessor's office, including but not limited to the property record cards;
- b. A projection of the municipality's housing stock, including the probable future construction of low-and moderate-income housing for the next ten years, taking into account, but not necessarily limited to, construction permits issued, approvals of applications for development and probable residential development of lands;
- c. An analysis of the municipality's demographic characteristics, including but not necessarily limited to, household size, income level and age;
- d. An analysis of the existing and probable future employment characteristics of the municipality;
- e. A determination of the municipality's present and prospective fair share for low- and moderate-income housing and its capacity to accommodate its present and prospective housing needs, including its fair share for low- and moderate-income housing, as established pursuant to section 3 of P.L.2024, c.2 (C.52-27D-304.1);
- f. A consideration of the lands that are most appropriate for construction of low- and moderate-income housing and of the existing structures most appropriate for conversion to, or rehabilitation for, low- and moderate-income housing, including a consideration of lands of developers who have expressed a commitment to provide low- and moderate-income housing;
- g. An analysis of the extent to which municipal ordinances and other local factors advance or detract from the goal of preserving multigenerational family continuity as expressed in the recommendations of the Multigenerational Family Housing Continuity Commission, adopted pursuant to paragraph (1) of subsection f. of section 1 of P.L.2021, c.273 (C.52D-329.20);
- h. For a municipality located within the jurisdiction of the Highlands Water Protection and Planning Council, established pursuant to section 4 of P.L.2004, C.120 (C.13-20-4), an analysis of compliance of the housing element with the Highlands Regional Master Plan of lands in the Highlands Preservation Area, and lands in the Highlands Planning Area for Highlands-conforming municipalities. This analysis shall include consideration of the municipality's most recent Highlands Municipal Build Out Report, consideration of opportunities for

redevelopment of existing developed lands into inclusionary or 100 percent affordable housing, or both, and opportunities for 100 percent affordable housing in both the Highlands Planning Area and Highlands Preservation Area that are consistent with the Highlands regional master plan; and

- i. An analysis of consistency with the State Development and Redevelopment Plan, including water, wastewater, stormwater, and multi-modal transportation based on guidance and technical assistance from the State Planning Commission.

III. Population Demographics

Population Growth

The Borough of Roseland's population rose rapidly from just 1,556 people in 1940 to its peak of 6,299 residents in 2020, which is a 304.8% increase over 30 years. The Borough did experience a decrease in population from 1980 to 1990 by 483 people. However, the Borough's population has recovered since, continuing to grow steadily. According to the 2020 Census, the Borough's population was 6,299. See the table below for additional details.

Population Growth

| Year | Population | Change | Percent |
|------|------------|--------|---------|
| 1940 | 1,556 | -- | -- |
| 1950 | 2,019 | 463 | 29.8% |
| 1960 | 2,804 | 785 | 38.9% |
| 1970 | 4,453 | 1,649 | 58.8% |
| 1980 | 5,330 | 877 | 19.7% |
| 1990 | 4,847 | -483 | -9.1% |
| 2000 | 5,298 | 451 | 9.3% |
| 2010 | 5,819 | 521 | 9.8% |
| 2020 | 6,299 | 480 | 8.2% |

Source: 2010 & 2020 Census Table P1; New Jersey Population Trends, 1790 to 2000,
<https://www.nj.gov/labor/labormarketinformation/assets/PDFs/census/2kpub/njsdcp3.pdf>

The NJTPA projects that the Borough's population will grow to 6,773 residents by 2050 from their baseline 2015 population of 5,845. This represents an increase of 928 residents, or an average increase of approximately 26.5 residents annually over 35 years. However, the Borough's estimated population according to the 2023 ACS is 6,299, which is 474 less than the projected population by the NJTPA. This translates to an average annual increase of approximately 15.8 residents over the next 27 years.

Population Projection

| Year | Population | Change | Percent |
|------|------------|--------|---------|
| 2015 | 5,845 | --- | --- |
| 2020 | 6,299 | 454 | 7.8% |
| 2050 | 6,773 | 474 | 7.5% |

Source: NJTPA Plan 2050, Appendix E, 2050 Demographic Forecasts,
<https://www.njtpa.org/plan2050>; 2020 Census Table P1

Age Distribution of Population

The 2023 ACS estimates 23.2% of Roseland's population was 65 years or older compared to 20.5% of the population being 19 years or younger. The largest age cohort was estimated to be those aged 45

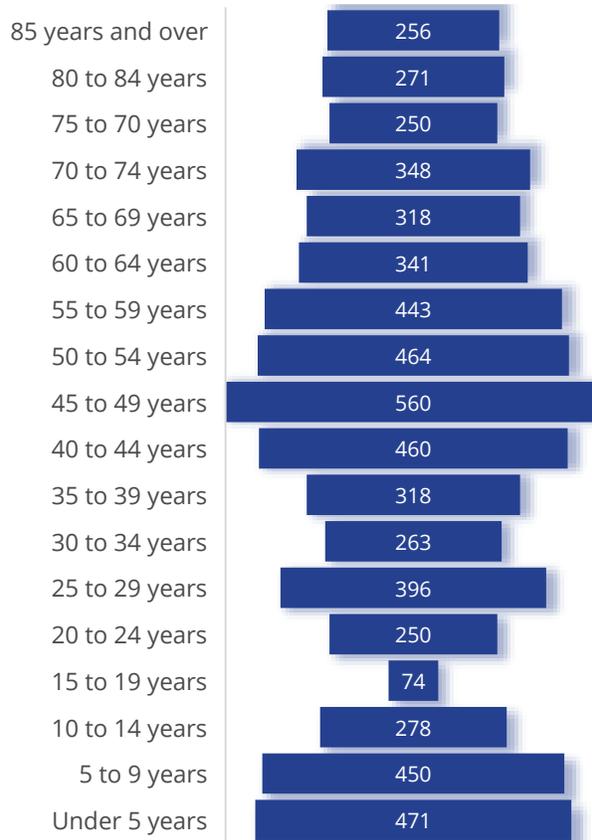
to 49 years, which comprised 9.0% (560) of the Borough’s population. Residents aged 5 years and under comprised the second-largest age cohort at 7.5% (441) of the population, followed closely by those aged 50 to 54 years at 7.5% (464) of the population. The median age was estimated at 47 years in the 2023 ACS. See the table and chart on the following page for further details.

Population by Age Cohort

| Age | Total | Percent |
|-------------------|--------------|-------------|
| Under 5 years | 471 | 7.6% |
| 5 to 9 years | 450 | 7.2% |
| 10 to 14 years | 278 | 4.5% |
| 15 to 19 years | 74 | 1.2% |
| 20 to 24 years | 250 | 4.0% |
| 25 to 29 years | 396 | 6.4% |
| 30 to 34 years | 263 | 4.2% |
| 35 to 39 years | 318 | 5.1% |
| 40 to 44 years | 460 | 7.4% |
| 45 to 49 years | 560 | 9.0% |
| 50 to 54 years | 464 | 7.5% |
| 55 to 59 years | 443 | 7.1% |
| 60 to 64 years | 341 | 5.5% |
| 65 to 69 years | 318 | 5.1% |
| 70 to 74 years | 348 | 5.6% |
| 75 to 79 years | 250 | 4.0% |
| 80 to 84 years | 271 | 4.4% |
| 85 years and over | 256 | 4.1% |
| Total | 6,211 | 100% |

Source: 2023 ACS Table S0101

Population by Age Cohort



Household Size & Type

According to the 2023 ACS, Roseland had 2,445 households. A majority were married-couple households, which comprised over 60% of all households (1,486). Of those, 602 had children under 18 years old. Female householders with no spouse present comprised 24.4% of all households, while male householders with no spouse present comprised only 8.8%. Of all households with no spouse present, 69 had children under the age of 18 (2.8%), while 380 were living alone (15.5%). See the table on the following page for complete details.

Household Type

| Type | Number | Percent |
|-------------------------------|--------------|-------------|
| Married-couple | 1,486 | 60.8% |
| with children under 18 | 602 | 24.6% |
| Cohabiting couple | 146 | 6.0% |
| with children under 18 | 32 | 1.3% |
| Male householder, no spouse | 216 | 8.8% |
| with children under 18 | 26 | 1.1% |
| living alone | 136 | 5.6% |
| Female householder, no spouse | 597 | 24.4% |
| with children under 18 | 43 | 1.8% |
| living alone | 244 | 10.0% |
| Total | 2,445 | 100% |

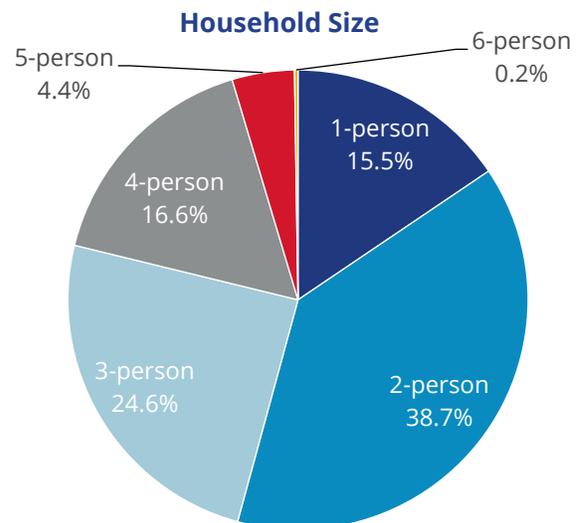
Source: 2023 ACS Table DP02

The most common household size in Roseland was estimated to be two-person households, which comprised 38.7% of households in 2023. Three-person households comprised the second-largest number of households at 24.6%. Finally, four-person households comprised 16.6% of the 2,445 households in Roseland. It should be noted that 6 households contained six people, while no homes contained seven or more people. The table and pie chart below graphically illustrate the household size composition in Roseland. Additionally, the 2023 ACS estimated the average household size at 2.54 persons, which is slightly higher than the 2.48 persons reported in the 2010 Census.

Household Size

| Size | Total | Percent |
|--------------|--------------|-------------|
| 1-person | 380 | 15.5% |
| 2-person | 946 | 38.7% |
| 3-person | 601 | 24.6% |
| 4-person | 405 | 16.6% |
| 5-person | 107 | 4.4% |
| 6-person | 6 | 0.2% |
| 7+ person | 0 | 0.0% |
| Total | 2,445 | 100% |

Source: 2023 ACS Table B11016



Income & Poverty Status

The 2023 ACS estimated the median household income for the Borough of Roseland to be \$160,644, which is almost \$83,000 more than Essex County's and over \$59,000 more than the State's. Similarly, the median family income for the Borough was estimated at \$191,172, which is over \$79,000 above the County's and over \$67,000 greater than the State's. Finally, Roseland's per capita income was estimated at \$71,813, which is more than both the County's and the State's.

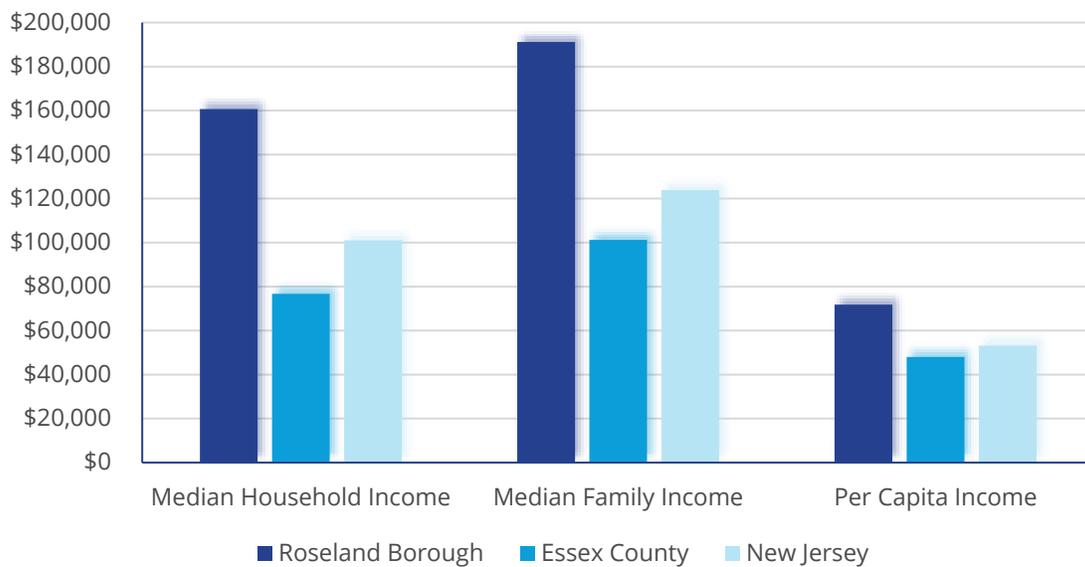
Roseland's poverty rate for individuals was estimated at just 2.3%, which is less the County's poverty rate by 12.7% and the State's by 7.5%. Similarly, the Borough's poverty rate for families was estimated at 1.1%, a fraction of the family poverty status experienced at the County level. The table and bar chart below provide a comparison between income and poverty characteristics.

Income and Poverty Characteristics

| Income Type | Roseland Borough | Essex County | New Jersey |
|--------------------------------------|------------------|--------------|------------|
| Median Household Income | \$160,644 | \$76,712 | \$101,050 |
| Median Family Income | \$191,172 | \$101,256 | \$123,892 |
| Per Capita Income | \$71,813 | \$48,021 | \$53,118 |
| Poverty Status (Percent of People) | 2.3% | 15.0% | 9.8% |
| Poverty Status (Percent of Families) | 1.1% | 11.7% | 7.0% |

Source: 2023 ACS Table DP03

Income Characteristics



According to the 2023 ACS, 40.6% of households in Roseland (993) earn over \$200,000 annually. Households earning \$100,000 or more annually were estimated to include 1,686 households or 69%

of all households in Roseland. Only 40.2% of households in Essex County and only 50.5% of households in New Jersey earned at least \$100,000 annually. It should be noted that 15.2% of households in Roseland earned less than \$50,000. See the table on the following page for additional details.

Household Income

| Income Range | Roseland Borough | | Essex County | | New Jersey | |
|------------------------|------------------|-------------|----------------|-------------|------------------|-------------|
| | Total | Percent | Total | Percent | Total | Percent |
| Less than \$10,000 | 17 | 0.7% | 22,124 | 7.0% | 140,262 | 4.0% |
| \$10,000 to \$14,999 | 18 | 0.7% | 15,215 | 4.8% | 99,362 | 2.9% |
| \$15,000 to \$24,999 | 127 | 5.2% | 21,974 | 6.9% | 175,402 | 5.0% |
| \$25,000 to \$34,999 | 58 | 2.4% | 21,828 | 6.9% | 184,753 | 5.3% |
| \$35,000 to \$49,999 | 152 | 6.2% | 29,782 | 9.4% | 276,601 | 8.0% |
| \$50,000 to \$74,999 | 81 | 3.3% | 45,046 | 14.2% | 448,192 | 12.9% |
| \$75,000 to \$99,999 | 306 | 12.5% | 33,951 | 10.7% | 397,939 | 11.4% |
| \$100,000 to \$149,999 | 411 | 16.8% | 45,601 | 14.4% | 627,526 | 18.0% |
| \$150,000 to \$199,999 | 282 | 11.5% | 26,182 | 8.2% | 407,723 | 11.7% |
| \$200,000 or more | 993 | 40.6% | 55,770 | 17.6% | 720,595 | 20.7% |
| Total | 2,445 | 100% | 317,473 | 100% | 3,478,355 | 100% |

Source: 2023 ACS Table DP03

IV. Housing Demographics

Housing Type

The 2023 ACS estimated the Borough’s housing stock at 2,470 units. Single-family, detached dwellings comprised a majority of the housing stock with 1,459 units or 59.1% of all dwellings. Single-family, attached dwellings comprised 633 units (25.6%) of the housing stock. The Borough contains 269 multi-family units (10.89%), which are buildings containing five or more dwelling units, according to the data. See the table below for details.

Housing Units in Structure

| Structure | Number of Units | Percent |
|-----------------------------|-----------------|-------------|
| 1-unit, detached | 1,459 | 59.1% |
| 1-unit, attached | 633 | 25.6% |
| 2 units | 30 | 1.2% |
| 3 or 4 units | 79 | 3.2% |
| 5 to 9 units | 83 | 3.4% |
| 10 to 19 units | 83 | 3.4% |
| 20 or more units | 103 | 4.2% |
| Mobile Home | 0 | 0.0% |
| Other (boat, RV, van, etc.) | 0 | 0.0% |
| Total | 2,470 | 100% |

Source: 2023 ACS Table DP04

Occupancy Status

Of the 2,470 residential units, 4,445 units, or 99% of the housing stock, were occupied. This includes 1,989 owner-occupied units and 456 rental units. The 25 vacant units only included properties classified as “other”. See the table below for details.

Occupancy Status

| Status | Units | Percent |
|------------------------|--------------|-------------|
| Occupied Total | 2,445 | 99.0% |
| <i>Owner Occupied</i> | 1,989 | 81.3% |
| <i>Renter Occupied</i> | 456 | 18.7% |
| Vacant Total | 25 | 1.0% |
| <i>For rent</i> | 0 | 0.0% |
| <i>For Sale</i> | 25 | 100.0% |
| <i>Other</i> | 0 | 0.0% |
| Total | 2,470 | 100% |

Source: 2023 ACS Tables DP04 & B25004

Value & Rent of Housing Stock

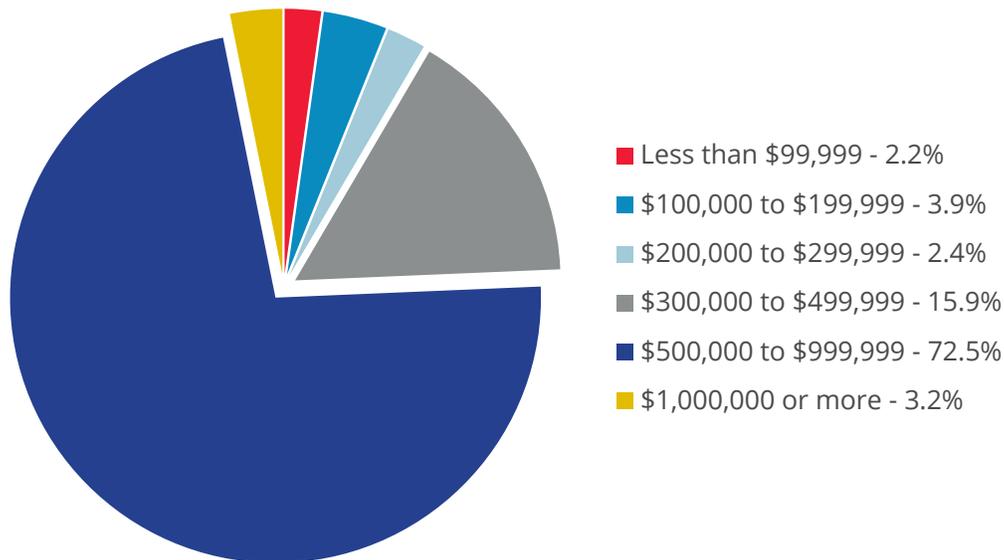
The 2023 ACS provided estimates for owner-occupied housing units in Roseland. According to the data, a vast majority of homes in the Borough were worth between \$500,000 and \$999,999 (72.5%). Homes worth between \$300,000 and \$499,999 comprised 15.9% of the owner-occupied housing units, while 3.2% of homes were estimated to be worth over one million. Only 44 homes were valued at less than \$99,999. The median home value estimated in the 2023 ACS was \$640,600. See the table below and chart on the following page for details.

Value of Owner Occupied Units

| Value | Number of Units | Percent |
|------------------------|-----------------|-------------|
| Less than \$99,999 | 44 | 2.2% |
| \$100,000 to \$199,999 | 77 | 3.9% |
| \$200,000 to \$299,999 | 47 | 2.4% |
| \$300,000 to \$499,999 | 316 | 15.9% |
| \$500,000 to \$999,999 | 1,442 | 72.5% |
| \$1,000,000 or more | 63 | 3.2% |
| Total | 1,989 | 100% |
| Median Value | \$640,600 | |

Source: 2023 ACS Table DP04

Value of Owner Occupied Units



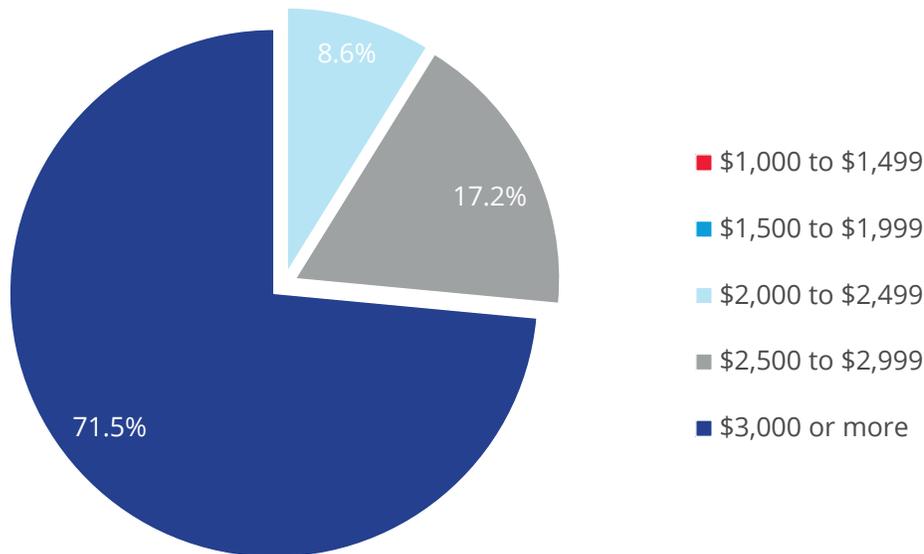
The median rent in the Borough was estimated at \$3,293 per the 2023 ACS. Looking at the rent ranges, 333 of the Borough’s rental units cost more than \$3,000 per month (71.5%). Units that cost between \$2,500 and \$2,999 comprised 17.2% of rentals (80 units), while 8.6% (40 units) cost between \$2,000 and \$2,499 per month. It should be noted that 2.8% of rentals reported no rent (13 units). See the table below and chart on the following page for more information.

Cost of Rentals

| Cost | Number of Units | Percent |
|---------------------|-----------------|-------------|
| Less than \$1,000 | 0 | 0.0% |
| \$1,000 to \$1,499 | 0 | 0.0% |
| \$1,500 to \$1,999 | 0 | 0.0% |
| \$2,000 to \$2,499 | 40 | 8.6% |
| \$2,500 to \$2,999 | 80 | 17.2% |
| \$3,000 or more | 333 | 71.5% |
| No rent paid | 13 | 2.8% |
| Total | 466 | 100% |
| Median (in dollars) | \$3,293 | |

Source: 2023 ACS Table DP04

Cost of Rentals



Condition and Age of Housing Stock

The Census does not classify housing units as standard or substandard, but it can provide an estimate of the substandard housing units that are occupied by low- and moderate-income households. Most of the Census indicators available at the municipal level indicate a sound housing stock. All occupied homes contained complete plumbing or kitchen facilities.

Condition of Housing Stock

| Condition | Number of Units | Percent |
|-------------------------------------|-----------------|--------------|
| Lack of complete plumbing | 0 | 0.00% |
| Lack of complete kitchen | 0 | 0.00% |
| Lack of telephone service | 0 | 0.0% |
| Lack of adequate heat | 0 | 0.0% |
| Total Occupied Housing Units | 2,445 | 0.00% |

Source: 2023 ACS Table DP04

Housing with 1.01 or more persons per room (excluding bathrooms and kitchens) is an index of overcrowding as defined by the U.S. Department of Housing and Urban Development.³ According to the 2023 ACS, all of the Borough's 2,445 occupied housing units contained 1.00 or less persons per room.

Occupants Per Room

| Occupants | Number of Units | Percent |
|--------------|-----------------|-------------|
| 1.00 or less | 2,445 | 100.0% |
| 1.01 to 1.50 | 0 | 0.0% |
| 1.51 or more | 0 | 0.0% |
| Total | 2,445 | 100% |

Source: 2023 ACS Table DP04

The table below and bar graph on the following page provide the 2023 ACS estimates for the age of housing units in Roseland. An estimated 1,053 units, or 42.6%, of the Borough's housing stock were constructed prior to 1970 with just over 11% being constructed in the 1950s and nearly 13% being constructed prior to 1940. Since 1980, 1,150 homes have been constructed (46.6%), with most homes being constructed between 2000 to 2009. See the table below and chart on the following page for more details. The Borough's Rehabilitation Obligation is 0 units, reflecting the good condition of these older homes.

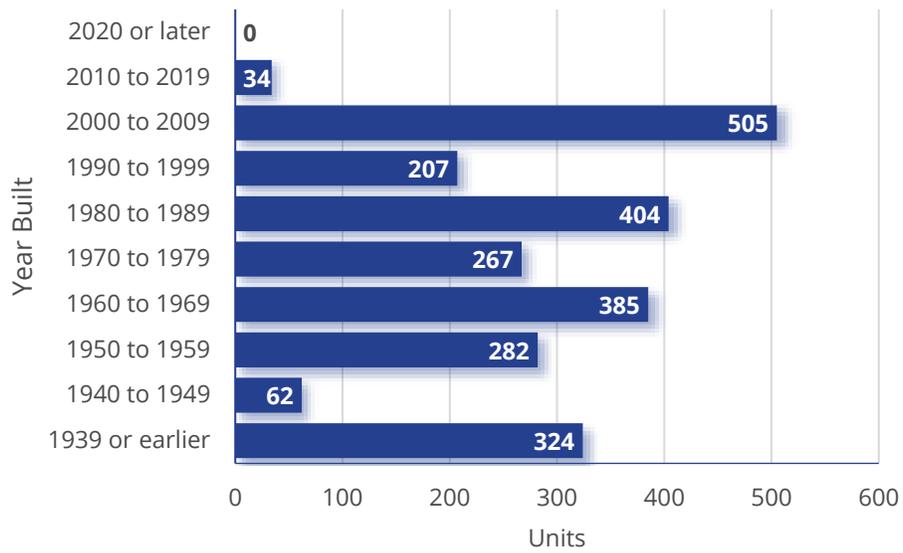
³ <https://www.hcd.ca.gov/planning-and-community-development/housing-elements/building-blocks/overpayment-payment-and-overcrowding#:~:text=The%20U.S.%20Census%20defines%20an,room%20are%20considered%20severely%20overcrowded>. Accessed April 3, 2025.

Age of Housing Stock

| Year Built | Number of Units | Percent |
|-----------------|-----------------|-------------|
| 1939 or earlier | 324 | 13.1% |
| 1940 to 1949 | 62 | 2.5% |
| 1950 to 1959 | 282 | 11.4% |
| 1960 to 1969 | 385 | 15.6% |
| 1970 to 1979 | 267 | 10.8% |
| 1980 to 1989 | 404 | 16.4% |
| 1990 to 1999 | 207 | 8.4% |
| 2000 to 2009 | 505 | 20.4% |
| 2010 to 2019 | 34 | 1.4% |
| 2020 or later | 0 | 0.0% |
| Total | 2,470 | 100% |

Source: 2023 ACS Table DP04

Age of Housing Stock



V. Employment Demographics

The 2023 ACS estimated that Roseland had 3,424 residents over the age of 16 in the workforce. Of those, 3,245 (94.8%) were employed, which translates to a 5.2% unemployment rate. A majority of workers were private wage and salary worker (72.3%). However, 17.2% were workers employed by the government and 5.3% were self-employed. See the table below for details.

| Class of Workers | | |
|-------------------------------------|--------------|--------------|
| Class | Workers | Percent |
| Private wage and salary workers | 2,477 | 72.3% |
| Government workers | 588 | 17.2% |
| Self-employed workers | 180 | 5.3% |
| Unpaid family workers | 0 | 0.0% |
| Total employed residents | 3,245 | 94.8% |
| Total unemployed residents | 179 | 5.2% |
| Total residents in workforce | 3,424 | 100% |

Source: 2023 ACS Table DP03

Occupational Characteristics

The 2023 ACS estimated 2,382 workers were employed in management, business, science, and arts fields, which represents 73.4% of the Borough's employed residents. Workers in service positions totaled 9.3% of employed residents, while 8.5% were employed in sales and office positions. See the table below for details.

| Occupation of Employed Population | | |
|--|--------------|-------------|
| Occupation | Workers | Percent |
| Management, business, science, & arts | 2,382 | 73.4% |
| Service | 302 | 9.3% |
| Sales & office | 277 | 8.5% |
| Natural resources, construction, & maintenance | 108 | 3.3% |
| Production, transportation, & material moving | 176 | 5.4% |
| Total | 3,245 | 100% |

Source: 2023 ACS Table DP03

Employment Projections

NJTPA's Plan 2050 estimates that the number of available jobs in Roseland will increase from 12,555 reported in 2015 to 13,433 in 2050. This represents an increase of 878 jobs, or an average increase of 25 jobs annually. However, as detailed in the following section, the New Jersey Department of Labor and Workforce Development estimated a total of 7,377 jobs in Roseland in 2023, which is 6,056 less

than projected by NJTPA. Utilizing this number, roughly 224 new jobs would need to be created within the Borough each year for the next 27 years.

Employment Projection

| Year | Jobs | Change | Percent |
|------|--------|--------|---------|
| 2015 | 12,555 | --- | --- |
| 2050 | 13,433 | 878 | 7.0% |

Source: NJTPA Plan 2050, Appendix E, 2050 Demographic Forecasts,
<https://www.njtpa.org/plan2050>

In-Place Employment by Industry

New Jersey’s Department of Labor and Workforce Development (“NJDLWD”) is the entity that reports on employment and wages within the State of New Jersey through the Quarterly Census of Employment and Wages (“QCEW”). The latest Municipal Report was completed in 2023. According to the data, there were 7,007 private sector jobs within Roseland, which were provided by an average of 372 employers. It should be noted that the Municipal Report redacted data from multiple private-sector industries for not meeting publication standards (agriculture, mining, and utilities). The “Private Sector Total” row in the table on the following page provides the totals for the reported data only. However, the 2023 QCEW document reported that Roseland had an average of 7,377 private-sector jobs provided by 398 employers, including the redacted data. Additionally, the QCEW data reflects employment within the Borough, regardless of where the employee lives.

Based on the 2023 QCEW data provided, the professional/technical industry had the largest number of employers and workers in the Borough with an average of 4,282 jobs (59.7%) provided by 96 employers (25.4%). The finance/insurance industry had an average of 540 jobs (second highest) provided by 49 employers (second highest). In the public sector, the 2023 QCEW Municipal Report indicated that there was only one federal government employer providing 12 jobs. There were also five local government employers, which had an average of 155 jobs. This included one local government education employer providing an average of 78 jobs. See the table on the following page for data on each industry sector.

Private and Public Sector Employment (2023)

| Industry | Establishments | | Employees | | Annual Wages |
|-----------------------------|----------------|------------|--------------|------------|-----------------|
| | Total | Percent | Total | Percent | |
| Construction | 22 | 5.8% | 136 | 1.9% | \$86,923 |
| Manufacturing | 10 | 2.6% | 152 | 2.1% | \$87,070 |
| Wholesale Trade | 17 | 4.5% | 381 | 5.3% | \$107,155 |
| Retail Trade | - | - | - | - | - |
| Transportation/Warehousing | 8 | 2.1% | 104 | 1.4% | \$63,040 |
| Information | 5 | 1.3% | 153 | 2.1% | \$130,018 |
| Finance/Insurance | 49 | 13.0% | 540 | 7.5% | \$161,418 |
| Real Estate | 25 | 6.6% | 244 | 3.4% | \$97,768 |
| Professional/Technical | 96 | 25.4% | 4,282 | 59.7% | \$184,934 |
| Management | - | - | - | - | - |
| Admin/Waste Remediation | 36 | 9.5% | 240 | 3.3% | \$73,560 |
| Education | 6 | 1.6% | 38 | 0.5% | \$21,576 |
| Health/Social | 41 | 10.8% | 377 | 5.3% | \$59,931 |
| Arts/Entertainment | - | - | - | - | - |
| Accommodations/Food | 17 | 4.5% | 188 | 2.6% | \$45,105 |
| Other Services | 28 | 7.4% | 156 | 2.2% | \$50,007 |
| Unclassified | 12 | 3.2% | 17 | 0.2% | \$54,010 |
| Private Sector Total | 372 | 98% | 7,007 | 98% | \$87,322 |
| Federal Government | 1 | 0% | 12 | 0% | \$64,533 |
| Local Government | 5 | 1.3% | 155 | 2.2% | \$69,538 |
| Local Government Education | 1 | 0.3% | 78 | 1.1% | \$71,902 |
| Public Sector Total | 6 | 2% | 167 | 2% | \$68,658 |

Source: The table values above are sourced from the NJDLWD's QCEW 2023 Municipal Report. It is noted that this Report has redacted multiple private sector industries for not meeting the publication standard. Therefore, the Private Sector Totals row has been calculated by this office using the published numbers.

Travel Time to Work

The 2023 ACS collected data regarding employed resident's commute time. The most common commute time was between 30 and 34 minutes, which was made by 426 workers (16.2%). A commute between 20 and 24 minutes was second-most comment behind with 401 workers (15.2%). Rounding off the top three was a commute of 15 to 19 minutes, which was reported by 365 workers (13.8%). The mean travel time was estimated at 31.7 minutes. It should be noted that 404 workers (15.3%) reported a commute of more than one hour. Additionally, 608 workers, or 18.7% of the Borough's employed residents, reported working from home. See the table and chart on the following page for additional details.

Commute Time

| Travel Time (minutes) | Workers | Percent |
|-----------------------|--------------|---------------|
| Less than 5 | 65 | 2.5% |
| 5 to 9 | 160 | 6.1% |
| 10 to 14 | 276 | 10.5% |
| 15 to 19 | 365 | 13.8% |
| 20 to 24 | 401 | 15.2% |
| 25 to 29 | 19 | 0.7% |
| 30 to 34 | 426 | 16.2% |
| 35 to 39 | 63 | 2.4% |
| 40 to 44 | 295 | 11.2% |
| 45 to 59 | 163 | 6.2% |
| 60 to 89 | 270 | 10.2% |
| 90 or more | 134 | 5.1% |
| Total | 2,637 | 100.0% |

Source: 2023 ACS Table B08303

VI. Projection of Housing Stock

As per the MLUL, specifically N.J.S.A. 52:27D-310, a housing element must contain 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.

The DCA Division of Codes and Standards' website provides data on building permits, certificates of occupancy, and demolition permits for both residential and non-residential development through the New Jersey Construction Reporter. This database contains permit and certificate of occupancy information that is submitted by municipal construction officials across the State each month. The Construction Reporter has information dating back to 2000, which can be used to show the Borough's historic development trends. However, data from 2013 and onward was reviewed to determine more recent trends.

As shown in the table below, the issuance of residential certificates has become less common in recent years in the Borough of Roseland. From 2013 to 2018, 24 certificates of occupancy were issued, while only one has been issued since 2019. From 2013 to 2024, a total of 3 demolition permits were issued, which equates to a net development of 15 residential units.

Historic Trend of Residential Certificates of Occupancy & Demolition Permits (2013-2024)

| | '13 | '14 | '15 | '16 | '17 | '18 | '19 | '20 | '21 | '22 | '23 | '24 | Total |
|------------------------|----------|----------|----------|----------|----------|----------|-----------|----------|----------|----------|----------|-----------|-----------|
| COs Issued | 7 | 3 | 5 | 2 | 4 | 3 | 0 | 0 | 0 | 0 | 0 | 1 | 25 |
| Demolitions | 3 | 0 | 2 | 1 | 1 | 0 | 3 | 0 | 0 | 0 | 0 | 0 | 10 |
| Net Development | 4 | 3 | 3 | 1 | 3 | 3 | -3 | 0 | 0 | 0 | 0 | NR | 15 |

Source: NJDCA, Construction Reporter - Housing Units Certified and Demolition Permits, Yearly Summary Data

Projecting into the future, the Borough has a number of inclusionary housing projects that are anticipated. Some of these projects are already under construction, others have approvals in place, and others are still in the approval process. Aside from these inclusionary projects, the Borough does not anticipate any significant residential growth. Single-family homes would be expected to continue with the trend over the past decade of approximately one of two new homes per year. These would be infill development or minor subdivisions of oversized lots within existing neighborhoods.

VII. Capacity for Fair Share

This chapter of the HEFSP provides the following information as required by the rules:

- The Borough's capacity to accommodate its housing needs.
- A consideration of the lands that are most appropriate for construction of low- and moderate-income housing and of the existing structures most appropriate for conversion to, or rehabilitation for, low- and moderate-income housing.
- Lands of developers who have expressed a commitment to provide low- and moderate-income housing.
- The location and capacities of existing and proposed water and sewer lines and facilities relevant to the proposed affordable housing sites.

Land Capacity

Roseland's capacity to accommodate its present and prospective affordable housing need is determined by three components – available land, water capacity, and sewer availability and capacity. Note that land development is limited by environmental features, parcel size, easements (conservation, sewer, water, etc.), and municipal regulations.

Roseland has conducted a vacant land inventory to identify vacant and developable properties remaining in the Borough that may be suitable for affordable housing development. The analysis found that there are very few remaining vacant properties in the Borough that are suitable for affordable housing. However, there are opportunities for redevelopment of existing structures for future affordable housing. Several sites along Becker Farm Road have been identified for redevelopment of vacant or underutilized office complexes with new inclusionary developments.

Utility Capacity

The below sections describe the Borough's water and sewer capacities.

Water

The Borough of Roseland presently does not have a water supply facility of its own. Water is purchased from the Essex Fells Water Company, which also serves Caldwell, North Caldwell and Essex Fells. Roseland does, however, have its own Water Department which oversees water infrastructure and transmission capabilities within the Borough.

According to the NJDEP public water system website, the Roseland Borough Water Department has a firm capacity of 1.450 million gallons per day ("MGD") with a current peak demand of 1.061 MGD with 0.374 MGD committed for approved projects. The current and committed flows result in a total peak demand of 1.435 MGD, leaving only 0.15 MGD in surplus capacity.⁴

It is expected that the Borough shall work cooperatively to facilitate the provision of sufficient water capacity for the planned inclusionary housing projects. If such capacity is lacking, the developers will need to pay its pro rata share of any additional costs regarding the need to increase water capacity to the site.

⁴ NJDEP Public Water System Deficit/Surplus Report. <https://www.nj.gov/cgi-bin/dep/watersupply/pwsdetail.pl?id=0718001>.

Sewer Capacity

The Essex County Future Wastewater Management Area Map adopted by NJDEP on March 5, 2013, shows that Roseland Borough is entirely within the sewer service area served by the Caldwell Borough Sewer Treatment Plant. was, pursuant to P.L.2011, c. 203. The Essex County Wastewater Management Plan was submitted to NJDEP on December 4, 2014, which has not yet been adopted.

Roseland is served by the Caldwell Sewer system. The Caldwell Sewer system serves portions of five towns – Caldwell, Roseland, North Caldwell, Roseland and Essex Fells. Caldwell is currently exploring options to expand its sewerage treatment capacity.

An "Order Imposing Scarc Resource Restraint" was issued by Judge Gardner in 2022. Pursuant to paragraph 7 of the Order, it remains in effect until the Borough of Caldwell satisfies its entire Third Round obligation and the appointed Special Master confirms that the Caldwell Wastewater Treatment Plant has allocated sufficient capacity to the Borough of Roseland and the four other communities that send sewer to the plant. It is understood that the Caldwell Wastewater Treatment Plant is designing improvements to increase the plant capacity. It is anticipated that these improvements will be completed in the second half of 2025.

While there is an active "Order Imposing Scarc Resource Restraint" it appears that the lack of sewer capacity will be resolved in 2025 and therefore, no durational adjustment is necessary. Alternatively, if a durational adjustment is necessary at all for the Fourth Round, it is short-term in length and any of the requirements under N.J.A.C. 5:93-4.3(c) should be waived.

It is expected that the Borough shall work cooperatively to facilitate the provision of sufficient wastewater treatment capacity for the planned inclusionary housing projects. If such capacity is lacking, the developers will need to pay its pro rata share of any additional costs regarding the need to increase treatment capacity to the site.

Appropriate Locations for Affordable Housing

Land that is most appropriate for the construction of low- and moderate-income housing includes the following. These sites are described in greater detail in Chapter X.

1. 4 Becker Farm Rd (Block 30, Lot 4)
2. 7 Becker Farm Rd (Block 30.1, Lot 13)
3. 10 Eisenhower Pkwy (Block 32, Lot 9.01)

Existing structures appropriate for conversion to affordable housing include ranch-style homes, which may be cost effective to buy and convert to an alternative living arrangement. As for structures suitable for rehabilitation, according to the Borough's Rehabilitation Obligation, zero (0) homes within Roseland are in need of a major system repair (e.g. roof, electric, plumbing, etc.).

Potential Affordable Housing Developers

The Borough was approached by developers proposing to construct affordable housing on the properties listed above and is working cooperatively with each to facilitate the realistic production of affordable housing. The Borough was also approached by Woodmont, Prudential and RBG regarding potential proposed projects on their sites, all of which were reviewed and considered by the Borough. All three filed challenges to the Borough's June 30, 2026 HEFSP in August of 2026. Prudential later withdrew its challenge, and the Borough is settling with Woodmont for a proposed project on its site.

No settlement was reached with RBG, and both the Program and the Court dismissed the RBG challenge via Orders entered on January 9, 2026 and February 6, 2026.

Anticipated Development Patterns

Anticipated land use patterns within the Borough of Roseland will most likely follow the established zoning map, with exception of the proposed inclusionary housing sites identified above which will need to be rezoned (or a redevelopment plan adopted).

Multigenerational Family Continuity Evaluation

P.L. 2024, c.2 amended various aspects of the Fair Housing Act. These amendments modified the mandatory components of a municipality's housing element. N.J.S.A. 52:27D-310g. has been added, which states "An analysis of the extent to which municipal ordinances and other local factors advance or detract from the goal of preserving multigenerational family continuity as expressed in the recommendations of the Multigenerational Family Housing Continuity Commission, adopted pursuant to paragraph (1) of subsection f. of section 1 of P.L.2021, c. 273 (C.52:27D-329.20)".

P.L. 2021, c.273 took effect on November 8, 2021. The law established the Multigenerational Family Housing Continuity Commission, which consists of a body of nine members. The duties of the Commission include the preparation and adoption of 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. The Law requires the Commission to report annually to the Governor on its activities, findings, and recommendations, if any, for State and local government. The DCA is required to provide staff services as may be needed for the Commission to carry out its responsibilities, including assembly of necessary information and statistics, and preparation of draft reports, analyses, and recommendations.

The State of New Jersey's website was reviewed on May 21, 2025. A search of the website revealed no webpage for the Multigenerational Family Housing Continuity Commission. As DCA is required to provide staff and research for the Commission, DCA's website was reviewed on May 21, 2025. DCA's website is silent regarding the Commission, its annual required reports, studies, and/or recommendations. Without recommendations from the Commission, Roseland is unable to conduct an analysis of its ordinances and other local factors. Despite the absence of recommendations, it should be noted that there is nothing in Roseland's zoning ordinance that prohibits senior citizens from residing at the home of their extended families.

State Development & Redevelopment Plan Consistency

P.L. 2024, c.2 amended the Fair Housing Act to include a new requirement for housing elements. N.J.S.A. 52:27D-310i. reads, "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."

In March 2001 the New Jersey State Development and Redevelopment Plan (SDRP) was adopted, which amended the previous plan adopted in 1992. In 2010, the State released a new draft State Plan, which was approved but never adopted. In 2025, the State adopted the 2025 New Jersey Development and Redevelopment Plan, which amended the previous plan adopted in 2001. The document sets a vision for 2050, aiming to create prosperity and opportunity, dynamic and revitalized towns, centralized development and redevelopment, jobs, and a clean environment. The State Plan is intended to guide comprehensive planning and strategic investments by state, county, and municipal governments, while addressing the urgent challenges of climate change, environmental justice, and technological change. The Plan has ten aspirational goals as follows:

- Economic Development – Promote economic growth that benefits all residents of New Jersey.

- Housing – Provide an adequate supply of housing for residents of all ages and incomes in communities of their choosing that meet their needs and offer ready access to the full range of supportive goods and services.
- Infrastructure - Economic opportunity through nation-leading infrastructure.
- Revitalization and Recentering – Revitalize and recenter the state’s underutilized developed areas.
- Climate Change – Effectively address the adverse impacts of global climate change.
- Natural and Water Resources – Protect, maintain, and restore the state’s natural and water resources and ecosystems.
- Pollution and Environmental Clean-up – Protect the environment; prevent and clean up pollution.
- Historic and Scenic Resources – Protect, enhance, and improve access to areas with exceptional archeological, historic, cultural, scenic, open space, and recreational value.
- Equity – Implement equitable planning practices to promote thriving communities for all New Jerseyans.
- Comprehensive Planning – Foster sound and integrated planning and implementation at all levels statewide.

It is noted that new mapping and planning area designations will be forthcoming.

In terms of water, wastewater, stormwater, and multi-modal transportation, this HEFSP is not inconsistent with the guidance and policies within the 2025 State Plan.

FAIR SHARE PLAN

VIII. Required Content of Fair Share Plan

The Fair Share Plan contains the following information:

- Description of existing credits intended to satisfy the obligation;
- Description of mechanisms that will be used to meet any outstanding obligation; and
- An implementation schedule that sets forth a detailed timetable for units to be provided.

In adopting its housing element, a municipality may provide for its fair share of low and moderate income housing by means of any technique or combination of techniques that provide a realistic opportunity for the provision of the fair share. As per N.J.A.C. 5:93, these potential techniques include but are not limited to:

- Rehabilitation of existing substandard housing units;
- ECHO units (as a Rehabilitation credit);
- Municipally-sponsored and 100% affordable developments;
- Zoning for inclusionary development;
- Alternative living arrangements;
- Accessory apartment program;
- Purchase of existing homes;
- Write-down/buy-down programs; and
- Assisted living residences.

IX. Regional Income Limits

Dwelling units are affordable to low and moderate income households if the maximum sales price or rental cost is within their ability to pay such costs, based on a specific formula. The State historically provided income limits based upon the median gross household income of the affordable housing region in which the household is located. A moderate income household is one with a gross household income equal to or more than 50 percent, but less than 80 percent, of the median gross regional household income. A low income household is one with a gross household income equal to 50 percent or less of the median gross regional household income. Very-low income households are those with a gross household income equal to 30 percent or less of the median gross household income. Roseland is located in Region 2, which contains Essex, Morris, Union, and Warren Counties.

Using the latest chart on the regional income limits for Housing Region 2 in 2025, a four-person moderate income household is capped at \$108,240. Two-person moderate income households are capped at \$86,640, while two-person households could make up to \$54,150 to be considered a low-income household. The table on the below provides the median, moderate, low, and very-low income limits for one-, two-, three-, and four-person households in Region 2.

2025 Regional Income Limits (Region 2)

| Income | Household Size | | | |
|----------|----------------|-----------|-----------|-----------|
| | 1 Person | 2 Person | 3 Person | 4 Person |
| Median | \$94,800 | \$108,300 | \$121,800 | \$135,300 |
| Moderate | \$75,840 | \$86,640 | \$97,440 | \$108,240 |
| Low | \$47,400 | \$54,150 | \$60,900 | \$67,650 |
| Very-Low | \$28,440 | \$32,490 | \$36,540 | \$40,590 |

Source: https://www.nj.gov/dca/hmfa/about/regulations/docs/UHAC_Income%20Limits.pdf

X. Roseland's Affordable Housing Obligation

This chapter outlines the four-part affordable housing obligation Roseland has been assigned.

Four-Part Obligation

Rehabilitation | 0

Roseland accepted DCA's rehabilitation obligation of 0 for the Fourth Round.

Prior Round (1987-1999) | 182

The Borough's Prior Round obligation is 182.

Third Round (1999-2025) | 322

As noted previously, Roseland settled with FSHC regarding its Third Round obligation and accepted an obligation of 322.

Fourth Round (2025-2035) | 152

As indicated in the March 24, 2025 Order from the Court, the Borough's Fourth Round Obligation is 152.

The Amended FHA modified the micro-requirement formulas for the Fourth Round obligation, which are as follows:

- Minimum 50% of the actual affordable units (exclusive of any bonus credits) available to families.
- Minimum 25% of the actual affordable units (exclusive of any bonus credits) as rental units.
- Half of the above as family rental units.
- Maximum 30% of the affordable units exclusive of any bonus credits) as age-restricted housing.
- Maximum 25% of the obligation as bonus credits.

XI. Mechanisms & Credits

This chapter provides the existing and proposed mechanisms and credits for each of the four affordable housing obligations.

Rehabilitation Mechanisms & Credits

Roseland Borough has a Rehabilitation Obligation of 0 units, so it has no Rehabilitation Obligation to address during the Fourth Round.

Prior Round Mechanisms & Credits

Roseland Borough's Prior Round Obligation is 182 units. Roseland is addressing its Prior Round Obligation of 182 as follows:

1. Roseland Glen (Block 30, Lots 18, 21):

This constructed and occupied inclusionary project contains a total of 98 units, of which 22 are age-restricted, for-sale, affordable units. The units received certificates of occupancy (COs) in 1997, and all of the units initially had 20-year affordability controls. The project contains 12 low-income units, and 10 units moderate-income units. All are two bedroom units. The project was deemed credit worthy in the Borough's Third Round Judgment of Compliance and Repose.

2. Eagle Rock (Block 12, Lot 20):

This constructed and occupied inclusionary project contains a total of 178 units, of which 18 are family for-sale, affordable units that were affirmatively marketed to low- and moderate-income households of all ages. The units received COs in 1994 and 1995, and all units initially had 20-year affordability controls. The project contains 9 low-income units, and 9 moderate-income units. There are 6 one-bedroom units, 8 two-bedroom units, and 4 three-bedroom units. The project was deemed credit worthy in the Borough's Third Round Judgment of Compliance and Repose.

3. Roseland Green (Block 12, Lot 23):

This constructed and occupied inclusionary project contains a total of 230 units, of which 42 are family for-sale affordable units that were affirmatively marketed to low- and moderate-income households of all ages. The development was constructed in 2006, and all of the units had 30-year deed restrictions. The project contains 21 low-income units, and 21 units moderate-income units. There are 9 one-bedroom units, 22 two-bedroom units, and 9 three-bedroom units. The project was deemed credit worthy in the Borough's Third Round Judgment of Compliance and Repose. 15 of the 42 affordable units are being applied to the Prior Round.

4. Regional Contribution Agreement with Newark:

COAH approved a 66-unit Regional Contribution Agreement (RCA) between Roseland and the City of Newark on September 26, 1988. The COAH approved RCA states that Roseland would transfer \$17,000 for each rental RCA unit (33 total) and \$17,500 for each for-sale RCA unit (33 total) for a total cost of \$1,138,500. Thereafter, Newark requested to substitute projects from the originally approved RCA. The 33 units remained the same, as well as the monetary transfer amount. COAH approved the amended RCA on August 7, 1991. All funding was subsequently transferred to Newark as evidenced

by a COAH status for RCAs form, dated April of 2009. These RCA credits were deemed credit worthy in the Borough's Third Round Judgment of Compliance and Repose.

5. Regional Contribution Agreement with Irvington:

COAH approved a 14-unit RCA between Roseland and the Township of Irvington on August 2, 2000, for a total cost of \$280,000. All funding was transferred to Irvington as evidenced by a COAH monitoring memorandum of 2003 that COAH received on August 2, 2004. These RCA credits were deemed credit worthy in the Borough's Third Round Judgment of Compliance and Repose.

6. Arbor Terrace Roseland (formerly The Solona):

Arbor Terrace is an Assisted Living Facility that contains 100 units. N.J.S.A. 26:2H-12.166 requires that at least 10 percent of all beds in an assisted living facility must be available to Medicaid recipients. Arbor Terrace provided a copy of its license to operate as well as a letter stating that the facility complies with the 10 percent statutory requirement. This entitles Roseland to 10 affordable housing credits for this facility. The project was deemed credit worthy in the Borough's Third Round Judgment of Compliance and Repose.

7. ARC of Essex County Group Home:

The ARC of Essex County is the sponsor of a five bedroom group home located at 32 Green A venue (Block 11, Lot 9). The group home, which opened in 2016, contains five bedrooms and is deed restricted for 30 years. ARC provided the Borough with a copy of the Alternative Living Arrangement (ALA) Survey stipulating that the group home contains five bedrooms and has also supplied a copy of a deed restriction. The project was deemed credit worthy in the Borough's Third Round Judgment of Compliance and Repose.

8. 6 Becker Farm Road (Block 30, Lot 2)

Lot 2 in Block 30 was designated as an Area in Need of Redevelopment by the Mayor and Council on February 28, 2017. A Redevelopment Plan for Lot 2 in Block 30 was adopted August 15, 2017, and 6 Becker Urban Renewal, LLC was designated as the Redeveloper and entered into a Redevelopment Agreement with the Borough on May 1, 2018. The Planning Board granted preliminary and final site plan approval on December 17, 2018, allowing for the development of 299 family rental units, including a 20 percent set-aside (60 affordable units). The former office building on the site has been demolished, and the new four-story building is under construction. Roseland is applying 18 units and 9 bonus credits towards the Prior Round obligation. The project was deemed credit worthy in the Borough's Third Round Judgment of Compliance and Repose. The project is partially constructed with three of the four buildings complete and partially occupied. The fourth building is expected to be completed by Fall 2026.

9. Rental Bonus Credits:

As per the Court Approved Settlement Agreement with FSHC, the Borough agreed to only claim 16 total Prior Round rental bonus credits for the Prior Round. The agreed upon and Court approved rental bonuses are being claimed with regard to the following developments for the Prior Round: Arbor Terrace ($0.3 \times 8 = 2$, rounded down); ARC (5 credits); and the 6 Becker Farm Road Project (9 credits).

Summary of Prior Round Credits

As shown in the table below, the Borough has total of 166 affordable units and 16 rental bonus credits to address the Prior Round obligation.

| Prior Round Affordable Housing Credits | | | | | | | |
|--|---------------|--------------------|-------------|-------------------|-------------|-----------|------------|
| Project | Credit Type | Status | Total Units | Credits Available | Prior Round | | |
| | | | | | Units | Bonus | Total |
| Roseland Glen | AR – Sales | Existing | 98 | 22 | 22 | | 22 |
| Eagle Rock | Family Sales | Existing | 178 | 18 | 18 | | 18 |
| Roseland Green | Family Sales | Existing | 230 | 42 | 15 | | 15 |
| RCA with Newark | RCA | Existing | 66 | 66 | 66 | | 66 |
| RCA with Irvington | RCA | Existing | 14 | 14 | 14 | | 14 |
| Arbor Terrace | AR – Rental | Existing | 100 | 10 | 8 | 2 | 10 |
| ARC of Essex County | Group Home | Existing | 5 | 5 | 5 | 5 | 10 |
| 6 Becker Farm Road | Family Rental | Under Construction | 299 | 60 | 18 | 9 | 27 |
| Total | | | | | 166 | 16 | 182 |
| Obligation | | | | | 182 | | |
| Age-Restricted | | | | | 30 | | |

Third Round Mechanisms & Credits

As per the terms of the FSHC Settlement Agreement, Roseland's Third Round Obligation is 322 units. In accordance with the Settlement Agreement with FSHC and Woodmont, this HEFSP is amended to revise the Woodmont project on 65 Livingston Ave, and to revise the bonus credits for the Third Round. Roseland is addressing the Third Round Obligation as follows:

1. Roseland Glen (Block 30, Lots 18, 21):

All 22 units in the constructed and occupied Roseland Glen project have had deed restrictions extended for an additional 30 years beyond the original 20 year affordability control period. The Borough is claiming credit for 13 of the 22 extended controls for the Third Round.

It is noted that Chapter 30-404.2(v) of the Roseland Borough Code gave Roseland the right to extend the controls for an additional 30 years from the date of the original deed restriction. Accordingly, a Declaration of Restrictive Covenant was recorded on April 25, 2016 in the Register of Deeds & Mortgages Office of Essex County. The filing extended the deeds for 30 years from the initial 20 year deed restriction. The 13 extensions of expiring controls credits that were claimed for this project by the Borough were deemed creditworthy in the Borough's Third Round Judgment of Compliance and Repose. The controls on the remaining 9 units could not be extended due to deed restriction and other documenting issues.

2. Eagle Rock (Block 12, Lot 20):

Within the constructed and occupied Eagle Rock project, 15 of the affordable units had deed restrictions extended for an additional 30 years beyond the original 20 year affordability control

period. It was discovered that only 15 of the 18 affordable units had controls extended because 3 of the units had been sold prior to the extension.

The Eagle Rock Condominium Association amended the Master Deed to reflect that 15 of the units are subject to extended controls for 30 additional years after the original 20 years. The remaining three units were sold before affordability controls could be extended. The 15 extensions of expiring controls that were claimed for this project were deemed creditworthy in the Borough's Third Round Judgment of Compliance and Repose.

3. Roseland Green (Block 12, Lot 23):

The Borough is applying the remaining 27 of the 42 total affordable family for-sale affordable units in the constructed and occupied Roseland Green project towards satisfying the Third Round Obligation. The project was deemed credit worthy in the Borough's Third Round Judgment of Compliance and Repose.

4. 6 Becker Farm Road (Block 30, Lot 2):

The Borough is applying the remaining 42 of the 60 total affordable family rental units from the approved 6 Becker Farm Road project towards satisfying the Third Round Obligation, along with 42 rental bonus credits. The project was deemed credit worthy in the Borough's Third Round Judgment of Compliance and Repose.

5. 85 Livingston Avenue (Block 30.1, Lot 14)

Lot 14 in Block 30.1 was designated as an Area in Need of Redevelopment by the Mayor and Council on February 28, 2017. The Redevelopment Plan was adopted on August 15, 2017 via Ordinance #12-2017. The Planning Board granted Preliminary and Final Site Plan approval on December 16, 2019 for a four-story hotel building, a four-story apartment building, and a restaurant. The site was approved for 140 family rentals with a 20 percent set-aside (28 affordable units). A Redevelopment Agreement was entered into on May 1, 2018 with the designated redeveloper, 85 Livingston Urban Renewal, LLC. The Redevelopment Plan, the Redevelopment Agreement were approved by the Court via the entry of a final Judgment of Compliance and Repose in the Borough's Mount Laurel IV Declaratory Judgment action. The Court also deemed the 28 affordable units in the original approval creditworthy.

Avalon Roseland Livingston Urban Renewal, LLC purchased the project from 85 Livingston Urban Renewal, LLC as a designated successor redeveloper, which necessitated the adoption of an updated Redevelopment Plan for the 85 Livingston Avenue site (Block 30.1, Lot 14). On December 19, 2023, the Borough adopted the updated Redevelopment Plan for 85 Livingston Avenue, supersedes and replaces the Redevelopment Plan adopted in 2017. The Redevelopment Plan removed the hotel and restaurant uses, and instead allowed for a greater density of residential units. The Redevelopment Plan permits the development to be comprised of 234 total units, including 33 affordable housing units. The development will provide 20 percent affordable housing credits through a combination of 26 affordable family rental units and seven (7) three-bedroom integrated affordable supportive and special needs housing units for 21 credits.

The Planning Board granted preliminary and final site plan approval for the construction of 234 units, to be constructed in four structures: a four-story multi-family residential building consisting of 192 units, and 3 three-story multi-family townhouse buildings consisting of 42 units. The Borough is

applying 47 credits and 7 rental bonus credits from 85 Livingston Ave towards the Third Round obligation. The project is currently under construction and is expected to be completed by Fall of 2026.

6. 65 Livingston Avenue (Block 30.1, Lot 14)

In accordance with the November 7, 2019 Settlement Agreement with FSHC, the Borough adopted Ordinance No. 06-2021 on March 16, 2021, which rezoned 65 Livingston Avenue to the R-13/AH-7 Affordable Housing Zone. The R-13/AH-7 Zone permits multi-family residential development at a maximum of 260 total dwelling units. Up to 218 market-rate units are permitted to be age-restricted, assisted living, independent living, or memory care units. Not less than 42 housing units shall be designated for occupancy by very low, low- and moderate-income family households. The project was deemed credit worthy in the Borough's Third Round Judgment of Compliance and Repose.

The Planning Board granted preliminary and final site plan approval on May 15, 2023 for the construction of 181 units of independent living, assisted living or memory care, and a separate building with 42 affordable housing apartments units.

On August 31, 2025, pursuant to the Amended FHA, Woodmont filed an objection to the Fourth Round HEFSP. N.J.S.A. 52:27D-311 requires that the Borough demonstrate that sites not built in prior rounds continue to present a realistic opportunity, which may include proposing changes to the zoning on the site to make its development more likely. The project has not been constructed, which Woodmont indicated was due to the market rate components of the Project no longer being economically viable due to changes in the senior living market preferences and institutional investment markets as well as increases in site costs and building materials. The Borough and Woodmont came to a Settlement Agreement wherein the Borough agreed to amend the R-13/AH-7 Zone to eliminate the age-restricted, assisted living, independent living, or memory care units, and to allow for the construction of 69 market-rate townhouse units (consisting of 12 two-bedroom units and 57 three-bedroom units) and a separate 100 percent affordable apartment building containing 42 affordable apartments.

The Borough is applying 42 affordable units from 65 Livingston Ave towards the Third Round obligation.

7. 146 Harrison Avenue (K&K):

Lots 24.03 and 24.05 in Block 12 is a 25.882-acre tract, also known as 146 Harrison Avenue. The property is developed with a light industrial and office use, formerly occupied by Bobst North America. The Borough of Roseland entered into Settlement Agreements with Bobst North America on November 5, 2019, and with K&K Developers, Inc. on November 13, 2019. K&K Developers, Inc. was the contract purchaser of approximately 20 acres of the Bobst Tract. Bobst North America is to develop the remaining 6-acre portion of the tract.

The Planning Board adopted a Master Plan Amendment on May 18, 2020, which recommended that the Bobst tract be rezoned from RM Research/Manufacturing Zone District to R-10/AH-4 and R-11/A-5 Affordable Housing Districts. The Borough Council then adopted Ordinances 09-2020 and 10-2020 on May 19, 2020 to rezone the property as recommended by the Master Plan.

The R-10/AH-4 District allows for 177 multifamily rental apartment units and 34 townhouse units, for a total of 211 residential dwelling units. Not less than 32 dwelling units are required to be deed restricted for low- and moderate-income households.

The R-11/AH-5 District allows for 65 multi-family senior housing units, including a minimum of 12 low- and moderate-income rental units.

Both proposed projects were deemed credit worthy in the Borough's Third Round Judgment of Compliance and Repose.

On July 19, 2021, The Gardens at Roseland, LLC received preliminary and final major site plan and subdivision approval to redevelop the K&K Developers portion of the Bobst tract, in accordance with the R-10/AH-4 Zone District. The subdivision created Lots 24.051, 24.052, and 24.053.

- Lot 24.052 contains 12.775 acres to be developed with 5 three-story apartment buildings and 3 four-story apartment buildings, containing a total of 177 apartment units, as well as a two-story clubhouse building, in-ground pool, and sports court.
- Lot 24.053 contains 8.018 acres to be developed with 34 townhouse units within nine 2-1/2-story buildings.
- Lot 24.051 contains 5.089 acres to be redeveloped by others for senior housing at a later date in accordance with the R-11/AH-5 District.

A total of 32 affordable units will be part of the 177 apartments in conformance with the 15 percent affordable housing set-aside requirement for rental development. The project is currently under construction and is expected to be completed by the end of 2026. The Borough is claiming 32 units and 32 rental bonus credits from the K&K portion of the site.

8. Bobst Senior Project:

The R-11/AH-5 District allows for 65 multi-family senior housing units, including a minimum 18.5 percent set-aside of 12 low- and moderate-income rental units. The proposed project is described in greater detail in section 7. above. The Borough will apply all 12 units towards satisfying the Third Round obligation. The project was deemed credit worthy in the Borough's Third Round Judgment of Compliance and Repose.

9. 4 Becker Farm Rd (Block 30, Lot 4)

This parcel is 21.4 acres located along the north side of Becker Farm Road and Eagle Rock Avenue. The site contains a vacated office building. The developer has proposed a 265-unit inclusionary development, with a 20 percent set-aside consisting of 53 affordable units. 24 of the affordable units will be age-restricted, townhouse units for-sale, and 29 of the affordable units will be for sale, non-age-restricted family units. The non-age restricted component of the project will consist of a mix of townhomes, stacked flats, and/or condo flat units.

The property is currently within the OB-2 Office Building District. The Borough intends to rezone the property to allow a multi-family residential inclusionary development with a mandatory 20 percent set-aside. The Borough intends to utilize 11 affordable housing credits from this project for Third Round obligation and 42 affordable housing credits for the Fourth Round obligation.

Site Suitability

The affordable housing rules require municipalities to designate sites that are available, suitable, developable and approvable, as defined in N.J.A.C. 5:93-1. These terms are defined below:

- Approvable site means a site that may be developed for low- and moderate-income housing in a manner consistent with the rules or regulations of all agencies with jurisdiction over the site. A site may be approvable although not currently zoned for low- and moderate-income housing.
- Available site means a site with clear title, free of encumbrances which preclude development for low- and moderate-income housing.
- Developable site means a site that has access to appropriate water and sewer infrastructure and is consistent with the applicable areawide water quality management plan (including the wastewater management plan) or is included in an amendment to the areawide water quality management plan submitted to and under review by NJDEP.
- Suitable site means a site that is adjacent to compatible land uses, has access to appropriate streets and is consistent with the environmental policies delineated in N.J.A.C. 5:93-4.

The property meets the four prongs of the rules as follows:

- Approvable site – The Borough will rezone the property to permit inclusionary housing in a manner consistent with a concept plan prepared by the developer.
- Available site – The site is under private ownership and has clear title.
- Developable site – The property is in the sewer and water service areas. The Borough will cooperate with the property owner/developer to secure water and sewer capacity. If such capacity is lacking, the developer will pay its pro-rate share of any additional costs regarding the need to increase sewer or water capacity.
- Suitable site – The property is adjacent to existing and proposed 4-story office and multi-family residential uses. The Borough believes the proposed development will be compatible with the surrounding uses. The site is accessible from Becker Farm Road, which has direct access to I-280 and the regional roadway network. There are known wetlands and flood hazard areas on the site. The site plan will need to be designed to comply with environmental regulations to protect the environmentally sensitive areas. Based on the initial concept plan from the developer, the property appears to be suitable for the proposed development.

10. Rental Bonus Credits:

The Borough is claiming a total of 81 rental bonus credits for Round 3. The rental bonuses are being claimed from the 6 Becker Farm Road Project (42 bonus credits), the 85 Livingston Ave Project (7 bonus credits), and the 146 Harrison Ave Project (32 bonus credits). All three projects are currently under construction.

Summary of Third Round Credits

As shown in the table below, the Township has total of 241 affordable units and 81 rental bonus credits to address the Third Round obligation.

| Third Round Affordable Housing Credits | | | | | | | |
|--|---------------|--------------------|-------------|-------------------|-------------|-----------|------------|
| Project | Credit Type | Status | Total Units | Credits Available | Third Round | | |
| | | | | | Units | Bonus | Total |
| Roseland Glen | AR – Sales | Ext. of Ctrl | 98 | 13 | 13 | | 13 |
| Eagle Rock | Family Sales | Ext. of Ctrl | 178 | 15 | 15 | | 15 |
| Roseland Green | Family Sales | Existing | 230 | 42 | 27 | | 27 |
| 6 Becker Farm Road | Family Rental | Partially Complete | 299 | 60 | 42 | 42 | 84 |
| 85 Livingston Ave | Family Rental | Under Construction | 234 | 26 | 26 | 7 | 33 |
| | Special Needs | | | 21 | 21 | | 21 |
| 65 Livingston Ave | Family Rental | Approved | 260 | 42 | 42 | | 42 |
| 146 Harrison Ave (K&K) | Family Rental | Under Construction | 211 | 32 | 32 | 32 | 64 |
| Bobst Senior Housing | AR – Rental | Approved | 65 | 12 | 12 | | 12 |
| 4 Becker Farm Rd | AR – Rental | Proposed | 265 | 24 | 11 | | 11 |
| | Family Sales | | | 29 | 0 | | 0 |
| Total | | | | | 241 | 81 | 322 |
| Obligation | | | | | 322 | | |
| Age-Restricted | | | | | 23 | | |
| Max Bonus | | | | | 81 | | |

Fourth Round Mechanisms & Credits

1. 4 Becker Farm Rd (Block 30, Lot 4)

As per the description in the Third Round Section above, the Borough intends to rezone the 4 Becker Farm Road property (Block 30, Lot 4) to allow for 265 multi-family townhomes and apartments with a mandatory 20 percent affordable housing set-aside of 53 units. The Borough intends to utilize 11 affordable housing units from this project towards the Borough’s Third Round Obligation, and 42 affordable housing units plus 4 redevelopment bonus credits towards the Borough’s Fourth Round Obligation. The Borough is entitled to 4 redevelopment bonus credits since there is currently an existing commercial use on this site.

2. 7 Becker Farm Rd (Block 30.1, Lot 13)

Lot 13 is an 8.06-acre parcel with primary frontage on ADP Boulevard and secondary frontage on Becker Farm Road. The site contains an office building in the center of the lot, which is ringed with surface parking to the east, west, and south. To the north of the building, a stream runs through the front yard parallel to Becker Farm Road, with a pedestrian bridge over the waterway. The Roseland Borough and Council adopted Resolution 158-2025 on April 15, 2025, designating the property as an area in need of redevelopment. The Borough Council adopted a Redevelopment Plan for the property via Ordinance No. 37-2025 on October 21, 2025, which allows for the development of a multi-family inclusionary housing project consisting of up to 325 total units, including 65 affordable family rental units (20 percent set-aside). The Borough intends to utilize 65 credits and 32 rental redevelopment bonus credits from this project for the Fourth Round obligation. The Borough is entitled to 32 redevelopment bonus credits since there is currently an existing commercial use on this site.

Site Suitability

The property meets the four prongs of the rules as follows:

- Approvable site – The Borough has declared the property as an area in need of redevelopment and has adopted a Redevelopment Plan for the property to permit inclusionary housing in a manner consistent with the concept plan prepared by the developer.
- Available site – The site is under private ownership and has clear title.
- Developable site – The property is in the sewer and water service areas. The Borough will cooperate with the property owner/developer to secure water and sewer capacity. If such capacity is lacking, the developer will pay its pro-rate share of any additional costs regarding the need to increase sewer or water capacity.
- Suitable site – The property is adjacent to existing and proposed 4-story office and multi-family residential uses. The Borough believes the proposed development will be compatible with the surrounding uses. The site is accessible from Becker Farm Road, which has direct access to I-280 and the regional roadway network. There are known wetlands and flood hazard areas on the site. The concept plan has been designed to comply with environmental regulations to protect the environmentally sensitive areas.

3. 10 Eisenhower Pkwy (Block 32, Lot 9.01)

Lot 9.01 in Block 32 is a 1.07-acre parcel located along the easterly side of Eisenhower Parkway, just south of the railroad tracks. The property is developed with a small vacant structure and parking.

The parcel was previously within R-6 Garden Apartment District. This was the only lot remaining in the R-6 Zone District not developed for residential use. The 2020 Master Plan Reexamination recommended that the property be rezoned from R-6 to B-2 Business District since the lot is too small to be developed with a permitted garden apartment uses where the minimum tract size required is 9 acres. This lot is adjacent to the B-2 Business District and fronts on Eisenhower Parkway.

A developer has approached the Borough with a concept plan to develop a total of 33 stacked multi-family dwellings on the property, including 7 affordable units (20 percent set-aside). The Borough will rezone the property to allow multi-family inclusionary housing with a mandatory 20 percent set-aside. The Borough intends to utilize 7 affordable family rental units and 2 redevelopment bonus credits from this project for the Fourth Round obligation. The Borough is entitled to 2 redevelopment bonus credits since there is currently an existing commercial use on this site.

Site Suitability

The property meets the four prongs of the rules as follows:

- Approvable site – The Borough intends to rezone the property to permit inclusionary housing in a manner consistent with the concept plan prepared by the developer.
- Available site – The site is under private ownership and has clear title.
- Developable site – The property is in the sewer and water service areas. The Borough will cooperate with the property owner/developer to secure water and sewer capacity. If such

capacity is lacking, the developer will pay its pro-rate share of any additional costs regarding the need to increase sewer or water capacity.

- Suitable site – The property is adjacent to existing commercial uses and multi-family uses. The Borough believes the proposed development will be compatible with the surrounding uses. The site is accessible from Eisenhower Parkway, which has direct access to I-280 and the regional roadway network. There are no known environmentally sensitive areas on the site, according to NJDEP mapping. The site is already disturbed with structures and paved areas.

4. Bonus Credits:

Bonus Credits for the Fourth Round are capped at the rental obligation, which is 25 percent of the new construction obligation. For the Fourth Round, Roseland has a rental obligation of 38 units and, therefore, the Borough may apply up to 38 bonus credits to the Fourth Round. For the Fourth Round, Roseland will apply 32 redevelopment bonus credits from the 7 Becker Farm Road project, 4 redevelopment bonus credits from 4 Becker Farm Road project, and 2 redevelopment bonus credits from the 10 Eisenhower Parkway project. Roseland is applying a total of 38 redevelopment bonus credits for the Fourth Round.

Summary of Fourth Round Credits

As shown in the table below, the Borough has total of 114 affordable units and 38 redevelopment bonus credits to address the Fourth Round obligation. Up to 30 percent of the Fourth Round obligation can be age-restricted, or up to 45 units. The Borough plans to utilize 9 age-restricted units towards the Fourth Round obligation.

| Fourth Round Affordable Housing Credits | | | | | | | |
|---|---------------|----------|-------------|-------------------|--------------|-----------|------------|
| Project | Credit Type | Status | Total Units | Credits Available | Fourth Round | | |
| | | | | | Units | Bonus | Total |
| 4 Becker Farm Rd | AR - Sales | Proposed | 265 | 24 | 13 | 4* | 17 |
| | Family Sales | | | 29 | 29 | | 29 |
| 7 Becker Farm Rd | Family Rental | AINR | 325 | 65 | 65 | 32* | 97 |
| 10 Eisenhower Pkwy | Family Rental | Proposed | 33 | 7 | 7 | 2* | 9 |
| Total | | | | | 114 | 38 | 152 |
| Obligation | | | | | 152 | | |
| Age-Restricted | | | | | 19 | | |
| Max Bonus | | | | | 38 | | |

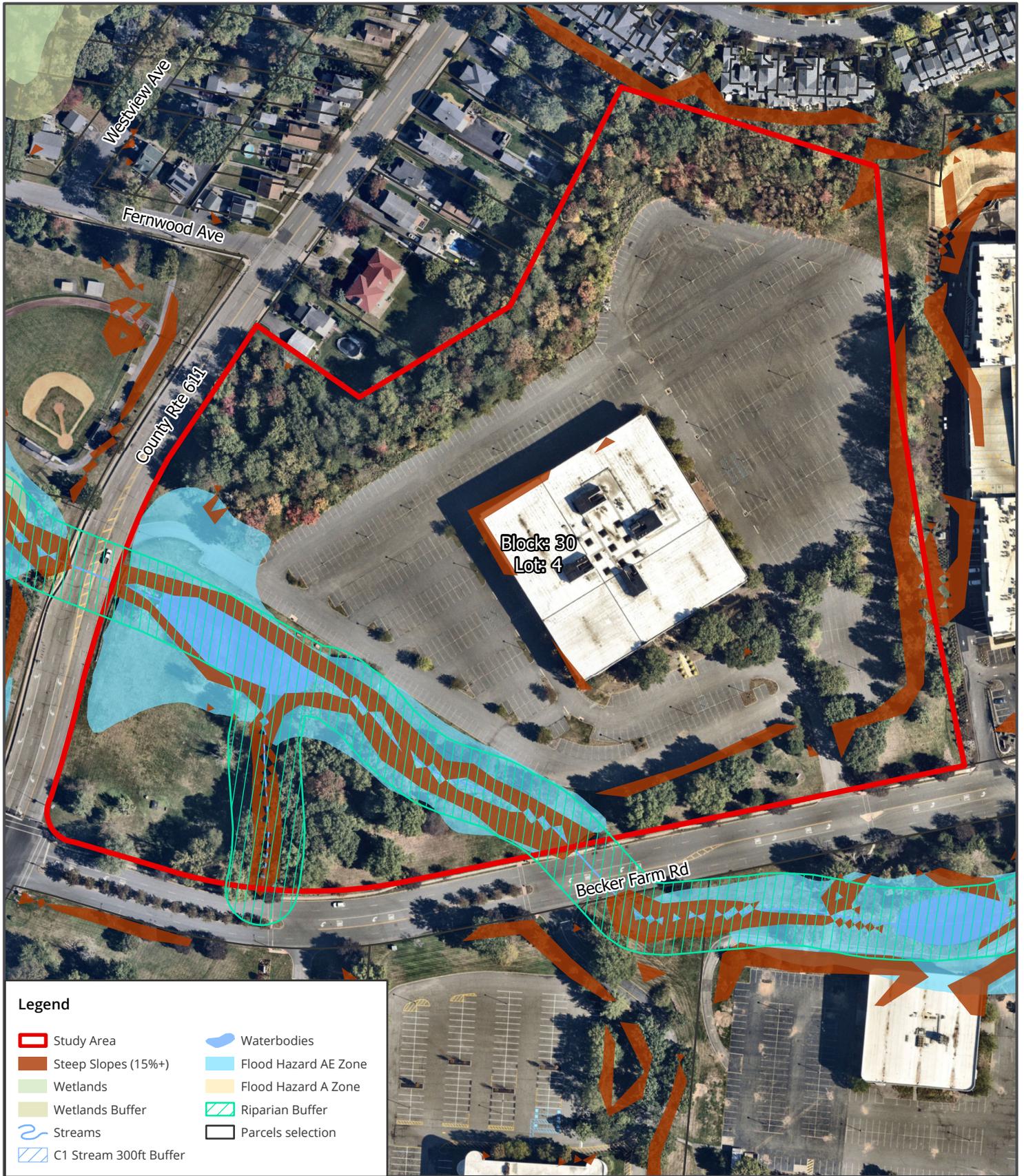
* Redevelopment Bonus Credits

Summary of Mechanisms & Credits

The table below provides a summary of the mechanisms, credits, and bonuses this HEFSP proposes. It should be noted that all proposed mechanisms will meet the required very-low, low-, and moderate-income distribution and will abide by the UHAC rules in place at the time of Board approval regarding bedroom distribution.

| Roseland Affordable Housing Credits | | | | | | | | | | | | | | |
|-------------------------------------|---------------|--------------|-------------|-------------------|-------------|-----------|-------------|------------|--------------|------------|------------|-----------|------------|----------|
| Project | Credit Type | Status | Total Units | Credits Available | Prior Round | | Third Round | | Fourth Round | | Excess | | | |
| | | | | | Units | Bonus | Total | Units | Bonus | Total | | Units | Bonus | Total |
| Roseland Glen | AR - Sales | Existing | 98 | 22 | | 22 | | 0 | | | 0 | 0 | | |
| | AR - Sales | Ext. of Ctrl | | | | 0 | 13 | | | | | 0 | 0 | |
| Eagle Rock | Family Sales | Existing | 178 | 18 | | 18 | | 0 | | | 0 | 0 | | |
| | Family Sales | Ext. of Ctrl | | | | 0 | 15 | | | | | 0 | 0 | |
| Roseland Green | Family Sales | Existing | 230 | 42 | 15 | 27 | | 15 | 27 | | 0 | 0 | | |
| RCA with Newark | RCA | Existing | 66 | 66 | 66 | | | 0 | | | 0 | 0 | | |
| RCA with Irvington | RCA | Existing | 14 | 14 | 14 | | | 0 | | | 0 | 0 | | |
| Arbor Terrace | AR - Rental | Existing | 100 | 8 | 8 | 2 | 10 | | | | 0 | 0 | | |
| ARC of Essex County | Group Home | Existing | 5 | 5 | 5 | 5 | 10 | | | | 0 | 0 | | |
| 6 Becker Farm Road | Family Rental | Under Cons. | 299 | 60 | 18 | 9 | 27 | 42 | 42 | | 84 | 0 | | |
| 85 Livingston Ave | Family Rental | Under Cons. | 234 | 26 | | | 0 | 26 | 7 | | 33 | 0 | | |
| | Special Needs | | | 21 | | | 0 | 21 | | | 21 | 0 | | |
| 65 Livingston Ave | Family Rental | Approved | 260 | 42 | | | 0 | 42 | | | 42 | 0 | | |
| 146 Harrison Ave (K&K) | Family Rental | Under Cons. | 211 | 32 | | | 0 | 32 | 32 | | 64 | 0 | | |
| Bobst Senior Housing | AR - Rental | Approved | 65 | 12 | | | 0 | 12 | | | 12 | 0 | | |
| 4 Becker Farm Rd | AR - Sales | Proposed | 265 | 24 | | | 0 | 11 | | | 11 | 4 | | |
| | Family Sales | | | | 29 | | | 0 | | | | 29 | 0 | |
| 7 Becker Farm Rd | Family Rental | AINR | 325 | 65 | | | 0 | | | | 0 | 97 | | |
| 10 Eisenhower Pkwy | Family Rental | Proposed | 33 | 7 | | | 0 | | | | 0 | 9 | | |
| Total | | | | | 166 | 16 | 182 | 241 | 81 | 322 | 114 | 38 | 152 | 0 |
| Obligation | | | | | 182 | | | | | | | | 322 | |
| Age-Restricted | | | | | 30 | | | | | | | | 23 | |
| Max Bonus | | | | | 46 | | | | | | | | 81 | |

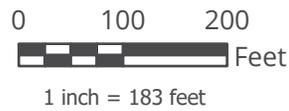
XII. Appendix

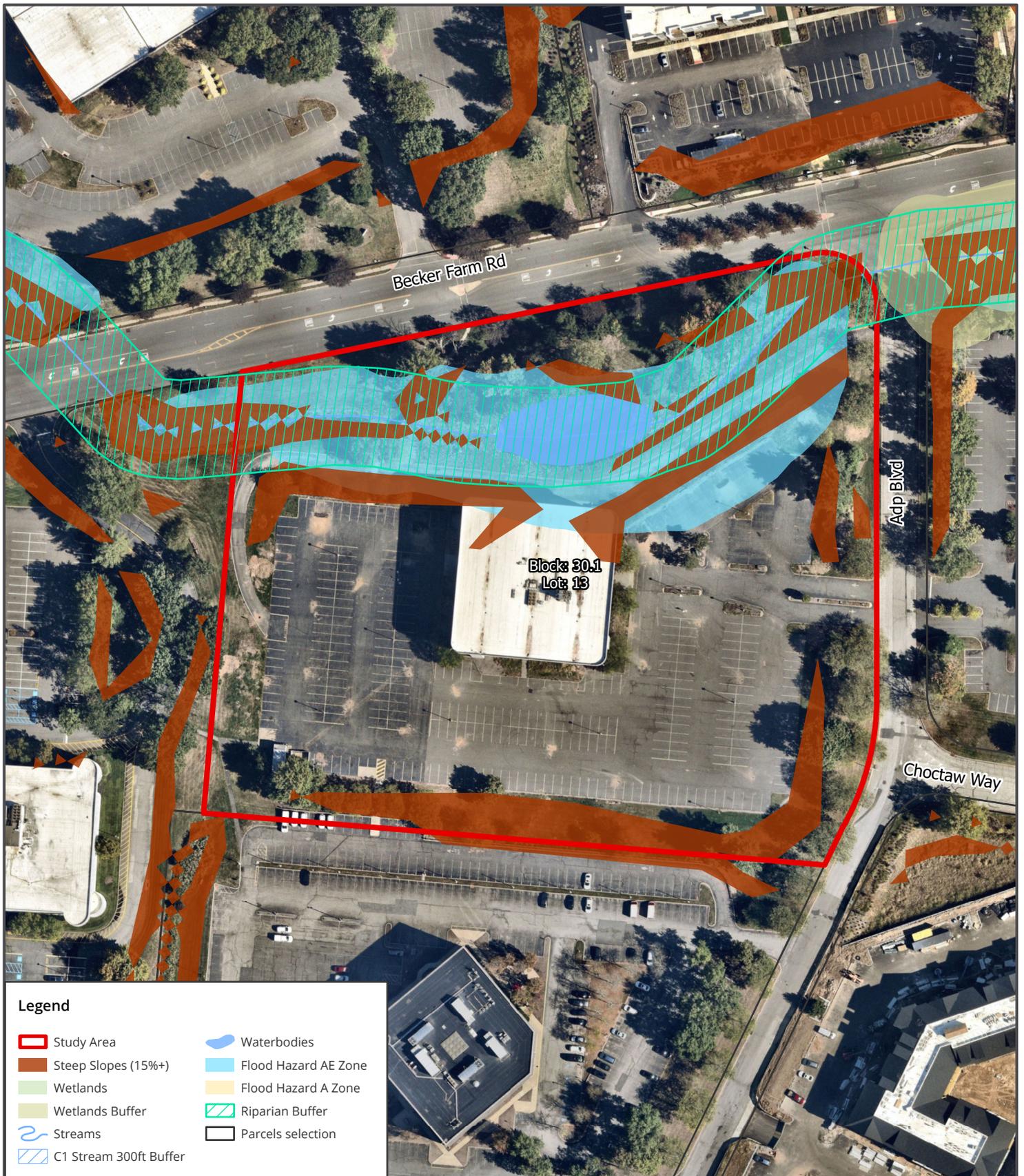


ENVIRONMENTAL CONSTRAINTS

4 BECKER FARM ROAD
ROSELAND TOWNSHIP
ESSEX COUNTY, NEW JERSEY

May 2025
Project No. MHT0155

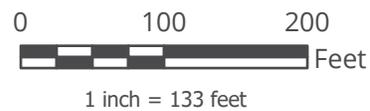




ENVIRONMENTAL CONSTRAINTS

7 BECKER FARM ROAD
 ROSELAND TOWNSHIP
 ESSEX COUNTY, NEW JERSEY

May 2025
 Project No. MHT0155

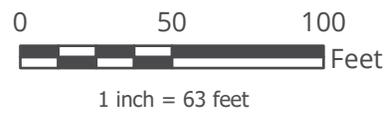




ENVIRONMENTAL CONSTRAINTS

10 EISENHOWER PARKWAY
ROSELAND TOWNSHIP
ESSEX COUNTY, NEW JERSEY

May 2025
Project No. MHT0155



**MEMORIALIZING RESOLUTION OF THE PLANNING BOARD
FOR THE BOROUGH OF ROSELAND**

**RESOLUTION APPROVING AN AMENDED FOURTH ROUND HOUSING ELEMENT
AND FAIR SHARE PLAN FOR THE BOROUGH OF ROSELAND**

**HEARING: MARCH 9, 2026
MEMORIALIZED: MARCH 9, 2026**

WHEREAS, the Planning Board for the Borough of Roseland having received for the consideration and further action of this Board the Amended Fourth Round Housing Element and Fair Share Plan for the Borough dated February 9, 2026, prepared by Daniel N. Bloch, PP, AICP, EADA of Colliers Engineering and Design; and

WHEREAS, the Planning Board having given and provided notice concerning this hearing before the Planning Board to consider this amendment as proposed to become part of the Master Plan for the Borough of Roseland, pursuant to the requirements of N.J.S.A. 40:55D-13; and

WHEREAS, at a regularly scheduled meeting of the Planning Board for the Borough of Roseland on March 9, 2026, this matter was heard and considered before a quorum of the Planning Board, and a verbatim record of these proceedings was maintained; and

WHEREAS, at the time of this hearing, Daniel N. Bloch, PP, AICP, EADA, as the Borough Affordable Housing Planner and the Planning Board Planning Consultant, appeared to present and discuss with the Board the proposed plan he had prepared now being considered by the Board in this hearing. Mr. Bloch discussed the history, content, and purpose of the plan and how it related to the Affordable Housing obligations of the Borough. He further outlined the purposes and goals of the Master Plan that would be addressed and advanced by the Amended Fourth Round Housing Element and Fair Share Plan that was now being considered for adoption as an amendment to the Master Plan by the Planning Board. In addition how the plan and this amendment would serve the public good and be in the best interest of the residents of the Borough of Roseland; and

WHEREAS, following this presentation and discussion, the Board then offered the opportunity to members of the public and/or interested persons or parties to ask questions and/or submit any statements as to the plan now being considered by the Board and the proposed amendment to the Master Plan which is the subject of this hearing; and

WHEREAS, the Planning Board for the Borough of Roseland following these proceedings and its consideration of the Amended Fourth Round Housing Element and Fair Share Plan now proposed to become part of the Master Plan for the Borough of Roseland, having conducted the required public hearing regarding same, and having now determined that the proposed Amended Fourth Round Housing Element and Fair Share Plan as attached to this resolution should now be accepted and adopted by the Planning

Board; and having further determined that the plan contains the required elements of the Municipal Land Use Law, N.J.S.A. 40:55-28, for inclusion in the Master Plan; and having further determined that this Amended Fourth Round Housing Element and Fair Share Plan being in furtherance of the Borough of Roseland's obligations for Affordable Housing, and being also prepared and offered consistent with principles of good planning and the goals of the Master Plan, and which would further serve the general welfare and be in the best interest of the Borough of Roseland, to now be adopted and approved as an amendment to the Master Plan for the Borough of Roseland.

NOW, THEREFORE, BE IT RESOLVED by the Planning Board for the Borough of Roseland that the amended Fourth Round Housing Element and Fair Share Plan, which has been further discussed and considered by the Planning Board during this hearing, **BE AND HEREBY IS ORDERED ADOPTED AND APPROVED** pursuant to N.J.S.A. 40:55D-28 to now become part of the Master Plan for the Borough of Roseland as now determined and confirmed herein by this Planning Board.

The undersigned Secretary of the Borough of Roseland Planning Board hereby certifies that the within Resolution and Memorialization was adopted by the Planning Board for the Borough of Roseland pursuant to N.J.S.A. 40:55D-10(g) at its meeting of March 9, 2026.

VOTE ON RESOLUTION

On motion of: Johnson

Seconded by: B.ront

The vote on the Resolution was as follows:

AYES: Johnson, B.ront, Batta, Schwedes,
Chairman Oliveira

NAYS: None

ABSENT: Spargo, Gordon, Lamonica, Manny Oliveira
Jacobs, Kishna

Adopted and Approved
March 9, 2026
ROSELAND PLANNING BOARD



MICHAEL OLIVEIRA, Chairman



James CAMPBELL, Board Secretary

Dated: March 9, 2026
Prepared by: Vincent K. Loughlin, Esq.

RESOLUTION NO. 98-2026

BOROUGH OF ROSELAND
COUNTY OF ESSEX, STATE OF NEW JERSEY

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

WHEREAS, on March 20, 2024, Governor Murphy signed into law P.L. 2024, c.2, which amended the New Jersey Fair Housing Act and established the Affordable Housing Dispute Resolution Program (the “Program”); and

WHEREAS, in accordance with the Amended Fair Housing Act, the Borough timely submitted its Fourth Round Housing Element and Fair Share Plan (“HEFSP”) to the Program for review in June of 2025; and

WHEREAS, the Borough received challenges to its Fourth Round Plan from Fair Share Housing Center (“FSHC”), Prudential Drive Investors, LLC, Rebuilding Green Services, LLC, and Woodmont Roseland Residential LLC (“Woodmont”); and

WHEREAS, the Borough went through mediation with the Program to resolve Fair Share Housing Center’s challenge, which resulted in a Mediation Agreement being entered into on December 17, 2025; and

WHEREAS, the Borough is also in the process of negotiating and entering into a Mediation Agreement with Woodmont; and

WHEREAS, as per the FHA and the Mediation Agreement with FSHC, the Borough is required to amend its Fourth Round Plan to include the terms and conditions agreed upon in the Mediation Agreement; and

WHEREAS, the Borough 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 March 9, 2026, and thereafter adopted the Amended Fourth Round Plan; and

WHEREAS, the Borough 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 Borough’s Master Plan, promotes the public health, safety, and general welfare, and is in the best interests of the Borough.