HOUSING ELEMENT AND FAIR SHARE PLAN FOR THE FOURTH ROUND: 2025-2035

PREPARED FOR

TOWNSHIP OF WEST DEPTFORD COUNTY OF GLOUCESTER STATE OF NEW JERSEY

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1.0 INTRODUCTION

1.1 Background

New Jersey affordable housing law began with the New Jersey Supreme Court's (hereinafter the "Supreme Court") creation of the <u>Mount Laurel</u> doctrine in its landmark case, <u>So. Burl. Cty.</u> <u>N.A.A.C.P. v. Tp. of Mt. Laurel</u>, 67 <u>N.J.</u> 151 (1975) also known as as "<u>Mount Laurel I.</u>" In <u>Mount Laurel I</u>, the Supreme Court decided that under the State Constitution, each municipality "must, by its land use regulations, make realistically possible the opportunity for an appropriate variety and choice of housing for all categories of people who may desire to live there", including those of low and moderate income. Thus, the Supreme Court in <u>Mount Laurel I</u> decision ruled that municipalities should not use their zoning powers to prevent the potential for the development of affordable housing.

Displeased with progress under its earlier decision, in 1983, the Supreme Court decided <u>So.</u> <u>Burlington Ct. N.A.A.C.P. v. Mount Laurel Tp.</u>, 92 <u>N.J.</u> 158 (1983) or "<u>Mount Laurel II</u>". Because the Legislature had not yet acted to implement the holding in <u>Mount Laurel I</u>, the Court in <u>Mount Laurel II</u> fashioned a judicial remedy, now commonly referred to as a "Builder's Remedy". That remedy created a special process by which builders could file suit against a municipality for the opportunity to construct housing at much higher densities than a municipality otherwise would allow, creating affordable housing in the process. In essence, Builder's Remedy lawsuits seek to force municipalities to meet their affordable housing obligations.

Responding to the chaos created by the implementation of the Supreme Court's <u>Mount Laurel</u> decisions and the many Builder's Remedy lawsuits that followed, the State Legislature passed the Fair Housing Act (hereinafter "FHA") in 1985, which the Supreme Court upheld in (<u>Hills Dev. Co. v. Bernards Twp.</u>, 103 N.J. 1 (1986) or "<u>Mount Laurel III</u>"), which created the Council on Affordable Housing ("COAH") and authorized municipal Housing Elements and Fair Share Plan to be approved by COAH via the granting of Substantive Certification, which would protect municipalities from builder's remedy lawsuits.

To implement the FHA requirements, COAH adopted a series of regulations. Round One regulations were enacted in 1987. Round 2 regulations were adopted by COAH in 1994. Round 3 regulations were supposed to be adopted in 1999 when the Round 2 rules were set to expire, but the first iteration of Round 3 regulations were not adopted by COAH until 2004. After those regulations were invalidated by the courts, COAH adopted a second iteration of Round 3 regulations in 2008. The second iteration of regulations were also invalidated by the Courts, and after COAH failed to adopt a third iteration of Round 3 regulations in 2014, the Supreme Court issued In the Matter of the Adoption of N.J.A.C. 5:96 and 5:97 by the New Jersey Council on Affordable Housing, 221 N.J. 1 (2015) (Mount Laurel IV), in which it directed trial courts to assume COAH's functions and ruled that municipalities would have to get their Third Round Housing Elements and Fair Share Plans approved in the courts via the granting a Judgment of Compliance and Repose (JOR), rather than getting the plans approved by COAH.

On March 20, 2024, this all changed once again when Governor Murphy signed into law, P.L. 2024, C.2, which substantially amended the FHA and created an entirely new affordable

housing plan approval process. The amended FHA introduced a comprehensive structure for municipalities to meet their obligations, with key provisions including, but not limited to, the following:

- The abolishment of COAH and reassigning affordable housing oversight to a new entity known as the Affordable Housing Dispute Resolution Program (hereinafter the "Program"), which consists of retired <u>Mount Laurel</u> judges and their Special Adjudicators, once known as Court Masters. The Program was created to approve Fourth Round Housing Elements and Fair Share Plans, along with the underlying local trial Court, and help municipalities mediate with objectors regarding their Fourth Round affordable housing obligations and the approval of the plans. The amended FHA also required the Department of Community Affairs (DCA) to take over the monitoring of affordable units in every municipality in the state, and to draft and release a report calculating non-binding Fourth Round municipal Present and Prospective Need obligation for every municipality in the state. The DCA released its Fourth Round numbers report in October of 2024. The amended FHA also ordered the New Jersey Housing and Mortgage Finance Agency (NJHMFA) to adopt new UHAC regulations.
- 13% of the Fourth Round affordable units must be designated as very low-income units (30% of median income), half of which must be available to families with children.
- 25% of affordable units must be rental housing units, half of which must be available to families with children.
- 50% of the municipality's prospective need (exclusive of any bonus credits) must be available to families with children.
- No more than 10% of the municipality's fair share obligation may be counted towards transitional housing.
- No more than 30% of affordable housing units can be age-restricted (excluding bonus credits).
- o 40-year deed restrictions for new rental units, 30-year deed restrictions for for-sale units.
- Any municipality that gets a Vacant Land Adjustment (VLA) has to identify sufficient parcels likely to redevelop during the current round to address at least 25 percent of the prospective need obligation that has been adjusted, and adopt realistic zoning that allows for such adjusted obligation, or demonstrate why the municipality is unable to do so.

The law also includes significant changes in the use of bonus credits. Credits are now allocated based on the following:

- Special Needs/Permanent Supportive Housing: 1 bonus credit per 1 credit.
- Housing created in partnership with a non-profit housing developer: ½ bonus credit per 1 credit.
- Housing located within half a mile radius of public transit stations (or one mile in Garden State Growth Zones): ½ bonus credit per 1 credit.
- Age-restricted housing: ¹/₂ bonus credit per 1 credit.
- Family housing with at least 3 bedrooms, above the minimum number required by the bedroom distribution requirement determined pursuant to the Uniform Housing Affordability Controls: ½ bonus credit per 1 credit.

- Redevelopment of sites previously used for retail, office, or commercial space: ¹/₂ bonus credit per 1 credit.
- Extending affordability controls on existing low- or moderate-income rental units, with municipal financial support: ¹/₂ bonus credit per 1 credit
- For 100% affordable projects, municipalities that contribute land or at least 3% of the project's cost to a fully affordable development: 1 bonus credit per 1 credit.
- Very low-income housing for families beyond the required 13%: ½ bonus credit per 1 credit.
- Converting market-rate housing to affordable units, provided the municipality secures an agreement with the property owner or owns the property: 1 bonus credit per 1 credit.

Limitation to the bonus credits:

- Municipalities are prohibited from using more than one type of Bonus Credit for any unit.
- No more than 25% of a Municipality's Prospective Need obligation can be satisfied through bonus credits.
- Bonus credit for age-restricted is limited only to a maximum of 10% of the total agerestricted units.

On December 13, 2024, the Courts issued Administrative Directive 14-24 (the Directive) which promulgated procedures and guidelines implementing the Program.

1.2 Municipal Overview

West Deptford Township is located in Gloucester County, New Jersey and covers an area just under 18 square miles. The Township surrounds the Borough of National Park and is bounded to the south by the Borough of Paulsboro, East Greenwich Township, and Mantua Township and to the east by Deptford and Westville Townships, the Borough of Woodbury Heights, and the City of Woodbury.

1.3 Required Contents of Housing Element

The Municipal Land Use Law (<u>N.J.S.A</u>. 40:55D-1, et seq.) provides that a municipal Master Plan can include a housing element as the foundation for the municipal zoning ordinance. While the Housing Element is not identified under the Municipal Land Use Law as a required element of the master plan, it is nonetheless a required element of Woolwich Township's Master Plan inasmuch as the Township has an adopted zoning ordinance. Pursuant to <u>N.J.S.A.</u> 40:55D-62(a), a governing body may not adopt or amend a zoning ordinance, until and unless, the planning board would have adopted a land use plan element and housing plan element of the master plan.

FHA II provides that a housing element must be designed to provide access to affordable housing to meet present and prospective housing needs, with particular attention to low- and moderate-income housing. As per the FHA at <u>N.J.S.A</u>. 52:27D-310, the housing element must contain as follows:

- a. An inventory of the municipality's housing stock by age, condition, purchase or rental value, occupancy characteristics, and type, including the number of units affordable to low and moderate income households and substandard housing capable of being rehabilitated, and in conducting this inventory the municipality shall have access, on a confidential basis for the sole purpose of conducting the inventory, to all necessary property tax assessment records and information in the assessor's office, including but not limited to the property record cards;
- b. A projection of the municipality's housing stock, including the probable future construction of low- and moderate-income housing, for the next ten years, taking into account, but not necessarily limited to, construction permits issued, approvals of applications for development and probable residential development of lands;
- c. An analysis of the municipality's demographic characteristics, including but not necessarily limited to, household size, income level and age;
- d. An analysis of the existing and probable future employment characteristics of the municipality;
- e. A determination of the municipality's present and prospective fair share for low- and moderate-income housing and its capacity to accommodate its present and prospective housing needs, including its fair share for low- and moderate-income housing, as established pursuant to section 3 of P.L.2024, c.2 (C.52:27D-304.1); and
- f. A consideration of the lands that are most appropriate for construction of low- and moderate-income housing and of the existing structures most appropriate for conversion to, or rehabilitation for, low- and moderate-income housing, including a consideration of lands of developers who have expressed a commitment to provide low- and moderate-income housing.
- g. An analysis of the extent to which municipal ordinances and other local factors advance or detract from the goal of preserving multigenerational family continuity as expressed in the recommendations of the Multigenerational Family Housing Continuity Commission, adopted pursuant to paragraph (1) of subsection f. of section 1 of P.L. 2021, c. 273 (C.52:27D-329.20);
- h. For a municipality located within the jurisdiction of the Highlands Water Protection and Planning Council, established pursuant to section 4 of P.L. 2004, c. 120 (C.13:20-4), an analysis of compliance of the housing element with the Highlands Regional Master Plan of lands in the Highlands Preservation Area, and lands in the Highlands Planning Area for Highlands-conforming municipalities. This analysis shall include consideration of the municipality's most recent Highlands Municipal Build Out Report, consideration of opportunities for redevelopment of existing developed lands into inclusionary or 100 percent affordable housing, or both, and opportunities for 100 percent affordable housing in both the Highlands Planning Area and Highlands Preservation Area that are consistent with the Highlands regional master plan; and
- i. An analysis of consistency with the State Development and Redevelopment Plan, including water, wastewater, stormwater, and multi-modal transportation based on guidance and technical assistance from the State Planning Commission.

1.4 Consistency with the State Development and Redevelopment Plan

With respect to the State Development and Redevelopment Plan (SDRP) (the "State Plan"), lands within the Township are assigned to one of the following planning area classifications: Suburban Planning Area (PA2), the Fringe Planning Area (PA3) and the Environmentally Sensitive Area (PA5). PA2 comprises of newer, lower-density suburban areas that are experiencing ongoing growth. These areas tend to be more auto oriented and have newer infrastructure, but face pressure to grow sustainably. Policy objectives in PA2 emphasize managing growth, preserving open space, encouraging compact and mixed-use development, and aligning land use with transportation and environmental goals. PA3 on the other hand serves as a transitional zone between more developed and less developed areas. Development is more limited here, with a focus on balancing growth and conservation. The objectives of this area is to encourage development in designated centers to prevent scattered sprawl, protect natural resources and open spaces, and maintain the rural character of the area. In PA5, the primary goal is to protect environmental resources by limiting development. This area also encourages any necessary development to occur within designated centers and promotes conservation and stewardship of natural resources. The Township demonstrates consistency with the State Plan by directing new housing development toward areas that already possess existing infrastructure and public services. This approach promotes efficient land use, reduces development pressure on undeveloped land, and supports compact, mixed-use housing that aligns with the area's suburban character and preserves undeveloped, sensitive areas.

HOUSING PLAN ELEMENT 2.0

2.1 **Housing Stock: Occupancy and Physical Characteristics**

2.1.1 OCCUPANCY AND HOUSING UNIT TYPE

The 2020 US Census reported that West Deptford Township had a total of 9,623 dwelling units, about 96% of which are occupied and 4% are vacant. Of the occupied units, about 68% are owner-occupied housing units and 32% are renter-occupied.

Table 1.	Occupancy S	Status ¹
Status	# of Units	Percentage
Occupied Total	9,199	95.6%
Owner Occupied	6,279	68.3%
Renter Occupied	2,920	31.7%
Vacant Total	424	4.4%
Total Housing Units	9,623	100%

Table 1.	Occupancy	Status
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As shown on Table 2 below, a majority (about 56%) of West Deptford's housing stock consists of single-family detached dwellings and about 13% for attached single-family. About 25% are comprised of multifamily units (3 units and above) and about 4% are mobile homes.

Unit Type	# of Units	Percentage
1, Detached	5,429	56.2%
1, Attached	1,291	13.4%
2	116	1.2%
3 or 4	323	3.3%
5 to 9	533	5.5%
10 to 19	539	5.6%
20 or more	1,078	11.2%
Mobile Home	356	3.7%
Total Units	9,665	100%

Table 2. Units in Structure²

2.1.2 HOUSING UNITS BY AGE

The age of a municipality's housing stock is a factor in determining the condition or the need for rehabilitation, particularly for units built 50 or more years ago. About 58% of the Township's housing inventory was built in 1970 or earlier, signifying that many of the homes in the Township are at least 46 years old. Between 1980 and 1999, about 22% of the housing

¹ U.S. Census Bureau, 2020 Census Demographic and Housing Characteristics File (DHC), Table DP1, Profile of General Population and Housing Characteristics

² U.S. Census Bureau, 2019-2023 American Community Survey 5-Year Estimates, Table DP04, Profile of General Population and Housing Characteristics

inventory were built. About 20% of the housing inventory was built between now and 2000, majority of which were built between 2000 and 2009. Following a spike during the first decade of this century, housing construction slowed dramatically, presumably as a result of the economic recession in the late 2000's.

Year Built	# of Units	Percentage
1939 or earlier	423	4.4%
1940 to 1949	351	3.6%
1950 to 1959	1,668	17.3%
1960 to 1969	1,129	11.7%
1970 to 1979	2,026	21.0%
1980 to 1989	1,308	13.5%
1990 to 1999	815	8.4%
2000 to 2009	1,770	18.3%
2010 to 2019	175	1.8%
2020 and later	0	0.0%
Total	9,665	100%

 Table 3. Year Structure Built ²

2.1.3 SUBSTANDARD HOUSING CONDITIONS

Indicators of housing deficiency include lack of plumbing or kitchen facilities, overcrowding (defined as having more than 1.5 per room), and housing built more than 50 years ago. When combined, these metrics can be used by municipalities to determine the amount of housing that could qualify for rehabilitation and support efforts to provide affordable housing through renovations of existing housing units. Although a significant portion of West Deptford's housing stock is at least 50 years old, housing deficiency is not an issue. As indicated in Table 4 below, an estimate of 0.1% of the Township's dwelling units lack complete plumbing and 0.1% lacks complete kitchen. When the age (built 1950 or earlier), number of occupancy, and units with lack of complete plumbing facility metrics are combined, 0 units were found to be under these conditions. As a result, none of the housing units in the Township are considered substandard and unsafe. Therefore, housing deficiency is not a factor in the Township.

 Table 4. Indicators of Housing Deficiency ³

Indicator	Incomplete	Incomplete	Overcrowded (pre-1950 w/
	Plumbing	Kitchen	incomplete plumbing) ⁴
No. Units	10 (0.1%)	10 (0.1%)	0

³ U.S. Census Bureau, 2019-2023 American Community Survey 5-Year Estimates, Table DP04, Profile of General Population and Housing Characteristics

⁴ U.S. Census Bureau, 2019-2023 American Community Survey 5-Year Estimates, Table B25050, Plumbing Facilities by Occupants per Room by Year Structure Built.

2.2 Housing Stock: Value and Affordability

2.2.1 <u>Owner-Occupied Units</u>

As shown in Table 5 below, the estimated median value of owner-occupied housing is \$257,600. About 67% of the homes in the Township are with the value \$200,000 to \$499,999. Homes below \$199,999 makes up about 29% of the housing inventory; and less than 5% makes up for homes between \$500,000 and \$999,999.

Table 5. Value of Owner-Occupied Units					
Housing Unit Value	# of Units	Percentage			
Less than \$50,000	368	5.4%			
\$50,000 to \$99,999	286	4.2%			
\$100,000 to \$149,999	438	6.5%			
\$150,000 to \$199,999	843	12.5%			
\$200,000 to \$299,999	2,364	34.9%			
\$300,000 to \$499,999	2,143	31.7%			
\$500,000 to \$999,999	322	4.8%			
\$1,000,000 or more	0	0.0%			
Total	6,764	100%			
Median Value	\$257,600				

Table 5:	Value of Owner-Occupied Units ⁵
1 4010 01	value of owner occupied onits

2.2.2 <u>Rental Units</u>

The median rent of rental units is about \$1,500 in 2023. Much of the rental units (about 39%) have a monthly rental value of \$1,000 to \$1,499 and about 33% have a rental value of \$1,500 to \$1,999. Approximately 17% of rental units in the Township are \$2,000 or more in monthly rental value.

Table 6. Gross Rent 6				
Rent	# of Units	Percentage		
Less than \$999	274	11.5%		
\$1,000 to \$1,499	913	38.5%		
\$1,500 to \$1,999	776	32.7%		
\$2,000 to \$2,499	226	9.5%		
\$2,500 to \$2,999	53	2.2%		
\$3,000 or more	131	5.5%		
Total	2,373	100%		
Median Rent	\$1,500			

Fabla	6	Cross	Dont	6

⁵ U.S. Census Bureau, 2019-2023 American Community Survey 5-Year Estimates, Table DP04, Profile of General Population and Housing Characteristics

⁶ U.S. Census Bureau, 2019-2023 American Community Survey 5-Year Estimates, Table DP04, Profile of General Population and Housing Characteristics

2.2.3 HOUSING COSTS AS PERCENTAGE OF HOUSEHOLD INCOME

The percentage of monthly household income dedicated to housing costs is a measure of affordability is reinforced by the policy of the U.S. Department of Housing and Urban Development, i.e., households should not spend more than 30% of their income on housing. This metric, however, applies to affordable rental units only. In the case of mortgaged property, an affordable unit is one in which monthly housing expenses (principal and interest) do not exceed 28% of monthly household income.

In West Deptford, renters bore a higher burden of housing costs than homeowners with about 48% of rental units are costing renters at least 30% of their income. On average between owneroccupied units with and without mortgage, about 24% spends more than 30% of their income in their home.

% of Income	With Mortgage	Without Mortgage	Rental Units
Less than 20%	44.5%	15.4%	24.0%
20% - 24.9%	22.3%	10.6%	14.8%
25% - 29.9%	9.3%	9.0%	13.1%
30% - 34.9%	4.2	7.0%	13.6%
35% or more	19.7%	16.4%	34.5%
Total	100%	100%	100%

Table 7. Selected Monthly Owner Costs as a Percentage of Household Income 7

2.3 Demographics

2.3.1 POPULATION AND AGE

As Table 9 below shows, West Deptford experienced significant population growth from 1940 to 1980. Since 1980, however, population growth has slowed considerably, including a slight decline in the population between 1990 and 2000. While the population increase approximately 12% between 2000 and 2010, between 2010 and 202, the increase was only 2.4%.

⁷ U.S. Census Bureau, 2019-2023 American Community Survey 5-Year Estimates, Table DP04, Profile of General Population and Housing Characteristics

Year	Population	% Change
1940	4,336	-
1950	5,446	20.4%
1960	11,152	51.2%
1970	13,928	19.9%
1980	18,002	22.6%
1990	19,380	7.1%
2000	19,368	-0.1%
2010 9	21,677	11.9%
2020 10	22,197	2.4%

Table 8: Population Changes⁸

According to the 2020 US Census Bureau, the median age in the Township is 42.9. Comparatively, the median age in 2010 was 40.7¹¹ and 37.5¹² in 2000. This pattern indicates an aging population, a trend mirrored in municipalities across the state and nation.¹³ According to the U.S. Census Bureau, the rise in the median age was mainly due to an aging baby boomer population (born between 1946 and 1964).¹⁴

https://www.census.gov/newsroom/press-releases/2023/population-estimatescharacteristics.html

⁸ For Year 1940 to 2000, NJSDC 2000 Census Publication, New Jersey Population Trends: 1790 to 2000, Table 6. New Jersey Resident Population by Municipality: 1940 - 2000, page 36, <u>https://www.nj.gov/labor/labormarketinformation/assets/PDFs/census/2kpub/njsdcp3.pdf</u>

⁹ U.S. Census Bureau, 2010 Census, Table P1, Race.

¹⁰ U.S. Census Bureau, 2020 Census Demographic and Housing Characteristics File (DHC), Table DP1, Profile of General Population and Housing Characteristics

¹¹ U.S. Census Bureau, 2010 Census, Table P13, Median Age by Sex.

¹² U.S. Census Bureau, 2000 Census, Table P013, Median Age by Sex.

¹³ America Is Getting Older, June 22, 2023, U.S. Census Bureau,

¹⁴ U.S. Older Population Grew From 2010 to 2020 at Fastest Rate Since 1880 to 1890, May 25, 2023, Zoe Caplan, U.S. Census Bureau,

https://www.census.gov/library/stories/2023/05/2020-census-united-states-older-population-grew.html

1 able 9.1	Table 9: Population by Age				
Age in Years	Population	Percentage			
Under 5 years	1,071	4.8%			
5 to 9 years	1,137	5.1%			
10 to 14 years	1,244	5.6%			
15 to 19 years	1,256	5.7%			
20 to 24 years	1,326	6.0%			
25 to 29 years	1,500	6.8%			
30 to 34 years	1,447	6.5%			
35 to 39 years	1,405	6.3%			
40 to 44 years	1,249	5.6%			
45 to 49 years	1,363	6.1%			
50 to 54 years	1,550	7.0%			
55 to 59 years	1,685	7.6%			
60 to 64 years	1,705	7.7%			
65 to 69 years	1,344	6.1%			
70 to 74 years	1,142	5.1%			
75 to 79 years	750	3.4%			
80 to 84 years	499	2.2%			
85 years and over	524	2.4%			
Total	22,197	100%			
Median Age	42.9 years				

 Table 9: Population by Age ¹⁵

2.3.2 HOUSEHOLD SIZE

Understanding household size can help determine demand for different types of housing units and provide insight into demographic shifts over time.

In 2010, the American Community Survey (ACS) estimated that the average household size was 2.44.¹⁶ By 2023, this estimate indicated a slight decline to 2.40, While a 2-person household represents the plurality (32%), and it is estimated that the second largest group is a 1-person housekeeping unit (30%), these numbers further highlight that less children will ultimately lead to an aging population.

¹⁵ U.S. Census Bureau, 2020 Census Demographic and Housing Characteristics File (DHC), Table DP1, Profile of General Population and Housing Characteristics

¹⁶ U.S. Census Bureau, 2006-2010 American Community Survey, Table S1101, Households and Families.

	Estimate	Percentage
Total Occupied Units	9,199	100%
1-person household	2761	30%
2-person household	2956	32%
3-person household	1511	16%
4-person household	1210	13%
5-person household	511	6%
6-person household	186	2%
7-or-more-person household	64	1%
Average household size ¹⁸	2.40	
Average family size ¹⁸	2.94	

Table	10.	Household	Size ¹⁷
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2.3.3 HOUSEHOLD AND FAMILY INCOME

In 2023, it was estimated that the Township's median income for households was \$89,283 and \$115,813 for families.

According to the 2024 Affordable Housing Regional Income Limits by Household Size, which was prepared by Affordable Housing Professionals of New Jersey (AHPNJ), the median income level for Region 5 (Burlington, Camden, Gloucester Counties) is \$80,290. This income level is set on a regional scale and is used to determine moderate, low, and very low-income levels. In Region 5 of New Jersey, which includes West Deptford Township, the moderate household income limit for one person is \$64,232, the low-income is \$40,145, and the very low-income is \$24,087.¹⁹

Income Range	Household	Family
Less than \$10,000	2.4%	1.3%
\$10,000 to \$14,999	1.4%	0.0%
\$15,000 to \$24,999	4.0%	1.5%
\$25,000 to \$34,999	7.0%	4.7%
\$35,000 to \$49,999	10.7%	9.0%
\$50,000 to \$74,999	17.1%	13.4%
\$75,000 to \$99,999	12.7%	12.3%
\$100,000 to \$149,999	15.1%	20.9%

 Table 11. Household & Family Income 20

https://ahpnj.org/member_docs/Income_Limits_2024_FINAL.pdf

¹⁷ U.S. Census Bureau, 2020 Census Demographic and Housing Characteristics File (DHC), Table H9, Household Size.

¹⁸ U.S. Census Bureau, 2019-2023 American Community Survey 5-Year Estimates, Table S1101, Households and Families.

¹⁹Affordable Housing Professionals of New Jersey (AHPNJ), 2024 Affordable Housing Regional Income Limits by Household Size, April 12 2024,

²⁰ U.S. Census Bureau, 2019-2023 American Community Survey 5-Year Estimates, Table S1901, Household Income in the Past 12 Months (in 2023 Inflation-Adjusted Dollars).

Income Range	Household	Family
\$150,000 to \$199,999	16.5%	18.7%
\$200,000 or more	13.1%	18.3%
Total	100%	100%
Median Income	\$89,283	\$115,813

2.4 Existing and Probable Future Employment and Population Projection

2.4.1 <u>Employment Status</u>

About 70% of the Township's population over 16 years old are in the labor force, with only a 3.3% being unemployed. While labor force participation has remained relatively constant since 2010 we note that in 2010, 9% were unemployed.²¹

	Population	Percentage	
In labor force	12,893	69.2%	
Civilian labor force	12,889	99.9%	
Employed	12,470	96.7%	
Unemployed	419	3.3%	
Armed Forces	4	0.03%	
Not in labor force	5,746	30.8%	
Population 16+ yrs	18,639	100%	

 Table 12: Employment Status 22

2.4.2 <u>Employment by Industry</u>

About 23% of the employed civilian labor force work in the in the Educational Services, Health Care and Social Assistance Services industry, representing by far the largest employment category within the Township. The second and third largest employment sectors within the Township are retail trade; and professional, scientific, and management, and administrative and waste management services; employing about 16% and 12%, respectively. In 2010, employment under these two industries were 2% to 3% lower.

Table 13. Employment by Industry Sector ²³

Industry	Population	Percentage
Agriculture, forestry, fishing and hunting, and mining	27	0.2%

²¹ U.S. Census Bureau, 2006-2010 American Community Survey, Table DP03, Selected Economic Characteristics.

²² U.S. Census Bureau, 2019-2023 American Community Survey 5-Year Estimates, Table B23025, Employment Status for the Population 16 years and Over.

²³ U.S. Census Bureau, 2019-2023 American Community Survey 5-Year Estimates, Table DP03, Selected Economic Characteristics

Industry	Population	Percentage
Construction	633	5.1%
Manufacturing	1,032	8.3%
Wholesale trade	557	4.5%
Retail trade	1,969	15.8%
Transportation and warehousing, and utilities	1,227	9.8%
Information	191	1.5%
Finance and insurance, and real estate and rental and leasing	796	6.4%
Professional, scientific, and management, and administrative and waste management services	1,487	11.9%
Educational services, and health care and social assistance	2,899	23.2%
Arts, entertainment, and recreation, and accommodation and food services	752	6.0%
Other services, except public administration	392	3.1%
Public administration	508	4.1%
Civilian employed population 16 years and over	12,470	100%

2.4.3 POPULATION AND EMPLOYMENT PROJECTIONS

The Delaware Valley Regional Planning Commission (DVRPC) is the federally funded Metropolitan Planning Organization (MPO) for the Greater Philadelphia Region, which includes Gloucester County. The organization projects that between 2015 to 2050, the Region

will gain over 466,795 jobs, that largest share of which will occur in Gloucester County, NJ (29.9%) and Chester County, PA (23.5%).24

Within the nine-county region DVRPC projects an increase of 500,537 residents by 2050. Like the employment projections indicated above, the largest increases are expected in Gloucester County, NJ and Chester County, PA at 12.5% and 25.4%, respectively. As a municipality located within Gloucester County, West Deptford Township should expect an increase in both employment and population over the next twenty-five (25) years.

It is reasonable to assume that within West Deptford Township, future employment growth will emanate from redevelopment activity and construction in new industrial and warehousing facilities off Route I-295. The recent construction of both the Amazon fulfillment center on Mantua Grove Road and the Novaya Foxfield facility in the Mid-Atlantic Corporate Center lend support to this assumption.

As Table 15 below indicates, DVRPC projects that between 2025 and 2050, the Township will experience a population increase of approximately 11% and an employment increase of approximately 10%.

Year	Population ²⁵	Percent Change	Employment ²⁶	Percent Change
2025	21,025	-	13,743	-
2030	21,063	0.18%	14,190	3.25%
2035	22,140	5.11%	14,370	1.26%
2040	23,019	3.97%	14,608	1.66%
2045	23,251	1.00%	14,916	2.11%
2050	23,404	0.65%	15,167	1.68%

 Table 14. Population and Employment Projections

²⁴ Delaware Valley Regional Planning Commission (DVRPC), Analytical Report: Population and Employment Forecasts 2015-2050, November 2022, p. 37., Table 7, https://www.dvrpc.org/products/adr21014

²⁵ Delaware Valley Regional Planning Commission (DVRPC), Analytical Report: Population and Employment Forecasts 2015-2050, November 2022, p. A-5., Table A-3, https://www.dvrpc.org/products/adr21014

²⁶ Delaware Valley Regional Planning Commission (DVRPC), Analytical Report: Population and Employment Forecasts 2015-2050, November 2022, p. B-5., Table B-3, https://www.dvrpc.org/products/adr21014

2.5 Housing Stock Projection

2.5.1 <u>Residential Building and Demolition Permits by Year</u>

The Fair Housing Act requires that Housing Plans include a projection of new housing units based on the number of building permits, development applications approved, and probable developments, as well as other indicators deemed appropriate. As Table 16 below shows, annual building permit issuance in West Deptford Township from 2013 and 2023 averaged to 9 units, while annual demolition permit issuance averaged 3 units. Assuming these rates remain relatively constant, the Township may see net increase of 45 new dwellings by the year 2028 and 90 units by 2033. However, with a demolition rate of about 3 existing homes on average per year, resulting in 17 demolitions in the next 5 years and 35 homes in the next 10 years. Factors such as the business cycle and physical constraints to development may result in a lower or higher number.

Year	Building Permits Issued	Housing Demolition
rear	for New Construction ²⁷	Permits Issued ²⁸
2013	5	6
2014	13	8
2015	6	1
2016	3	0
2017	1	0
2018	18	8
2019	8	6
2020	17	2
2021	4	0
2022	4	3
2023	20	4
Average	9	3
2030 Projection	63	21
2040 Projection	153	51

 Table 15. Housing Unit Building and Demolition Permits by Year

²⁷ New Jersey Department of Community Affairs (NJDCA), Building Permits: Yearly Summary Data

²⁸ New Jersey Department of Community Affairs (NJDCA), Demolition Permits Yearly Summary Data

3.0 FAIR SHARE PLAN

This Fair Share Plan sets forth West Deptford Township's affordable housing obligations and explains how the Township is satisfying its obligation.

The Township's fair share is 1,142, consisting of Present Need (Rehabilitation Obligation) of 42, a Prior Round Obligation (1987-1999) of 368, a Third Round Obligation (1999-2024) of 472 and Fourth Round Obligation (2025-2035) of 260.

Another way to construe this 1,142 obligation is that the new construction obligation can be broken down into 840 for Rounds 1 through 3 and 260 for Round 4. The Township has applied the standards set forth in <u>N.J.A.C.</u> 5:93-4.2 to determine its entitlement to a vacant land adjustment to the cumulative 1,100 prospective need obligation (see Appendix). As a result of that analysis, the Township has determined that it is entitled to adjust its cumulative 1,100 prospective need to 597, leaving the Township with a realistic development potential (RDP) of 597 and an unmet need of 503. This plan will demonstrate how the Township is creating a realistic opportunity for satisfaction of its realistic development potential and how it is addressing its unmet need.

To elaborate on the vacant land adjustment analysis, in accordance with <u>N.J.A.C.</u> 5:93-4.2, we first created an inventory of vacant or underutilized parcels. Initially, an exhaustive analysis of all vacant properties was conducted utilizing 2024 MOD-IV tax data from the New Jersey Geographic Information Network. These data were reviewed for completeness and accuracy with respect to property class codes and, where necessary, updated based on local information and/or current aerial images.

Next, all privately owned vacant contiguous parcels under 0.83 acres were eliminated from the analysis (could not accommodate a density of 6 dwelling units per acre and would therefore generate zero affordable units). The Township utilized a density of 6 units per acre, as per COAH regulation <u>N.J.A.C.</u> 5:93-4.2.

Next, the Township removed agricultural lands which have been preserved; environmentally sensitive lands including wetlands, flood hazard areas, active recreation; and conservation, parklands and open space lands.

Furthermore, the Township removed parcels which were deemed to have special circumstances which might otherwise preclude the sites' inclusion, including vacant lands surrounded by industrial uses, areas without access, areas with access only through wetlands, areas with known contamination, sites containing utilities (i.e., pump stations, etc.), common areas within developed sites (i.e. parking areas, open space areas), areas with stormwater management facilities, etc. In other words, all sites that did not qualify as available, approvable, developable and suitable under COAH regulations were removed because a municipality can only comply with sites that meet these criteria

3.1 Present Need (Rehabilitation Obligation)

3.1.1. AS DETERMINED AND ADDRESSED

The Township accepts as its Rehabilitation Obligation of 42 units promulgated by the Department of Community Affairs (DCA) as the present need.

For the satisfaction of Rehabilitation Obligation, West Deptford Township is able to claim future credits resulting from participation in the Gloucester County Owner Occupied Rehabilitation Program and will operate a rehabilitation program.

The Gloucester County Owner Occupied Rehabilitation Program is administered by the Gloucester County Planning Division and is funded by the United States Department of Housing and Urban Development (HUD). For income eligible households, the program provides 0% per annum, simple interest deferred loans up to \$25,000 for the repair of major housing systems. As defined at N.J.A.C. 5:93-5.2(b), major systems include: "weatherization, a roof, plumbing, (including wells), heating, electricity, sanitary plumbing (including septic systems) and/or a load bearing structural system."

As has been historically true, West Deptford Township will continue to participate in the Gloucester County Rehabilitation Program.

The second prong of the Township's rehabilitation program relates to the establishment of a local program for the rehabilitation of rental units, inasmuch as the County program does not provide for the rehabilitation of rental units, which type units are to be addressed, pursuant to <u>N.J.A.C.</u> 5:93-5.2(h). Affordable Housing Trust Fund monies set-aside for this program will be reflected in the Township's Fourth Round Spending Plan..

3.2 Municipal Obligation

3.2.1 <u>NUMERIC OBLIGATION AS RECOGNIZED</u>

As referenced above, the Township has a Prior Round Obligation of 368 units, a Third Round Obligation of 472, and a Fourth Round Obligation of 260 units, resulting in a total obligation of **1,100 units**.

3.2.2 FORMULAS HAVING APPLICABILITY FOR BONUS CREDITS

Bonus Credit and Limitation (P.L. 2024, C. 2):

• **Special Needs/Permanent Supportive Housing:** A municipality may receive one bonus credit for each unit of low- or moderate-income housing for individuals with special needs or permanent supportive housing.

There are 24 Group Home affordable bedroom units, in which the Township claims **24 bonus credits**.

• Age-restricted housing: A municipality may receive half (½) bonus credit for each unit of age-restricted housing, provided that a bonus credit for age-restricted housing shall not be applied to more than 10% of units of the maximum age-restricted housing.

As noted above, the Township is providing a total of 159 age-restricted units between Shepard's Farm and Winn-grove Road Senior Housing. That said, the Township is capped at 150.6 (round down) credits per P.L. 2024, C. 2 (30% of units, exclusive of bonus credits = 502 actual creditworthy units). While the 9 unit surplus of age restricted units that are being provided will be applied towards unmet need, the Township is eligible to take bonus credits for 10% of 150.6 (15.06 units). As such, the township is claiming **seven (7) bonus credits** under this category.

• **Municipal Contribution:** A municipality may receive one (1) bonus credit for each unit of low- or moderate-income housing in a 100% affordable housing project for which the municipality contributes land or at least 3% of the project's total cost.

The Township is contributing at least 3% to the project cost of the Winn-Grove Road Senior Housing development, which provides 84 affordable housing units. Thus, the Township claims **84 bonus credits.**

• **Bonus Credit Cap:** No more than 25% of a Municipality's Prospective Need obligation can be satisfied through bonus credits.

Thus, the Township may satisfy its obligation up to 150 units through bonus credits. The Township will satisfy **115 units** of its obligation through bonus credits. The Township does not have additional bonus credits at this time, but reserves the right to claim additional Fourth Round bonus credits should they become available at a later date in the Fourth Round.

3.2.3 SATISFACTION OF THE RDP

The Township is addressing its RDP obligation of 597 units with a mix of unit types and projects throughout the Township. There is a total of 608 credits contributing toward the 597-unit RDP, creating a surplus of 11 units (608-597=11). The Township intends to utilize this surplus to address at least a portion of its unmet need. The Township will comply with all UHAC, COAH, or other requirements in place at the time of project approval.

	Bonus		
	Credits	Credits	Total
Alternate Living Arrangements – Existing			
Group Homes (various block & lots)	24	24	48
100% Affordable Development - Existing			
Shepard's Farm (Age Restricted) (Block	66	7	73
351.14, Lot 1)	00	/	75

Table 16. RDP Compliance Mechanisms Summary

		Bonus	
	Credits	Credits	Total
Gloucester County Housing Authority	25	0	25
100% Affordable Development – Approved			
Winn - Grove Road Senior Housing (Age Restricted) (Block 328, Lot 3.01)	84	84	168
Inclusionary Development – Existing			
White Swan (Block 349, Lot 3)	24	0	24
Victoria Walk (Block 132, Lot 7)	2	0	2
Hampton Crescent (Block 351.99, Lot 1)	26	0	26
Inclusionary Development – Approved			
Park West (Enclave) (Block 374, Lots 2.08, 3.02, 3.21, 3.22)	92	0	92
Inclusionary Development – Proposed			
K. Hovnanian Project at Riverwinds (Block 328 Lot 7.01)	7	0	7
Alterra Project at Riverwinds (Block 328 Lot 7.04)	13	0	13
Inclusionary Development – Rezoned &			
Proposed			
Westwood Golf Course Property (Block			
433, Lot 1, Block 355, Lot 1, and Block	130	0	130
363, Lots 2, 2.03, 3.03, and 4.01)			
Total	493	115	608
		Surplus	11

Alternate Living Arrangements – Existing

Group Homes

The Group Homes are comprised of 24 affordable bedroom units located in various locations. The Township claims 24 credits and 24 bonus credits, pursuant to the provision of one bonus credit for each unit of low- or moderate-income housing for individuals with special needs or permanent supportive housing.

			# of	
Administration	Address	Block, Lot	Beds	
The Arc	454 Heather Dr N	Block 376, Lot 3.01	4	
(Heather Ridge)				
The Arc	40 Hessian Ave	Block 168, Lot 11	5	
H2H LLC	99 Lionheart Ln	Block 351.23, Lot 1	3	
H2H LLC	104 Lionheart Ln	Block 351.23, Lot 1	3	
H2H LLC	76 Highbridge Ln	Block 351.23, Lot 1	3	

H2H LLC	77 Highbridge Ln	Block 351.23, Lot 1	3	
H2H LLC	90 Highbridge Ln	Block 351.23, Lot 1	3	

Credits: 24 Bonus Credits: 24 Total Credits: 48

100% Affordable Development - Existing

Shepherd's Farm (Block 351.14, Lot 1)

The Shepherd's Farm development, is comprised of 75 constructed and occupied age restricted rental units, is situated at 981 Grove Road and was issued a Certificate of Occupancy in 2005. The project is owned by the Archdiocese of Camden and operated by the Housing Authority of Camden County. Due to the age restricted cap, 9 of the 75 units will be applied towards unmet need. Additionally, as indicated above the Township is limited to the number of bonus credits the Township can take related to age restricted units. The Township is claiming 7 bonus credits as related to the 66 age restricted units.

Total Credits:66Bonus Credits:7Total Credits:73

Gloucester County Housing Authority Units

The Gloucester County Housing Authority operates 15 public housing family rental units within the Township. Per certification provided by the Authority, these units have been continuously occupied by low- and moderate-income households for at least a 20-year period. The table below lists for each the street address, block and lot number, and the date of the Authority's acquisition. Of these, 13 of the units were occupied subsequent to April 1, 1980; 1 unit of credit of claimed for each of these 13 units.

			Settlement
Property	Block	Lot	Date
416 Audubon Avenue	291	14	09-28-79
94 Princeton Avenue	358	10	06-09-80
1174 Red Bank Avenue	122	19 (add'l lot: 20.01)	06-03-80
104 Princeton Avenue	358	12	04-06-81
209 Audubon Avenue	307	2.05	11-25-80
425 Grove Avenue	284	6 (add'l lots: 7, 7.01)	
401 Audubon Avenue	290	6	05-28-81
1169 Mantua Pike, Mantua	426	5	07-09-81
225 Woodbury Terrace	308	13	08-29-80
1122 Vivian Terrace	132.02	12	12-05-80
124 Holly Drive	356.14	15	09-28-79
1185 Lewis Terrace	132.05	27	03-03-80

			Settlement
Property	Block	Lot	Date
1118 Harker Avenue	179.06	6	11-07-80
73 Lee Avenue	426	4	
150 Dubois Avenue	189.01	21	05-26-81
6 West First Avenue	426	4	03-18-89
425 Grove Road	284	6	03-06-81

Credits: 13

Up until 2019, the Authority also operated 12 single-family detached rental units through the Expanded Housing Opportunity (EHO) Program, a program which provides affordable housing to households which do not qualify for public housing. The table below lists the street address, block and lot number, and the date of the Housing Authority's acquisition. Through the duration of the Prior Round, these units were, pursuant to an Affordable Housing Agreement to which the Authority and the Township of West Deptford were party, restricted to occupancy by households having an income less than 80% of medium income.

			Settlement
Property	Block	Lot	Date
1417 Spiegle Avenue	147	7D & 6A	09-18-91
1353 Georgia Avenue	135	5&6	10-30-91
1470 Crown Point Road	152	7	12-06-91
81 Church Street	339	4	12-18-91
213 Mansion Avenue	300	4	05-28-92
414 West Red Bank Avenue	198	15	05-28-92
34 "G" Street	130A	12	06-24-92
1119 Garrett Street	179D	7	06-29-92
1128 Ford Avenue	132D	11	06-15-92
505 West Red Bank Avenue	130	6A	07-31-92
309 Woodbury Terrace	300	7	07-31-92
201 West Red Bank Avenue	130.C	52	09-25-92

The Township seeks to count for credit these units towards the portion of its RDP that is generated from the Prior Round.

Credits: 12

Total Credits:25Bonus Credits:0Total Credits:25

100% Affordable Development – Approved

Winn – Grove Avenue Senior Apartments (Block 328, Lot 3.01)

After the Township zoned this site, the Township Planning Board granted approval via Resolution 2019-07 memorializing amended preliminary site plan approval to Grove Land Urban Renewal, LLC to construct 84 age-restricted senior apartments. In addition, the Township and the Developer entered into a Developer's Agreement and a PILOT Agreement, and the Township will be providing the developer with a payment of \$1,000,000 from its Affordable Housing Trust Fund. As such, this project is credit worthy for a 1 for 1 bonus credit for each affordable in a 100 percent affordable housing project for which the municipality contributes at least 3% toward the cost of the project. Winn is partnering with Soldier On to provide veterans housing and services in the project and the project was awarded tax credits under the Aspire tax credit program.

Total Credits:	168
Bonus Credits:	84
Credits:	84

Inclusionary Development – Existing

Hampton Crescent Condominiums (Block 351.99, Lot 1

The constructed and occupied Hampton Crescent Condominiums, located on Highbridge Lane, is one neighborhood of a larger single-family detached development known as The Grande at Kings Woods. Six (6) buildings comprise this constructed and occupied condominium complex, of which one (Building "B") houses 26 affordable rental units (Units 25-50). The building is owned by Hampton Crescent, L.L.C., 201 Crosswicks Street, Bordentown, New Jersey 08505. Per tax assessment information, the certificate of occupancy for Building "B" was issued on November 9, 2005.

Credits:26Bonus Credits:0Total Credits:26

White Swan Development (Block 349, Lot 3)

This constructed and occupied development consists of 120 constructed and occupied premanufactured home sites and is situated on south side of Crown Point Road, east of the intersection with Paradise Road. Approval for the development was granted by the planning board at the November 26, 1991 meeting as memorialized by Resolution No. 91-24, adopted December 19, 1991. The development is situated within the R-5 Residence Mobile Home Development District, which is an inclusionary zone pursuant to Section 166-50.A of the township's zoning ordinance. Of the 120 sites, 24 are family units restricted for occupancy by low- and moderate-income households. The administrative agent for the site is Triad Associates of Vineland, New Jersey.

Credits:24Bonus Credits:0

Total Credits: 24

Victoria Walk (Block 132, Lot 7)

Victoria Walk is a 21-unit inclusionary development located on Red Bank Avenue which is currently under construction. While originally approved for four (4) "For Sale" units be set aside as affordable pursuant to a condition of planning board approval and as pursuant to the Order Granting Plaintiff's Motion for Summary Judgment of January 28, 2004, <u>In the matter of Elite Construction Corp v. West Deptford Township and West Deptford Township Planning Board</u>, the developer went bankrupt and did not complete the project. A new developer has agreed to complete one additional affordable unit for a total of two. Presently, one (1) of the units has been completed and one (1) unit is not yet constructed. The site upon which the project is being constructed is available, approvable, developable and suitable as per applicable COAH regulations. The administrative agent for the development is Triad Associates of Vineland, New Jersey.

Credits:2Bonus Credits:0

Total Credits: 2

Inclusionary Development – Approved

Park West (Enclave) (Block 374, Lots 2.08, 3.02, 3.21, 3.22)

Per Planning Board Resolution 2023-21, the 93.3-acre site will provide for 336 apartments and 202 single family townhomes, for a total of 538 units. Of these units, 92 will be affordable family rental units. None of the project will be fee simple with the Townhomes being owned as a condominium product.

 Credits:
 92

 Bonus Credits:
 0

 Total Credits:
 92

Inclusionary Development – Proposed

Riverwinds (Hovnanian) (Block 328 Lots 7.01, and 7.10)

Part of the River Center Redevelopment Plan (Riverwinds), J.S. Hovanian & Sones, LLC Project site is located on Block 328, Lot 7.01 and 7.10. Per Resolution 2023-385, Hovanian proposes 68 rental units, 7 of which will be affordable to low- and moderate-income households.

- *Site Control:* The site is owned by West Deptford Township.
- <u>Approvable Site</u>: Pursuant to <u>N.J.A.C</u>. 5:93-1.3, the site will 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.

- <u>Developable Site</u>: Pursuant to <u>N.J.A.C</u>. 5:93-1.3, the site has access to appropriate sewer and water infrastructure and is consistent with the areawide water quality management plan.
- <u>Site Suitability Analysis:</u> The site is suitable as defined in <u>N.J.A.C.</u> 5:93-1.3, which indicates that a suitable site is adjacent to compatible land uses, has access to appropriate streets and is consistent with environmental policies in <u>N.J.A.C.</u> 5:93-4.0
 - ✓ The site is available, approvable, developable and suitable for residential development.
 - ✓ The site is compatible and well connected to the surrounding area, including the RiverWinds Community Center and recreational uses such as the RiverWinds Golf & Tennis Club and the West Deptford Nature Trail.
 - ✓ The site will comply with all applicable environmental regulations. Per the wetlands layer of the NJ-GeoWeb managed by the New Jersey Department of Environmental Protection's (DEP) Bureau of GIS, approximately less than an acre of wetlands may potentially be present on site, providing approximately ten acres of developable area.
 - ✓ Per the Flood Insurance Rate Map (FIRM) of the Federal Emergency Management Agency (FEMA), the site is not located within any flood hazard areas.
 - ✓ The site contains no historic or architecturally important sites or buildings on the property or in the immediate vicinity that will impact the development of the affordable housing.
 - ✓ The site is located in the Metropolitan Planning Area (PA1) per the New Jersey State Development and Redevelopment Plan, where future growth, revitalization, and compact mixed use development is intended to occur.
 - ✓ The site has direct frontage and access on Rivewinds Drive and Eagle Point Road.
 - ✓ The site can be developed in accordance with R.S.I.S. Development of the site will be consistent with the Residential Site Improvement Standards, N.J.A.C. 5:21-1 et seq
- <u>Administrative Entity</u>: An experienced affordable housing administrative entity acceptable to the Township that will administer the affordability controls and affirmative marketing. The administrative entity will qualify applicants and will provide long-term administration of the units in accordance with <u>N.J.A.C.</u> 5:80-26.1. et seq.
- <u>Controls on Affordability</u>: As the developer agreement was signed prior to the enaction of P.L. 2024, C. 2, the project will only have 30-year affordability controls and deed restriction.
- <u>Bedroom Distribution</u>: As the developer agreement was signed prior to the enaction of P.L. 2024, C. 2, the project will comply with old UHAC regulations
 - \checkmark At least twenty percent (20%) of the affordable units shall be three-bedroom units.
 - ✓ Not more than twenty percent (20%) of the affordable units shall be efficiency and one bedroom
 - ✓ At least thirty percent (30%) of the affordable units shall be two bedroom units.
 - \checkmark The balance may be two or three-bedroom units, at the discretion of the Redeveloper.
- <u>Very Low/ Low/ Moderate Income Split</u>: As the developer agreement was signed prior to the enaction of P.L. 2024, C. 2, the project will comply with old UHAC regulations
 - ✓ The Affordable Units shall be split between low income and moderate-income units. Fifty percent (50%) of the Affordable Units shall be available as low-income housing

units and fifty percent (50%) of the Affordable Units shall be available as moderateincome housing units, as such terms are defined in N.J.S.A. 52:27D-304 and the UHAC.

• <u>*Rental Bonus:*</u> This project not eligible for any bonus credits.

Credits:	7
Bonus Credits:	0
Total Credits:	7

Alterra Project at Riverwinds (Block 328 Lot 7.04)

Part of the River Center Redevelopment Plan (Riverwinds), the Alterra Project site is located on Block 328, Lot 7.04. Per Resolution 2024-239, the First Amendment to Redevelopment Agreement, the project will provide 260 units, 13 of which will be affordable and deed restricted.

- *Site Control:* The site is owned by West Deptford Township.
- <u>Approvable Site</u>: Pursuant to <u>N.J.A.C</u>. 5:93-1.3, the site will 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.
- <u>Developable Site</u>: Pursuant to <u>N.J.A.C</u>. 5:93-1.3, the site has access to appropriate sewer and water infrastructure and is consistent with the areawide water quality management plan.
- <u>Site Suitability Analysis:</u> The site is suitable as defined in <u>N.J.A.C.</u> 5:93-1.3, which indicates that a suitable site is adjacent to compatible land uses, has access to appropriate streets and is consistent with environmental policies in <u>N.J.A.C.</u> 5:93-4.
 - ✓ The site is available, approvable, developable and suitable for residential development.
 - ✓ The site is approximately 15 acres and is compatible and well connected to the surrounding area, including the RiverWinds Community Center and recreational uses such as the RiverWinds Golf & Tennis Club and the West Deptford Nature Trail.
 - ✓ Per the wetlands layer of the NJ-GeoWeb managed by the New Jersey Department of Environmental Protection's (DEP) Bureau of GIS, approximately one acre of wetlands may potentially be present on site, providing approximately 14 acres of developable area.
 - ✓ Per the Flood Insurance Rate Map (FIRM) of the Federal Emergency Management Agency (FEMA), the site is not located within any flood hazard areas.
 - \checkmark The site contains no historic or architecturally important sites or buildings on the property or in the immediate vicinity that will impact the development of the affordable housing.
 - ✓ The site is located in the Metropolitan Planning Area (PA1) per the New Jersey State Development and Redevelopment Plan, where future growth, revitalization, and compact mixed use development is intended to occur.
 - ✓ The site can be developed in accordance with R.S.I.S. Development of the site will be consistent with the Residential Site Improvement Standards, N.J.A.C. 5:21-1 et seq
 - ✓ The site has direct frontage on Eagle Point Road and access to Township water and sewer service.

- <u>Administrative Entity</u>: An experienced affordable housing administrative entity acceptable to the Township that will administer the affordability controls and affirmative marketing. The administrative entity will income qualify applicants and will provide long-term administration of the units in accordance with <u>N.J.A.C.</u> 5:80-26.1. et seq.
- <u>Controls on Affordability</u>: As the developer agreement was signed prior to the enaction of P.L. 2024, C. 2, the project will only have 30-year affordability controls and deed restriction.
- <u>Bedroom Distribution</u>: As the developer agreement was signed prior to the enaction of P.L. 2024, C. 2, the project will comply with old UHAC regulations
 - \checkmark At least twenty percent (20%) of the affordable units shall be three-bedroom units.
 - ✓ Not more than twenty percent (20%) of the affordable units shall be efficiency and one bedroom
 - \checkmark At least thirty percent (30%) of the affordable units shall be two bedroom units.
 - \checkmark The balance may be two or three-bedroom units, at the discretion of the Redeveloper.
- <u>Very Low/ Low/ Moderate Income Split</u>: As the developer agreement was signed prior to the enaction of P.L. 2024, C. 2, the project will comply with old UHAC regulations
 - ✓ The Affordable Units shall be split between low income and moderate-income units. Fifty percent (50%) of the Affordable Units shall be available as low-income housing units and fifty percent (50%) of the Affordable Units shall be available as moderateincome housing units, as such terms are defined in N.J.S.A. 52:27D-304 and the UHAC. The thirteen (13) affordable units in the Project will consist of seven (7) low-income units and six (6) moderate-income units. Since there is not an even number of affordable units to split, the Redeveloper will provide one more low income unit than moderateincome unit.
- o <u>Rental Bonus</u>: This project not eligible for any bonus credits.

Credits:13Bonus Credits:0Total Credits:13

Westwood Golf Course Property

The Westwood Golf Course Property is an approximately 118-acre site located on Kings Highway that encompasses Block 433, Lot 1, Block 355, Lot 1, and Block 363, Lots 2, 2.03, 3.03, and 4.01, and is currently the site of the Westwood Golf Club. The Township has adopted Ordinance 2024-10 rezoning the area to a mixed-use zone allowing affordable housing to be constructed on the site, and has also entered into a Developer's Agreement for the project with Kingswood Investment Group, LLC.

The proposed project will consist of 650 total units, which will deliver a 20% affordable housing set-aside of 130 affordable units.

- <u>Site Control</u>: The site has been rezoned to allow for the construction of affordable housing. A developer's agreement has also been executed between the Township and Kingswood Investment Group, LLC, who own the property.
- <u>Approvable Site</u>: Pursuant to <u>N.J.A.C</u>. 5:93-1.3, the site will 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.
- <u>Developable Site</u>: Pursuant to <u>N.J.A.C</u>. 5:93-1.3, the site has access to appropriate sewer and water infrastructure and is consistent with the areawide water quality management plan.
- <u>Site Suitability Analysis:</u> The site is suitable as defined in <u>N.J.A.C</u>. 5:93-1.3, which indicates that a suitable site is adjacent to compatible land uses, has access to appropriate streets and is consistent with environmental policies in <u>N.J.A.C</u>. 5:93-4.
 - ✓ The site is available, approvable, developable and suitable for residential development.
 - \checkmark The site is approximately 118 acres and is well connected to the surrounding area,.
 - ✓ Per the wetlands layer of the NJ-GeoWeb managed by the New Jersey Department of Environmental Protection's (DEP) Bureau of GIS, wetlands and floodplain are present. The project will comply with regulations and environmental areas will be avoided.
 - ✓ The site is located in the Metropolitan Planning Area (PA1) per the New Jersey State Development and Redevelopment Plan, where future growth, revitalization, and compact mixed use development is intended to occur.
- <u>Administrative Entity</u>: An experienced affordable housing administrative entity acceptable to the Township that will administer the affordability controls and affirmative marketing. The administrative entity will income qualify applicants and will provide long-term administration of the units in accordance with <u>N.J.A.C.</u> 5:80-26.1. et seq.
- <u>Controls on Affordability</u>: As the developer agreement was signed prior to the enaction of P.L. 2024, C. 2, the project will only have 30-year affordability controls and deed restriction.
- <u>Bedroom Distribution</u>: As the developer agreement was signed prior to the enaction of P.L.
 2024, C. 2, the project will comply with old UHAC regulations as per the terms of the entered into Developer's Agreement:
 - \checkmark At least twenty percent (20%) of the affordable units shall be three-bedroom units.
 - ✓ Not more than twenty percent (20%) of the affordable units shall be efficiency and one bedroom
 - \checkmark At least thirty percent (30%) of the affordable units shall be two bedroom units.
 - ✓ The balance may be two or three-bedroom units, at the discretion of the Redeveloper.
- <u>Very Low/ Low/ Moderate Income Split</u>: As the developer agreement was signed prior to the enaction of P.L. 2024, C. 2, the project will comply with old UHAC regulations as per the terms of the entered into Developer's Agreement:
 - ✓ The Affordable Units shall be split between low income and moderate-income units. Fifty percent (50%) of the Affordable Units shall be available as low-income housing units and fifty percent (50%) of the Affordable Units shall be available as moderateincome housing units, as such terms are defined in N.J.S.A. 52:27D-304 and the UHAC. The 130 affordable units in the Project will consist of seventeen (17) very low-income units and 65 moderate-income units.

o <u>Rental Bonus</u>: This project not eligible for any bonus credits.

Credits: 130 Bonus Credits: 0 Total Credits: 130

3.3 Considered and Excluded Projects

A developer (South Shore Properties, LLC) sent a letter on March 12, 2025 requesting to develop an inclusionary project on a site known as the Farm Property (Block 326, Lots 3, 5, and 6 and Block 251, Lots 5.01 and 25) and a second inclusionary project on a site known as the Terminal Property (Block 350, Lots 1, 2, 5, 6, 6.01, 7, 7.02, 22, 22.02, 25, 25.01 and 26). The developer later proposed a project on the Farm Site consisting of 178 total for-sale townhomes, with a 20% affordable housing set-aside of 36 affordable rental townhomes. The developer has not as of the date of the filing of this plan offered a concrete proposal on the Terminal Property. Township representatives and the developer held a meeting to discuss both projects, and the projects were discussed before the Township's Mount Laurel Subcommittee and in executive session before the Township Committee.

As to the Farm Property, the developer admits in its March 12, 2025 letter that there are "obvious environmentally regulated areas on the Property". In addition, the only access to the site is via an old earthen berm/bridge that crosses over Bell Lake/Mathews Branch. Considering this earthen berm is the site's only access and there are concerns (1) regarding future access during emergencies, (2) with flooding, and (3) the continuing maintenance of the proposed upgraded bridge on the parcel, the Township is not including the Farm Property in its Fourth Round Housing Element and Fair Share Plan at this time.

However, the Township is including the Terminal Property as part of the way it intends to address its Fourth Round Unmet Need.

3.4 Unmet Need – 503 Units

As referenced above, the Township has an RDP of 597. Unmet need is the difference between the affordable housing obligation (1,100 units) and the obligation as indicated through the RDP (597). As such, the Township has an Unmet Need of 503 units. In addition to the previously indicated 11-unit surplus, and those creditable age restricted units above the age restricted cap, the Township presents the following mechanisms towards addressing the Unmet Need:

Mandatory Set-Aside Ordinance

The Township will adopt a Mandatory Set-Aside Ordinance ("MSO") that requires all residential development (containing five or more units), including approvals of use or density variances, site plans or subdivisions; redevelopment projects subject to a redevelopment plan adopted by the Township Committee that governs the development and redevelopment of designated areas in need of rehabilitation or areas in need of redevelopment in the Township; and, substantial revisions to previously approved developments, to have a 20% set-aside for

affordable units, regardless of whether they are for-sale or rental. All affordable units shall be restricted, regulated, and administered consistent with the Township's affordable housing regulations, the Uniform Housing Affordability Controls and the New Jersey Fair Housing Act (<u>N.J.S.A.</u> 52:27D-301 et seq.).

Overlay Zone – Proposed

The Township had a preliminary meeting with a developer interested in developing Block 357, Lot 3.01 with a 144-unit rental project. The project would be inclusionary and would provide 29 affordable units. Considering that the site has not yet been designed and is still in preliminary concept, the Township will create an overlay zone that would require a 20% set aside.

Redevelopment Overlay – Proposed

The Township has identified numerous parcels that have the possibility of developing in the future. While the Township wishes to maintain its tax base and does not want to remove commercial property from tax rolls, the Township understands the need to provide additional opportunities for the construction of affordable housing. The Township proposes to permit residential, with a 20% set aside, both above and as a standalone structure, when accompanying commercial uses permitted in the underlying zone. It is envisioned that as sites redevelop in the future, the addition of housing will help spur future commercial activity. This redevelopment overlay will be applied to the following Block and Lots, totaling 337 acres:

- Crown Point Rd/Paradise Rd: Block 344.01; Block 344, Lot 2; Block 350, Lots 1, 2, 5, 6, 6.01, 7, 7.01, 7.02, 8, 8.01, 9, 22, 25, 25.01, and 26
 - ✓ A portion of this proposed redevelopment area includes the Terminal Property, which is also known as the Dana Transport site. As discussed above, the Township had preliminary discussions with a developer regarding this site. While exact details where not indicated at the time, the Township is open to future discussions and feels the site is appropriate for future mixed-use development.
- o Red Bank/ Hessian: Block 120, Lot 1; Block 122, Lots 1, 2, 3, 3.01, 4, 5, 6, 6.01 and 7
- Crown Point Rd/ Delaware St: Block 332, Lots 8.11 and 9; Block 268, Lots 4, 13 and 14; Block 276, Lot 1; Block 246.01, Lot 34; Block 257, Lots 1, 2, 3, 4, 5 and 6
- o Cornell Ln/ Route 45: Block 161, Lots 6, 8 and 8.01
- Parkville/ Kings Highway: Block 369, Lot1; Block 357, Lot 3; Block 353, Lot 1.06; Block 351.14, Lots 15 and 29
- Mantua Pk/Budd Blvd): Block 364, Lots 1, 1.01, 4, 4.01 and 13; Block 366, Lot 19; Block 368, Lot 19, 23 and 26; Block 356.01, Lot 9, 12, 12.01 and 14
- Crown Point Rd/Grove Ave: Block 338, Lot 1; Block 341; Lots 1 and 1.01; Block 252, Lots 14, 14.01, 15 and 16
- Crown Point Rd/ Mid Atlantic Pk: Block 345, Lots 1, 1.01, 1.02, 2 and 3; Block 344, Lot 2.01; Block 347.12, Lot 1; Block 347, Lots 2 and 2.01; Block 346.03, Lots 3 and 4

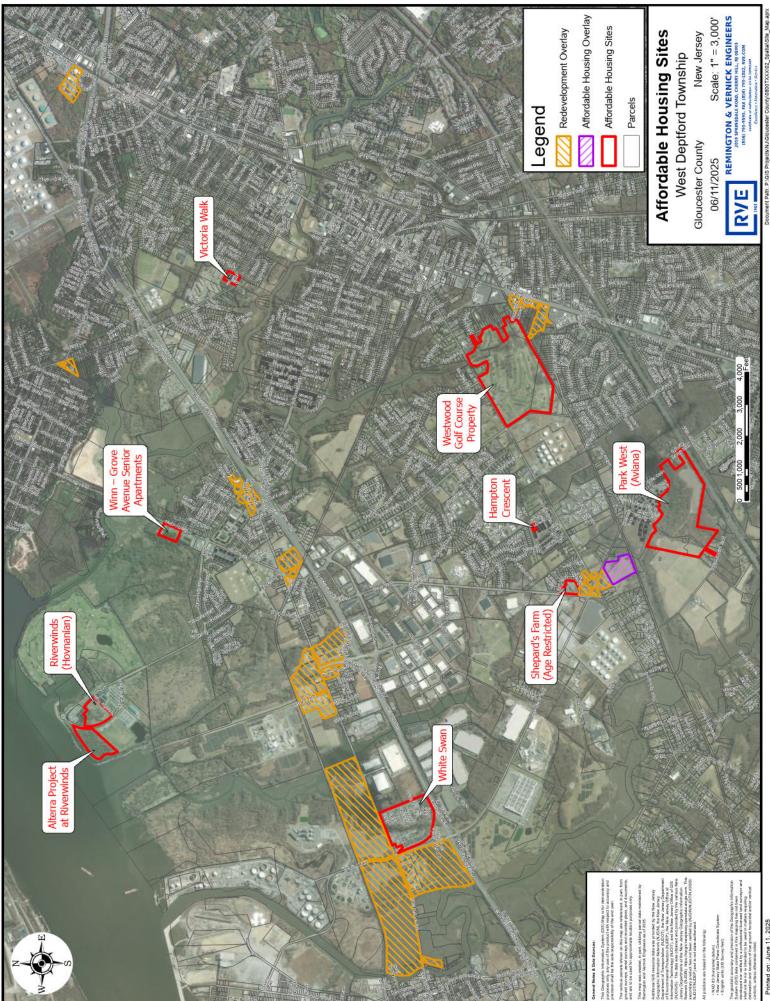
4.0 APPENDIX

- 1. Affordable Housing Site Map
- 2. Vacant Land Adjustment
- 3. Alterra Developer Agreement and Site Map
- 4. Hovanian Developer Agreement and Site Map
- 5. Westwood Golf Course Developer Agreement, Site Map and Adopted Zoning Ordinance.
- 6. Gemcraft Developer Agreement
- 7. Group Home Surveys/Licenses
- 8. Enclave Planning Approval

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1. Affordable Housing Site Map

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ited on: June 11, 2028

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2. Vacant Land Adjustment

BLOCK	LOT	ADDITIONAL	LOCATION	PROJECT NAME	AFFORDABLE
block		LOT(S)	LOCATION		HOUSING UNITS
328	7.04		EAGLE POINT RD	Alterra at Riverwinds	13
				Approved Inclusionary	
374	2.02	2.06		Development (Park	
				West/Hunting Green)	
374	2.08			Approved Inclusionary	
574	2.00		OGDEN STATION	Development (Park West/Hunting Green)	
				Approved Inclusionary	
374	3.02	(Old Lot: 2.04)	PARKVILLE STATIO	Development (Park	92
0,1	0.02			West/Hunting Green)	52
				Approved Inclusionary	
374	3.21		OGDEN STATION	Development (Park	
				West/Hunting Green)	
				Approved Inclusionary	
374	3.22		OGDEN STATION	Development (Park	
				West/Hunting Green)	
				Approved Inclusionary	
132	7		4 VICTORIAN WA	Development (Victoria	
				Walk)	
				Approved Inclusionary	
132	7		2 VICTORIAN WA	Development (Victoria	2
				Walk)	
132	7			Approved Inclusionary Development (Victoria	
152	/			Walk)	
				Approved Inclusionary	
132	7		17 VICTORIAN W	Development (Victoria	
101	ľ			Walk)	
				Approved/Proposed	
220	2.01			100% Affordable	0.4
328	3.01		420 GROVE AVE	Development (Winn -	84
				Grove Ave Senior Apt)	
351.23	1		99 LIONHEART LA	Existing Group Home	3
	1		33 LIONITEANT LA	(H2H LLC)	5
351.23	1		104 LIONHEART L	Existing Group Home	3
	-			(H2H LLC)	5
351.23	1		76 HIGHBRIDGE L	Existing Group Home	3
				(H2H LLC)	
351.23	1		77 HIGHBRIDGE L	Existing Group Home	3
				(H2H LLC)	
351.23	1		99 HIGHBRIDGE L	Existing Group Home (H2H LLC)	3
				Existing Group Home	
376	3.01		145 PARKVILLE ST	(Heather Ridge LLC)	9
351.99	1		25-50 HIGHBRIDO	Existing Inclusionary Deve	26

				Gloucester County	
				Housing Authority	
179.04	7	Old Block: 179D,	1119 GARRETT ST	(Expanded Housing	
				Opportunity (EHO)	
				Program)	
				Gloucester County	
				Housing Authority	
300	4		213 MANSION AV	(Expanded Housing	
				Opportunity (EHO)	
				Program)	
				Gloucester County	
				Housing Authority	
130.01	6	Old Block: 130A,	505 WEST RED BA	(Expanded Housing	
				Opportunity (EHO)	
				Program)	
				Gloucester County	
				Housing Authority	
135	5,6		1353 GEORGIA A	(Expanded Housing	
	-,-			Opportunity (EHO)	
				Program)	
				Gloucester County	
				Housing Authority	
147	7 04 64(?)	Old Lot: 7D	1417 SPIEGLE AV	(Expanded Housing	
147	7.04, 07(:)		1417 SHEGLE AV	Opportunity (EHO)	
				Program)	
				Gloucester County	
				Housing Authority	
152	7				25
152	7		1470 CROWN PO	(Expanded Housing	25
				Opportunity (EHO)	
				Program)	
				Gloucester County	
100	4 5			Housing Authority	
198	15		414 WEST RED BA	(Expanded Housing	
				Opportunity (EHO)	
				Program)	
				Gloucester County	
				Housing Authority	
300	7		309 WOODBURY	(Expanded Housing	
				Opportunity (EHO)	
				Program)	
				Gloucester County	
				Housing Authority	
339	4		81 CHURCH STRE	(Expanded Housing	
				Opportunity (EHO)	
				Program)	
				Gloucester County	
				Housing Authority	
130.01	12	Old Block: 130A,	34 "G" STREET	(Expanded Housing	
				Opportunity (EHO)	
				Program)	
			i	- · ·	1

130.03	52	Old Block: 130C, (201 WEST RED BA	Gloucester County Housing Authority (Expanded Housing Opportunity (EHO) Program)	
132.04	11	Old Block: 132D,	1128 FORD AVEN	Gloucester County Housing Authority (Expanded Housing Opportunity (EHO) Program)	
433	1			Inclusionary Development (850 Kings Highway - Westwood Golf)	
355	1			Inclusionary Development (850 Kings Highway - Westwood Golf)	
363	2			Inclusionary Development (850 Kings Highway - Westwood Golf)	130
363	2.03			Inclusionary Development (850 Kings Highway - Westwood Golf)	
363	3.02			Inclusionary Development (850 Kings Highway - Westwood Golf)	
363	4.01			Inclusionary Development (850 Kings Highway - Westwood Golf)	
328	7.01		EAGLE POINT RD	K Hovanian at Riverwinds	7
351.14 349	1 3			Shepherd's Farm White Swan Development	75 24
				Sevelopment	502

												AREA OUTSIDE CONSTRAINTS				
10	0820 1 1.01	BLOCK 1	LOT 1.01	PIN_NODUP 0820_1_1.01	0820 1 1.01	PROPERTY CLASS 1	RTE 130	ADDITIONAL LOTS	TOTAL AREA A 335.4972	LOOD HAZARD REA (FHA) 77.1700	WETLANDS (outside of FHA) 84.3104	(DEVELOPABLE) 174.01	REASONS FOR	aint Refinery Property	REMAINING DEVELOPABLE AREA FOR DEVELOPABLE LOTS	REALISTIC DEVELOPMENT POTENTIAL (RDP)
3 0	0820_1_5 0820_2_4 0820_3_3	1 2 3	5 4 3	0820_1_5 0820_2_4 0820_3_3	0820_1_5 0820_2_4 0820_3_3	1	CROWN POINT RD 1599 RED BANK AVE 1048 MILTON AVE		0.4048 0.8300 0.1571	0.8300		0.40 0.00 0.15	000 Unconstrained 571 Unconstrained	Acreage Insufficient to Support Housing Acreage Insufficient to Support Housing: Constrained by FHA/Wedlands Acreage Insufficient to Support Housing		- -
6 C 7 C	0820_3_4 0820_3_6.01 0820_3_7	3 3 3	4 6.01 7	0820_3_4 0820_3_6.01 0820_3_7	0820_3_4 0820_3_6.01	1	1044 MILTON AVE MILTON AVE	7,7.01	0.1570 1.8487 0.2364			0.15	487 Sunoco Eagle P	Acreage Insufficient to Support Housing sint Refinery Property Acreage Insufficient to Support Housing		• •
80	0820_3_7.01 0820_3.01_14 0820_3.01_16	3 3.01 2.01	7.01	0820_3_7 0820_3_7.01 0820_3.01_14 0820_3.01_16	0820_3.01_14 0820_3.01_16	1	1079 MILTON AVE 1063 MILTON AVE		0.2288 0.9756 0.3479			0.22 0.97 0.34	288 Unconstrained 756 Adjacent to Su	Acreage Insufficient to Support Housing acreage Insufficient Support Housing aco Eagle Point Refinery Acreage Insufficient to Support Housing		
11 0 12 0	0820_28_5 0820_28_6	28	5 6	0820_28_5 0820_28_6	0820_28_5 0820_28_6	1	THIRD ST THIRD & TUUP ST		0.1889			0.18	889 Unconstrained 722 Unconstrained	Acreage Insufficient to Support Housing Acreage Insufficient to Support Housing		
13 0 14 0 15 0	0820_31_2.02 0820_33_2 0820_38_5	31 33 38	2.02 2 5	0820_31_2.02 0820_33_2 0820_38_5	0820_31_2.02 0820_33_2 0820_38_5	1	1811 SECOND ST 1763 SECOND ST THIRD & RED BANK A	6-12	0.2615 0.3874 0.0789	0.0785		0.26 0.38 0.00		Acreage Insufficient to Support Housing Acreage Insufficient to Support Housing Acreage Insufficient to Support Housing: Constrained by FHA/Wetlands	* *	• •
16 (17 (0820_38_6 0820_38_7 0820_38_8	38 38	6 7	0820 38 6					0.0789 0.0789 0.0789	0.0785	0.0004	0.00 0.00	100 Herear trained	Acreage Insufficient to Support Housing: Constrained by FHA/Wedlands Acreage Insufficient to Support Housing: Constrained by FHA/Wedlands Acreage Insufficient to Support Housing: Constrained by FHA/Wedlands		-
18 0	0820_38_9 0820_38_9 0820_38_10 0820_38_11	28 28 38	8 9 10	0820_38_7 0820_38_8 0820_38_9 0820_38_9			-		0.0789 0.0789 0.0789 0.0789	0.0764 0.0764 0.0781	0.0025	0.00	300 Unconstrained	Acreage Insufficient to Support Housing: Constrained by HHA/Wetlands	8	- - -
21 0 22 0 23 1	0820_38_11 0820_38_12 0820_39_8	32 32	11 12 8	0820_38_10 0820_38_11 0820_38_12 0820_39_8	0820_39_8	1	1724 THIRD ST		0.0789 0.0789 0.2583	0.0785		0.00 0.00 0.25	000 Unconstrained	Acreage Insufficient to Support Housing: Constrained by FHA/Wetlands Acreage Insufficient to Support Housing: Constrained by FHA/Wetlands Acreage Insufficient to Support Housing: Constrained by FHA/Wetlands Acreage Insufficient to Support Housing		- -
24 0	0820_39_14 0820_41_1 0820_41_2	39 41	14	0820_39_14 0820_41_1 0820_41_2	0820_39_14 0820_41_1	1	THIRD & DUNOP THIRD & DUNOP	2-10	0.2583 0.0861 0.0861			0.25 0.08 0.08	583 Unconstrained 861 Unconstrained	Arreage Insufficient to Support Housing Arreage Insufficient to Support Housing Arreage Insufficient to Support Housing		- -
25 0	0820_41_3 0820_41_4	41 41 41	2 3 4	0820_41_3 0820_41_4					0.0861			0.08	B61 Unconstrained B61 Unconstrained	Acreage Insufficient to Support Housing Acreage Insufficient to Support Housing		•
29 0 30 0	0820_41_5 0820_41_6 0820_41_7	41 41	5 6 7	0820_41_5 0820_41_6					0.0861 0.0861 0.0861		0.0008	0.08 0.09 0.07	861 Unconstrained	Acreage Insufficient to Support Housing Acreage Insufficient to Support Housing Acreage Insufficient to Support Housing: Constrained by FHA/Wetlands	4. 	
32 0	0820_41_8 0820_41_9	41 41 41	2 9	0820_41_7 0820_41_8 0820_41_9					0.0861	0.0001	0.0069 0.0414 0.0512	0.04	446 Unconstrained 254 Unconstrained	Acreage Insufficient to Support Housing: Constrained by FHA/Wetlands Acreage Insufficient to Support Housing: Constrained by FHA/Wetlands		а
34 0 35 0 36 1	0820_41_10 0820_44_1 0820_44_8	41 44 44	10 1 8	0820_41_10 0820_44_1 0820_44_8	0820_44_1	1	RED BANK AVE RED BANK AVE		0.1291 0.9568 0.2493	0.0550 0.9617 0.2355	0.0579	0.01 0.00 0.01	150 Constrained he	Acreage Insufficient to Support Housing: Constrained by FHA/Wetlands FHA/Wetlands Acreage Insufficient to Support Housing: Constrained by FHA/Wetlands	- - -	•
37 0	0820 44 8 0820 45 3 0820 45 4	45 45	3	0820 44 8 0820 45 3 0820 45 4	0820_44_8 0820_45_3	1	RED BANK AVE 1575 RED BANK AVE	4,5	0.2493 0.2493 0.2493	0.2359 0.2493 0.2493 0.2493		0.01 0.00 0.00	000 Unconstrained 000 Unconstrained	Arreage Insufficient to Support Housing: Constrained by FHA/Wetlands Arreage Insufficient to Support Housing: Constrained by FHA/Wetlands Arreage Insufficient to Support Housing: Constrained by FHA/Wetlands Arreage Insufficient to Support Housing: Constrained by FHA/Wetlands	-	е -
40 0 41 (0820 45 5 0820 47 4.01 0820 47 4.02	45 47 47	5 4.01 4.02	0820_45_5 0820_47_4.01 0820_47_4.02	0820_47_4.01 0820_47_4.02	1	1561 LAFAYETTE ST 1561 LAFAYETTE ST		0.2493 0.2089 0.2410			0.20	189 Unconstrained	Acreage Insufficient to Support Housing Acreage Insufficient to Support Housing	8	- - -
42 0	0820_63_1 0820_63_2 0820_77_9	63 63 77	2	0820_63_1 0820_63_2 0820_77_9	0820_63_1 0820_63_2 0820_77_9	1	DONOP & MANDUIT DONOP & MANDUIT RED BANK & SIXTH	10.11	0.2066 0.2066 0.2296	0.2066		0.00 0.00 0.22		Acreage Insufficient to Support Housing: Constrained by FHA/Wetlands Acreage Insufficient to Support Housing: Constrained by FHA/Wetlands Acreage Insufficient to Support Housing:	- -	-
45 (46 (0820_77_10 0820_77_11	77 77	10 11	0820_77_10 0820_77_11					0.2296			0.22	296 Unconstrained 296 Unconstrained	Acreage Insufficient to Support Housing Acreage Insufficient to Support Housing		-
47 0 48 0 49 0	0820_83_1.01 0820_88_1 0820_88_2	83 88 88	1.01 1 2	0820_83_1.01 0820_88_1 0820_88_2	0820_83_1.01 0820_88_1 0820_88_2	1	1751 SIXTH AVE DUNOP & SIXTH DONOP ST	3,4	0.2583 0.2312 0.2296			0.25 0.23 0.22	312 Unconstrained 312 Unconstrained	Acreage Insufficient to Support Housing Acreage Insufficient to Support Housing Acreage Insufficient to Support Housing		* *
50 0	0820_88_3 0820_88_4 0820_90_1.01	88 88 90	3	0820_88_3 0820_88_4 0820_90_1.01	0820_90_1.01		RED BANK & SIXTH		0.2296 0.2801 0.3009			0.22 0.28 0.30	296 Unconstrained 801 Unconstrained	Acreage Insufficient to Support Housing Acreage Insufficient to Support Housing Acreage Insufficient to Support Housing	-	-
53 0 54 0	0820_91_1 0820_93_7	91 93	1 7	0820_91_1 0820_93_7	0820_91_1 0820_93_7	1	SIXTH & DIVISION NEW JERSEY		0.1015 0.0918	0.0906		0.01	109 Unconstrained	Acreage Insufficient to Support Housing: Constrained by FHA/Wetlands	7 	
55 0 56 0 57 0	0820_99_1.01 0820_100_15 0820_101_1	99 100 101	1.01 15 1	0820_99_1.01 0820_100_15 0820_101_1	0820_99_1.01 0820_100_15 0820_101_1	1	COLUMBIA AVE 311 NINTH ST COLUMBIA BLVD		0.0596 0.0969 0.2479	0.0534		0.05 0.09 0.19	345 Unconstrained 345 Unconstrained	Acreage insufficient to Support Housing Acreage Insufficient to Support Housing Acreage Insufficient to Support Housing Acreage Insufficient to Support Housing: Constrained by FHA/Wetlands	* *	-
58 0	0820_107_28 0820_118_6 0820_119_15	107 118	28 6	0820_107_28 0820_118_6 0820_119_15	0820_107_28 0820_118_6 0820_119_15	1	MAPLE AVE WALNUT AVE ASBURY AVE		0.0861 0.0861 0.1722	0.0861		0.08	861 Unconstrained 000 Unconstrained	Acreage Insufficient to Support Housing Acreage Insufficient to Support Housing: Constrained by FHA/Wetlands	•	•
60 C 61 C 62 C	0820_119_17 0820_121_10	119 121	15 17 10	0820_119_17 0820_121_10	0820_119_17 0820_121_10	1	ASBURY AVE 1131 RED BANK AVE		0.1722	0.1302		0.04	420 Unconstrained 166 Unconstrained	Acreage Insufficient to Support Housing; Constrained by FHA/Wetlands Acreage Insufficient to Support Housing	8. 	- - -
63 0 64 0 60	0820_121_16 0820_121_36.0 0820_122_23	121 121 122	16 36.01 23	0820_121_16 0820_121_36.01 0820_122_23	0820 121 16	1	RED BANK AVE & RTE 5487 SPIEGLE AVE MILLER AVE	130	3.5578 0.3616 0.4591	2.6521 0.0991 0.1807	0.2346	0.67 0.26 0.19		FHA/Wetlands Acreage Insufficient to Support Housing: Constrained by FHA/Wetlands Acreage Insufficient to Support Housing: Constrained by FHA/Wetlands	- -	-
66 67 (0820_122_26 0820_122_41 0820_122_42	122	26 41		0820_122_26 0820_122_41	1	MILLER AVE WATSON ST	42,43	0.4591	0.3086		0.15		Acreage Insufficient to Support Housing: Constrained by FHA/Wetlands Acreage Insufficient to Support Housing: Constrained by FHA/Wetlands		-
69 C 70 I	0820 122 43	122	42 43 44	0820_122_41 0820_122_42 0820_122_43 0820_122_43	0820 122 44	1	ELLWOOD & WATSON		0.8138 1.0832 4.0685 3.8672	0.7531 0.8233 3.7775 3.8672		0.06 0.25 0.29 0.00 0.00	06 Constrained by	FHA/Wetlands	- - -	* * *
71 0	0820_122_44 0820_122_44.0 0820_122_45 0820_122_45 0820_123_11	122	44.01 45	0820_122_44 0820_122_44.01 0820_122_45 0820_123_11	0820_122_44.0	1	ELLWOOD AVE	45	3.8672 0.1722 0.1722 0.1722	3.8672 0.1722 0.1722		0.00 0.00 0.17	300 Unconstrained	FHA/Wetlands Acreage Insufficient to Support Housing: Constrained by FHA/Wetlands Acreage Insufficient to Support Housing: Constrained by FHA/Wetlands Acreage Insufficient to Support Housing		а а
74 0	0820_127_1 0820_127_24	127	1 24	0820_127_1 0820_127_24	0820_127_1 0820_127_24	1	101 RED BANK AVE OFF TATUM ST		0.1435 0.0689			0.14	435 Unconstrained 589 Unconstrained	Acreage Insufficient to Support Housing Acreage Insufficient to Support Housing		-
76 0	0820_130_13: 0820_130_13: 0820_131_18	130	13.11 13.12 18	0820_130_13.11 0820_130_13.12 0820_131_18	0820_130_13.1	1	1679 CROWN POINT I 647 RED BANK AVE	13.12	0.2995 0.1194 0.6946	0.3333	0.2443	0.29 0.11 0.11	194 Unconstrained	Acreage Insufficient to Support Housing Acreage Insufficient to Support Housing Acreage Insufficient to Support Housing; Constrained by FHA/Wetlands		-
79 0 80 0	0820_131_19 0820_132_7	131 132	19 7	0820_131_19 0820_132_7	0820_131_19 0820_132_7	1	661 RED BANK AVE 640 RED BANK AVE		0.7621 2.4207	0.2038		0.55	583 Unconstrained 207 Developed Res	Acreage Insufficient to Support Housing: Constrained by FHA/Wetlands dential Common Area		-
81 C 82 C 83 C	0820_132_7_C 0820_132_7_C 0820_132_7_C	132 132 132	7 7 7	0820_132_7_C00 0820_132_7_C00 0820_132_7_C00	2 0820 132 7 CI	1 1	29 VICTORIAN WAY 20 VICTORIAN WAY 2 VICTORIAN WAY		0.0194 0.0193 0.0147			0.01	194 Developed 193 Approved/Con 147 Approved/Con	tructed Affordable Housing Project (see next tab) tructed Affordable Housing Project (see next tab)	- - -	- -
84 (85 (0820_132_7_C 0820_132_7_C	132	7	0820_132_7_C00 0820_132_7_C00	0 0820 132 7 0	1	1 VICTORIAN WAY 3 VICTORIAN WAY 7 VICTORIAN WAY		0.0147			0.01	147 Developed 147 Developed 147 Developed			я я
87 C 88 C	0820 132 7 C 0820 132 7 C 0820 132 7 C	132	7 7 7	0820_132_7_C00 0820_132_7_C00 0820_132_7_C00	0 0820 132 7 C	1	5 VICTORIAN WAY 6 VICTORIAN WAY		0.0147 0.0147 0.0147			0.01	147 Developed 147 Developed			
89 0 90 0 91 1	0820_132_7_C 0820_132_7_C 0820_132_7_C	132 132 140	7 7 17	0820_132_7_C00 0820_132_7_C00 0820_140_17	2 0820 132 7 Cl 0 0820 132 7 Cl 0 0820 132 7 Cl 0820 140 17	1	21 VICTORIAN WAY 4 VICTORIAN WAY BREWER AVE		0.0194 0.0147 0.0352			0.01 0.03 0.03	147 Approved/Con	tructed Affordable Housing Project (see next tab) Acreage Insufficient to Support Housing		•
92 (93 (0820_144_6 0820_146_4	144	6	0820_144_6 0820_146_4	0820_144_6 0820_146_4	1	1360 CROWN POINT E STORRIE AVE	RD	0.0723			0.07	723 Unconstrained 287 Unconstrained	Acreage Insufficient to Support Housing Acreage Insufficient to Support Housing		- -
94 C 95 C 96 C	0820_147_4 0820_150_5 0820_151_6.0:	147 150 151	4 5 6.01	0820_147_4 0820_150_5 0820_151_6.01	0820_147_4 0820_150_5 0820_151_6.01	1 1	SPIEGLE AVE 1410 CROWN POINT I FRANKLIN AVE	RD	0.1722 0.1517 0.1316			0.17 0.15 0.13	722 Unconstrained 517 Unconstrained 316 Unconstrained	Acreage Insufficient to Support Housing Acreage Insufficient to Support Housing Acreage Insufficient to Support Housing		•
97 0 98 0	0820_152_9.0: 0820_168_24	152	9.01 24	0820_152_9.01 0820_168_24	0820_152_9.01 0820_168_24 0820_171_11	1	CROWN POINT RD 1225 N BROAD ST		0.0918 0.5913 0.1446			0.09 0.59 0.14	118 Unconstrained	Acreage Insufficient to Support Housing Acreage Insufficient to Support Housing: Common Area Acreage Insufficient to Support Housing	P	
	0820_171_24 0820_189.01_3	171 189.01	24 31	0820_171_24 0820_189.01_31		1	OFF LINCOLN AVE TATUM ST		0.0125			0.01	125 Unconstrained 282 Unconstrained	Acreage Insufficient to Support Housing Acreage Insufficient to Support Housing	7 	
102 0 103 0 104 0	0820_190_8 0820_196_4 0820_203_5	190 196 203	8 4 5	0820_190_8 0820_196_4 0820_203_5	0820_190_8 0820_196_4 0820_203_5	1	699 LYNN AVE HESS AVE 122 RED BANK AVE		0.4558 0.2500 0.1328			0.45 0.25 0.13	500 Unconstrained	Acreage Insufficient to Support Housing Acreage Insufficient to Support Housing Acreage Insufficient to Support Housing	- - -	•
105 (106 (0820_203_6 0820_204_1	203	6	0820_203_6 0820_204_1	0820_203_6 0820_204_1	1	124 RED BANK AVE MYRTLE & GRANT AV	E 17-24	0.2466 5.0499	4.4333	0.3576	0.24	466 Unconstrained 591 Constrained br	Acreage Insufficient to Support Housing FHA/Wetlands	-	
108 0 109 0	0820_206_16 0820_206_17 0820_206_18	206 206	16 17 18	0820_206_16 0820_206_17 0820_206_18	0820_206_16	1	HUDSON AVE	17-24	0.0372 0.0377 0.0383	0.0362 0.0377 0.0383		0.00 0.00 0.00	000 Unconstrained 000 Unconstrained	Acreage Insufficient to Support Housing: Constrained by FHA/Wetlands Acreage Insufficient to Support Housing: Constrained by FHA/Wetlands Acreage Insufficient to Support Housing: Constrained by FHA/Wetlands	8	- - -
110 0 111 0	0820_206_19 0820_206_21 0820_206_22	206 206 206	19 21 22	0820_206_19 0820_206_21 0820_206_22					0.0388 0.0398 0.0404	0.0388		0.00 0.00	000 Unconstrained	Acreage Insufficient to Support Housing: Constrained by FHA/Wedlands Acreage Insufficient to Support Housing: Constrained by FHA/Wedlands Acreage Insufficient to Support Housing: Constrained by FHA/Wedlands		
113 (114 (0820_206_23 0820_206_24 0820_209_47	206 206	23 24	0820_206_23 0820_206_24 0820_209_47					0.0409 0.0414 0.0574	0.0405		0.00 0.00 0.05	000 Unconstrained	Acreage Insufficient to Support Housing: Constrained by FHA/Wetlands Acreage Insufficient to Support Housing: Constrained by FHA/Wetlands Acreage Insufficient to Support Housing	- - -	я
115 0 116 0 117 0	0820 209 47 0820 209 48 0820 210 45 0820 210 46	209	47 48 45		0820_209_47	1	QUEEN ST	48 46	0.0574 0.0574			0.05	574 Unconstrained	Acreage Insufficient to Support Housing Acreage Insufficient to Support Housing Acreage Insufficient to Support Housing Acreage Insufficient to Support Housine	- - -	* *
118 0	0820_210_46 0820_210_60 0820_212_49		46 60	0820 210 45 0820 210 46 0820 210 60	0820 210 60	1	QUEEN ST 281 ESSEX AVE		0.0574 0.1148			0.05 0.11 0.25	148 Unconstrained	Acreage Insufficient to Support Housing Acreage Insufficient to Support Housing Acreage Insufficient to Support Housing		а а
120 0 121 0 122 0	0820_213_32 0820_213_65	213	32	0820_212_49 0820_213_32 0820_213_65	0820_212_49 0820_213_32 0820_213_65	1	172 QUEEN ST ESSEX AVE		0.2525 0.2296 0.0505			0.22	296 Unconstrained 505 Unconstrained	Acreage Insufficient to Support Housing Acreage Insufficient to Support Housing	- -	-
124 (125 (0820_214_27 0820_214_28 0820_214_33	214 214	27 28 33	0820_214_27 0820_214_28 0820_214_33	0820_214_27 0820_214_28 0820_214_33	1	ESSEX AVE ESSEX AVE ESSEX AVE		0.0505 0.2525 0.0505		0.0055 0.2114 0.0417	0.04 0.04 0.00	411 Unconstrained 089 Unconstrained	Acreage Insufficient to Support Housing: Constrained by FHA/Wetlands Acreage Insufficient to Support Housing: Constrained by FHA/Wetlands Acreage Insufficient to Support Housing: Constrained by FHA/Wetlands	** *	-
126 0	0820_215_52 0820_215_54 0820_216_39	215	52 54 39	0820_215_52 0820_215_54	0820_215_52 0820_215_54	1	275 UNION AVE UNION AVE ESSEX AVE	40	0.1010 0.1010 0.0505			0.10 0.10 0.05	010 Unconstrained 010 Unconstrained	Acreage Insufficient to Support Housing Acreage Insufficient to Support Housing Acreage Insufficient to Support Housing		
129 0 130 0	0820_216_40 0820_216_45	216 216	40 45	0820_216_40 0820_216_45	0820_216_45	1	UNION AVE	-	0.0505			0.05	505 Unconstrained 010 Unconstrained	Acreage Insufficient to Support Housing Acreage Insufficient to Support Housing	- -	-
131 (0820_217_22 0820_217_43 0820_217_44	217	22 43 44	0820_217_22 0820_217_43 0820_217_44	0820_217_22 0820_217_43	1	ESSEX AVE UNION AVE	44	0.0505 0.0505 0.0505		0.0444 0.0470	0.05 0.00 0.00	505 Unconstrained	Acreage Insufficient to Support Housing Acreage Insufficient to Support Housing: Constrained by FHA/Wetlands Acreage Insufficient to Support Housing	** *	-
134 (135 (0820 217 46	217	46 31 23	0820_217_46 0820_218_31	0820_217_46 0820_218_31	1	UNION AVE UNION AVE	32	0.0505		0.0426	0.00	079 Unconstrained	Acreage Insufficient to Support Housing: Constrained by FHA/Wetlands Acreage Insufficient to Support Housing Acreage Insufficient to Support Housing	а а	* *
138 0	0820 218 32 0820 219 23 0820 219 24	219	32 23 24	0820_218_32 0820_219_23 0820_219_24	0820_219_23	1	UNION AVE	24	0.0505 0.0496 0.0496			0.05 0.04 0.04	496 Unconstrained	Acreage Insufficient to Support Housing Acreage Insufficient to Support Housing Acreage Insufficient to Support Housing	r - -	-
139 0 140 0	0820_219_31 0820_219_32 0820_220_14	219 219	31 32	0820_219_31 0820_219_32 0820_220_14	0820_219_31	1	UNION AVE	32	0.0494 0.0494 0.0489			0.04	494 Unconstrained 494 Unconstrained	Arreage Insufficient to Support Housing Arreage Insufficient to Support Housing Arreage Insufficient to Support Housing		•
142 (143 (0820_220_15 0820_220_16	220 220	15 16	0820_220_15 0820_220_16	0820_220_14	1	UNION AVE	17-21	0.0489		0.0031	0.04	489 Unconstrained 457 Unconstrained	Acreage Insufficient to Support Housing Acreage Insufficient to Support Housing		-
144 0 145 0 146 0	0820_220_17 0820_220_18 0820_220_19	220 220 220	17 18 19	0820_220_17 0820_220_18 0820_220_19 0820_220_20			<u> </u>		0.0488 0.0488 0.0488		0.0478 0.0482 0.0488	0.00 0.00 0.00		Acreage Insufficient to Support Housing: Constrained by FHA/Wedlands Acreage Insufficient to Support Housing: Constrained by FHA/Wedlands Acreage Insufficient to Support Housing: Constrained by FHA/Wedlands		-
147 (220	20	0820_220_20 0820_220_21			WARREN AVE		0.0415	0.0022	0.0415	0.00	200 Unconstrained 200 Unconstrained	Acreage Insufficient to Support Housing: Constrained by FHA/Wetlands Acreage Insufficient to Support Housing: Constrained by FHA/Wetlands	*	-
	0820_220_20	2210	0	0930 224 0		-	WARREN AVE	·	0.0374 0.0381 0.1062			0.03	381 Unconstrained 362 Unconstrained	Acreage Insufficient to Support Housing Acreage Insufficient to Support Housing Acreage Insufficient to Support Housing	* *	-
148 0 149 0 150 0 151 0	0820_220_21 0820_220_21 0820_221_8 0820_221_9 0820_222_12		8 9 12	0820_221_8 0820_221_9 0820_222_12	0820_221_8 0820_222_12	1	WARREN AVE		0.1590			0.15	300 Unconstrained 549 Unconstrained	Acreage Insufficient to Support Housing Acreage Insufficient to Support Housing: Constrained by FHA/Wetlands Acreage Insufficient to Support Housing: Constrained by FHA/Wetlands		
148 0 149 0 150 0 151 0 152 0 153 0	0820 220 20 0820 221 21 0820 221 8 0820 221 9 0820 222 12 0820 222 12 0820 222 12	222 226.01	8 9 12 20 1 28	0820_221_8 0820_221_9 0820_222_12 0820_222_12 0820_222_20 0820_222_01_1	0820_222_12 0820_222_20 0820_226.01_1	*	WARREN AVE DELAWARE ST PRINCE ST 35 RIVERVIEW AVE	29	0.0502	0.0502		p				•
148 (149 (150 (151 (152 (153 (154 (155 (155 (156 (0820 220 20 0820 221 21 0820 221 8 0820 221 9 0820 222 12 0820 222 12 0820 222 20 0820 227 28 0820 227 29 0820 227 54	222 226.01 227 227 227 227	8 9 12 20 1 28 29 54	0820 221 8 0820 221 9 0820 222 12 0820 222 20 0820 226 01 1 0820 227 28 0820 227 29 0820 227 54	0820_222_12 0820_222_20 0820_226.01_1 0820_227_28 0820_227_28		DELAWARE ST PRINCE ST 35 RIVERVIEW AVE 55 RIVERVIEW AVE	29	0.0502 0.0764 0.0765 0.3917	0.0502 0.0116 0.0111 0.3917		0.06	554 Unconstrained 300 Unconstrained	Acreage Insufficient to Support Housing: Constrained by FHA/Wetlands Acreage Insufficient to Support Housing: Constrained by FHA/Wetlands		+ + + + -
148 (149 (150 (151 (152 (153 (155 (155 (156 (157 (158 (0820 220 21 0820 220 21 0820 221 9 0820 222 9 0820 222 12 0820 222 20 0820 227 28 0820 227 28 0820 227 54 0820 227 54 0820 227 54	222 226.01 227 227 227 227	8 9 12 20 1 28 29 54 1 3 4	0820_221_8 0820_221_9 0820_222_12 0820_222_20 0820_226.01_1 0820_227_28 0820_227_29 0820_227_54 0820_227_54 0820_227_11_1 0820_229_4	0820_222_12 0820_222_20 0820_226.01_1 0820_227_28 0820_227_28 0820_227_54 0820_227.01_1 0820_229_3	1	DELAWARE ST PRINCE ST 35 RIVERVIEW AVE 55 RIVERVIEW AVE RIVERVIEW AVE RIVERVIEW AVE	4	0.0502 0.0764 0.0765 0.3917 0.0288 0.0558	0.0111 0.3917 0.0288	2 2 2 2 2 2 2 2	0.06 0.00 0.00 0.06	000 Unconstrained 558 Unconstrained	Advage missificant to Support Housing. Constrained by FHA/Welands Arreage insufficient to Support Housing.	- - - - - - - - - - - - -	• • • • • •
148 0 149 0 150 0 151 0 152 0 153 0 154 0 155 0 156 0 157 0 158 0 159 0 160 0	0820 220 20 0820 220 21 0820 221 8 0820 222 9 0820 222 12 0820 222 12 0820 227 28 0820 227 28 0820 227 54 0820 227 54	222 226.01 227 227 227 227 227.01 229 229	8 9 12 20 1 28 29 54 1 3 4 18 19 29	0820_221 8 0820_221 9 0820_222 12 0820_222 20 0820_222 20 0820_227 28 0820_227 29 0820_227 54 0820_227 54 0820_227 01_1 0820_229 3 0820_229 4 0820_219 4	0820_222_12 0820_222_20 0820_226.01_1 0820_227_28 0820_227_28 0820_227_54 0820_227.01_1 0820_229_3	1	DELAWARE ST PRINCE ST 35 RIVERVIEW AVE 55 RIVERVIEW AVE RIVERVIEW AVE	4	0.0502 0.0764 0.0765 0.3917 0.0288 0.0558 0.0658 0.0965	0.0111		0.06 0.00 0.06 0.06 0.09 0.09	000 Unconstrained 558 Unconstrained 065 Unconstrained 000 Unconstrained	Arreage Insufficient to Support Housing: Constrained by PHA/Wetlands Arreage Insufficient to Support Housing: Constrained by PHA/Wetlands Arreage Insufficient to Support Housing: Constrained by PHA/Wetlands Arreage Insufficient to Support Housing Arreage Insufficient to Support Housing Arreage Insufficient to Support Housing		- - - - - - - - - - -
148 (149 (150 (151 (152 (153 (153 (154 (155 (156 (15	1820 220 210 0820 220 21 0820 221 9 0820 222 12 0820 222 12 0820 222 12 0820 222 20 0820 222 20 0820 227 28 0820 227 54 0820 227 54 0820 227 54 0820 227 54 0820 227 54 0820 227 54 0820 229 5 0820 229 4 0820 231 18 0820 231 19 0820 231 21	222 226.01 227 227 227 227.01 229 229 231 231 231 231 231	8 9 12 20 1 1 28 29 54 1 3 3 4 18 19 20 20 21 22	0820 221 8 0820 221 9 0820 222 12 0820 222 20 0820 222 20 0820 227 28 0820 227 28 0820 227 28 0820 227 28 0820 227 28 0820 227 31 0820 221 19 0820 221 19 0820 231 19 0820 231 21	0820_222_12 0820_222_20 0820_226.01_1 0820_227_28 0820_227_28 0820_227_54 0820_227.01_1 0820_229_3	1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	DELAWARE ST PRINCE ST 35 RIVERVIEW AVE 55 RIVERVIEW AVE RIVERVIEW AVE RIVERVIEW AVE	4	0.0302 0.0764 0.0765 0.3917 0.0288 0.0658 0.0658 0.0651 0.0462 0.0587 0.0482 0.0587 0.0424	0.0111 0.3917 0.0285 0.0651 0.0482 0.0587 0.0482 0.0587 0.0424		0.06 0.00 0.00 0.09 0.09 0.00 0.00 0.00	200 Unconstrained 200 Unconstrained 200 Unconstrained 200 Unconstrained 200 Unconstrained 200 Unconstrained 200 Unconstrained 200 Unconstrained	Acregat Inself-Control Scaperto Results, Control and by PrAVMentandi Acregational Control Scaperto Results, Control and By PrAVMentandi		- - - - - - - - - - - - - - - - - - -
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148 (149 (150 (151 (152 (153 (153 (155 (155 (155 (155 (157 (158 (157 (158 (159 (159 (160 (163 (163 (163 (163 (163 (163 (165 (16	DIRAD 2.40 JU DIRAD 2.40 JU DRED 2.21 8 DIRAD 2.11 8 DIRAD 2.21 9 DIRAD 2.21 9 DIRAD 2.21 9 DIRAD 2.21 9 DIRAD 2.22 JU DIRAD 2.22 10 DIRAD 2.22 JU DIRAD 2.27 78 DIRAD 2.27 JR DIRAD 2.27 79 DIRAD 2.27 JU DIRAD 2.27 70 DIRAD 2.27 JU DIRAD 2.27 93 DIRAD 2.29 J DIRAD 2.27 11 DIRAD 2.27 JI DIRAD 2.31 18 DIRAD 2.31 12 DIRAD 2.31 12 DIRAD 2.31 14 DIRAD 2.31 14 DIRAD 2.31 15 DIRAD 2.31 54 DIRAD 2.31 55 DIRAD 2.31 57 DIRAD 2.31 57 DIRAD 2.31 57 DIRAD 2.31 57 DIRAD 2.31 57 DIRAD 2.31 57 DIRAD 2.31 57	222 226.01 227 227 227 227.01 229 231 231 231 231 231 231 231 231	8 9 12 20 1 28 29 54 1 1 3 4 4 20 20 54 21 22 20 54 55 55 55 55 55 55 55 55	0820 221 8 0820 221 9 0820 222 12 0820 222 12 0820 222 12 0820 222 12 0820 222 61 0820 227 13 0820 227 72 0820 227 73 0820 227 74 0820 227 71 0820 229 3 0820 221 1 0820 231 18 0820 231 20 0820 231 22 0820 231 22 0820 231 54 0820 231 54 0820 231 54 0820 231 56 0820 231 56 0820 231 56	0820_222_12 0820_222_20 0820_226.01_1 0820_227_28 0820_227_28 0820_227_54 0820_227.01_1 0820_229_3		DELAWARE ST PRINCE ST 35 RIVERVIEW AVE 55 RIVERVIEW AVE RIVERVIEW AVE RIVERVIEW AVE	4	0.0521 0.0764 0.0765 0.9917 0.0268 0.0653 0.0653 0.0651 0.0482 0.0482 0.0482 0.0484 0.0465 0.046 0.04 0.04	0.0111 0.3917 0.0289 0.0651 0.0482 0.0587 0.0482 0.0482 0.0465 0.0465 0.0465 0.0465 0.0465 0.0465		0.05 0.00 0.00 0.00 0.00 0.00 0.00 0.00	000 Unconstrained 005 Unconstrained 005 Unconstrained 000 Unconstrained	An unga trucking trucking constant of the MV Workshot through trucking trucking constant of the MV Workshot through trucking trucking trucking constant of the MV Workshot through trucking trucking trucking constant of the MV Workshot trucking trucking tr		
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| 183 0820 234 26 234 | 26 08
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 | | 0.0470 | Investrained Arreage Insufficient to Support Housing
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183 0820_234_26 234 184 0820_234_27 234 185 0820_234_28 234	27 08	
 | 20_234_26
120_234_27
120_234_28

 | 0820_234_26 1
0820_234_27 1 | MIDDLESEX AVE | 28 | 0.0470
0.0470
0.0470 |
 | | 0.0470
0.0470 |
 | 6
6 | - | - |
| 186 0820 234 39 234
187 0820 234 40 234 | 39 08
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 | 120_234_39
120_234_40

 | 0820_234_39 1 | MIDDLESEX & GRANT | 40 | 0.0470 |
 | | 0.0470 | Unconstrained Acreage Insufficient to Support Housin
Unconstrained Acreage Insufficient to Support Housin
 | 6
6 | - | |
| 188 0820 235 10 235
189 0820 237 13 237
190 0820 237 14 237 |
 |

 | 0820_235_10 1
0820_237_13 1 | MIDDLESEX AVE
PASSAIC & GRANT | 14-20 | 0.0490 |
 | | 0.0490
0.0470
0.0470 | Unconstrained Acreage Insufficient to Support Housing
 | | -
- | |
| 191 0820 237 15 237 | 14 08
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 | | | | 0.0470
0.0470
0.0470 |
 | | 0.0470 | Unconstrained Acreage Insufficient to Support Housing
 | 6 | -
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| 192 0820 237 16 237
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 | 120_237_16
120_237_17

 | | | | 0.0470
0.0470
0.0470 | 0.0007
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0.0463
0.0285 | Unconstrained Acreage Insufficient to Support Housin
Unconstrained Acreage Insufficient to Support Housin
 | 8
g: Constrained by FHA/Wetlands | a | - |
| 195 0820_237_19 237 | 18 08
 | 20_237_18

 | | | | 0.0470 | 0.0312
 | | 0.0158 | Unconstrained Acreage Insufficient to Support Housing
 | g; Constrained by FHA/Wetlands
g; Constrained by FHA/Wetlands | -
- | - |
| 196 0820_237_20 237
197 0820_238_1 238 | 1 08
 | 20_237_20

 | 0820_238_1 1 | DELAWARE ST | 38 | 0.0422 | 0.0262
 | | 0.0160 | Unconstrained Acreage Insufficient to Support Housin
 | g; Constrained by FHA/Wetlands | a | |
| 198 0820_238_30 238
199 0820_238_31 238 |
 | 20_238_30
20_238_31

 | 0820_238_30 1 | BERGEN AVE | 31-34 | 0.1018 | 0.0739
0.0928
 | | 0.0279 | Unconstrained Acreage Insufficient to Support Housin
Unconstrained Acreage Insufficient to Support Housin
 | g: Constrained by FHA/Wetlands
g: Constrained by FHA/Wetlands | * | |
| 200 0820_238_32 238
201 0820_238_33 238 | 32 08
 | 20 238 32

 | | | | 0.0838 | 0.0838
 | | 0.0000 | Unconstrained Acreage Insufficient to Support Housin
Unconstrained Acreage Insufficient to Support Housin
 | g; Constrained by FHA/Wetlands | * | |
| 202 0820_238_34 238
203 0820_238_38 238 | 34 08
 | 20_238_34

 | | | | 0.0657 | 0.0657
 | | 0.0000 | Constrained by FH&/Wetlands
 | | • | |
| 204 0820 238 59 238 | 59 08
 | 20 238 59

 | 0820_238_59 1 | W MATTHEWS DR | 60-67 | 0.0459 | 0.0459
 | | 0.0000 | Unconstrained Acreage Insufficient to Support Housing
 | g: Constrained by FHA/Wetlands
e: Constrained by FHA/Wetlands | | - |
| 205 0820 238 60 238
206 0820 238 61 238
207 0820 238 62 238 | 62 08
 | 20_238_60
20_238_61
20_238_62

 | | | | 0.0459
0.0459
0.0459 | 0.0459
0.0459
0.0459
 | | 0.0000 |
 | | - | - |
| 208 0820 238 63 238
209 0820 238 64 238 | 63 08
 | 20_238_63
20_238_64

 | | | | 0.0459 | 0.0459
 | | 0.0000 | Unconstrained Acreage Insufficient to Support Housin
Unconstrained Acreage Insufficient to Support Housin
 | g: Constrained by FHA/Wetlands
g: Constrained by FHA/Wetlands | - | |
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 | | | | 0.0459 | 0.0459
 | | 0.0000 |
 | | - | - |
| 211 0820 238 66 238
212 0820 238 67 238
213 0820 240 33 240 | 67 08
33 08
 | 20 238 66
20 238 67
20 240 33

 | 0820_240_33 1 | SOMERSET AVE | 34-47 | 0.0433
0.0359 | 0.0433
 | | 0.0000 | Unconstrained Acreage Insufficient to Support Housing
 | g: Constrained by FHA/Wetlands | | - |
| 214 0820 240 34 240
215 0820 240 35 240 | 34 08
 | 120_240_34
120_240_35

 | | | | 0.0369 |
 | | 0.0369 |
 | 8 | | |
| 216 0820 240 36 240 |
 |

 | | | | 0.0390 |
 | | 0.0390 | Unconstrained Acreage Insufficient to Support House
 | | - | |
| 217 0820 240 37 240
218 0820 242 7 242
219 0820 243 5 243 | 7 08
 | 120_240_37
120_242_7
120_243_5

 | 0820_242_7 1
0820_243_5 1 | 251 ROOSEVELT BLVD
306 DELAWARE ST | | 0.2456 |
 | | 0.2456 0.2547 | Unconstrained Acreage Insufficient to Support Housin
Unconstrained Acreage Insufficient to Support Housin
 | 6
6 | | - |
| 220 0820_244_32 244
221 0820_244_33 244 | 32 08
 | 20 244 32

 | 0820_244_32 1 | BERGEN AVE | 33 | 0.0470 |
 | | 0.0470 | Unconstrained Acreage Insufficient to Support Housing
 | 8 | * | |
| 222 0820_244_34 244
223 0820_244_35 244 | 34 08
 | 20 244 34

 | 0820_244_34 1 | BERGEN AVE | 35 | 0.0470 |
 | | 0.0470 | Unconstrained Acreage Insufficient to Support Housin
Unconstrained Acreage Insufficient to Support Housin
 | 8 | * | |
| 224 0820 245 28 245
225 0820 245 30 245 | 28 08
 | 20_245_28
20_245_30

 | 0820_245_28 1
0820_245_30 1 | HARDING AVE
HARDING AVE | | 0.1141
0.2425 |
 | | 0.1141
0.2425 | Unconstrained Acreage Insufficient to Support Housing
 | 6 | | |
| 226 0820_247_22 247
227 0820_247_23 247 | 22 08
 | 20 247 22

 | 0820_247_22 1 | MONMOUTH AVE | 23 | 0.0528 |
 | | 0.0528 | Unconstrained Acreage Insufficient to Support Housing
 | 6 | * | |
| 228 0820_247_24 247
229 0820 249 65 249 | 24 08
 | 20 247 24

 | 0820_247_24 1
0820_249_65 1 | 190 MONMOUTH AV
PASSAIC AVE | E | 0.1056 |
 | | 0.1056 | Unconstrained Acreage Insufficient to Support Housin
Unconstrained Acreage Insufficient to Support Housin
 | 6
6 | | |
| 230 0820_251_1 251
231 0820_251_5.0 251 | 1 08
 | 120_251_1
120_251_5.01

 | 0820_251_1 1
0820_251_5.011 | 198 BERGEN AVE
PASSAIC AVE | | 0.3962 21.7905 | 10.9928
 | 0.0593 | 0.3962 | Unconstrained Acreage Insufficient to Support Housin
No Access
 | 8 | | - |
| 232 0820 251 13 251 |
 |

 | 0820_251_13 1 | BERGEN AVE | 14 | 0.0482 |
 | | 0.0482 | Unconstrained Acreage Insufficient to Support Housing
 | 8 | - | |
| 233 0820 251 14 251
234 0820 251 24 251
235 0820 251 25 251 |
 | 20_251_14
20_251_24
20_251_25

 | 0820_251_24 1 0820_251_25 1 | DELAWARE ST
DELAWARE ST | | 0.2690 | 0.9717
 | | 0.2690 | Unconstrained Acreage Insufficient to Support Housin
 | | - | |
| 236 0820 253 1 253
237 0820 253 2 253 | 1 08
 | 120_253_1
120_253_2

 | 0820_253_1 1 | CROWN POINT RD | 2 | 0.1292
0.1225 | A/
 | | 0.1292 | Unconstrained Acreage Insufficient to Support Housin
Unconstrained Acreage Insufficient to Support Housin
Unconstrained Acreage Insufficient to Support Housin
 | 8 | -
- | |
| 238 0820 253 13 253 |
 |

 | 0820_253_13 1
0820_253_17 1 | CUMBERLAND AVE
CUMBERLAND AVE | 18-20 | 0.1010 |
 | | 0.1010 |
 | | -
- | |
| 239 0820 253 17 253
240 0820 253 18 253
241 0820 253 19 253 | 18 08
 | 120 253 17
120 253 18
120 253 19

 | | | | 0.1010
0.1010
0.1010 |
 | | 0.1010
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0.1010 | Unronstrained Arreage Insufficient to Support Housing
 | | - | |
| 242 0820 253 20 253
243 0820 254 1 254
244 0820 254 2 254 | 20 08
 | 20 253 20
20 254 1
20 254 2

 | 0820_254_1 1 | CROWN POINT & CUI | 2,3 | 0.0348 |
 | | 0.0348
0.1261 | Unconstrained Acreage Insufficient to Support Housin
Unconstrained Acreage Insufficient to Support Housin
 | 8 | - | - |
| 244 0820 254 2 254
245 0820 254 3 254 |
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 | | | | 0.1205 |
 | | 0.1205 | Unconstrained Acreage Insufficient to Support House
Unconstrained Acreage Insufficient to Support House
 | 8 | * | |
| 246 0820 254 4 254
247 0820 254 5 254 | 4 08
5 08
 | 20_254_4

 | 0820_254_4 1
0820_254_5 1 | CROWN POINT RD
CROWN POINT RD | - | 0.1205 |
 | - | 0.1205 | Unconstrained Acreage Insufficient to Support Housin
Unconstrained Acreage Insufficient to Support Housin
 | 6 | | |
| 248 0820 254 6 254
249 0820 254 7 254 | 6 08
 | 20 254 6
20 254 7

 | 0820_254_6 1 | CUMBERLAND AVE | 7,8 | 0.4040 |
 | | 0.4040 | Unconstrained Acreage Insufficient to Support Housin
 | 8 | * | |
| 250 0820_254_8 254
251 0820_255_8 255 | 8 08
 | 20 254 8

 | 0820_255_8 1 | FELTMAN PL | 9 | 0.1010 |
 | | 0.1010 | Unconstrained Acreage Insufficient to Support Housin
Unconstrained Acreage Insufficient to Support Housin
 | 6 | -
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| 252 0820 255 9 255
253 0820 255 10 255 | 9 08
 | 20_255_9

 | 0820_255_10 1 | FELTMAN PL | | 0.0776 |
 | | 0.0776 | Unconstrained Acreage Insufficient to Support Housin
Unconstrained Acreage Insufficient to Support Housin
 | 6 | - | |
| 254 0820 256 5 256 |
 |

 | 0820 256 5 1 | CROWN POINT & CAR
CROWN POINT RD
CROWN POINT RD | E MAY | 0.1010 0.1085 0.1054 |
 | | 0.1010 0.1085 0.1054 | Unconstrained Acreage Insufficient to Support Housin
 | 8 | - | |
| 255 0820 257 2 257
256 0820 257 3 257
257 0820 257 4 257 | 4 08
 | 20_257_2
20_257_3
20_257_4

 | 0820_257_2 1
0820_257_3 1
0820_257_4 1 | CROWN POINT RD
CROWN POINT RD | | 0.1054 |
 | | 0.1054 |
 | | - | - |
| 258 0820 258 12 258
259 0820 258 13 258 | 12 08
13 08
 | 120 258 12
120 258 13

 | 0820_258_12 1 | CUMBERLAND-TILDE | 13,14 | 0.0630 |
 | 0.0630 | 0.0000 |
 | g: Constrained by FHA/Wetlands
g: Constrained by FHA/Wetlands | -
- | |
| 260 0820 258 14 258 | 14 08
 | 20 258 14

 | 0820_258_17 1 | WILLIAMS PL & TILDE | 18 | 0 1249 |
 | 0.1082 | 0.0167 | Unconstrained Acreage Insufficient to Support Housin
Unconstrained Acreage Insufficient to Support Housin
 | | - | |
| 261 0820 258 17 258
262 0820 258 18 258
263 0820 258 19 258 | 18 08
 | 20_258_17
20_258_18
20_258_19

 | 0820_258_19 1 | WILLIAMS PL | | 0.0830
0.0566
0.1445 |
 | 0.0830
0.0566
0.1445 | 0.0000 | Unconstrained Acreage Insufficient to Support Housin
Unconstrained Acreage Insufficient to Support Housin
Unconstrained Acreage Insufficient to Support Housin
 | g: Constrained by FHA/Wetlands
g: Constrained by FHA/Wetlands
g: Constrained by FHA/Wetlands | | |
| 264 0820_258_20_258
265 0820_260.01_260.01 | 20 08
 | 120_258_20
120_260.01_10

 | 0820_258_20 1 0820_260.01_11 | WILLIAMS & CUMBER | ILAND | 0.5501
0.5437
0.0918 |
 | 0.4258 | 0.1243 0.5437 | Unconstrained Acreage Insufficient to Support Housin
Unconstrained Acreage Insufficient to Support Housin
 | 8 | - | |
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 |

 | 0820 263 3 1 | CAPE MAY AVE | | 0.0918 |
 | | 0.0918 | Unconstrained Acreage Insufficient to Support Housing
 | 6
6 | - | |
| 267 0820 263 5 263
268 0820 263 6 263
269 0820 263 7 263 | 6 08
 | 120_263_5
120_263_6
120_263_7

 | 0820_263_5 1
0820_263_6 1
0820_263_7 1 | CAPE MAY AVE
CAPE MAY AVE | | 0.0918
0.0918
0.0918 |
 | | 0.0918 | Unconstrained Acreage Insufficient to Support Housin
Unconstrained Acreage Insufficient to Support Housin
 | 6 | - | |
| 270 0820_263_15 263
271 0820_270_20 270 | 15 08
 | 20_263_15
20_270_20

 | 0820_263_15 1
0820_270_20 1 | GLOUCESTER AVE
WOODBURY & VIRGI | NIA. | 0.0459 |
 | | 0.0459 | Unconstrained Acreage Insufficient to Support Housing
 | 6 | - | |
| 272 0820 272 6 272 | 6 08
 | 20_272_6

 | 0820_272_6 1 | OFF VIRGINIA AVE | | 31.8428 | 25.2858
 | 1.2469 | 5.3101 | Access through wetlands
 | | | |
| |
 |

 | | WOODBURY & VIRGI | NIA | 0.0352 | 222000
 | 0.0003 | 0.0350 | Unconstrained Acreage Insufficient to Support Housing
 | 8 | | |
| 273 0820_279_2 279
274 0820_284_2.0 284
275 0820_285_3 285 | 2.01 08
 | 120_279_2
120_284_2.01
120_285_3

 | 0820_279_2 1
0820_284_2.01 1
0820_285 3 1 | WOODBURY & VIRGII
GROVE AVE
GROVE AVE | NIA | 0.0352 |
 | 0.0003 | 0.0350 | Unconstrained Acreage Insufficient to Support Housin
Unconstrained Acreage Insufficient to Support Housin
Constrained by FHA/Wetlands
 | 6 | -
-
- | |
| 274 0820 284 2.0 284
275 0820 285 3 285
276 0820 286 6 286 | 2.01 08
3 08
6 08
 | 120 284 2.01
120 285 3
120 286 6

 | 0820_284_2.011
0820_285_3 1
0820_286_6 1 | WOODBURY & VIRGI
GROVE AVE
GROVE AVE
OFF GROVE AVE
GROVE AVE | NIA | 0.0352 | 1.0512
0.2002
0.2266
 | 0.0003 | 0.0350 | Unconstrained Acreage Insufficient to Support Housin
Unconstrained Acreage Insufficient to Support Housin
Constrained by FHA/Wetlands
Unconstrained Acreage Insufficient to Support Housin
 | 8
g: Constrained by FHA/Wetlands | -
 | |
| 274 0820_284_2.0.284
275 0820_285_3 285
276 0820_285_6 286
277 0820_285_6 286
277 0820_287_1 287
278 0820_287_1 287
278 0820_287_5 287
279 0820_288_6 288 | 2.01 08
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 | 20 284 2.01
20 285 3
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20 287 1
20 287 5
20 288 6

 | 0820_284_2.01
0820_285_3_1
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0820_287_5_1
0820_287_5_1
0820_288_6_1 | GROVE AVE
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OFF GROVE AVE
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PLEASURE AVE | | 0.0352
0.0871
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0.5663 | 1.0512
 | 0.0003 | 0.035 0.0671 0.3979 0.0006 0.0000 0.00 | Unconstrained Acreage Insufficient to Support Housis
Unconstrained Acreage Insufficient to Support Housis
Constrained by FHA/Wetlands
Unconstrained Acreage Insufficient to Support Housis
Unconstrained Acreage Insufficient to Support Housis
Unconstrained Acreage Insufficient to Support Housis
 | 8
g: Constrained by FHA/Wetlands
g: Constrained by FHA/Wetlands
e: Constrained by FHA/Wetlands | -
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-
-
-
-
- |
| 274 (650, 284, 2.0, 284
275 (650, 285, 3, 245
276 (650, 286, 6, 246
277) (650, 286, 6, 246
279) (650, 287, 1, 287
279) (650, 287, 5, 287
279) (650, 287, 5, 287
280 (650, 293, 1, 293
281 (650, 293, 2, 293 | 2.01 08
3 08
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 | 220 284 2.01
220 285 3
220 286 6
220 287 1
220 287 5
220 288 6
220 288 6
220 293 1
220 293 2

 | 0820_284_2.01 1
0820_285_3 1
0820_286_6 1
0820_287_1 1
0820_287_5 1 | GROVE AVE
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OFF GROVE RD | 2-19 | 0.0352
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 | 0.0003 | 0.035
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Inconstrained Areage Insufficient to Support Housing
Constrained Areage Insufficient to Support Housing
Unconstrained Areage Insufficient to Support Housing
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g: Constrained by FHA/Wetlands
g: Constrained by FHA/Wetlands
g: Constrained by FHA/Wetlands
g: Constrained by FHA/Wetlands
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| 274 (bi20) 284 2.01 284
275 (bi20) 285 3 285
276 (bi20) 285 6 285
277 (bi20) 286 6 286
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280 (bi20) 283 1 293
281 (bi20) 293 1 293
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0820_288_6_1 | GROVE AVE
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OFF GROVE RD
PLEASURE AVE | 2-19 | 0.0352
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0.391 | Usconstained Accept Insufficient to Support Housis
Usconstained Accept Insufficient to Support Housis
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Usconstained Accept Insufficient to Support Housis
Usconstained Accept Insufficient to Support Housis
 | 8
g: Constrained by FHA/Wellands
g: Constrained by FHA/Wellands
g: Constrained by FHA/Wellands
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8 | - | - |
| 274 0520, 284, 2.01284
275 0520, 285, 3
286, 0520, 285, 3
276 0520, 285, 5
276 0520, 285, 5
276 0520, 287, 1
278 0520, 287, 1
279 0520, 287, 1
279 0520, 288, 5
280 0520, 293, 1
280 0520, 293, 1
281 0520, 293, 2
283 0520, 293, 4
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 | 2-19 | 0.0352
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Constrained Arrange insofficient to Support House
Constrained Arrange insofficient to Support House
Uncentrative A range insofficient to Support House | g. Constrained by FHA/Wetlands g. Constrained by FHA/Wetlands g. Constrained by FHA/Wetlands g. Constrained by FHA/Wetlands g. constrained by FHA/Wetlands g. g. Constrained by FHA/Wetlands g. Constrained by FHA/Wetlands g. Constrained by FHA/Wetlands | - - - - - - - - - - - - - - - - - -
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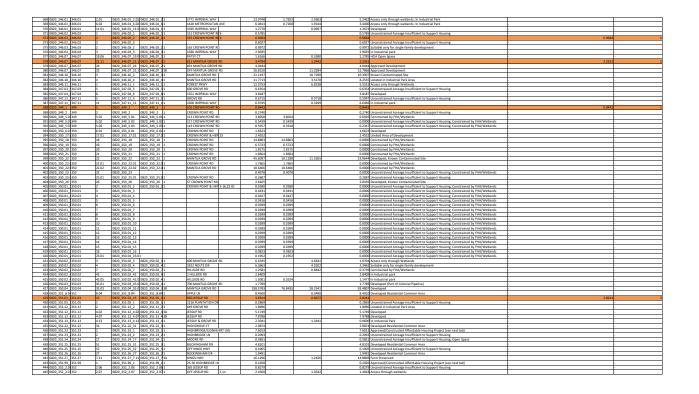
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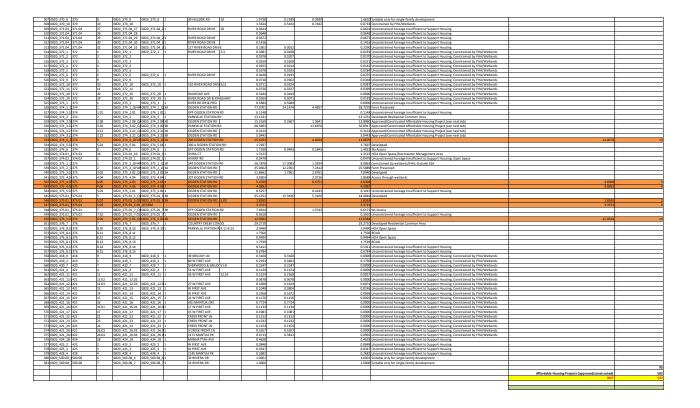
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457 0820_353_4_C 35	3	0820_353_4_QFARM 3A			10.0000		3.4428	6.5572 Approved Development		
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461 0820_354_1.28354	1.28	0820_354_1.28 0820_354_1.281	KAREN ANN CT		1.1644			1.1644 HOA/Basin Lot		
462 0820_354_2_C354	2	0820_354_2_QFA80820_354_2_Q38	JESSUP RD	3	4.6433			4.6433	4.6433	5
463 0820_354_3_C354	3	0820_354_3_QFARM			1.5125			1.5125	1.5125	1
464 0820_354_5.0:354	5.09	0820_354_5.09 0820_354_5.091	JESSUP RD		0.5264			0.5264 Unconstrained Acreage Insufficient to Support Housing		
465 0820_356.01_4356.01	6	0820_356.01_6 0820_356.01_61	OFF COOPER DR		2.4241		1.1782	1.2458 Limited Area of Development		
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477 0820_365_4 365	4	0820_365_4			0.3124		0.0088	0.3036 Unconstrained Acreage Insufficient to Support Housing		
478 0820_365_5 365	5	0820_365_5			0.1560			0.1560 Unconstrained Acreage Insufficient to Support Housing -		
479 0820_365_6 365	6	0820_365_6			0.1343			0.1343 Unconstrained Acreage Insufficient to Support Housing		
480 0820_365_7 365	7	0820_365_7			0.1343			0.1343 Unconstrained Acreage Insufficient to Support Housing -		
481 0820_365_8 365	8	0820_365_8			0.1343			0.1343 Unconstrained Acreage Insufficient to Support Housing		
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486 0820 367 4 367	4	0820 367 4			0.1318		0.1247	0.0071 Unconstrained Acreage Insufficient to Support Housing; Constrained by FHA/Wetlands		
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495 0820_367_13 367	13	0820_367_13			0.1312		0.0412	0.0900 Unconstrained Acreage Insufficient to Support Housing		
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	505 0820_367_23 367	23	0820_367_23				0.1319		0.0767	0.0552	Unconstrained Acreage Insufficient to Support Housing -
	506 0820_370_1 370	1	0820_370_1	0820_370_1	1	4 HILLSIDE RD	0.6928	0.1878		0.5050	Unconstrained Acreage Insufficient to Support Housing: Constrained by FHA/Wetlands



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3. Alterra Developer Agreement and Site Map

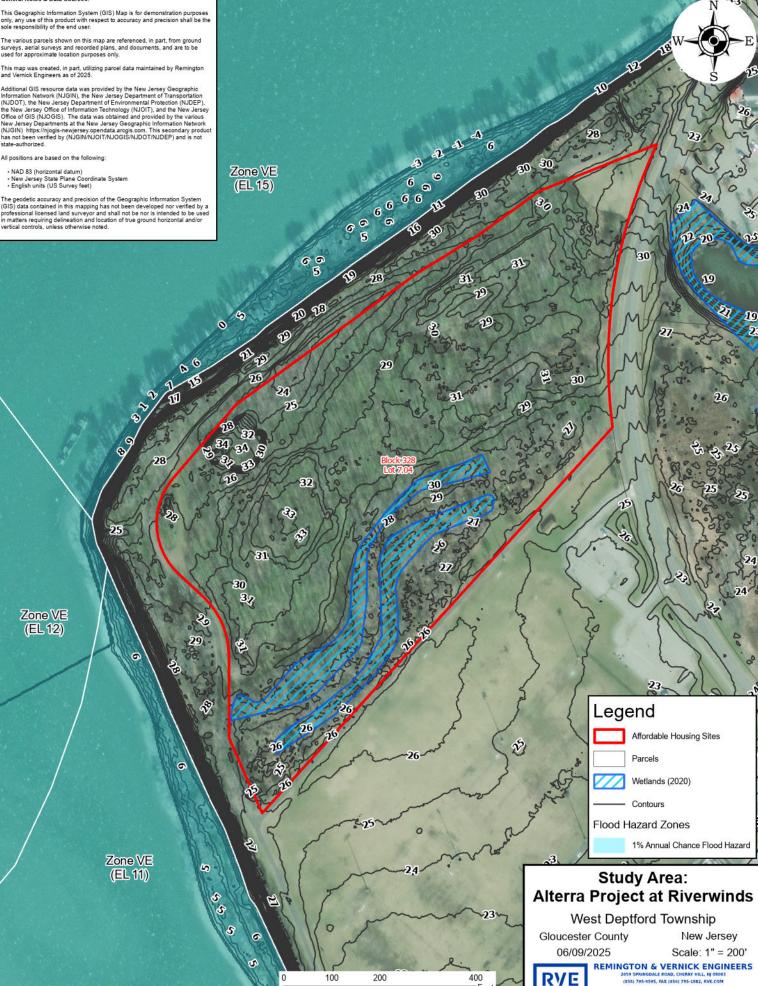
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General Notes & Data Sources

Additional GIS resource data was provided by the New Jersey Geographic Information Network (NJGIN), the New Jersey Department of Transportation (NJDOT), the New Jersey Department of Environmental Protection (NJDEP), the New Jersey Office of Information Technology (NJOT), and the New Jersey Office of GIS (NJOGIS). The data was obtained and provided by the various New Jersey Departments at the New Jersey Geographic Information Network (NJGIN) https://niogis-newipresy.pondata.arcgis.com. This secondary product has not been verified by (NJGIN/NJOT/NJOGIS/NJDOT/NJDEP) and is not state-authorized. state-authorized

All positions are based on the following:

The geodetic accuracy and precision of the Geographic Information System (GIS) data contained in this mapping has not been developed nor verified by a professional licensed land surveyor and shall not be nor is intended to be used in matters requiring delimetation and location of true ground horizontal and/or vertical controls, unless otherwise noted.



Printed on: June 9, 2025

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WEST DEPTFORD TOWNSHIP

RESOLUTION 2024-<u>239</u>

RESOLUTION OF THE TOWNSHIP OF WEST DEPTFORD AUTHORIZING EXECUTION OF THE FIRST AMENDMENT TO REDEVELOPMENT AGREEMENT BETWEEN RIVERWINDS PARTNERS URBAN RENEWAL, LLC AND ALTERRA PROPERTY GROUP, LLC AND THE TOWNSHIP OF WEST DEPTFORD

WHEREAS, West Deptford Township ("Township") is empowered, pursuant to the provisions of the Local Redevelopment and Housing Law, as amended and supplemented, N.J.S.A. 40A:12A-1, *et seq.*, ("the Redevelopment Law"), to declare certain properties located within the Township as areas in need of redevelopment, and to adopt and implement redevelopment plans, and carry out redevelopment projects; and

WHEREAS, on May 6, 1999, the Township designated certain properties within the Township as an area in need of redevelopment and adopted a redevelopment plan for the Redevelopment Area entitled "RiverCentr at West Deptford"; and

WHEREAS, the Township is the owner of the property located at Block 328, Lot 7.04, on the Official Tax Map of the Township, and the Property is located within the Redevelopment Area and the Rehabilitation Area; and

WHEREAS, the Township and the Redeveloper have entered into that certain Redevelopment Agreement by and between Alterra Property Group and/or its affiliates and the Township of West Deptford dated April 5, 2023 ("Redevelopment Agreement"); and

WHEREAS, the Redevelopment Agreement contemplates the construction of approximately 260 low-rise rental apartment dwelling units to be completed pursuant to the provisions of the Redevelopment Plan; and

WHEREAS, the Township Committee has designated Redeveloper to undertake the necessary construction of those Project Improvements constituting the Project; and

WHEREAS, the Township and the Redeveloper have agreed that the Project should be modified to include the provision of a set aside of five percent (5%) of the units in the Project for low- and moderate- income housing; and

WHEREAS, the Township and Redeveloper desire to amend the Redevelopment Agreement to include provisions for low- and moderate- income housing and a Financial Agreement for the Project.

NOW, THEREFORE, BE IT RESOLVED that the Township Committee of the Township of West Deptford, County of Gloucester, and State of New Jersey hereby authorizes the execution of the attached First Amendment to Redevelopment Agreement between Riverwinds Partners Urban Renewal, LLC, Alterra Property Group, LLC and West Deptford Township.

ADOPTED at the meeting of the Township Committee of the Township of West Deptford held on July 17, 2024.

TOWNSHIP OF WEST DEPTFORD

ES P. MEHAFF

ATTEST:

LEE ANN DEHART, Registered Municipal Clerk

CERTIFICATION

I, Lee Ann DeHart, Registered Municipal Clerk, of the Township of West Deptford, in the County of Gloucester, do hereby certify that the foregoing Resolution was presented and duly adopted by the Township Committee at a meeting of the Township of West Deptford held on July 17, 2024.

LEE ANN DEHART, Registered Municipal Clerk

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FIRST AMENDMENT TO REDEVELOPMENT AGREEMENT

THIS FIRST AMENDMENT TO REDEVELOPMENT AGREEMENT (the "<u>First</u> <u>Amendment</u>"), dated this <u>day</u> of <u></u>, 2023 by and between **RIVERWINDS PARTNERS URBAN RENEWAL, LLC,** a New Jersey limited liability company, an affiliate of and ALTERRA PROPERTY GROUP, LLC, a Pennsylvania limited liability company, having offices at 414 South 16th Street, Suite 100, Philadelphia, PA 19146, and/or its assignee, as provided herein, and the **TOWNSHIP OF WEST DEPTFORD**, a municipal corporation of the State of New Jersey, having offices at 400 Crown Point Road, West Deptford, NJ 08086.

WITNESSETH

WHEREAS, the Local Redevelopment and Housing Law, <u>N.J.S.A.</u> 40A:12A-1, <u>et seq.</u>, as amended and supplemented, provides a process for municipalities to participate in the redevelopment and improvement of areas in need of redevelopment or rehabilitation; and

WHEREAS, on May 6, 1999, the Township designated certain properties within the Township as an area in need of redevelopment and adopted a redevelopment plan for the Redevelopment Area entitled "RiverCentr at West Deptford"; and

WHEREAS, the Township is the owner of the property located at Block 328, Lot 7.04, on the Official Tax Map of the Township, and the Property is located within the Redevelopment Area and the Rehabilitation Area; and

WHEREAS, Section 8(f) of the Redevelopment Law authorizes the Township to arrange or contract with a redeveloper for the planning, construction, or undertaking of any project or redevelopment work in an area designated as an area in need of rehabilitation or redevelopment; and

WHEREAS, the Township and the Redeveloper have entered into that certain Redevelopment Agreement by and between Alterra Property Group and/or its affiliates and the Township of West Deptford dated April 5, 2023 ("Redevelopment Agreement")

WHEREAS, the Redevelopment Agreement contemplates the construction of approximately 260 low-rise rental apartment dwelling units to be completed pursuant to the provisions of the Redevelopment Plan; and

WHEREAS, the Township Committee has designated Redeveloper to undertake the necessary construction of those Project Improvements constituting the Project; and

WHEREAS, the Township and the Redeveloper have agreed that the Project should be modified to include the provision of a set aside of five percent (5%) of the units in the Project for low- and moderate-income housing; and

WHEREAS, the Township has agreed, among other things, to adopt an Ordinance pursuant to the Long Term Tax Exemption Law, <u>N.J.S.A</u>. 40A:20-1 *et seq.*, providing for a Financial Agreement with Redeveloper for payments in lieu of real estate taxes; and.

WHEREAS, the Township and Redeveloper desire to amend the Redevelopment Agreement to include provisions for low- and moderate-income housing and a Financial Agreement for the Project.

NOW, THEREFORE, for and in consideration of the premises and of the mutual representations, covenants and agreements herein set forth and to implement the purposes of the Redevelopment Law and the Redevelopment Plan, the Parties hereto, each binding itself, its successors, and assigns do mutually promises, covenant and agree as follows:

1. Redevelopment Agreement to Remain in Effect. All terms of the Redevelopment Agreement shall remain in full force and effect, unless modified by this First Amendment. All capitalized terms in this First Amendment shall have the meaning ascribed to them in the Redevelopment Agreement unless otherwise defined herein.

2. Definitions. Section 1.2 of the Redevelopment Agreement, Definitions, is hereby amended as follows:

A new definition is hereby added to the Redevelopment Agreement as follows: "<u>Certificate of Formation</u>" means a Certificate of Formation for an Urban Renewal Entity approved by the New Jersey Department of Community Affairs and filed with the State of New Jersey, Department of the Treasury."

A new definition is hereby added to the Redevelopment Agreement as follows: " "<u>Financial Agreement</u>" means a financial agreement between Redeveloper, or its Affiliates or assigns, and the Township for a payment in lieu of taxes, pursuant to the Long Term Exemption Law, <u>N.J.S.A.</u> 40A:20-1 *et seq.* "

A new definition is hereby added to the Redevelopment Agreement as follows: "<u>First Amendment</u>" means the First Amendment to Redevelopment Agreement executed by the Parties, dated _____, 2023"

A new definition is hereby added to the Redevelopment Agreement as follows: "<u>Long Term Exemption Law</u>" means the New Jersey Long Term Tax Exemption Law, codified at <u>N.J.S.A</u>. 40A:20-1 *et seq*."

The definition of "<u>Project Improvements</u>" is deleted in its entirety and replaced with the following: "The development and construction of approximately 260 low-rise rental apartment dwelling units, with five (5%) percent of the units set aside for low- and moderate-income families."

A new definition is hereby added to the Redevelopment Agreement as follows: " "<u>Urban Renewal Entity</u>" means an urban renewal entity formed by the Redeveloper in accordance with the Long Term Tax Exemption Law and this Redevelopment Agreement to construct the Project." **3. Affordable Housing Obligation**. Section 8.6, of the Redevelopment Agreement, Affordable Housing Obligation is hereby deleted in its entirety and replaced with the following:

Obligation To Comply With Affordable Housing Requirements: Redeveloper shall comply with the provisions in this section regarding the Affordable Units in the Project, which provisions shall prevail in the case of conflicts with other laws. The configuration (unit size and affordability levels) of the thirteen (13) Affordable Units in the Project shall be designed and completed in accordance with the Fair Housing Act (FHA), the Uniform Housing Affordability Controls (N.J.A.C. 5:80-26.1 et seq.) (UHAC), and Prior Round Council on Affordable Housing (COAH) regulations (N.J.A.C. 5:93-1.1, et seq.) as follows:

(a) Deed Restriction Period: The Redeveloper shall have an obligation to deed restrict the affordable units in the Project as low or moderate-income affordable units for a period of at least thirty (30) years from the date of the initial certificate of occupancy is issued for each affordable unit (the "Deed-Restriction Period"), so that the Township may count each affordable unit against its obligation to provide family rental affordable housing. The affordable units shall be subject to the Deed Restriction Period, unless and until the Township, in accordance with applicable law, extends or releases the controls on affordability. If the Township should choose not to extend the controls and takes action to release the controls, the affordability controls shall remain in effect until the date on which a rental unit shall become vacant, provided that the occupant household continues to earn a gross annual income of less than 80 percent of the applicable median income. See N.J.A.C. 5:80-26.11(b). If, at any time after the end of thirty (30) years after the date of initial occupancy, a rental household's income is found to exceed 80 percent of the regional median income, the rental rate restriction shall expire either at the next scheduled lease renewal or sixty (60) days later, whichever is later. See Ibid. The term family rental in this Agreement means rental units that are not age restricted.

(b) <u>Deed Restriction</u>: The Redeveloper shall execute and record a Deed Restriction in a form not inconsistent with UHAC regulations and approved by the Township before the first Certificate of Occupancy is issued for the Inclusionary Development. The Deed Restriction will be recorded in the Gloucester County Clerk's office.

(c) <u>Income Distribution Requirements</u>: The Affordable Units shall be split between lowincome and moderate-income units. Fifty percent (50%) of the Affordable Units shall be available as low-income housing units and fifty percent (50%) of the Affordable Units shall be available as moderate-income housing units, as such terms are defined in <u>N.J.S.A.</u> 52:27D-304 and the UHAC. The thirteen (13) affordable units in the Project will consist of seven (7) low-income units and six (6) moderate-income units. Since there is not an even number of affordable units to split, the Redeveloper will provide one more lowincome unit than moderate-income unit. (d) <u>Bedroom Mix</u>: UHAC regulations require that at least twenty percent (20%) of the affordable units in each project shall be three-bedroom units, but not more than twenty percent (20%) of the affordable units in each project shall be efficiency and one bedroom units, and at least thirty percent (30%) of the affordable units in each project shall be two bedroom units. The balance may be two or three-bedroom units, at the discretion of the Redeveloper.

(e) <u>Adaptability Requirements</u>: All new construction Affordable Units shall be adaptable in conformance with <u>N.J.S.A</u>. 52:27D-311a-311b, and all other applicable laws.

(f) <u>Other Affordable Housing Unit Requirements</u>: The Redeveloper will also comply with all of the other requirements of UHAC and COAH Prior Round regulations, including, but not limited to: (1) affirmative marketing requirements, (2) candidate qualification and screening requirements, and (3) integrating the Affordable Units amongst the market rate units.

(g) <u>Administrative Agent</u>: The Redeveloper shall contract with a qualified and experienced third-party Administrative Agent, which may be the Township's Administrative Agent, for the administration of the affordable units and shall have the obligation to pay all costs associated with properly deed restricting the affordable units in accordance with this Agreement for the Deed-Restriction Period. The Redeveloper and the Redeveloper's Administrative Agent, should the Administrative Agent not be the Township's Administrative Agent, shall work with the Township and the Township's Administrative Agent regarding any affordable housing monitoring requirements imposed by COAH or the Court. In that event, the Redeveloper and/or the Redeveloper's Administrative Agent, shall provide, within thirty (30) days after written notice, detailed information reasonably requested by the Township or the Township's Administrative Agent concerning the Redeveloper's compliance with UHAC, any applicable Court orders, and other applicable laws.

(h) <u>Phasing</u>: The affordable units and the market rate units have to be properly phased in accordance with COAH Prior Round Phasing Regulation (<u>N.J.A.C</u>. 5:93-5.6(d) as follows:

Min. % of Affordable	Maximum % of Market
Units Completed	Units to be Completed
0	25
10	25 +1 unit
50	50
75	75

(i) <u>Inclusion of Affordable Units in the Township's Housing Element and Fair Share Plan</u>: The Redeveloper and the Township agree that all of the Affordable Units in the Project will be included in the Township's Housing Element and Fair Share Plan, which may or may not be approved by the Court at a Compliance Hearing.

4. Tax Exemption. Section 8.7 of the Redevelopment Agreement is hereby deleted in its entirety and replaced with the following. "Application for Tax Exemption. The Parties acknowledge that the Property cannot be redeveloped with the Project pursuant to the Redevelopment Plan by private capital investment alone, and, therefore, an exemption from ad valorem taxes is necessary for the success of the Project. Following the Effective Date, the Redeveloper shall submit to the Township an application for tax exemption in accordance with the Long Term Tax Exemption Law and the terms of the Financial Agreement, which shall provide, inter alia, that the Redeveloper shall make annual payments to the Township in lieu of taxes in an amount set forth in the Financial Agreement. The Redeveloper shall, prior to the execution of the Financial Agreement, obtain approval of its status as an Urban Renewal Entity in accordance with the Long Term Tax Exemption Law. Prior to execution of the Financial Agreement, the Redeveloper shall deliver to the Township a certified copy of the Certificate of Formation of the Redeveloper. The Township acknowledges that the financial viability of the Project is dependent on the Township agreeing to enter into financial agreement with the Redeveloper. In the event that (i) the governing body of the Township does not approve Redeveloper's application for such financial agreements (or, having approved such financial agreements, an appeal is filed challenging such approvals and is finally resolved against the Township and/or Redeveloper), or (ii) the Township fails to enter into such financial agreements, then under any of these events, Redeveloper may elect on written notice to the Township to terminate this Agreement. In the event a third-party commences legal action challenging any financial agreement(s) with the Township all dates and deadlines in this Agreement and all rights and remedies of Redeveloper shall be tolled until such time as a final, unappealable resolution of such action(s) has been reached."

5. Off-Tract Improvements. New Section 4.20 is hereby inserted into the Agreement as follows: "Section 4.20 Off-Tract Improvements. The Parties recognize that the development of the Project will have an impact on existing and planned roads within the Redevelopment Area. The construction of roadway improvements within the Redevelopment Area will be undertaken by the Township or other developers. The Parties have agreed that Redeveloper shall make a contribution of two hundred fifty thousand (\$250,000.00) dollars ("Contribution") toward the cost of roadway improvements to be made within the Redevelopment Area. The Parties hereby agree that such Contribution represents a fair estimate of the Redeveloper's pro rata share of the cost of roadway improvements in the Redevelopment Area, and that the Redeveloper shall not be required to contribute any additional sums, or make any off-tract roadway improvements, for the development of the Project. The Contribution shall be paid at the time all Governmental approvals have been obtained and the Site Plan is signed.

6. **Transfer.** The Township acknowledges that Alterra Property Group, LLC has assigned the Agreement to its affiliate Riverwinds Partners Urban Renewal LLC and such transfer is a Permitted Transfer.

7. **Governing Law.** This First Amendment shall be governed by and construed in accordance with the laws of the State of New Jersey without regard to principles of conflict of laws thereunder.

8. Invalidity. The invalidity of any provision of this First Amendment shall not impair or affect in any manner the validity, enforceability or effect of the Redevelopment Agreement.

9. Conflict Between Agreements. If there is any conflict between the terms of this First Amendment and the terms of the Redevelopment Agreement or any prior amendment, the terms of this First Amendment shall control.

10. Counterparts. This First Amendment may be executed in multiple original counterparts and shall constitute an agreement binding upon the Parties, notwithstanding that the Parties are not signatories to the same counterpart, provided that the Parties have executed a counterpart hereof and are furnished a copy or copies thereof reflecting the signature of the Parties. This First Amendment may be executed by facsimile or by portable document format (.pdf) signature, such that execution of this First Amendment by facsimile or by portable document format (.pdf) signature shall be deemed effective for all purposes as though this First Amendment was executed as a "blue ink" original.

Signatures on following page