

**TOWNSHIP OF RARITAN
COUNTY OF HUNTERDON, NEW JERSEY**

RESOLUTION #25-1-37

**ESTABLISHING THE FOURTH ROUND AFFORDABLE HOUSING PRESENT NEED AND
PROSPECTIVE NEED OBLIGATIONS FOR THE TOWNSHIP OF RARITAN**

WHEREAS, on March 20, 2024, Governor Murphy signed into law an Amendment to the Fair Housing Act (N.J.S.A. 52:27D-301 *et seq.*) (hereinafter “Amended FHA”); and

WHEREAS, the Amended FHA requires the New Jersey Department of Community Affairs (“DCA”) to produce non-binding estimates of fair share obligations for municipalities throughout the State on or before October 20, 2024; and

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

WHEREAS, the DCA Report calculated the Township of Raritan’s Round 4 (2025-2035) obligations as follows: a Present Need or Rehabilitation Obligation of 44 units and a Prospective Need Obligation of 336 units; and

WHEREAS, the Amended FHA provides that the DCA Report is non-binding, thereby inviting municipalities to demonstrate that the Amended FHA would support modified or corrected calculations of the Round 4 affordable housing obligations; and

WHEREAS, pursuant to N.J.S.A. 52:27D-304.3, a municipality’s average allocation factor is comprised of the equalized nonresidential factor, income capacity factor, and land capacity factor and shall be averaged to yield the municipality’s average allocation factor, and

WHEREAS, the Amended FHA further provides that “[a] parties shall be entitled to rely upon regulations on municipal credits, adjustments, and compliance mechanisms adopted by COAH unless those regulations are contradicted by statute, including P.L. 2024, c.2 [Amended FHA], or binding court decisions” (N.J.S.A 52:27D-311(m)); and

WHEREAS, COAH regulations authorize vacant land adjustments as well as durational adjustments; and

WHEREAS, the DCA has released a Geographic Information Systems spatial data representation of the Land Capacity Analysis for the Amended FHA containing the Vacant and Developable land information that serves as the basis for calculating the land capacity factor; and

WHEREAS, the Township of Raritan and its professionals have reviewed the lands identified by the DCA for the land capacity factor with respect to the MOD-IV Property Tax List data, construction permit data, land use board approvals, configuration, and accessibility to ascertain whether these identified developable lands may accommodate development; and

WHEREAS, based on the foregoing, Raritan Township relies on the DCA calculations of Raritan Township’s fair share obligations as modified herein to account for the Township’s review of the lands identified by the DCA for the land capacity factor with respect to the MOD-IV Property Tax List data, construction permit data, land use board approvals, configuration, and accessibility to ascertain whether these identified developable lands may accommodate development, and as further set forth in detail and explained in the attached memo prepared by the Township’s affordable housing professional planner, and Raritan Township seeks to commit to provide its fair share of 44 units present need and 229 units prospective need, subject to any vacant land and/or durational adjustments it may seek as part of the Housing Plan element and Fair Share Plan element it subsequently submits in accordance with the Amended FHA; and

**TOWNSHIP OF RARITAN
COUNTY OF HUNTERDON, NEW JERSEY**

WHEREAS, Raritan Township reserves the right to comply with any additional amendments to the FHA that the Legislature may enact; and

WHEREAS, Raritan Township also reserves the right to adjust its position in the event of any rulings issued by New Jersey Superior Courts, or any other such action that alters the deadlines and/or requirements of the Amended FHA; and

WHEREAS, in the event that a third party challenges the calculations provided for in this Resolution, Raritan Township reserves the right to take such position as it deems appropriate in response thereto, including that its Round 4 Prospective Need Obligation should be lower than described herein; and

WHEREAS, in light of the above, the Township Committee of the Township of Raritan finds that it is in the best interest of the Township to commit to the modified present need and prospective need Fourth Round affordable housing fair share numbers set forth herein, subject to the reservations set forth herein; and

WHEREAS, in accordance with AOC Directive #14-24 dated December 13, 2024, the Township Committee of the Township of Raritan finds that, as a municipality seeking a certification of compliance with the FHA, it is in the best interests of the Township to direct the filing of an action in the form of a declaratory judgment complaint within forty-eight (48) hours after adoption of this Resolution, or by February 3, 2025, whichever is sooner;

NOW, THEREFORE, BE IT RESOLVED, by the Township Committee of the Township of Raritan, County of Hunterdon, State of New Jersey, as follows:

1. All of the above WHEREAS clauses are incorporated into the operative clauses of this Resolution.
2. Raritan Township hereby commits to a Round 4 Present Need Obligation of 44 units, and a Round 4 Prospective Need Obligation of 229 units, modified from the DCA's calculations as explained above and in the attached memorandum/report from the Township's affordable housing professional planner, and subject to all reservations of rights set forth above.
3. The Township Attorney and other appropriate Township official is hereby authorized and directed to take all actions necessary to comply with the requirements of the Amended FHA, including the filing of a declaratory judgment complaint in Hunterdon County within forty-eight (48) hours after adoption of this Resolution, attaching a copy of this Resolution as an exhibit to such filing.
4. The Township Attorney and other appropriate Township official is hereby authorized and directed to submit and/or file a copy of this Resolution with the Program or any other such entity as may be determined to be appropriate.

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

CERTIFICATION

I, Donna Kukla, Clerk of the Township of Raritan, County of Hunterdon, State of New Jersey, hereby certify that the foregoing resolution is a true, complete, and accurate copy of a resolution adopted by the Township Committee of the Township of Raritan at a meeting held on January 28, 2025.



Donna Kukla, Township Clerk

Affordable Housing – Fourth Round
**Review of Land Capacity Factor and
Prospective Need Obligation**

January 21, 2025

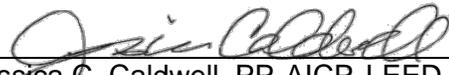
Prepared for
Raritan Township, Hunterdon County

Prepared by

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



Alison Kopsco, PP, AICP
NJPP# 65230



Jessica C. Caldwell, PP, AICP, LEED-GA
NJPP#5944



**J Caldwell
& Associates, LLC**
Community Planning Consultants

Introduction

Amendments to the New Jersey Fair Housing Act, N.J.S.A. 52:27D-301 et seq., (known as P.L.2024, c.2) were adopted by the State of New Jersey on March 20, 2024. P.L. 2024, c.2 abolished the Council on Affordable Housing (COAH). Each municipality within the State of New Jersey is now responsible for determining its municipal present and prospective need affordable housing obligations in accordance with formulas established pursuant to sections 6 and 7 of P.L. 2024, c. 2 (N.J.S.A. 52:27D-304.2 and N.J.S.A. 52:27D-304.3), and must adopt a binding resolution committing the municipality to its Fourth Round affordable housing obligations by no later than January 31, 2025.

P.L. 2024, c. 2 further establishes that the Department of Community Affairs (“DCA”) is responsible to conduct a calculation of the regional and municipal present and prospective need obligations and prepare and publish a report thereon within seven months of the effective date of P.L. 2024, c. 2. Each municipality may take into consideration the calculations in the DCA’s report when determining the municipality’s Fourth Round affordable housing obligations. However, P.L. 2024, c. 2 explicitly makes clear that the calculations and determinations set forth in the DCA’s report shall not be binding on each municipality.

The process for Fourth Round affordable housing compliance and the criteria, methodology and formulas each municipality must rely upon to determine its present and prospective need obligation are now set forth within N.J.S.A. 52:27D-304.1 thru -304.3 of the FHA. The March 8, 2018 unpublished decision of the Superior Court, Law Division, Mercer County, In re Application of Municipality of Princeton (“Jacobson Decision”) is also to be referenced as to datasets and methodologies that are not explicitly addressed in N.J.S.A. 52:27D-304.3.

Both the Jacobson Decision and N.J.S.A. 52:27D-304.3a of the FHA explain that the datasets and information must be reliable and updated to the greatest extent practicable. For example, N.J.S.A. 52:27D:304.3a explicitly states: “These calculations of municipal present and prospective need shall use necessary datasets that are updated to the greatest extent practicable.” Likewise, the Jacobson Decision quotes Judge Serpentelli’s guiding principles in AMG regarding the fair share methodology:

“Any reasonable methodology must have as its keystone three ingredients: reliable data, as few assumptions as possible, and an internal system of checks and balances. Reliable data refers to the best source available for the information needed and the rejection of data which is suspect. The need to make as few assumptions as possible refers to the desirability of avoiding subjectivity and avoiding any data which requires excessive mathematical extrapolation. An internal system of checks and balances refers to the effort to include all important concepts while not allowing any concept to have a disproportionate impact.”

On October 18th, 2024, the New Jersey Department of Community Affairs (DCA) published the report titled, “Affordable Housing Obligations for 2025-2035 (Fourth Round): Methodology and Background” (hereinafter “DCA Report”) pursuant to P.L. 2024, c.2. This report implemented a new framework for determining each municipality’s affordable housing obligations under the New Jersey Supreme Court’s Mount Laurel doctrine and the State’s Fair Housing Act. Raritan Township’s non-binding Prospective Need Obligation, as calculated in the DCA Report, was calculated at **336 units**. This report refines the Township’s Land Capacity Factor through a site-by-site analysis, resulting in a “Refined” Fourth Round Prospective Need Obligation of **229 units**. By January 31, 2025, the Township must formally adopt its Fourth-Round numbers via Council

Resolution. The Township’s Fourth Round Present Need/Rehabilitation Obligation is unaffected by this refinement and remains at **44 units**. Any unsatisfied obligations from prior rounds must also be met.

Calculating the Prospective Need

To determine each municipalities’ fair share of affordable housing units, the following three (3) factors were calculated:

Equalized Nonresidential Valuation Factor: This factor is described as, “...the changes in nonresidential property valuations in the municipality, since the beginning of the round preceding the round being calculated...” per the Affordable Housing Law. Legislation requires that this factor be calculated using the NJ Division of Local Government Services Property Value Classification Files.

Raritan Township’s Equalized Nonresidential Valuation Factor was determined to be 2.72%.

Income Capacity Factor: This is the average of, “...the municipal share of the regional sum of the differences between the median municipal household income, according to the most recent American Community Survey Five-Year Estimates, and an income floor of \$100 below the lowest median household income in the region,” and “...the municipal share of the regional sum of the differences between the median municipal household incomes and an income floor of \$100 below the lowest median household income in the region, weighted by the number of the households in the municipality.”

Raritan Township’s Income Capacity Factor was calculated at 2.59%.

Land Capacity Factor: This factor is the total acreage that is developable, calculated utilizing the most recent land use / land cover (LULC) data from the New Jersey Department of Environmental Protection (DEP), the most recently available (released in 2024) MOD-IV Property Tax List data from the Division of Taxation in the Department of the Treasury, and construction permit data from the Department of Community Affairs.

Raritan Township’s Land Capacity Factor was calculated at 3.38%.

The subject of this report is the **Land Capacity Factor**. The other two (2) factors are not modified/refined as part of this exercise, as the data required to be used is not readily refinable through local review.

Refining the Land Capacity Factor

Consistent with sections 6 and 7 of P.L. 2024, c. 2 (N.J.S.A. 52:27D-304.2 and N.J.S.A. 52:27D-304.3), on behalf of the Township we have considered the DCA Report, along with the underlying data and data sets relied upon by the DCA in reaching its non-binding calculations for the Township, and have further carefully considered and analyzed the most up-to-date localized data pertaining to the Township, including amongst other verifiable information, land use approvals, environmental constraints (including wetlands, wetland buffers, and steep slopes) and other site specific information, construction permits, and MOD-IV data maintained and on file with the Township, and conservation easements and other deed restrictions. Based upon our analysis of the DCA Report, the data and data sets relied upon by the DCA and our analysis of the Township's up-to-date localized verifiable data, we have determined that the DCA arrived at the Township's land capacity factor using incorrect assumptions and outdated data and/or or incorrect or inaccurate data.

This office reviewed the DCA's dataset¹ containing the outputs of their Vacant and Developable Land Analysis. The purpose of this dataset is to, "...identify potential unconstrained developable land capacity, weighted by planning area types set forth in the legislation, for each municipality and as a corresponding percentage of the same for the housing region within which each municipality lies..." For purposes of this report, we did not review the Equalized Nonresidential Valuation Factor or the Income Capacity Factor in detail.

The first step in our calculation of the Township's Land Capacity Factor (LCF) was to review the results of the DCA's Vacant and Developable Land Analysis using GIS to spatially view the vacant, developable land. **Figure 1** identifies the Affordable Housing Regions (Raritan Township is in Region 3) and their respective developable acreage. **Figures 2-6** provide an overview of all vacant and developable land within Raritan Township under DCA's analysis.

The Township's LCF was determined by the DCA to be 3.38%, or 348.2² developable acres spread out over 197 different tracts (the output dataset did not identify parcels, but rather, tracts of land that were considered developable). Acreages are calculated before the 0.5 weighting factor, which is applied after all parcels are totaled. The complete list of all of these tracts is in **Appendix A**.

To refine this number and provide a more detailed, accurate depiction of the actual available vacant and developable land in the Township, the list of developable areas further excluded the following areas:

1. Lands that were non-contiguous to other vacant, developable lands and that were under one (1) acre.³ This eliminated 116 tracts, or 33.64 acres. **See Appendix B**.

¹ Land Capacity Analysis GIS Composite Layer, Updated November 20, 2024. "Vacant and Developable land analysis by Housing and Weighting regions used to inform the guidance provided to New Jersey Municipalities regarding non-binding 2025-2035 municipal affordable housing production targets. These layers are a combination of lands deemed developable by the DEP Land Use/Land Cover dataset, as constrained by tax parcel-based MOD-IV data, environmentally sensitive areas and preserved open space, parkland and farmland." Retrieved from <https://njdca.maps.arcgis.com/home/item.html?id=12acdf0a5104f8f8a2f604e96063e74>.

² The DCA Fourth Round Calculation Workbook identifies the total developable acreage spread out over 197 different tracts to be 348.707 acres. This report utilizes a developable acreage of 348.2 acres which is exactly half (0.5) of the sum of the total unweighted developable acreage of 696.40, resulting in a difference of 0.5 acres. Using 348.20 acres changes the DCA LCF to 3.37% and the AAF to 2.89%, however, the prospective need obligation of 336 remains unchanged.

³ One (1) acre is the generally-accepted amount of acreage required to create at least six (6) affordable housing units through new development. Tracts under one (1) acre were excluded as they could not realistically provide for at least six (6) units of affordable housing.

2. Lands that were significantly irregular in shape, landlocked and/or inaccessible.⁴ This totaled 34 tracts, or 175.26 acres. **See Appendix C.**
3. Lands with existing development, or lands with development approvals that were identified in the Township’s Third Round Housing Element and Fair Share Plan.⁵ This resulted in the removal of 11 tracts, or 141.61 acres of land. **See Appendix D.**
 - a. Tract 92: Involves a proposed development in which applications were submitted to the Township.
 - b. Tract 93: Identified in the January 30, 2023, U.S. Bronze & 75 Vorhees Corner Road Redevelopment Plan.
 - c. Tracts 96 & 98: The Woodmont Raritan Bronze portion of both tracts will be donated to the Township.
 - d. Tract 102: Approved for self-storage in 2023.
 - e. Tract 103: Construction has started for a warehouse facility.
 - f. Tract 104: Involves a warehouse approved in 2022.
 - g. Tract 107: A portion of the tract will be developed by Woodmont Raritan Bronze.
 - h. Tract 141: Developed for a battery storage facility.
 - i. Tract 142: Construction has started for a warehouse structure.
 - j. Tract 148: Approved by the Township Planning Board for warehouse structures.
4. Lands with factors limiting development that were not necessarily accounted for in the DCA calculation. These included factors such as riparian areas, critical wildlife habitat, access to the existing sewer service area, and location within a flood hazard area. Lands entirely within riparian areas and remaining developable areas that are less than one (1) acre were excluded. Additionally, three (3) tracts are on relatively newly-preserved parcels⁶ and were not accurately reflected as preserved open space in the DCA’s calculation. This resulted in 21 tracts, or 210.63 acres. **See Appendix E.**
5. Remaining refined developable lands that were included in the DCA Report and not excluded as part of this review are provided in **Appendix F**. This final table resulted in 124.41 acres of land unweighted. With a weighting factor of 0.5 for Planning Area 3, the total vacant developable land for the LCF was calculated at **62.21 acres**.

The total resulting vacant developable lands following this analysis was **62.21 acres**. This results in a refined LCF of **0.6%** (the number of developable acres divided by the total number of developable acres in the region). The average allocation factor (AAF, or the average of all three factors mentioned in the prior section of this report)⁷ then decreases from 2.90% to **1.97%**

⁴ The Vacant Land Output dataset did not result in *parcels* that were developable, rather *tracts*, regardless of whether they have street frontage. Developable areas without street frontage cannot realistically provide new affordable housing units.

⁵ Though the most recent DCA Construction Reporter data is used, what has actually been developed is not necessarily reflected in this data. As such, local review of DCA outputs can confirm on a site-by-site basis.

⁶ Tract 40 (Block 63.09, Lot 32) – proposed open space; Tract 137 (Block 27, Lots 29 and 30) and Tract 140 (Block 28, Lot 29) – farmland in Township Agricultural Development Area (ADA).

⁷ The Average Allocation Factor (AAF) is the average of the municipality’s Equalized Nonresidential Valuation Factor, Income Capacity Factor, and the Land Capacity Factor.

Region 3’s total prospective need obligation is 11,604 units and the adjustment factor is 0.9999.⁸ With an AAF of 2.90%, the Township’s obligation is 336 units; with a refined AAF of 1.97%, the Township’s obligation is **229 units** (a decrease of 107 units).

Table 1. Summary of Prospective Need Calculation (DCA and Refined through this Report)

Region	3	
Region Prospective Need	11,604 units	
Region Vacant, Developable Land	10,324 ac.	
Region Adjustment Factor	0.9999	
Equalized Nonresidential Valuation Factor	2.72%	
Income Capacity Factor	2.59%	
	<i>DCA</i>	<i>Refined</i>
Municipal Vacant Developable Land	348.2 ac. ⁹	62.21 ac.
Land Capacity Factor	3.38%	0.60%
Average Allocation Factor	2.90%	1.97%
Prospective Need Obligation	336	<u>229 units</u>

Pursuant to N.J.S.A. 52:27D-304.3a and the Jacobson Decision, our office has prepared more detailed mappings as part of this process, and have further examined the published DCA Land Capacity Factor dataset based on the above-referenced, up-to-date verifiable localized data. Using the formulas, criteria, methodology and datasets required by sections 6 and 7 of P.L. 2024, c. 2 (N.J.S.A. 52:27D-304.2 and -304.3), we have further arrived at the Township’s updated land capacity factor, which in turn resulted in the downward adjustment in the Township’s average allocation factor and ultimately the Township’s Prospective Need Obligation. In accordance with same, the tables within Appendices B, C, D, E, and F, of this report identify and summarizes the ineligible parcels included in the DCA’s published Land Capacity Analysis GIS Composite Layer dataset that should not have been determined to be developable, along with the basis for our conclusion.

This determination is of course subject to further adjustments and reductions as permitted in the FHA and regulations associated therewith.

The methodology used to identify and exclude parcel types listed in the analysis contained within this report is consistent with the published DCA Report. The data, data sources, methodology, criteria and formulas relied upon in completing this analysis and arriving at these opinions, including the calculation of the Township’s Prospective Need Obligation, was performed in accordance with sections 6 and 7 of P.L. 2024, c. 2 (N.J.S.A. 52:27D-304.2 and N.J.S.A. 52:27D-304.3) and the Jacobson Decision. All opinions and conclusions set forth herein are within a reasonable degree of professional planning certainty. We reserve the right to amend and supplement our findings, opinions and conclusions should additional information be made available at a later date.

⁸ October 18, 2024 DCA Report: “The adjustment factor varies by Housing Region and serves to ensure that the summed total of all municipalities’ prospective need obligations equals the regional obligation exactly. Without these factors, the totals would not equal the regional obligation due to rounding.”

⁹ There is a weighting factor of 0.5 for Suburban Planning Area 3, such that the actual vacant land is 696.4 acres and with a 0.5 weighting factor, this equates to 348.2 acres factoring into the LCF.

Appendix A. Vacant Land Output

This table lists every tract determined to be “vacant, developable land” per the DCA Report. Acreages are calculated before the 0.5 weighting factor, which is applied after all parcels are totaled, since every tract is given a weighted factor of 0.5 per P.L. 2024, c.2.

List of Vacant, Developable Tracts – Result of DCA Analysis

Tract	Acreage	Tract	Acreage	Tract	Acreage
1	4.40	37	1.86	73	0.13
2	0.40	38	0.05	74	19.15
3	0.39	39	0.07	75	0.05
4	0.44	40	4.34	76	0.16
5	0.10	41	0.06	77	0.07
6	9.44	42	0.11	78	3.78
7	0.27	43	0.42	79	4.16
8	0.30	44	83.52	80	0.16
9	0.06	45	15.70	81	0.17
10	1.06	46	0.48	82	1.64
11	0.07	47	0.544	83	1.30
12	2.21	48	0.32	84	0.09
13	1.27	49	0.14	85	0.52
14	0.25	50	0.18	86	0.30
15	23.26	51	1.50	87	5.45
16	6.58	52	0.31	88	0.06
17	1.92	53	0.07	89	0.19
18	1.63	54	0.80	90	7.41
19	9.04	55	3.21	91	0.78
20	1.79	56	12.63	92	26.69
21	0.06	57	1.05	93	8.95
22	0.36	58	0.77	94	2.01
23	0.12	59	0.15	95	0.16
24	0.15	60	0.93	96	29.74
25	0.18	61	2.64	97	0.57
26	0.12	62	1.98	98	4.50
27	0.14	63	0.07	99	0.09
28	1.35	64	4.90	100	1.48
29	0.05	65	0.17	101	0.09
30	0.34	66	0.06	102	2.15
31	0.07	67	17.15	103	6.01
32	14.41	68	0.11	104	1.71
33	0.76	69	0.08	105	1.08
34	1.77	70	0.39	106	6.47
35	0.09	71	0.06	107	38.91
36	0.36	72	0.32	108	0.08

Tract	Acreage	Tract	Acreage	Tract	Acreage
109	0.09	139	0.71	169	0.32
110	0.65	140	9.63	170	1.20
111	1.70	141	9.51	171	2.07
112	0.62	142	7.31	172	3.48
113	7.80	143	0.63	173	0.57
114	1.69	144	0.06	174	9.69
115	0.44	145	0.05	175	0.09
116	0.06	146	0.15	176	0.41
117	0.81	147	0.86	177	1.33
118	0.15	148	6.13	178	1.03
119	0.41	149	1.23	179	1.86
120	0.37	150	0.10	180	4.15
121	0.29	151	0.144	181	0.11
122	14.73	152	3.30	182	0.11
123	0.18	153	1.63	183	0.16
124	0.67	154	0.54	184	0.05
125	0.18	155	1.32	185	1.99
126	0.54	156	6.28	186	1.22
127	0.37	157	0.07	187	0.28
128	0.28	158	29.69	188	2.32
129	0.86	159	0.13	189	32.43
130	0.31	160	0.15	190	0.10
131	0.65	161	1.16	191	2.08
132	36.50	162	1.46	192	0.06
133	0.06	163	0.15	193	0.36
134	0.68	164	0.21	194	10.48
135	0.89	165	0.67	195	13.06
136	1.65	166	0.26	196	0.60
137	14.81	167	0.56	197	10.04
138	1.30	168	2.30		

Total Vacant, Developable Land (acres)	696.4 ¹⁰
---	----------------------------

¹⁰ There is a weighting factor of 0.5 for Suburban Planning Area 3, such that the actual vacant land is 696.4 acres and with a 0.5 weighting factor, this equates to 348.2 acres factoring into the LCF.

Figure 2. Overview Map A

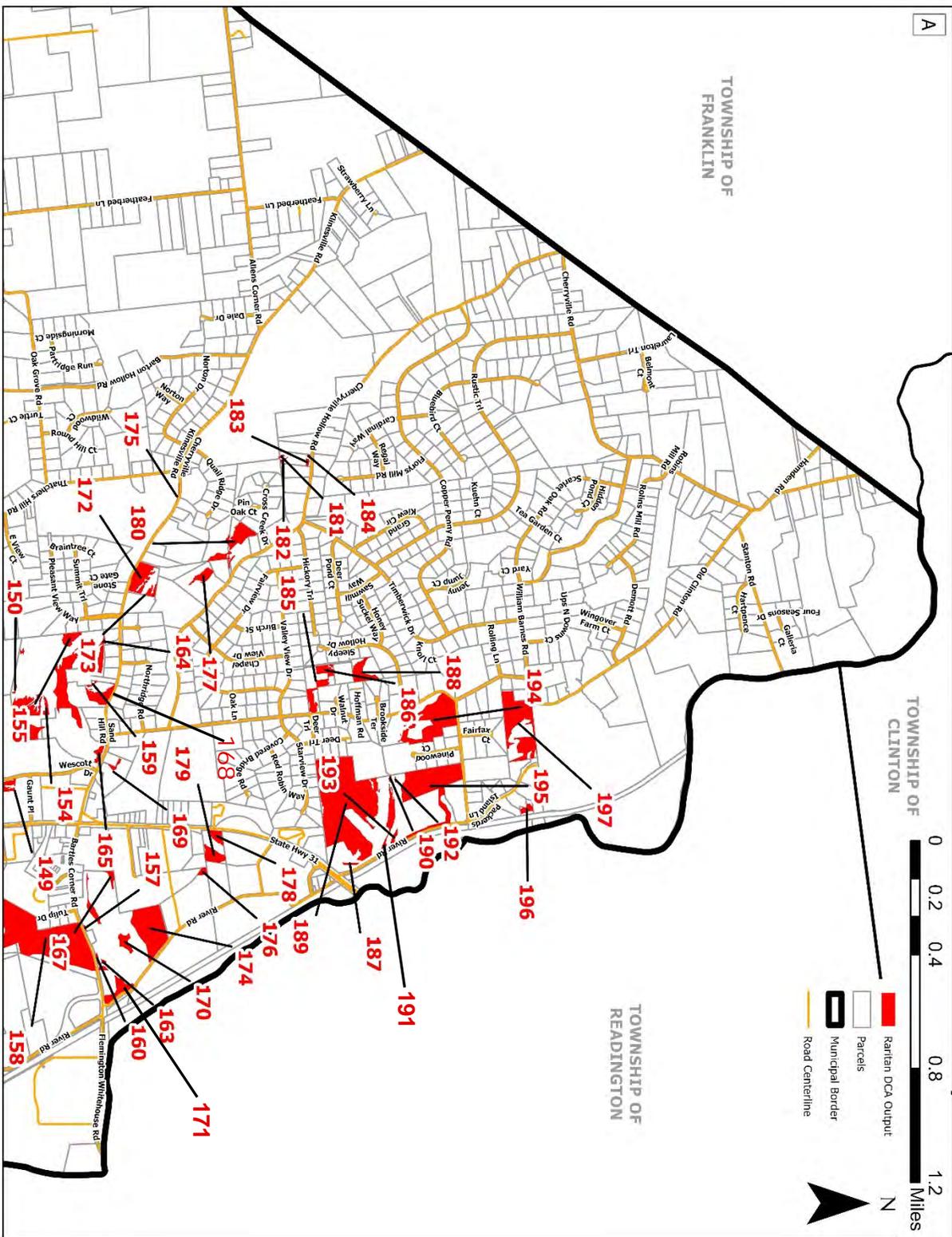


Figure 3. Overview Map B

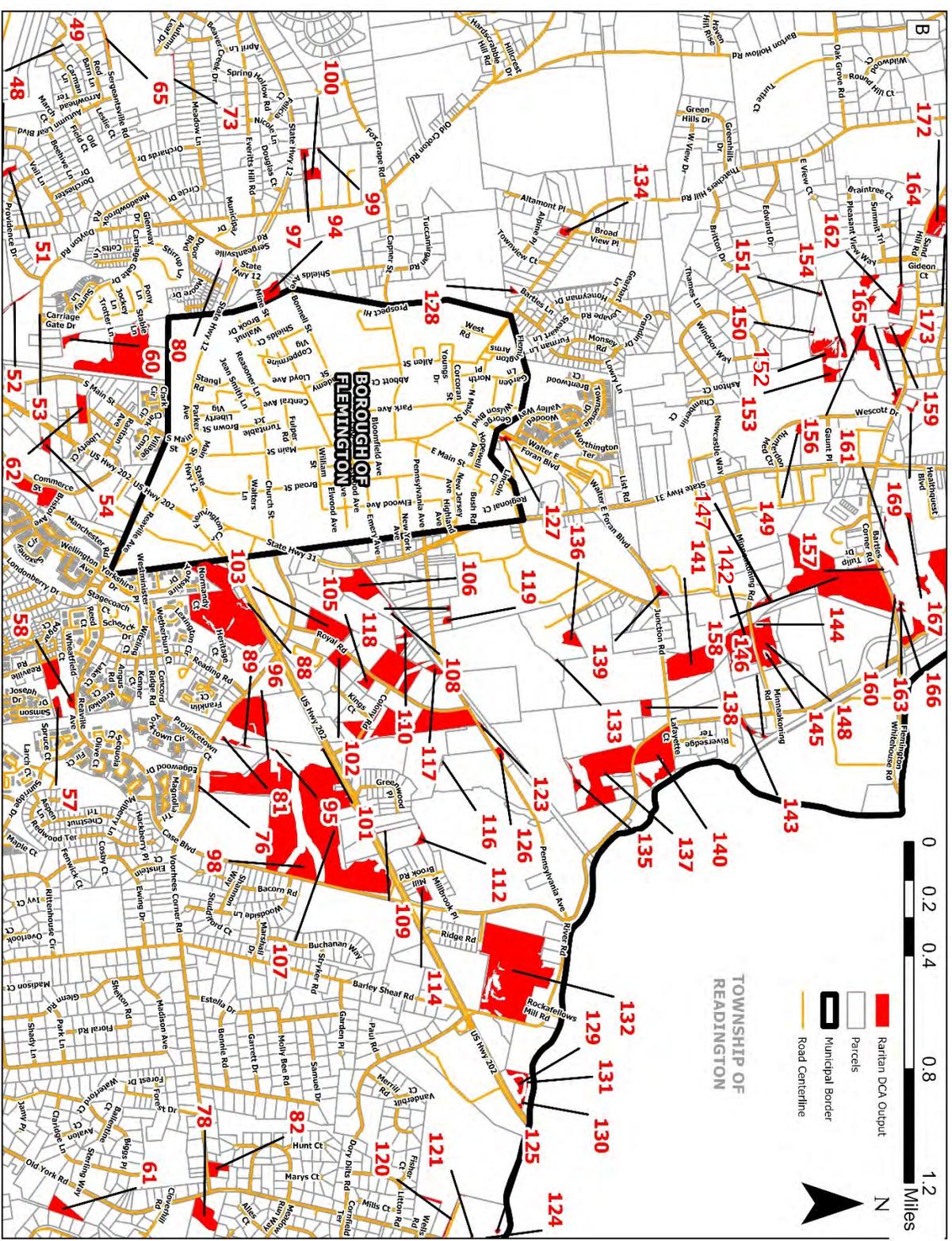


Figure 4. Overview Map C

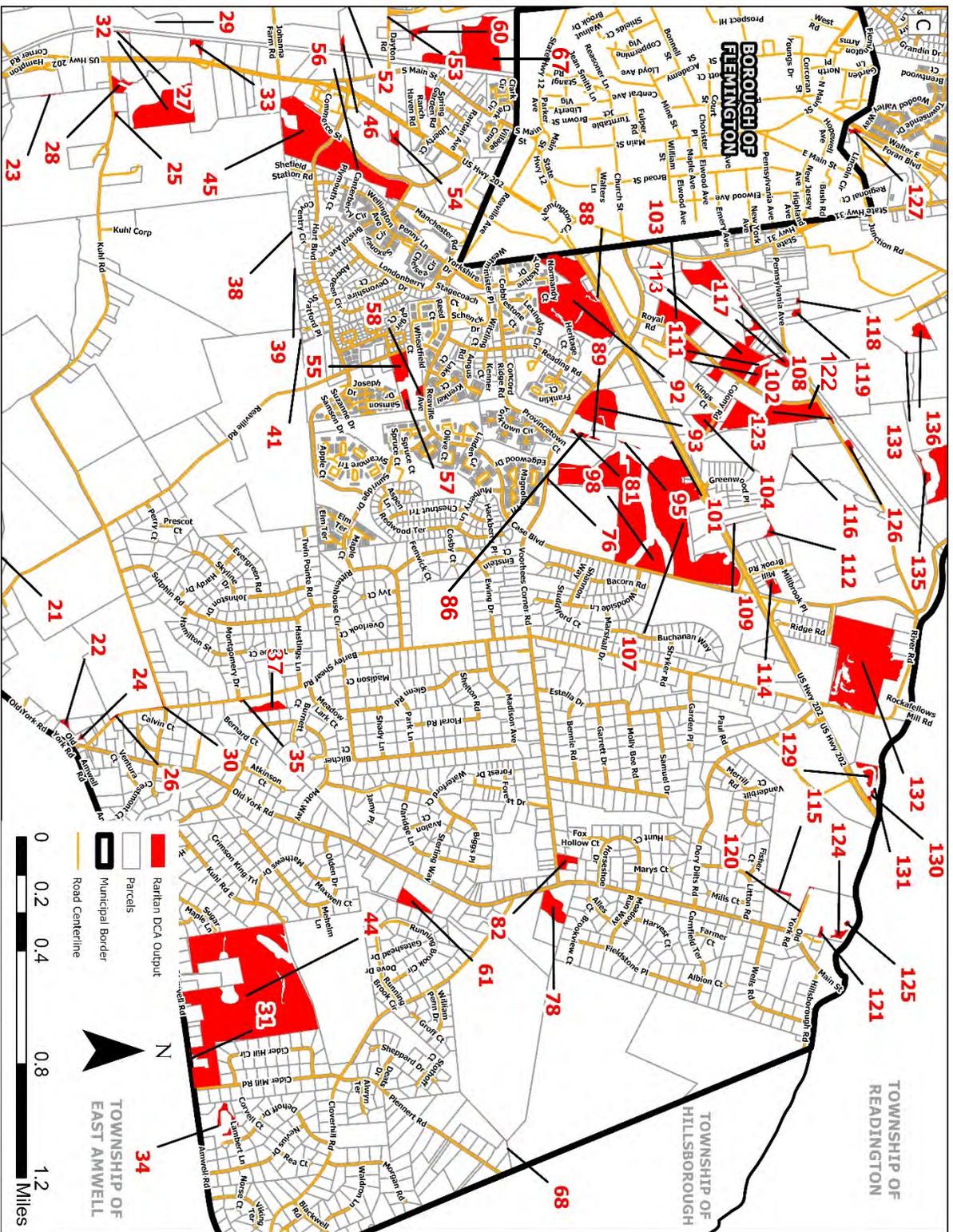


Figure 5. Overview Map D

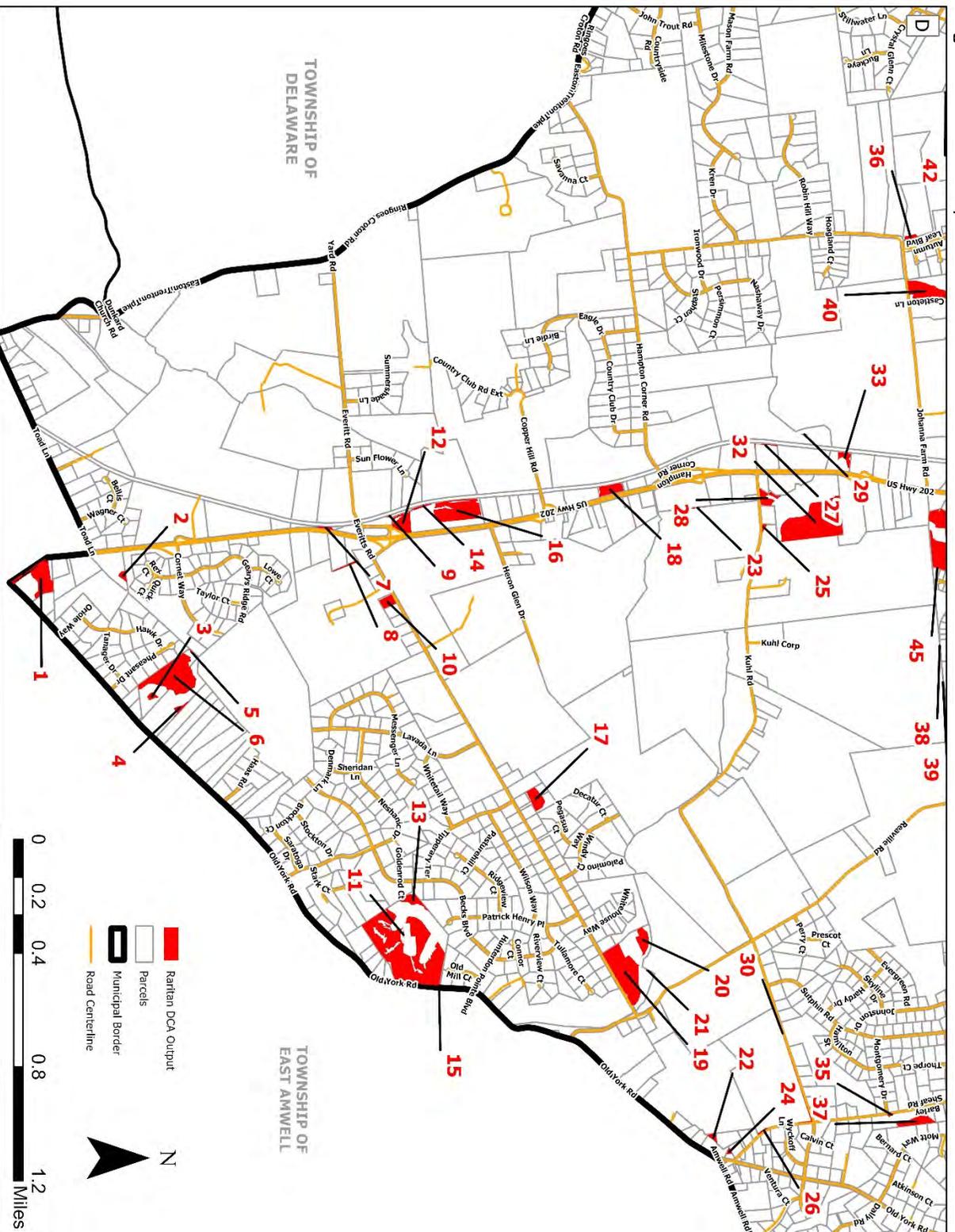
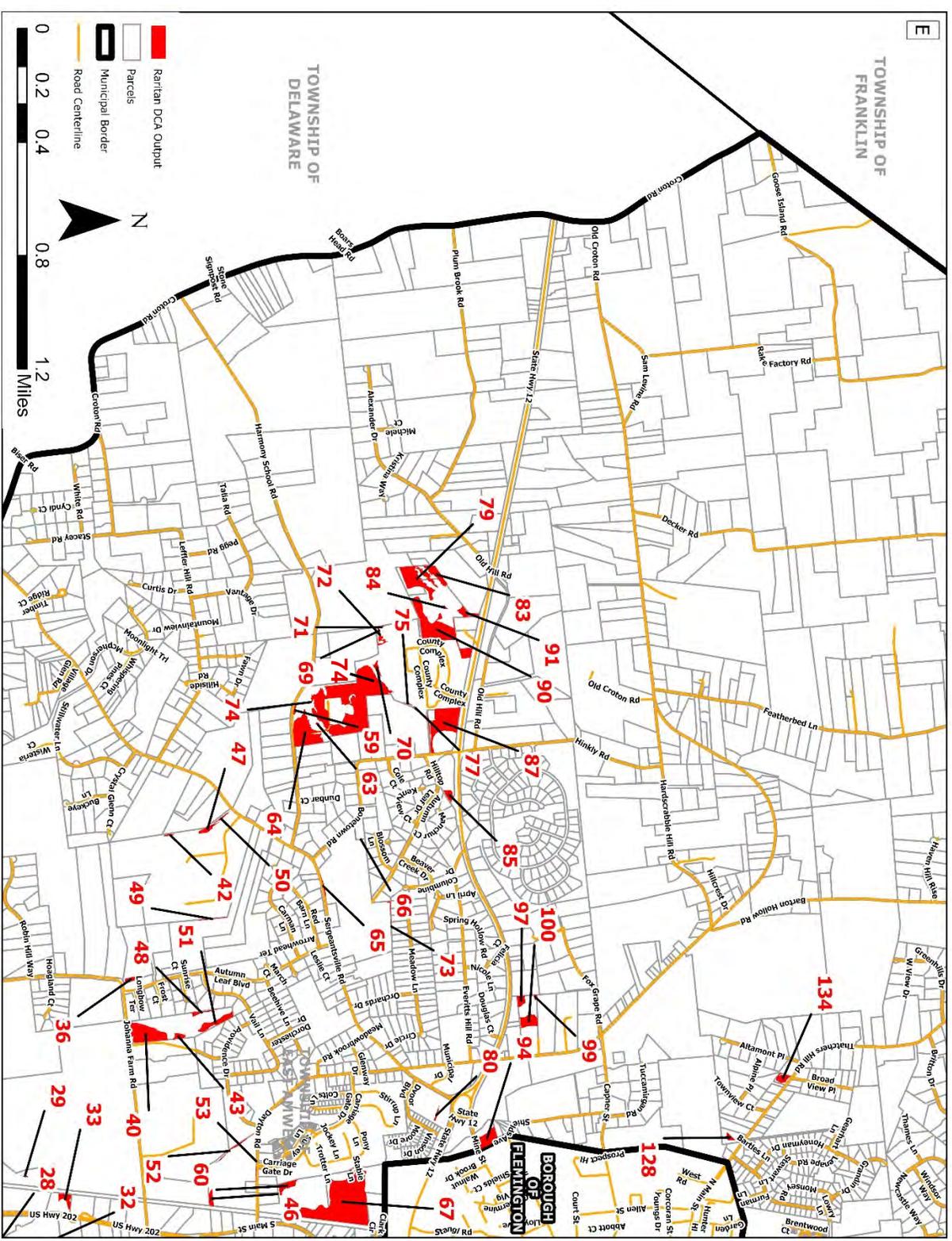


Figure 6. Overview Map E



Appendix B. Non-Contiguous Tracts Under 1.0 Acre

One (1) acre is the generally accepted acreage required to create at least six (6) affordable housing units through new development. Tracts under one (1) acre were excluded as they could not realistically provide for at least six (6) units of affordable housing. Tracts marked in **red** are eliminated in this step. Acreages are calculated before the 0.5 weighting factor, which is applied after all parcels are totaled.

List of Vacant, Developable Tracts – Removing Tracts Under 1.0 Acre

Tract	Acreage	Tract	Acreage	Tract	Acreage
1	4.40	35	0.09	69	0.08
2	0.40	36	0.36	70	0.39
3	0.39	37	1.86	71	0.06
4	0.44	38	0.05	72	0.32
5	0.10	39	0.07	73	0.13
6	9.44	40	4.34	74	19.15
7	0.27	41	0.06	75	0.05
8	0.30	42	0.11	76	0.16
9	0.06	43	0.42	77	0.07
10	1.06	44	83.52	78	3.78
11	0.07	45	15.70	79	4.16
12	2.21	46	0.48	80	0.16
13	1.27	47	0.544	81	0.17
14	0.25	48	0.32	82	1.64
15	23.26	49	0.14	83	1.30
16	6.58	50	0.18	84	0.09
17	1.92	51	1.50	85	0.52
18	1.63	52	0.31	86	0.30
19	9.04	53	0.07	87	5.45
20	1.79	54	0.80	88	0.06
21	0.06	55	3.21	89	0.19
22	0.36	56	12.63	90	7.41
23	0.12	57	1.05	91	0.78
24	0.15	58	0.77	92	26.69
25	0.18	59	0.15	93	8.95
26	0.12	60	0.93	94	2.01
27	0.14	61	2.64	95	0.16
28	1.35	62	1.98	96	29.74
29	0.05	63	0.07	97	0.57
30	0.34	64	4.90	98	4.50
31	0.07	65	0.17	99	0.09
32	14.41	66	0.06	100	1.48
33	0.76	67	17.15	101	0.09
34	1.77	68	0.11	102	2.15

Tract	Acreage	Tract	Acreage	Tract	Acreage
103	6.01	135	0.89	167	0.56
104	1.71	136	1.65	168	2.30
105	1.08	137	14.81	169	0.32
106	6.47	138	1.30	170	1.20
107	38.91	139	0.71	171	2.07
108	0.08	140	9.63	172	3.48
109	0.09	141	9.51	173	0.57
110	0.65	142	7.31	174	9.69
111	1.70	143	0.63	175	0.09
112	0.62	144	0.06	176	0.41
113	7.80	145	0.05	177	1.33
114	1.69	146	0.15	178	1.03
115	0.44	147	0.86	179	1.86
116	0.06	148	6.13	180	4.15
117	0.81	149	1.23	181	0.11
118	0.15	150	0.10	182	0.11
119	0.41	151	0.14	183	0.16
120	0.37	152	3.30	184	0.05
121	0.29	153	1.63	185	1.99
122	14.73	154	0.54	186	1.22
123	0.18	155	1.32	187	0.28
124	0.67	156	6.28	188	2.32
125	0.18	157	0.07	189	32.43
126	0.54	158	29.69	190	0.10
127	0.37	159	0.13	191	2.08
128	0.28	160	0.15	192	0.06
129	0.86	161	1.16	193	0.36
130	0.31	162	1.46	194	10.48
131	0.65	163	0.15	195	13.06
132	36.50	164	0.21	196	0.60
133	0.06	165	0.67	197	10.04
134	0.68	166	0.26		

Total Vacant, Developable Land (DCA)	696.4 ¹¹
<i>Tracts < 1.0 Ac. (Appendix B)</i>	-33.64
Total Vacant, Developable Land	662.76 ¹²

¹¹ There is a weighting factor of 0.5 for Suburban Planning Area 3, such that the actual vacant land is 696.4 acres and with a 0.5 weighting factor, this equates to 348.2 acres factoring into the LCF.

¹² 662.76 acres is the total vacant, developable land without the 0.5 weighting factor. An applied 0.5 weighting factor is 331.38.

Appendix C. Irregularly-Shaped and/or Landlocked Tracts

Tracts that are irregular in shape or landlocked, making new development not feasible, are eliminated as vacant, developable land. Tracts marked in **red** are eliminated in this step. Acreages are calculated before the 0.5 weighting factor, which is applied after all parcels are totaled.

List of Vacant, Developable Tracts – Irregular or Landlocked Tracts

Tract	Acreage	Tract	Acreage	Tract	Acreage
1	4.40	79	4.16	148	6.13
6	9.44	82	1.64	149	1.23
10	1.06	83	1.30	152	3.30
12	2.21	87	5.45	153	1.63
13	1.27	90	7.41	155	1.32
15	23.26	92	26.69	156	6.28
16	6.58	93	8.95	158	29.69
17	1.92	94	2.01	161	1.16
18	1.63	96	29.74	162	1.46
19	9.04	98	4.50	168	2.30
20	1.79	100	1.48	170	1.20
28	1.35	102	2.15	171	2.07
32	14.41	103	6.01	172	3.48
34	1.77	104	1.71	174	9.69
37	1.86	105	1.08	177	1.33
40	4.34	106	6.47	178	1.03
44	83.52	107	38.91	179	1.86
45	15.70	111	1.70	180	4.15
51	1.50	113	7.80	185	1.99
55	3.21	114	1.69	186	1.22
56	12.63	122	14.73	188	2.32
57	1.05	132	36.50	189	32.43
61	2.64	136	1.65	191	2.08
62	1.98	137	14.81	194	10.48
64	4.90	138	1.30	195	13.06
67	17.15	140	9.63	197	10.04
74	19.15	141	9.51		
78	3.78	142	7.31		
Total Vacant, Developable Land (DCA)			696.4¹³		
Tracts < 1.0 Ac. (Appendix B)			-33.64		
Irregular or Landlocked (this step)			-175.26		
New Total			487.50¹⁴		

¹³ There is a weighting factor of 0.5 for Suburban Planning Area 3, such that the actual vacant land is 696.4 acres and with a 0.5 weighting factor, this equates to 348.2 acres factoring into the LCF.

¹⁴ 487.50 acres is the total vacant, developable land without the 0.5 weighting factor. An applied 0.5 weighting factor is 243.75.

Appendix D. Developed Lands or Approvals for Development

Tracts which are situated on parcels that have received Planning Board approvals, or parcels that are a part of an inclusionary zone identified in the 2020 Housing Element and Fair Share Plan are eliminated as vacant, developable land as the land has already been committed to development. Tracts marked in **red** are eliminated in this step. Acreages are calculated before the 0.5 weighting factor, which is applied after all parcels are totaled.

Developed Tracts or Lands with Approvals for Development

Tract	Acreage	Tract	Acreage	Tract	Acreage
1	4.40	87	5.45	122	14.73
10	1.06	90	7.41	132	36.50
12	2.21	92	26.69	137	14.81
15	23.26	93	8.95	140	9.63
18	1.63	94	2.01	141	9.51
19	9.04	96	29.74	142	7.31
28	1.35	98	4.50	148	6.13
40	4.34	102	2.15	149	1.23
44	83.52	103	6.01	158	29.69
45	15.70	104	1.71	168	2.30
55	3.21	105	1.08	171	2.07
56	12.63	106	6.47	172	3.48
62	1.98	107	38.91	174	9.69
64	4.90	111	1.70	178	1.03
78	3.78	113	7.80	185	1.99
82	1.64	114	1.69	194	10.48

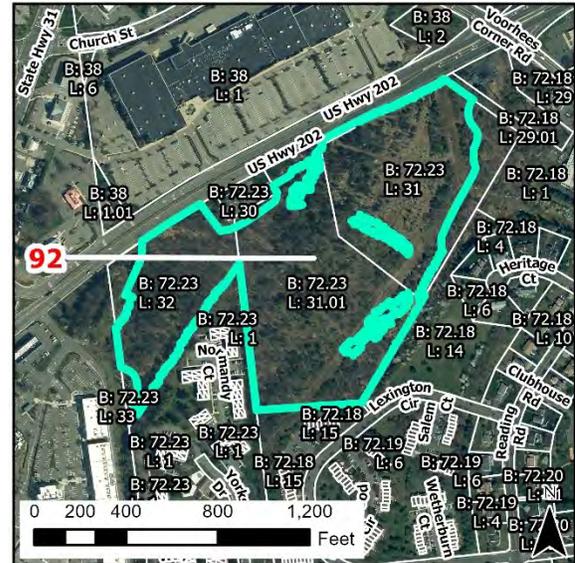
Total Vacant, Developable Land (DCA)	696.4¹⁵
Tracts < 1.0 Ac. – (Appendix B)	-33.64
Irregular or Landlocked – (Appendix C)	-175.26
Development Status –(this step)	-141.61
New Total	345.89¹⁶

¹⁵ There is a weighting factor of 0.5 for Suburban Planning Area 3, such that the actual vacant land is 696.4 acres and with a 0.5 weighting factor, this equates to 348.2 acres factoring into the LCF.

¹⁶ 345.89 acres is the total vacant, developable land without the 0.5 weighting factor. An applied 0.5 weighting factor is 172.95 acres.

Tract 92

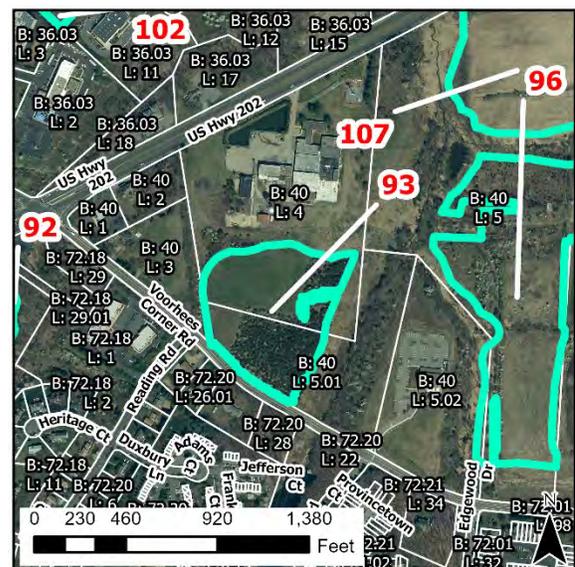
Tract 92 is situated on Block 72.23, Lots 31 and 31.01. There is a proposed project that is seeking approval from Raritan Township’s Zoning Board of Adjustment for the development of the site involving the construction of two (2) new motor vehicle dealerships with accessory used motor vehicle sales and motor vehicle repairs along with additional site improvements.



Tract 93

Tract 93 is situated on Block 40, Lots 4 and 5.01 and is part of the U.S. Bronze & 75 Vorhees Corner Road Redevelopment Plan – dated January 30, 2023. The U.S. Bronze & 75 Vorhees Corner Road Redevelopment Plan governs the Non-Condensation Area in Need of Redevelopment designated by two (2) resolutions¹⁷ adopted by the Governing Body of the Township of Raritan pursuant to the Local Redevelopment and Housing Law, N.J.S.A. 40A:21A-1 et seq. including Block 40, Lots 4 and 5.01.

A site plan for 353,000 square foot warehouse was approved for the redevelopment area via Resolution 10-2024 on May 22, 2024, memorialized July 24, 2024. A redeveloper’s agreement is in place and the development is moving through resolution compliance.



¹⁷ Resolution dated June 5, 2019 and Resolution dated June 8, 2022.

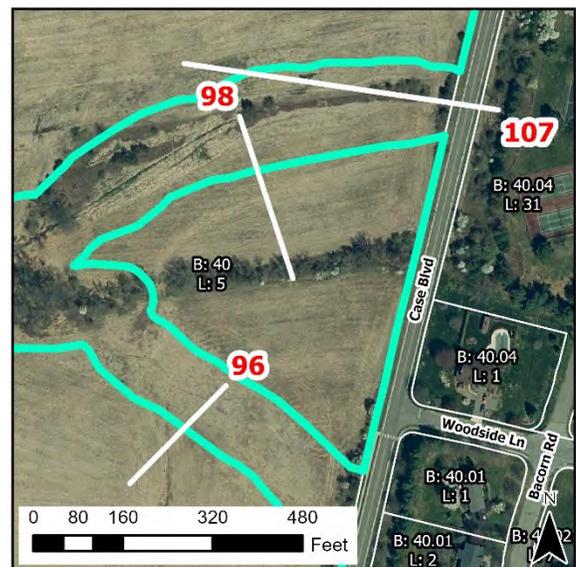
Tract 96

Tract 96 is located on Block 40, Lot 5. A portion of the tract will be donated to Raritan Township for open space.



Tract 98

Tract 98 is located on Block 40, Lot 5. A portion of the tract will be donated to Raritan Township for open space.



Tract 102

Tract 102 is located on Block 36.03, Lot 4. A resolution was adopted on January 12, 2022 and memorialized on March 9, 2022 by the Planning Board for the construction of a four-story self-storage facility and associated site improvements.



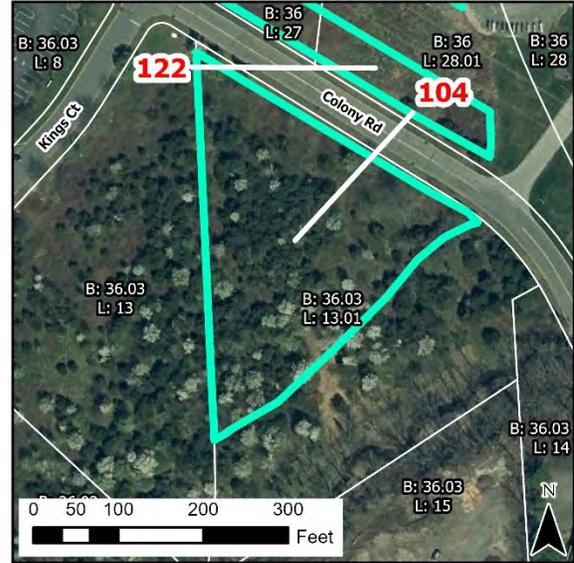
Tract 103

Tract 103 is situated on Block 36.02, Lots 14, 15, 16. A resolution was memorialized on January 5, 2023 for the construction an industrial flex space building in the I-1 – Restricted Industrial Zone and I-2 – Major Industrial District.



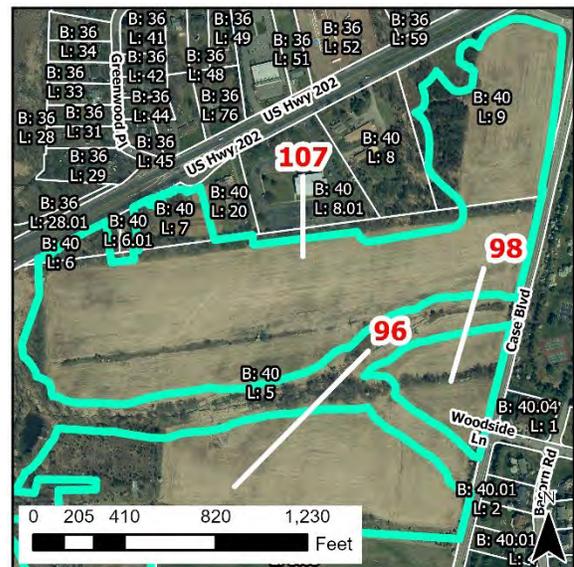
Tract 104

Tract 104 is situated on Block 36.03, Lot 12.01 wherein a resolution was memorialized in 2022 for the construction of a warehouse building with associated site improvements.



Tract 107

Tract 107 is located on Block 40, Lots 5, 6, 7, and 9 wherein a portion of the parcel will be developed by a developer.¹⁸ This parcel is part of the Woodmont Bronze Redevelopment project.



¹⁸ Developer: Woodmont Raritan Bronze.

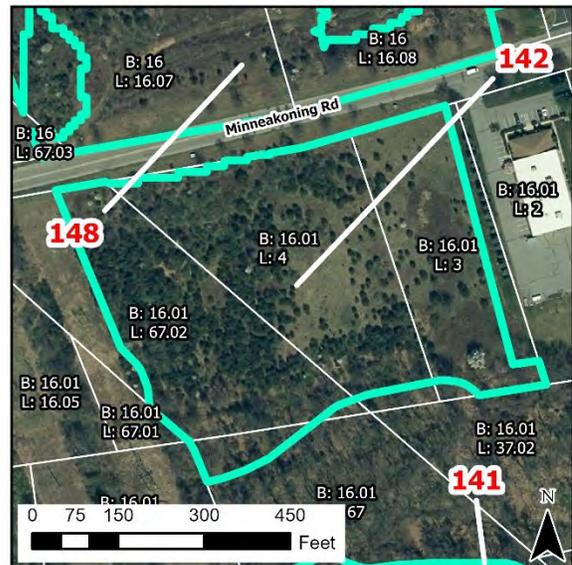
Tract 141

Tract 141 is located on Block 16.01, Lots 55 and 67 and is developed with a battery storage facility.



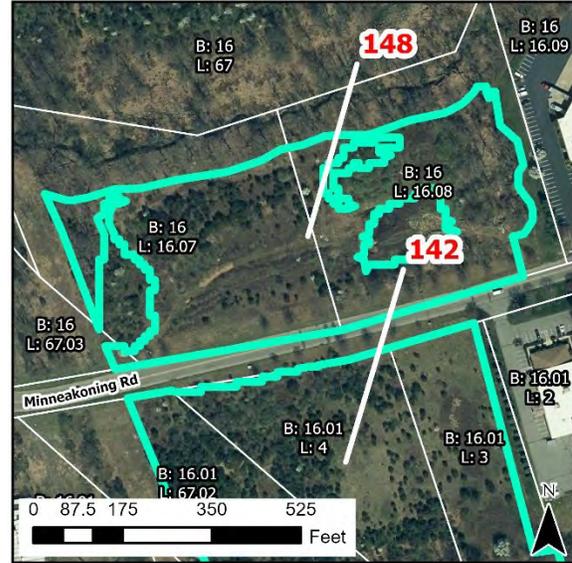
Tract 142

Tract 142 is located on Block 16.01, Lots 3, 4, and 67.02 and in which construction has started for a warehouse.



Tract 148

Tract 148 is located on Block 16, Lots 16.07 and 16.08 which was approved by the Raritan Township Planning Board for warehouse structures.



Appendix E. Additional Limits to Development

After the steps completed in Appendices B through D, the remaining tracts were reviewed for potential conflicts with the following:¹⁹

1. Newly Preserved Lands.
2. New Jersey Statewide Sewer Service Area (SSA).
3. Species-Based Habitat.²⁰
 - a. Rank 1²¹
 - b. Rank 2²²
 - c. Rank 3²³
 - d. Rank 4²⁴
 - e. Rank 5²⁵
4. Riparian Areas.
5. FEMA Flood Hazard Area (FHA).²⁶
 - a. Zone X²⁷
 - b. Zone A²⁸
 - c. Zone AE²⁹

Tracts marked in **red** are eliminated in this step.

¹⁹ The DCA methodology already excludes lands constrained by preserved open space and farmland, category 1 waterways, wetlands, steep slopes exceeding 15%, open waters, and the associated buffers for each of those constraints, if applicable.

²⁰ Retrieved from the NJDEP. The Landscape Project uses documented species location data and land-use/land-cover as well as species life history information to depict habitat for endangered threatened and special concern wildlife species throughout the state.

²¹ Rank 1 is assigned to species-specific habitat patches that meet habitat specific suitability requirements such as minimum size or core area criteria for endangered, threatened or special concern wildlife species, but that do not intersect with any confirmed occurrences of such species. Rank 1 habitat patches without documented occurrences are not necessarily absent of imperiled or special concern species. Patches with a lack of documented occurrences may not have been systematically surveyed. Thus, the Rank 1 designated is used for planning purposes. Such as targeting areas for future wildlife surveys.

²² Rank 2 is assigned to species-specific habitat patches containing one (1) or more occurrences of species considered to be species of special concern.

²³ Rank 3 is assigned to species-specific patches containing one (1) or more occurrences of State threatened species.

²⁴ Rank 4 is assigned to species-specific habitat patches with one (1) or more occurrences of State endangered species.

²⁵ Rank 5 is assigned to species-specific habitat patches containing one (1) or more occurrences of wildlife listed as endangered and threatened pursuant to the Federal Endangered Species Act of 1973.

²⁶ Flood zones are geographic areas that the FEMA has defined according to varying levels of flood risk. These zones are depicted on a community's Flood Insurance Rate Map (FIRM) or Flood Hazard Boundary Map. Each zone reflects the severity or type of flooding in the area.

²⁷ FEMA Flood Hazard Area Zone X is a Low-Risk area of minimal flood hazard, usually depicted on FIRMs as above the 500-year flood level. Zone X is the area determined to be outside the 500-year flood and protected by levee from 100-year flood. Flood insurance is available to all property owners and renters, but are not mandatory.

²⁸ FEMA Flood Hazard Area Zone A are High-Risk areas with a one-percent (1%) annual chance of flooding over the life of a 30-year mortgage. Because detailed analyses are not performed for such areas; no depths or base flood elevations are shown within these zones. Mandatory flood insurance purchase requirements apply.

²⁹ FEMA Flood Hazard Zone AE is the base floodplain where base flood elevations are provided. AE Zones are identified as High-Risk Areas. AE Zones are now used on new format FIRMs instead of A1-A30 Zones. Mandatory flood insurance purchase requirements apply.

Raritan Township – Review of Land Capacity Factor

J. Caldwell & Associates, LLC

Tract	Acreage	Zone	SSA	Critical Wildlife Habitat	Riparian Areas	FHA
1	4.40	R-3 - Residential (low density)	No	Rank 1 (2.28%)	Yes (2.28%)	Zone X (100%)
10	1.06	AR-2 - Agricultural Residential	No	No	No	Zone X (100%)
12	2.21	B-5 – Low Intensity Highway	No	No	No	Zone X (100%)
15	23.26	AR-2 - Agricultural Residential	Yes	Rank 2 (22.86%) Rank 4 (77.14%)	Yes (100%)	Zone X (100%)
18	1.63	B-5 - Low-Intensity Highway	No	No	No	Zone X (100%)
19	9.04	AR-2 - Agricultural Residential	No	Rank 1 (41.82%)	Yes (41.82%)	Zone X (55.8%) Zone AE (44.2%)
28	1.35	AR-2 - Agricultural Residential	No	Rank (39.25%)	Yes (39.25%)	Zone X (100%)
40 ³⁰	4.34	I-1 - Restricted Industrial	Yes	No	No	Zone X (100%)
44	83.52	AR-2 - Agricultural Residential	No	Rank 1 (99.05%)	Yes (100%)	Zone X (100%)
45	15.70	B-2 – Commercial	Yes	Rank 1 (4.27%) Rank 2 (13.82%)	Yes (100%)	Zone X (65.36%) Zone AE (34.64%)
55	3.21	R-5 – Planned Residential Development	Yes	No	No	Zone X (100%)
56	12.63	B-2 – Commercial	Yes	Rank 1 (11.78%)	Yes (80.70%)	Zone X (100%)
62	1.89	R-6 – Residential (single-family attached and detached)	Yes	Rank 1 (53.03%)	Yes (53.03%)	Zone X (100%)
64	4.90	R-1 - Rural Residential (very low density)	Yes	No	No	Zone X (100%)
78	3.78	R-3 - Residential (low density)	Yes	Rank 4 (100%)	Yes (100%)	Zone X (100%)
82	1.64	R-3 - Residential (low density)	Yes	No	No	Zone X (100%)
87	5.45	R-1 - Rural Residential (very low density)	Yes	Rank 2 (24.28%)	Yes (24.28%)	Zone X (100%)
90	7.41	P – Public and Institutional R-1 - Rural Residential (very low density)	Partial (2.42%)	Rank 2 (19.79%)	Yes (19.79%)	Zone X (100%)
94	2.01	P - Public and Institutional	Yes	Rank 1 (93.03%)	Yes (93.03%)	Zone X (9.82%) Zone AE (90.18%)
105	1.08	I-2 - Major Industrial	Yes	No	No	Zone X (100%)
106	6.47	I-2 - Major Industrial	Yes	No	No	Zone X (100%)

³⁰ Proposed Township open space.

Raritan Township – Review of Land Capacity Factor

J. Caldwell & Associates, LLC

Tract	Acreage	Zone	SSA	Critical Wildlife Habitat	Riparian Areas	FHA
111	1.70	I-2 - Major Industrial	Yes	No	No	Zone X (100%)
113	7.80	I-2 - Major Industrial	Yes	No	No	Zone X (100%)
114	1.69	B-3 - Community Commercial	Yes	No	No	Zone X (100%)
122	14.73	I-2 - Major Industrial	Yes	No	No	Zone X (100%)
132	36.50	O-2 - Business Office	Yes	Rank 1 (1.94%) Rank 4 (9.06%)	Yes (11.0%)	Zone X (100%)
137³¹	14.81	I-2 - Major Industrial	Yes	Rank 1 (26.53%) Rank 4 (0.07%)	Yes (26.6%)	Zone X (65.81%) Zone AE (34.19%)
140³²	9.6	R-2 - Rural Residential (conservation density)	Yes	Rank 4 (22.9%)	Yes (22.9%)	Zone X (100%)
149	1.23	O-1 - Professional Office H - Hospital	Yes	No	No	Zone X (100%)
158	29.69	I-2 - Major Industrial	Yes	Rank 1 (7.61%)	Yes (7.61%)	Zone X (100%)
168	2.30	R-3 - Residential (low density)	No	Rank 1 (100%)	Yes (100%)	Zone X (100%)
171	2.07	GH - Group Homes Overlay Zone	Yes	Rank 1 (23.15%)	Yes (23.15%)	Zone X (100%)
172	3.48	R-3 - Residential (low density)	No	No	No	Zone X (100%)
174	9.69	GH - Group Homes Overlay Zone	Yes	Rank 1 (13.41%)	Yes (13.41%)	Zone X (97.01%) Zone AE (2.99%)
178	1.03	I-2 - Major Industrial³³	Yes	Rank 1 (18.44%)	Yes (18.44%)	Zone X (100%)
185	1.99	R-3 - Residential (low density)	No	No	No	Zone X (100%)
194	10.48	R-3 - Residential (low density)	No	Rank 1 (37.88%)	Yes (37.88%)	Zone X (100%)

Total Vacant, Developable Land (DCA)	696.4³⁴
Tracts < 1.0 Ac. – (Appendix B)	-33.64
Irregular or Landlocked – (Appendix C)	-175.26
Development Status – (Appendix D)	-141.61
Other Constraints – (this step)	-210.63
New Total	135.26³⁵

³¹ Farmland in Township Agricultural Development Area.

³² Ibid.

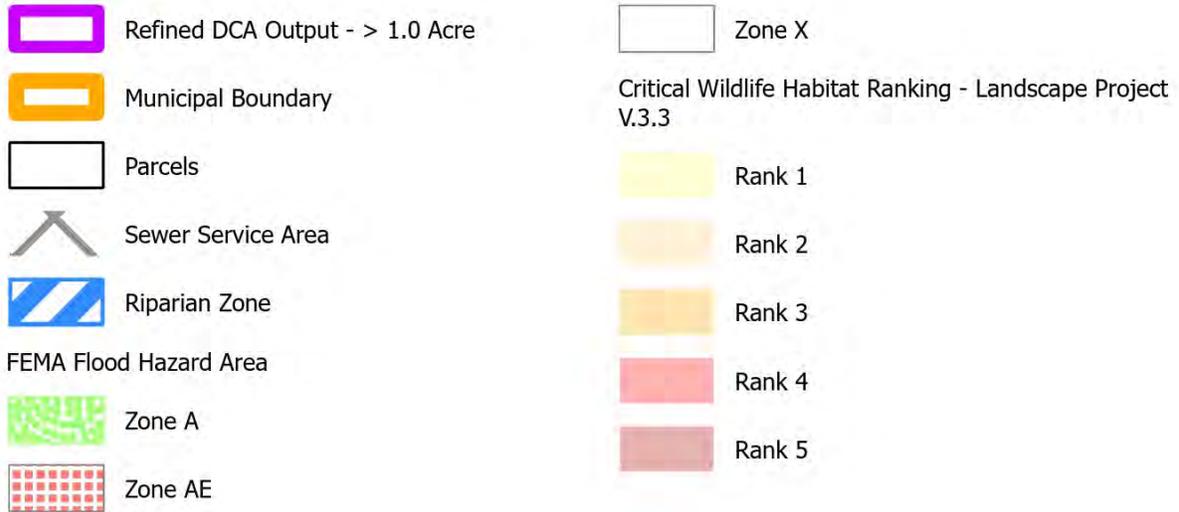
³³ Tract 178 (Block 9, Lot 5.04) was removed from the table due to its refined developable acreage (0.84) falling under 1.0 acre.

³⁴ There is a weighting factor of 0.5 for Suburban Planning Area 3, such that the actual vacant land is 696.4 acres and with a 0.5 weighting factor, this equates to 348.2 acres factoring into the LCF.

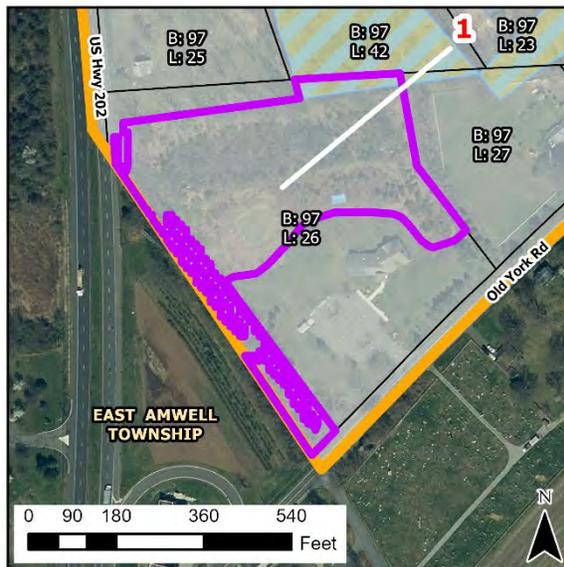
³⁵ 135.26 acres is the total vacant, developable land without the 0.5 weighting factor. An applied 0.5 weighting factor is 67.63 acres.

Additional Limits to Development Maps

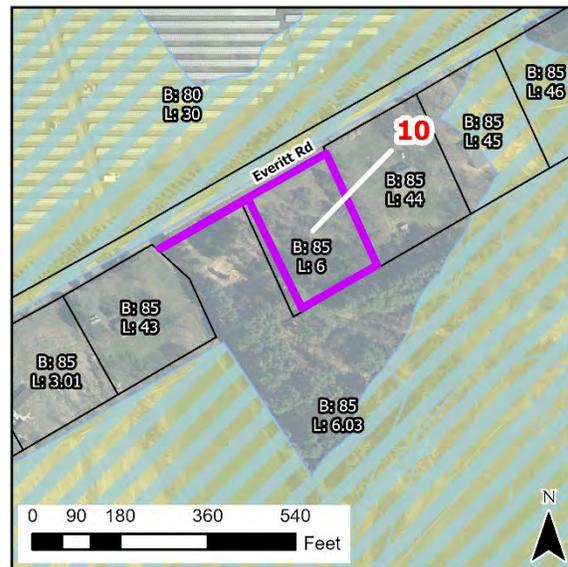
Legend



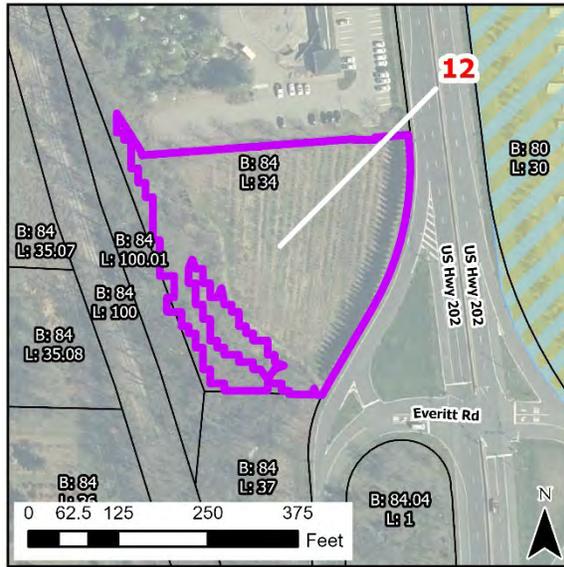
Tract 1



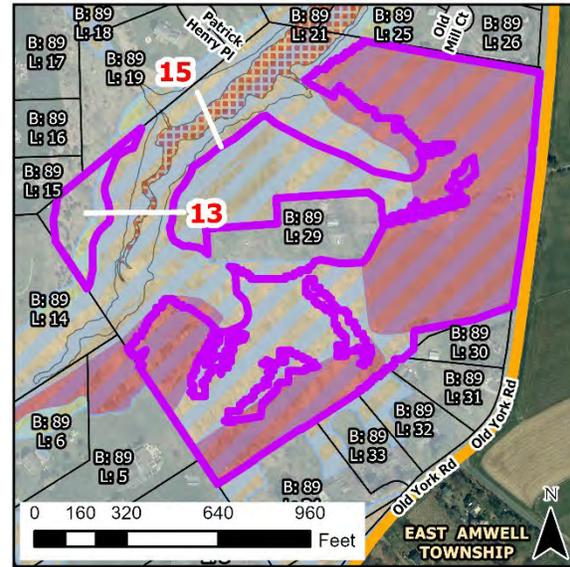
Tract 10



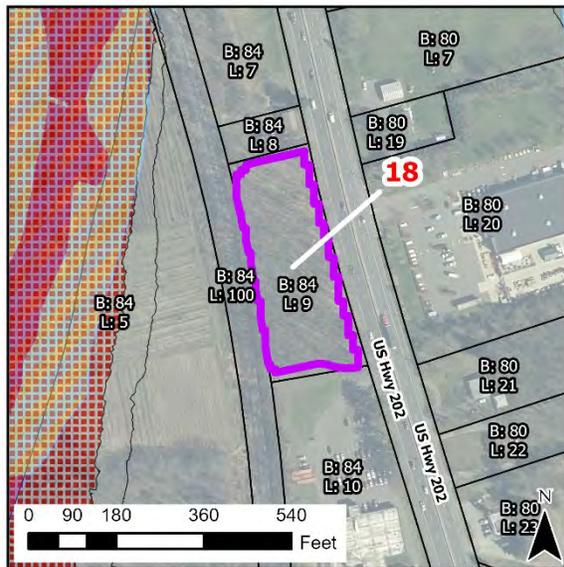
Tract 12



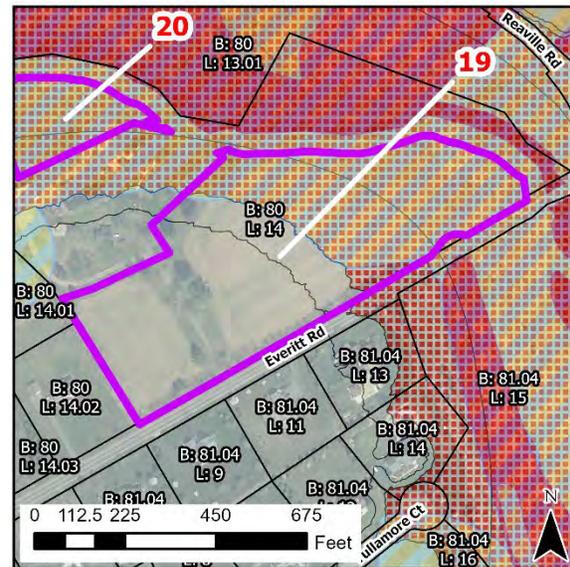
Tract 15



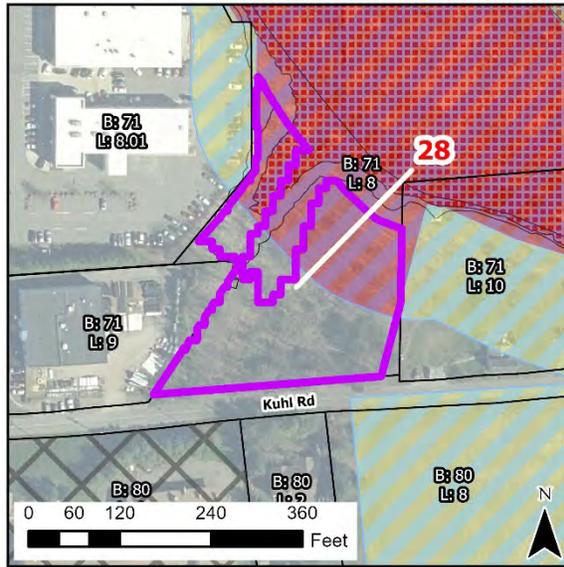
Tract 18



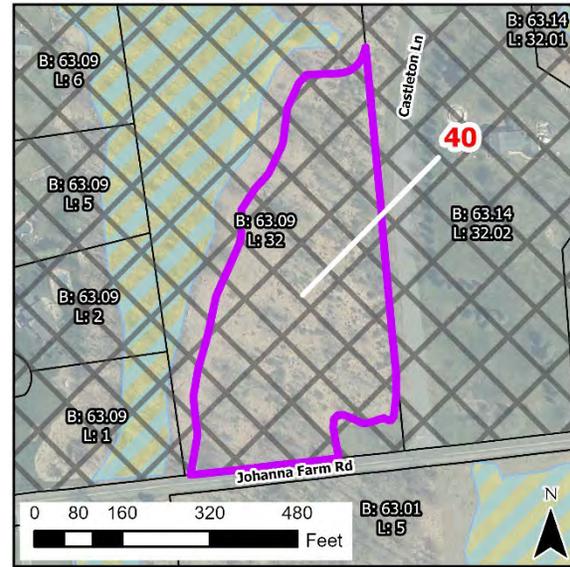
Tract 19



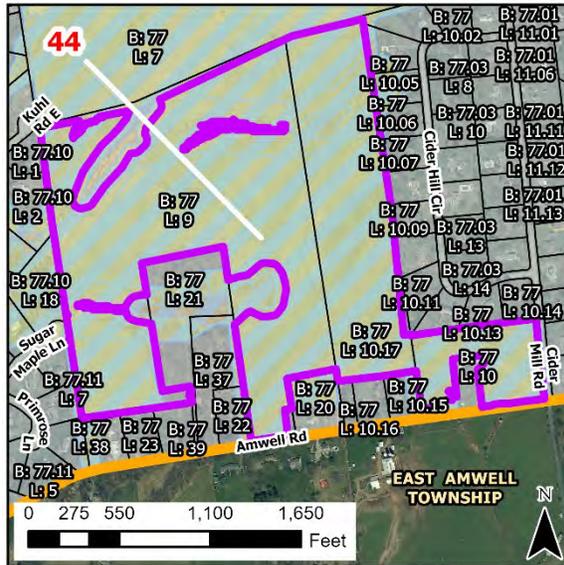
Tract 28



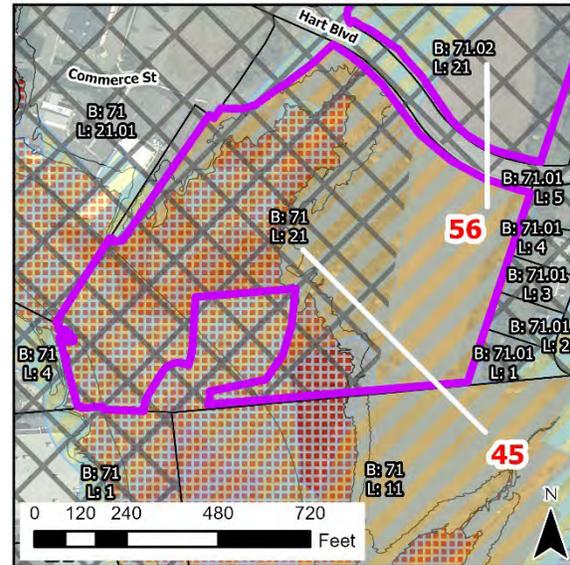
Tract 40 – Preserved Open Space



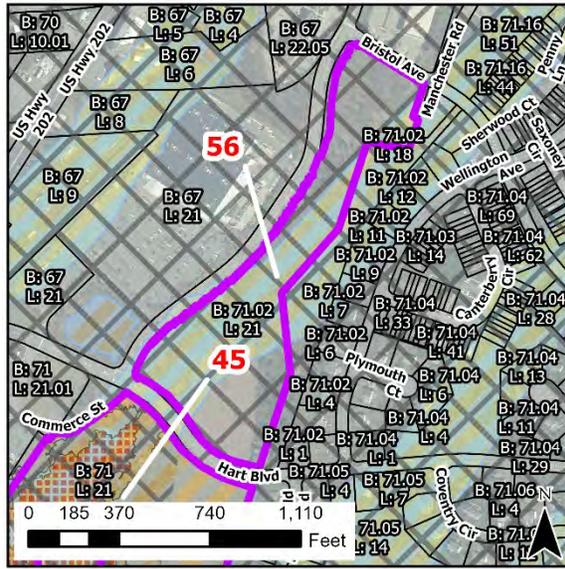
Tract 44



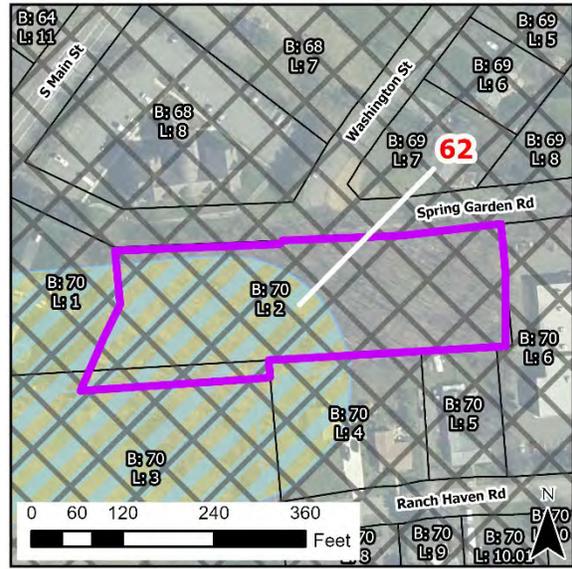
Tract 45



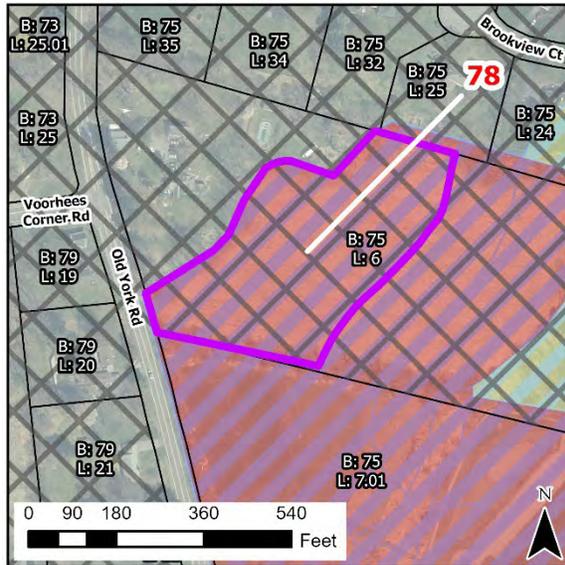
Tract 56



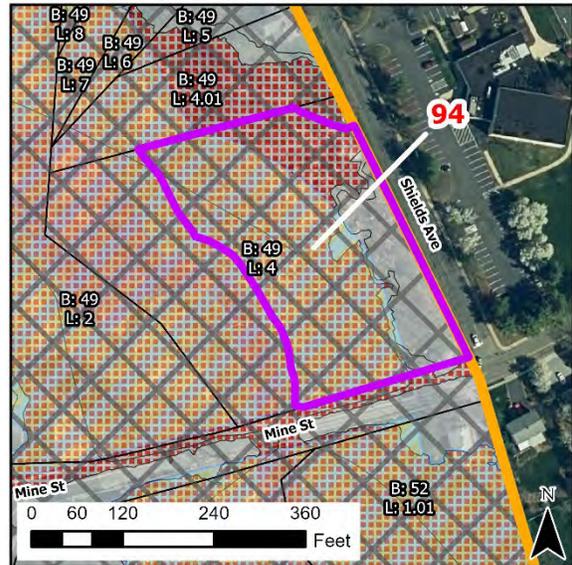
Tract 62



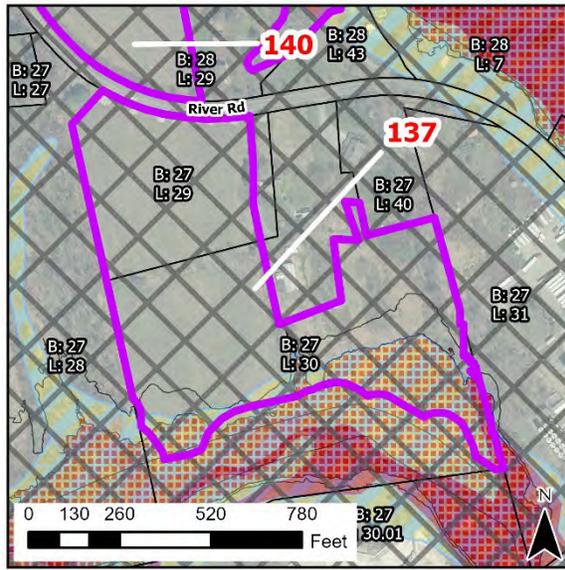
Tract 78



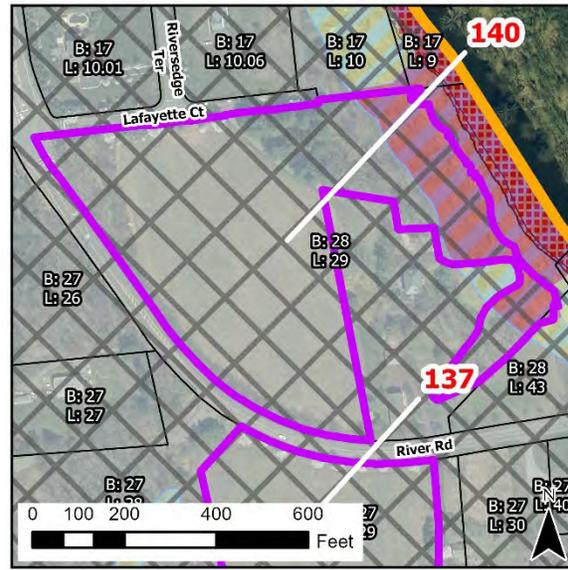
Tract 94



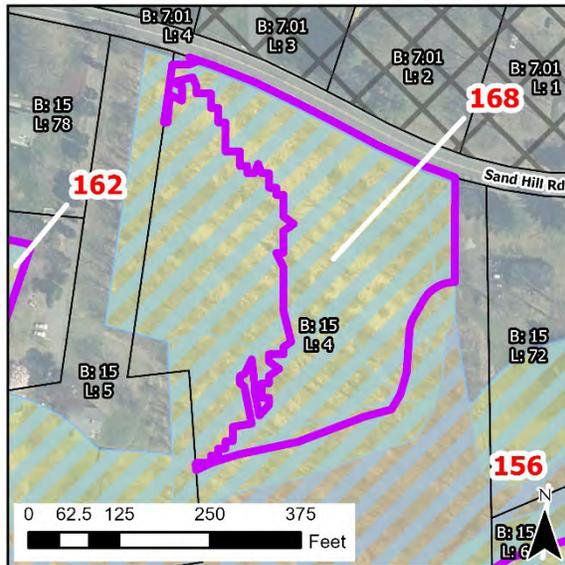
Tract 137 – Farmland/Township ADA³⁶



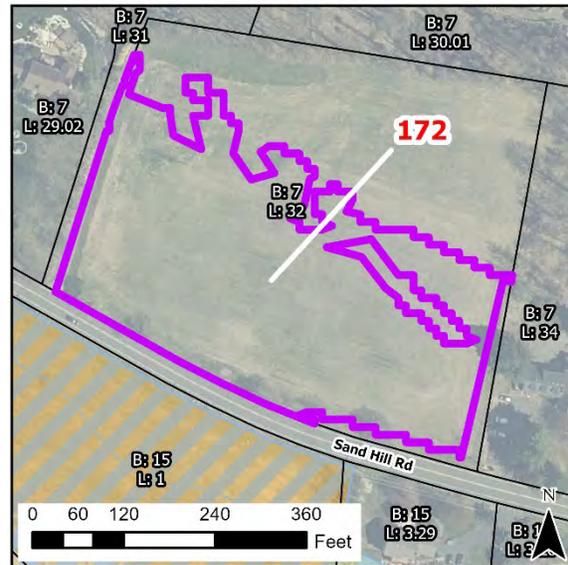
Tract 140 - Farmland/Township ADA



Tract 168

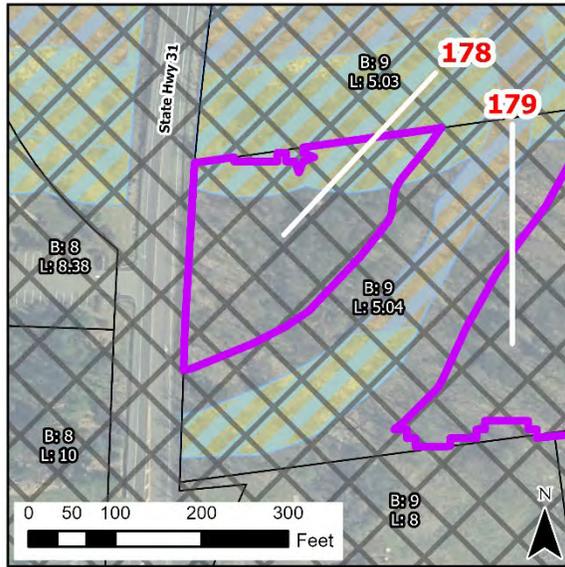


Tract 172

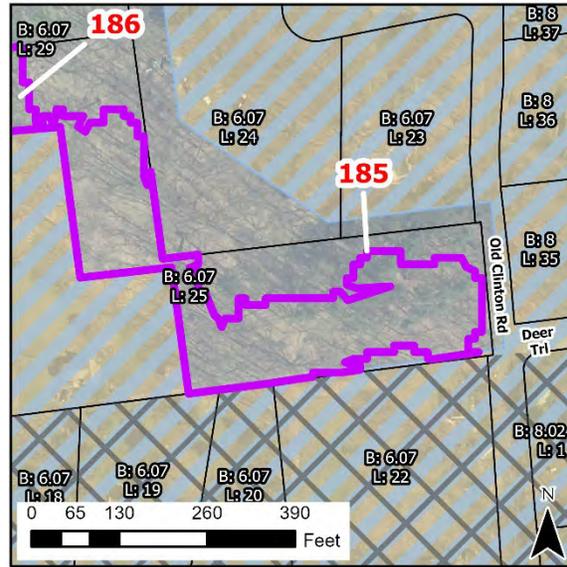


³⁶ ADA stands for Agricultural Development Area. ADA areas are listed in the Raritan Township 2021 Farmland Preservation Plan.

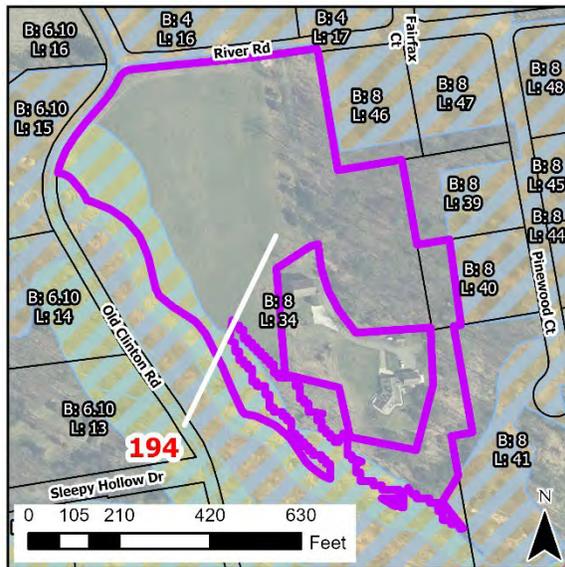
Tract 178



Tract 185



Tract 194



Appendix F: Refined List of Vacant, Developable Tracts

Appendix F. Refined List of Vacant, Developable Tracts

This table displays the refined DCA list of vacant developable tracts which are essentially the tracts that did not get excluded in Appendices B, C, D, and E. In order to calculate the final refined (but unweighted) vacant, developable land acreage of 124.41 acres, the riparian area percentage (if applicable) was subtracted from the DCA tract developable acreage. No tracts were omitted from this section, but several lots had reductions in their developable acreage due to the presence of riparian areas. Acreages are calculated before the 0.5 weighting factor, which is applied after all parcels are totaled.

Refined List of Vacant, Developable Lands

Tract	Block	Lot	Address	Parcel Acreage	Property Class	Developable Acreage (DCA)	Zone	SSA	FHA	Critical Wildlife Habitat	Riparian Area (ac.)	Refined Developable Acreage				
55	72	7	206 Reaville Road	6.60	4A	3.21	R-5	Yes	Zone X (100%)	No	No	3.21				
64	43	19.01	26 Harmony School Road	10.0	15D	4.90	R-1	Yes	Zone X (100%)	No	No	4.90				
82	73	25.02	199 Voorhees Corner Road	2.21	1	1.64	R-3	Yes	Zone X (100%)	No	No	1.64				
87	43	13	304 Highway 12	2.60	1	5.45	R-1	Yes	Zone X (100%)	Rank 2 (24.28%)	Yes (24.28%)	4.13 (-1.32)				
													42	310 Highway 12	2.84	15C
90	43	9	332 Highway 12	1.49	3A	7.41	R-1	Partial (2.42%)	Zone X (100%)	Rank 2 (19.79%)	Yes (19.79%)	5.94 (-1.47)				
													12	314 Highway 12	54.74	15C
105	36.03	6	26 Royal Road	2.08	15C	1.08	I-2	Yes	Zone X (100%)	No	No	1.08				
106	36.02	5.02	114 Church Street Ext	12.98	1	6.47	I-2	Yes	Zone X (100%)	No	No	6.47				
													6	50 Highway 31	0.68	15C
111	36.02	19	29 Royal Road	0.25	4A	1.70	I-2	Yes	Zone X (100%)	No	No	1.70				
113	36.02	19	29 Royal Road	0.25	4A	7.80	I-2	Yes	Zone X (100%)	No	No	7.80				
114	36	66	4 Mill Brook Road	2.50	1	1.69	B-3	Yes	Zone X (100%)	No	No	1.69				
122	36	24	46 Royal Road	3.84	15C	14.73	I-2	Yes	Zone X (100%)	No	No	14.73				
													25	40 Royal Road	1.38	15C
													27	12 Colony Road	6.16	15C
													36	28.01	Colony Road	3.78

Tract	Block	Lot	Address	Parcel Acreage	Property Class	Developable Acreage (DCA)	Zone	SSA	FHA	Critical Wildlife Habitat	Riparian Area (ac.)	Refined Developable Acreage
132	36.01	22	9 River Road	3.0	3A	36.50	O-2	Yes	Zone X (100%)	Rank 1 (1.94%) Rank 4 (9.06%)	Yes (11.0%)	32.48 (-4.02)
149	15.07	1	191 Highway 31	7.50	1	1.23	H	Yes	Zone X (100%)	No	No	1.23
		2	5 Gauntt Place	8.70	15D							
		16	Barbles Corner Road	14.53	3B							
158	16	14.03	Barbles Corner Road	17.52	15C	29.69	I-2	Yes	Zone X (100%)	Rank 1 (7.61%)	Yes (7.61%)	27.43 (-2.26)
		16	Minneakoning Road	9.18	15C							
171	9	18	33 Barbles Corner Road	27.16	1	2.07	GH	Yes	Zone X (100%)	Rank 1 (23.15%)	Yes (23.15%)	1.59 (-0.48)
174	9	18	33 Barbles Corner Road	27.16	1	9.69	GH	Yes	Zone X (97.01%) Zone AE (2.99%)	Rank 1 (13.41%)	Yes (13.41%)	8.39 (-1.30)

Refined Vacant, Developable Land	135.26 ac.
Riparian Areas	-10.85 ac.
New Total	124.41 ac.
Total Refined Vacant, Developable Land ³⁷	62.21 ac. ³⁸

- | | |
|--------------------------------------|---|
| Property Class | Zoning |
| 1 – Vacant Land | R-1 – Rural Residential (very low density) |
| 3A – Farm Property (Regular) | R-2 – Rural Residential (conservation density) |
| 3B – Farm Property (Qualified) | R-3 – Residential (low density) |
| 4A – Commercial Property | R-6 – Residential (single-family attached and detached) |
| 15C – Public Property | AR-2 – Agricultural Residential |
| 15D – Church and Charitable Property | B-2 – Commercial |
| | O-1 – Professional Office |

- | | |
|-----------------------------|------------------------------|
| B-3 – Community Commercial | P – Public and Institutional |
| B-5 – Low-Intensity Highway | |
| GH – Group Home Overlay | |
| H – Hospital | |
| I-1 – Restricted Industrial | |
| I-2 – Major Industrial | |
| O-2 – Business Office | |

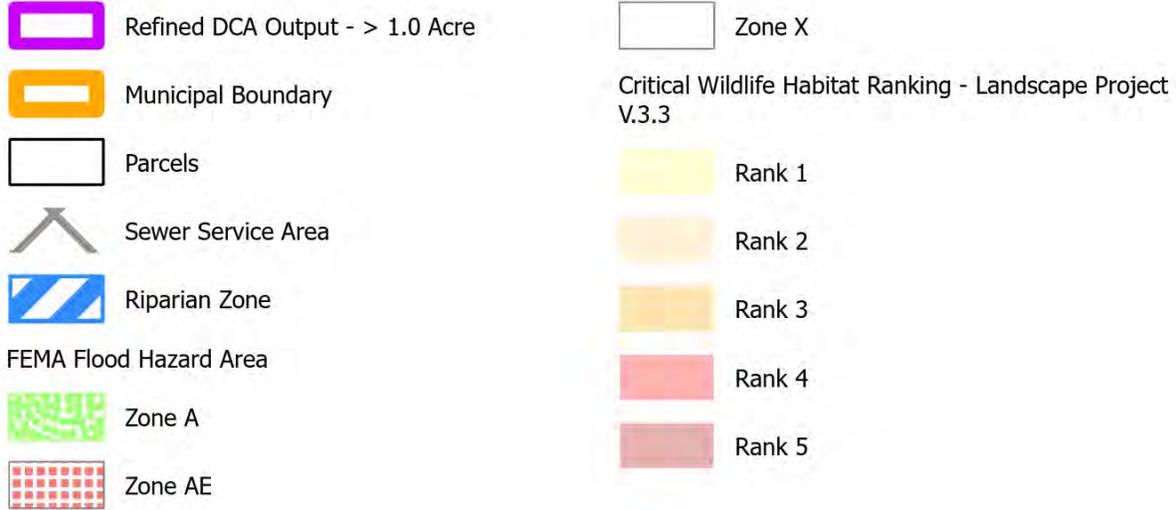
³⁷ The DCA implemented the use of weighted acreage in calculating vacant developable tracts for the fourth round of affordable housing obligations to achieve a more accurate and equitable assessment of a municipality's capacity to accommodate affordable housing. By employing a weighted approach, the DCA considers the varying levels of suitability and developability of land, accounting for factors such as environmental constraints, infrastructure availability, and land use designations. This method ensures that the calculation reflects the realistic potential for development while balancing the preservation of environmentally sensitive areas and promoting sustainable growth. The approach aligns with the state's goals of creating affordable housing opportunities without compromising environmental integrity or overburdening municipal resources. A planning area weight of 0.5 was utilized for Planning Area 3 (Fringe) according to the DCA Affordable Housing Obligations for 2025-2035 (Fourth Round) Methodology and Background and DCA GIS tract data.

³⁸ There is a weighting factor of 0.5 for Suburban Planning Area 3, such that the actual vacant land is 124.41 acres and with a 0.5 weighting factor, this equates to a final total of 62.21 acres factoring into the LCF.

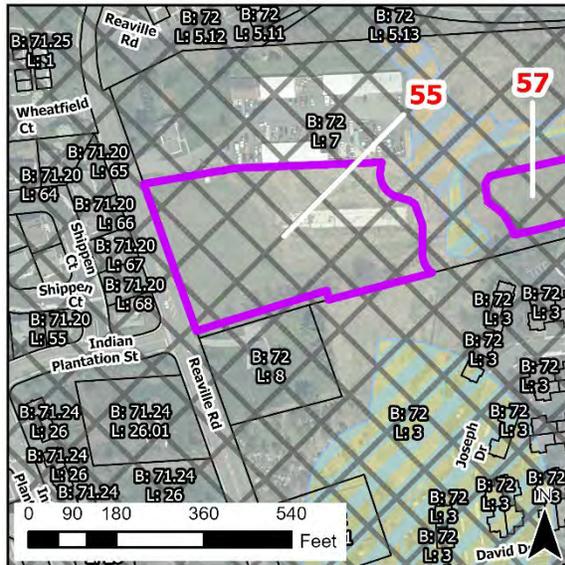
Total Refined List of Vacant Developable Tracts Maps

Total Refined List of Vacant Developable Tracts Maps

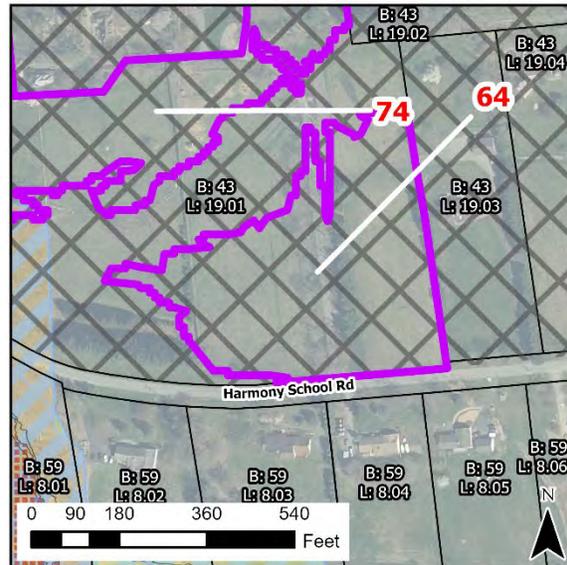
Legend



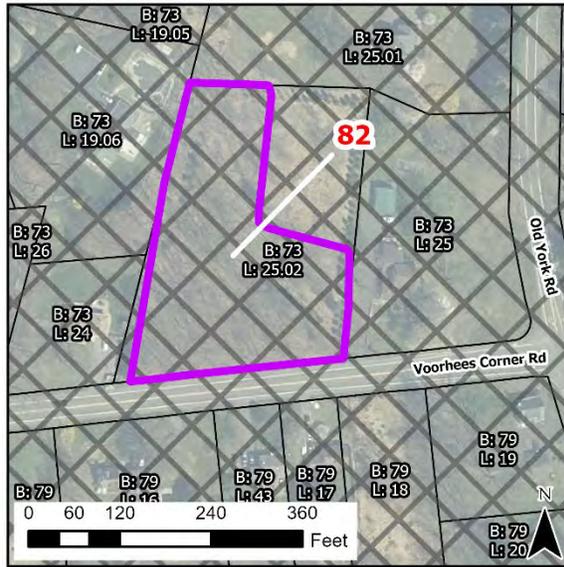
[Tract 55](#)



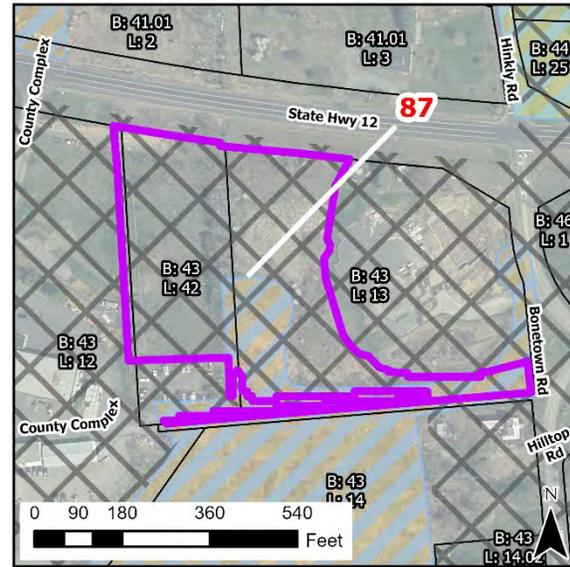
[Tract 64](#)



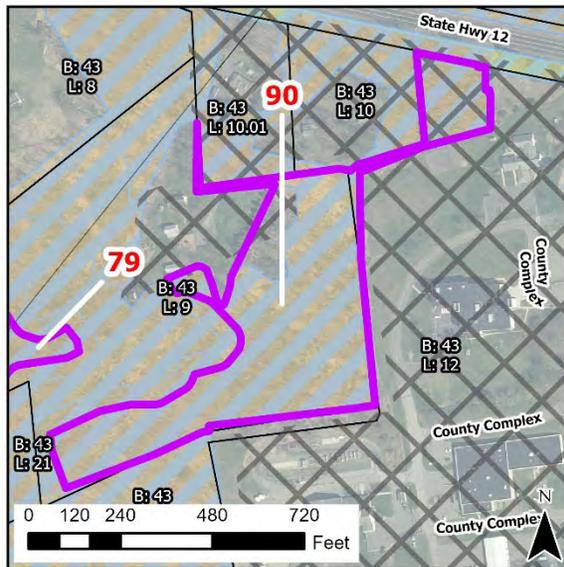
Tract 82



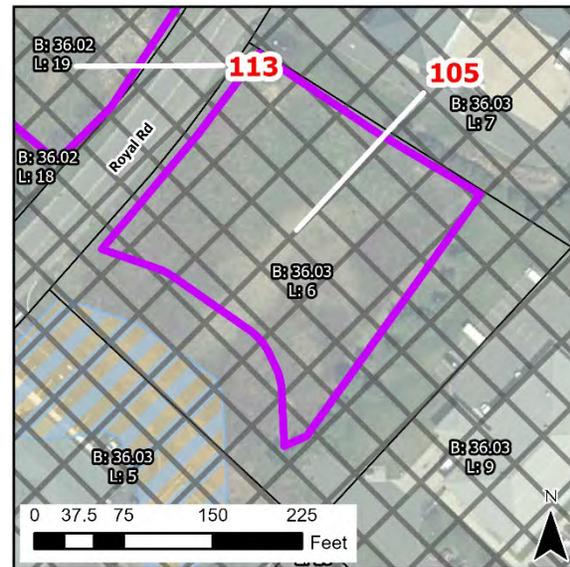
Tract 87



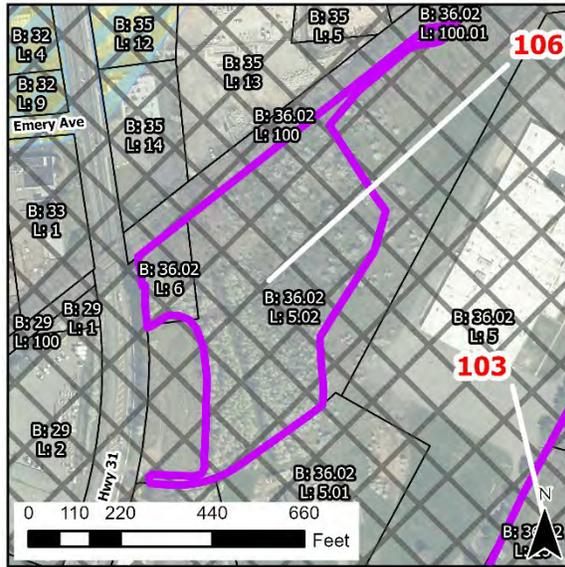
Tract 90



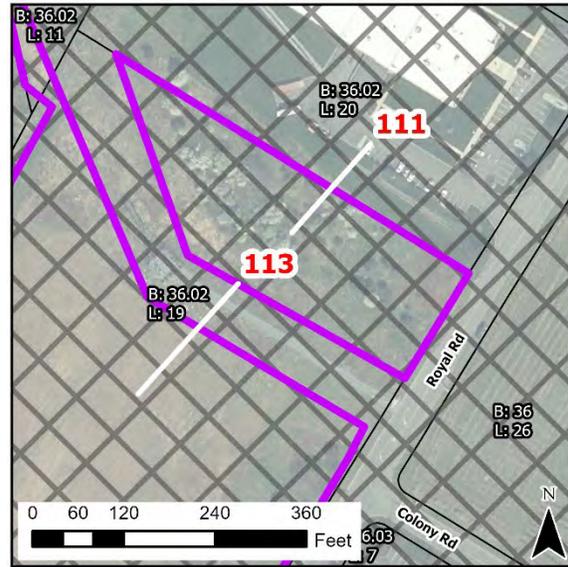
Tract 105



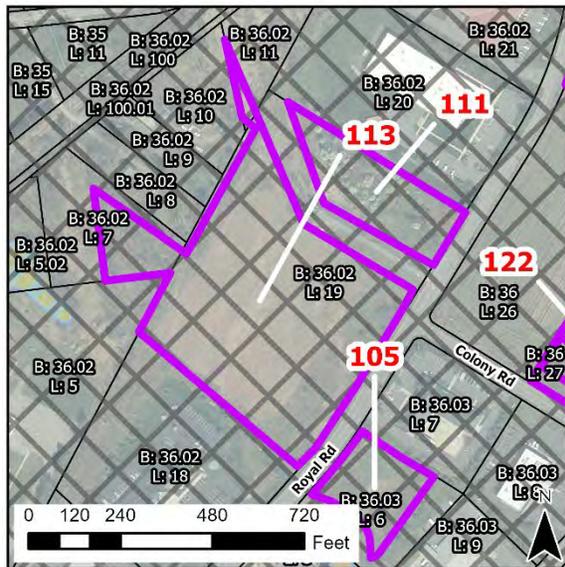
Tract 106



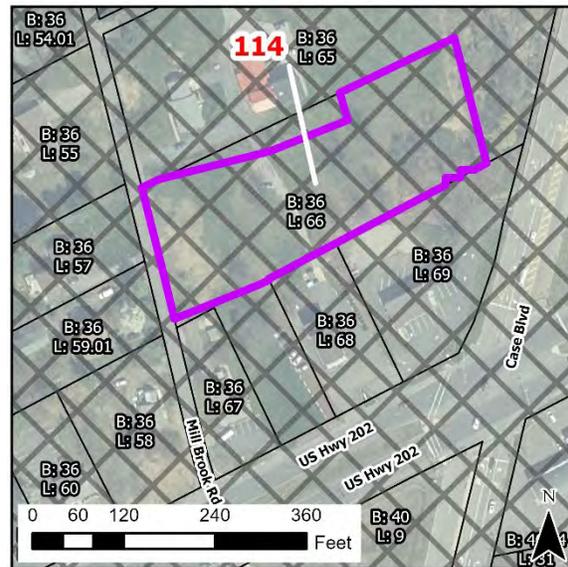
Tract 111



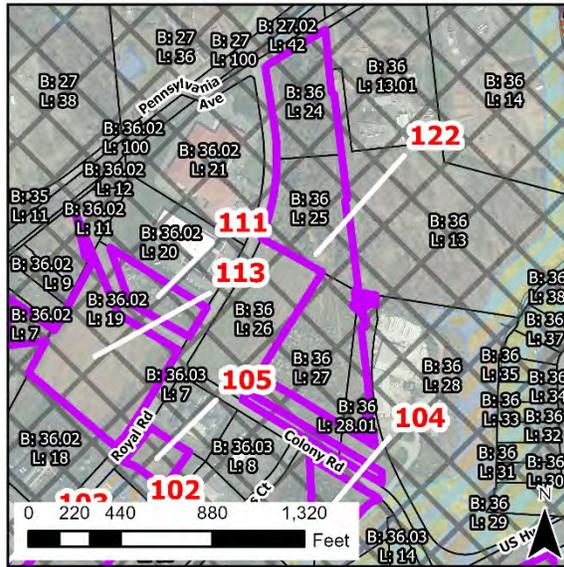
Tract 113



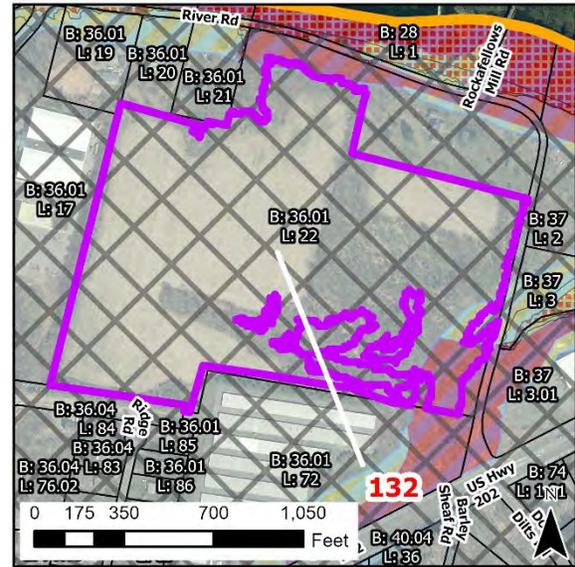
Tract 114



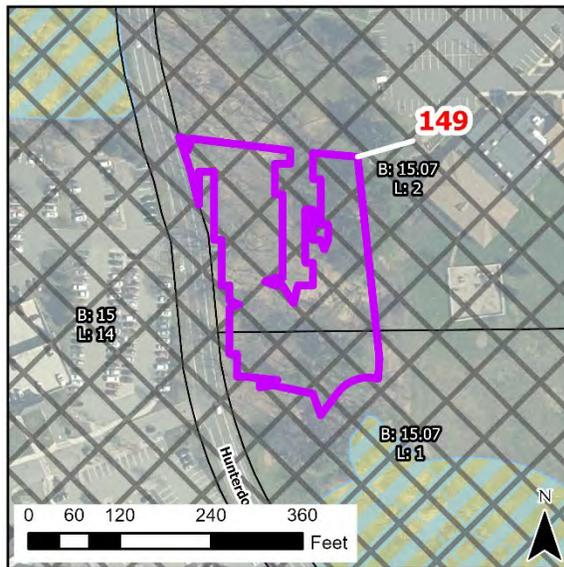
Tract 122



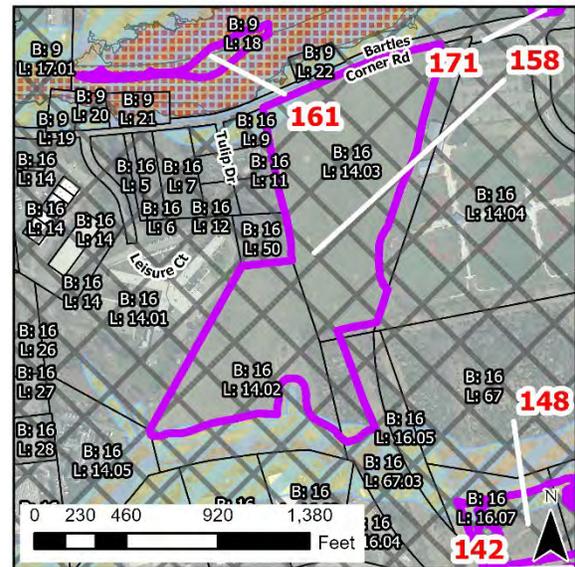
Tract 132



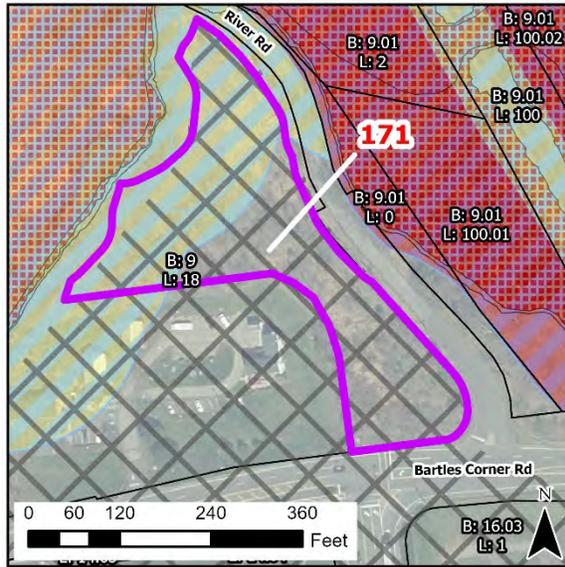
Tract 149



Tract 158



Tract 171



Tract 174

