

# **FOURTH ROUND HOUSING ELEMENT AND FAIR SHARE PLAN**

South Plainfield Borough  
Middlesex County, New Jersey

May 29, 2025

Adopted by the Planning Board on June 24, 2025

Prepared By:



**Heyer, Gruel & Associates**  
Community Planning Consultants  
236 Broad Street, Red Bank, NJ 07701  
(732) 741-2900

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

  
M. McKinley Mertz, AICP, PP #6368

*With contributing content by Gabrielle Thurm, Associate Planner*

Managing Partners:

  
Susan S. Gruel, PP

  
Fred Heyer, AICP, PP

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**EXECUTIVE SUMMARY**

The following Fourth Round Housing Element and Fair Share Plan has been prepared for the Borough of South Plainfield in the County of Middlesex in accordance with the Fair Housing Act as most recently amended (P.L.2024, c.2).

South Plainfield is an 8.3 square mile community located in central New Jersey, within Middlesex County. The Borough is bordered by several other municipalities, sharing boundaries with Edison to the northeast, Piscataway to the northwest, Plainfield to the south, and Green Brook to the west. Major county and state routes, including NJ Route 287, NJ Route 22, and NJ Route 27, pass through South Plainfield, providing easy access to nearby towns and major cities.

The Borough can be characterized as a suburban municipality and, according to the State Development and Redevelopment Plan (SDRP), is located primarily in Metropolitan Planning Area 1, and a small portion of the Borough, specifically the Peter J. Barnes Preserve, is located in Environmentally Sensitive Planning Area 5.

According to the 2020 Census, South Plainfield Borough's population was 24,338, which represents an increase of 4.1% from 2010. In 2020, the Borough's median age was 40.7 years, representing a slight increase from the median age of 40.2 years in 2010. The Borough's average household size in 2023 was 2.89 persons, which was slightly higher than the average at the County level (2.74 persons).

The housing stock of the Borough is predominantly single-family detached dwelling units. Over half of the housing stock was built between 1950 and 1979. According to the guidelines originally established by COAH, the Borough is located in Housing Region 3, a region that consists of Hunterdon Somerset, and Middlesex counties. Based on the 2025 Regional Income Limits (released by Affordable Housing Professionals of New Jersey on May 5, 2025), the median income in Region 3 for a four-person household is \$153,400, the moderate-income is \$122,720, the low-income is \$76,700, and the very-low-income level is \$46,020.

Affordable housing obligations in New Jersey are divided into "housing rounds," as will be discussed in detail later in this Plan. Each municipality in New Jersey has a constitutional obligation to provide their fair share of the calculated regional need for affordable housing within the respective housing round. These obligations to construct new affordable housing are known as the "Prospective Need" obligation. Municipalities also have an obligation to rehabilitate units that are deemed substandard, pursuant to the criteria of the Fair Housing Act. This obligation is known as the Present Need, or Rehabilitation Share. The housings rounds are as follows: Prior Round (1987-1999), Third Round (1999-2025), and Fourth Round (2025-2035).

South Plainfield Borough has participated in each of the three previous housing rounds. In the Third Round, the Borough entered into a Settlement Agreement with Fair Share Housing Center to establish the town's Third Round affordable housing obligation. The subsequent compliance efforts were approved by the Court in a Judgement of Compliance and Repose, dated February 21, 2018, confirming the town satisfied its Third Round obligations.

The Borough was able to fully meet its Prior Round and Third Round obligations through credit-worthy units that are existing, under construction, or proposed as well as rental bonus credits.

The Borough has a Fourth Round obligation as follows:

Rehabilitation Share: 54

Prospective Need: 206

## **INTRODUCTION**

The need to provide a realistic opportunity for the construction of affordable housing in New Jersey, the country's most densely populated state, has been recognized for decades. In the case of Southern Burlington County NAACP v. the Township of Mount Laurel 67 N.J. 151 (1975), (commonly known as Mount Laurel I), the New Jersey Supreme Court established the doctrine that developing municipalities in New Jersey have a constitutional obligation to create a realistic opportunity for their fair share of low and moderate income housing.

In Southern Burlington County NAACP v. Township of Mount Laurel, 92 N.J. 158, 456 A.2d 390 (1983), decided on January 20, 1983 (commonly known as Mount Laurel II), the Supreme Court responded to the response of municipalities to Mount Laurel II. The builder's remedy created a mechanism for developers to sue non-compliant municipalities and force them to comply. Mount Laurel II also created the Judgment of Repose to incentivize municipalities to comply. A Judgment of Repose protected municipalities from potential lawsuits and those who would claim entitlement to a builder's remedy or other relief based upon the claim that the municipality was noncompliant.

In the wake of Mount Laurel II, developers sued municipalities seeking builder's remedies. The wave of builder's remedy lawsuits created the impetus for legislation to protect municipalities from builder's remedies. A decision by Judge Serpentelli, one of three judges appointed by Chief Justice Wilentz to implement Mount Laurel II, increased the need for a legislative cure. More specifically, in 1984, Judge Serpentelli issued the "AMG decision" (AMG Realty Co. v. Warren Twp), which established a formula for any developer to determine the fair share obligation of any municipality.

The pressure of builder's remedy suits, combined with the ease in determining the fair share of any municipality through the AMG formula, culminated in the enactment of the New Jersey Fair Housing Act in 1985. The Fair Housing Act (FHA) is found at N.J.S.A. 52:270-301, et seq. The FHA established the Council



on Affordable Housing (COAH) as an administrative alternative to builder's remedy lawsuits and the concomitant jurisdiction of the courts. COAH was given the responsibility of dividing the state into housing regions, determining regional and municipal fair share affordable housing obligations, and adopting regulations that would establish the guidelines and approaches that municipalities may use in addressing their affordable housing need.

In 2008, the Legislature amended the FHA to add requirements for very low-income housing. Very low-income households are those in which the gross household income is 30% or less than the region's median household income. Low-income households are those with incomes no greater than 50% of the region's median household income. Moderate-income households are those with incomes no greater than 80% and no less than 50% of the region's median household income. Each is adjusted for household size and is in relation to the median gross income of the housing region in which the municipality is located.

### **FIRST AND SECOND ROUNDS**

The First and Second Rounds under COAH are collectively referred to as the "Prior Round." The Prior Round obligation is the cumulative 1987-1999 fair share obligation. The First Round consists of the six-year period between 1987 and 1993 for which COAH first established a formula for determining municipal affordable housing obligations (N.J.A.C. 5:92-1 et seq.). Then in 1994, COAH established amended regulations (N.J.A.C. 5:93-1.1 et seq.) and produced additional municipal affordable housing obligations for the years 1993 to 1999. This second round of obligations is known as the Second Round. When COAH adopted regulations for Round 2, it made the Round 1 and 2 obligations cumulative for both periods.

### **THIRD ROUND**

Housing rounds were originally established by the Fair Housing Act as six-year periods, but in 2001 the Legislature extended the rounds to 10-year periods. This should have meant that the Third Round ran from 1999 to 2009. However, COAH didn't establish new rules for the Third Round until the end of 2004 (N.J.A.C. 5:94-1 and 95-1 et seq.). The Third Round time period was therefore extended to 2014. The Third Round rules established a new method for calculating a municipality's affordable housing obligation, known as "growth share." This method required municipalities to project future residential and non-residential development, and then derive their obligation from that growth.

After the New Jersey Appellate Court invalidated several components of the Third Round rules, COAH released revised rules in 2008. The Third Round was once again extended to 2018 to provide municipalities with the time to apply the amended rules and establish mechanisms to meet their obligations. The revised Third Round rules, like the initial Third Round, rules established the obligations based on a growth share approach.

On October 8, 2010, in response to numerous legal challenges to the second iteration of COAH's Third Round regulations, the Appellate Divisions ruled that COAH could not allocate obligations through a "growth

share” formula and directed COAH to use similar methods to those used in the First and Second Rounds. COAH proposed Third Round regulations a third time in 2014 using a formula similar to the ones it had used in the first and second rounds. However, when COAH met to consider adopting these rules on October 20, 2014, it deadlocked.

On March 10, 2015, the New Jersey Supreme Court decided In re Adoption of N.J.A.C. 5:96 & 5:97 by the N.J. Council on Affordable Housing, 221 N.J. 1 (2015) (Mount Laurel IV), wherein it responded to COAH’s failure to adopt defensible rules for Round 3. This decision changed the landscape by which municipalities are required to comply with their constitutional obligation to provide their fair share of affordable housing. The Supreme Court held that since COAH was no longer functioning, trial courts were to resume their role as the forum of first instance for evaluating municipal compliance with Mount Laurel obligations, and also established a transitional process for municipalities to seek temporary immunity and ultimately a Judgment of Compliance and Repose (“JOR”) from a Court, which was the “judicial equivalent” of Substantive Certification from COAH.

On January 18, 2017, the Supreme Court decided In Re Declaratory Judgment Actions Filed by Various Municipalities, County of Ocean, Pursuant To The Supreme Court’s Decision In In re Adoption of N.J.A.C. 5:96, 221 N.J. 1 (2015) (“Mount Laurel V”), which held that need having accrued during the Gap Period (1999-2015) was part of the Present Need, not Prospective Need. The Supreme Court held that there is an obligation with respect to that period for households that came into existence during that gap that are eligible for affordable housing, that are presently (as of 2015) in need of affordable housing, and that are not already counted in the traditional present need.

As the methodology and obligations from the Gap and Prospective Need had not been fully adjudicated at that time, various trial judges issued opinions on the appropriate methodology and 354 municipalities reportedly settled with Fair Share Housing Center wherein they negotiated the obligations for Round 3.

Municipal obligations were therefore broken down in Round Three Housing Element and Fair Share Plans as Present Need/Rehabilitation, Prior Round (1987-1999), and Third Round and Gap Period (1999-2015). Municipalities that received their Final Judgment of Compliance and Repose were guaranteed immunity from builders’ remedy lawsuits through the end of the Third Round, June 30, 2025.

#### **FOURTH ROUND**

On March 18, 2024, the affordable housing legislation known jointly as Senate Bill S50 and Assembly Bill A4 passed both houses of the legislature. Governor Murphy signed the bill (P.L.2024, c.2) into law on March 20, 2024, establishing a new methodology for determining municipalities’ affordable housing obligations for the Fourth Round and beyond. The new legislation, which comprehensively amends the FHA, overhauled the process that municipalities undertake to establish and plan for their constitutionally mandated affordable housing obligation. Most notably, this legislation formally abolished COAH while transferring its



functions to the New Jersey Department of Community Affairs (DCA) and Housing Mortgage and Finance Agency (HMFA). As a result, the legislation codified the method for calculating regional and municipal affordable housing needs and returned most of the process from the Courts to state administrative departments.

The amended FHA called on the DCA to issue a non-binding report on the new Present Need Obligation (commonly referred to as the rehab obligation) and the Prospective Need for Round 4 and subsequent rounds. The amended FHA requires the DCA to base its analysis of the obligations for each municipality based upon the standards set forth in the amended FHA. Accordingly, on October 18, 2024 the DCA released a report outlining the Fourth Round (2025-2035) Fair Share methodology and its calculations of low- and moderate-income obligations for each of the State's municipalities. The amended FHA gave municipalities until January 31, 2025, to review the obligation reported by the DCA and perform their own analysis of their obligation based on the methodology in the legislation and previously established by the Courts. If any municipality wished to commit to an obligation different from the one reported by the DCA, the amended FHA required the municipality to adopt a resolution by January 31, 2025, committing to the number that it contended was the appropriate obligation. If a municipality wished to commit to the numbers that the DCA reported, the amended FHA required the municipality to adopt a resolution committing to the DCA numbers.

The amended FHA required any municipality that wished to participate in the new process that the Act created to file a declaratory relief action within 48 hours of adopting the resolution committing to the numbers the municipality deemed appropriate.

The amended FHA gave any interested party who wished to oppose the numbers to which any municipality committed to file an Answer by February 28, 2025 which included a particularized objection to the numbers to which the municipality committed.

The amended FHA gave "the program" until March 31, 2025, to try to resolve any disputes over the fair share numbers to which a municipality committed through an "Affordable Housing Dispute Resolution Program." The program is a new entity created by the amended FHA. It is staffed with seven current or retired judges and the judges have the authority to use adjudicators to assist it in mediating disputes over the obligations of municipalities.

The amended FHA gives municipalities until June 30, 2025, to file a Housing Element and Fair Share Plan and related documents showing how the municipality will comply with its obligations. The Fourth Round Plans will follow the same general format as they have with certain updates to their requirements dealing with various types of housing and the bonus credit calculation system. Notably, HEFSPs are required to be consistent with the State Development and Redevelopment Plan (SDRP) (a new draft SDRP was released in late 2024 and has yet to be adopted) and the Highlands Regional Master Plan for conforming

municipalities. As part of the HEFSP, municipalities shall include an assessment of the degree to which the municipality has met its fair share obligation from the prior rounds of affordable housing (i.e. First, Second, and Third Rounds).

### **SOUTH PLAINFIELD BOROUGH'S HISTORY OF AFFORDABLE HOUSING**

The Borough received Substantive Certification for the First Round from COAH on October 19, 1987. South Plainfield was granted Second Round compliance on April 13, 1998.

South Plainfield prepared a Third Round Housing Element and Fair Share Plan in December 2008. On October 14, 2009 the Borough of South Plainfield was granted Third Round Substantive Certification, one of the very few municipalities to receive Third Round Substantive Certification. After the adoption of the 2008 Housing Plan Element and Fair Share Plan, COAH's methodology for determining prospective need for the period from 2004 through 2018 was invalidated.

In light of In re Adoption of N.J.A.C. 5:96 & 5:97 by the N.J. Council on Affordable Housing, 221 N.J. 1 (2015) ("Mount Laurel IV"), on July 1, 2015, the Borough filed a declaratory judgment action as well as a motion for immunity from builder's remedy lawsuits while it prepared a new Third Round Housing Element and Fair Share Plan.

Settlement agreements for M&M Realty Partners of South Plainfield (Motorola Site) and Colonial Oaks LLC were signed on or about February 6, 2017, and approved in a Fairness Hearing conducted on April 3, 2017. The Borough adopted its Third Round Housing Element and Fair Share Plan on July 13, 2017 (with revisions adopted on November 22, 2017).

The Superior Court of New Jersey Middlesex County Division granted the Borough Conditional Judgement of Compliance and Repose on October 18, 2017, and granted the Borough its Final Judgement of Repose (JOR) on February 21, 2018.

As New Jersey enters the Fourth Round of affordable housing, South Plainfield continues to take steps to satisfy its affordable housing obligation. On January 21, 2025, in accordance with the requirements established by the amended FHA and described above, the Borough adopted Resolution #25-71 (Appendix A). This resolution established a 206-unit Fourth Round Prospective Need obligation for the Borough. The 206-unit obligation, two less than the DCA's original calculation of 208, was based on a land capacity analysis, which determined a lower land capacity factor. The adoption of Resolution #25-71 guaranteed protection from builders' remedy suits through June 30, 2025.

The Borough's reduced Fourth Round Prospective Need obligation of 206 was challenged by the New Jersey Builders' Association on February 27, 2025 (Docket No. MID-L-000458-25). Subsequently, May 14, 2025, a Mediation Agreement before the Affordable Housing Dispute Resolution Program was made

between the Borough and the Builders' Association to establish South Plainfield's Fourth Round Prospective Need obligation to 206 units (Appendix B).

This Fourth Round HEFSP sets forth mechanisms implemented to address the Borough's affordable housing obligations and has been prepared in accordance with the Fair Housing Act as most recently amended (P.L.2024, c.2).

### **PLANNING FOR AFFORDABLE HOUSING**

Pursuant to both the FHA (N.J.S.A. 52:27D-310, et seq.) and the Municipal Land Use Law (MLUL) (N.J.S.A. 40:55D-28), municipalities in New Jersey are required to include a housing element in their master plans. The principal purpose of the housing element is to describe the specific, intended methods that a municipality plans to use in order to meet its low- and moderate-income housing needs. Further, the housing element is meant to demonstrate the existing zoning or planned zoning changes that will allow for the provision of adequate capacity to accommodate household and employment growth projections, to achieve the goal of access to affordable housing for present and future populations. The statutorily required contents of the housing element are:

- 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;
- b. A projection of the municipality's housing stock, including the probable future construction of low- and moderate-income housing, for the next ten years, taking into account, but not necessarily limited to, construction permits issued, approvals of applications for development and probable residential development of lands;
- c. An analysis of the municipality's demographic characteristics, including but not necessarily limited to, household size, income level and age;
- d. An analysis of the existing and probable future employment characteristics of the municipality;
- e. A determination of the municipality's present and prospective fair share for low- and moderate-income housing and its capacity to accommodate its present and prospective housing needs, including its fair share for low- and moderate-income housing, as established pursuant to section 3 of P.L.2024, c.2 (C.52:27D-304.1);
- f. A consideration of the lands that are most appropriate for construction of low- and moderate-income housing and of the existing structures most appropriate for conversion to, or rehabilitation for, low- and moderate-income housing, including a consideration of lands of developers who have expressed a commitment to provide low- and moderate-income housing;

- 
- g. An analysis of the extent to which municipal ordinances and other local factors advance or detract from the goal of preserving multigenerational family continuity as expressed in the recommendations of the Multigenerational Family Housing Continuity Commission, adopted pursuant to paragraph (1) of subsection f. of section 1 of P.L.2021, c.273 (C.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.

**PART 1: HOUSING ELEMENT****DEMOGRAPHIC CHARACTERISTICS****Population**

Table 1 below depicts the population trends experienced in South Plainfield Borough, Middlesex County, and the State of New Jersey in the 93-year period between 1930 and 2023. In 2023, there were 24,231 residents in South Plainfield Borough, which indicates a decrease of 107 people (-0.4%) from 2020. South Plainfield Borough has experienced steady growth over the past 93 years, with just three minor decreases, the first between 1970 and 1980 of 630 residents (-3.0), the second between 1980 and 1990 of 23 residents (-0.1%) and the third between 2020 and 2023 of approximately 101 residents (-0.4%). Overall, the Borough has seen a growth of 19,184 residents during this 93-year time frame, reflecting a 380.1% increase in its population. The Borough saw significant increases between 1940 and 1970 of 15,763 residents.

These trends are reflected at the County and State level, as well, which saw a similarly significant increase in population throughout the 1950s. While population growth has been steady during this time period in Middlesex County and the State of New Jersey as a whole, the Borough's overall growth (380.1%) has proportionally exceeded that of the County (124.9%) and State (129.2%) by nearly 4.5 times.

<b>Table 1: Population Trends, 1930-2023</b>									
<b>South Plainfield Borough, Middlesex County, and New Jersey</b>									
<b>Year</b>	<b>South Plainfield Borough</b>			<b>Middlesex County</b>			<b>New Jersey</b>		
	<b>Population</b>	<b>Change</b>		<b>Population</b>	<b>Change</b>		<b>Population</b>	<b>Change</b>	
		<b>Number</b>	<b>Percent</b>		<b>Number</b>	<b>Percent</b>		<b>Number</b>	<b>Percent</b>
<b>1930</b>	5,047		-	49,319	-	-	4,041,334	-	-
<b>1940</b>	5,379	332	6.6%	50,181	862	1.7%	4,160,165	118,831	2.9%
<b>1950</b>	8,008	2,629	48.9%	54,374	4,193	8.4%	4,835,329	675,164	16.2%
<b>1960</b>	17,879	9,871	123.3%	63,220	8,846	16.3%	6,066,782	1,231,453	25.5%
<b>1970</b>	21,142	3,263	18.3%	73,960	10,740	17.0%	7,171,112	1,104,330	18.2%
<b>1980</b>	20,512	-630	-3.0%	84,429	10,469	14.2%	7,365,011	193,899	2.7%
<b>1990</b>	20,489	-23	-0.1%	91,607	7,178	8.5%	7,730,188	365,177	5.0%
<b>2000</b>	21,810	1,321	6.4%	102,437	10,830	11.8%	8,414,350	684,162	8.9%
<b>2010</b>	23,385	1,575	7.2%	108,692	6,255	6.1%	8,791,894	377,544	4.5%
<b>2020</b>	24,338	953	4.1%	109,632	940	0.9%	9,288,994	497,100	5.7%
<b>2023</b>	24,231	-107	-0.4%	110,926	1,294	1.2%	9,261,699	-27,295	-0.3%
<b>Total Change</b>		<b>19,184</b>	<b>380.1%</b>	<b>-</b>	<b>61,607</b>	<b>124.9%</b>	<b>-</b>	<b>5,220,365</b>	<b>129.2%</b>

Source: 1930-2020 U.S. Decennial Census; 2018-2023 American Community Survey 5-Year Estimates

**Population Composition by Age**

Analysis of age group characteristics provides insight into the actual changes in population. This comparison is helpful in determining the impact these changes have on housing needs, community facilities, and services for the municipality. As detailed in Table 2 below, the entire composition of South Plainfield Borough experienced notable shifts in the years between 2010 and 2020. The most significant shift occurred in the population aged 55 and over, which collectively saw a 1,446-person (23.6%) increase. Simultaneously, the Borough experienced a significant decrease in its population 35 to 54 years (-10.2%) and between the ages 5 to 15 (-5.2%). This data suggests that a larger portion of the Borough's residents are transitioning into the senior citizen age range, which will require the Borough to consider planning tools and approaches that encourage aging-in-place.

<b>Table 2: Population by Age, 2010 to 2020</b> <b>South Plainfield Borough</b>						
<b>Population</b>	<b>2010</b>		<b>2020</b>		<b>Change (2010 to 2020)</b>	
	<b>Number</b>	<b>Percent</b>	<b>Number</b>	<b>Percent</b>	<b>Number</b>	<b>Percent</b>
Under 5 years	1302	5.6%	1347	5.5%	45	3.5%
5 to 14	3022	12.9%	2727	11.2%	-295	-9.8%
15 to 24	2927	12.5%	2912	12.0%	-15	-0.5%
25 to 34	2724	11.6%	3235	13.3%	511	18.8%
35 to 44	3414	14.6%	3225	13.3%	-189	-5.5%
45 to 54	3,857	16.5%	3307	13.6%	-550	-14.3%
55 to 64	2974	12.7%	3,503	14.4%	529	17.8%
65 and over	3165	13.5%	4,082	16.8%	917	29.0%
<b>Total population</b>	<b>23,385</b>	<b>100.00%</b>	<b>24,338</b>	<b>100.00%</b>	<b>953</b>	<b>4.1%</b>
<b>Median Age</b>	<b>40.2</b>		<b>-</b>		<b>40.7</b>	<b>-</b>

Source: U.S. Decennial Census, 2010 and 2020

Middlesex County experienced population fluctuation as well. The County also saw the greatest shift of roughly 28% in its population aged 55 and over, which was proportionally slightly higher than the increase experienced at the Borough level. The County experienced slight decreases in its population aged 14 and below (-2%) as well as those aged 35 to 54 (-2.7%), mirroring shifting age trends occurring in the Borough. This data is displayed in Table 3 below.



<b>Table 3: Population by Age, 2010 to 2020 Middlesex County</b>						
<b>Population</b>	<b>2010</b>		<b>2020</b>		<b>Change (2010 to 2020)</b>	
	<b>Number</b>	<b>Percent</b>	<b>Number</b>	<b>Percent</b>	<b>Number</b>	<b>Percent</b>
Under 5 years	50,006	6.2%	44,476	5.2%	-5,530	-11.1%
5 to 14	102,594	12.7%	105,122	12.2%	2,528	2.5%
15 to 24	115,743	14.3%	122,679	14.2%	6,936	6.0%
25 to 34	111,577	13.8%	113,728	13.2%	2,151	1.9%
35 to 44	117,515	14.5%	118,393	13.7%	878	0.7%
45 to 54	121,924	15.1%	114,516	13.3%	-7,408	-6.1%
55 to 64	91,037	11.2%	112,690	13.1%	21,653	23.8%
65 and over	99,462	12.3%	131,558	15.2%	32,096	32.3%
<b>Total population</b>	<b>809,858</b>	<b>100.0%</b>	<b>863,162</b>	<b>100.0%</b>	<b>53,304</b>	<b>6.6%</b>
<b>Median Age</b>	<b>37.2</b>		<b>38.8</b>		<b>1.6</b>	<b>4.3%</b>

Source: U.S. Decennial Census, 2010 and 2020

### Households

A household is defined as one or more persons, either related or not, living together in a housing unit. In 2020 there was a total of 8,217 households in South Plainfield Borough. Over half of the Borough's households comprised two or less people. In fact, two-person households were the most common household size at both the Borough (29.1%) and County (29.5%) levels. The average household size of the Borough in 2020 was 2.89, which was slightly higher than that of the County's average of 2.74.

<b>Table 4: Household Size of Occupied Housing Units, 2020 South Plainfield Borough and Middlesex County</b>				
	<b>South Plainfield Borough</b>		<b>Middlesex County</b>	
	<b>Number</b>	<b>Percent</b>	<b>Number</b>	<b>Percent</b>
1-person household	1,426	17.4%	33,001	17.8%
2-person household	2,391	29.1%	54,835	29.5%
3-person household	1,662	20.2%	35,823	19.3%
4-person household	1,628	19.8%	37,712	20.3%
5-person household	665	8.1%	14,535	7.8%
6-person household	277	3.4%	6,147	3.3%
7-or-more-person household	168	2.0%	3,579	1.9%
<b>Total Households</b>	<b>8,217</b>	<b>100.0%</b>	<b>185,632</b>	<b>100.0%</b>
<b>Average Household Size (2023)</b>	<b>2.89</b>		<b>2.74</b>	

Source: US Decennial Census, 2020; 2019-2023 American Community Survey 5-Year Estimates

According to the United States Census, family households are defined as two or more persons living in the same household, related by birth, marriage, or adoption. As shown in Table 5, most (81.5%) of all households in the Borough in 2023 were categorized as family households. Slightly less than half of the married-couple families within the Borough had children under the age of 18.

In providing more detail on American households, the 2020 Census includes the sub-groups of non-traditional households, including "Other Family" and "Non-Family" households. "Other Family" households accounted for 13.2% of all households, broken down into 9% female householders with no spouse or partner present and 4.2% male householders with no spouse or partner present. "Non-Family" households are defined as those that consist of a householder living alone or sharing the home exclusively with people to whom he/she is not related. Non-family households comprised approximately 18.5% of all households in the Borough.

<b>Table 5: Household Size and Type, 2023</b> <b>South Plainfield Borough</b>		
	<b>Total</b>	<b>Percent</b>
<b>Total Households</b>	<b>8,280</b>	<b>100.0%</b>
<b>Family Households</b>	<b>6751</b>	<b>81.5%</b>
Married couple family	5657	68.3%
With children	2502	30.2%
Without children	3,155	38.1%
Other Family	1094	13.2%
Male householder, no spouse	348	4.2%
With children	143	1.7%
Without children	205	2.5%
Female householder, no spouse	746	9.0%
With children	271	3.3%
Without children	475	5.7%
<b>Nonfamily household</b>	<b>1529</b>	<b>18.5%</b>
Male householder	467	5.6%
Living alone	410	5.0%
Not living alone	57	0.7%
With children	0	0.0%
Female householder	1062	12.8%
Living alone	904	10.9%
Not living alone	158	1.9%
With children	0	0.0%

Source: 2023 ACS 5-Year B11005 and B11010

**Income**

As measured in 2023, South Plainfield Borough had a significantly higher median household income compared to Middlesex County and the State of New Jersey. The median income in South Plainfield Borough was \$126,063, which was roughly \$21,008 greater than that of the County and \$25,013 greater than that of the State. The per capita income in South Plainfield Borough was comparable to that of the County and State. This data is outlined in Table 6 below.

<b>Table 6: Per Capita and Household Income, 2023 South Plainfield Borough, Middlesex County, and New Jersey</b>		
	<b>Per Capita Income</b>	<b>Median Household Income</b>
<b>South Plainfield Borough</b>	\$49,533	\$126,063
<b>Middlesex County</b>	\$49,417	\$105,055
<b>New Jersey</b>	\$53,118	\$101,050

Source: 2019-2023 American Community Survey 5-Year Estimates, Table S1901

In 2023 roughly 87% percent of all households in the Borough earned an income of \$50,000 or more, as compared to roughly 78% of households in the County. The income range that accounted for the most Borough households was the \$200,000 or more bracket, which comprised nearly 25% of households in South Plainfield; this was also the case across Middlesex County as a whole, but at a lower percentage of 21.9%. The second largest income bracket in the Borough was \$100,000 to \$149,999, comprising 20.2% of households. At the County level, this same income bracket accounted for a lesser 18.4% of households. This suggests that the Borough's household income distribution is slightly skewed toward these higher income brackets as compared to the County, which may at least partially help explain the stark difference between the median income reported at the Borough (\$126,063) and County (\$105,055) levels.

<b>Table 7: Household Income, 2023 South Plainfield Borough and Middlesex County</b>				
	<b>South Plainfield Borough</b>		<b>Middlesex County</b>	
	<b>Number<sup>1</sup></b>	<b>Percent</b>	<b>Number<sup>1</sup></b>	<b>Percent</b>
Less than \$10,000	116	1.4%	11,769	3.8%
\$10,000 to \$14,999	51	0.6%	7,846	2.5%
\$15,000 to \$24,999	254	3.1%	15,308	4.9%
\$25,000 to \$34,999	228	2.8%	12,681	4.1%
\$35,000 to \$49,999	392	4.7%	21,481	6.9%
\$50,000 to \$74,999	1,023	12.4%	41,736	13.4%
\$75,000 to \$99,999	1,120	13.5%	36,583	11.8%
\$100,000 to \$149,999	1,670	20.2%	57,124	18.4%
\$150,000 to \$199,999	1,378	16.6%	38,563	12.4%
\$200,000 or more	2,048	24.7%	68,009	21.9%
<b>Total Households</b>	<b>8,280</b>	<b>100.0%</b>	<b>311,100</b>	<b>100.0%</b>
<b>Median Household Income</b>	<b>\$126,063</b>		<b>\$105,055</b>	

Source: 2019-2023 American Community Survey 5-Year Estimates, Table B19001

<sup>1</sup>Due to the data being estimates, the number in each row does not add up with the "total" row.

**Poverty Status**

Of the 23,988 people in South Plainfield Borough for which poverty status was determined, 852 (3.6%) individuals lived in poverty in 2023; this was considerably lower than the County's poverty rate of 8.5%. Of South Plainfield Borough's population that fell below the poverty level in 2023, nearly all were between the ages of 18 to 64; this trend was mirrored at the County level as well. Proportionally the Borough had a much lower percentage of children living in poverty than the County. This data is presented in Table 8 below.

<b>Table 8: Poverty Status, 2023 South Plainfield Borough and Middlesex County</b>				
	<b>South Plainfield Borough</b>		<b>Middlesex County</b>	
	<b>Number</b>	<b>% of Total Persons</b>	<b>Number</b>	<b>% of Total Persons</b>
<b>Total persons</b>	<b>23,988</b>	<b>100.0%</b>	<b>836,248</b>	<b>100.0%</b>
Total persons below poverty level	852	3.6%	71078	8.5%
Under 18	175	0.7%	19264	2.3%
18 to 64	550	2.3%	40154	4.8%
65 and over	127	0.5%	11660	1.4%

Source: 2019-2023 American Community Survey 5-Year Estimates, Table S1701

**Household Costs**

Tables 9 and 10 below show the expenditures for housing as a percentage of household income for those who own and rent in South Plainfield Borough and Middlesex County. In 2023 a majority of Borough residents lived in homes they owned, which was the same at the County level as well. General affordability standards set a limit at 30% of gross income to be allocated for owner-occupied housing costs and 28% of gross income to be allocated for renter-occupied housing costs. Approximately 25.5% of Borough residents who owned the units they occupied spent 30% or more of their household income on housing, as compared to 44.9% of Borough residents who rented the units they occupied. These figures were on par with those of the County.

<b>Table 9: Selected Monthly Owner Costs as a Percentage of Household Income, 2023 South Plainfield Borough and Middlesex County</b>				
	<b>South Plainfield Borough</b>		<b>Middlesex County</b>	
	<b>Number</b>	<b>Percent</b>	<b>Number</b>	<b>Percent</b>
<b>Total Owner-Occupied Housing Units</b>	<b>6,970</b>	<b>100.0%</b>	<b>125,404</b>	<b>100.0%</b>
Less than 20.0%	3546	50.9%	53,623	42.8%
20.0 to 24.9%	1071	15.4%	17,641	14.1%
25.0 to 29.9%	575	8.2%	13,026	10.4%
30.0 to 34.9%	376	5.4%	8,532	6.8%
35.0% or more	1402	20.1%	32,582	26.0%
Not computed	81	1.2%	794	0.6%

Source: 2019-2023 American Community Survey 5-Year Estimates, Table DP04

<b>Table 10: Gross Rent as a Percentage of Household Income, 2023 South Plainfield Borough and Middlesex County</b>				
	<b>South Plainfield Borough</b>		<b>Middlesex County</b>	
	<b>Number</b>	<b>Percent</b>	<b>Number</b>	<b>Percent</b>
<b>Total Renter-Occupied Housing Units</b>	<b>1229</b>	<b>100.00%</b>	<b>111,647</b>	<b>100.00%</b>
Less than 10.0%	14	1.1%	4284	3.8%
10.0 to 14.9%	124	10.1%	9,684	8.7%
15.0 to 19.9%	243	19.8%	15,373	13.8%
20.0 to 24.9%	156	12.7%	15,508	13.9%
25.0 to 29.9%	89	7.2%	12,276	11.0%
30.0 to 34.9%	224	18.2%	9599	8.6%
35.0 to 39.9%	76	6.2%	6767	6.1%
40.0 to 49.9%	81	6.6%	9339	8.4%
50.0% or more	171	13.9%	23,641	21.2%
Not computed	51	4.1%	5176	4.6%

Source: 2019-2023 American Community Survey 5-Year Estimates, Table B25070

**EXISTING HOUSING CONDITIONS****Housing Unit Data**

South Plainfield Borough's housing stock is largely comprised of structures built prior to the year 1970. In 2023, South Plainfield had a total of 8,443 occupied housing units, roughly 83.5% of which were owner-occupied and 14.6% of which were renter-occupied. The Borough experienced housing booms in the 1950s and 1960s, during which approximately 29.9% and 15.8% of the Borough's housing structures were constructed, respectively. The median year of construction for the housing stock in South Plainfield Borough is 1962. This data is outlined in Tables 11 and 12 below.

<b>Table 11: Housing Data, 2023 South Plainfield Borough</b>			
	<b>Number</b>	<b>% of Total Housing Units</b>	<b>% of Occupied Housing Units</b>
<b>Total Housing Units</b>	<b>8,443</b>	<b>100.0%</b>	-
Occupied Housing Units	8,280	98.1%	100.0%
Owner Occupied	7,051	83.5%	85.2%
Renter Occupied	1,229	14.6%	14.88%
Vacant Housing Units	163	1.9%	-

Source: 2019-2023 American Community Survey 5-Year Estimates, Table DP04

<b>Table 12: Year Structure Built, 2023 South Plainfield Borough</b>		
	<b>Number</b>	<b>Percent</b>
<b>Total Housing Units</b>	<b>8,442</b>	<b>100.00%</b>
Built 1939 or earlier	611	7.2%
Built 1940 to 1949	804	9.5%
Built 1950 to 1959	2522	29.9%
Built 1960 to 1969	1332	15.8%
Built 1970 to 1979	943	11.2%
Built 1980 to 1989	541	6.4%
Built 1990 to 1999	375	4.4%
Built 2000 to 2009	786	9.3%
Built 2010 to 2019	491	5.8%
Built 2020 or later	38	0.5%
<b>Median Year Structure Built</b>	<b>1962</b>	

Source: 2019-2023 American Community Survey 5-Year Estimates, Tables B25034 and B25035

According to 2023 data, South Plainfield Borough has a high occupancy rate, with very few of their housing units vacant. Of South Plainfield Borough's 8,443 housing units, 8,280 (98.1%) were occupied and only 163 (1.9%) were vacant. Over One-third (42.3%) of vacant units could be attributed to "For Sale Only" and "Sold, not occupied" categories, with "For Rent/Rented Not Occupied" making up another 39.9%, and "Other Vacant" accounting for the remaining 10.4%. This data is represented in Table 13 below.



<b>Table 13: Housing Occupancy, 2020 South Plainfield Borough</b>			
	<b>Total</b>	<b>% of Total Housing Units</b>	<b>% of Vacant Housing Units</b>
Total Housing Units	8,443	100.00%	-
Occupied	8,280	98.1%	-
Vacant Housing Units	163	1.9%	100.0%
For Rent/Rented Not Occupied	65	0.8%	39.9%
For Sale Only	17	0.2%	10.4%
Sold, not occupied	52	0.6%	31.9%
For Seasonal, Recreational or Occasional Use	0	0.0%	0.0%
Other Vacant	29	0.3%	17.8%

Source: US Decennial Census, 2020

**Housing Type and Size**

In 2023, single-family detached housing made up the vast majority of the Borough's housing stock at 78.7%. Two units and 20 or more were tied for the next most common housing type, representing 5.3% of the Borough's housing stock each. The median number of rooms within housing structures in the Borough was 6.5, with 86.1% of housing units having a minimum of 5 rooms and less than 5% of housing units having 3 or less rooms.

<b>Table 14: Housing Type and Size, 2023 South Plainfield Borough</b>		
<b>Units in Structure</b>	<b>Total</b>	<b>Percent</b>
1, detached	6,645	78.7%
1, attached	390	4.6%
2	445	5.3%
3 or 4	74	0.9%
5 to 9	101	1.2%
10 to 19	339	4.0%
20 or more	448	5.3%
Mobile home	1	0.0%
Boat, RV, van, etc.	0	0.0%
<b>Total Housing Units</b>	<b>8,443</b>	<b>100.00%</b>
<b>Rooms</b>	<b>Total</b>	<b>Percent</b>
1 room	0	0.0%
2 rooms	106	1.3%
3 rooms	307	3.6%
4 rooms	762	9.0%
5 rooms	1610	19.1%
6 rooms	1487	17.6%
7 rooms	1593	18.9%
8 rooms	1238	14.7%
9 or more rooms	1340	15.9%
<b>Total Housing Units</b>	<b>8,443</b>	<b>100.00%</b>
<b>Median number of rooms</b>	<b>6.5</b>	

Source: 2019-2023 ACS 5-Year Estimates, Tables DP04 and B25024

**Housing Growth and Projections**

In terms of residential growth, the issuance of building permits serves as one of the indicators that help to determine housing needs in a given municipality. Table 15 below illustrates the number of building permits that were issued over the 10-year period between January 2015 through November 2024, when the Borough issued building permits authorizing the development of 372 housing units. The majority of the permits issued during this time frame were for multi-family homes, followed by one and two-family homes, while only 4 permits were issued for mixed-use structures.

Further, throughout the same 10-year period, South Plainfield issued permits authorizing the demolition of 54 units, which averages to approximately 5.4 units per year. The average demolition rate is approximately 11% of the abovementioned development rate (i.e., a home net increase of around 89%). If the demolition rate were to remain relatively constant over the next approximately 10-year period, an additional 54 residential units could be expected to be demolished between January 2025 and the end of 2035, resulting in a projected net increase of 420 units.

<b>Table 15: Housing Units Authorized by Building Permits, 2015-2024 South Plainfield Borough</b>				
<b>Year</b>	<b>1 &amp; 2 Family</b>	<b>Multi Family</b>	<b>Mixed-Use</b>	<b>Total</b>
2015	8	32	0	40
2016	7	33	0	40
2017	22	38	0	60
2018	23	32	4	63
2019	10	0	0	10
2020	9	0	0	9
2021	11	68	0	79
2022	9	32	0	41
2023	3	12	0	15
2024	15	0	0	15
<b>Total 2014-2024</b>	<b>117</b>	<b>347</b>	<b>4</b>	<b>372</b>
<b>10-Year Average</b>				<b>37.2</b>
<b>10-Year Permit Projection (2025-2035)</b>				<b>372</b>

Source: State of New Jersey Department of Community Affairs Building Permits: Yearly Summary Data

<b>Table 16: Housing Units Demolished by Building Permits, 2015-2024</b>				
<b>South Plainfield Borough</b>				
<b>Year</b>	<b>1 &amp; 2 Family</b>	<b>Multi Family</b>	<b>Mixed-Use</b>	<b>Total</b>
2015	0	0	4	4
2016	2	0	0	2
2017	7	0	0	7
2018	0	0	3	3
2019	4	0	0	4
2020	2	0	0	2
2021	4	0	0	4
2022	15	0	0	15
2023	7	0	0	7
2024	5	0	0	5
<b>Total 2014-2024</b>	<b>46</b>	<b>0</b>	<b>7</b>	<b>53</b>
<b>10-Year Average</b>				<b>5.3</b>
<b>10-Year Demolition Projection (2025-2035)</b>				<b>53</b>

Source: State of New Jersey Department of Community Affairs Building Permits: Yearly Summary Data

#### Housing Values and Contract Rents

According to the 2019-2023 American Community Survey, approximately 89.3% of the owner-occupied housing stock in South Plainfield Borough in 2023 was valued at over \$300,000, as compared to 86.9% of the County's housing stock. In addition, the Borough's median home value (\$443,900) fell slightly below that of the County (\$475,200). This data is outlined in Table 17 below.

<b>Table 17: Value for Owner-Occupied Housing Units, 2023</b>				
<b>South Plainfield Borough and Middlesex County</b>				
	<b>South Plainfield Borough</b>		<b>Middlesex County</b>	
	<b>Number</b>	<b>Percent</b>	<b>Number</b>	<b>Percent</b>
<b>Total</b>	<b>7,051</b>	<b>100.0%</b>	<b>196,353</b>	<b>100.0%</b>
Less than \$50,000	137	1.9%	5211	2.7%
\$50,000 to \$99,999	135	1.9%	2,177	1.1%
\$100,000 to \$149,999	11	0.2%	2,398	1.2%
\$150,000 to \$199,999	64	0.9%	3,197	1.6%
\$200,000 to \$299,999	405	5.7%	12,727	6.5%
\$300,000 to \$499,999	4305	61.1%	84,502	43.0%
\$500,000 to \$999,999	1904	27.0%	79,369	40.4%
\$1,00,000 and greater	90	1.3%	6772	3.4%
<b>Median Value</b>	<b>\$443,900</b>		<b>\$475,200</b>	

Source: 2019-2023 American Community Survey 5-Year Estimates, Tables B25075 and B25077

As shown on Table 18 below, it is estimated that 68.7% of owner-occupied units in the Borough were financed by a primary mortgage, contract to purchase, or similar debt. Of these units, approximately 85.9% had no second mortgage and no home equity loan, 11.9% were tied to multiple mortgages, and the remaining 9.7% were associated with a mortgage, with no home equity loan. Proportionally there were slightly less owner-occupied housing units with a mortgage at the County level; more specifically, 64% of such units had a primary mortgage, while 36% of units did not. Of those units in the County tied to a primary mortgage, 84.2% did not have any additional lines of credit associated with the unit, while 9.4% were associated with a home equity loan, 1.6% were associated with a second mortgage, and 0.5% were associated with both a second mortgage and a home equity loan.

**Table 18: Mortgage Status**  
**South Plainfield Borough and Middlesex County, 2020 Estimates**

	South Plainfield Borough			Middlesex County		
	Number	% of Total Units	% of Mortgage Units	Number	% of Total Units	% of Mortgage Units
Total Owner-Occupied Units	7,051	100.00%	-	193,963	100.00%	-
Housing units with a mortgage, contract to purchase, or similar debt:	4,843	68.7%	100.00%	124,042	64.0%	100.00%
Housing units with no second mortgage and no home equity loan	4,154	58.9%	85.8%	104,501	53.9%	84.2%
Housing units with multiple mortgages:	578	8.2%	11.9%	14,365	7.4%	11.6%
Mortgage with both second mortgage and home equity loan	0	0.0%	0.0%	649	0.3%	0.5%
Mortgage, with only home equity loan	472	6.7%	9.7%	11,719	6.0%	9.4%
Mortgage, with only second mortgage	106	1.5%	2.2%	1,997	1.0%	1.6%
Home equity loan without a primary mortgage	111	1.6%	2.3%	5,176	2.7%	4.2%
Housing units without a mortgage	2,208	31.3%	-	69,921	36.0%	-

Source: 2019-2023 American Community Survey 5-Year Estimates, Table B25081

As shown in Table 19 below, the median contract rent in South Plainfield in 2023 was \$,928, which was roughly \$1,000 higher than the County median rent of \$1,823. Within the Borough, the highest percentage of renters paid between \$1,000 to \$1,499 for monthly rent (33.1%), followed by \$2,000 to \$2,499 (31.8%), and \$1,500 to 1,999 (16.9%). Overall, nearly 82% of renters in the Borough paid between \$1,000 and \$2,499 for monthly rent in 2023. At the County level more than half (60.8%) of renters paid between \$1,000 to \$1,999 for monthly rent, and there was a significantly higher occurrence of renters paying less than \$1,000 for rent (11.2%). This data suggests that rent in the Borough is slightly less affordable than throughout the County as a whole.

<b>Table 19: Contract Rent, 2023</b>				
<b>South Plainfield Borough and Middlesex County</b>				
	<b>South Plainfield Borough</b>		<b>Middlesex County</b>	
	<b>Number</b>	<b>Percent</b>	<b>Number</b>	<b>Percent</b>
<b>Total Renter-Occupied Units</b>	<b>1229</b>	<b>100.0%</b>	<b>111,647</b>	<b>100.0%</b>
Less than \$500	0	0.0%	5,722	5.1%
\$500 to \$999	93	7.6%	6,755	6.1%
\$1,000 to \$1,499	407	33.1%	31,117	27.9%
\$1,500 to \$1,999	208	16.9%	36,771	32.9%
\$2,000 to \$2,499	391	31.8%	20,033	17.9%
\$2,500 to \$2,999	54	4.4%	4,863	4.4%
\$3,000 or More	25	2.0%	2,965	2.7%
No Rent Paid	51	4.1%	3,421	3.1%
<b>Median Contract Rent</b>	<b>\$1,928</b>		<b>\$1,823</b>	

Source: 2019-2023 American Community Survey 5-Year Estimates, Tables B25056 and B25058

**Housing Conditions**

Table 20 below details the conditions of the Borough's housing stock in 2023. Overcrowding and age, plumbing, and kitchen facilities are used to determine housing deficiency. In 2023, nearly all (84.1%) of the Borough's housing stock relied on utility gas for heating, followed by fuel oil and electricity (8.9%). A total of 125 (1.5%) occupied housing units experienced overcrowding (more than one person per room). Throughout the Borough, there were 52 housing units that lacked complete plumbing and 52 units lacking complete kitchen facilities, and 49 (0.6%) occupied units lacked telephone service.

<b>Table 20: Housing Conditions, 2023 South Plainfield Borough</b>		
	<b>Number</b>	<b>Percent</b>
<b>House Heating Fuel-Occupied Housing Units</b>		
Total	8,280	100.0%
Utility gas	6,967	84.1%
Bottled, tank, or LP gas	147	1.8%
Electricity	735	8.9%
Fuel oil, kerosene, etc.	253	3.1%
Coal or coke	0	0.0%
Wood	16	0.2%
Solar energy	10	0.1%
Other fuel	24	0.3%
No fuel used	128	1.5%
<b>Occupants per Room – Occupied Housing Units</b>		
Total	8,280	100.0%
1.00 or Less	8,155	98.5%
1.01 to 1.50	89	1.1%
1.51 or More	36	0.4%
<b>Facilities – Total Units</b>		
Total	8,443	100.0%
Lacking complete plumbing facilities	52	0.0%
Lacking complete kitchen facilities	52	0.0%
<b>Telephone Service – Occupied Housing Units</b>		
Total	8,280	100.0%
No Service	49	0.6%

Source: 2019-2023 American Community Survey 5-Year Estimates, Tables DP04, B25047 and B25051



**EMPLOYMENT DATA**

Tables 21, 22, and 23 below detail the changes in employment between the years 2010 and 2023 in South Plainfield Borough, Middlesex County, and New Jersey, respectively. Throughout this thirteen-year period, the Borough saw an overall 6.3% decrease in its unemployment rate; although the Borough experienced a 5.4% spike in unemployment between 2019 and 2020 due to the COVID-19 pandemic, it has rebounded to a considerably lower unemployment rate in recent years. This overall trend is mirrored at both the County and State level as well, although in comparison the Borough has exhibited a lower unemployment rate in recent years. In 2023, the Borough's unemployment rate was 3.7%, which was 0.4% lower than the County (4.1%) and 0.7% lower than the State (4.4%).

<b>Table 21: Employment and Residential Labor Force, 2010 to 2023 South Plainfield Borough</b>				
<b>Year</b>	<b>Labor Force</b>	<b>Employment</b>	<b>Unemployment</b>	<b>Unemployment Rate</b>
2010	13,135	11,826	1,309	10.0%
2011	13,414	12,098	1,316	9.8%
2012	13,117	11,986	1,131	8.6%
2013	13,065	12,096	969	7.4%
2014	13,184	12,375	809	6.1%
2015	13,368	12,721	647	4.8%
2016	13,466	12,891	575	4.3%
2017	13,956	13,405	551	3.9%
2018	13,914	13,442	472	3.4%
2019	14,153	13,744	409	2.9%
2020	13,864	12,709	1,155	8.3%
2021	14,005	13,192	813	5.8%
2022	14,343	13,851	492	3.4%
2023	14,542	14,009	533	3.7%

Source: NJ Dept. of Labor & Workforce Development Labor Force Estimates, Municipal Historical Annual Data, 2010-2023

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<b>Table 22: Employment and Residential Labor Force, 2010 to 2023 Middlesex County</b>				
<b>Year</b>	<b>Labor Force</b>	<b>Employment</b>	<b>Unemployment</b>	<b>Unemployment Rate</b>
2010	423,322	384,759	38,563	9.1%
2011	425,503	388,139	37,364	8.8%
2012	429,328	392,051	37,277	8.7%
2013	429,073	396,005	33,068	7.7%
2014	431,888	405,613	26,275	6.1%
2015	435,590	413,432	22,158	5.1%
2016	437,399	418,163	19,236	4.4%
2017	452,028	433,951	18,077	4.0%
2018	449,560	433,748	15,812	3.5%
2019	456,254	442,397	13,857	3.0%
2020	447,228	409,340	37,888	8.5%
2021	452,424	424,923	27,501	6.1%
2022	462,334	446,142	16,192	3.5%
2023	470,487	451,218	19,269	4.1%

Source: NJ Dept. of Labor & Workforce Development Labor Force Estimates, County Historical Annual Data, 2010-2023

<b>Table 23: Employment and Residential Labor Force, 2010 to 2023 New Jersey</b>				
<b>Year</b>	<b>Labor Force</b>	<b>Employment</b>	<b>Unemployment</b>	<b>Unemployment Rate</b>
2010	4,559,778	4,118,982	440,796	9.7%
2011	4,561,786	4,134,708	427,078	9.4%
2012	4,576,286	4,147,221	429,065	9.4%
2013	4,528,019	4,147,661	380,358	8.4%
2014	4,493,894	4,191,318	302,576	6.7%
2015	4,494,606	4,237,876	256,730	5.7%
2016	4,492,821	4,271,201	221,620	4.9%
2017	4,614,953	4,406,151	208,802	4.5%
2018	4,604,787	4,420,713	184,074	4.0%
2019	4,687,390	4,525,044	162,346	3.5%
2020	4,638,386	4,200,980	437,406	9.4%
2021	4,648,814	4,337,793	311,021	6.7%
2022	4,736,213	4,552,563	183,650	3.9%
2023	4,829,671	4,615,722	213,949	4.4%

Source: NJ Dept. of Labor & Workforce Development Labor Force Estimates, State Historical Annual Data, 2010-2023

**Employment Status**

It is estimated that nearly two-thirds (69.4%) of South Plainfield Borough's population over the age of 16 was in the labor force in 2023, which was slightly higher than the County's rate of 67.1%. Of the Borough's labor force, 100% of workers were civilians and a vast majority (92.8%) was employed. At the County level, 94.6% of the labor force was employed, indicating that the Borough and County exhibited similar trends. This data is shown in Table 24 below.

<b>Table 24: Employment, 2023 South Plainfield Borough and Middlesex County</b>						
	<b>South Plainfield Borough</b>			<b>Middlesex County</b>		
	<b>Number</b>	<b>% of 16+ Population</b>	<b>% of Labor Force</b>	<b>Number</b>	<b>% of 16+ Population</b>	<b>% of Labor Force</b>
Population 16 years and over	19,707	100.0%	-	702,136	100.0%	-
In labor force	13,686	69.4%	100.0%	471,232	67.1%	100.0%
Civilian Labor Force	13,686	69.4%	100.0%	471,054	67.1%	100.0%
Employed	12,696	64.4%	92.8%	445,633	63.5%	94.6%
Unemployed	990	5.0%	7.2%	25,421	3.6%	5.4%
Armed Forces	0	0.0%	0.0%	178	0.0%	0.0%
Not in labor force	6,021	30.6%	-	230,904	32.9%	-

Source: 2019-2023 American Community Survey 5-Year Estimates, Table DP03

**Class of Worker and Occupation**

According to the 2019-2023 American Community Survey Estimates, the majority of workers (69.2%) living in South Plainfield Borough were a part of the private wage and salary worker group. This group includes people who work for wages, salary, commission, and tips for a private for-profit employer. The next largest category was local government workers (10.1%), followed by private not-for-profit wage and salary workers (8.4%). This data is outlined in Table 25 below.

<b>Table 25: Class of Worker, 2023 South Plainfield Borough</b>		
	<b>Number</b>	<b>Percent</b>
Total Civilian Employed Workers (Age 16+)	12,696	100.0%
Private Wage and Salary Worker	8,783	69.2%
Private not-for-profit wage and salary workers	1064	8.4%
Local Government Worker	1278	10.1%
State Government Worker	696	5.5%
Federal Government Worker	349	2.7%
Self-Employed Worker or Unpaid Family Worker	526	4.1%

Source: 2019-2023 American Community Survey 5-Year Estimates, Table S2408

The occupational breakdown shown in Table 26 below includes only private wage and salary workers. Borough residents who worked within the private wage field were concentrated heavily in Management,

Business, Science, and Arts occupations as well as Sales and Office occupations. Collectively, the two fields accounted for just over 68% of the entire resident workforce over the age of 16.

<b>Table 26: Resident Employment by Occupation, 2023</b> <b>South Plainfield Borough</b>		
	<b>Number</b>	<b>Percent</b>
Employed Civilian Population 16 Years and Over	12,696	100.0%
Management, business, science and arts occupations	5,899	46.5%
Service occupations	1762	13.9%
Sales and office occupations	2746	21.6%
Natural resources, construction and maintenance occupations	805	6.3%
Production Transportation and material moving occupations	1484	11.7%

Source: 2019-2023 American Community Survey 5-Year Estimates, Table DP03

As portrayed in Table 27, the industry that employed the greatest number of South Plainfield Borough residents in 2023 was the Educational Services, and Health Care and Social Assistance sector, which accounted for 24.3% of the Borough's resident workforce. The second most common industry during this time was the Professional, scientific, and management, and administrative and waste management services sector, which accounted for 13.2% of jobs occupied by Borough residents.

<b>Table 27: Employment by Industry, 2023</b> <b>South Plainfield Borough</b>		
<b>Industry</b>	<b>Number</b>	<b>Percent</b>
Employed Civilian Population 16 Years and Over	12,696	100.00%
Agriculture, forestry, fishing and hunting, mining	0	0.0%
Construction	741	5.8%
Manufacturing	1288	10.1%
Wholesale Trade	334	2.6%
Retail Trade	1217	9.6%
Transportation and Warehousing, and Utilities	1065	8.4%
Information	285	2.2%
Finance and insurance, and real estate and rental and leasing	1004	7.9%
Professional, scientific, and management, and administrative and waste management services	1678	13.2%
Educational services, and health care and social assistance	3085	24.3%
Arts, entertainment, and recreation, and accommodation and food services	492	3.9%
Other Services, except public administration	499	3.9%
Public administration	1008	7.9%

Source: 2019-2023 American Community Survey 5-Year Estimates, Table DP03

**Commuting to Work**

In 2023, it is estimated that just over half (56.3%) of the employed population that did not work from home commuted up to 30 minutes to their place of work. Approximately one-third of the Borough's workers commuted between 30 minutes and an hour, with the 10.9% of the population traveling over an hour. A vast majority (75.6%) of the Borough's working population drove alone as their primary means of travel to work. Roughly 12.2% of workers carpooled or utilized public transportation, a taxicab, motorcycle, bike, walked, or other means of transportation to commute to work, while the remaining 12.3% of the population worked from home. This data is outlined in Tables 28 and 29 below.

<b>Table 28: Travel Time to Work, 2023 South Plainfield Borough</b>		
	<b>Number</b>	<b>Percent</b>
Workers who did not work at home	10,881	100.0%
Less than 5 minutes	155	1.4%
5 to 9 minutes	1165	10.7%
10 to 14 minutes	1437	13.2%
15 to 19 minutes	1302	12.0%
20 to 24 minutes	1300	11.9%
25 to 29 minutes	769	7.1%
30 to 34 minutes	1510	13.9%
35 to 39 minutes	449	4.1%
40 to 44 minutes	365	3.4%
45 to 59 minutes	1240	11.4%
60 to 89 minutes	972	8.9%
90 or more minutes	217	2.0%
<b>Mean Travel Time to Work (minutes)</b>	<b>28</b>	

Source: 2019-2023 American Community Survey 5-Year Estimates, Tables B08303 and DP03

<b>Table 29: Means of Travel to Work, 2023 South Plainfield Borough</b>		
	<b>Number</b>	<b>Percent</b>
Workers 16 years and over	12,402	100.0%
Car, truck, van - Drove Alone	9,376	75.6%
Car, truck, van - Carpooled	988	8.0%
Public Transportation	259	2.1%
Walked	162	1.3%
Taxicab, Motorcycle, Bike, or Other	96	0.8%
Worked at home	1521	12.3%

Source: 2019-2023 American Community Survey 5-Year Estimates, Table DP03



**Covered Employment**

There is currently very limited information available on actual job opportunities within municipalities. The Department of Labor and Workforce Development collects information on covered employment, which is employment and wage data for private employees covered by unemployment insurance. The following table provides a snapshot of private employers located within South Plainfield. The first table reflects the number of jobs covered by private employment insurance from 2013 through 2023.

According to data from the New Jersey Department of Labor and Workforce Development, the highest number of covered jobs in South Plainfield between 2013 and 2023 was in 2022 when 20,538 jobs were covered by unemployment insurance. Private employment has remained relatively steady in Ship Bottom since 2012, except for its largest loss between 2019 and 2020 (-10.4%). The largest gain occurred between 2015 and 2016 (3.7%). South Plainfield Borough experienced a decrease of 775 jobs in 2023, representing an decrease of 3.9 percent from the previous year.

<b>Table 30: Private Wage Covered Employment 2013 - 2023</b>			
<b>South Plainfield Borough</b>			
<b>Year</b>	<b>Number of Jobs</b>	<b># Change</b>	<b>% Change</b>
2013	19,502	-	-
2014	19,693	191	1.0%
2015	20,266	573	2.8%
2016	21,052	786	3.7%
2017	21,478	426	2.0%
2018	21,102	-376	-1.8%
2019	21,601	499	2.3%
2020	19,572	-2029	-10.4%
2021	19,993	421	2.1%
2022	20,538	545	2.7%
2023	19,763	-775	-3.9%

**In-Township Establishments and Employees by Industry: 2022**

Table 31 below depicts the average annual number of establishments and employees by industry sector that exist within the Borough, as reported in the Quarterly Census of Employment and Wages (QCEW) published by the New Jersey Department of Labor and Workforce Development (NJDLWD). The QCEW provides a quarterly accounting of employment, establishments, and wages throughout the State of New Jersey, and accounts for over 95% of available jobs in the state. The annual municipal reports group data according to the North American Industry Classification System (NAICS). The QCEW considers an establishment to be a single economic unit, which is located at one physical location and engaged in one type of economic activity. The NJDLWD specifies that establishments differ from firms or companies in the sense that the latter can have multiple establishments.



In 2023, the Borough had an annual average of 90 establishments employing an average of 1,945 persons in the private sector. In the private sector, the annual averages were broken out as follows: local government education had an average of 8 units employing an average of 560 people; local government had an average of 11 units employing an average of 798 people; state government had an average of 1 unit employing 13 people, and federal government had an average of 1 unit employing 33 people. The mining sector was the Borough's predominant private sector by employment, accounting for an average of 90 units and employing 2,945 employees.

<b>Table 31: Average Number of Establishments and Employees by Industry, 2023 South Plainfield Borough</b>			
<b>Industry ID and Description</b>		<b>2023 Average<sup>1</sup></b>	
		<b>Units</b>	<b>Employment</b>
11	Agriculture		
21	Mining	90	1,945
22	Utilities	77	2,924
23	Construction	119	2,119
31	Manufacturing	109	2,276
42	Wholesale Trade	66	1,801
44	Retail Trade	13	91
48	Transp/Warehousing	24	161
52	Finance/Insurance	26	302
53	Real Estate	151	2,291
54	Professional/Technical	87	1,452
56	Admin/Waste Remediation	13	99
61	Education	137	1,502
62	Health/Social	3	96
71	Arts/Entertainment	74	1,408
72	Accommodations/Food	-	-
81	Other Services	29	41
99	Unclassified		
<b>Private Sector Totals</b>		90	1,945
61	Local Government Education	8	560
	Local Government Totals	11	798
	State Government Totals	1	13
	Federal Government Totals	1	33

Source: NJ Dept. of Labor & Workforce Development Labor Force, Quarterly Census of Employment and Wages (QCEW), Municipal Report by Sector (NAICS Based), 2023

<sup>1</sup> Data has been suppressed (-) for industries with few units or where one employer is a significant percentage of employment or wages of the industry.

**Probable Future Employment Opportunities**

The North Jersey Transportation Planning Authority (NJTPA) completes regional forecasts for the New York/New Jersey metropolitan area every four years for population, households, and employment. The most recent report was released in 2021, documenting projections between 2015 and 2050. The 2021 report predicts that the Borough's population (0.5%), households (0.6%), and employment (0.1%) will see steady annualized growth through 2050. It is estimated that the population will see an overall 19.9% increase, while households will increase by 22.6% and employment will increase by 4.2%.

<b>Table 32: Population and Employment Projections, 2015 to 2050</b>					
<b>South Plainfield Borough</b>					
<b>Category</b>	<b>2015</b>	<b>2050 (Projected)</b>	<b>Annualized Percent Change</b>	<b>Overall Projected Change</b>	
				<b>Number</b>	<b>Percent</b>
Population	23,766	28,488	0.50%	4,722	19.9%
Households	7,928	9,719	0.60%	1,791	22.6%
Employment	20,474	21,331	0.10%	857	4.2%

Source: NJTPA Municipal Forecasts, dated 9/13/2021

**PART 2: FAIR SHARE PLAN****INTRODUCTION**

The following Fair Share Plan ("Plan") details the Borough's Prior Round (1987-1999), Third Round (1999-2025), and Fourth Round (2025-2035) Prospective Need obligations, as well as the Borough's Fourth Round Present Need. This Plan proposes mechanisms by which the Borough can realistically provide opportunities for affordable housing for those moderate-, low-, and very low- income households.

The Borough's affordable housing obligations are as follows:

Prior Round Obligation	342
Third Round Obligation	538
Fourth Round Prospective Need	206
Fourth Round Present Need / Rehabilitation Obligation	54

**CURRENT STANDARDS**

The amended Fair Housing Act includes a number of changes associated with the application of various categories of credits. The below walks through the current standards applicable to the Borough's Fourth Round obligation.

**Age-Restricted Housing**

A municipality may not satisfy more than 30% of the affordable units, exclusive of bonus credits, to address its prospective need affordable housing through the creation of age-restricted housing.

**Transitional Housing**

Transitional housing units, which will be affordable for persons of low- and moderate-income, were not previously categorized by the Fair Housing Act as a standalone housing type. The amended legislation includes such transitional housing units as a new category which may be included in the HEFSP and credited towards the fulfillment of a municipality's fair share obligations. This is limited to a maximum of 10% of the municipality's obligations, however.

**Veterans Housing**

Up to 50% of the affordable units in any particular project may be prioritized for low- and moderate-income veterans.

**Families with Children**

A minimum of 50% of a municipality's actual affordable housing units, exclusive of bonus credits, must be made available to families with children.

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**Rental Units**

A minimum of 25% of a municipality's actual affordable housing units, exclusive of bonus credits, shall be satisfied through rental units. At least half of that number shall be available to families with children.

**Very-Low Income Requirement**

At least 13% of the housing units made available for occupancy by low-income and moderate-income houses shall be reserved for low-income households earning 30% or less of the median income pursuant to the Fair Share Housing Act, N.J.S.A. 52:27D-301, et seq. Half of the very low-income units will be made available to families with children.

**Low/Moderate Income Split**

At least 50% of the units addressing the Borough's obligation shall be affordable to very-low income and low-income households, and the remaining may be affordable to moderate-income households.

**Affordability Controls**

Newly created rental units shall remain affordable to low-and moderate-income households for a period of not less than 40 years, 30 years for for-sale units, and 30 years for housing units for which affordability controls are extended for a new term of affordability, provided that the minimum extension term may be limited to no less than 20 years as long as the original and extended terms, in combination, total at least 60 years.

**Affirmative Marketing**

The affordable units shall be affirmatively marketed in accordance with UHAC and applicable law, to include the community and regional organizations identified in the agreement as well as the posting of all affordable units on the New Jersey Housing Resource Center website in accordance with applicable law.

**Uniform Housing Affordability Controls (UHAC)**

All affordable units created through the provisions of this Plan shall be developed in conformance with the Uniform Housing Affordability Controls (UHAC) pursuant to N.J.A.C. 5:80-26.1 et seq. as amended.

**Unit Adaptability**

All new construction units shall be adaptable in conformance with P.L.2005, c.250/N.J.S.A. 52:27D-311a and -311b and all other applicable laws.

**Bonus Credits**

Bonus credits shall not exceed 25% of a municipality's prospective need obligation, nor shall a municipality receive more than one type of bonus credit for any one unit. Bonus credits may be granted on the following schedule:

Unit Type	Unit Credit	Bonus Credit
Each unit of low- or moderate-income housing for individuals with special needs or permanent supportive housing, as those terms are defined in section 2 of P.L. 2004, c.70 (C.34:1B-21.24).	1	1
Each low- or moderate-income ownership unit created in partnership sponsorship with a non-profit housing developer.	1	0.5
Each unit of low- or moderate-income housing located within a one-half mile radius, or one-mile radius for projects located in a Garden State Growth Zone, as defined in section 2 of P.L.2011, c.149 (C.34:1B-243), surrounding a New Jersey Transit Corporation, Port Authority Transit Corporation, or Port Authority Trans-Hudson Corporation rail, bus, or ferry station, including all light rail stations. <sup>1</sup>	1	0.5
A unit of age-restricted housing, provided that a bonus credit for age-restricted housing shall not be applied to more than 10 percent of the units of age-restricted housing constructed in compliance with the Uniform Housing Affordability Controls promulgated by the New Jersey Housing and Mortgage Finance Agency in a municipality that count towards the municipality's affordable housing obligation for any single 10-year round of affordable housing obligations.	1	0.5
A unit of low- or moderate-income housing constructed on land that is or was previously developed and utilized for retail, office, or commercial space.	1	0.5
Each existing low- or moderate-income rental housing unit for which affordability controls are extended for a new term of affordability, in compliance with the Uniform Housing Affordability Controls promulgated by the New Jersey Housing and Mortgage Finance Agency, and the municipality contributes funding towards the costs necessary for this preservation.	1	0.5
Each unit of low- or moderate-income housing in a 100 percent affordable housing project for which the municipality contributes toward the costs of the project. <sup>2</sup>	1	1
Each unit of very low-income housing for families above the 13 percent of units required to be reserved for very low-income housing pursuant to section 7 of P.L.2008, c.46 (C.52:27D-329.1).	1	0.5
Each unit of low- or moderate-income housing created by transforming an existing rental or ownership unit from a market rate unit to an affordable housing unit. <sup>3</sup>	1	1

<sup>1</sup> The distance from the bus, rail, or ferry station to a housing unit shall be measured from the closest point on the outer perimeter of the station, including any associated park-and-ride lot, to the closest point of the housing project property.

<sup>2</sup> This contribution may consist of: (a) real property donations that enable siting and construction of the project or (b) contributions from the municipal affordable housing trust fund in support of the project, if the contribution consists of no less than three percent of the project cost.

<sup>3</sup> A municipality may only rely on this bonus credit as part of its fair share plan and housing element if the municipality demonstrates that a commitment to follow through with this market-to-affordable agreement has been made and: (a) this agreement has been signed by the property owner; or (b) the municipality has obtained ownership of the property.

**REVIEW OF PREVIOUS ROUND COMPLIANCE**

As part of any Housing Element and Fair Share Plan, a municipality shall include an assessment of the degree to which the municipality has met its fair share obligation from the previous rounds of affordable housing obligations as established by prior court approval or approval by COAH and determine to what extent this obligation is unfulfilled or whether the municipality has credits in excess of its previous round obligations. If a previous round obligation remains unfulfilled, or a municipality never received approval from the court or COAH for any previous round, the municipality shall address such unfulfilled previous round obligation in its Housing Element and Fair Share Plan.

In addressing previous round obligations, the municipality shall retain any sites that, in furtherance of the previous round obligation, are the subject of a contractual agreement with a developer, or for which the developer has filed a complete application seeking subdivision or site plan approval prior to the date by which the Housing Element and Fair Share Plan are required to be submitted, and shall demonstrate how any sites that were not built in the previous rounds continue to present a realistic opportunity.

**Prior Round Compliance 1987-1999**

The Borough had a Prior Round obligation of 342 units. Per the Court-approved Third Round settlement agreement and the Borough's Third Round JOR, South Plainfield has met their Prior Round obligation through the following mechanisms:

<b>Summary of South Plainfield's Prior Round of 342</b>		
<b>Site #: Name</b>	<b>Units</b>	<b>Bonus Credits</b>
Site 1: South Plainfield Senior Residences <i>Senior Rental</i>	80	4
Site 2: The Highlands at South Plainfield / The Villages <i>Family Rental</i>	38	38
Site 3: Woodland Manors / Pomponio Avenue <i>Family Rental</i>	32	32
Site 4: Woodland Avenue <i>Group Home</i>	4	-
Site 5: Keystone Community Residence <i>Group Home</i>	29	-
Site 7: Harris Steel / Tyler Properties <i>Family Rental</i>	9	9
Site 11: Credits Without Controls	10	-
Site 12: Regional Contribution Agreement	57	-
<b>Total Prior Round</b>		<b>342</b>

**Site 1: South Plainfield Senior Residences (*Senior Rental*)**

This site is located at 151 Morris Avenue (Block 155, Lots 4 and 5). The subject property is 6.15 acres in area. The project is a 100% affordable site comprised of 100 age-restricted rental units. Of the 100 units:



50 are low-income units, and 50 are moderate-income units; and, 72 units have one (1) bedroom, and 28 units have two (2) bedrooms. This project is fully constructed, and all certificates of occupancy were in place by the year 2002. The project's affordability controls started on 08/31/2002 and are in place for 30 years.

Eighty (80) of the one hundred (100) units were applied to the Borough's Prior Round obligation.

**Site 2: The Highlands at South Plainfield / The Villages** *(Family Rental)*

This site is located at 1300 Cook Lane, off Durham Avenue (Block 525.01, Lot 1), within the AH-2 Affordable Housing Zone. The project is a completed inclusionary development site. There are 214 market units and 38 affordable family rental units with affordability controls that started on 12/31/2000 and are in place for 30 years. There are 19 low and 19 moderate income units. Six (6) units have one (1) bedroom, 23 have two (2) bedrooms, and nine (9) have three (3) bedrooms. All certificates of occupancy for this project were effective as of the year 2005 or earlier.

All 38 units were applied to the Borough's Prior Round obligation.

**Site 3: Woodland Manors / Pomponio Avenue** *(Family Rental)*

This site is located at 513 Calderone Court, off Pomponio Avenue (Block 448, Lot 4.01). The project is a completed inclusionary development project on an 18-acre site. There are 32 affordable family rental units with affordability controls that began on 08/30/2000 and are in place for 30 years. There are 16 low and 16 moderate-income units. Twenty-four (24) of the units have two (2) bedrooms, and eight (8) of the units have three (3) bedrooms. All the certificates of occupancy for this project were in place by the year 2000.

All 32 units were applied to the Borough's Prior Round obligation.

**Site 4: 2400 Woodland Avenue** *(Group Home)*

This project is a group home located at 2400 Woodland Avenue (Block 79, Lot 11) and administered by Keystone Community Living. There are four (4) units/bedrooms at this group home, which received a CO from the Borough of South Plainfield on October 25, 2013.

**Site 5: Keystone Community Residence** *(Group Home)*

This project is a group home for supportive/special needs housing located at 154 Front Street (Block 265, Lot 8). This facility opened as a group home in January 1983 and housed 68 individuals in 29 bedrooms. Starting in 2012, Keystone Community Living began phasing out some of the bedrooms/units in the facility, as it opened other group homes throughout South Plainfield, and began utilizing the location at 154 Front Street as administrative office spaces. By June 15, 2017, all group home functions at this site had ceased, and the facility became fully used for office and administrative purposes.

In the Borough's substantive certification and 2008 COAH-approved plan, 19 credits were applied to the Prior Round and 10 were used to address projected growth share obligation. However, as the growth share methodology was thrown out by the Court, the Borough was approved to allocate all 29 credits towards the Prior Round obligation.

**Site 7: Harris Steel / Tyler Properties** (*Family Rental*)

The Harris Steel / Tyler Properties Site comprises 86.54 acres of land along the westerly municipal boundary with Piscataway Township. The properties are located at Block/Lots: 459/1; 460/1; 461/1-3; 462/1-3; 465/1; 466/1; and 467/1, 3-5, 21. The site extends along New Brunswick Avenue, between Tyler Place and Jersey Street. Much of the site consists of environmentally sensitive wetland areas. The project as originally proposed would result in the construction of 750 multi-family rental units with a twenty percent set-aside producing 150 low and moderate-income units. Preliminary and Final Major Site Plan approval was secured from the Borough's Planning Board on January 25, 2022. It's noted that the ultimate site plan that was approved was altered from its original proposal. See further discussion regarding this site under the Third Round Compliance section of this Plan. The changed site plan does not affect the application of units toward the Borough's Prior Round obligation.

Nine (9) of the units were applied to the Borough's Prior Round obligation.

**Site 11: Credits without Controls**

The Borough's 2008 Housing Plan Element that received Third Round Substantive Certification identified 10 family for-sale units as completed credits without controls that were applied to the Borough's Prior Round obligation. The Borough was approved for the application of these units to its Prior Round obligation as part of its Third Round JOR.

**Site 12: Regional Contribution Agreement (RCA)**

In the Prior Round, municipalities could enter into an RCA with another municipality in the same housing region. The program allowed one municipality ("sending" municipality) to pay a fee to another municipality ("receiving" municipality), which would agree to provide affordable housing units that fulfilled up to half of the sending municipality's COAH obligation. The Borough's 2008 Housing Plan Element that received Third Round Substantive Certification references 57 units addressed through an RCA with New Brunswick, which are allocated to the Borough's prior round obligation. The RCA was developed as the Fulton Square site in New Brunswick, which is an inclusionary development with a total of 190 for-sale townhouses and condominium flats, of which 57 units are set-aside for low- and moderate-income families.

When the legislature amended the FHA in July 2008, it removed the RCA program as a permitted option for municipal compliance with the FHA, however, municipalities that had received approval were permitted to utilize the credits in addressing their affordable housing obligations.

All 57 units from the RCA were applied to the Borough's Prior Round obligation.

**Assessment of the Degree to which South Plainfield has met its Prior Round Obligation**

As demonstrated above, South Plainfield has fully satisfied its Prior Round obligation with credit-worthy mechanisms that were previously approved by COAH and/or a Court of competent jurisdiction. The units are constructed/under construction and subject to the appropriate use controls.

**Third Round Compliance**

The Borough has a Third Round obligation of 538 units. As part of their Third Round compliance process, the Borough received a Vacant Land Adjustment due to its lack of vacant and developable land. The VLA identified a Realistic Development Potential (RDP) of 30 units, which was supplemented by the development potential sites associated with settlement agreements brought by intervenors during the Third Round process, resulting in an RDP of 419 units and an unmet need of 119 units. Per the Court-approved Third Round settlement agreement and the Borough's Third Round JOR, South Plainfield has met their Third Round obligation through the following mechanisms:

Summary of South Plainfield's Approved Third Round of 538		
RDP = 419		
Site #: Name	Units	Bonus Credits
Site 1: South Plainfield Senior Residences <i>Senior Rental</i>	20	-
Site 6: JSM at Tingley / Celebrations at South Plainfield <i>Senior Rental</i>	68	-
Site 7: Harris Steel / Tyler Properties <i>Family Rental</i>	141*	105*
Site 8: Lordina Builders <i>Family Sale</i>	2	-
Site 9: Motorola Site <i>Family Rental</i>	82	-
Site 10: Mastrocola Site <i>Family Rental</i>	1	-
Total Fourth Round RDP	419	
Unmet Need = 119		
	Units	Bonus Credits
134 Waverly Place – Keystone Community Living <i>Group Home</i>	5	-
OBC-1 Affordable Housing Overlay District Site 13: 1335 W. 7 <sup>th</sup> Street <i>Family Rental</i>	TBD	TBD
OBC-2 Affordable Housing Overlay District	TBD	TBD
OPA-1 Affordable Housing Overlay District	TBD	TBD
HDD Affordable Housing Overlay District	TBD	TBD

\* Indicates change since the 2017 HEFSP – see below discussion

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*Fulfillment of Realistic Development Potential***Site 1: South Plainfield Senior Residences** *(Senior Rental)*

The remaining twenty (20) credits from the Prior Round were applied to the Third Round obligation.

**Site 6: JSM at Tingley / Celebrations at South Plainfield** *(Senior Rental)*

This project is located at Block 517, Lot 1 and situated at the intersection of South Avenue and Coolidge Boulevard. The tract is located within the Senior Citizen/Active Adult (SC-2) zone district and has been developed with an inclusionary development. The development was originally planned to have 17 buildings housing 340 dwelling units in total, consisting of 272 market-rate condominium units and 68 age-restricted affordable rental units.

On September 12, 2017 (following the adoption of the HE&FSP), the applicant sought preliminary and final site plan approval for revised site plans that were necessary to move some of the proposed buildings out of an easement area. Although the number of proposed condos decreased by 12 units, the applicant noted that the total number of units being constructed (340) had not changed due to a simultaneous increase in proposed townhouses by 12 units. Therefore, the revision of the site plans resulted in no changes to the initially proposed 68 age-restricted affordable units.

The development has since been constructed, and all 68 units were applied to the Borough's Third Round obligation.

**Site 7: Harris Steel / Tyler Properties** *(Family Rental)*

The Court-approved 2017 Third Round Housing Element and Fair Share Plan applied the remaining 141 units from the Harris Steel / Tyler Properties site with 105 bonus credits toward its Third Round obligation. Subsequent to the Borough's Final JOR in 2018, additional environmental investigation occurred in association with the preparation of site plan application documents. On March 18, 2019, the developers presented the Borough with a revised plan based on environmental constraints on the site, which had not been previously identified or known about in the original site plans.

As a result of the newly identified environmental constraints, the revised plan reduced the proposed number of total units from 750 to 569, yielding an affordable housing set-aside of 114 units (36 less than originally proposed). This reduction would not impact the Borough's ability to meet its Prior Round obligation, as the nine (9) credits originally allocated to the Prior Round from this development would still be met, resulting in 105 affordable units available to be attributed to the Third Round.

The change would decrease the Borough's Third Round RDP by 48 units, which accounts for a loss of 36 units and 12 rental bonus credits, creating a new RDP of 371 units and a new unmet need of 167 units. Furthermore, although this reduction led to a loss of five (5) very-low income units, the Borough is still fully compliant with the requirements of P.L. 2008, c.46.

The resulting 105 units and 93 bonus credits can be applied to the Borough's Third Round obligation. The application received preliminary and final major site plan approval from the Planning Board on January 25, 2022 (Appendix D). Clearing has begun on the site and developers are in the process of obtaining the necessary permits to begin construction.

**Site 8: Lordina Builders** (*Family Rental*)

The Lordina Builders subdivision is located at the terminus of Teeple Place (Block 254, Lots 16.01-16.06). The property was rezoned for single and two-family use in July 2007. The site subsequently received subdivision approval in February 2009 to subdivide into six (6) building lots, each containing two attached dwelling units, totaling 12 units. A condition of the subdivision approval was one (1) of the two-family houses would be dedicated for affordable housing.

The construction of the Lordina Builders Site has been completed; however, the originally planned affordable family rental units were not developed at that time. The Borough is now in discussion with a developer who is interested in developing the affordable units. The Borough anticipates that the affordable units, which were applied to the Borough's Third Round obligation, will move forward under the new developer.

**Site 9: Motorola Site** (*Family Rental*)

The Motorola Site comprises a 27.5-acre tract of land located at 1111 Durham Avenue (Block 550, Lot 3). The site was rezoned as Affordable Housing Overlay 4 Zone (AH-4) by Ordinance 2087. M&M Properties (developer) is included in the 2017 settlement agreement, which indicated that the Motorola inclusionary development would provide for a total of 410 units of housing, including a 20% set-aside of 82 affordable family-rental units. The development received preliminary and final site plan approval at the November 12, 2019 Planning Board meeting. The site required a DEP permit to fill in 0.082 acres of wetlands. Amended preliminary and final site plan approval was granted at the December 22, 2022 Planning Board meeting (both resolutions included as Appendix E).

As of the writing of this plan, the Motorola Site is under construction, with 82 affordable family rental units applied to the Borough's Third Round obligation.

**Site 10: Mastrocola Site** (*Family Rental*)

The Mastrocola Site is located at 430 Hamilton Boulevard, or Block 328, Lot 6.01. In October 2016, the South Plainfield Zoning Board approved the construction of a mixed-use development, with six (6) residential units located above commercial uses, of which one (1) unit is intended to be set-aside as an affordable family rental unit.

The construction of the Mastrocola Site has been completed, resulting in one (1) affordable family rental unit applied to the Borough's Third Round obligation.

Fulfillment of Unmet Need**134 Wavery Place – Keystone Community Living (Group Home)**

The Borough applied five (5) units of credit toward the unmet need obligation for a group home at 134 Wavery Place (Block 208, Lot 11). This group home received its CO from the Borough on March 26, 2015 to house five (5) individuals in five (5) bedrooms.

**Overlay Districts**

In 2017, the Borough adopted Ordinance 2086, which established approximately 67 acres of mixed-use affordable housing overlay zones on top of several commercial districts. The overlay zones include the OBC-1 (over a portion of the Local business Zone District), the OBC-2 (over the Central Business Zone District), the OPA-1 (located over a portion of the Professional Office Zone District), and the HDD (located over the Historic Downtown District) The Ordinance was later updated on December 4, 2017 in Ordinance 2099. The following outlines the specifics of each overlay zone.

- OBC-1 Affordable Housing Overlay District

The Overlay District included the Local Business (OBC-1) zone district that has frontage on West 7th Street and Clinton Avenue, an area of approximately 8.03 acres. The Overlay District was designated in Ordinance 2086 in 2017 and permits mixed-use buildings with multi-family residential apartments at a density of 16 units per acre in any structure containing a permitted nonresidential use. The affordability requirements for the District state that a minimum of 15% of rental units and 20% of for-sale units shall be affordable to very low, low, and moderate-income households and at least 50% of the affordable units shall be affordable to very low and low-income households.

- OBC-2 Affordable Housing Overlay District

The OBC-2 Affordable Housing Overlay District consists of the entirety of the Central Business (OBC-2) zone district, an area of approximately 7.5 acres. The Overlay District was designated in Ordinance 2086 and permits mixed-use buildings with multi-family residential apartments at a density of 16 units per acre in any structure containing a permitted nonresidential use. The affordability requirements for the district state that a minimum of 15% of rental units and 20% of for-sale units shall be affordable to very low, low, and moderate-income households and at least 50% of the affordable units shall be affordable to very low and low-income households.

- OPA-1 Affordable Housing Overlay District

The OPA-1 Affordable Housing Overlay District consists of the Professional Office (OPA-1) zone district that has frontage on Plainfield Avenue, an area consisting of approximately 14.03 acres. The Overlay District was designated in Ordinance 2086 and permits mixed-use buildings with multi-family residential apartments at a density of 20 units per acre in any structure containing a



permitted nonresidential use. The affordability requirements for the district state that a minimum of 15% of rental units and 20% of for-sale units shall be affordable to very low, low, and moderate-income households and at least 50% of the affordable units shall be affordable to very low and low-income households.

- HDD Affordable Housing Overlay District

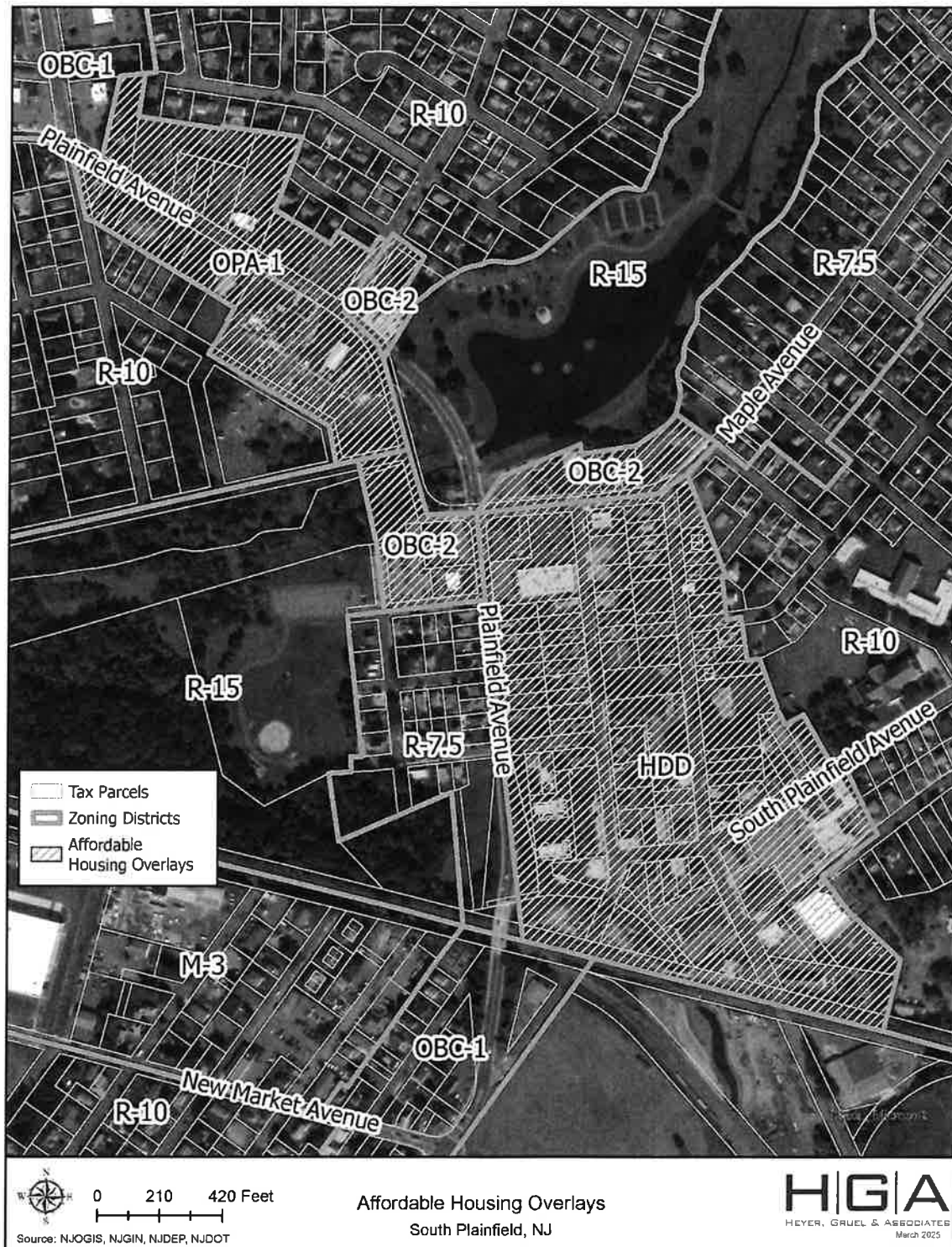
The HDD Affordable Housing Overlay District includes the entire Historic Downtown District (HDD) zone, an area of approximately 37.5 acres. The Overlay District was designated in Ordinance 2086 and permits mixed-use buildings with multi-family residential apartments at a density of 20 units per acre in any structure containing a permitted nonresidential use. The affordability requirements for the district state that a minimum of 15% of rental units and 20% of for-sale units shall be affordable to very low, low, and moderate-income households and at least 50% of the affordable units shall be affordable to very low and low-income households.

#### **Borough-Wide Mandatory Affordable Set-Aside**

Ordinance 2098, adopted on December 4, 2017, established a town-wide set-aside requirement of 15% for rental units and 20% for sale units, applicable to multifamily developments with five or more units or with a density of at least 6 units per acre. This ordinance continues to be active, and the Borough continues to encourage its application.

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Adjusted Third Round Mechanisms

The table below shows the Third Round mechanisms to address the Borough's RDP and Unmet Need after the updates to the Harris Steel site.

Summary of South Plainfield's Third Round of 538		
Adjusted RDP = 371		
Site #: Name	Units	Bonus Credits
Site 1: South Plainfield Senior Residences <i>Senior Rental</i>	20	-
Site 6: JSM at Tingley / Celebrations at South Plainfield <i>Senior Rental</i>	68	-
Site 7: Harris Steel / Tyler Properties <i>Family Rental</i>	105	93
Site 8: Lordina Builders <i>Family Sale</i>	2	-
Site 9: Motorola Site <i>Family Rental</i>	82	-
Site 10: Mastrocola Site <i>Family Rental</i>	1	-
Total Adjusted Third Round RDP	371	
Adjusted Unmet Need = 167		
	Units	Bonus Credits
134 Waverly Place – Keystone Community Living <i>Group Home</i>	5	-
OBC-1 Affordable Housing Overlay District	TBD	TBD
OBC-2 Affordable Housing Overlay District	TBD	TBD
OPA-1 Affordable Housing Overlay District	TBD	TBD
HDD Affordable Housing Overlay District	TBD	TBD

Assessment of the Degree to which South Plainfield has met its Third Round Obligation

As demonstrated above, South Plainfield has fully satisfied its Third Round obligation with credit-worthy mechanisms that were previously approved by COAH and/or a Court of competent jurisdiction. While the Tyler Properties site ultimately produced fewer units than was originally anticipated, it does not diminish efficacy of the site or the Borough's ability to produce affordable housing units.

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**FOURTH ROUND OBLIGATION**

The amended FHA called on the DCA to issue a non-binding report on the new Present Need Obligation (commonly referred to as the rehabilitation obligation) and the Prospective Need for Round 4 and subsequent rounds. The amended FHA requires the DCA to base its analysis of the obligations for each municipality based upon the standards set forth in the amended FHA.

On October 18, 2024, the New Jersey Department of Community Affairs ("DCA") released a report outlining the Fourth Round (2025-2035) Fair Share methodology and its calculations of present need and prospective need low- and moderate-income obligations for each of the State's municipalities. The obligations were calculated in alignment with the formulas and criteria found in P.L.2024, c.2.

The amended Fair Housing Act affirms that the DCA report is not binding on any municipality and that "a municipality shall determine its present and prospective fair share obligation for affordable housing in accordance with the formulas established in sections 6 and 7 of P.L.2024, c.2...by resolution..."

On January 21, 2025, the Borough governing body adopted a binding resolution accepting the DCA calculations with a Fourth Round Present Need Obligation of 54 units and a Fourth Round Prospective Need Obligation of 206 units. On January 23, 2025, the Borough filed a declaratory judgment complaint (MID-L-000458-25) with the affordable housing dispute resolution program.

The Borough's reduced Fourth Round Prospective Need obligation was challenged by the New Jersey Builders' Association on February 25, 2025. Subsequently, April 5, 2025, a Decision and Order Fixing South Plainfield's Obligations was filed, establishing South Plainfield's Fourth Round Prospective Need obligation at 206 units, and the Present Need obligation at 54 units (Appendix B).

**Addressing Fourth Round Present Need / Rehabilitation Obligation**

Present Need was previously determined in N.J.A.C. 5:93-1.3 to be the sum of a municipality's indigenous need, the deficient housing units occupied by low- and moderate-income households, and the reallocated present need, which is the portion of a housing region's present need that is redistributed throughout the housing region. Under the Second Round rules, evidence for deficient housing included: year structure was built, persons per room, plumbing facilities, kitchen facilities, heating fuel, sewer service, and water supply. (N.J.A.C. 5:92, Appendix A).

The Third Round Rules (N.J.A.C. 5:97-1.1 et seq.) reduced the number of criteria of evidence of deficient housing to three: pre-1960 over-crowded units, which are units that have more than 1.0 persons per room; incomplete plumbing, and incomplete kitchen facilities. (N.J.A.C. 5:97, Appendix B). This reduction in the number of criteria was found to be by the Appellate Division to be within the Council's discretion and was upheld in the Supreme Court's decision in Mount Laurel IV.



The previously discussed Mount Laurel IV decision found that the reallocated need is no longer a component in the determination of Present Need. Therefore, the Present Need now equates to indigenous need, which means the obligation is based on deficient housing as determined by pre-1960 over-crowded units, incomplete plumbing, and incomplete kitchen facilities.

The Borough intends to address its 54-unit Fourth Round Rehabilitation Obligation through a continued partnership with Piazza & Associates, who will run a Borough-wide rehabilitation program and affordability assistance program.

#### **Addressing Fourth Round Prospective Need**

As outlined in the following section, the Borough proposes to meet its Fourth Round obligation through a Vacant Land Adjustment that will establish a realistic development potential, which the Borough will address in full, and an unmet need that the Borough will address through other implementation mechanisms.

#### **2025 Vacant Land Adjustment**

Municipalities can request an adjustment to their obligation based on the determination that there is not sufficient vacant or developable land within the municipality. As permitted by N.J.A.C. 5:93-4 and the Fair Housing Act, a municipality can submit a Vacant Land Adjustment (VLA) that examines parcels available for development. The end result of the Vacant Land Adjustment is the determination of the Borough's Realistic Development Potential (RDP) for new affordable housing units. After subtracting out the RDP from the obligation, the remaining calculation is known as the "unmet need."

The Borough undertook a Vacant Land Adjustment during its Third Round compliance process and updated this VLA in light of the Fourth Round. The Third Round VLA conducted for the Third Round HEFSP identified 29 potentially developable parcels with an RDP of 30 units. Additional sites that were made available through settlement agreements brought by intervenors produced an adjusted RDP of 314 units. The Borough then applied the permitted rental bonus credits (105) for a final Third Round RDP of 419 units.

An updated Vacant Land Adjustment was prepared in May 2025 for the Fourth Round Obligation (Appendix H). The VLA identified three potentially developable properties that were not previously included in the Third Round RDP that generate a Fourth Round As a result, an RDP of 9 was generated.

The updated Fourth Round VLA yields an RDP of 9, subtracted from the Fourth Round Obligation of 206 units, resulting in an unmet need of 197 units.

The amended Fair Housing Act requires municipalities seeking a VLA to identify sufficient parcels likely to redevelop during the current round of obligations to address at least 25% of the prospective need obligation that has been adjusted. The amended FHA does not clearly define the "adjusted" portion of the obligation as both the RDP and Unmet Need represent adjustments of the total obligation. This Plan satisfies at least



25% of each component, so it is agnostic as to potential future interpretations of how each component of the adjusted obligation should be addressed.

### **Mechanisms to Address the Fourth Round RDP of 9 Units**

#### **Durham Plaza**

On March 2, 2022 Durham Plaza, LLC filed a motion to vacate the Borough's Third Round Final Judgement. To resolve this litigation, the Borough and Durham Plaza, LLC entered into a Settlement Agreement (dated December 16, 2022), which resulted in the adoption of the AH-5 Affordable Housing Zone. On April 17, 2023 the AH-5 Affordable Housing Zone was adopted via Ordinance 2263, encompassing Block 541, Lot 10.02, a 3.399-acre lot owned by Durham Plaza, LLC. The new zone permits the development of a 95-unit inclusionary multifamily residential apartment complex with a 20% affordable set-aside, which would yield a maximum of 19 affordable units (Appendix F). Affordable units will include three (3) studio units, twelve (12) two-bedroom units, and four (4) three-bedroom units. Two (2) units will be designated for very-low-income family rental units, eight (8) units for low-income family rental units, and nine (9) moderate-income family units. In addition to the 19 units that will be generated, the Borough will claim 0.5 bonus credits per unit up to the maximum permissible since the property on which the development is taking place is a commercial site. The application is currently in front of the Planning Board seeking site plan approvals.

The site meets the suitability criteria as follows:

- *Available:* The property is owned by a developer who intends to develop the site with inclusionary housing. The site has no easements or title issues preventing its development. A portion of the site is within wetland areas with 50-foot transition areas, an LOI for NJDEP was received in April 2023 verifying the extent of the wetlands.
- *Suitable:* The site is located in the AHO-5 Affordable Housing Overlay 5 Zone, which specifically permits multifamily affordable housing. Additionally, the site is located along a major thoroughfare, providing adequate and appropriate access to the site. The property is within Planning Area 1: Metropolitan Planning Area, the preferred location for municipalities to address their fair share obligation.
- *Developable:* The property has an underground stormwater retention system that is proposed to remain. The site plans propose that a pump station will connect to an existing sanitary sewer force main of Main Street. The site is not significantly constrained by wetlands or any special flood hazard areas and the proposed development would have no significant environmental or social impacts on the general public and South Plainfield community.
- *Approvable:* The site is located in the AHO-5 Affordable Housing Overlay 5 Zone, which permits multifamily inclusionary development. Affordable units will be deed restricted in accordance with

affordability requirements. The proposal is before the Borough Planning Board and has received approvals from The South Plainfield Bureau of Fire Prevention, and the Middlesex County Department of Public Safety and Health, and has addressed comments from the South Plainfield Police Department in updated site plans



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**Mechanisms to Address Fourth Round Unmet Need of 197 Units**

The Borough proposes the following mechanisms that will either contribute units or provide realistic redevelopment potential to address at least 25% of the unmet need, which consists of 45 units.

**Overlay Zone Expansions and Modifications**

The Borough intends to address their Fourth Round Unmet Need through the extension of the OBC-1 Affordable Housing Overlay. The adjacent OPA-1 overlay district stops when Plainfield Avenue curves northward at Sampton Avenue. There is additional commercial development along this northern stretch of Plainfield Avenue that offers an appropriate opportunity to continue the overlay by placing a section of the OBC-1 Affordable Housing Overlay on the existing OBC-1 underlying zoning. The OBC-1 Overlay Zone currently permits mixed-use buildings with multi-family residential apartments at a density of 16 units per acre in any structure containing a permitted nonresidential use. The parcels that will be added to the OBC-1 Affordable Housing Overlay (Block 91, Lots 26, 27, and 28; and Block 188, Lots 55, 56, and 57) will be identified separately in the amended Ordinance to permit a density of 20 units per acre, which is consistent with the neighboring OPA-1 Affordable Housing Overlay Zone, with a required affordable set-aside of 20% for both rental and for-sale developments.

This Plan notes that the other overlay zones, which were implemented in 2017, require a 15% set-aside for rental projects and a 20% set-aside for for-sale projects as that was the accepted best practice at the time. As the Third Round progressed, it became standard practice to utilize a 20% set-aside across the board rather than differentiate between rental and for-sale projects. Moving into the Fourth Round, to be consistent with that best practice, the extended OBC-1 Overlay as discussed herein, will apply the 20% set-aside across the board.

By extending the Overlay, to encompass Block 91, Lots 26, 27, and 28; and Block 188, Lots 55, 56, and 57 covering 8.5 acres of land, an additional 34 affordable units could be developed.

**Durham Plaza Remaining Units**

The Durham Plaza project addresses the Fourth Round RDP with 7 units and 2 bonus credits, leaving 12 units remaining that contribute to the Borough's unmet need.

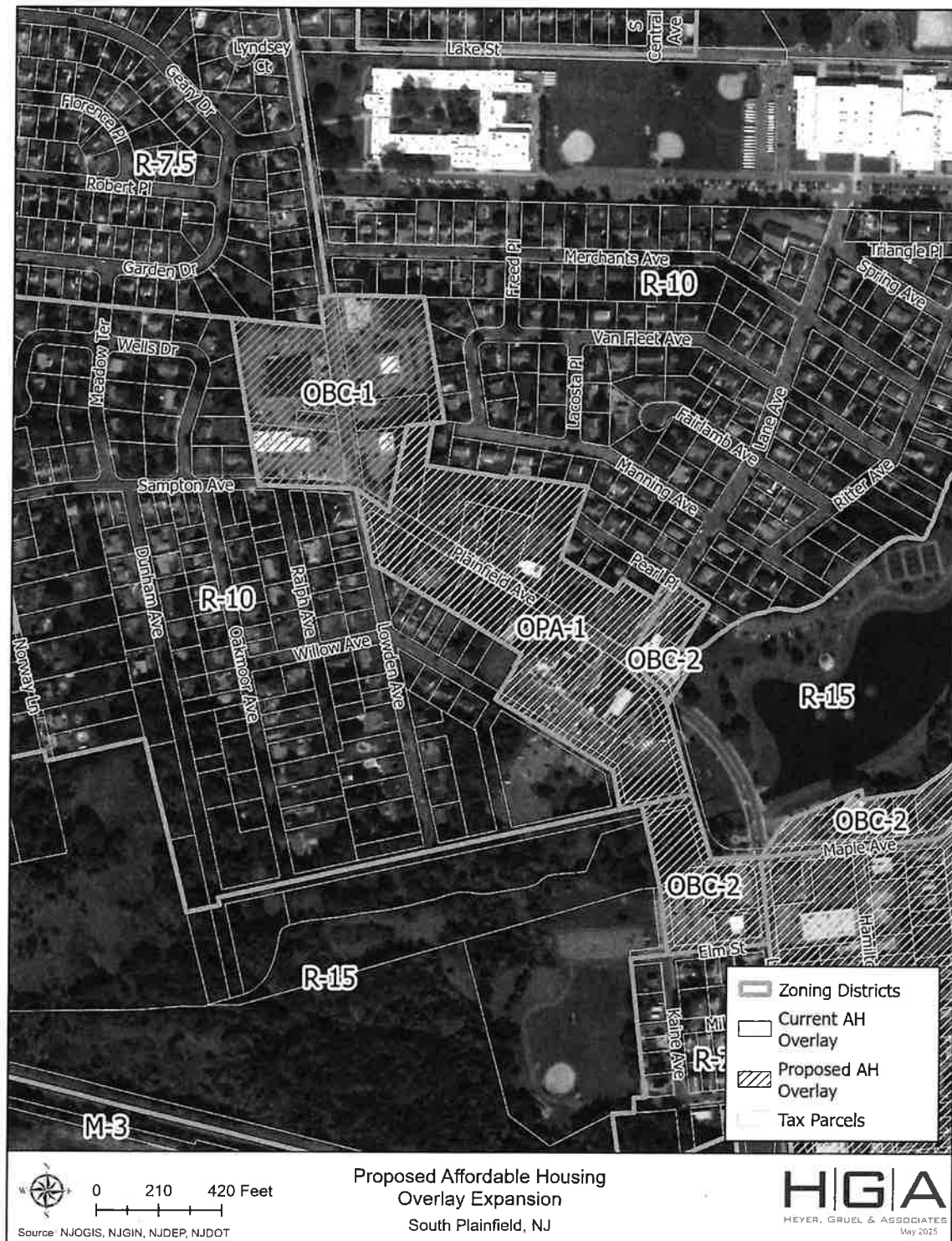
**Additional Mechanisms****Borough-Wide Mandatory Affordable Set-Aside**

Ordinance 2098, adopted on December 4, 2017, established a town-wide set-aside requirement of 15% for rental units and 20% for sale units, applicable to multifamily developments with five or more units or with a density of at least 6 units per acre.



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**Fourth Round Summary**

<b>Summary of South Plainfield's Fourth Round of 206</b>		
<b>RDP = 9</b>		
<b>Name</b>	<b>Total Units</b>	<b>Bonus Credits</b>
Durham Plaza <i>Family Rental</i>	7	2
<b>Unmet Need = 197 (25% = 45)</b>		
<b>Name</b>	<b>Total Units</b>	<b>Bonus Credits</b>
Durham Plaza	12	-
OPA-1 Overlay Zone Extension	34	TBD
<b>Total</b>	<b>46</b>	<b>-</b>

**CONSISTENCY WITH STATE PLANNING REQUIREMENTS****State Plan**

In accordance with the amended Fair Housing Act, Housing Elements and Fair Share Plans shall provide an analysis of consistency with the State Development and Redevelopment Plan (SDRP), including water, wastewater, stormwater, and multi-modal transportation based on guidance and technical assistance from the State Planning Commission.

Sites that are located in the Metropolitan Planning Area 1 or Suburban Planning Area 2 of the SDRP, or are located in an existing sewer service area, are the preferred location for municipalities to address their fair share obligation.

New Jersey adopted its last SDRP in 2001. A draft amendment to the SDRP was prepared in 2011 but ultimately never adopted. The Office of Planning Advocacy released a new draft SDRP on December 4, 2024. The State is currently going through the Plan conformance process.

The New Jersey State Development and Redevelopment Plan identifies the majority of the Borough as Metropolitan Planning Area 1. The only other planning area present in South Plainfield is the Peter J. Barnes Preserve, which is located in Environmentally Sensitive Planning Area 5. There are currently no State Plan Centers in Harding. Nearby centers are located in Dunellen Borough, Middlesex Borough, North Plainfield Borough, and Metuchen Borough.

The adopted 2001 SDRP identifies the following intents of the Metropolitan Planning Area:

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

The 2024 draft SDRP maintains and expands upon the 2001 intentions:

- Provide for much of the state's future growth in compact development and redevelopment.
- Revitalize cities, towns and neighborhoods, and in particular overburdened neighborhoods.
- Address existing legacy issues such as air pollution, urban heat islands, lead contamination, Brownfields, urban highways, and combined sewer systems.
- Prevent displacement and gentrification.
- Promote growth that occurs in Centers, other appropriate areas that are pedestrian friendly, and in compact transit-oriented forms.
- Rebalance urbanization with natural systems.
- Promote increased biodiversity and habitat restoration.
- Stabilize and enhance older inner ring suburbs.
- Redesign and revitalize auto oriented areas.
- Protect and enhance the character of existing stable communities.

The policy objectives for the Metropolitan Planning Area include:

- **Land Use:** Promote redevelopment and development in Cores and neighborhoods of Centers and in Nodes that have been identified through cooperative regional planning efforts. Promote diversification of land uses, including housing where appropriate, in single use developments and enhance their linkages to the rest of the community. Ensure efficient and beneficial utilization of scarce land resources throughout the Planning Area to strengthen its existing diversified and compact nature.
- **Housing:** Provide a full range of housing choices through redevelopment, new construction, rehabilitation, adaptive reuse of nonresidential buildings, and the introduction of new housing into appropriate nonresidential settings. Preserve the existing housing stock through maintenance, rehabilitation and flexible regulation.

The mechanisms identified to address the Fourth Round obligation are consistent with the State Plan. The Durham Plaza project is in Planning Area 1 and involves the redevelopment of a former commercial use in an area served by existing utilities. Likewise, the OBC-1 Affordable Housing Overlay Zone expansion represents a redevelopment opportunity in a mixed-use context that is consistent with the SDRP's policies, goals, and objectives.

#### **MULTIGENERATIONAL FAMILY HOUSING CONTINUITY COMMISSION**

A previous amendment to the Fair Housing Act requires "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)." As of the date of this Housing Plan there have been no recommendations by the Multigenerational Family Housing Continuity Commission in which to provide an analysis.

#### USE OF SURPLUS CREDITS

Any surplus credits generated would be applied to any future obligation that the Borough may have.

#### SUMMARY OF FAIR SHARE COMPLIANCE

Summary of Washington Township's Obligation		
Summary of South Plainfield's Prior Round of 342		
Site #: Name	Total Units	Bonus Credits
Site 1: South Plainfield Senior Residences <i>Senior Rental</i>	80	4
Site 2: The Highlands at South Plainfield / The Villages <i>Family Rental</i>	38	38
Site 3: Woodland Manors / Pomponio Avenue <i>Family Rental</i>	32	32
Site 4: Woodland Avenue <i>Group Home</i>	4	-
Site 5: Keystone Community Residence <i>Group Home</i>	29	-
Site 7: Harris Steel / Tyler Properties <i>Family Rental</i>	9	9
Site 11: Credits Without Controls	10	-
Site 12: Regional Contribution Agreement	57	-
Summary of South Plainfield's Third Round of 538		
Third Round Adjusted RDP = 371		
Site #: Name	Total Units	Bonus Credits
Site 1: South Plainfield Senior Residences <i>Senior Rental</i>	20	-
Site 6: JSM at Tingley / Celebrations at South Plainfield <i>Senior Rental</i>	68	-
Site 7: Harris Steel / Tyler Properties <i>Family Rental</i>	105	93
Site 8: Lordina Builders <i>Family Sale</i>	2	-
Site 9: Motorola Site <i>Family Rental</i>	82	-
Site 10: Mastrocola Site <i>Family Rental</i>	1	-
Third Round Adjusted Unmet Need = 167		
Site Name	Total Units	Bonus Credits
134 Waverly Place – Keystone Community Living <i>Group Home</i>	5	-
OBC-1 Affordable Housing Overlay District	TBD	TBD
OBC-2 Affordable Housing Overlay District	TBD	TBD
OPA-1 Affordable Housing Overlay District	TBD	TBD

South Plainfield Borough  
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HDD Affordable Housing Overlay District	TBD	TBD
<b>Summary of South Plainfield's Fourth Round of 206</b>		
<b>Fourth Round RDP = 9</b>		
<b>Site Name</b>	<b>Total Units</b>	<b>Bonus Credits</b>
Durham Plaza <i>Family Rental</i>	7	2
<b>Fourth Round Unmet Need = 197 (25% = 45)</b>		
<b>Site Name</b>	<b>Total Units</b>	<b>Bonus Credits</b>
Durham Plaza <i>Family Rental</i>	12	-
OBC-1 Affordable Housing Overlay Extension	34	TBD

## Appendices

**Appendix A:** Third Round Settlement Agreement and JOR

**Appendix B:** Resolution #25-71 Adopting Fourth Round Obligation

**Appendix C:** Fourth Round Prospective Need Obligation Objections

**Appendix D:** Harris Steel Documentation

**Appendix E:** Motorola Site Documentation

**Appendix F:** Durham Plaza Documentation

**Appendix G:** Draft Spending Plan