

**RESOLUTION ADOPTING AMENDED FAIR SHARE HOUSING PLAN
AS A MASTER PLAN ELEMENT**

BOROUGH OF LINCOLN PARK PLANNING BOARD

WHEREAS, the Municipal Land Use Law, N.J.S.A. 40:55D-28(b)(3) requires a Housing Element of the municipal Master Plan to include, pursuant to the Fair Housing Act, N.J.S.A. 52:27D-310,¹ “residential standards and proposals for the construction and improvement of housing”; and

WHEREAS, in addition, the Fair Housing Act (“Act”), N.J.S.A. 52:27D-310 10f requires a Housing Element to include

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

(i.e., commonly referred to as a “Fair Share Plan”); and

WHEREAS, the Planning Board (“Board”) of the Borough of Lincoln Park (“Borough”) previously prepared and voluntarily adopted Housing Elements and Fair Share Plans (“HEFSPs”), including HEFSPs that received second round substantive certification from the Council on Affordable Housing and a third round Final Judgment of Compliance Repose from the Superior Court of New Jersey; and

WHEREAS, on or about October 18, 2024, the Department of Community Affairs (“DCA”) issued a report under which the Borough’s Fourth Round affordable housing obligation was calculated to be 15 units of Present Need and 202 units of Prospective Need;² and

WHEREAS, on January 23, 2025, the Borough commenced an action titled In the Matter of the Declaratory Judgment Action of the Borough of Lincoln Park, Morris County Pursuant to P.L. 2024, Chapter 2 (N.J.S.A. 52:27d-304.1, et seq.), Docket No. MRS-L-186-25 (the “Declaratory Judgment Action”) to challenge the DCA calculation and determination; and

WHEREAS, by the Decision and Order filed on April 29, 2025 (the “Order”) in the Declaratory Judgment Action (the “Order”), the calculated number for Prospective Need was

¹ “10. A municipality's housing element shall be designed to achieve the goal of access to affordable housing to meet present and prospective housing needs, with particular attention to low- and moderate-income housing.”

² See Department of Consumer Affairs, Appendix A: Fourth Round Present Need and Prospective Need Obligations, “Fair Share Housing Obligations for 2025-2035 (Fourth Round) Methodology and Background.”

adjusted from 202 affordable units to be fixed at 175 affordable units; the Order also directed the Borough to adopt a Housing Element and Fair Share Plan (“Plan”) incorporating this revised number for Prospective Need on or before June 30, 2025; and

WHEREAS, the Board and the Borough tasked their professional planner, Paul N. Ricci of RicciPlanning, LLC, 177 Monmouth Avenue, Atlantic Highlands, NJ 07716, to prepare a plan to address the Present Need and Prospective Need obligations set forth in the Order; and

WHEREAS, RicciPlanning, LLC drafted the “Master Plan Housing Element and Fair Share Plan,” dated June 8, 2025 to address the Borough’s Fourth Round affordable housing obligations pursuant to the Order that was adopted by the Board as an amendment to the Borough’s Master Plan on June 19, 2025 (the “Plan”); and

WHEREAS, for purposes of compliance with the Order, the Governing Body of the Borough endorsed the Plan by Resolution dated June 23, 2025 that was filed in the Declaratory Judgment Action on June 24, 2025; and

WHEREAS, on September 2, 2025 the Fair Share Housing Center (“FSHC”) and White Rock NJ, LLC, a Borough property owner, (collectively, “Interested Parties”) filed challenges in and through the Affordable Housing Dispute Resolution Program (i.e., the Declaratory Judgment Action) to the Plan pursuant to the Act and Administrative Directive #14-24, contending that the Plan evidences an “insufficient demonstration of the Borough’s compliance with the [Act] and the Mount Laurel Doctrine, which protect the constitutional rights of low- and moderate-income New Jerseyans”; and

WHEREAS, on January 6, 2026, a (a) Mediation Agreement between the Borough and the FSHC (inclusive of the interests of White Rock NJ, LLC) with regard to the Borough’s Fourth Round obligations along with (b) Resolution R26-71 by which the Borough’s Governing Body approved the terms of the Mediation Agreement and authorized its execution, were filed on the docket of the Declaratory Judgment Action (both of which are incorporated herein by reference); and

WHEREAS, considering the above, RicciPlanning prepared an amendment to the Plan dated February 6, 2026 (the “Amended Plan”); and

WHEREAS, the Board determined to conduct a public hearing on the Amended Plan and notice of the Board’s hearing was given pursuant to the provisions of N.J.S.A. 40:55D-13; and

WHEREAS, the Board considered the Amended Plan at the duly advertised and noticed hearing held on February 19, 2026; and

WHEREAS, in considering the Amended Plan, the Board determined that it will advance certain goals and objectives of the Municipal Land Use Law, among which are appropriately guiding the use of land and advancing the general welfare, including continuing to provide realistic opportunities for the development of the regional need for very low, low and moderate income housing.

NOW, THEREFORE, BE IT RESOLVED by the Board that all of the foregoing WHEREAS clauses are incorporated herein.

BE IT FURTHER RESOLVED that the Board hereby adopts the Amended Plan and that the Master Plan of the Borough of Lincoln Park is hereby amended by replacing the Plan and all prior HEFSP's and superseding them with the Amended Plan.

BE IT FURTHER RESOLVED that this Resolution and a copy of the Amended Plan shall immediately be transmitted to the Borough Mayor and Council, with copies to the Borough Clerk, with the Board's recommendations that (1) the Borough Governing Body endorse the Amended Plan; and (2) make such filings as are required under the Act and with the Affordable Housing Dispute Resolution Program (i.e., the Declaratory Judgment Action) as are necessary to implement the Amended Plan on behalf of the Borough vis-à-vis its Fourth Round obligations.

BE IT FURTHER RESOLVED that the Board secretary shall transmit a certified, electronic copy of the Amended Plan and this Resolution to the Borough's affordable housing counsel for further disposition; and

BE IT FURTHER RESOLVED that notice of this adoption shall be given to the clerks of all adjoining municipalities and to the Morris County Planning Board and the Office of Planning Advocacy, with a copy of the Plan, as adopted, and this Resolution being provided to the Morris County Planning Board and Office of Planning Advocacy, and by publishing a notice of adoption in the Borough's official newspaper. Executed on February 19, 2026.



JOAN WARD, Board Secretary

Resolution No. R26-104
Approved On: 3/2/2026

RESOLUTION R26-104

**RESOLUTION ENDORSING THE AMENDED HOUSING ELEMENT
AND FAIR SHARE PLAN**

WHEREAS, the Borough of Lincoln Park, County of Morris, State of New Jersey, (hereinafter, "Lincoln Park") has a demonstrated history of voluntary compliance with its constitutional affordable housing obligations; and

WHEREAS, on March 20, 2024, Governor Phil Murphy signed into law P.L. 2024, c.2, an Amendment to the 1985 Fair Housing Act (hereinafter "Amended FHA" or "Act"); and

WHEREAS, among other things, the Act abolished the Council on Affordable Housing (hereinafter, "COAH"), and replaced it with seven retired, on recall judges designated as the Program and authorized the Director of the Administrative Office of the Courts, (hereinafter, respectively, "Director" and "AOC") to create a framework to process applications for affordable housing compliance certification; and

WHEREAS, pursuant to the Act and to Directive #14-24 issued by the Director on December 13, 2024, a municipality desiring to participate in the Program was obligated to take the following actions by January 31, 2025: (1) adopt a "binding resolution" determining its present and prospective need affordable housing obligations and (2) to file an action in the form of a declaratory judgment complaint in the County in which the municipality is located within 48 hours after the municipality's adoption of a binding resolution; and

WHEREAS, Lincoln Park adopted a binding resolution on its present and prospective need affordable housing obligations and filed the required declaratory judgment action in a timely manner; and

WHEREAS, the Act also required that a Housing Element and Fair Share Plan (hereinafter, "HEFSP") be prepared and adopted by the Lincoln Park Planning Board (hereinafter, "Planning Board"), and endorsed by the Lincoln Park Governing Body (hereinafter, "Governing Body"), by June 30, 2025; and

WHEREAS, on June 19, 2025, the Lincoln Park Planning Board adopted a Housing Element and Fair Share Plan prepared by RicciPlanning LLC, dated June 8, 2025 ("2025 HEFSP") to address the Borough's Fourth Round affordable housing obligations; and

WHEREAS, the Borough filed its 2025 HEFSP on June 20, 2025 on eCourts; and

WHEREAS, the Governing Body endorsed 2025 HEFSP adopted by the Planning Board on June 23, 2025; and

WHEREAS, Fair Share Housing Center ("FSHC") and White Rock NJ, LLC filed challenges pursuant to N.J.S.A. 52:27D-304.1(f)(2)(b) regarding the Borough's 2025 HEFSP on September 2, 2025; and

WHEREAS, representatives of the Borough and FSHC entered into a Mediation Agreement dated December 30, 2025 that resolved the issues raised in both of the challenges subject to, among other requirements, the adoption of an Amended Housing Element and Fair Share Plan consistent with the Mediation Agreement; and

WHEREAS, RicciPlanning LLC prepared an Amended Housing Element and Fair Share Plan entitled "Master Plan, Housing Element and Fair Share Plan Amendment", dated June 19, 2025 and revised on February 6, 2026 ("Amended HEFSP"), which is consistent with the Mediation Agreement; and

WHEREAS, the Planning Board adopted the Amended HEFSP as an amendment to Lincoln Park's Master Plan on February 19, 2026; and

WHEREAS, the Governing Body desires to endorse Amended HEFSP adopted by the Planning Board on February 19, 2026.

NOW, THEREFORE, BE IT RESOLVED by the Borough of Lincoln Park, County of Morris, State of New Jersey as follows:

1. The Governing Body does hereby endorse the Amended HEFSP adopted by the Planning Board on February 19, 2026.
2. The Governing Body does hereby authorize the filing of this Resolution endorsing the Amended HEFSP adopted by the Planning Board on eCourts for review by the Court.
3. The Mayor and Clerk, together with other appropriate officers and employees of Lincoln Park, are hereby authorized to take all steps necessary to effectuate the purposes of this Resolution.
4. This Resolution shall take effect immediately.

ATTEST:


 Courtney Fitzpatrick, RMC, CMC, MMC, CMR
 Borough Clerk
 Borough of Lincoln Park


 Joseph Gurkovich, Council President

I, Courtney Fitzpatrick, RMC,CMC,MMC,CMR, Borough Clerk of the Borough of Lincoln Park, County of Morris, do hereby Certify the foregoing to be a true and correct copy of a Resolution Adopted by the Governing Body at the March 16, 2026 Regular Meeting.



Courtney Fitzpatrick, RMC,CMC,MMC,CMR
Borough Clerk
Borough of Lincoln Park

Cc: Perry Mayers
Fabiana Mello
Jennifer Postiglione
Kelli Gallo
Paul Ricci
Joan Ward
File Copy

RESOLUTION NO. _____

**RESOLUTION ENDORSING THE AMENDED HOUSING ELEMENT
AND FAIR SHARE PLAN**

WHEREAS, the Borough of Lincoln Park, County of Morris, State of New Jersey, (hereinafter, "Lincoln Park") has a demonstrated history of voluntary compliance with its constitutional affordable housing obligations; and

WHEREAS, on March 20, 2024, Governor Phil Murphy signed into law P.L. 2024, c.2, an Amendment to the 1985 Fair Housing Act (hereinafter "Amended FHA" or "Act"); and

WHEREAS, among other things, the Act abolished the Council on Affordable Housing (hereinafter, "COAH"), and replaced it with seven retired, on recall judges designated as the Program and authorized the Director of the Administrative Office of the Courts, (hereinafter, respectively, "Director" and "AOC") to create a framework to process applications for affordable housing compliance certification; and

WHEREAS, pursuant to the Act and to Directive #14-24 issued by the Director on December 13, 2024, a municipality desiring to participate in the Program was obligated to take the following actions by January 31, 2025: (1) adopt a "binding resolution" determining its present and prospective need affordable housing obligations and (2) to file an action in the form of a declaratory judgment complaint in the County in which the municipality is located within 48 hours after the municipality's adoption of a binding resolution; and

WHEREAS, Lincoln Park adopted a binding resolution on its present and prospective need affordable housing obligations and filed the required declaratory judgment action in a timely manner; and

WHEREAS, the Act also required that a Housing Element and Fair Share Plan (hereinafter, “HEFSP”) be prepared and adopted by the Lincoln Park Planning Board (hereinafter, “Planning Board”), and endorsed by the Lincoln Park Governing Body (hereinafter, “Governing Body”), by June 30, 2025; and

WHEREAS, on June 19, 2025, the Lincoln Park Planning Board adopted a Housing Element and Fair Share Plan prepared by RicciPlanning LLC, dated June 8, 2025 (“2025 HEFSP”) to address the Borough’s Fourth Round affordable housing obligations; and

WHEREAS, the Borough filed its 2025 HEFSP on June 20, 2025 on eCourts; and

WHEREAS, the Governing Body endorsed 2025 HEFSP adopted by the Planning Board on June 23, 2025; and

WHEREAS, Fair Share Housing Center (“FSHC”) and White Rock NJ, LLC filed challenges pursuant to N.J.S.A. 52:27D-304.1(f)(2)(b) regarding the Borough’s 2025 HEFSP on September 2, 2025; and

WHEREAS, representatives of the Borough and FSHC entered into a Mediation Agreement dated December 30, 2025 that resolved the issues raised in both of the challenges subject to, among other requirements, the adoption of an Amended Housing Element and Fair Share Plan consistent with the Mediation Agreement; and

WHEREAS, RicciPlanning LLC prepared an Amended Housing Element and Fair Share Plan entitled “Master Plan, Housing Element and Fair Share Plan Amendment”, dated June 19, 2025 and revised on February 6, 2026 (“Amended HEFSP”), which is consistent with the Mediation Agreement; and

WHEREAS, the Planning Board adopted the Amended HEFSP as an amendment to Lincoln Park’s Master Plan on February 19, 2026; and

WHEREAS, the Governing Body desires to endorse Amended HEFSP adopted by the Planning Board on February 19, 2026.

NOW, THEREFORE, BE IT RESOLVED by the Borough of Lincoln Park, County of Morris, State of New Jersey as follows:

1. The Governing Body does hereby endorse the Amended HEFSP adopted by the Planning Board on February 19, 2026.

2. The Governing Body does hereby authorize the filing of this Resolution endorsing the Amended HEFSP adopted by the Planning Board on eCourts for review by the Court.

3. The Mayor and Clerk, together with other appropriate officers and employees of Lincoln Park, are hereby authorized to take all steps necessary to effectuate the purposes of this Resolution.

4. This Resolution shall take effect immediately.

CERTIFICATION

I, Courtney Fitzpatrick, Municipal Clerk of the Borough of Lincoln Park, hereby certify the foregoing to be a true copy of a Resolution adopted by the Governing Body of the Borough of Lincoln Park at a duly convened meeting held on March __, 2026.

Courtney Fitzpatrick, Municipal Clerk

Master Plan Housing Element and Fair Share Plan Amendment

Borough of Lincoln Park

Morris County, New Jersey

First prepared on June 8, 2025

First adopted on June 19, 2025

Revised February 6, 2026

Adopted on February 19, 2026

Prepared by:

ricciplanning

177 Monmouth Avenue
Atlantic Highlands, NJ 07716



Paul N. Ricci, AICP, PP
New Jersey Professional Planner
License No.: LI005570

*The original of this document was signed
and sealed in accordance with New Jersey Law*

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**Borough of Lincoln Park
2026 Housing Element and Fair Share Plan**

I. INTRODUCTION

This document serves as an amendment to the Housing Element and Fair Share Plan (HE&FSP) for the Borough of Lincoln Park, adopted by the Lincoln Park Planning Board on June 19, 2025. This amendment updates the June 19, 2025 Housing Element and Fair Share Plan resulting from a mediation Agreement reached between Fair Share Housing Center (FSHC) and Lincoln Park on January 5, 2026. The Affordable Housing Program recommended approval of the Housing Element and Fair Share Plan with the changes referenced in the Mediation Agreement (refer to Appendix I).

This Housing Element and Fair Share Plan has been prepared on behalf of the Borough of Lincoln Park, Morris County, in accordance with the New Jersey Municipal Land Use Law (N.J.S.A. 40:55D-1 et seq.) and the New Jersey Fair Housing Act (N.J.S.A. 52:27D-301 et seq. as amended through P.L. 2024, c. 2 and hereinafter referred to as “FHA II”).

The Municipal Land Use Law requires that a municipality’s master plan include a Housing Element for it to exercise the power to zone and regulate land use.

FHA II established a new process whereby a municipality could secure approval of its Housing Element and Fair Share Plan. FHA II requires any municipality that wished to participate in the new process to adopt a resolution committing to fair share obligations by January 31, 2025, and to file a declaratory relief action within 48 hours of adopting this resolution. By adopting this resolution and filing this declaratory judgment action, FHA II provides that the municipality is immune from exclusionary zoning lawsuits. FHA II further provides that if a municipality wishes to extend immunity, it must adopt a Housing Element and Fair Share Plan by June 30, 2025, and file the duly adopted Housing Element and Fair Share Plan with the Dispute Resolution Program created by FHA II.

The Borough has determined that it is in the best interest of the community to participate in the procedures established by FHA II.

Accordingly, the Borough of Lincoln Park adopted a resolution committing to certain fair share numbers by January 31, 2025, and subsequently filed a declaratory relief action within 48 hours of its adoption. In a further effort to follow the procedures created by FHA II, the Borough directed Paul Ricci, AICP, PP to prepare a Housing Element and Fair Share Plan for consideration by the Planning Board and Governing Body. Accordingly, Paul Ricci, AICP, PP prepared this Housing Element and Fair Share Plan. If the Planning Board adopts this plan, it will be filed with the Dispute Regulation Program within 48 hours.

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2026 Housing Element and Fair Share Plan**

FHA II specifies that all parties may continue to rely on regulations previously adopted by COAH until new rules and regulations are adopted. A municipality's affordable housing obligation consists of its rehabilitation obligation, which is also known as its Present Need, and its new construction obligation, which is also known as its Prospective Need. The new construction obligations consist of the Borough's Prospective Need for Round 1 through the Round 4.

As to the rehabilitation or present need obligation, the obligation is 15 units.

As to the prospective need, the total combined obligation is 500 units. This consists of an obligation of 74 units from Rounds 1 and 2, an obligation of 251 units from Round 3, and a Round 4 obligation of 175 units.¹

A municipality with insufficient vacant land may request a vacant land adjustment of its new construction obligation, pursuant to FHA II (N.J.S.A. 52:27D-310.1) . The Borough of Lincoln Park is requesting such an adjustment for its Round 4 obligation and has determined that its Realistic Development Potential (RDP) is 18 units, thereby resulting in an unmet need of 157 units.

This Housing Element and Fair Share Plan constitutes an amendment of the Lincoln Park Borough Master Plan and explains how it proposes to address its obligations. N.J.S.A. 52:27D-310 sets forth the required contents of a Housing Element as follows:

- a. An inventory of the municipality's housing stock by age, condition, purchase or rental value, occupancy characteristics, and type, including the number of units affordable to low- and moderate-income households and substandard housing capable of being rehabilitated, and in conducting this inventory the municipality shall have access, on a confidential basis for the sole purpose of conducting the inventory, to all necessary property tax assessment records and information in the assessor's office, including but not limited to the property record cards;
- b. A projection of the municipality's housing stock, including the probable future construction of low- and moderate-income housing, for the next ten years, taking into account, but not necessarily limited to, construction permits issued, approvals of applications for development and probable residential development of lands;
- c. An analysis of the municipality's demographic characteristics, including but not necessarily limited to, household size, income level and age;

¹ The Round 4 prospective need obligation has been mediated down from 202 units.

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- 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.

II. HOUSING ELEMENT**A. Analysis of Demographic, Housing and Employment Characteristics**

As required by N.J.S.A. 52:27D-310, all housing elements must contain a discussion of the community's demographic, housing, and economic characteristics. In fulfillment of this requirement, the following subsections profile the Borough of Lincoln Park with information obtained from the United States Census Bureau and the New Jersey Department of Labor and Workforce Development.

1. Housing Stock Inventory

According to the most recent data of the United States Census Bureau, there are 4,305 housing units in the Borough of Lincoln Park, of which 163 or 3.8 percent are vacant. Of the 4,142 occupied housing units, 3,225 are owner-occupied and the remaining 917 units are renter-occupied. See Table 1, Housing Tenure by Number of Units in Structure, 2023 for a detailed explanation of the housing units identified in the United States Census Bureau's 5-Year American Community Survey.

Table 1: Housing Tenure by Number of Units in Structure, 2023

<i>Unit Type</i>	<i>Owner-Occupied Units</i>	<i>Percent of Total Occupied Units</i>	<i>Renter-Occupied Units</i>	<i>Percent of Total Occupied Units</i>	<i>Total Occupied Units</i>	<i>Percent of Total Occupied Units</i>
1 unit, detached	2,070	64.2	146	15.9	2,216	53.5
1 unit, attached	760	23.6	93	10.1	853	20.6
2 units	6	0.2	79	8.6	85	2.1
3 or 4 units	28	0.9	15	1.6	43	1.0
5 to 9 units	74	2.3	75	8.2	149	3.6
10 to 19 units	233	7.2	84	9.2	317	7.7
20 to 49 units	54	1.7	398	43.4	452	10.9
50 or more	0	0.0	27	2.9	27	0.7
Mobile home	0	0.0	0	0.0	0	0.0
Boat, RV, van, etc.	0	0.0	0	0.0	0	0.0
Total Units	3,225	100.0	917	100.0	4,142	100.0

Note: Percentage totals may not sum to 100 percent due to rounding

Source: United States Census Bureau, 2023 Five-Year American Community Survey

As can also be seen in Table 1, the Borough of Lincoln Park has a mix of housing types. Although 3,069, or approximately 74.1 percent of all occupied housing units, are single-family units, including 2,216 single-family detached and 853 single-family attached units, a total of 1,073 occupied housing units, or about 25.9 percent of all occupied housing units, are in structures

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that contain at least two housing units. Moreover, 11.6 percent of the occupied housing units are in structures that contain at least 20 units.

Table 2, Housing Units by Age of Structure, 2023, indicates the age of the Borough's housing stock. More than forty percent (42.2 percent) of Lincoln Park's existing housing units were constructed before the end of 1969. The Borough's housing stock is moderately aged, with the median year built of all housing units being 1978; owner-occupied housing units being 1980; and renter-occupied housing units being 1975.

Table 2: Housing Units by Age of Structure, 2023

<i>Year Built</i>	<i>Total Units</i>	<i>Percent of Total Units</i>	<i>Owner-Occupied Units</i>	<i>Percent of Owner-Occupied Units</i>	<i>Renter-Occupied Units</i>	<i>Percent of Renter-Occupied Units</i>
2020 or later	10	0.2	0	0.0	10	1.1
2010 to 2019	56	1.3	40	1.2	16	1.7
2000 to 2009	174	4.0	174	5.4	0	0.0
1990 to 1999	419	9.7	331	10.3	70	7.6
1980 to 1989	1,355	31.5	1,057	32.8	298	32.5
1970 to 1979	473	11.0	267	8.3	119	13.0
1960 to 1969	532	12.4	300	9.3	232	25.3
1950 to 1959	574	13.3	488	15.1	28	3.1
1940 to 1949	310	7.2	223	6.9	87	9.5
1939 or earlier	402	9.3	345	10.7	57	6.2
Totals	4,305	100.0	3,225	100.0	917	100.0
Median Year Built	1978	N/A	1980	N/A	1975	N/A

Note: Percentage totals may not sum to 100 percent due to rounding

Source: United States Census Bureau, 2023 Five-Year American Community Survey

Table 3, Housing Units by Number of Rooms, 2023, shows that 65.2 percent of the Borough's housing stock contains five or more rooms, with all housing units containing a median of 5.6 rooms. When considering just owner-occupied units, however, it is noted that they contain a median of 6.2 rooms, with 77.2 percent of them containing five or more rooms. On the other hand, the Borough's renter-occupied units contain a median of 3.8 rooms with just 32.6 percent of them containing five or more rooms.

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Table 3: Housing Units by Number of Rooms, 2023

<i>Rooms</i>	<i>Total Units</i>	<i>Percent of Total Units</i>	<i>Owner-Occupied Units</i>	<i>Percent of Owner-Occupied Units</i>	<i>Renter-Occupied Units</i>	<i>Percent of Renter-Occupied Units</i>
1 room	19	0.4	0	0.0	19	2.1
2 rooms	267	6.2	89	2.8	178	19.4
3 rooms	327	7.6	135	4.2	192	20.9
4 rooms	864	20.1	511	15.8	229	25.0
5 rooms	679	15.8	477	14.8	202	22.0
6 rooms	646	15.0	579	18.0	28	3.1
7 rooms	588	13.7	574	17.8	14	1.5
8 rooms	331	7.7	289	9.0	42	4.6
9 or more rooms	584	13.6	571	17.7	13	1.4
Total	4,305	100.0	3,225	100.0	917	100.0
Median Rooms	5.6	N/A	6.2	N/A	3.8	N/A

Note: Percentage totals may not sum to 100 percent due to rounding

Source: United States Census Bureau, 2023 Five-Year American Community Survey

Table 4, Value of Owner-Occupied Housing Units, 2023, provides a detailed description of housing values within the Borough of Lincoln Park. Indeed, it shows that slightly more than half (50.4 percent) of the owner-occupied housing units in the Borough have a value of between \$300,000 and \$499,999, with the median value of owner-occupied housing units being \$419,500.

Table 4: Value of Owner-Occupied Housing Units, 2023

<i>Home Value</i>	<i>Number</i>	<i>Percent</i>
Less than \$50,000	0	0.0
\$50,000 to \$99,999	80	2.5
\$100,000 to \$149,999	44	1.4
\$150,000 to \$199,999	18	0.6
\$200,000 to \$299,999	438	13.6
\$300,000 to \$499,999	1,626	50.4
\$500,000 to \$999,999	1,011	31.3
\$1,000,000 or more	8	0.2
Total	3,225	100.0
Median Value	\$419,500	N/A

Note: Percentage totals may not sum to 100 percent due to rounding

Source: United States Census Bureau, 2023 Five-Year American Community Survey

Table 5, Gross Rent of Renter-Occupied Units, 2023, details gross rents within Lincoln Park. As shown in Table 5, a cash rent is paid in all except 23, or 2.5 percent, of Lincoln Park's 917 renter-occupied housing units. When a cash rent is paid, the gross rent of slightly more than half (51.5 percent) of the renter-occupied housing units ranges from \$1,000 to \$1,999 per month.

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Table 5: Gross Rent of Renter-Occupied Units, 2023

Gross Rent	Number	Percent
\$499 or less	16	1.7
\$500 to \$999	0	0.0
\$1,000 to \$1,499	125	13.6
\$1,500 to \$1,999	472	51.5
\$2,000 to \$2,499	165	18.0
\$2,500 to \$2,999	79	8.6
\$3,000 or more	37	4.0
No Cash Rent Paid	23	2.5
Total Units	917	100.0
Median Rent	\$1,824	N/A

Note: Percentage totals may not sum to 100 percent due to rounding

Source: United States Census Bureau, 2023 Five-Year American Community Survey

Evidence of the quality of Lincoln Park’s housing stock is provided by the United States Census Bureau, 2023 Five-Year American Community Survey, which indicates that none of the Borough’s 4,142 occupied housing units lack complete plumbing or kitchen facilities. The low number of units with incomplete facilities points to a well-maintained housing stock.

2. General Population Characteristics

According to the information from the United States Census Bureau that is presented in Table 6, Comparison of Lincoln Park Borough and Morris County Population Growth, 1930-2020, Lincoln Park’s population grew by 7,203 residents between 1930 and 1970, when it reached 9,034 residents. In the period from 1970 to 1980, the Borough’s population declined to 8,806 residents, which represents a decrease of 2.5 percent. Since 1980, the Borough’s population has increased by 23.9 percent to 10,915 residents in 2020, though the population has fluctuated between 10,978 residents in 1990 and 10,521 residents in 2010.

With regard to Morris County overall, it is noted that the County’s population steadily increased in the period from 1930 to 2020, when the population grew from 110,445 residents in 1930 to 509,285 residents in 2020, which represents an increase of 361.1 percent. In no decade since 1930 has there been a decline in Morris County’s population.

It is noted that the United States Census Bureau’s 2023 Five-Year American Community Survey estimates the populations of Lincoln Park and Morris County to be 10,901 and 510,375 residents, respectively. While the value for Lincoln Park represents a decrease over the value reported by the 2020 United States Census, we note that the 2023 Five-Year American Community Survey represents the *average* value over the five-year period ending in 2023.

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Table 6: Comparison of Lincoln Park Borough and Morris County Population Growth, 1930-2020

<i>Decennial Census</i>	<i>Lincoln Park Borough</i>	<i>Percent Change Since Prior Census</i>	<i>Morris County</i>	<i>Percent Change Since Prior Census</i>
1930	1,831	—	110,445	—
1940	2,186	19.4%	125,732	13.8%
1950	3,376	54.4%	164,371	30.7%
1960	6,048	79.1%	261,620	59.2%
1970	9,034	49.4%	383,454	46.6%
1980	8,806	-2.5%	407,630	6.3%
1990	10,978	24.7%	421,353	3.4%
2000	10,930	-0.4%	470,212	11.6%
2010	10,521	-3.7%	492,276	4.7%
2020	10,915	3.7%	509,285	3.5%

Source: United States Census Bureau

Lincoln Park’s age distribution, which is provided in Table 7, Lincoln Park Age Distribution, 2010-2020, results in a median age of 45.8 years, which is 1.8 years or about 4.1 percent more than the 2010 median age of 44.0 years. This median age is higher than exhibited by Morris County, where the median age was 42.7 years in 2020 and 41.3 years in 2010.

The increase in Lincoln Park’s median age is reflected in an increased percentage of population in all age cohorts from 55 through 59 years. In 2010, a total of about 30.9 percent of the Borough’s population was at least 55 years old. By 2020, however, this demographic accounted for about 38.9 percent of the Borough’s population. This increase in population aged 55 years and above was accompanied by a decrease in population in the following age cohorts: Under 5; 5 through 9 years; 30 through 34 years; 35 through 39 years; 40 through 44 years; 45 through 49 years; and 50 through 54 years. In 2010, about 48.6 percent of the Borough’s population belonged to these age cohorts, but in 2020 these age cohorts accounted for only about 40.8 percent of the Borough’s population.

It is noted that the United States Census Bureau’s 2023 Five-Year American Community Survey estimates the median age of Lincoln Park’s population to be 48.0 years, which is about 4.8 percent more than in 2020.

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Table 7: Lincoln Park Age Distribution, 2010-2020

<i>Age Cohort</i>	<i>2010</i>	<i>Percent</i>	<i>2020</i>	<i>Percent</i>	<i>Percent Change (2010-2020)</i>
Under 5 Years	536	5.1	503	4.6	-6.2
5 through 9 Years	548	5.2	501	4.6	-8.6
10 through 14 Years	533	5.1	560	5.1	5.1
15 through 19 Years	541	5.1	548	5.0	1.3
20 through 24 Years	490	4.7	542	5.0	10.6
25 through 29 Years	591	5.6	656	6.0	11.0
30 through 34 Years	699	6.6	688	6.3	-1.6
35 through 39 Years	710	6.7	660	6.0	-7.0
40 through 44 Years	776	7.4	666	6.1	-14.2
45 through 49 Years	917	8.7	679	6.2	-26.0
50 through 54 Years	926	8.8	762	7.0	-17.7
55 through 59 Years	875	8.3	924	8.5	5.6
60 through 64 Years	706	6.7	875	8.0	23.9
65 through 69 Years	571	5.4	698	6.4	22.2
70 through 74 Years	365	3.5	541	5.0	48.2
75 through 79 Years	294	2.8	420	3.8	42.9
80 through 84 Years	217	2.1	285	2.6	31.3
85 Years and Over	226	2.1	407	3.7	80.1
Total Population	10,521	100.0	10,915	100.0	3.7
Median Age	44.0	N/A	45.8	N/A	1.8

Note: Percentage totals may not sum to 100 percent due to rounding

Source: United States Census Bureau

3. Household Characteristics

As defined by the Census Bureau, a household includes all persons who occupy a single housing unit, regardless of blood relation. Thus, a household may also include a group of unrelated individuals sharing group quarters. A family is identified as a group of persons that includes a householder and one or more persons related by blood, marriage or adoption, all living in the same household. According to the 2020 United States Census, there were 4,063 households in the Borough, with an average of 2.52 persons per household. In total, there were 2,283 families with an average of 3.80 persons per family. Of these family households, approximately 50.6 percent were comprised of married couples with or without children.

4. Income Characteristics

According to the United States Census Bureau's 2023 Five-Year American Community Survey, the median household income in Lincoln Park was \$119,000, which was about 11.8 percent lower than the median household income of \$134,929 in Morris County overall. Table 8,

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Household Income – Lincoln Park Borough and Morris County, 2023 provides additional information on household income in Lincoln Park and Morris County overall.

Table 8: Household Income – Lincoln Park Borough and Morris County, 2023

	<i>Lincoln Park</i>	<i>Morris County</i>
Total Households	4,142	191,840
Percent of Households with Less than \$5,000	65	3,659
Percent of Households with \$5,000 to \$9,999	29	1,630
Percent of Households with \$10,000 to \$14,999	41	2,711
Percent of Households with \$15,000 to \$19,999	43	2,423
Percent of Households with \$20,000 to \$24,999	135	2,975
Percent of Households with \$25,000 to \$34,999	193	7,383
Percent of Households with \$35,000 to \$49,999	315	10,491
Percent of Households with \$50,000 to \$74,999	319	19,409
Percent of Households with \$75,000 to \$99,999	606	19,283
Percent of Households with \$100,000 to \$149,999	650	35,184
Percent of Households with \$150,000 or more	1,746	86,692
Median Household Income	\$119,000	\$134,929

Note: Percentage totals may not sum to 100 percent due to rounding

Source: United States Census Bureau, 2023 Five-Year American Community Survey

The United States Census Bureau’s 2023 Five-Year American Community Survey indicates that 3.4 percent of the Borough’s population lived below the poverty level within the last 12 months. By comparison, 5.1 percent of the County’s population lived below the poverty level within the last 12 months.

5. Resident Employment Characteristics

Table 9, Distribution of Employment by Industry, Employed Lincoln Park Residents, 2023, indicates the distribution of Lincoln Park’s 5,840 residents aged 16 years and over who are employed in the civilian labor force. The three industries with the largest share of employment in Lincoln Park include: Education, Health and Social Services with 22.6 percent of employment; Retail Trade with 15.7 percent of employment; and Manufacturing with 12.3 percent of employment.

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Table 9: Distribution of Employment by Industry, Employed Lincoln Park Residents, 2023

<i>Industry</i>	<i>Number</i>	<i>Percent</i>
Agriculture, Forestry, Fishing and Hunting, and Mining	0	0.0
Construction	218	3.7
Manufacturing	716	12.3
Wholesale Trade	257	4.4
Retail Trade	914	15.7
Transportation and Warehousing, and Utilities	300	5.1
Information	168	2.9
Finance, Insurance, Real Estate, and Renting and Leasing	481	8.2
Professional, Scientific, Mgmt., Administrative, and Waste Mgmt. Services	643	11.0
Education, Health and Social Services	1,318	22.6
Arts, Entertainment, Recreation, Accommodation and Food Services	367	6.3
Other	307	5.3
Public Administration	151	2.6
Total	5,840	100.0

Note: Percentage totals may not sum to 100 percent due to rounding

Source: United States Census Bureau, 2023 Five-Year American Community Survey

Table 10, Employment by Occupation, Lincoln Park Residents, 2023 identifies the occupations of Lincoln Park's 5,840 residents aged 16 years and over who are employed in the civilian labor force. The numbers indicate that the most common occupation type is Management, Business, Science and Arts Occupations with 49.4 percent of employment, followed by Sales and Office Occupations with 23.7 percent of employment and Service Occupations with 11.1 percent of employment. In total, these three occupation types account for 84.2 percent of all employment in the Borough.

Table 10: Employment by Occupation, Lincoln Park Residents, 2023

<i>Occupation Type</i>	<i>Number</i>	<i>Percent</i>
Management, Business, Science and Arts Occupations	2,884	49.4
Service Occupations	649	11.1
Sales and Office Occupations	1,384	23.7
Natural Resources, Construction, and Maintenance Occupations	590	10.1
Production, Transportation, and Material Moving Occupations	333	5.7
Total	5,840	100.0

Note: Percentage totals may not sum to 100 percent due to rounding

Source: United States Census Bureau, 2023 Five-Year American Community Survey

6. Employment within Lincoln Park

According to the New Jersey Department of Labor and Workforce Development, Lincoln Park was estimated to have an average of 3,164 private sector jobs in 2023. As there is minimal vacant developable land, it is anticipated there will be limited employment growth in coming years.

III. FAIR SHARE PLAN

A. Introduction

This section presents the Borough of Lincoln Park's plan to address its fair share obligation. The Borough's total fair share obligation broken down as follows:

1. <u>Present Need (i.e., Rehabilitation):</u>	15 units
2. <u>Prospective Need for Rounds 1 and 2:</u>	74 units
3. <u>Prospective Need for Round 3:</u>	251 units
4. <u>Prospective Need for Round 4:</u>	175 units ²

The remainder of the Fair Share Plan outlines how the Borough of Lincoln Park proposes to address these obligations.

B. Present Need Obligation

To address the 15-unit present need (i.e., rehabilitation) obligation, the Borough intends to continue operation of its municipally sponsored rehabilitation program using funds from its Affordable Housing Trust Fund. The Borough has contracted with Community Grants, Planning & Housing (CGP&H) to manage and administer the rehabilitation program to provide for the rehabilitation for both owner- and renter-occupied homes. Program funds are to be used for work and repairs required to make the unit standard and abate all interior and exterior violations of the New Jersey State Housing Code (N.J.A.C. 5:28) and the Rehabilitation Subcode (N.J.A.C. 5:23-6); remove any health and/or safety hazards; and perform any other work or repairs that are directly related to such objectives. Municipal rehabilitation investment for hard costs shall average at least \$20,000 per unit and include the rehabilitation of at least one major system.

Alternatively, or additionally, the Borough may participate in the Morris County Housing Rehabilitation Program, which is managed by the Morris County Office of Community Development and provides assistance to low- and moderate-income households to make major home repairs to correct code violations.

Please note that although a present need obligation of 15 units is cited in this plan, a Mediation Agreement between the Borough and the Fair Share Housing Center on March 27, 2025, states that the Borough's present need obligation shall be subject to a Structural Conditions Survey (i.e., "Windshield Survey"). The results of such a survey may determine that the Borough has less than 15 units in need of rehabilitation.

² The Round 4 prospective need obligation has been mediated down from 202 units.

C. Rounds 1 and 2 Prospective Need

On May 18, 2017, the Borough entered into a Settlement Agreement with the Fair Share Housing Center. On August 17, 2017, the Planning Board adopted, and the Governing Body subsequently endorsed, a Housing Element and Fair Share Plan to implement the Settlement Agreement. Subsequently, the Court entered a Judgment of Repeal to approve the Housing Element and Fair Share Plan. The Borough was granted substantive certification by the Council on Affordable Housing (COAH) of its 1994 second-round housing element and fair share plan on June 3, 1998. The round 2 substantive certification recognized that the Borough had satisfied its 12-year affordable housing obligation of 101 units (74 unit new construction and 27 unit rehabilitation obligation) and had created a surplus of 82 units that will be applied to the Borough's third round housing obligation.

The Borough's compliance strategy for its Rounds 1 and 2 relied upon the following compliance mechanism:

- Pine Brook Village: Pine Brook Village is located on Robertson Way in the southeastern portion of the Borough. The project was created with Low Income Housing Tax Credits and contains a total of 77 low- and moderate-income rental units. Pursuant to the Borough's 2017 Settlement Agreement with the Fair Share Housing Center and as implemented by the Borough's 1994 Second Round Housing Element and Fair Share Plan, Pine Brook Village resulted in a total of 74 (56 units and 18 bonus) credits toward the Rounds 1 and 2 prospective need obligation.

The forgoing project fully satisfied the Borough's Rounds 1 and 2 prospective need obligation.

D. Round 3 Prospective Need

Consistent with the Borough's 2017 Settlement Agreement with the Fair Share Housing Center, the 2017 Housing Element and Fair Share Plan outlined the following compliance strategy to satisfy the Borough's Round 3 prospective need obligation of 251 units:

- Society Hill/Woodland Hills: The project contains a total of 56 affordable family sale units, including 28 low-income and 28 moderate-income units.
 - *This project was completed and resulted in a total of 56 units of credit.*
- Hunting Meadows: The project contains a total of four (4) affordable age-restricted sale units, all of which are low-income units.
 - *This project was completed and resulted in a total of four (4) units of credit.*
- Meridia – Upper Main Street (Block 305, Lots 305 and 305.5): Meridia's Upper Main Street site is currently under construction and near completion. The inclusionary project was approved for 175 rental units, including 14 family rental units. One (1) of the units will

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be a three-bedroom unit and the remaining 13 units will be two-bedroom units. Two of the two-bedroom units will be made affordable to very low-income households.

- *This project is under construction and will result in 14 units of credit. Additionally, it results in 14 rental bonus credits pursuant to N.J.A.C. 5:93-5.15.*
- Meridia — Downtown (Block 139, Lots 19, 20 and 21): Meridia’s downtown site is located on East Main Street in the central portion of the Borough. The inclusionary project was approved for 45 family rental units, of which 25 will be market-rate and 20 will be affordable. The bedroom distribution of the affordable units will be: six (6) three-bedroom units; eight (8) two-bedroom units; and six (6) one-bedroom units. One (1) of each bedroom type shall be made available to very low-income households, thereby resulting in a total of three (3) very low-income units.
 - *This project is under construction and will result in 20 units of credit. Additionally, it results in 20 rental bonus credits pursuant to N.J.A.C. 5:93-5.15.*
- Evangelical Mission (Block 35, Lots 1.01, 3, 5 and Part of Lot 8): The Evangelical Mission site is located off Main Street in the central-eastern portion of the Borough. On October 16, 2017, Ordinance No. 12-17 was adopted to create the TH-MF/SA II Zone on the site. The TH-MF/SA II Zone permits townhouses and apartments as principal permitted uses and requires an affordable housing set-aside of 15 percent for family rental units and 20 percent for family sale units. The maximum permitted density is six (6) units per acre, except that a density of 9.5 units per acre is permitted for a rental project. Formal site plan approval has not occurred. However, the Lincoln Park Planning Board has previously received a development application for the site. The developer, however, withdrew the application. The prior submission, nonetheless, demonstrates that there is interest in developing the Evangelical Mission site, and that it continues to present a realistic opportunity for the construction of affordable housing.
 - *Consistent with the Borough’s 2017 Settlement Agreement with the Fair Share Housing Center, it is anticipated that this site will generate 23 affordable family rental units, or 18 affordable family sale units.*
- Group Homes: There are a total of 14 documented bedrooms in four (4) facilities in various locations in the Borough (n.b., the locations of these facilities are withheld to protect the privacy and security of special needs residents).
 - *These group homes generate 14 units of credit, and 14 bonus credits pursuant to N.J.A.C. 5:93-5.15.*
- Extensions of Expiring Controls: Consistent with its 2017 Settlement Agreement with the Fair Share Housing Center, the Borough extended affordability controls on: 56 family sale units at the Society Hill II/Woodland Hills site, of which 28 were low-income units and 28 were moderate-income units; 64 moderate-income family sales units at Pine Brook

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Village³, of which on 30 are credited to the Round 3 obligation pursuant to the 2017 Settlement Agreement; and, 13 low-income affordable age-restricted sales units at Pine Brook Village. Although the controls of 133 units have been extended, the Borough is only eligible to receive 99 units of credit to maintain the correct proportion of low to moderate income units for Round 3.

- *The extension of controls on the foregoing units has been executed. Thus, the Borough is eligible for 99 units of credit pursuant to the 2017 Settlement Agreement.*

The foregoing projects have resulted in a total of 255 credits to date, including 48 bonus credits. Once Evangelical Mission is developed in accordance with the provisions of the TH-MF/SA II Zone, the opportunity for up to an anticipated additional 23 units of credits exists. This exceeds the Round 3 prospective need obligation of 251 units by four (4) units, exclusive of anticipated future credits resulting from Evangelical Mission.

The Borough's Round 3 compliance mechanisms are summarized in Table 11:

Table 11: Round 3 Prospective Need Compliance Summary

<i>Mechanism</i>	<i>Units</i>	<i>Bonus Credits</i>
Society Hill/Woodland Hills	56	—
Hunting Meadows	4	—
Meridia — Upper Main Street	14	14
Meridia — Downtown	20	20
Group Homes	14	14
Extension of Controls	99	—
<i>Current Total Existing Units/Credits</i>	207	48
		255
Evangelical Mission	23	—
<i>Future Total Existing Units/Credits</i>	230	48
		278

The foregoing Round 3 compliance mechanisms are consistent with the Borough's 2017 Settlement Agreement with the Fair Share Housing Center and its Court-approved 2017 Housing Element and Fair Share Plan.

It is further noted that the foregoing Round 3 compliance mechanisms fulfill all applicable requirements with regard to: age-restricted housing; rental housing; and bonus credits. Indeed, a maximum of 25 percent of the units addressing Round 3 prospective need obligation may be age-restricted units and the foregoing mechanisms result in just four (4) age-restricted units, which is less than two (2) percent. Additionally, the rental obligation is 63 units (25 percent of the

³ This project is introduced within the context of Rounds 1 and 2 Prospective Need.

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Round 3 obligation), and a total of 71 rental units are included in the Round 3 compliance plan. Finally, no rental bonus credits shall be granted for units in excess of the rental obligation, and only 48 rental bonus credits are included in the Borough's Round 3 compliance strategy.

In addition to the Round 3 compliance mechanisms that have been discussed above, and as consistent with the Borough's 2017 Settlement Agreement with the Fair Share Housing Center, the Borough adopted Ordinance No. 10-17 on October 16, 2017. Said ordinance imposes mandatory set-aside provisions for multi-family residential development at densities of six (6) units per acre or higher with an affordable housing set-aside of 15 percent for rental units and 20-percent for sale units. The attached affordable housing ordinance in Appendix F proposes to increase the mandatory set-aside to 20 percent regardless of sale or rental units. These provisions serve to capture additional opportunities for inclusionary development within the Borough.

E. Round 4 Obligation

As previously noted, the Borough of Lincoln Park's Round 4 Obligation, which covers the period from July 1, 2025, through June 30, 2035, is 175 units. However, Lincoln Park has a limited supply of vacant, developable land and, therefore, applies a Vacant Land Adjustment to this obligation.

Lincoln Park's Vacant Land Adjustment, which is detailed in Appendix A, results in a Realistic Development Potential (RDP) of 11 units and an unmet need of 164 units. During the mediation process with Fair Share Housing Center, and after the adoption of the June 2025 HE&FSP, the Borough identified and included the Bank of America property as an inclusionary housing site, which raised the Borough's RDP from 11 to 18 units and lowered the unmet need obligation from 164 to 157 units.

1. RDP

To satisfy its RDP, the Borough proposes the following mechanisms:

- Application of Round 3 Surplus Credits: As has been noted in the discussion of Round 3 prospective need compliance, there is a surplus of four (4) units of credit. The Borough will apply these surplus credits toward its Round 4 RDP
 - *The surplus credits result in four (4) units of credit toward the Borough's RDP.*
- Beaverbrook Site (Block 21301, Lots 2 and 3): The Beaverbrook Site is a vacant commercially zoned property that adjoins the Borough's downtown area. The draft zoning ordinance in Appendix D provides for the construction of mixed-use development with an inclusionary residential component consisting of apartments at a density of 32 units per acre and with a 20-percent affordable housing set-aside on upper floors of mixed-use buildings. The site is approximately 0.92 acres and mapped in Appendix B.

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- *It is anticipated that this site will result in six (6) units of credit toward the Borough's RDP.*
- Bank of America Site (Block 33802, Lot 2): The Bank of America Site is a commercially zoned property that contains a vacant bank building, including an active ATM machine. The site is located outside of the Borough's downtown but is adjacent to the downtown area. The draft zoning ordinance in Appendix D provides for the construction of an inclusionary residential component consisting of apartments at a density of 26 units per acre and with a 20-percent affordable housing set-aside. The site is approximately 1.3 acres and is mapped in Appendix B.
 - It is anticipated that this site will generate 10.5 units of credit, resulting from 7 affordable units and 3.5 bonus credits.

These RDP compliance mechanisms could result in as much as 20.5 affordable units, which exceeds the RDP of 18 units.

2. Unmet Need

To address its remaining unmet need of 155 (rounded up from 154.5), the Borough proposes the following mechanism:

- Downtown Overlay (Block 21303, Lots 1-9, Block 21306, Lots 1, 2.01, 2.02, and 3-8, Block 21305, Lots 1-9, Block 21304, Lots 1-11, Block 21305.1, Lots 1 and 1.1, and Block 21301, Lots 4 and 5): The Borough proposes to adopt overlay zoning to permit mixed-use development with an inclusionary residential component consisting of apartments on upper floors of mixed-use buildings with a 20-percent affordable housing set-aside. A density of 32 units per acre is proposed. The Downtown Overlay is mapped in Appendix B.
 - *While the gross area of the proposed overlay is approximately 13.55 acres, there is existing development in the area and the number of units that is likely to result is indeterminate. However, the proposed zoning allows for the creation of 87 affordable units.*
- White Rock Overlay (Block 10901, Lot 9): The Borough proposes to adopt overlay zoning to permit family rental apartment units with a 20-percent affordable housing set-aside and a density of 10 units per acre. The property's address is 34 Square Place.
 - *At a proposed density of 10 units per acre, the 10.41-acre lot would generate 21 affordable housing units.*
- Group Home Site: The Borough controls a site of approximately 4.5 acres in the central portion of the Borough on Chapel Hill Road adjacent to the municipal building. The Borough proposes to make available a portion of the site to support the development of a group home to serve the special needs population. It is anticipated that the site could accommodate a group home with approximately five (5) bedrooms. While the proposed group home is a permitted use on an existing residentially zoned lot, the Borough will prepare a zoning ordinance to further clarify that the site is intended for a new group home.
 - *The proposed group home would generate five (5) units of credit toward the Borough's unmet need.*

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It is important to note that the foregoing compliance mechanism is in addition to the Borough's already very robust affordable housing set-aside requirements, which include but are not limited to those provided in Section 17-19.4.C of the Lincoln Park Municipal Code. As revised in Appendix F, the ordinance proposes a 20 percent set-aside requirement for all eligible projects, in accordance with existing law.

F. The 25 Percent Requirement

Pursuant to N.J.S.A. 52:27D-310.1, any municipality that receives an adjustment of its prospective need obligations for Round 4 or subsequent rounds based on a lack of vacant land shall, as part of the process of adopting and implementing its housing element and fair share plan, identify sufficient parcels likely to redevelop during the current round of obligations to address at least 25 percent of the prospective need obligation that has been adjusted, which has been interpreted for planning purposes as the Borough's unmet need obligation and adopt realistic zoning that allows for such adjusted obligation or demonstrate why the municipality is unable to do so. Note that 25 percent of the Borough's unmet need obligation is 39 (While the Borough's RDP is 18 units, it is being delivered with 20.5 units, which reduces the Borough's unmet need obligation from 157 to 154.5 units).

Based on the information provided in the compliance strategy that is outlined above, the Borough is in a position to exceed the foregoing requirement to address at least 25 percent of the prospective need obligation that has been adjusted.

G. Developers Who Have Committed to a Project with Affordable Housing

FHA II requires municipalities to address the following requirement in their housing element and fair share plans:

*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** [emphasis added].*

The foregoing requirement is provided at N.J.S.A. 52:27D-310.f.

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It is noted that on June 3, 2025, the Borough received a request from the owner of Block 10901, Lot 9, located at 34 Square Place (White Rock), to be included in the Borough's Round 4 compliance plan. The proposal includes 135 apartment units with a 15 percent affordable housing set-aside, which would result in the creation of 20 affordable units. The project is proposed to be delivered with a 4-story 59 +/- foot tall building before any fill is brought onto the site. As part of the mediation process, the Borough and property owner agreed to the adoption of an overlay ordinance permitting an inclusionary multi-family residential development at a density of 10 units per acre with a 20 percent affordable housing set-aside. A draft overlay ordinance is located in Appendix C. In our review of site suitability, we offer the following:

1. Encumbrances. We are not aware of any encumbrances that preclude the development of affordable housing.
2. Sanitary sewer. The site is located outside of a sewer service area.
3. Residential Site Improvement Standards. While we only evaluated parking requirements consistent with the Residential Site Improvement Standards (RSIS), N.J.A.C. 5:21, the proposal provides insufficient off-street parking per the RSIS.
4. State Plan. The site is located in Planning Area 1 (Metropolitan), Planning Area 5 (Environmentally Sensitive) and Planning Area 3 (Fringe) and accordingly is at least partially inconsistent with the current State Development and Redevelopment Plan.
5. Environmental constraints. The site contains mapped environmental constraints (viz., flood hazard areas, wetlands, and streams). NJDEP mapping indicates that the majority of the site is located within a wetland and a flood hazard area. Moreover, the Rutgers NJ Inland Design Flood Elevation geographic information system coverage suggests that no "dry access" exists to the property, which significantly lessens the probability of obtaining a permit to develop within the floodplain. The site also contains a "blue line" stream designated as FW2-NT that traverses the center of the property. Moreover, discussion with the Borough Engineer resulted in the opinion that the property is unlikely to receive outside agency environmental permits due to the degree of environmental constraints.
6. Regulatory agencies. The development is located outside of a historic preservation district, is not regulated by Highlands, CAFRA, Pinelands or other state agencies.
7. Surrounding land uses. The site currently adjoins low-density residential land uses, Van Wingerden Greenhouse in Pequannock Township, and the Abundant Life Worship Center.
8. Roadway. The site adjoins an arterial roadway.
9. Zoning. The applicant proposes building heights (depending on measurement of the final grade elevation) ranging from 55 to 59 feet in height, where the current zoning anticipates 40 feet and surrounding development is considerably less than 40 feet in height. The zone plan also requires a maximum building height of 25 feet when development is within 300

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feet of a residential zone. While this requirement was intended for nonresidential use on the property, it anticipates creating consistent building heights immediately adjacent to residential properties. Zoning on the easterly property line—25 feet from the proposed building—is 35 feet in height. A 25-foot side yard setback is proposed where the zone requires 50 feet. Moreover, providing less than half of the building height as a side yard setback does not provide sufficient light, air and open space in this context.

10. Density. The applicant proposes a density of 13 units per acre on land outside of a sanitary sewer service area.
11. Other. The proposed 15 percent affordable housing set-aside is inconsistent with current law, which requires 20 percent.
12. Finding. We conclude that the proposal does not result in sound land use planning.

H. Monitoring

Lincoln Park has engaged Piazza and Associates, Inc. to monitor the administrative compliance and creditworthiness of affordable housing projects within the Borough.

I. Reservation of Right and Authority

Planning is a dynamic process, not a static one. Over the span of a ten-year compliance period, much may change that might warrant the Borough adjusting its approach to how it best addresses its obligations. Accordingly, the Borough reserves the right and authority to seek the right to amend or modify this Housing Element and Fair Share Plan for any reason, including, but not limited to the inclusion of specific projects it references.

Appendices

Appendix A – Vacant Land Adjustment

Round 4 Vacant Land Adjustment

Borough of Lincoln Park

Morris County, New Jersey

June 8, 2025

Revised on January 31, 2026

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and sealed in accordance with New Jersey Law*

Round 4 Vacant Land Adjustment
Borough of Lincoln Park, NJ
January 31, 2026

Vacant Land Adjustment

A vacant land adjustment is a means by which a municipality may adjust its fair share obligation due to a limited amount of vacant land capable of supporting the new development of affordable housing. The concept of adjusting a municipality's fair share obligation has been included within the Fair Housing Act at N.J.S.A. 52:27D-310.1.

As part of the development of this Fair Share Plan, all Class 1 (Vacant), Class 3A (Farmland – Regular), Class 3B (Farmland – Qualified), and Class 15C (Public) properties, which comprise a combined total of 2,012.32 acres throughout the Borough, were inventoried and evaluated for the potential to accommodate the new development of affordable housing. The analysis, which is detailed below, determined that there is a realistic development potential (RDP) of 11 units to support new development of affordable housing in the Borough. However, during the Borough's mediation with the Fair Share Housing Center, the existing Bank of America site, located on Block 33802, Lot 2, was determined to create an RDP of 7 units, as the Borough planned to redevelop the site with affordable housing units. Accordingly, the Borough's RDP increased from 11 to 18 units.

Methodology

N.J.S.A. 52:27D-310.1 establishes the criteria by which sites or portions of sites in a municipal vacant land inventory may be excluded from the calculation of RDP. For instance, environmentally constrained areas may be excluded from consideration. In addition, small, isolated lots having an insufficient acreage to generate one (1) affordable unit based on a 20 percent affordable housing set-aside and appropriate standards pertaining to housing density may be excluded. Vacant lots under development as part of an approved subdivision or properties that received site plan approval for development may also be excluded. Landlocked parcels or sites with limited or no access may also be excluded from the calculation of growth projections. Sites may also be excluded based upon incompatible land use.

The Vacant Land Inventory Table of Attachment B provides a parcel-by-parcel description of the exclusions that have been made. The general categories of exclusions are summarized below.

- Environmental Constraints: Environmentally constrained lands may be eliminated pursuant to N.J.S.A. 52:27D-310.1(g). Key environmental constraints of Lincoln Park include the following:
 - Wetlands: Some of the vacant lots contain freshwater wetlands. Wetlands areas and their associated transition area buffers have been overlaid on the vacant land inventory sites and are identified in the mapping of Attachment A. A uniform buffer width of 50 feet has been assumed to be conservative, as the transition area requirement could be increased to 150 feet for some wetlands areas.

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- Special Flood Hazard Areas: Special flood hazard areas have been eliminated from the developable land acreage of properties included in the vacant land inventory. The Borough of Lincoln Park has used digital geographic Flood Insurance Rate Map from FEMA to analyze the special flood hazard areas within the Borough. Areas located in the special flood hazard area are shown in the mapping of Attachment A.
- Small and Isolated Sites: A large number of vacant lots in the municipality are too small to be realistically developed with an inclusionary development. Consequently, they have been eliminated as they are too small to accommodate one (1) affordable unit based on a 20 percent affordable housing set-aside and appropriate standards pertaining to housing density, and they are not located adjacent to another vacant lot that would result in the combined potential for one (1) affordable unit if merged. Such sites are identified as vacant with zero (0) RDP in the Vacant Land Inventory Table of Attachment B.
- Access: Sites may be eliminated due to inadequate access. Any exclusions due to reason of access are identified in the Vacant Land Inventory Table of Attachment B.
- Association-Owned Properties and Dedicated Open Space or Recreation: Sites may be eliminated due to their status as association-owned properties and dedicated open space or recreation. Any exclusions due to such reasons are identified in the Vacant Land Inventory Table of Attachment B.
- Properties with Approved or Pending Development Applications: Sites may be eliminated due to existing approval or pending development applications. Any exclusions due to such reasons are identified in the Vacant Land Inventory Table of Attachment B.
- Incompatible Land Uses: Sites may be eliminated when their development with affordable housing would be incompatible with surrounding land uses, such as heavy industrial uses. Any exclusions due to such reasons are identified in the Vacant Land Inventory Table of Attachment B.
- Developed Status: It should be noted that Class 1 (Vacant) and Class 15C (Public) properties as identified in MOD-IV property tax assessment records frequently contain properties that are not actually vacant. This could be the result of errors in property tax assessment records, delay in updating property tax assessment records after a site has been developed, or a variety of other reasons. To determine actual vacancy, each lot in the Vacant Land Inventory Table of Attachment B was reviewed using the most recent aerial photographs of the New Jersey Department of Environmental Protection and other resources, local knowledge, input from municipal officials, and site visit. Where a site was identified in the MOD-IV property tax assessment records as Class 1 (Vacant) or Class 15C (Public), but developed, such development is noted in the Vacant Land Inventory Table of Attachment B.

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After the exclusions detailed above have been made, a total of 204.15 acres remains as vacant and developable land. The mapping of Attachment A includes mapping of vacant parcels with developable land.

Realistic Development Potential (RDP)

The RDP is calculated based on the 204.15 acres remaining as vacant and developable land. More specifically, as detailed in the Vacant Land Inventory Table of Attachment B, a density of up to 32 units per acre was applied to each parcel containing vacant and developable land. The result of this calculation is that the municipality's RDP is 10.83 units, which rounds up to 11 units. This low RDP is explained by the fact that most of the areas remaining as vacant and developable land are small and isolated, contain environmental constraints and do not have the area required to generate one (1) unit of RDP.

Redevelopment Opportunities

According to N.J.A.C. 5:93-4.2(d), municipalities granted a Vacant Land Adjustment may have other sites currently dedicated to low-density development assessed for potential affordable housing opportunities through inclusionary zoning. In such cases, these sites would be incorporated into the Township's Realistic Development Potential. Examples of such properties include: golf courses not owned by members; farms located in State Planning Areas 1, 2 or 3; driving ranges; nurseries; and non-conforming uses.

Based on mediation with the Fair Share Housing Center, the existing developed Bank of America site located on Block 33802, Lot 2, was determined to create an RDP of 7 units.

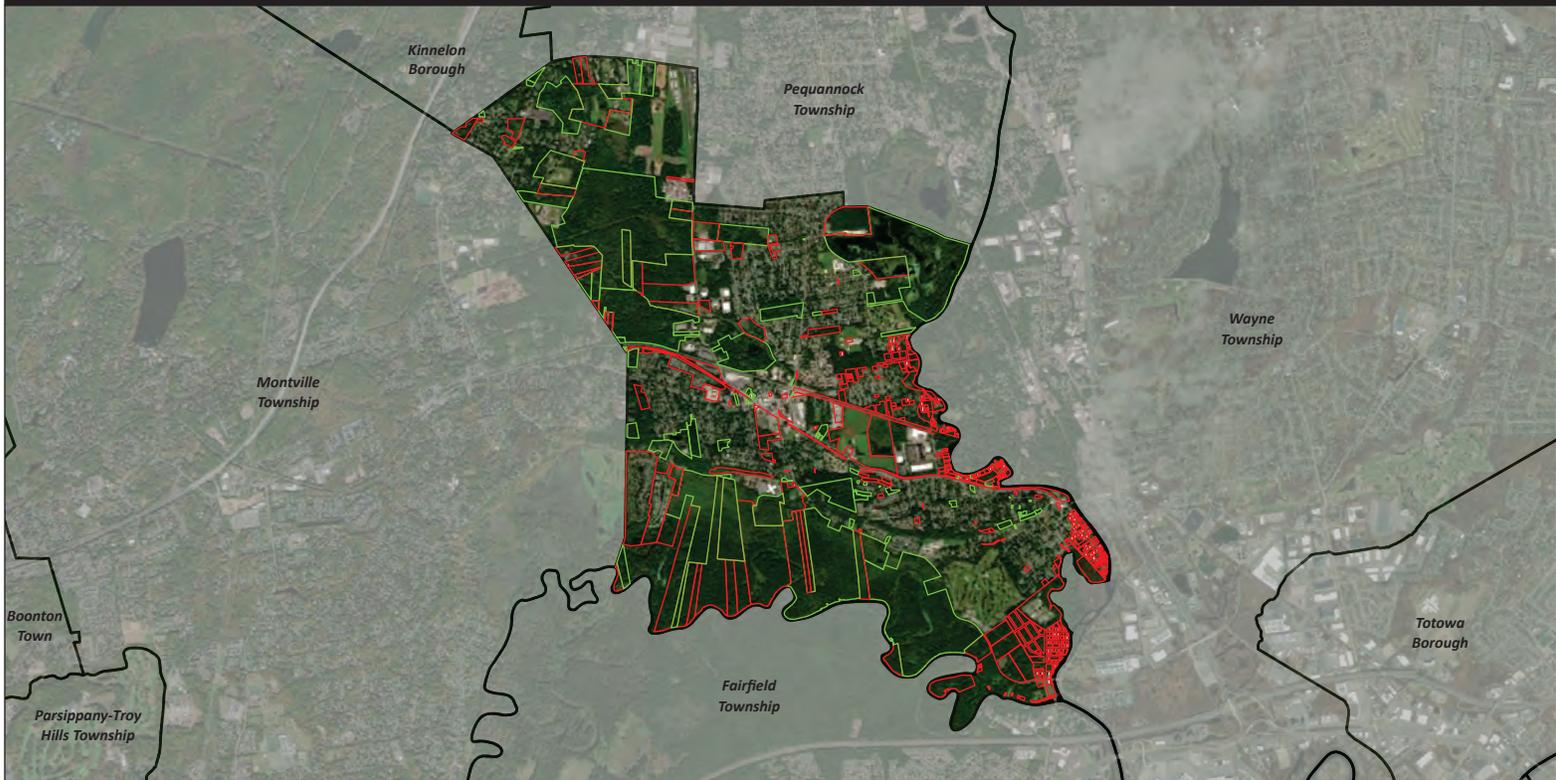
Unmet Need

The difference between the prospective need obligation and RDP is commonly referred to as the unmet need. Based on Lincoln Park's total prospective need obligation for Round 4 of 175 units and its RDP of 18 units, the unmet need is 157 units.

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Attachment A: Vacant Land Adjustment Mapping

Vacant Land Inventory Map
Borough of Lincoln Park, Morris County, New Jersey



- Not Developable (Not Vacant Land, Preserved Farm, or Vacant but no Developable Acreage)
- Potentially Developable (Vacant Land or Unreserved Farm with Developable Acreage)



3,000
Feet

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