

**MASTER PLAN  
HOUSING ELEMENT AND  
FAIR SHARE PLAN  
  
NORTH HALEDON, NEW JERSEY**

**April 3, 2025**

**May 2, 2025**

**Prepared for:  
The Borough of North Haledon**

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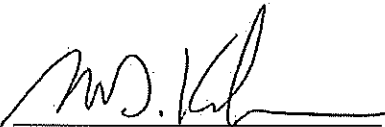
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## TABLE OF CONTENTS

<b>1.0</b>	<b>INTRODUCTION.....</b>	<b>1</b>
1.1	PURPOSE AND SCOPE .....	1
1.2	LEGAL AND REGULATORY CONTEXT .....	1
1.3	CONTENT OF A HOUSING ELEMENT.....	1
1.4	CONTENT OF A FAIR SHARE PLAN.....	2
<b>2.0</b>	<b>HOUSING ELEMENT.....</b>	<b>3</b>
2.1	INVENTORY OF EXISTING HOUSING .....	4
2.2	PROJECTION OF HOUSING STOCK.....	7
2.3	ANALYSIS OF THE MUNICIPALITY'S DEMOGRAPHIC CHARACTERISTICS .....	9
2.3.1	<i>Population Trends.....</i>	9
2.3.2	<i>Population Composition by Age .....</i>	10
2.3.3	<i>Population Composition by Sex.....</i>	12
2.3.4	<i>Population Composition by Race.....</i>	13
2.3.5	<i>Household Income .....</i>	14
2.4	ANALYSIS OF EMPLOYMENT CHARACTERISTICS.....	15
2.4.1	<i>Employment Trend.....</i>	15
2.4.2	<i>Employment by Industry Sector .....</i>	15
2.4.3	<i>Employment by Occupation .....</i>	16
2.5	DETERMINATION OF FAIR SHARE AND HOUSING CAPACITY .....	17
2.5.1	<i>Prior Round Obligation .....</i>	17
2.5.2	<i>Third Round Obligation.....</i>	18
2.5.3	<i>Fourth Round Present Need (Rehabilitation Share).....</i>	18
2.5.4	<i>Fourth Round Prospective Need Obligation.....</i>	18
2.5.5	<i>Total Fair Share Obligation .....</i>	18
2.6	CONSIDERATION OF APPROPRIATE LANDS FOR AFFORDABLE HOUSING .....	19
2.6.1	<i>Lack of Land .....</i>	21
2.6.2	<i>Vacant Land Analysis .....</i>	21
2.6.3	<i>Calculation of Third Round Realistic Development Potential .....</i>	21
2.6.4	<i>Compliance Analysis for Adjusted Prospective Need Obligation.....</i>	22
2.7	ANALYSIS OF MULTIGENERATIONAL FAMILY HOUSING CONTINUITY .....	24
2.8	CONSISTENCY WITH THE STATE DEVELOPMENT AND REDEVELOPMENT PLAN .....	24
<b>3.0</b>	<b>PROPOSED FAIR SHARE PLAN .....</b>	<b>25</b>
3.1	PRIOR ROUND COMPLIANCE (1987–1999).....	25
3.2	THIRD ROUND COMPLIANCE (1999–2025) .....	25
3.2.1	<i>Satisfaction of RDP.....</i>	25
3.2.2	<i>Addressing the Unmet Need (308 Units) .....</i>	26
3.3	FOURTH ROUND PLAN OF COMPLIANCE .....	26
3.3.1	<i>Satisfaction of RDP.....</i>	27
3.3.2	<i>Satisfaction of Fourth Round Unmet Need .....</i>	28
3.4	FOURTH ROUND AGE-RESTRICTED, RENTAL, FAMILY RENTAL, FAMILY, AND VERY LOW-INCOME REQUIREMENTS .....	30

3.4.1	<i>Age-Restricted Housing .....</i>	30
3.4.2	<i>Rental Housing.....</i>	30
3.4.3	<i>Family Rental Requirement .....</i>	30
3.4.4	<i>Family Requirement.....</i>	30
3.4.5	<i>Very Low-Income Housing Requirement .....</i>	30
4.0	<b>AFFIRMATIVE MARKETING PLAN .....</b>	32

**List of Appendices**

Appendix A: Vacant Land Adjustment

Appendix B: Inventory of Potential Redevelopment Parcels

## 1.0 INTRODUCTION

### 1.1 Purpose and Scope

This Round 4 Housing Element and Fair Share Plan has been developed to fulfill North Haledon's constitutional obligation to provide its fair share of affordable housing, as required by the New Jersey Fair Housing Act (P.L.1985, c.222) and the Mount Laurel Doctrine. This plan complies with the recently enacted Assembly Bill A-4, which establishes a new framework for determining municipal fair share housing obligations for the Fourth Round (2025-2035). It serves as a comprehensive guide to meeting the municipality's affordable housing obligations while ensuring compliance with regulations set forth in the New Jersey Fair Housing Act (N.J.S.A. 52:27D-301 et seq.), the Uniform Housing Affordability Controls (UHAC) and other applicable judicial directives.

The Housing Element component identifies current and projected housing needs within the municipality, incorporating a detailed analysis of demographics, economic trends, housing stock, and land use policies. The Fair Share Plan outlines the strategies and regulatory mechanisms to meet the municipality's assigned affordable housing obligation, including zoning amendments, inclusionary housing requirements, and redevelopment opportunities.

The mechanisms proposed by the Borough of North Haledon will promote the constitutional goal of creating a realistic opportunity for producing its fair share of the present and prospective need for low- and moderate-income housing.

### 1.2 Legal and Regulatory Context

The preparation of this Housing Element and Fair Share Plan is mandated by Section 2 of P.L.1985, c.222 (C.52:27D-302), which requires every New Jersey municipality to adopt a housing plan as part of its Master Plan to address affordable housing needs. This requirement is rooted in the New Jersey Supreme Court's Mount Laurel decisions, which mandate that municipalities take affirmative steps to provide realistic housing opportunities for low- and moderate-income households.

The enactment of Assembly Bill A-4 (2024) introduces a new methodology for determining fair share obligations, replacing the previous court-driven compliance process. Under A-4, the New Jersey Department of Community Affairs (DCA) will be responsible for establishing municipal obligations for the Fourth Round, reducing judicial oversight that has influenced housing policy since the 2015 court rulings. The legislation also includes incentives for municipalities that proactively comply with their obligations, as well as penalties for non-compliance.

### 1.3 Content of a Housing Element

The Housing Element submitted to the Court shall include the minimum requirements set forth in N.J.S.A. 52:27D-310 of the Fair Housing Act. It shall be designed to ensure access to affordable housing that addresses both current and future needs, with particular emphasis on low- and moderate-income households, and shall include at minimum the following:

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

#### 1.4 Content of a Fair Share Plan

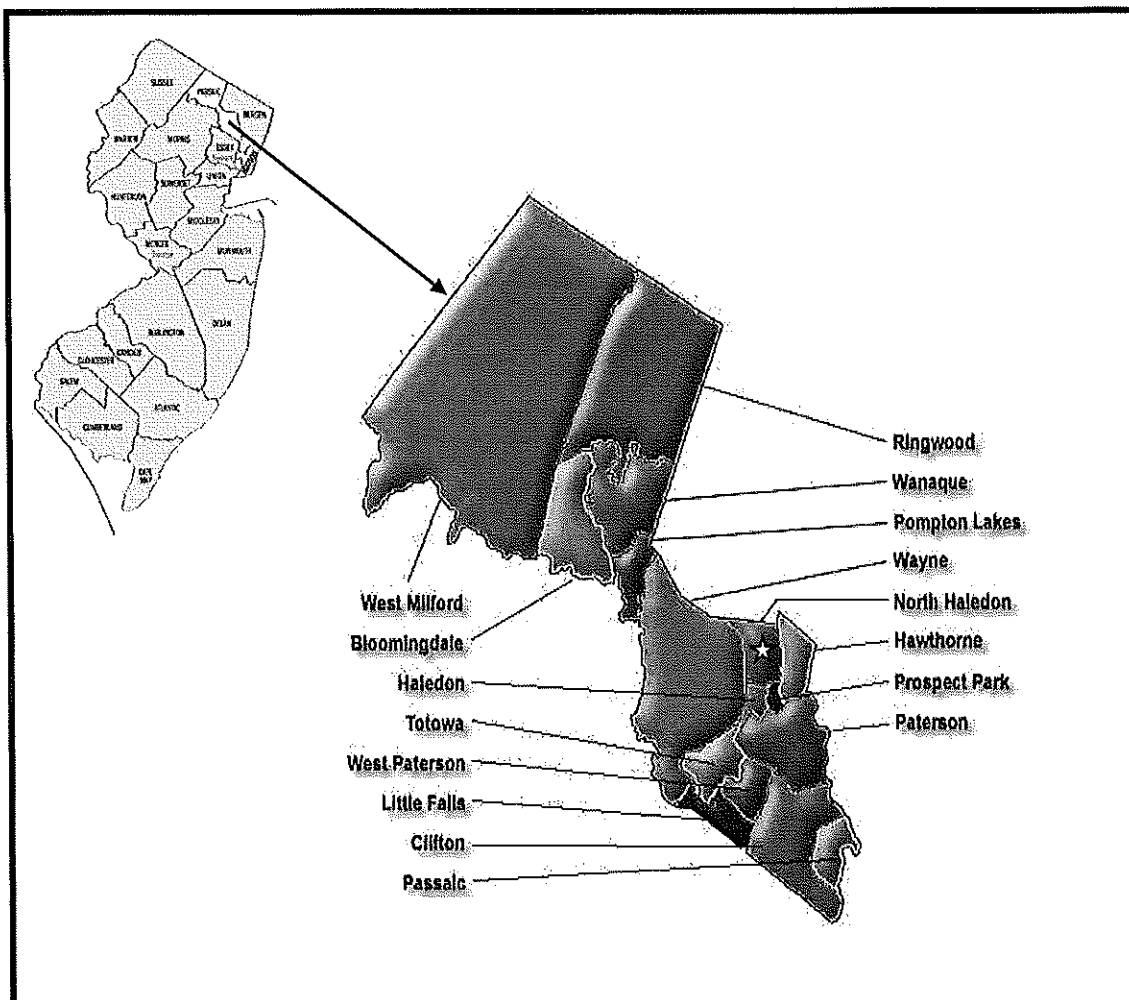
The Fair Share Plan describes the completed or proposed mechanisms and funding sources, if applicable, that will be utilized to address a municipality's affordable housing obligation as

established in the Housing Element. More specifically, it will address the rehabilitation share, Prior Round Obligation (1987-1999), Gap Present Need Obligation (1999-2015), Round 3 obligation (2015 to 2025) and Round 4 Obligation (2025 to 2035). It shall also include if applicable draft ordinances necessary to implement that plan and other information that may be required by the Court or other reviewing agency.

## 2.0 HOUSING ELEMENT

The Borough of North Haledon is a 3.44 square mile municipality located in the central portion of Passaic County in Northern New Jersey. In 2020, the Borough had a population of 8,927 people making it the third smallest municipality in Passaic County. Passaic County is part of Housing Region 1 as established by COAH consisting of Bergen, Passaic, Hudson and Sussex Counties. North Haledon shares its border with four other municipalities in Passaic County and two other municipalities in Bergen County. Along its northern border are the Boroughs of Wyckoff and Franklin Lakes both in Bergen County. To the west is the Township of Wayne, to the south are the Borough's Haledon and Prospect Park and to the east is the Borough of Hawthorne all of which are located in Passaic County. The location of North Haledon in relation to the surrounding municipalities is shown on the Regional Location Map.





Source: <http://www.passaiccountynj.org/Municipalities.htm>.

## 2.1 Inventory of Existing Housing

An inventory of the municipality's housing stock including an analysis of housing characteristics is presented in the following section of this report.

The Borough of North Haledon is primarily a fully developed single-family residential community. As of the 2020 U.S. Census there were a total of 3,141 housing units a decrease of 72 units or 2.2% from 2010 where there were 3,213 housing units in the Borough of North Haledon. There were 3,054 occupied housing units as compared to only 87 vacant housing units. Out of the 3,054 occupied housing units, 87.2% or 2,664 were owner-occupied as compared to 12.8% or 390 renter-occupied housing units. In addition, 78.5% or 2,396 of the housing units were occupied by family households as compared to 21.5% or 658 non-family households. According to ACS 5-Year Estimates, the average household size of these units was 2.75 persons per household and the average family size was slightly higher at 3.04 persons per family.



Most of the development activity in the Borough occurred between 1950 and 1969. Development has declined since that time with the exception of an increase in development from 2000 to 2009. The decline in housing construction is a result of a corresponding reduction in the amount of developable land. The age of the existing housing stock is depicted in the following table.

**Table 1**  
**Age of Housing Unit by Year Built**

Year Structure Built	Number	Percent
Total housing units	3,080	3,043
Built 2020 or later	55	1.8%
Built 2010 to 2019	84	2.7%
Built 2000 to 2009	505	16.4%
Built 1990 to 1999	166	5.4%
Built 1980 to 1989	138	4.5%
Built 1970 to 1979	231	7.5%
Built 1960 to 1969	457	14.8%
Built 1950 to 1959	633	20.6%
Built 1940 to 1949	193	6.3%
Built 1939 or earlier	618	20.1%

Source: US Census, 2023 American Community Survey 5-year Estimates DP04

The condition of these units is generally very good and according the 2023 American Community Survey 5-Year Estimates, there are 0 units that are lacking complete plumbing facilities, 52 units or 1.7% that are lacking complete kitchen facilities and only 17 or 0.4% that had no telephone service. There are 2,836 units or 94.6% that use gas as their primary source of house heating fuel, 18 units or 0.6% that use bottled, tank, or LP gas, 82 units or 2.7% that use electricity, 43 units or 1.4% that use fuel oil or kerosene and 19 or 0.6% that use solar.

Table 2 below indicates the number of units in each structure. As shown in Table 2, 81.5% of the housing units are single-family detached homes.

**Table 2**  
**Number of Housing Units in Structure**

Units In Structure	# of Housing Units	Percent
Total housing units	3,080	3,043
1-unit, detached	2,510	81.5%
1-unit, attached	337	10.9%
2 units	71	2.4%
3 or 4 units	15	0.5%
5 to 9 units	0	0.0%
10 to 19 units	25	0.8%
20 or more units	103	3.3%
Mobile home	0	0.0%
Boat, RV, van, etc.	16	0.5%

Source: US Census, 2023 American Community Survey 5-year Estimates DP04

The value of specified owner-occupied housing units as reported in the 2010-2014 American Community Survey 5-year Estimates is shown below.

**Table 3**  
**Owner-Occupied Housing Units by Value**

Value	# of Housing Units	Percent
Owner-occupied units	2,797	100%
Less than \$50,000	20	0.7%
\$50,000 to \$99,999	55	2.0%
\$100,000 to \$149,999	0	0.0%
\$150,000 to \$199,999	57	2.0%
\$200,000 to \$299,999	66	2.4%
\$300,000 to \$499,999	1,119	40.0%
\$500,000 to \$999,999	1,394	49.8%
\$1,000,000 or more	86	3.1%
Median (dollars)	517,200	(X)

Source: US Census, 2023 American Community Survey 5-year Estimates DP04

The majority of housing units were valued between \$500,000 and \$999,999. The median value of owner-occupied housing units was \$517,200.

According to the 2023 American Community Survey 5-year Estimates, the median monthly owner costs for persons with a mortgage were \$3,142 and \$1,490 for persons without a mortgage.

The cost of specified renter-occupied housing units as reported in the 2010-2014 American Community Survey 5-year Estimates is shown below.

**Table 4**  
**Gross Rent per Unit**

Gross Rent	# of Units	Percent
Occupied units paying rent	201	100%
Less than \$500	0	0.0%
\$500 to \$999	0	0.0%
\$1,000 to \$1,499	0	0.0%
\$1,500 to \$1,999	23	11.4%
\$2,000 to \$2,499	89	44.3%
\$2,500 to \$2,999	17	8.5%
\$3,000 or more	72	35.8%
Median (dollars)	2,435	(X)
No rent paid	0	(X)

Source: US Census, 2023 American Community Survey 5-year Estimates DP04

The majority of renters paid between \$2,000 and \$2,499 per month on rent, while the median rent was \$2,435 per month.

## 2.2 Projection of Housing Stock

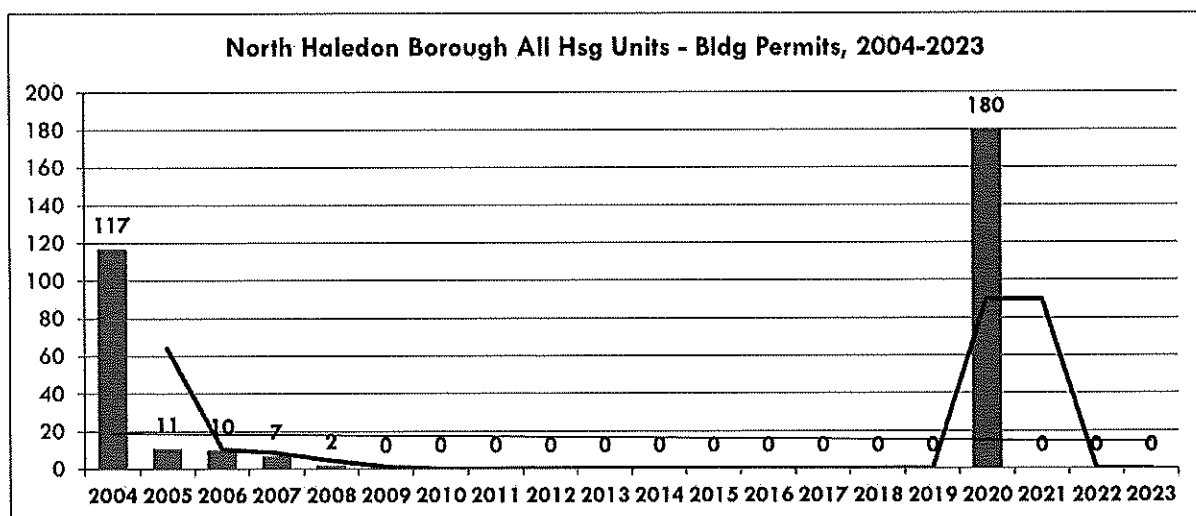
The Borough is fully developed, with limited vacant land available for new construction. This is reflected in the table below, which illustrates development activity in the Borough between 2014 and 2023. A notable increase in the number of units constructed occurred in 2020, primarily due to the redevelopment of properties that had previously been designated as Areas in Need of Redevelopment.

**Table 5**  
**Residential Building Permits and Demolitions - 2014 to 2023**

Year	Building Permits	Demolition Permits	Net Growth
2014	0	0	0
2015	0	0	0
2016	0	0	0
2017	0	0	0
2018	0	0	0
2019	0	0	0
2020	180	0	180
2021	0	0	0
2022	0	0	0
2023	0	0	0
<b>Total:</b>	<b>180</b>	<b>0</b>	<b>180</b>
<b>10 Year Avg.</b>	<b>18</b>	<b>0</b>	<b>18</b>

*Source: NJ Department of Community Affairs*

**Chart 1: Building Permits 2004-2023**



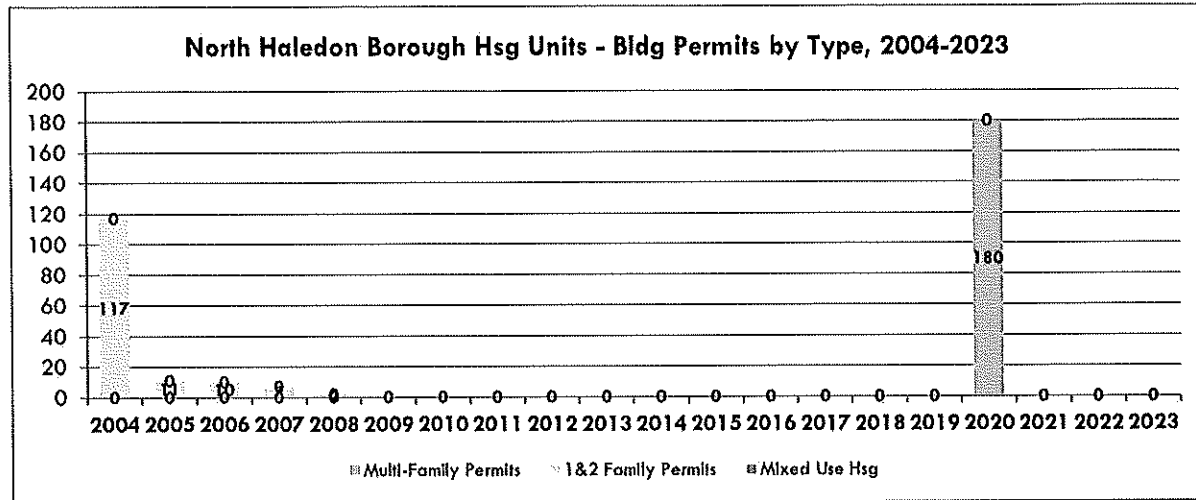
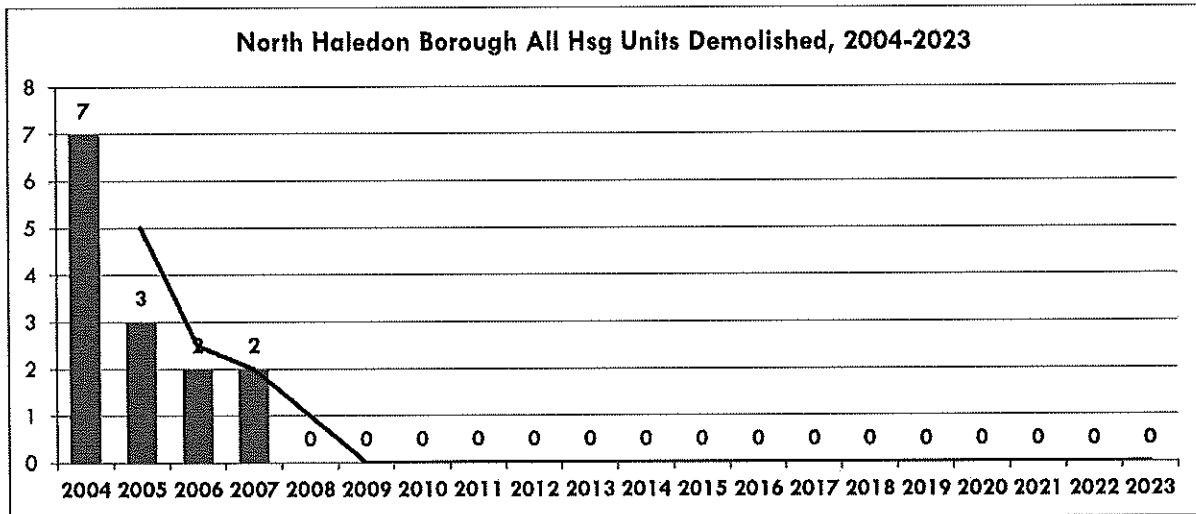
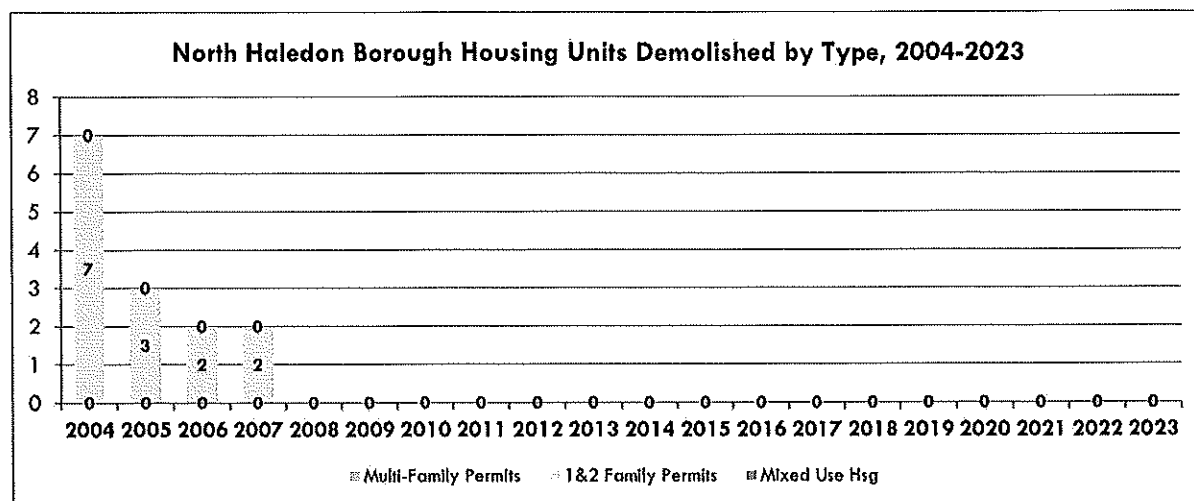
*Source: NJ Department of Community Affairs***Chart 2: Building Permits by Type 2004-2023***Source: NJ Department of Community Affairs***Chart 3: Demolitions 2004-2023***Source: NJ Department of Community Affairs*

Chart 4: Demolitions by Type 2004-2023



Based on the historical residential growth trends depicted in Table 5, it is anticipated that if growth were to continue at the same rate there would be an additional 18 units per year over the next 10 years for a net growth of 180 units. Including the units that are projected to be constructed as a result of additional development in this plan the total increase in the number of units at the end of the 10-year period would be 208 units inclusive of the 180 units of projected growth, 5 units (Daibes Development) of expected growth from development approvals, and 23 units resulting from the probable residential development of lands and included in the Vacant Land Adjustment. The Borough of North Haledon is a predominantly fully built out community with little to no vacant land available for new development with the exception of the properties identified in this report for redevelopment and potentially older underutilized properties.

## 2.3 Analysis of the Municipality's Demographic Characteristics

### 2.3.1 Population Trends

Over the last decade North Haledon has experienced a small increase in its population. According to US Bureau Census Data in the year 2020 the Borough of North Haledon had a total population of 8,927 persons. This represents an increase of 510 persons or 6.1% of the population in 2010 of 8,417 persons. The borough experienced its most significant growth between 1950 and 1960, with a 69.7% increase in population. As the Borough is primarily fully developed with limited vacant land available the increase in population can be correlated to the increase in the number of residential homes that were constructed as a result of the rezoning of properties to accommodate additional housing in order to address its prior round affordable housing obligations. The following table documents the historical population growth pattern for North Haledon from 1930 to 2020.

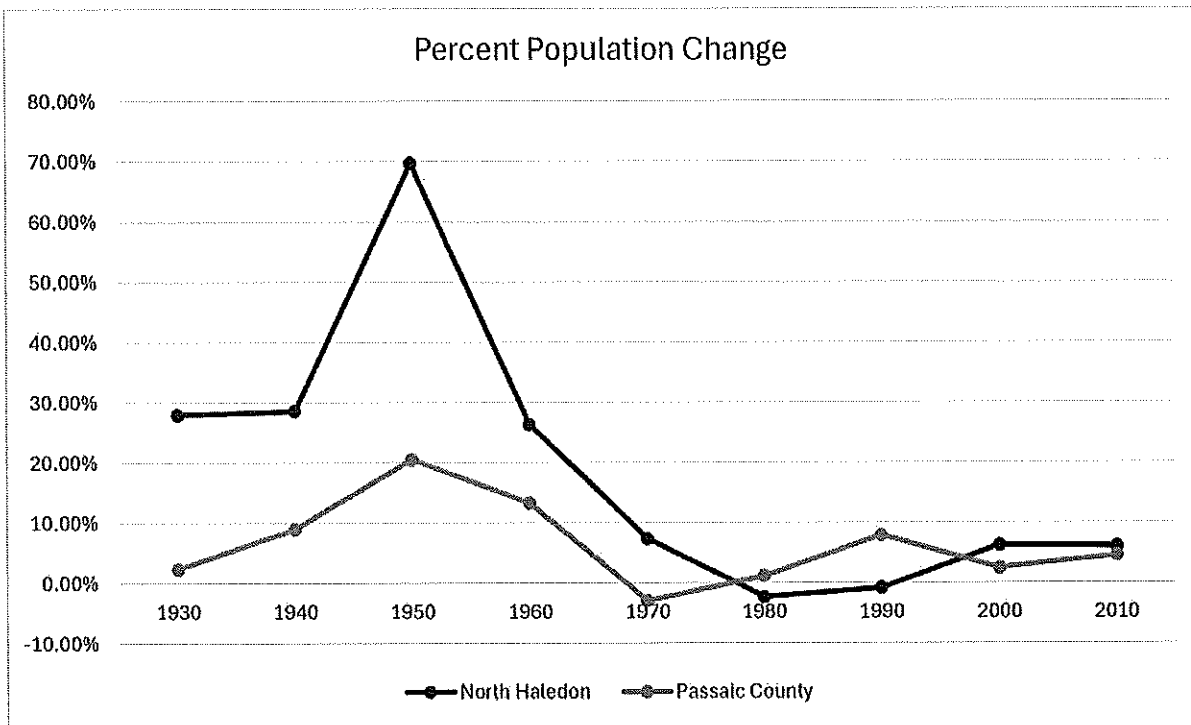
Table 6: Population Trend from 1930 to 2020

North Haledon				Passaic County			
Year	Population	# Change	% Change	Year	Population	# Change	% Change

1930	2,157	---	---	1930	302,129	---	---
1940	2,761	604	28.00%	1940	309,353	7,224	2.40%
1950	3,550	789	28.60%	1950	337,093	27,740	9.00%
1960	6,026	2,476	69.70%	1960	406,618	69,525	20.60%
1970	7,614	1,588	26.40%	1970	460,782	54,164	13.30%
1980	8,177	563	7.40%	1980	447,585	-13,197	-2.90%
1990	7,987	-190	-2.30%	1990	453,060	5,475	1.20%
2000	7,920	-67	-0.80%	2000	489,049	35,989	7.90%
2010	8,417	497	6.30%	2010	501,226	12,177	2.50%
2020	8,927	510	6.10%	2020	524,118	22,892	4.60%

Source: U.S. Census Bureau, 1930-2020

Chart 5: Percent Population Change



Source: U.S. Census Bureau, 1930-2020

### 2.3.2 Population Composition by Age

The Borough's population has remained relatively stable over the last decade. The most notable difference between 2010 and 2020 is the change in the 20 to 24 age cohort, which increased by 5.42%. The largest decrease in population occurred in the 35 to 44 age cohort and the 45 to 54 age cohort, with a decrease of 3.49% and 3.22%, respectively. The age group characteristics based upon the 2000 and 2010 US Censuses are shown in Table 7.

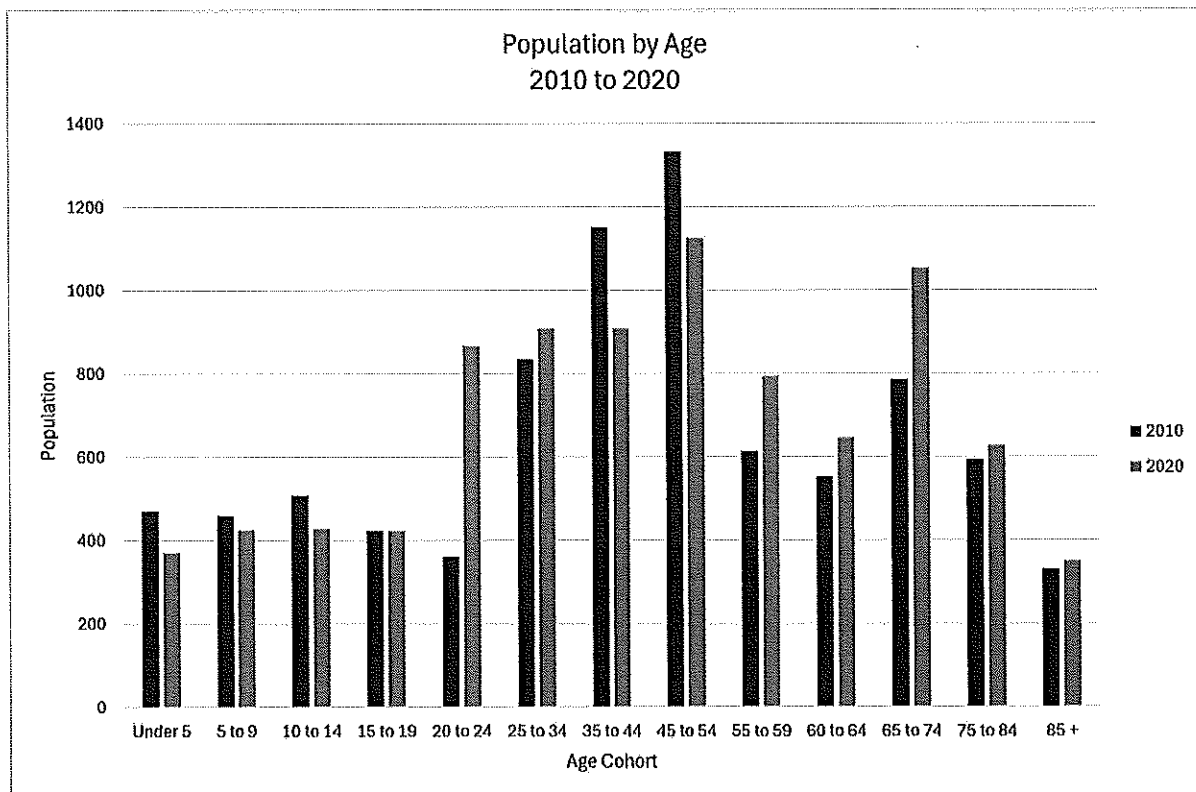


**Table 7**  
**Population Change - 2010 to 2020**

Age	2010		2020		Change 2010 - 2020	
	#	%	#	%	#	%
Total population	8,417	100.0	8,927	100.0%	510	0.00%
Under 5 years	471	5.6%	371	4.2%	-100	-1.44%
5 to 9 years	460	5.5%	425	4.8%	-35	-0.70%
10 to 14 years	508	6.0%	428	4.8%	-80	-1.24%
15 to 19 years	423	5.0%	423	4.7%	0	-0.29%
20 to 24 years	361	4.3%	867	9.7%	506	5.42%
25 to 34 years	835	9.9%	909	10.2%	74	0.26%
35 to 44 years	1,151	13.7%	909	10.2%	-242	-3.49%
45 to 54 years	1,332	15.8%	1125	12.6%	-207	-3.22%
55 to 59 years	614	7.3%	794	8.9%	180	1.60%
60 to 64 years	553	6.6%	646	7.2%	93	0.67%
65 to 74 years	786	9.3%	1053	11.8%	267	2.46%
75 to 84 years	593	7.0%	627	7.0%	34	-0.02%
85 years and over	330	3.9%	350	3.9%	20	0.00%
Median age (years)	45.0	(X)	46.4	(X)		

*Source: US Census Bureau, 2010 and 2020 DP1*

**Chart 6: Population by Age**





**2.3.3 Population Composition by Sex**

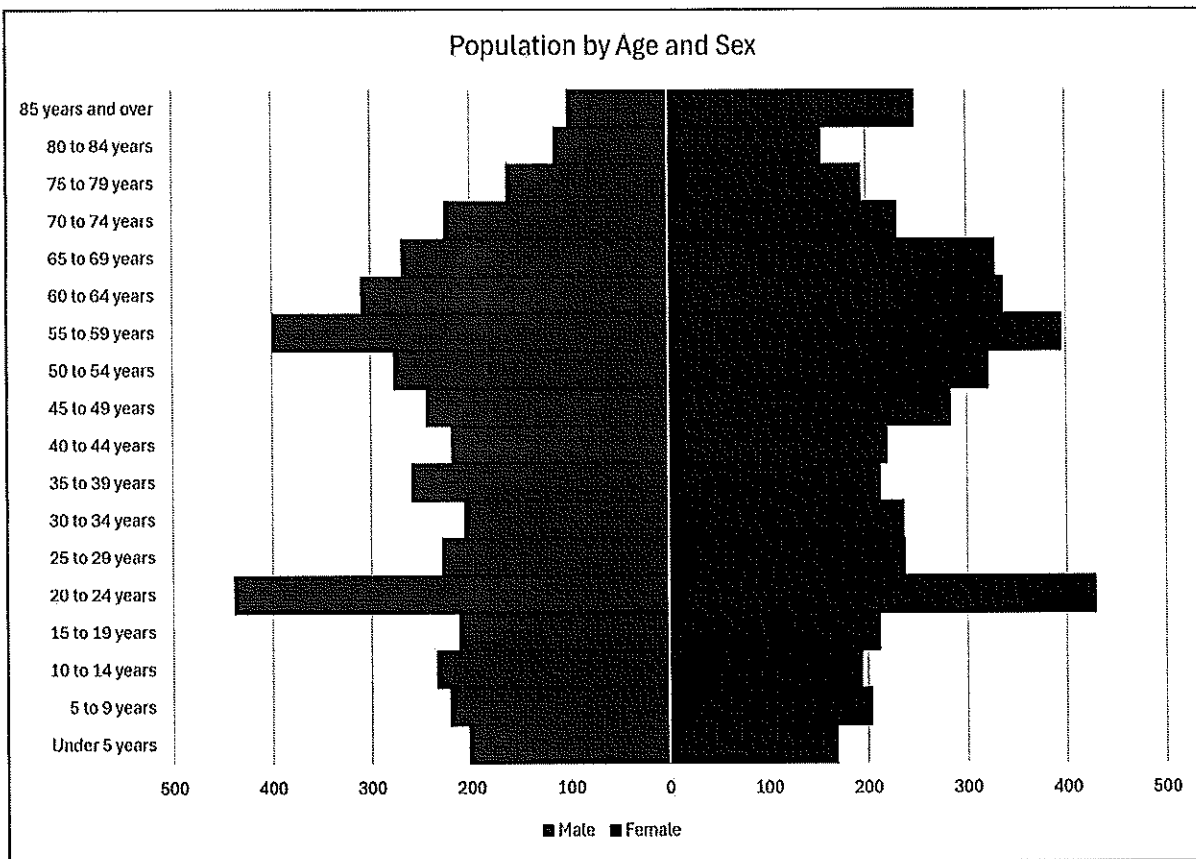
As depicted in Table 5 below, the Borough of North Haledon has an even distribution between males and females, with only a slightly larger percentage of females than males in 2020.

**Table 8**  
**Gender, 2020**

Age	Male Population		Female Population	
	Number	Percent	Number	Percent
Under 5 years	202	4.7	169	3.7
5 to 9 years	221	5.1	204	4.4
10 to 14 years	234	5.4	194	4.2
15 to 19 years	211	4.9	212	4.6
20 to 24 years	438	10.2	429	9.3
25 to 29 years	228	5.3	238	5.2
30 to 34 years	206	4.8	237	5.1
35 to 39 years	258	6.0	213	4.6
40 to 44 years	218	5.1	220	4.8
45 to 49 years	243	5.6	284	6.2
50 to 54 years	276	6.4	322	7.0
55 to 59 years	399	9.2	395	8.6
60 to 64 years	309	7.2	337	7.3
65 to 69 years	268	6.2	329	7.1
70 to 74 years	225	5.2	231	5.0
75 to 79 years	162	3.8	195	4.2
80 to 84 years	115	2.7	155	3.4
85 years and over	101	2.3	249	5.4
	4,314		4,613	

*Source: U.S. Census Bureau, 2020 DP1*

Chart 7: Population by Age and Sex



Source: U.S. Census Bureau, 2020 DP1

### 2.3.4 Population Composition by Race

The racial composition of North Haledon's population is predominantly White, accounting for 79.7% of Borough residents. The racial demographics of North Haledon are detailed in Table 6.

**Table 9**  
**2020 Racial Characteristics**

Race	Number	Percent
Total population	8,927	100.0
One Race	8,225	92.1
White	7,114	79.7
Black or African American	308	3.5
American Indian and Alaska Native	32	0.4
Asian	354	4.0
Native Hawaiian and Other Pacific Islander	1	0.0
Some Other Race	416	4.7
Two or More Races	702	7.9

Source: US Census Bureau, 2020 DP1.

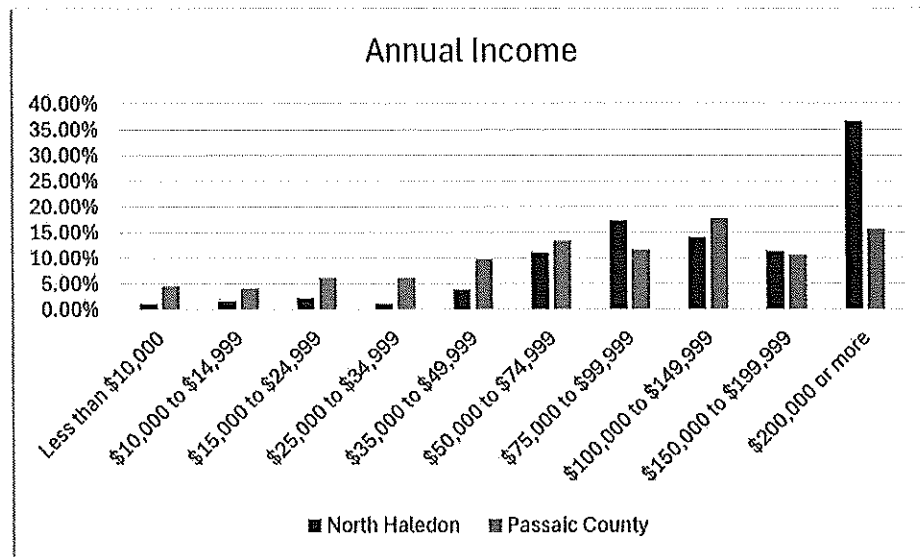
**2.3.5 Household Income**

In 2023, the median household income in North Haledon was \$131,810, significantly higher than Passaic County's median of \$87,137. A comparison between North Haledon and Passaic County for 2023 is presented in Table 6.

**Table 10: Household Incomes**

Income	Borough of North Haledon		Passaic County	
	# of Households	Percent	# of Households	Percent
Total	2,998	100%	177,964	100%
Less than \$10,000	33	1.10%	8,186	4.60%
\$10,000 to \$14,999	45	1.50%	7,297	4.10%
\$15,000 to \$24,999	66	2.20%	11,034	6.20%
\$25,000 to \$34,999	33	1.10%	11,034	6.20%
\$35,000 to \$49,999	117	3.90%	17,440	9.80%
\$50,000 to \$74,999	330	11.00%	23,847	13.40%
\$75,000 to \$99,999	519	17.30%	20,822	11.70%
\$100,000 to \$149,999	420	14.00%	31,500	17.70%
\$150,000 to \$199,999	339	11.30%	19,042	10.70%
\$200,000 or more	1,097	36.60%	28,118	15.80%
Median income (dollars)	\$131,810		\$87,137	
Mean income (dollars)	\$173,197		\$116,257	

*Source: US Census, 2023 American Community Survey 5-year Estimates, S1901*

**Chart 8: Household Income Distribution**

Source: US Census, 2018-2022 American Community Survey 5-year Estimates

## 2.4 Analysis of Employment Characteristics.

### 2.4.1 Employment Trend

According to projections from the NJTPA *Plan 2045* (Appendix A: Demographic Projections), employment in North Haledon is expected to grow from 1,717 jobs in 2015 to 2,010 jobs by 2045. This represents a 17.1% increase over the 30-year period.

While this growth is modest, it suggests a stable employment outlook and reflects the borough's limited capacity for large-scale commercial expansion due to its fully developed nature. Future employment gains are likely to come from infill development, redevelopment, and the continued evolution of existing businesses.

**Table 12: Employment Trend**

	2015	2045	% Change
Employment	1,717	2,010	17.1%

Source: NJTPA *Plan 2045*, Appendix A Demographic Projections

### 2.4.2 Employment by Industry Sector

According to the most recent data, the civilian employed population aged 16 and over totals 4,392 individuals. The largest employment sector is Educational Services, Health Care, and Social Assistance, which accounts for 927 jobs, representing a significant portion of the local workforce. Other major employment sectors include Professional, Scientific, and Management Services (791 jobs), Retail Trade (480 jobs), and Construction (374 jobs). The Finance,

Insurance, Real Estate, and Rental and Leasing sector also plays a notable role, employing 285 residents.

Smaller employment sectors include Manufacturing (336 jobs), Transportation and Warehousing, and Utilities (280 jobs), and Arts, Entertainment, Recreation, and Food Services (255 jobs). Notably, there are no reported jobs in Agriculture, Forestry, Fishing and Hunting, or Mining.

Public Administration accounts for 263 jobs, while Other Services (excluding public administration) make up 157 positions. The Information sector represents the smallest portion of the workforce, with just 73 jobs.

This distribution reflects a workforce concentrated in service-oriented and professional sectors, with limited or no representation in primary industries.

**Table 12: Employment by Industry Sector – 2023**

INDUSTRY	Number of Jobs
Civilian employed population 16 years and over	4,392
Agriculture, forestry, fishing and hunting, and mining	0
Construction	374
Manufacturing	336
Wholesale trade	171
Retail trade	480
Transportation and warehousing, and utilities	280
Information	73
Finance and insurance, and real estate and rental and leasing	285
Professional, scientific, and management, and administrative and waste management services	791
Educational services, and health care and social assistance	927
Arts, entertainment, and recreation, and accommodation and food services	255
Other services, except public administration	157
Public administration	263

*Source: US Census, 2023 American Community Survey 5-year Estimates, DP03*

### 2.4.3 Employment by Occupation

According to the most recent data, the civilian employed population aged 16 and over totals 4,392 individuals. The largest share of the workforce is employed in Management, Business, Science, and Arts occupations, accounting for 2,069 jobs—nearly half of the total employment. Sales and Office occupations follow, with 1,157 jobs, representing another significant segment of the labor force.

Other occupational categories include Service occupations (405 jobs), Natural Resources, Construction, and Maintenance occupations (368 jobs), and Production, Transportation, and Material Moving occupations (393 jobs). This distribution highlights a strong concentration in

professional and office-based roles, with smaller portions of the workforce engaged in manual labor and service-oriented positions.

**Table 10: Employment by Occupation – 2023**

Occupation	Number of Jobs
Civilian employed population 16 years and over	4,392
Management, business, science, and arts occupations	2,069
Service occupations	405
Sales and office occupations	1,157
Natural resources, construction, and maintenance occupations	368
Production, transportation, and material moving occupations	393

*Source: US Census, 2023 American Community Survey 5-year Estimates, DP03*

## 2.5 Determination of Fair Share and Housing Capacity

Pursuant to N.J.S.A. 52:27D-310(e), the Borough of North Haledon has evaluated its present and prospective need for low- and moderate-income housing, as well as its capacity to accommodate such housing. In accordance with the fair share obligations established under section 3 of P.L.2024, c.2 (C.52:27D-304.1), the Borough acknowledges its constitutional obligation to provide a realistic opportunity for the development of its fair share of low- and moderate-income housing. Based on the most recent determinations of affordable housing need and demographic projections, the Borough has identified its present and prospective fair share obligations and analyzed its land use patterns, zoning capacity, and available resources to address those needs. While North Haledon is a fully developed community with limited vacant land, the Borough remains committed to implementing appropriate strategies—including zoning mechanisms, redevelopment opportunities, and inclusionary development provisions—to accommodate its fair share obligation in a manner consistent with sound planning principles and the Fair Housing Act.

The borough's present and prospective fair share for low and moderate-income housing is presented below and consists of the Rehabilitation Share (Present Need), the Prior Round Obligation (1987-1999), Gap Present Need Obligation (1999-2015), the Third Round Prospective Need Obligation (2015-2025) and the Fourth Round Prospective Need Obligation (2025-2035).

### 2.5.1 Prior Round Obligation

The Prior Round Obligation, covering Rounds 1 and 2, was assigned by COAH or the courts for the period 1987 to 1999. North Haledon's obligation for this period is 92 units.



**2.5.2 Third Round Obligation**

Pursuant to the Mercer County decision rendered by the Honorable Mary C. Jacobson, A.J.S.C., the Borough's Third Round Prospective Need obligation is 329 units, which includes the 1999–2015 Gap Period.

The Borough conducted a Vacant Land Analysis, resulting in a Realistic Development Potential (RDP) of 20 units and an Unmet Need of 309 units. Based on the proposed The remaining unmet need will be carried over to the Fourth Round. The mechanisms previously adopted to address this unmet need remain valid and integral to the Borough's fair share plan.

**2.5.3 Fourth Round Present Need (Rehabilitation Share)**

This component reflects substandard housing units occupied by low- and moderate-income households that require rehabilitation.

The calculated Present Need for North Haledon in the Fourth Round is 0 units.

**2.5.4 Fourth Round Prospective Need Obligation**

The calculated Prospective Need for the Borough in the Fourth Round is 228 units.

**2.5.5 Total Fair Share Obligation**

North Haledon's total obligation, including the Prior Round (92 units), Third Round (329 units), Fourth Round Present Need (0 units), and Fourth Round Prospective Need (228 units), is summarized below:

**Table 13**  
**Fair Share Obligation: 1987-2035**

Borough of North Haledon Affordable Housing Obligations	
Prior Round (1987-1999)	92
Third Round (Prospective Need 1999-2025)	329
– Third Round RDP	21
– Third Round Unmet Need	308
Fourth Round Present Need (Rehabilitation)	0
Fourth Round Prospective Need	228
Total Need including remaining unmet need from Round 3 and Round 4 Prospective Need:	537

The Borough of North Haledon has sufficient infrastructure capacity to accommodate its present and future affordable housing obligations, especially when accounting for adjustments due to land constraints. As previously noted, North Haledon is a nearly fully developed community.



There is very little anticipated demand for land uses permitted under the zoning ordinance, given the current and projected demographic characteristics of the Borough and the limited availability of developable land. In general, permitted uses reflect the existing development patterns in the community. The predominant land use remains single-family residential, supplemented by some multi-family housing that supports a balanced residential mix. Compact clusters of commercial development are located along High Mountain Road and Belmont Avenue, serving the Borough's local needs.

Given the Borough's well-established land use patterns and its status as a largely developed municipality, significant changes to existing land use are not expected.

Most of the remaining vacant parcels in North Haledon are either preserved for public recreation and open space or are restricted by environmental constraints that limit development potential. In particular, much of the Borough's vacant land is encumbered by steep slopes, which further reduces the feasibility of future development.

## 2.6 Consideration of Appropriate Lands for Affordable Housing

In accordance with N.J.S.A. 52:27D-310(f), the Borough of North Haledon has evaluated the lands and existing structures most appropriate for the construction, conversion, or rehabilitation of low- and moderate-income housing. Given the Borough's predominantly developed character and limited supply of vacant land, opportunities for new construction are limited, except through infill development and strategic redevelopment. However, the Borough has identified select parcels with development or redevelopment potential that can accommodate inclusionary housing development. These sites were chosen based on factors such as zoning suitability, access to infrastructure, environmental conditions, and proximity to transportation and community services.

In furtherance of this initiative, the Governing Body authorized the Planning Board to conduct a preliminary investigation, which is ongoing, to determine if an area along Belmont Avenue qualifies as an area in need of redevelopment pursuant to the Local Redevelopment and Housing Law (N.J.S.A. 40A:12A-1 et seq.). The area under investigation consists of 13 tax lots, comprising approximately 6.649 acres. If designated, these parcels will be incorporated into the Borough's Realistic Development Potential (RDP) and will serve as a key component in meeting the Borough's affordable housing obligation through future inclusionary development opportunities.

The parcels that make up the potential Redevelopment Area are as follows:

- Block 1.01: Lots 1, 1.03, 1.04
- Block 6: Lots 5, 7.01, 7.02
- Block 16: Lots 1, 2, 4, 5, 6.01
- Block 30: Lots 7, 7.01, 8.01
- Block 30.02: Lots 3, 3.01, 3.02, 3.03

Despite these limitations, the Borough has taken affirmative steps in recent years to expand its affordable housing opportunities through redevelopment. A redevelopment plan was prepared that identified three specific sites suitable for such efforts. These sites will be described in greater detail in the accompanying Fair Share Plan. These efforts resulted in the following redevelopment areas and developments.

920 Belmont Acquisitions, LLC  
(Block 30, Lots 12 and 12.01)

The 920 Belmont Acquisitions project was approved by the Planning Board in 2019 and has since been developed with a total of 180 rental townhome units on a 20-acre site. Pursuant to an Order entered by the Honorable Thomas F. Brogan on September 11, 2015, in the Declaratory Judgment proceeding IMO 920 Belmont Acquisitions, LLC, Docket No. PAS-L-1913-15, the development includes five (5) family rental units designated as affordable housing. These units are subject to the required bedroom distribution and income mix standards established under the Uniform Housing Affordability Controls (UHAC).

The project was incorporated into the Borough's certified Round 3 Housing Plan and contributed a total of ten (10) affordable housing credits—comprising five (5) built units and five (5) bonus credits—toward the Borough's Prior Round obligation.

Belmont Estates Urban Renewal  
(Block 30, Lots 3 13.02, 14, 15, 16, 27, and 27.02)

The Belmont Estates Urban Renewal project is part of the Belmont Avenue Redevelopment Plan, adopted by the Borough on November 12, 2015. In accordance with the Redevelopment Plan, the developer constructed 34 luxury rental townhouse units on the site. As part of the inclusionary housing requirement, the project includes two (2) affordable rental units, provided within two adjacent single-family dwellings located at 972 and 978 Belmont Avenue.

The project was incorporated into the Borough's certified Round 3 Housing Plan and contributed a total of two (2) affordable housing credits toward the Borough's Third Round obligation.

North Haledon Urban Renewal LLC - Belmont Promenade - 987 Belmont Avenue (a.k.a. Belmont Group, LLC / Mountain Falls)  
(Block 31, Lot 10.04)

The Belmont Promenade project, located at 987 Belmont Avenue, is part of the Belmont Avenue Redevelopment Plan and encompasses approximately 5.61 acres. The project was previously approved by the Planning Board. Initially, the development proposed 50 residential units, including 10 on-site affordable units, and was incorporated into the Borough's certified Round 3 Housing Plan.

Subsequent amendments to the site plan increased the total unit count to 90 units, with 16 affordable housing units to be constructed on-site in accordance with applicable affordable housing regulations.

Under its original configuration, the project contributed a total of 18 affordable housing credits, allocated as follows:

- Prior Round Obligation: Six (6) credits, including three (3) built units and three (3) bonus credits
- Third Round Obligation: Twelve (12) credits, including seven (7) built units and five (5) bonus credits

The amended project, now proposing 90 residential units with 16 affordable housing units constructed on-site, continues to support the Borough's affordable housing compliance. Of the 16 affordable units, six (6) additional units—beyond those previously credited toward the Prior and Third Round obligations—will be applied toward the Borough's Round Four obligation.

### ***2.6.1 Lack of Land***

The Borough is a predominantly fully developed community with little opportunity for continued growth, except through limited infill development and strategic redevelopment. Most of the remaining vacant parcels are either constrained by environmental conditions—such as steep slopes—or are too small to accommodate meaningful development.

The Borough received a Vacant Land Adjustment during the Prior Round and third round which remain valid and presumptively continue into the Fourth Round based on COAH's Round 3 regulations that were not invalidated by the court.

However, the Borough has updated its RDP to include the 13 properties identified in the preceding section of this report. At this time the Borough has prepared a Vacant Land Analysis pursuant to N.J.A.C. 5:93-4.2 and is requesting an adjustment to their overall obligation due to a lack of land.

### ***2.6.2 Vacant Land Analysis***

As the Borough of North Haledon is a fully developed community with very little vacant, suitable, and developable land, it received a Vacant Land Adjustment in the Prior Round and Round 3. The Vacant Land Analysis has been updated for the fourth round and is included in Appendix A. The VLA and mechanisms to address the RDP and Unmet Need remain valid and are incorporated into the Round 4 Plan. Additionally, the Borough has identified some additional lands that, while not vacant, were included in the Redevelopment Study and determined to be suitable for redevelopment. These sites have been designated for the subsequent development of affordable housing and are included as part of the RDP in the fourth round.

### ***2.6.3 Calculation of Third Round Realistic Development Potential***

As shown in Appendix A, vacant undevelopable lands are either constrained or too small for development. The Fourth Round RDP for the Borough of North Haledon is 12 units, and the unmet need is 216 units. The following properties will serve as the basis for the 12-unit RDP.

**Table 14**  
**Realistic Development Potential (RDP)**

Site	Block	Lot	Owner	Developable Acres	Density	Total Units	RDP
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**MASTER PLAN  
HOUSING ELEMENT**
**BOROUGH OF NORTH HALEDON, NJ  
MAY 2, 2025**

1	1.01	1	871 Belmont Ave, LLC	0.505	9	4.55	0.91
2	1.01	1.03	865 Belmont Storage LLC	0.262	9	2.36	0.47
3	1.01	1.04	German, Kimberly & Kenneth J.	0.195	9	1.76	0.35
4	6	5	Robles Joanne – Trustee	0.344	9	3.10	0.62
5	6	7.01	Borough of North Haledon	0.275	9	2.48	0.50
6	6	7.02	Borough of North Haledon	0.367	9	3.30	0.66
7	16	1	Luckman Susan A	0.115	9	1.035	0.21
8	16	2	Roberto, Gerald & Joseph	0.479	9	4.31	0.86
9	16	5	792 Belmond Avenue, LLC	0.230	9	2.07	0.42
10	30	7.01	Molamusa, Sharif & Samiha	0.598	9	5.38	1.076
11	30.02	3	Northern NJ Teamsters Benefit Plan	1.310	9	11.79	2.36
12	30.02	3.02	Kucharski, Richard	0.400	9	3.60	0.72
13	30.02	3.03	Belmont United, LLC	1.340	9	12.06	2.41
				<b>6.42</b>		<b>57.795</b>	<b>11.566</b>

#### ***2.6.4 Compliance Analysis for Adjusted Prospective Need Obligation***

In accordance with the provision stating that any municipality receiving an adjustment to its prospective need obligation for the Fourth Round or subsequent rounds due to a lack of vacant land must identify sufficient redevelopment opportunities to accommodate at least 25% of the adjusted obligation—or demonstrate why it is unable to do so—the Borough of North Haledon provides the following analysis.

##### **Adjustment Based on Lack of Vacant Land**

The Borough of North Haledon has requested a vacant land adjustment (VLA) to its Fourth Round prospective need obligation, recognizing that the Borough lacks sufficient vacant, developable land to fully accommodate its assigned affordable housing obligation. As a result, the adjusted prospective need (unmet need) has been calculated at 216 units, with a redevelopment obligation threshold of 54 units.

Evaluation of Redevelopment Potential

In compliance with the regulatory requirement, the Borough conducted a comprehensive analysis of potential redevelopment opportunities, considering parcel size, current land use, market conditions, ownership patterns, zoning capacity, and likelihood of redevelopment during the current housing cycle. This analysis included:

- A review of historically underutilized or obsolete residential, commercial and industrial sites
- Consideration of properties previously studied for redevelopment
- Assessment of infrastructure capacity and constraints

Findings and Limitations

Despite this analysis, the Borough has been unable to identify sufficient parcels with a realistic likelihood of redevelopment that would support the creation of affordable housing during the current round. The following factors contribute to this limitation:

1. Highly Developed Character of the Municipality: The Borough is nearly fully built-out, with limited parcels exhibiting the size, access, and conditions necessary for feasible redevelopment.
2. Fragmented and Small Parcels: Many potentially eligible sites are comprised of small or irregularly shaped parcels under separate ownership, which complicates site assembly and development feasibility.

Partial Identification of Redevelopment Opportunities

While the Borough is unable to satisfy the full 25% redevelopment threshold, it has identified a limited number of parcels with potential for redevelopment that may contribute toward meeting its affordable housing obligations. Although these sites are insufficient to fully address the adjusted prospective need, they represent realistic opportunities for future inclusionary development. A detailed summary of these parcels is provided in **Appendix B**.

Conclusion

Although the Borough of North Haledon has made a good-faith effort to identify redevelopment sites in accordance with its Fourth Round Housing Element and Fair Share Plan, it is unable to identify a sufficient number of parcels likely to redevelop during the current round to accommodate 25% of its adjusted prospective need. The Borough has thoroughly documented the reasons that limit the feasibility of additional redevelopment opportunities.

Due to its largely built-out character and the limited availability of vacant or underutilized land, North Haledon is unable to meet the 25% redevelopment threshold. Nonetheless, the Borough remains committed to addressing its affordable housing obligations through other mechanisms permitted under the Fair Housing Act. As detailed in this report, the Borough has adopted alternative strategies to address its Unmet Need, including the use of overlay zoning and targeted redevelopment plans. The Borough will continue to monitor and evaluate redevelopment opportunities as part of its long-term planning and housing policy framework.



**2.7 Analysis of Multigenerational Family Housing Continuity**

Pursuant to N.J.S.A. 52:27D-310(g), this Housing Element and Fair Share Plan includes an analysis of the extent to which the Borough's land use ordinances and local housing policies advance or detract from the goal of preserving multigenerational family continuity, consistent with the recommendations of the Multigenerational Family Housing Continuity Commission as established under P.L.2021, c.273 (C.52:27D-329.20).

The Borough's zoning and development regulations contain provisions that support flexible housing arrangements, including the allowance of "mother-daughter" dwellings. This designation permits immediate family members of either spouse to reside within the same dwelling unit while maintaining separate living facilities. Additionally, the Borough encourages a range of housing types and densities and permits multi-bedroom units suitable for extended families. These policies promote multigenerational living by enabling aging parents, adult children, and other extended family members to reside in close proximity, while preserving both privacy and independence.

**2.8 Consistency with the State Development and Redevelopment Plan**

Pursuant to N.J.S.A. 52:27D-310(i), the Borough of North Haledon has evaluated the consistency of its Housing Element and Fair Share Plan with the goals, objectives, and policies of the State Development and Redevelopment Plan (SDRP). North Haledon is located within the Metropolitan Planning Area (PA1), where the State Plan encourages investment in existing infrastructure, compact development, and the revitalization of developed communities. The Borough's affordable housing strategy aligns with these principles by focusing on infill development, adaptive reuse, and redevelopment of underutilized or previously developed sites, thereby minimizing sprawl and preserving open space.

The Borough has also considered infrastructure availability in its planning process. North Haledon is served by existing public water and sanitary sewer systems, which have adequate capacity to support the planned development and redevelopment identified in the Fair Share Plan. Furthermore, the Borough addresses stormwater management through adherence to state and municipal regulations, including the implementation of green infrastructure techniques and compliance with NJDEP stormwater rule requirements.

In terms of transportation, North Haledon benefits from a roadway network that connects residents to regional employment centers, educational institutions, and commercial areas. Although the Borough does not have direct access to passenger rail service, it is served by regional bus routes and is within reasonable distance of major highways. The Borough is also committed to promoting multi-modal transportation options where feasible, including pedestrian and bicycle infrastructure improvements as part of redevelopment initiatives.

This analysis has been informed by guidance and technical resources provided by the New Jersey State Planning Commission, ensuring that the Borough's housing and infrastructure planning is consistent with statewide smart growth objectives.

### 3.0 PROPOSED FAIR SHARE PLAN

#### 3.1 Prior Round Compliance (1987–1999)

The Borough of North Haledon received Substantive Certification for its Round 2 Housing Plan on May 2, 2001, addressing its Prior Round affordable housing obligation of 92 units. Of these, 77 units were constructed, resulting in an unmet need of 15 units. The Borough has since identified and credited several affordable housing developments to fully satisfy the Prior Round obligation. A combination of on-site constructed units, Regional Contribution Agreements (RCAs), and bonus credits contributed to the compliance strategy, as shown in the table below:

- **India Quarry – Hovnanian:** 53 on-site affordable units
- **Squaw Brook Run (Cahill):** 13 RCA units with Hoboken
- **Summit Point (Laino):** 11 RCA units with Hoboken
- **920 Belmont Acquisitions, LLC:** 5 built units and 5 bonus credits (total: 10 credits)
- **Belmont Group, LLC (Mountain Falls):** 3 built units and 3 bonus credits (total: 6 credits)

These credits total 93, fully satisfying the 92-unit Prior Round obligation and resulting in a one-credit surplus that will be applied to the Third Round.

#### 3.2 Third Round Compliance (1999–2025)

The Borough of North Haledon received a Final Judgment of Compliance and Repose from the court, confirming satisfaction of its Third Round affordable housing obligation of 329 units. A Vacant Land Analysis determined a Realistic Development Potential (RDP) of 20 units, leaving an Unmet Need of 309 units to be addressed through various planning and zoning mechanisms.

##### 3.2.1 Satisfaction of RDP

To address the 20-unit RDP, the Borough allocated credits from the following developments:

- **Belmont Estates Urban Renewal:** 2 on-site units in single-family homes (972 & 978 Belmont Ave) for a total of 2 credits.
- **Belmont Group, LLC (Mountain Falls):** 7 built units and 5 bonus credits (total: 12 credits).
- **Eastern Christian Group Homes:** Two group homes (277 North Haledon Avenue and 1209 Belmont Avenue), each providing 3 credits for a total of 6 credits.
- **Prior Round Credit Carryover:** 1 unit.

This results in a total of 21 credits toward the Third Round obligation, leaving an Unmet Need of 308 units.



### ***3.2.2 Addressing the Unmet Need (308 Units)***

The remaining 308-unit unmet need is addressed through a combination of overlay zones, redevelopment plans, and ordinance-based mechanisms that provide realistic opportunities for affordable housing without relying on further undevelopable land. These include:

- **Hay Overlay Zone (Block 23.01, Lot 10):** Permits multi-family development with inclusionary set-aside requirements.
- **Brookview and High Mountain B-2 Business Overlay Zone:** Allows second-floor apartments with required affordable housing set-asides.
- **Daibes Property (Block 19, Lot 1):** Redevelopment for five units with one affordable unit mandated by ordinance. An application is currently pending before the Planning Board.
- **Mandatory Set-Aside Ordinance:** Requires 15% set-aside for rental and 20% for ownership units in future multi-family developments created through zoning or redevelopment changes.

These strategies are supported by corresponding zoning amendments and planning board actions, ensuring compliance with the Borough's Third Round affordable housing obligations while promoting context-sensitive growth aligned with existing infrastructure, neighborhood character, and the Borough's development capacity. All of these mechanisms continue to represent a reasonable opportunity for development, enabling the Borough to address its affordable housing obligation.

### **3.3 Fourth Round Plan of Compliance**

As noted above, its Fourth Round Prospective Need Obligation is 228 units. A Vacant Land Analysis was conducted, determining a Realistic Development Potential (RDP) of 12 units and an Unmet Need of 216 units.

**3.3.1 Satisfaction of RDP**

**Table 15**  
**Fourth Round Plan of Compliance**

Name	Total Units	Affordable Units	Bonus Credits	Total Credits
North Haledon Urban Renewal LLC – Belmont Promenade	6	6		6
Eastern Christian Group Home 28A Peters Lane	5	5	5 <sup>1</sup>	10
Proposed Redevelopment Plan	12	12	6 <sup>2</sup>	18
Total:	23	23	11	34

North Haledon Urban Renewal LLC - Belmont Promenade - 987 Belmont Avenue (a.k.a. Belmont Group, LLC / Mountain Falls)

This 5.61-acre property is identified as Block 31, Lot 10.04 and is in the Belmont Ave Redevelopment area. A total of 90 multiple family rental units were approved by the Planning Board. The project is proposed to provide 16 affordable units which credits will be distributed to the Prior Round, Round 3 and Round 4 Compliance Plans. The project will provide 6 units of credit to the Fourth-Round compliance plan.

Eastern Christian Retreat 28A Peters Lane

This group home is owned and managed by Eastern Christian, providing accommodations for developmentally disabled individuals. The home has five bedrooms and qualifies for one unit of credit and one bonus credit per unit. In total, this site receives 10 credits.

Proposed Redevelopment Plan

The Borough of North Haledon proposes to adopt a redevelopment plan for several areas within the municipality that are currently under study to determine whether they qualify as areas in need of redevelopment, pursuant to Resolution #40-2023, adopted on January 18, 2023, which authorized the Planning Board to conduct this study.

The proposed redevelopment area encompasses approximately 6.42 acres and will permit multi-family residential development, either as standalone projects or as part of mixed-use developments. The targeted parcels are located along Belmont Avenue, stretching from just north of Overlook Avenue to Frankfort Street in the south. These properties span three zoning districts: the B-1 Business District, B-2 Business District, and RA-3 Residential District.

The area consists of a mix of land uses, including residential, office, public, commercial, and former light industrial uses. The redevelopment plan introduces new zoning regulations that

<sup>1</sup> Low- or Moderate-Income Housing for Individuals with Special Needs or Permanent Supportive Housing: One unit of credit and one bonus credit for each unit.

<sup>2</sup> Low- or Moderate-Income Housing on Previously Developed Land: One unit of credit and one-half bonus credit for each unit constructed on land previously used for retail, office, or commercial space.

allow residential densities of up to 9 units per acre, with a mandatory 20% affordable housing set-aside. Based on full build-out, the redevelopment area could yield up to 12 affordable housing units.

This strategy presents a realistic opportunity to add much-needed affordable housing in a fully developed community, advancing the Borough's efforts to meet its affordable housing obligations.

**Table 16**  
**Summary of Total New Construction Obligation: 1987-2035**

Borough of North Haledon Affordable Housing Obligations	
Prior Round (1987-1999)	<b>92</b>
Third Round (Prospective Need 1999-2025)	<b>329</b>
– Third Round RDP	20
– Third Round Unmet Need	309
Fourth Round Prospective Need	<b>228</b>
– Fourth Round RDP	23 <sup>3</sup>
– Fourth Round Unmet Need	306
Total Prospective Need:	<b>649</b>
Less Prior Round Credits	-93
Less Third Round Credits	-21
Less Fourth Round Credits	-34
= Remaining Unmet Need	<b>501</b>

### ***3.3.2 Satisfaction of Fourth Round Unmet Need***

To address its 501-unit combined Third Round and Fourth Round remaining Unmet Need, the Borough has followed COAH's Second Round regulations. According to N.J.A.C. 5:93-4.2(h), in addressing Unmet Need, the Council may require one or more of the following strategies to help address the municipality's affordable housing obligation:

1. Zoning amendments that permit apartments or accessory apartments;
2. Overlay zoning that requires inclusionary development or the imposition of a development fee consistent with N.J.A.C. 5:93-8. In adopting an overlay zone, the Council may allow the existing use to continue and expand as a conforming use, but must provide that, if the existing use is changed, the site shall produce low- and moderate-income housing or be subject to a development fee; or
3. Zoning amendments that impose a development fee consistent with N.J.A.C. 5:93-8.

<sup>3</sup> Inclusive of the RDP of 12 units from the VLA, the 6 units of credit from the North Haledon Urban Renewal LLC – Belmont Promenade, and the 5 units of credit from the Eastern Christian Group Home at 28A Peters Lane.

In the Third Round, the Superior Court approved the Borough of North Haledon to address its entire 309-unit Unmet Need through a combination of mechanisms including surplus units from the Prior Round, the adoption of inclusionary zoning, and the adoption of an Affordable Housing Mandatory Set-Aside ordinance.

The following mechanisms to address Unmet Need that were included in the Third Round Plan will be carried forward to the Fourth Round.

- a. Hay Overlay Zone (Block 23.01, Lot 10) The Borough has adopted an Overlay Zone on this 13 plus acre property, permitting multi-family residential development at a density of 7 units per acre, requiring a 20% set-aside for owner occupied units and a 15% set-aside for rental units, further subject to the requirements of the UHAC. A copy of the implementing ordinance # 18-2019 is provided in Appendix C.
- b. Brookview and High Mountain B-2 Business Overlay Zone. Residential apartments will be permitted on the second floor of a building containing a permitted use on the ground floor on selected properties within the B-2 Business Zone. Owner occupied units will require a 20% set aside and renter occupied units will require a 15% set aside. They are designated as Block 34.01, Lots 1, 2, 2.01 and 3; Block 35 Lot 1, and Block 29 Lots 9, 12, 13, and 14. Affordable units must meet the 35-foot height requirement of the B-2 Zone and applicable UHAC Requirements.
- c. Daibes Property (Block 19, Lot 1) The Borough has adopted Ordinance #2-2007 which permits development of 5 housing units, one of which shall be an affordable unit subject to the 35 foot and height requirement and applicable UHAC requirements. This Ordinance shall be amended to replace section 180-241 with a required one-unit set aside based on a total of 5 units on site. A copy of the implementing ordinance # 18-2019 is provided in Appendix D.
- d. Mandatory set-aside Ordinance - The Borough will adopt a Mandatory set-aside Ordinance that requires a 20% set-aside for sale units and a 15% set-aside for rental units for all new Multi-family residential developments of 5 or more additional units (over and above those already permitted as of right) that are developed at a density of (6) or more per acre and that become permissible through either a use variance, a density variance, increasing the permissible density at the site, a rezoning permitting multi-family residential housing where not previously permitted or a new redevelopment plan. This does not give any developer the right to any such zoning variance, redevelopment designation or other relief or establish any obligation on the part of North Haledon to grant such rezoning, variance, redevelopment designation or other relief. This provision shall not apply to sites zoned for inclusionary residential development to meet the RDP or to overlay zones created to meet the unmet need in the Borough's HEFSP, which sites and zones shall comply with the applicable zoning or redevelopment plan requirements for the provision of affordable housing as outlined in the settlement agreement between the Borough of North Haledon and the Fair Share Housing Center. No site shall be subdivided so as to avoid compliance with this requirement.

**3.4 Fourth Round Age-Restricted, Rental, Family Rental, Family, and Very Low-Income Requirements****3.4.1 Age-Restricted Housing**

Pursuant to N.J.A.C. 5:93-5.14 a municipality that received or is requesting a vacant land adjustment is permitted to age-restrict housing according to the following formula.

Age-restricted units = .25 (realistic development potential + rehabilitation component - credits pursuant to N.J.A.C. 5:93-3.4) - any age restricted units in addressing the 1987-1993 housing obligation.

Age-restricted units = .25 (23 unit + 0 - 0) = 5.75 or 6 units

The maximum number of units the Borough is permitted to age-restrict is 9 units. Currently there are no age-restricted projects.

**3.4.2 Rental Housing**

Every municipality in New Jersey has an obligation to create a realistic opportunity for rental housing. For a municipality that received or is requesting an adjustment pursuant to N.J.A.C. 5:93-4.2, the rental obligation shall equal 25 percent of the RDP.

Rental obligation = .25 (23 unit) = 5.75 or 6 units

The minimum number of rental housing units the Borough is required to provide is 6 units. These units will be distributed among the proposed affordable developments.

**3.4.3 Family Rental Requirement**

At least half of the rental units addressing the Fourth Round Prospective Need in total must be available to families. Based upon the 6 unit rental obligation, 3 units would be required to be made available for families. These units will be distributed among the proposed affordable developments.

**3.4.4 Family Requirement**

At least half of the units addressing the Fourth Round Prospective Need in total must be available to families. Based upon the 23 unit RDP units being credited toward Fourth Round RDP, 11.5 or 12 units would be required to be made available for families. These units will be distributed among the proposed affordable developments.

**3.4.5 Very Low-Income Housing Requirement**

An amendment to the Fair Housing Act in 2008 (A-500) requires that 13% of all affordable housing units be made available to very low-income individuals. Very low-income housing is housing made available for persons with a household income equal to 30% or less of the median gross income for households of the same size within the housing region in which the housing

unit is located. This would result in a requirement of 3 very low-income units based upon the RDP of 20 units.



#### 4.0 AFFIRMATIVE MARKETING PLAN

This Affirmative Marketing Plan applies to all developments that contain low- and moderate-income units.

The Affirmative Marketing Plan is a regional marketing strategy designed to attract buyers and/or renters of all majority and minority groups, regardless of race, creed, color, national origin, ancestry, marital or familial status, gender, affection or sexual orientation, disability, age or number of children to housing units which are being marketed by a developer/sponsor, municipality and/or designated administrative agency of affordable housing. The plan addresses the requirements of N.J.A.C. 5:94-7 and N.J.A.C. 5:80-26. In addition, the plan prohibits discrimination in the sale, rental, financing or other services related to housing on the basis of race, color, sex, affectional or sexual orientation, religion, handicap, age, familial status/size or national origin.

North Haledon is in COAH Housing Region 1 consisting of Bergen, Hudson, Passaic and Sussex Counties.

The affirmative marketing program is a continuing program and will meet the following requirements:

- The affirmative marketing process for available affordable units shall begin at least four months prior to expected occupancy. Advertising and outreach shall take place during the first week of the marketing program and each month thereafter until all available units have been leased or sold.
- One advertisement will be published in the following newspaper(s) of general circulation within the housing region:

Herald News  
The Record

NOTE: See Attached as Appendix E. Affirmative Fair Housing Marketing Plan additional names and addresses of region 1 contacts

- The advertisement will include the following:
  - The location of the units;
  - Directions to the housing units;
  - A range of prices for the housing units;
  - The size, as measured in bedrooms, of the housing units;
  - The maximum income permitted to qualify for the housing units;
  - The business hours when interested households may obtain an application for a housing unit; and
  - Application fees, if any.



- Applications will be mailed to prospective applicants upon request.
- The following is the location of applications, brochure(s), sign(s), and/or poster(s) used as part of the affirmative marketing program:
  1. The county administrative building and/or the county library for each county within the housing region;
  2. The municipal administrative building(s) and the municipal library;
  3. The developer's sales/rental office.
- The following is a list of community and regional organizations that will aid in soliciting low- and moderate-income applicants:

Religious Groups  
Tenant Organizations  
Civic Organizations

- The following is a description of the random selection method that will be used to select occupants of low- and moderate-income housing:

Each applicant upon submission of an application will be designated a number. Two categories will be created: one for low-income households and one for moderate-income households. A blind drawing will be undertaken: one each for low- and moderate-income households who are eligible for the specific affordable units.

- A waiting list of all eligible candidates will be maintained in accordance with the provisions contained in N.J.A.C. 5:80-26 et. seq.
- Households who live or work in Housing Region 1 shall be given preference for sales and rental units constructed within this Housing Region. Applicants living outside this Housing Region will have an equal opportunity for units after regional applicants have been initially serviced.

North Haledon is ultimately responsible for administering the affordability controls and the Affirmative Marketing Plan.

North Haledon will create the position of a Municipal Liaison and delegate this responsibility to a municipal employee, who shall administer the affordable housing program, including administering and enforcing the affordability controls and this Affirmative Marketing Plan, in accordance with the provisions of the ordinance creating the position of the Municipal Liaison, the regulations of the Council of Affordable Housing pursuant to N.J.A.C. 5:97 et. seq. and the New Jersey Uniform Housing Affordability Controls pursuant to N.J.A.C. 5:80-26 et. seq.

Subject to approval of COAH, North Haledon may contract with one or more administrative agents to administer some or all of the affordability controls and/or the Affirmative Marketing Plan in accordance with the provisions of North Haledon's Code, the regulations of the Council

on Affordable Housing pursuant to N.J.A.C. 5:94 et. Seq. and the New Jersey Uniform Housing Affordability Controls pursuant to N.J.A.C. 5:80-26 et. seq. If North Haledon enters into such a contract, the Municipal Liaison shall supervise the contracting administrative agent(s) and shall serve as liaison to the contracting administrative agent(s).

Developers of low- and moderate-income units may assist in the marketing of the affordable units in their respective developments if so designated by the Governing Body of the North Haledon in accordance with the provisions of North Haledon's Code, the regulations of the Council on Affordable Housing pursuant to N.J.A.C. 5:94 et. Seq. and the New Jersey Uniform Housing Affordability Controls pursuant to N.J.A.C. 5:80-26 et. seq. If North Haledon enters into such a contract, the Municipal Liaison shall supervise the contracting administrative agent(s) and shall serve as liaison to the contracting administrative agent(s).

## **Appendix A**

## Appendix A

### Borough of North Haledon – Vacant Land Inventory

Site #	Block	Lot	Acreage	Owner	Notes	Developable Acres
1	1	6	0.95	The Nature Conservancy	N.J.A.C. 5:93-4.2(e)2.ii	0
2	1	26	3.5	The Nature Conservancy	N.J.A.C. 5:93-4.2(e)2.ii	0
3	3	1	0.69	Borough of North Haledon	N.J.A.C. 5:93-4.2(c)2	0
4	6	17	0.23	Nassery Tawab & Sela Vezir	N.J.A.C. 5:93-4.2(c)2	0
5	6	21.01	0.13	Borough of North Haledon	N.J.A.C. 5:93-4.2(c)2	0
6	7	1	0.45	Borough of North Haledon	N.J.A.C. 5:93-4.2(c)2	0
7	9	1	0.018	Micks, Glenn E.	N.J.A.C. 5:93-4.2(c)2	0
8	9	2	0.16	Cruz Nilda L.	N.J.A.C. 5:93-4.2(c)2	0
9	10	12	0.06	Carter, Richard L.	N.J.A.C. 5:93-4.2(c)2	0
10	18	1.01	0.22	Borough of North Haledon	N.J.A.C. 5:93-4.2(c)2	0
11	18.01	10.13	0.17	Borough of North Haledon	N.J.A.C. 5:93-4.2(c)2	0
12	18.01	10.18	0.17	Borough of North Haledon	N.J.A.C. 5:93-4.2(c)2	0
13	19	1	0.56	Daibes Gas 18, LLC	Application for inclusionary development addressing Round 3 Unmet Need	0
14	19.02	1	0.13	Borough of North Haledon	N.J.A.C. 5:93-4.2(c)2	0
15	22	1	0.07	Eastern Christian School Assoc.	N.J.A.C. 5:93-4.2(c)2	0
16	22	1	0.07	Eastern Christian School Assoc.	N.J.A.C. 5:93-4.2(c)2	0
17	22	1.01	0.01	Scaltro, Francesco & Sebastiana	N.J.A.C. 5:93-4.2(c)2	0
18	22	7.01	0.61	Jackson Pink, LLC	Approved for a subdivision	0
19	22	7.03	0.93	Jackson Pink, LLC	Approved for a subdivision	0
20	22.01	2.03	0.5	Smith Bridget & Terry	N.J.A.C. 5:93-4.2(c)2	0
21	22.03	18.01	0.03	Unknown	N.J.A.C. 5:93-4.2(c)2	0
22	22.03	18.02	0.51	Redzeposki, Sebaedin	N.J.A.C. 5:93-4.2(c)2	0
23	23	13.21	0.81	Kalliotzis Michael	N.J.A.C. 5:93-4.2(c)2	0
24	24	14	3.88	Hofer Heights	N.J.A.C. 5:93-4.2(e)2.ii	0
25	24.01	1.02	0.52	Weber, Betty L	N.J.A.C. 5:93-4.2(c)2	0
26	28	9.04	0.6	Kush, Aytul & Kush, Daniel	N.J.A.C. 5:93-4.2(c)2	0



Site #	Block	Lot	Acreage	Owner	Notes	Developable Acres
27	31	10.04	4.74	The Belmont Group, LLC	Application under review	0
28	31	10.09	0.46	Eastern Christian Childrens Retreat	Developed	0
29	31	22	8.9	William Paterson University	<u>N.J.A.C. 5:93-4.2(e)2.ii</u>	0
30	31	23	36.98	The Nature Conservancy	<u>N.J.A.C. 5:93-4.2(e)2.ii</u>	0
31	31	24.01	12.77	The Nature Conservancy	<u>N.J.A.C. 5:93-4.2(e)2.ii</u>	0
32	31	24.02	15.9	William Paterson University	<u>N.J.A.C. 5:93-4.2(e)2.ii</u>	0
33	31	65	4	The Nature Conservancy	<u>N.J.A.C. 5:93-4.2(e)2.ii</u>	0
34	31	65.06	0.86	The Nature Conservancy	<u>N.J.A.C. 5:93-4.2(e)2.ii</u>	0
35	34	16	11.24	Borough of N. Haledon	Dog park and Rec fields	0
36	36.05	19	0.52	Nurmen Construction of NY	<u>N.J.A.C. 5:93-4.2(c)2</u>	0
37	37	29.01	0.05	Unknown Owner	<u>N.J.A.C. 5:93-4.2(c)2</u>	0
38	38	8	3.45	Jimenez Narcisco	<u>N.J.A.C. 5:93-4.2(e)2.ii</u>	0
39	47	9	0.17	Rivas Juan O. & Juan J.	<u>N.J.A.C. 5:93-4.2(c)2</u>	0
40	53	6	0.43	Borough of North Haledon	<u>N.J.A.C. 5:93-4.2(c)2</u>	0
41	54	34.02	5.33	Loreng, Walter F & Arlene M	<u>N.J.A.C. 5:93-4.2(e)2.ii</u>	0
42	54	34.15	36.006	The Nature Conservancy & NJDEP	<u>N.J.A.C. 5:93-4.2(e)2.ii</u>	0
43	54	34.16	34.242	The Nature Conservancy	<u>N.J.A.C. 5:93-4.2(e)2.ii</u>	0
44	54	34.17	17.369	Wayne Twp, NJDEP & Nature Con.	<u>N.J.A.C. 5:93-4.2(e)2.ii</u>	0
45	54	62	2.68	Haledon MUA	<u>N.J.A.C. 5:93-4.2(e)2.ii</u>	0
46	54	66.01	4.6369	The Nature Conservancy	<u>N.J.A.C. 5:93-4.2(e)2.ii</u>	0
47	55	3.02	0.37	North Haledon Bd. Of Ed.	<u>N.J.A.C. 5:93-4.2(c)2</u>	0
48	59	4	0.57	Hearthstone Est. Homeowners	<u>N.J.A.C. 5:93-4.2(c)2</u>	0
49	59	14.02	0.57	Wong Kan Ping	<u>N.J.A.C. 5:93-4.2(c)2</u>	0
50	59	21.01	0.136	Johnson, Robert & Jaqueline	<u>N.J.A.C. 5:93-4.2(c)2</u>	0
51	59.01	1	0.69	55 Shepherds Lane, LLC	<u>N.J.A.C. 5:93-4.2(c)2</u>	0
52	59.02	18.01	0.07	Kruse John & Albers Louise	<u>N.J.A.C. 5:93-4.2(c)2</u>	0
53	61	2	2.9	Fascas Builders, Llc	<u>N.J.A.C. 5:93-4.2(e)2.ii</u>	0
54	61	2.04	0.38	Fascas Builders, Llc	<u>N.J.A.C. 5:93-4.2(e)2.ii</u>	0
55	61.06	4	3.34	Borough of North Haledon	<u>N.J.A.C. 5:93-4.2(e)2.ii</u>	0
56	61.07	34	0.26	Unknown	<u>N.J.A.C. 5:93-4.2(c)2</u>	0

Site #	Block	Lot	Acreage	Owner	Notes	Developable Acres
57	63.01	5.04	2.74	North Country Holdings, LLC	Narrow access, N.J.A.C. 5:93-4.2(e)2.ii	0
58	65	7.02	0.18	Borough of North Haledon	N.J.A.C. 5:93-4.2(c)2	0
59	67	5.02	0.05	Borough of North Haledon	N.J.A.C. 5:93-4.2(c)2	0
60	67.03	9	0.1	Petrucelli, Frank A & Virginia	N.J.A.C. 5:93-4.2(c)2	0
61	67.03	46	0.06	Unknown	N.J.A.C. 5:93-4.2(c)2	0
62	68	7.01	0.06	Unknown	N.J.A.C. 5:93-4.2(c)2	0
63	68	9	0.05	Eastern Christian Children Retreat	N.J.A.C. 5:93-4.2(c)2	0
64	68	17.01	0.04	Unknown	N.J.A.C. 5:93-4.2(c)2	0
65	69	1.02	0.07	Onderdonk, John & Trang	N.J.A.C. 5:93-4.2(c)2	0
66	69	3.01	0.07	Unknown	N.J.A.C. 5:93-4.2(c)2	0
67	70	5	21.40	Borough of Franklin Lakes	Reservoir	0
68	70	6.11	1.46	Bastug, Gregory & Eve	Landlocked	0
69	70	6.15	0.201	Sutter, Urban & Anna	N.J.A.C. 5:93-4.2(c)2	0
70	70	6.16	0.16	Fastert, Herbert P & Karin	N.J.A.C. 5:93-4.2(c)2	0
71	70	11.01	0.43	Dziuba, Staniskawa	N.J.A.C. 5:93-4.2(c)2	0
72	72	36	4.38	The Nature Conservancy & NJDEP	N.J.A.C. 5:93-4.2(e)2.ii	0
73	74	1	1.66	The Nature Conservancy	N.J.A.C. 5:93-4.2(e)2.ii	0
74	74	33	41.51	The Nature Conservancy	N.J.A.C. 5:93-4.2(e)2.ii	0
75	74	34	1.39	Reservoir Pointe Homeowners A	Part of approved subdivision	0
76	75	14	4.07	The Nature Conservancy	N.J.A.C. 5:93-4.2(e)2.ii	0
						0 acres

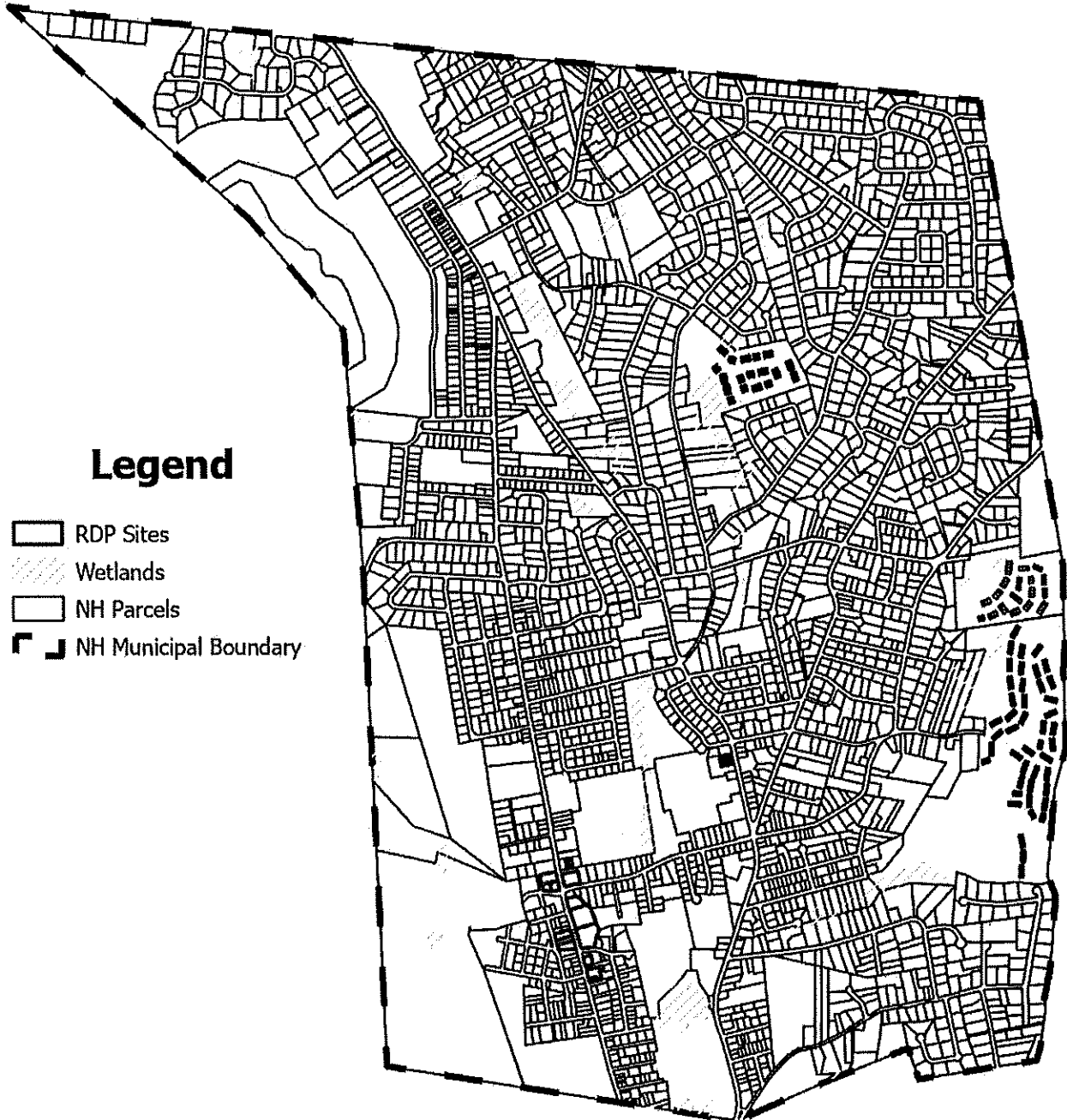


# RDP Sites Map

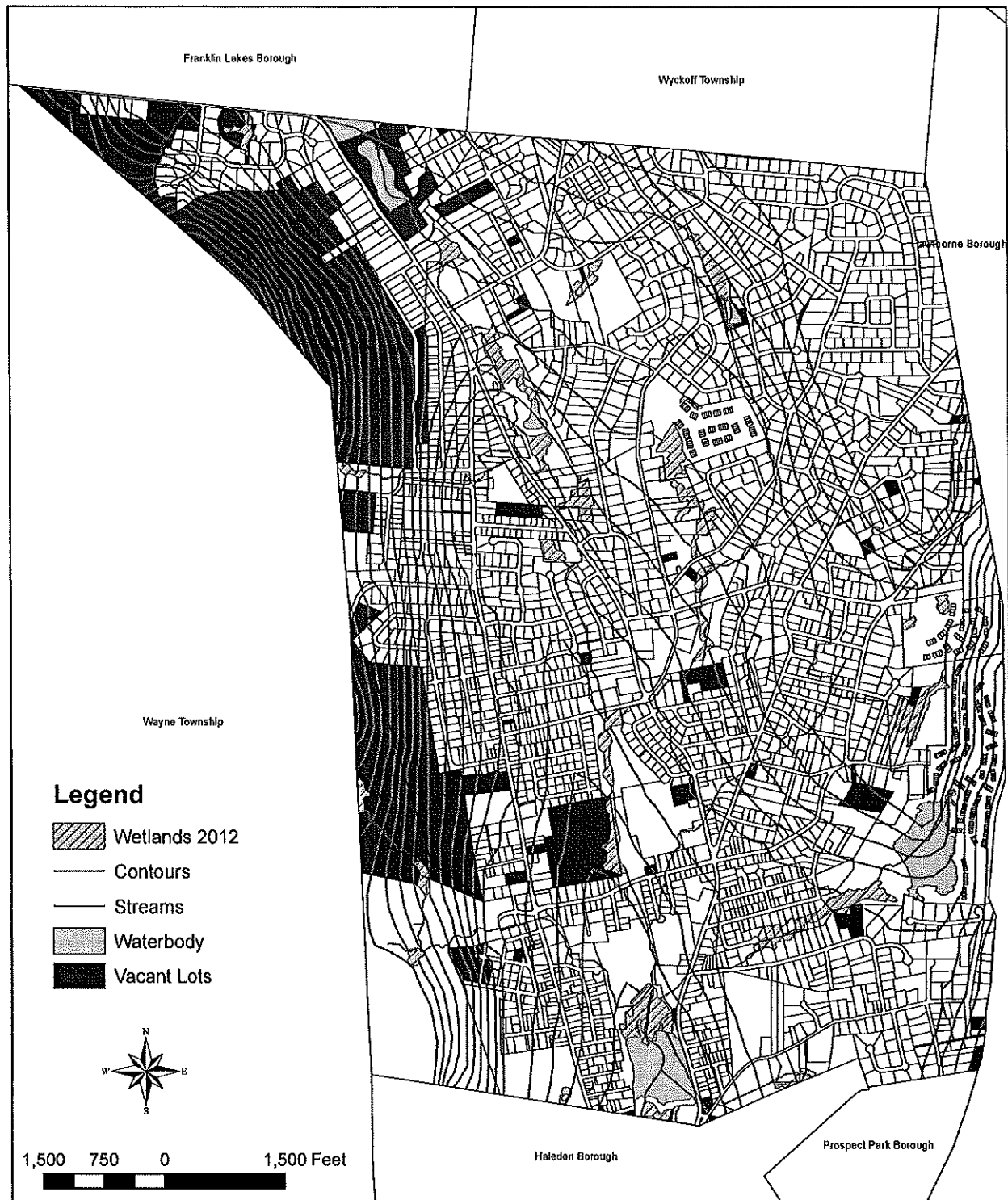
## Legend

-  RDP Sites
-  Wetlands
-  NH Parcels
-  NH Municipal Boundary

0 1,000 2,000 4,000  
Feet



# Borough of North Haledon Vacant Land Analysis Environmental Constraints Map



Prepared by Kauker and Kauker, LLC

## **Appendix B**

## Inventory of Potential Redevelopment Parcels

Block	Lot	Address / Location	Size (Acres)	Current Use	Zoning	Proposed Use	Estimated Yield (Affordable Units)	Notes
1.01	1		0.505	one-family	B-2		0.91	Included in RDP
1.01	1.03		0.262	Automotive Detail	B-2		0.47	Included in RDP
1.01	1.04		0.195	one-family	B-2		0.35	Included in RDP
6	5		0.344	Autobody shop	RA-3		0.62	Included in RDP
6	7.01		0.275	Parking lot	RA-3		0.5	Included in RDP
6	7.02		0.367	Fire house	RA-3		0.66	Included in RDP
16	1		0.115	one-family	RA-3		0.21	Included in RDP
16	2		0.479	Bar and Restaurant	RA-3		0.86	Included in RDP
16	5		0.23	Ambulance	RA-3		0.42	Included in RDP
30	7.01		0.598	Gas station	B-2		1.076	Included in RDP
30.02	3		1.31	Office	B-1		2.36	Included in RDP
30.02	3.02		0.4	two-family	B-2		0.72	Included in RDP
30.02	3.03		1.34	Office	B-1		2.41	Included in RDP
31	10	965 Belmont Avenue	3.37	Trucking business	RDZ			Existing viable trucking business, not likely to redevelop in the next 10 years.
31	11.03	953 Belmont Avenue	0.865	Trucking business	RDZ			Existing viable trucking business, not likely to redevelop in the next 10 years.
23.01	10	75 Oakwood Avenue	12.91	Nursery	RA-1			Alexander Hay Property. Existing viable nursery business, not likely to redevelop in the next 10 years.