



Fourth Round Housing Element & Fair Share Plan

**Borough of Pompton Lakes
Passaic County, NJ**

Prepared by:



architects + engineers

June 5, 2025

Acknowledgements

<u>Mayor & Borough Council</u>	<u>Planning Board</u>
Michael Serra, Mayor	Michael Serra, Mayor
Jennifer Polidori, Council Member	Michael Simone, Chairman, Class IV
Ek Venin, Council Member	Brian Otto, Vice Chairman, Class IV
Maria Kent, Council Member	Timothy Troast, Class IV
Bobby Cruz, Council Member	Paul Bowlby, Class IV
Lisa Kihlberg, Council Member	Dr. William Pendexter, Class IV
Ranuel "Randy" Hinton, Council Member	Lisa Kihlberg, Class III Council Representative
	John Keating, Class II
	Shawn Bootsma, Alternate 1
	Chris Foster – Alternate 2
	Carmelina Fusaro, Planning Board Secretary


Planning Board Attorney:
Andrew Brewer, Esq.

Consultant:
H2M Associates, Inc.
119 Cherry Hill Road, Ste. 110
Parsippany, NJ 07054



Adopted by the Planning Board: June 17, 2025
Endorsed by the Council: June 25, 2025

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



Sanyogita S. Chavan, PP, AICP #33LJ00593300

Table of Contents

INTRODUCTION	5
New Jersey’s Affordable Housing History	5
Municipal History of Affordable Housing Compliance	8
First Round (1987-1993)	8
Second Round (1993-1999)	8
Third Round (1999-2025)	8
Fourth Round Compliance Process.....	9
Establishing the Affordable Housing Obligation	10
Affordable Housing Compliance Certification	10
Ongoing Compliance	10
REQUIRED CONTENT OF A HOUSING ELEMENT & FAIR SHARE PLAN.....	11
DEMOGRAPHIC, ECONOMIC, & HOUSING CONDITIONS.....	12
Municipal Demographic Conditions.....	12
Historic & Projected Population	12
Age Distribution of Population	13
Educational Attainment	14
Race and Hispanic Origin	14
Income and Poverty Status	15
Municipal Employment Characteristics	16
Historic and Projected Employment	16
Occupational Characteristics.....	18
In-Place Employment by Industry	19
Travel Time to Work	20
Municipal Housing Stock	21
Household Size & Type.....	21
Occupancy Status.....	23
Condition of Housing Stock	25
Projection of Housing Stock	26
HOUSING REGION, REGIONAL INCOME LIMITS AND LMI THRESHOLDS	29
Housing Regions	29
Income Limits	29
LMI Monthly Home Costs	30
AFFORDABLE HOUSING OBLIGATION.....	31
Prior Round Compliance	31
Present Need	31
Prospective Need.....	31
Vacant Land Adjustment.....	32

Housing Element and Fair Share Housing Plan | [The Borough of Pompton Lakes](#)

Process	32
Fourth Round Vacant Land Adjustment	33
Consideration of Lands Most Appropriate for Affordable Housing	34
Multigeneration Family Housing Requirements	34
Consistency with the State Development and Redevelopment Plan	34
Affordable Housing Administration & Affirmative Marketing	34
New Jersey Highlands Region	35
FOURTH ROUND FAIR SHARE PLAN	36
Prior Round Compliance	36
Present Need Compliance	39
Credit / Bonus Requirements for the Fourth Round Prospective Need	39
Crediting Requirements	39
Credit Bonuses	39
Fourth Round Compliance Approach and Strategy	41
Vacant Land Adjustment	41
Credits Towards the Unmet Need	41
Zoning for Affordable Housing	42
APPENDICES	43

INTRODUCTION

This Housing Plan addresses the Borough's newly assigned fourth round affordable housing obligation. In accordance with the Fair Housing Act (FHA), New Jersey municipalities must adopt a Housing Element and Fair Share Plan (HEFSP) to plan for the provision of their "fair share" of affordable housing for low- and moderate-income persons and households.

Since the 1975 New Jersey Supreme Court decision known as "Mount Laurel I," New Jersey municipalities have had a constitutional obligation to provide opportunities for creation of low and moderate housing units. This 1975 decision led to a body of case law, legislative changes and rulemaking by a state agency that, collectively, is now referred to as the "Mount Laurel Doctrine." The Fair Housing Act of 1985 was the legislative response to the landmark *Mount Laurel* decisions and provided the basis for the establishment of the Council on Affordable Housing (COAH) to administer municipal compliance with the FHA. Through these actions, New Jersey municipalities have been assigned a specific number of affordable housing units that must be created or planned for creation to have "satisfied" their constitutional obligation, referred to as their affordable housing obligation. The purpose of this Housing Element and Fair Share Plan (hereinafter the "Plan") is to present how the Borough of Pompton Lakes will satisfy its constitutional obligation in the fourth round.

Affordable housing in New Jersey is defined as housing units which are reserved for households with incomes not more than 80% of the regional median income. The state is divided into six housing regions with a median income established for each region along with the thresholds for moderate- and low-income households based upon the household size. Each affordable unit must be reserved for low- and moderate-income households for a period up to 40 years and this is enforced through a deed restriction. Apart from providing the minimum required affordable housing, the municipality must ensure diversity in the level of affordability and diversity in the size of affordable units.

Municipal participation in this process is voluntary. However, municipalities that do not participate may be vulnerable to exclusionary zoning litigation, and builder's remedy lawsuits. A builder's remedy is a litigation tool that grants a developer the right to construct what is typically a multi-family development on land that was not zoned to permit the use or the residential density desired by the developer, provided a "substantial" percentage of the units are reserved for low- and moderate-income households.

New Jersey's Affordable Housing History

In its landmark 1975 decision, now referred to as "Mount Laurel I," the NJ Supreme Court ruled that developing municipalities have a constitutional obligation to provide variety and choice of housing types affordable to low- and moderate-income households. In its 1983 "Mount Laurel II" decision, the NJ Supreme Court extended the regional fair share obligation to all municipalities with any "growth area" as designated in the State Development Guide Plan (NJDCG 1978) and determined that each municipality would have to establish its fair share obligation and provide zoning strategies to create a realistic opportunity for fulfillment of the fair share obligation.

In 1985, the Legislature enacted the Fair Housing Act in response to Mount Laurel II. The Fair Housing Act created the Council on Affordable Housing (COAH) as an administrative alternative to compliance in a court proceeding. The Legislature conferred "primary jurisdiction" on COAH and charged COAH with promulgating regulations to establish housing regions, to estimate the state's low- and moderate-income housing needs, set criteria and guidelines for municipalities to determine and satisfy their affordable housing obligation, and to create a process for the review and approval of appropriate housing elements and fair

share plans. Approval of a municipal housing element and fair share plan by COAH was referred to as “substantive certification” and it provided protection from builder’s remedy litigation during the period which the housing element and fair share plan addresses (i.e. the round).

The table below summarizes the timeline of each affordable housing “round” in New Jersey.

Table 1: Affordable Housing Timeline		
Round (Release Date)	Period	Summary
Round 1 (1987)	1987 - 1993	COAH calculated affordable housing obligation for each NJ municipality
Round 2 (1994)	1993 - 1999	COAH calculated affordable housing obligation for each NJ municipality
Round 3 (2004)	Invalidated 2007	COAH introduced the “growth share” approach for calculating municipal obligations
Round 3 (2008)	Invalidated 2010, 2013	COAH revised the “growth share” methodology
Round 3 (2014)	Unadopted	COAH calculated affordable housing obligations for each NJ municipality based on Round 1 & Round 2 methodologies.
Round 3 (2015)	2015 - 2025	NJ Supreme Court declared COAH “moribund;” ordered Superior Courts to resume oversight of municipal compliance with FHA; and ordered municipalities to rely on Prior Round Rules to prepare their HEFSPs.
Round 4	2025-2035	A4/S50 is signed March 20, 2024, amending the affordable housing regulations. This amendment eliminated COAH and created new processes/calculations for Round 4. The NJ DCA provided non-binding calculations for each municipality’s affordable housing obligations.

COAH created the criteria and guidelines for municipalities to determine and address their respective affordable housing obligations. COAH originally established a formula for determining municipal affordable housing obligation for the six-year period between 1987 and 1993 (*N.J.A.C. 5:92-1 et seq.*), which became known as the “first round.” These rules established the first-round rehabilitation obligation (also referred to as the “present need”) and the first-round new construction obligation.

The first-round formula was superseded by COAH regulations in 1994 (*N.J.A.C. 5:93-1.1 et seq.*). The 1994 regulations recalculated a portion of the first round 1987-1993 affordable housing obligations for each municipality and computed the additional municipal affordable housing need from 1993 to 1999 using 1990 U.S. Census data. The regulations COAH adopted in 1994 to identify a municipality’s “cumulative” obligations for the first and second rounds are known as “the second round” regulations. The obligation of municipalities to create new affordable housing for the first and second rounds was referred to as the “prior round” obligation in the subsequent third round regulations.

On December 20, 2004, COAH’s first version of the third-round rules became effective some five years after the end of the second round in 1999. At that time, the third round was defined as the time from 1999 to 2014 but condensed into an affordable housing delivery period from January 1, 2004, through January 1, 2014. The third-round rules marked a significant departure from the methods utilized in COAH’s earlier rounds by creating a “growth share” approach that linked the production of affordable housing to residential and non-residential development within a municipality.

The growth share approach and the rules in which it was created were subject to significant litigation and ultimately overturned by the New Jersey Appellate Court. On January 25, 2007, the New Jersey Appellate Court decision, *In re Adoption of N.J.A.C. 5:94 and 5:95*, 390 N.J. Super. 1, invalidated key elements of the first version of the third-round rules, including the growth share approach. COAH issued revised rules on June 2, 2008 (as well as a further rule revision effective on October 20, 2008). Included in the 2008 rules was a recalculation of the cumulative first and second round obligation to account for updated data addressing secondary sources (filtering, demolitions, and residential conversions). Just as various parties challenged COAH's initial third round regulations, parties challenged COAH's 2008 revised third round rules. On October 8, 2010, the Appellate Division issued its decision, *In re Adoption of N.J.A.C. 5:96 and 5:97*, 416 N.J. Super. 462, with respect to the challenge to the second iteration of COAH's third round regulations. The Appellate Division upheld the COAH regulations that assigned rehabilitation and first and second rounds obligations to each municipality but invalidated the regulations by which the agency assigned housing obligations in the third round, finding that the Agency continued to utilize growth share approach, albeit an amended approach.

COAH sought a stay from the NJ Supreme Court of the deadline to issue new third round housing rules set forth by the Appellate Division. Additionally, there were various challenges to the Appellate Division's 2010 decision. On September 26, 2013, the NJ Supreme Court upheld the Appellate Court decision in *In re Adoption of N.J.A.C. 5:96 and 5:97 by New Jersey Council on Affordable Housing*, 215 N.J. 578 (2013), and ordered COAH to prepare the necessary rules. Subsequent delays in COAH's rule preparation and ensuing litigation led to the NJ Supreme Court, on March 14, 2014, setting forth a schedule for adoption. Although ordered by the NJ Supreme Court to adopt revised new rules on or before October 22, 2014, COAH deadlocked 3-3 at its October 20th meeting and failed to adopt the draft rules it had issued on April 30, 2014. In response, Fair Share Housing Center (hereinafter "FSHC") filed a motion in aid of litigant's rights with the NJ Supreme Court.

On March 10, 2015, ("the March 10 Decision") in the *Matter of Adoption of N.J.A.C. 5:96 and 5:97 by the New Jersey Council on Affordable Housing*, 221 N.J. 1 (2015), the Supreme Court declared COAH "moribund" and ordered the courts to provide a judicial remedy due to COAH's failure. The March 10th Decision stipulated that municipalities may initiate declaratory judgment actions and seek approval of their housing element and fair share plans through the courts.

The Supreme Court ordered that affordable housing obligations for municipalities be determined on a court-by-court basis using the methodologies from the First and Second Round rules pursuant to N.J.A.C. 5:91 and N.J.A.C. 5:93. The Court held that:

"In establishing a process by which towns can have their housing plans reviewed by the courts for constitutional compliance, the Court's goal is to provide a means by which towns can demonstrate compliance through submission of a housing plan and use of processes similar to those which would have been available through COAH for the achievement of substantive certification. The end result is to achieve adoption of a municipal housing element and implementing ordinances deemed to be presumptively valid if thereafter subjected to challenge."

In addition to the State agency activity and judicial decisions through 2015, the New Jersey Legislature amended the Fair Housing Act in 2008 (P.L. 2008, c. 46, often referred to as the "Roberts Bill", or "A500"). This amendment established a statewide 2.5% nonresidential development fee, prohibited new regional contribution agreements ("RCAs"), required that 13% of all new affordable housing units be restricted to very low-income households (30% of median income), and added a requirement that municipalities had to commit to spend development fees within four (4) years of the date of collection.

Additionally, the Fair Housing Act was amended in 2013 (P.L. 2013, c. 6) to permit municipalities to enter into an agreement with a developer or development owner to provide a preference for veterans who served in time of war or other emergency to occupy up to 50% of the affordable units in a particular development. The preference is applicable to the first 90 of the 120 days of initial marketing and thereafter may be on a special waiting list for future available affordable units in the development. These amendments to the Fair Housing Act are not promulgated in any valid COAH regulations.

On March 30, 2024, Governor Phil Murphy signed the bill known as A4/S50 into law (P.L. 2024, c.2) which amended the Fair Housing Act to eliminate COAH and to create new processes to determine and satisfy the housing obligations for the Fourth Round of Affordable Housing. The Fourth Round is set for the period beginning on July 1, 2025, and terminating on June 30, 2035.

As part of the new process, the New Jersey Department of Community Affairs (DCA) was tasked with determining the affordable housing obligation for each municipality by October 20, 2024. Municipalities were required to declare their affordable housing obligation by a binding resolution by Jan 31, 2025, and to adopt their HEFSP by June 30, 2025, along with draft implementing ordinances, adopted resolutions, and other supporting documents. Final ordinances must be adopted by March 16, 2026.

The bill also created a new body called the Affordable Housing Dispute Resolution Program, which is responsible for reviewing plans for consistency with the Fair Housing Act and handling challenges to municipalities' stated housing obligations or to their affordable housing plans.

Overall, this amendment created significant changes to the fourth round of affordable housing, and all the subsequent rounds. Such changes include the process in which municipalities obtain protection from builder's remedy litigation – including but not limited to the elimination of COAH and the creation of the Affordable Housing Dispute Resolution Program, the methodology to calculate municipal prospective need obligations, and the administration of affordable housing units. However, the Fair Housing Act does not create or direct the creation of new rules that would provide further guidance, instead it states municipalities shall rely on rules adopted by COAH, unless contradicted by statute or binding court decisions, for municipal crediting, adjustments and compliance strategies. One notable example of contradiction is the generation of and use of bonus credits.

Municipal History of Affordable Housing Compliance

The following section provides an overview of the Borough's compliance with each iteration of the prior rounds.

First Round (1987-1993)

In 1988, the Borough of Pompton Lakes adopted a Housing Element and Fair Share Plan ("HEFSP") covering the years between 1987 and 1993, known as the "First Round;" however, it was never certified by COAH (it was considered in the 2000 Master Plan Reexamination Report).

Second Round (1993-1999)

In research conducted by H2M for this Plan, no records of a "Second Round" Housing Element, for the period between 1993 and 1999, could be found.

Third Round (1999-2025)

As mentioned in the prior section, on December 20, 2004, COAH's first version of the third-round rules became effective. In 2005, the Borough adopted a "Third Round" HEFSP for the years between 1999 and

2014. In the same year, the Borough filed a petition with COAH for Third Round Substantive Certification. Borough records indicate that it was the Borough's first petition to COAH. The Borough of Pompton Lakes was one of approximately 284 New Jersey municipalities to submit plans to COAH under the 2004 Third Round Rules. In 2007, the Third-Round rules were challenged and subsequently invalidated by the New Jersey Appellate Court. As such, Pompton Lakes' 2005 petition for Third Round substantive certification was invalidated. Pompton Lakes submitted Housing Monitoring Reports to COAH for the years 2005, 2006, and 2007.

COAH's new Third Round rules took effect on June 2, 2008, and were amended on September 22, 2008. In response to the new rules, Pompton Lakes adopted Resolution 08-121 in October 2008 which authorized the preparation of an updated Fair Share Plan, meant to cover the years 1999 to 2018. The Borough's COAH consultants soon halted their efforts in preparing the Housing Plan, however, as the adoption of the Highlands Regional Master Plan (RMP) in July 2008 by the Highlands Council had the potential to change the Borough's land use and development regulatory landscape.

On October 30, 2008, The Highlands Council and COAH entered into a Memorandum of Understanding to establish a cooperative planning process to plan for and create opportunities for affordable housing within the Highlands Region. As a municipality fully located in the "Planning Area" of the Highlands Region, Pompton Lakes secured a Highlands Plan Conformance Grant which began the process of assessing its intent to conform to the Highlands RMP. The Borough implemented the grant between May 2009 and May 2010. Participation in the grant program provided a process for the Borough to assess the compatibility between meeting the Borough's affordable housing needs and protecting its significant environmental resources. As part of the Grant process, Pompton Lakes prepared a "Highlands Housing Element and Fair Share Plan." Ultimately, upon completion of the Grant deliverables in 2010, the Borough decided not to petition the Highlands Council for Plan Conformance.

In 2010, the New Jersey Appellate Court again struck down COAH's Third Round Rules, and invalidated the Growth Share approach, leaving Pompton Lakes (and every other NJ municipality) questioning how to proceed with obtaining a certified Plan. With the rules invalidated, the Borough did not adopt the HEFSP it had just prepared as part of the Highlands Plan Conformance Grant process.

As mentioned in the prior section, the Supreme Court held that due to COAH's failure to adopt appropriate regulations, the administrative process has been "dissolved", and designed a transitional process whereby the municipalities could seek judicial approval of their affordable housing plans. In accordance with this decision, the Borough of Pompton Lakes submitted its plan to court. The Borough entered into a settlement agreement with Fair Share Housing Center and adopted a Housing Plan Element and Fair Share Plan on November 19, 2019, which was endorsed by the governing body on December 4, 2019. Although there isn't any vacant land available and the Borough could have adjusted their obligation through a vacant land adjustment, the third-round plan set forth mechanisms to address the entire obligation. The Borough's prior (1987-1999) and third round (1999-2025) were 102 and 265, respectively, for a total of 367 units. This was proposed to be addressed through various mechanisms which are described in detail in this document.

Fourth Round Compliance Process

The first step in a municipality's compliance process is to establish the affordable housing obligation. The first, second, and third round obligations are already established by COAH or Superior Court, as applicable. Only the rehabilitation obligation and current prospective need, the fourth-round obligation, are subject to determination.

The methodology and formulas each municipality must rely upon to determine its rehabilitation, and fourth round obligation (as well as subsequent round obligations) are set forth within *N.J.S.A. 52:27D-304.1* thru *-304.3* of the Fair Housing Act. The March 8, 2018, unpublished decision of the Superior Court, Law Division, Mercer County, in re Application of Municipality of Princeton (“Jacobson Decision”) is also to be referenced as to datasets and methodologies that are not explicitly addressed in *N.J.S.A. 52:27D-304.3*. Notwithstanding the methodology set forth in the Fair Housing Act, the Act also required the DCA to release a non-binding report calculating obligations for each municipality in the State.

The following provides an overview of the process, and the deadlines established for the fourth-round compliance:

Establishing the Affordable Housing Obligation

- October 20, 2024: DCA Regional and Municipal Fair Share Obligation Report Issued.
- January 31, 2025: Deadline for municipalities to adopt a binding resolution committing to the affordable housing obligation and seeking a Compliance Certification through participation in the Program.
- February 28, 2025: Deadline for an interested party to challenge the municipality’s determination of its obligation to the Program. It shall apply “an objective assessment standard.”
- March 1, 2025: The municipality’s determination of its obligation will be established by default if no challenge.
- March 31, 2025: The Program must issue a decision on the obligation challenge.

Affordable Housing Compliance Certification

- June 30, 2025: Municipality shall adopt a Housing Plan and propose drafts of ordinances and resolutions to implement the plan. If a municipality does not adopt a Housing Element and Fair Share Plan by June 30, 2025, the Rules of Court may permit the Program or County Level Judge to allow the municipality to secure a grace period. *If a municipality does not adopt a Housing Plan by June 30, 2025, and does not secure a grace period, the municipality will have its immunity immediately stripped.*
- August 31, 2025: Deadline for an interested party to file a challenge of the Housing Plan with the Program. If no challenge by this date the Program will begin review of the Housing Plan for consistency with the FHA.
- December 31, 2025: Deadline for a municipality to settle any challenge or provide an explanation as to why it will not make all, or some of the changes brought by the challenge.
- March 15, 2026: Municipality to amend the Housing Plan and implement the agreed upon revisions resulting from a challenge and adopt all pertinent ordinances. The Housing Plan and adopted ordinances shall be immediately filed with the Program.

Ongoing Compliance

Midpoint (2030): Action by municipality or interested party filed to seek a realistic opportunity review of any developments that have not moved forward.

REQUIRED CONTENT OF A HOUSING ELEMENT & FAIR SHARE PLAN

In accordance with the Fair Housing Act at N.J.S.A. 52:27D-310, 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. The housing element shall include the municipality's strategy for addressing its present and prospective housing needs and shall contain the following:

1. 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;
2. 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;
3. An analysis of the municipality's demographic characteristics, including but not necessarily limited to household size, income level and age;
4. An analysis of the existing and probable future employment characteristics of the municipality;
5. 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;
6. A consideration of the lands that are most appropriate for construction of low- and moderate-income housing and 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.
7. An analysis of the extent to which municipal ordinances and other local factor advance or detract from the goal of preserving multigenerational family continuity as expressed in the recommendations of the Multigenerational Family Housing Continuity Commission;
8. 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
9. 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.

DEMOGRAPHIC, ECONOMIC, & HOUSING CONDITIONS

This document includes the essential components of a housing element as specified in N.J.S.A. 52:27D-310 of the New Jersey Fair Housing Act.

Municipal Demographic Conditions

The following discussion of municipal demographic conditions relies on the latest available Census data at the time of this report, and other sources of data, where available. The analysis uses the 2020 Decennial Census data in some cases; where possible, however, newer data from the 5-Year 2023 American Community Survey (ACS 5-Year) was used.

Historic & Projected Population

Since 1950, Pompton Lakes Borough experienced a period of rapid population growth followed by a period of population loss, and more recently a slight recovery in population growth. The greatest growth occurred between 1950 and 1970, when the Borough's population more than doubled from 4,654 residents in 1950 to its peak population of 11,397 residents in 1970. More specifically, in the 1950s the population grew by 102.9% and during the 1960s, the population grew another 20.7%. However, after 1970 the Borough's population began to decline. The Borough lost 6.5% of its population by 1980 and lost another 1.1% in the following decade which resulted in a population of 10,539 residents in 1990. The Borough's population began to grow again in 2000 with a small increase of 1.0%, or 101 residents. The population continued to grow, albeit very slowly, with an increase of 4.3% by 2010 and 0.3% by 2020. While the 2020 Decennial Census reported the Borough's population at 11,127 residents, the 2023 ACS 5-year data estimate the Borough's population to be about 11,010 residents.

Table 2: Population Growth			
Year	Population	Change	Percent Change
1950	4,654	--	--
1960	9,445	4,791	102.9%
1970	11,397	1,952	20.7%
1980	10,660	-737	-6.5%
1990	10,539	-121	-1.1%
2000	10,640	101	1.0%
2010	11,097	457	4.3%
2020	11,127	30	0.3%
Source: New Jersey State Data Center, US Decennial Census			

Table 3: Population Forecasts			
Year	Population	Change	Percent Change
2000	10,640	--	--
2015	11,172	532	5.0%
2050	12,577	1,405	12.6%
Source: NJTPA Population Forecast by County and Municipality 2050			

The North Jersey Transportation Authority (NJTPA) forecasts in its “2050 Regional Transportation Plan” that Pompton Lakes will continue to grow, gaining approximately 40.1 residents per year, between 2015 and 2050

Age Distribution of Population

The median age of Pompton Lakes residents is 39.4 years old (2023 ACS 5-year), which is 1.1 years older than the median age of residents in Passaic County at 38.1 years but is younger than the State median age at 40.1 years. The median age of Borough residents has increased by 3.5 years from the 35.9 years in 2010. Since 2010, the median ages of the County and the State have increased as well. The median age of the County increased by 2.1 years from 36 years in 2010 and the median age of the State increased by 1.6 from 38.5 years old in 2010. The trend of an aging population in the Borough is similar to the aging demographics at the County and State level.

As per the 2010 and 2020 Decennial Census data, presented in Table 4 below, the Borough's aging population can be attributed to a decrease in the number of school-age children and family-age persons while the number of seniors has increased. Youth under 19 years-old accounted for 20.8% of the Borough's population in 2020, which is a decline from 2010 when this age group comprised 28% of the population. Residents in the 20-24 age-cohort increased rapidly by 44.3% since 2010. However, the 20-24 age cohort is a small share of the population, constituting 6% of residents. As compared, the 25-35 age-cohort made up 16.3% of the population in 2010 but declined to 12.1% of the population in 2020 (decline of 25.4%).

In 2020, the age cohorts that held the largest shares of the population were the 35-44 age cohort at 17.2% of the population, the 45-54 age cohort at 13.4% of the population, 55-64 age-cohort at 16.2% of the population, and 65 and older age-cohort at 14.3% of the population. The percentage of each of these age-cohorts increased since 2010 except for the 45-54 age cohort which declined by 15.1%. The 35-44 age-cohort grew by 17.4% in this period. However, this growth was accompanied by a trend of rapid growth of older people in the Borough. Between 2010 and 2020, the number of residents in the 55-64 age cohort and 65-and-over age cohort increased by 60.5% and 30.8%, respectively. More specifically, these older age-cohorts increased from 21% of the population in 2010 to 30.5% in 2020.

Table 4: Population by Age Cohort					
Age	2010		2020		Change (%)
	Total	Percent	Total	Percent	
Under 5	683	6.2%	608	5.5%	-10.9%
5-9	920	8.4%	527	4.8%	-42.7%
10-14	808	7.4%	588	5.3%	-27.2%
15-19	655	6%	572	5.2%	-12.7%
20-24	454	4.1%	655	6%	44.3%
25-34	1,788	16.3%	1,334	12.1%	-25.4%
35-44	1,615	14.7%	1,896	17.2%	17.4%
45-54	1,737	15.8%	1,474	13.4%	-15.1%
55-64	1,105	10.1%	1,773	16.2%	60.5%
65 & over	1,201	10.9%	1,571	14.3%	30.8%
Source: US Census Bureau, DP05 Profile of General Demographic Characteristics 2010 and 2020					

Educational Attainment

Pompton Lakes' residents are well-educated, and the Borough has higher rates of educational attainment when compared to Passaic County. In 2023, 26.2% of residents that were 25 years of age or older earned at least a bachelor's degree and 15.1% earned a graduate or professional degree. This is higher than the County where 20.2% of Passaic residents of at least 25 years of age earned their bachelor's degree and 10.1% possessed a graduate degree or professional degree. In Pompton Lakes, less than 5.4% of residents did not complete high school when compared to 8.4% of the County residents.

Table 5: Educational Attainment		
Highest Level of Education	Pompton Lakes	Passaic County
Less than 9 th Grade	3.0%	8.4%
9 th to 12 th Grade, no diploma	2.4%	6.4%
High school graduate (includes equivalency)	30.8%	33.7%
Some college, no degree	16.0%	15.6%
Associate's degree	6.4%	5.5%
Bachelor's degree	26.2%	20.2%
Graduate or professional degree	15.1%	10.1%
High school or higher	94.6%	85.1%
Bachelor's degree or higher	41.4%	30.3%
<i>Source: US Census Bureau, ACS, 2023 5-Year Estimates, S1501 Educational Attainment</i>		

Race and Hispanic Origin

The Borough became slightly more diverse between the 2010 and 2020 period, as illustrated in Table 6 below. In 2010, 85.6% of the population identified as White, which is about 2% less than in 2010, when 87.6% identified as White. The Borough is less diverse when compared to the County, where 60.6% of residents identified as White in 2020. Persons who identified as Black or African American descent, Asian, other races, and two or more races make up a greater share of Passaic County's population at 39.4% than that of the Borough at 14.4%. Furthermore, the county-wide Hispanic/Latino population at 41.9% is more than double that of the Borough's population at 15.6%.

Table 6: Persons by Race and Hispanic Origin

	Pompton Lakes		Percent Change (2010-2020)	Passaic County		Percent Change (2010-2020)
	2020	Percent		2020	Percent	
White	9,414	85.6%	-2.0%	304,588	60.6%	-0.42%
Black or African American	163	1.5%	-27.2%	56,028	11.1%	-8%
American Indian and Alaska Native	0	0	-	1,501	0.3%	96.2%
Asian	876	8%	0%	26,981	5.4%	60.9%
Other	232	2.1%	23.4%	78,338	15.6%	-17.8%
Two or More Races	313	2.8%	347.1%	35,135	7%	345.8%
Total	10,998	100%	-	502,763	100%	-
Hispanic or Latino (any race)	1,721	15.6%	47%	210,461	41.9%	18.8%

Source: DP05, ACS Demographic and Housing Estimates, 2010 and 2020

Income and Poverty Status

Median household income, median family income and median non-family income are measures of the “middle income value” in an ordered list of each group’s income values. Non-Family Incomes are those values that represent a householder either living alone or with non-relatives only, whereas Family Income are those values that represent householders living with one or more individuals related by either birth, marriage, or adoption. The Median Household Income is a value represented by the household, regardless of whether it is a family or non-family household. Per Capita Income is determined by dividing the aggregate income of the Borough’s residents by its total population.

According to the 2023 ACS, the median household income for Pompton Lakes residents was \$119,038. This is approximately \$36,213 higher than the median household income of the County at \$82,825, and \$19,257 higher than that of the State at \$99,781. Table 7 below presents income statistics for Pompton Lakes as per the 2023 ACS data.

The Office of Management and Budget (OMB) sets poverty thresholds at a dollar value, which represents the poverty line and varies by family size and composition.¹ If a family’s total income is less than the appropriate threshold, then that family and every individual in it is considered to be “in poverty.” According to the OMB, approximately 9.7% of residents and 8.2% of families in Pompton Lakes fall below the poverty line.

¹ Office of Management and Budget determines poverty thresholds specified by the Statistical Policy Directive 14. Poverty thresholds are determined by multiplying the base-year poverty thresholds (1982) by the monthly inflation factor based on the 12 monthly Consumer Price Index (CPI)s and base year CPI. Poverty Thresholds do not vary geographically.

Table 7: Median Income Characteristics

Income Type	Pompton Lakes	Passaic County	New Jersey
Median Household Income	\$119,038	\$82,825	\$99,781
Median Non-Family Income	\$105,458	\$43,873	\$58,033
Median Family Income	\$138,641	\$98,062	\$121,944
Per Capita Income	\$52,389	\$38,873	\$52,583
Poverty Status (% of people)	9.7%	14.1%	9.7%
Poverty Status (% of families)	8.2%	11.9%	7.1%
Poverty status (% of children under 18)	16.4%	20.7%	12.9%
<i>Source: US Census Bureau, American Community Survey, 2023 5-Year Estimates, DP03 Selected Economic Characteristics</i>			

Table 8: Household Income

	Pompton Lakes		Passaic County		New Jersey	
	Total	Percent	Total	Percent	Total	Percent
Less than \$10,000	99	2.4%	8,419	4.7%	152,706	4%
\$10,000 to \$14,999	94	2.3%	7,060	4%	97,568	2.9%
\$15,000 to \$24,999	190	4.6%	14,740	8.3%	179,019	5%
\$25,000 to \$34,999	146	3.5%	10,042	5.6%	183,144	5.3%
\$35,000 to \$49,999	103	2.5%	15,881	8.9%	281,135	8%
\$50,000 to \$74,999	298	7.2%	25,151	14.1%	466,624	12.9%
\$75,000 to \$99,999	442	10.7%	20,936	11.7%	412,151	11.4%
\$100,000 to \$149,999	1,185	28.6%	32,754	18.4%	639,081	18%
\$150,000 to \$199,999	886	21.4%	18,136	10.2%	403,415	11.7%
\$200,000 or more	699	16.9%	25,158	14.1%	723,614	20.7%
<i>Source: US Census Bureau, American Community Survey, 2023 5-Year Estimates, DP03 Selected Economic Characteristics</i>						

Municipal Employment Characteristics

The following discussion of the municipal employment characteristics relies on Census 2020 data and more current 2023 5-Year ACS data where possible, as well as NJ Department of Labor and Workforce Development data and other sources.

Historic and Projected Employment

The unemployment rate in Pompton Lakes in the last 20 years has fluctuated but has responded to events that impacted the broader economy such as the 2008 Great Recession and the Covid-19 Pandemic. In the years leading up to the 2008 Great Recession, Pompton Lakes Borough experienced an unemployment rate between 3.3% and 4.1%. Once the recession began, unemployment rose rapidly and peaked at 11.5% in 2010. This is the same as Passaic County but higher than the State at 9.7%. In the following decade, unemployment steadily declined and reached 2.9% in 2019, which was the lowest unemployment rate since 2004. In 2020, the Covid-19 Pandemic began which led to the implementation of “lockdowns” and stringent safety protocols which resulted in a sudden increase of unemployment across the nation. The unemployment rate in Pompton Lakes almost tripled to 8.5% within the span of a year. Although the

unemployment rate in 2020 was very high, it was lower when compared to the County and State which had unemployment rates of 12.7% and 9.4%, respectively. By 2021, corresponding with the end of Covid-19 lockdowns and the relaxation of safety protocols, unemployment fell to 6.1%. In recent years, unemployment rates have decreased and was reported as 3.2% in 2023, nearing the pre-pandemic rates.

Table 9: Annual Average Unemployment Rate			
Year	Pompton Lakes	Passaic County	New Jersey
2004	3.3	6.1	4.9
2005	3.9	5.5	4.4
2006	3.9	5.7	4.6
2007	4.1	5.3	4.2
2008	5.2	6.6	5.4
2009	9.0	11.0	9.0
2010	11.5	11.5	9.7
2011	9.5	11.0	9.4
2012	8.2	11.1	9.4
2013	7.5	10.1	8.4
2014	5.9	8.2	6.7
2015	4.9	7.0	5.7
2016	4.3	6.1	4.9
2017	4.2	5.6	4.5
2018	3.7	4.9	4.0
2019	2.9	4.2	3.5
2020	8.5	12.1	9.4
2021	6.1	8.7	6.7
2022	3.2	4.8	3.9
2023	3.8	5.5	4.4
Source: New Jersey Department of Labor and Workforce Development, Labor Force Estimates			

The North Jersey Transportation Authority (NJTPA) forecasts in its “2050 Regional Transportation Plan” that employment will increase by approximately 294 employees or 13.5% over the 35-year period between 2015 and 2050. Without redevelopment or business expansion taking place in the Borough, it is not clear how the Borough would meet this forecast of adding 8.4 new employees per year.

Table 10: Employment Forecast			
Year	Employment	Change	Percent Change
2015	2,177	--	--
2050	2,471	294	13.5%
Source: NJTPA Population Forecast by County and Municipality 2015-2050			

Occupational Characteristics

According to the 2023 ACS, 73.7% of workforce-eligible residents (16 years and over) are in the labor force, with most being private wage/salary workers. Around 6% of residents identify as “self-employed.”

Borough residents work in the industries listed in the tables below. Over a quarter of residents (28.8%) are employed in the educational services/health care/social assistance industries, by far the largest industry employment sector for Borough residents. The next largest sectors that employ Borough residents include retail trade (12.4%) and professional, scientific, management, administrative and waste management services (11.1%).

Table 11: Labor Force		
	Number	Percent
In the Labor Force	6,513	73.7%
Not in the Labor Force	2,329	26.3%
Total Population (age 16+)	8,842	100%
<i>Source: US Census Bureau, American Community Survey, 2023 5-Year Estimates, Selected Economic Characteristics</i>		

Table 12: Class of Worker		
	Number	Percent
Private wage and salary workers	4,851	77.5%
Government workers	1,027	16.4%
Self-employed	380	6.1%
Unpaid family workers	0	0%
Armed Forces	0	0%
Unemployed	255	2.9%
Total Labor Force	6,258	100%
<i>Source: US Census Bureau, American Community Survey, 2023 5-Year Estimates, Selected Economic Characteristics</i>		

Table 13: Employment by Industry Sector (Age 16+)		
Industry	Number	Percent
Agriculture, forestry, fishing and hunting, and mining	8	0.1%
Construction	303	4.8%
Manufacturing	425	6.8%
Wholesale trade	217	3.5%
Retail trade	773	12.4%
Transportation and warehousing, and utilities	453	7.2%
Information	197	3.1%
Finance and insurance, and real estate and rental and leasing	582	9.3%
Professional, scientific, and management, and administrative and waste management services	696	11.1%
Educational services, and health care and social assistance	1,803	28.8%
Arts, entertainment, and recreation, and accommodation and food services	271	4.3%
Other services, except public administration	253	4.0%
Public administration	277	4.4%
Total Civilian Employed Population	6,258	100%
<i>Source: US Census Bureau, American Community Survey, 2023 5-Year Estimates, Selected Economic Characteristics</i>		

Table 14: Employment by Occupation (Age 16+)		
	Number	Percent
Management, business, science, and arts occupations	3,189	51.0%
Service occupations	718	11.5%
Sales and office occupations	1,329	21.2%
Natural resources, construction, and maintenance occupations	299	4.8%
Production, transportation, and material moving occupations	723	11.6%
<i>Source: US Census Bureau, American Community Survey, 2023 5-Year Estimates, Selected Economic Characteristics</i>		

In-Place Employment by Industry

According to NJDLWFD data for 2023, there are approximately 290 businesses in Pompton Lakes that employ nearly 2,000 employees. Health care/social services and construction provide the most private sector jobs. Industries without data in the table do not meet publication standards and were therefore suppressed by NJDLWFD, including employment data for transportation/warehousing, information, and administrative/waste remediation.

Table 15: Employment by Industry Sector and Number of Employees (2023)

Industry	Establishment		Employment		Annual Wages
	Total	Percent	Total	Percent	
Construction	35	12.1%	166	8.5%	\$84,205
Manufacturing	5	1.7%	19	1.0%	\$65,769
Wholesale Trade	13	4.5%	46	2.3%	\$67,065
Retail Trade	27	9.3%	101	5.1%	\$36,191
Transportation/Warehousing	.	.	.	.	.
Information	.	.	.	.	.
Finance/Insurance	13	4.5%	43	2.2%	\$65,822
Real Estate	5	1.7%	9	0.5%	\$51,103
Professional/Technical	28	9.7%	152	7.7%	\$76,857
Admin/Waste Remediation	.	.	.	.	.
Education	5	1.7%	201	10.2%	\$48,204
Health/Social	50	17.2%	525	26.7%	\$30,469
Arts/Entertainment	4	1.4%	8	0.4%	\$32,618
Accommodations/Food	33	11.4%	260	13.2%	\$28,423
Other Services	28	9.7%	99	5.0%	\$38,672
Unclassified	12	4.1%	14	0.7%	\$27,296
Private Sector Total	290	-	1,964	-	\$50,939
Local Gov't Education	1	-	311	-	\$74,358
Local Gov't Total	3	-	462	-	\$66,526

Source: NJ Department of Labor and Workforce Development, Employment and Wages, 2023 Annual Report

Travel Time to Work

Commuting times for the Borough's workforce residents are shown in **Table 17** below. About a third of residents, 33.6% of the workforce commute 15 to 29 minutes to work like the County and State where 36.7% and 32.6% of the workforce, respectively, have the same commute time. In Pompton Lakes, 17.7% of the workforce have commutes of 14 minutes or less, which is less than the County at 23.9% and the State at 21.5%. Those who have a commute of 30 to 44 minutes comprise of 31.3% of Pompton's workforce, which is more than the County at 21% and the State at 21.9%. The share of residents whose commute is greater than 45 minutes comprise of 17.4% of the Borough's workforce which is similar to the share of Passaic County's workforce at 17.4% but smaller as compared to the State at 24.1% of the workforce.

Table 16: Place of Work

	Number of Workers	Percent
Work in Pompton Lakes	876	14.2%
Work Outside Pompton Lakes	5,286	85.6%
Total	6,162	100.00%

Source: US Census Bureau, American Community Survey, 2023 5-Year Estimates, Place of Work – Place Level (B08008)

Table 17: Commute Time				
Commute Time (in minutes)	Pompton Lakes		Passaic County	New Jersey
	Number of Workers	Percent	Percent	Percent
Less than 5	55	1.0%	1.6%	2.1%
5 to 14	929	16.7%	22.3%	19.3%
15 to 29	1,869	33.6%	37.7%	32.6%
30 to 44	1,743	31.3%	21.0%	21.9%
45 to 59	483	8.7%	7.9%	9.9%
60 to 89	270	4.9%	6.4%	9.5%
90+	211	3.8%	3.1%	4.6%
Total	5,560	100%	100%	100%
Source: US Census Bureau, American Community Survey, 2023 5-Year Estimates, Travel Time to Work (B08303)				

Municipal Housing Stock

There are approximately 4,142 households and 4,235 total housing units in the Borough of Pompton Lakes, according to the 2023 ACS data. The following section describes the characteristics of the Borough's housing stock and household characteristics.

Household Size & Type

According to 2023 ACS Census Data, the average household size in the Borough of Pompton Lakes is 2.65, which is smaller than the 2.83 household size for Passaic County. As seen in **Table 18** below, more than half (55.4%) of Borough households are one- and two-person households.

Table 18: Household Size				
Household Size	Pompton Lakes		Passaic County	
	Total	Percent	Total	Percent
1-person	1,116	26.6%	40,719	23.0%
2-person	1,208	28.8%	47,081	26.6%
3-person	724	17.2%	31,761	17.9%
4-person	675	16.1%	29,060	16.4%
5-person	230	5.5%	15,209	8.6%
6-person	150	3.6%	7,358	4.2%
7+ person	97	2.3%	5,887	3.3%
Source: US Census Bureau, Decennial Census 2020, H9, Household Size				

The Census Bureau defines family households as householders living with one or more individuals related by either birth, marriage, or adoption and non-family households as a householder either living alone or with non-relatives only. Family households make up approximately 70% of households in Pompton Lakes, where non-family households make up 30%. Of the Borough's family households, 59.4% are married couple households. Approximately 33% of households have children under the age of 18. Out of all Borough households, 67% of households do not have children present. Most non-family households are householders living alone.

Table 19: Household Size & Type		
	Total	Percent
Family Households		
Married-couple family	2,459	59.4%
With own children under 18 years	1,123	27.1%
Cohabiting Couple Household	273	6.6%
With children of the householder under 18 years	104	2.5%
Male householder, no spouse present	473	11.4%
With own children under 18 years	14	0.3%
Female householder, no spouse present	937	22.6%
With own children under 18 years	118	2.8%
Total Households	4,142	100%
Nonfamily Households		
Householder living alone	984	24.8%
Male householder, no spouse present	335	8.1%
Female householder, no spouse present	649	15.7%
<i>Source: DP02, Selected Social Characteristics, 2023 ACS 5-Year Estimates Data Profiles</i>		

As indicated in the table below, single-family detached housing is the predominant housing type in Pompton Lakes (67.2%). The prevalence of garden-style apartments and other multi-family buildings throughout the Borough account for the 521 units of housing in buildings containing 20 or more units.

Approximately 58% of the Borough's housing stock contains three or more bedrooms, where one- and two-bedroom units make up approximately 40.9% of Borough housing stock. There are relatively few units in the Borough (204) with 5 or more bedrooms, accounting for only 4.8% of the housing stock. It is likely that future downtown redevelopment projects could increase the supply of units containing 1- and 2-bedrooms.

Table 20: Housing Type by Number of Units in Structure				
Type	Pompton Lakes		Passaic County	
	Total	Percent	Total	Percent
1-unit, detached	2,847	67.2%	77,117	41.4%
1-unit, attached	309	7.3%	11,451	6.2%
2 units	208	4.9%	36,429	19.6%
3 or 4 units	27	0.6%	18,253	9.8%
5 to 9 units	107	2.5%	11,479	6.2%
10 to 19 units	147	3.5%	8,666	4.7%
20 or more units	521	12.3%	22,195	11.9%
Mobile home	21	0.5%	588	0.3%
Boat, RV, van, etc.	48	1.1%	0	0%
<i>Source: US Census Bureau, ACS, 2023 5-Year Estimates, Selected Housing Characteristics</i>				

Table 21: Number of Bedrooms				
	Pompton Lakes		Passaic County	
Bedrooms	Total	Percent	Total	Percent
No Bedroom	49	1.2%	6,061	3.3%
1 Bedroom	371	8.8%	29,434	15.8%
2 Bedroom	1,358	32.1%	56,120	30.1%
3 Bedroom	1,494	35.2%	59,638	32%
4 Bedroom	759	17.9%	26,970	14.5%
5+ Bedroom	204	4.8%	7,955	4.3%
Source: US Census Bureau, ACS, 2023 5-Year Estimates, Selected Housing Characteristics				

Occupancy Status

According to the 2010 and 2020 Census, the Borough has had very low housing vacancy rates in 2010 (4.6%) and 2020 (0.8%). In 2020, for example, the county-wide vacancy rate was 4.8%. The percentage of owner- and renter-occupied units remained essentially unchanged during the same period, with owner-occupied units accounting for three-fourths of all units. The average household size in Pompton Lakes decreased from 2.91 in 2010 to 2.60 in 2020, consistent with the national trend of decreasing household sizes. Household sizes for renter-occupied units are smaller (2.44 persons) than those of owner-occupied units (2.66 persons). Renter-occupied units tend to be smaller and with fewer bedrooms.

Table 22: Household Occupancy and Tenure				
	2010		2020	
Occupied Units	3,773	95.4%	4,216	99.2%
Owner-Occupied	2,882	76.4%	3,047	72.3%
Renter-Occupied	891	23.6%	1,169	27.7%
Vacant Units	183	4.6%	36	0.8%
Source: US Census Bureau ACS 2010 and 2020, DP04 Selected Housing Characteristics				

Table 23: Household Size by Tenure		
	2010	2020
Avg. Household Size	2.91	2.60
Owner Occupied	3.02	2.66
Renter Occupied	2.55	2.44
Source: U S Census Bureau ACS 2010 and 2020, DP04 Selected Housing Characteristics, DP02 Selected Social Characteristics		

Purchase and Rental Value of Housing Stock

Using the 2023 5-Year ACS data, approximately 48% of the 1,128 renters in the Borough spend between \$1,000 and \$1,499 on gross rent. Approximately 10.4% of renters spend less than \$1,000 monthly. The median gross rent in Pompton Lakes (\$1,451) is higher than the median gross rent of the County (\$1,310). Compared to the median contract rent of all surrounding communities, (Bloomingdale \$1,772; Wanaque

\$1,885; Wayne \$2,126; Oakland (Bergen County) \$1,462; and Riverdale (Morris County) \$2,351; Pompton Lakes is still the most affordable.

Federal and State standards state that households paying in excess of 30% of their income for housing are considered to be rent-burdened. According to these standards, rent-burdened households make up 28.6% of the Borough's renter households, less than the percentage of rent-burdened located in the County as a whole (53.1%).

According to the 2023 5-Year ACS estimates, the median value of owner-occupied housing in Pompton Lakes is \$27,300 less than the median home value for all of Passaic County. Homes valued between \$200,000 and \$500,000 account for 83.7% of Pompton Lakes' owner-occupied housing stock. Homes valued over \$500,000 account for less than 5% of the Borough's stock, compared to approximately 17.6% of housing stock in Passaic County.

Table 24: Gross Rent of Renter-Occupied Housing Units				
Gross Rent	Pompton Lakes		Passaic County	
	Units	Percent	Units	Percent
Less than \$500	40	3.5%	5,426	7%
\$500-\$999	78	6.9%	11,699	15%
\$1,000-\$1,499	542	48%	36,221	46.5%
\$1,500 or more	468	41.6%	24,624	31.5%
Total	1,128	100%	77,970	100%
Median Gross Rent	\$1,451		\$1,310	
Source: US Census Bureau, ACS, 2023 5-Year Estimates, Selected Housing Characteristics				

Table 25: Renter-Occupied Housing as % of Income				
Gross Rent as Percent of Income	Pompton Lakes		Passaic County	
	Units	Percent	Units	Percent
Less than 15%	102	9%	8,639	11.4%
15% to 19.9%	325	28.8%	9,416	12.4%
20% to 24.9%	203	18%	9,347	12.3%
25% to 29.9%	175	15.5%	8,225	10.8%
30% to 34.9%	102	9%	6,255	8.2%
35% or more	221	19.6%	34,071	44.9%
Source: US Census Bureau, ACS, 2023 5-Year Estimates, Selected Housing Characteristics				

Table 26: Value of Owner-Occupied Housing				
	Pompton Lakes		Passaic County	
	Units	Percent	Units	Percent
Less than \$50,000	8	0.3%	1,700	1.9%
\$50,000 to \$99,999	16	0.5%	697	0.8%
\$100,000 to \$149,999	190	6.2%	2,098	2.4%
\$150,000 to \$199,999	158	5.2%	4,302	4.9%
\$200,000 to \$299,999	857	28.1%	20,659	23.4%
\$300,000 to \$499,999	1,695	55.6%	43,326	49.1%
\$500,000 to \$999,999	115	3.8%	14,665	16.6%
\$1,000,000 or more	8	0.3%	852	1.0%
Median Value	\$324,700		\$352,000	
Source: US Census Bureau, ACS, 2023 5-Year Estimates, Selected Housing Characteristics				

Condition of Housing Stock

The Census does not compile data on substandard housing. However, COAH's use of three (3) variables collected by the Census Bureau— old and over-crowded units, homes with incomplete plumbing, and homes with incomplete kitchens— have been upheld by the Appellate Division as satisfactory indicators or “proxies” of the amount of substandard housing within a municipality.

Homes considered 'old' are those homes that are at least 50 years old (built prior to 1970 for Census purposes). According to the 2023 ACS, 2,931 homes, or 69% of the Borough's housing stock, were built prior to 1970.

COAH's rules state that “overcrowded units” are those with more than one person (1.01 persons) living in a room. Approximately 2.8% of households in Pompton Lakes may be considered overcrowded.

The second and third indicators for substandard housing are those units that lack plumbing and kitchen facilities. The 2023 ACS data indicates that there are no units in the Borough that lack complete kitchen and plumbing facilities.

Table 27: Year Structure Built		
Built	Structures	Percent
2014 or later	0	0%
2010 to 2013	6	0.1%
2000 to 2009	168	4%
1990 to 1999	257	6%
1980 to 1989	263	6.2%
1970 to 1979	627	14.7%
1960 to 1969	821	19.3%
1950 to 1959	961	22.6%
1940 to 1949	526	12.4%
1939 or earlier	623	14.7%
<i>Source: US Census Bureau, ACS, 2023 5-Year Estimates, Selected Housing Characteristics</i>		

Table 28: Occupants per Room		
Size	Units	Percent
1.00 or less	4,095	97.1%
1.01 to 1.50	90	2.1%
1.51 or more	31	0.8%
Total	4,216	100%
<i>Source: US Census Bureau, American Community Survey, 2023 5-Year Estimates, Selected Housing Characteristics</i>		

Table 29: Condition of Housing Stock		
	Units	Percent
Lack of complete plumbing	0	0%
Lack of complete kitchen	0	0%
Lack of telephone services	0	0%
Lack of adequate heat	0	0%
Total	0	0%
<i>Source: US Census Bureau, American Community Survey, 2023 5-Year Estimates, Selected Housing Characteristics</i>		

Projection of Housing Stock

The tables below represent Pompton Lakes' projection of housing stock, including the probable future construction of low- and moderate-income housing for the next ten years. N.J.S.A. 52:27D-310 requires that a housing element contain such a projection, including the probable future construction of low- and moderate-income housing for the next ten years. This projection takes into account, but is not limited to construction permits issued, approvals of applications for development and probable residential development of land.

Table 30 shows the Borough's historic development trends which contains building permit, certificate of occupancy (CO), and demolition data, sourced from the Jersey Construction Reporter made available by New Jersey's Department of Community Affairs' Division of Codes and Standards. According to NJDCA, between 2003 and 2023, 89 residential COs were issued, and 140 demolitions were recorded. Accounting for the 140 demolitions, net development in the Borough was -51 units, meaning there was a total loss of 51 housing units or an average loss of 2.4 units per year. Net residential development greatly fluctuated greatly during two-decade period, peaking in the early aughts but afterwards, more housing units were demolished than were constructed. In 2003, there were 16 units of net development in the Borough but the next year, 2004 there was a net loss of one unit. Net development peaked in 2005 with a net growth of 20 housing units. After 2006, except for the years 2010 and 2018, net development was either reported to be at- or below zero. In 2010 and 2018, there were three units of net development.

Table 30: Historic Trend of Residential Certificates of Occupancy & Demolition Permits			
Year	COs Issued	Demolitions	Net Development
2003	19	3	16
2004	0	1	-1
2005	25	5	20
2006	3	14	-11
2007	6	12	-6
2008	1	16	-15
2009	3	6	-3
2010	3	0	3
2011	1	2	-1
2012	0	10	-10
2013	3	9	-6
2014	2	8	-6
2015	4	12	-8
2016	6	9	-3
2017	3	23	-20
2018	3	0	3
2019	0	6	-6
2020	0	0	0
2021	0	0	0
2022	0	0	0
2023	7	4	3
Total	89	140	-51
<i>Source: "New Jersey Construction Reporter" - New Jersey Department of Community Affairs Division of Codes and Standards</i>			

Due to the built-out nature of the community and the limited available vacant land, it is unlikely that new construction will generate a significant number of new units in the future.

The North Jersey Transportation Authority (NJTPA) forecasts in its "2050 Regional Transportation Plan" that the Borough of Pompton Lakes will continue to grow, and over the next 27 years, will have an annual gain of about 26 households, 58 residents and 11 employees.

Housing Element and Fair Share Housing Plan | [The Borough of Pompton Lakes](#)

Table 31: NJTPA 2050 Forecasts			
Year	Number	Change	Percent Change
Population Forecast			
2015	11,172		--
2023	11,010	-162	-1.45%
2050	12,577	1,567	14.23%
Household Forecast			
2015	4,276		--
2023	4,142	-134	-3.13%
2050	4,852	710	17.14%
Employment Forecast			
2015	2,177	--	--
2050	2,471	294	13.50%
Source: NJTPA Population Forecast by County and Municipality 2015-2040; 2023 ACS 5-year			

HOUSING REGION, REGIONAL INCOME LIMITS AND LMI THRESHOLDS

Housing Regions

The Fourth Round DCA methodology calculated affordable housing obligations for each “housing region,” and then assigned fair share obligations to each of New Jersey’s 565 municipalities. The Fair Housing Act defines a “Housing Region” as a geographical area established pursuant to subsection b. of section 6 of P.L.2024, c.2 (C.52:27D-304.2). The State of New Jersey is divided into six such geographical areas which are listed below:

1. Region 1 shall consist of the counties of Bergen, Hudson, Passaic, and Sussex;
2. Region 2 shall consist of the counties of Essex, Morris, Union, and Warren;
3. Region 3 shall consist of the counties of Hunterdon, Middlesex, and Somerset;
4. Region 4 shall consist of the counties of Mercer, Monmouth, and Ocean;
5. Region 5 shall consist of the counties of Burlington, Camden, and Gloucester; and
6. Region 6 shall consist of the counties of Atlantic, Cape May, Cumberland, and Salem.

The Borough of Pompton Lakes is located with **Housing Region 1**.

Income Limits

Affordable housing in New Jersey is housing that is rented or sold and occupied by, or reserved for occupancy by, “low and moderate income” (LMI) households. In accordance with the Fair Housing Act and affordable regulations, LMI households are those that have a median gross household income limited to the following:

Table 32: Income Limits	
LMI Type	Household Income Limit:
Moderate Income:	More than 50% but less than 80% of the Region’s Median Income
Low Income:	Less than 50% of the Region’s Median Income
Very low income:	Less than 30% of the Region’s Median Income

The Uniform Housing Affordability Controls (UHAC) at N.J.A.C. 5:80-26.3(d) and (e) require that the maximum rent for a qualified unit be affordable to households with incomes less than 70% of the median income for the region, provided the development includes 13% or more very low-income units. The average rent must be affordable for households with incomes no greater than 52% of the median income. The maximum sale prices for affordable units must be affordable to households with incomes less than 70% of the median income. The average sale price must be affordable for a household with an income of 55% or less than the median income.

The income limits for Pompton Lakes are based on the median income established for Region 1. Historically, COAH has relied on US Department of Housing and Urban Development (HUD) estimates of median income for New Jersey’s housing regions. The recent amendment P.L. 2024, Chapter 2, has continued to use the HUD estimates to determine income limits for those of moderate incomes, low incomes, and very low incomes. Therefore, the median household income for household sizes 1 through

7+ in Region 1 will be determined using the most recent HUD estimates. The following table reflects the 2025 affordable housing regional income limits for Region 1, prepared by Affordable Housing Professionals of New Jersey (AHPNJ).

Table 33: 2025 Region 1 Income Limits by Household Size					
Household Income	Household Size				
	1-Person	2-Person	3-Person	4-Person	5-Person
Median	\$89,100	\$101,800	\$114,500	\$127,200	\$137,400
Moderate	\$71,280	\$81,440	\$91,600	\$101,760	\$109,920
Low	\$44,550	\$50,900	\$57,250	\$63,600	\$68,700
Very Low	\$26,730	\$30,540	\$34,350	\$38,160	\$41,220

Source: Affordable Housing Professionals of NJ

LMI Monthly Home Costs

Housing costs for LMI households are restricted to a percentage of their household's eligible monthly income.

- For home ownership units, the maximum initial purchase price shall be calculated so that the monthly carrying costs (including principal and interest- based on a mortgage equal to 95% of the purchase price and the Federal Reserve H15 rate of interest, taxes, homeowner and private mortgage insurance, and condominium/homeowner association fees) do not exceed 28 percent of an eligible household's income.
- For rental units, the initial rent for a restricted rental unit shall be calculated so as not to exceed 30 percent of the eligible monthly income of the appropriate household size.

Table 34: 2024 Region 1 Gross Rent Limits			
	1-Bedroom (1.5-bedroom Household)	2-Bedroom (3-Person Household)	3-Bedroom (4.5-Person Household)
Moderate	\$1,355	\$1,626	\$1,878
Low	\$1,129	\$1,355	\$1,565
Very Low	\$677	\$813	\$939

Source: Affordable Housing Professionals of NJ/FSHC 2024 Rent Calculator

AFFORDABLE HOUSING OBLIGATION

As mentioned earlier in this document, on March 20, 2024, Governor Murphy signed P.L.2024, c.2. into law, establishing a new framework for determining and enforcing municipalities' fourth round affordable housing obligations under the New Jersey Supreme Court's Mount Laurel doctrine and the State's Fair Housing Act. In that the legislation requires a housing plan to examine the prior round compliance (first, second, and third rounds), along with the present need or "rehabilitation obligation" and the "prospective need obligation" for the fourth round. The purpose of this section of the Plan is to set forth the Borough's approach to satisfying the fourth-round obligation along with noting the prior round compliance.

Prior Round Compliance

The Borough of Pompton Lakes has a history of fulfilling its affordable housing obligation and has participated since Round 1, and the various iterations of Round 3 since 2005. The Borough entered into a settlement agreement with Fair Share Housing Center and adopted a Housing Plan Element and Fair Share Plan on November 19, 2019, which was endorsed by the governing body on December 4, 2019. Although there isn't any vacant land available and the Borough could have adjusted their obligation through a vacant land adjustment, the third-round plan set forth mechanisms to address the entire obligation. The Borough's prior (1987-1999) and third round (1999-2025) were 102 and 265, respectively, for a total of 367 units. The plan included various mechanisms such as existing senior housing, inclusionary development project, group homes / alternative living arrangements, redevelopment areas and projects, etc., as described in detail in the fair share plan. This is described in detail in the Fourth Round Fair Share Plan section of this document. The Borough reserves the right to apply additional credits and any eligible bonus credits to the future rounds.

Present Need

A municipality's present need obligation, pursuant to the Fair Housing Act (N.J.S.A. 52:27D-304.3.b.), is determined by estimating the number of existing deficient housing units currently occupied by low- and moderate-income households within the municipality. The DCA calculated this number by using the methodology comparable to that used to determine the third-round present need, using datasets made available through the federal decennial census and the American Community Survey, including the Comprehensive Housing Affordability Strategy dataset.

The DCA calculated municipal present need obligations in *Affordable Housing Obligations for 2025-2035 (Fourth Round) Methodology and Background*, released on or about October 18, 2024. This DCA Report calculated a rehabilitation obligation of 45 units for the Borough.

The Borough intends to satisfy the present need obligation through measures explained in detail in the Fourth Round Fair Share Plan.

Prospective Need

The DCA assigned Pompton Lakes a 106-unit Prospective Need, which is also known as the new construction obligation, reflecting the number of units that must be created or zoned for by 2035. The amended statutes required a municipality to either accept DCA's number or present an analysis of its present and prospective fair share obligation in accordance with the formulas established pursuant to N.J.A.C.52:27D-304.2 and N.J.A.C.52:27D-304.3. H2M, on behalf of the municipality, calculated an

adjusted Prospective Need of 104 units. In the analysis conducted, H2M removed land that was inappropriately included in the DCA's calculations for the Land Capacity Factor. This reduced the affordable housing obligations by two units from 106 to 104.

In accordance with the requirements of N.J.S.A 52:27D-301, the Borough filed a resolution of participation before the Affordable Housing Dispute Resolution Program, to propose that Pompton Lake's Prospective Need obligation be set at 104 units. The Borough's resolution was challenged by one intervenor, the New Jersey Builders Association (NJBA), who filed an objection on February 28, 2025. The intervenor's objection contended that Pompton Lake's Prospective Need should remain at 106 units. To resolve this dispute, all parties engaged in the mediation process provided by the Affordable Housing Dispute Resolution Program and mediated to establish the Borough's obligation at 105 units.

The present and prospective need are noted in the table below.

Table 35: Present and Prospective Need	
Component	Obligation
Present Need/ "Rehabilitation Share" Obligation	45
Prospective Obligation (2025-2035)	105
Total Obligation	150

The lack of available vacant land continues to be a significant limitation to development opportunities in the Borough of Pompton Lakes. As part of this effort, the Borough prepared an updated Vacant Land Analysis to assess the current development potential as per the amended legislation as described in the following section.

Vacant Land Adjustment

The legislation, pursuant to N.J.A.C.52:27D-310.1.1, allows the municipality to request an adjustment due to available land capacity. The regulations require that 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 and adopt realistic zoning that allows for such adjusted obligation, or demonstrate why the municipality is unable to do so.

Process

A study of vacant and public lands provides a closer look at existing development and the potential for future development of vacant land, public land, and farmland (if available) based on such factors as lot size, environmental constraints, and accessibility.

This data set was reviewed for completeness and accuracy with respect to property class codes and, where necessary, updated based on local information and/or current aerial images. Data was then compared with local information to eliminate recently developed parcels, parcels in active use for municipal government or utilities purposes, parcels used for open space and recreation (ROSI and Non ROSI properties) and parcels owned by other municipalities, the County or the State.

Section 1 of P.L. 1995, c.231, (C.52:27D-310.1) amends the vacant land adjustment procedures to allow excluding the following as vacant land:

1. Land owned by a government entity that is utilized for a public purpose other than housing.

2. Land listed on a masterplan as being dedicated for the purposes of conservation, park lands or open space that is owned, leased, or operated by a county, municipality, or tax-exempt non-profit organization.
3. Any vacant contiguous parcels of privately-owned land which are too small, when aggregated, to support five (5) or more units based on appropriate standards pertaining to housing density.
4. Historic and architecturally important sites listed on the State Register of Historic Places or National Register of Historic Places.
5. Agricultural lands when the development rights to these lands have been purchased or restricted by covenant.
6. Sites designated for active recreation that are designated for recreational purposes in the municipal master plan.
7. Environmentally sensitive lands where development is prohibited by any State or federal agency, including, but not limited to, the Highlands Water Protection and Planning Council, established pursuant to section 4 of P.L.2004, c.120 (C.13:20-4), for lands Highlands Preservation Area, and lands in the Highlands Planning Area for Highlands-conforming municipalities.

Fourth Round Vacant Land Adjustment

If a municipality seeks a vacant land adjustment, they are required to calculate the Realistic Development Potential (RDP), or the portion of the fair share obligation that can realistically be addressed with inclusionary development. In the Vacant Land Analysis prepared for the Fourth Round, environmentally sensitive land included land in 100-year floodplains, wetlands, Category One (C-1) waterways, etc. Data for these environmental constraints were overlaid on existing parcel maps to identify constrained portions of the vacant properties in question. Parcels partially encumbered and still considered developable or partially developable were left in the inventory of vacant land and the environmentally constrained portions of those lots were removed from the total site acreage calculations. Parcels that were entirely constrained were not considered for the inventory of vacant land with realistic development potential (RDP) but are included in the vacant land inventory. Additionally, any parcels on the State Register of Historic Places or National Register of Historic Places were excluded from the RDP. The statutes require the Borough to evaluate vacant (Tax Class 1) and publicly owned (Tax Class 15C) properties that are not environmentally constrained and consider those sites for inclusionary housing development. All remaining parcels were included in the Borough's land capacity calculation with a 20% low and moderate-income housing requirement applied to the Borough's estimated build-out.

Maps were created to graphically show how the final list of developable properties were determined. A complete description of the Vacant Land Analysis (VLA) process, as well as maps and data tables are included in **Appendix A**.

The lack of available vacant land continues to be a significant limitation to development opportunity in the Borough of Pompton Lakes. The vacant land analysis resulted in a **realistic development potential (RDP) of zero (0)**. There are no parcels of vacant land (Tax Class 1) or publicly owned land (Tax Class 15C) that are of adequate size, unconstrained.

Consideration of Lands Most Appropriate for Affordable Housing

As part of this plan, the Borough considered land that is appropriate for the construction of low- and moderate-income housing. Additionally, the sites are in areas serviced by public water and sewer. The Borough expects that infrastructure and maintenance costs in new developments are to be borne by developers and owners of the property, not the municipality. This includes the cost for developing and maintaining all access drives and private roadways, and connections to water and sewer systems.

The Pompton Lakes Municipal Utilities Authority (PLMUA) is responsible for the Borough's water and sewer. As per the recent correspondence from the PLMUA, a preliminary study was conducted to consider the impact of proposed development on the capacity of the treatment plant. Based on the publicly available data and considering the agreements with the Authority, it is the opinion of the PLMUA's engineer that the treatment plant's daily reserve capacity (per the NJDEP guidelines) would be approximately 36,000 gallons. One of the pending projects would go above that level while the other projects that are pending approval would approach but not exceed that level. The final decision regarding treatment plant capacity for any project exceeding 8,000 gallons per day would come from the NJDEP and the opinion of the PLMUA would not be binding upon the State.

Multigeneration Family Housing Requirements

The Multigenerational Family Housing Continuity Commission was established by the State of New Jersey in 2021. Pursuant to N.J.S.A. 52:27D-310(g), the Fourth Round HEFSP is required to provide 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." Furthermore, as noted in N.J.S.A. 52:27D-329.20, one of the primary duties of the Commission is to "prepare and adopt recommendations on how State government, local government, community organizations, private entities, and community members may most effectively advance the goal of enabling senior citizens to reside at the homes of their extended families, thereby preserving and enhancing multigenerational family continuity, through the modification of State and local laws and policies in the areas of housing, land use planning, parking and streetscape planning, and other relevant areas." As of the date of this HEFSP, the Multigenerational Family Housing Continuity Commission has not yet adopted any recommendations.

Consistency with the State Development and Redevelopment Plan

Pursuant to the 2001 adopted State Development and Redevelopment Plan (hereinafter the "State Plan"), the entirety of the Borough, barring a small to the north (Park), is within Metropolitan Planning Area 1 (PA-1). The SDRP envisions the Metropolitan Planning Area as accommodating much of the State's growth, through compact development and redevelopment, particularly near transit and amenities, while urging sensitivity to natural habitats and historically overburdened communities.

Affordable Housing Administration & Affirmative Marketing

Article XV, of Chapter 190, Land Use Code sets forth the Affordable Housing requirements including administration of the units. This addresses the Borough's constitutional obligation to provide for its fair share of low- and moderate-income housing, as directed by the Superior Court and consistent with N.J.A.C. 5:93-1 et. seq., as amended and supplemented, and the New Jersey Fair Housing Act of 1985. This addresses the low/moderate income split, bedroom distribution, occupancy standards, affordability controls,

establishing rents and prices, affirmative marketing, income qualification, etc. All newly created affordable units, with limited exceptions, will comply with the affordability control period of 30 years for sale units or 40 years for rental units, as required by the Fair Housing Act and the Uniform Housing Affordability Control Rules.

The Borough created the position of the Municipal Housing Liaison and appointed a staff member to the position. The Municipal Housing Liaison is responsible for administering the affordable housing program, including affordability controls, the Affirmative Marketing Plan, monitoring and reporting, and, where applicable, supervising any contracted administrative agent. The ordinance sets forth standards for the affirmative marketing plan in accordance with N.J.A.C. 5:80-26.15, as may be amended and supplemented.

Article XVII, of Chapter 190, Land Use Code sets forth the standards for Development Fees and establishes an affordable housing trust fund.

New Jersey Highlands Region

As mentioned earlier, the Borough of Pompton Lakes is located with the Highlands Region which is comprised of 88 municipalities. These municipalities are in seven counties namely, Bergen, Hunterdon, Morris, Passaic, Somerset, Sussex, and Warren. The Highlands Region is known for its scenic views and natural beauty, but it is also an important resource for the state and a source of drinking water for over half of New Jersey residents. The Highlands Water and Protection and Planning Act (Highlands Act) has designated two specific boundaries within the Highlands Region—the Planning Area and the Preservation Area. The main distinction between the Planning Area and the Preservation Area is that municipal and county conformance with the Highlands Regional Master Plan is mandatory in the Preservation Area but not in the Planning Area, where plan conformance is voluntary. The Borough of Pompton Lakes is located entirely within the Planning Area (2,000.7 acres).

Furthermore, within the Highlands Planning Area there are three distinct land use capability zones: Protection Zone, Conservation Zone, and Existing Community Zone. These zones also have subzones, which include the Wildlife Management Subzone (within the Protection Zone), the Conservation Zone-Environmentally Constrained Subzone (within the Conservation Zone), the Existing Community Zone-Environmentally Constrained Subzone, and the Lake Community Subzone (within the Existing Community Zone). These zones break down the land within the Highlands Region based on various factors, including geography, natural resources, and the overall carrying capacity of such land for development. Land use capability zones are intended to act like overlay zones, built on the underlying municipal zoning designation and designed to add additional standards to address specific issues that may not be considered in a standard municipal zone, such as watershed management areas, historic preservation, and open space preservation. In the Borough of Pompton Lakes, 43.1% of the land is in the existing community zone, 19.2% of the land is in the protection zone, 16.1% is within the lake community subzone, and 1.9% is within the existing community environmentally constrained subzone. Only about 0.2 acres is located within a wildlife management area.

On October 30, 2008, The Highlands Council and COAH entered into a Memorandum of Understanding to establish a cooperative planning process to plan for and create opportunities for affordable housing within the Highlands Region. As a municipality fully located in the “Planning Area” of the Highlands Region, Pompton Lakes Borough secured a Highlands Plan Conformance Grant which began the process of assessing its intent to conform to the Highlands RMP. The Borough implemented the grant between May 2009 and May 2010. Participation in the grant program provided a process for the Borough to assess the compatibility between meeting the Borough’s affordable housing needs and protecting its significant environmental resources. As part of the Grant process, Pompton Lakes

prepared a “Highlands Housing Element and Fair Share Plan.” Ultimately, upon completion of the Grant deliverables in 2010, the Borough decided not to petition the Highlands Council for Plan Conformance. As mentioned earlier, participation to be a highlands conforming municipality is not mandatory for towns in the highlands planning area.

FOURTH ROUND FAIR SHARE PLAN

Municipalities must demonstrate how they will address their Present Need and Prospective Need obligations in the form of a Fair Share Plan. Additionally, the plan must assess the degree to which the municipality has met its fair share obligation from the prior rounds of affordable housing obligations as established by the prior court approval, and determined to what extent the obligation is unfulfilled or whether the municipality has credits more than its prior round obligation.

Prior Round Compliance

The Borough of Pompton Lakes has a history of fulfilling its affordable housing obligation and has participated since Round 1, and the various iterations of Round 3 since 2005. The Borough entered into a settlement agreement with Fair Share Housing Center and adopted a Housing Plan Element and Fair Share Plan on November 19, 2019, which was endorsed by the governing body on December 4, 2019. Although there isn't any vacant land available and the Borough could have adjusted their obligation through a vacant land adjustment, the third-round plan set forth mechanisms to address the entire obligation. The Borough's prior (1987-1999) and third round (1999-2025) were 102 and 265, respectively, for a total of 367 units. The plan included various mechanisms such as existing senior housing, inclusionary development project, group homes / alternative living arrangements, redevelopment areas and projects, etc., as noted in Table 36, below.

Table 36: Prior Round				
Existing and Proposed Affordable Housing Credits in the Third Round Plan				
Existing Development		Units	Bonus	Total
1	Pompton Lakes Senior Housing	91	0	91
2	Highlands and Summit Falls Inclusionary Development Project	23	0	23
3	Bethesda Lutheran Homes and Services Inc.	5	5	10
4	Community Options Inc.	4	4	8
5	Community Options Inc.	2	2	4
6	Catholic Charities	4	4	8
7	Catholic Charities	8	8	16
All existing subtotal		137	23	160
Status: The above projects are all built, Project #7 has a total of seven units and seven bonus credits.				

Housing Element and Fair Share Housing Plan |The Borough of Pompton Lakes

New Proposed Inclusionary Sites		Units	Bonus	Total
1	Block 2700, Lot 5	6	0	6
2	Block 100, Lot 22.03	3	0	3
3	Pompton Lakes DPW/Recycle Center	9	0	9
All inclusionary subtotal		18	0	18
Status: The areas have been rezoned to AH-1 and AH-2 zones. One of the sites, #3, is slated to have a 100% affordable veterans housing.				
Downtown Redevelopment Area Inclusionary Site		Units	Bonus	Total
1	Washington Building	2	2	4
2	CJM Building	2	2	4
3	Salvation Army (Lakeside Commons)	4	4	8
4	Capadogli	17	17	34
5	Plumlaw Partners	2	2	4
6	R&M Hardware	3	3	6
7	Animal Hospital	2	0	2
8	Wanaque Avenue Site	11	11	22
9	Soojian Site	2	0	2
10	Cardinal Gas Station	4	0	4
11	Additional Sites/Various Block and Lots*	38	0	38
Subtotal		87	0	38
<i>* Downtown Redevelopment Area 1 (DRA-1), east side of Wanaque Avenue: Block 3000, Lots 1, 2, 3, 4, 5, 9, 10, 13, 14, 16, 18, 19, 21, 21.01, 22.01, 27, 28, 29, 30, 31, 32, 33, 35, 36.</i> <i>Downtown Redevelopment Area 1 (DRA-1), west side of Wanaque Avenue: Block 3100 Lots 1, 2, and 5; Block 3101 Lot 2; Block 6300 Lots 4, 29, 30, 31, 34.01, 35, 36, 37, 37.01, 38; and Block 7000 Lots 1 and 4.</i> <i>Downtown Redevelopment Area 2 (DRA-2) Block 100, Lots 9.01 and 10.03; Block 2200 Lot 12; and Block 2400 Lot 2.</i>				
The Borough adopted the DRA-1 and DRA-2 Downtown Redevelopment Areas with projects being constructed, completed, or slated to be redeveloped. Additionally, the Borough identified additional sites that can be redeveloped with an affordable housing component as noted below:				
1	Smith site	4	0	4
2	A&P Site	28	28	56
3	Hamburg Redevelopment Area	1	0	1
Subtotal		33	28	61
Total		275	92	367

As seen in Table 36 above, the Borough identified satisfying their affordable housing obligation through a variety of mechanisms. Furthermore, the Borough continued to build affordable housing projects. However, as described in the following section, a few projects did not yield the total number of units as anticipated in the plan. In the same token, the Borough anticipated fewer units on some sites but those resulted in producing higher numbers than that noted in the plan. Additionally, there was a project that was not included in the original plan but will be yielding affordable credits that the Borough can avail. The following table, Table 37, identifies the actual units that were built on the sites identified in the above table that resulted in a deficit and those that will make up the deficit. The Borough reserves the right to utilize surplus credits including bonus credits in the subsequent rounds.

Table 37: Built Units					
Actual Units Built		Units	Bonus	Total	Comments
1	Catholic Charities	7	7	14	Anticipated a total of 4 units; 2-unit shortfall
2	Washington Building	1	1	2	Anticipated a total of 4 units; 2-unit shortfall
3	Salvation Army (Lakeside Commons)	2	2	4	Anticipated a total of 8 units; 4-unit shortfall
4	Capadogli	15	15	30	Anticipated a total of 34 units; -4-unit shortfall
5	Plumlaw Partners	1	1	2	Anticipated a total of 4 units; 2-unit shortfall
6	Animal Hospital	2	2	4	Anticipated a total of 2 units. The project is constructed so will be eligible for bonus credits.
7	Hamburg Redevelopment Area	1	1	2	Anticipated 1-unit but will avail of bonus credit as project is constructed.
Subtotal		29	29	58	
Total Number of Proposed Units		36	33	69	This is the total number of units that were proposed in the prior round plan.
Shortfall		-7	-3	-10	This is a shortfall of units resulting from the total units that were built.
Potential Projects Completed		Units	Bonus	Total	Comments
1	519 Ringwood Avenue	5	2	7	Passaic County Housing Authority 100% Affordable (Veteran housing)
2	714-720 Hamburg Turnpike	2	2	4	New site and not part of the prior round.
Total		7	4	11	These units will make up for the shortfall.

The third round anticipated a total of nine (9) units from the Pompton Lakes DPW/Recycle Center sites. However, a total of 65 units will be built on one of the two sites, resulting in a surplus of 56 units. This development will be veterans housing. The Borough reserves the right to use it with any bonus credits for any subsequent rounds. As such, there is no obligation carried to the fourth round.

Present Need Compliance

According to the DCA, the Borough of Pompton Lakes has a present need of 45 units. The Borough intends to continue to contract with Triad Associates to satisfy the 45-unit Present Need obligation for the Fourth Round.

Triad Associates Contact information:

Lyanessa Rodriguez

lrodriguez@triadincorporated.com

856-690-5749

1301 West Forest Grove Road, Building #3

Vineland, NJ 08360

Company Website: <http://triadincorporated.com/>

Housing Programs Website: <https://www.triadhousingprograms.com/>

The Borough will utilize funds from its affordable housing trust fund and such other funding sources as exist or may become available.

Credit / Bonus Requirements for the Fourth Round Prospective Need

There are extensive requirements that municipalities must ensure their affordable housing strategies satisfy to be eligible for a Compliance Certification. Furthermore, those requirements vary by round. The following section provides a summary of the requirements as per the amended legislation.

Crediting Requirements

The following crediting requirements apply:

- A maximum of 30% of obligation can be age-restricted housing
- A minimum of 50% of the obligation must be family housing
- A minimum of 25% of the obligation must be through rental housing
 - Half of that number must be available to families with children
- A minimum of 50% of obligation must be low-income housing
- A minimum of 13% of the obligation must be met with very low-income housing (part of low-income housing component)

Credit Bonuses

The regulations have changed the bonus structure since the Round I, Round II, and Round III regulations. The following are the bonuses that are permitted pursuant to C.52:27D-311.11.k:

- One bonus credit for each unit of low- or moderate-income housing for individuals with special needs or permanent supportive housing.

- One-half bonus credit as follows:
 - For each low- or moderate-income ownership unit created in partnership sponsorship with a non-profit housing developer.
 - For each unit of low- or moderate-income housing located within a one-half mile radius, or one-mile radius for projects located in a Garden State Growth Zone, as defined in section 2 of P.L.2011, c.149 (C.34:1B-243).
 - For a unit of age-restricted housing, provided that a bonus credit for age-restricted housing shall not be applied to more than 10 percent of the units.
 - For each unit of low- or moderate-income family housing with at least three bedrooms above the minimum number required by the bedroom distribution.
 - For a unit of low- or moderate-income housing constructed on land that is or was previously developed and utilized for retail, office, or commercial space.
 - For each existing low- or moderate-income rental housing unit for which affordability controls are extended for a new term of affordability, in compliance with the Uniform Housing Affordability Controls promulgated by the New Jersey Housing and Mortgage Finance Agency, and the municipality contributes funding towards the costs necessary for this preservation.
 - For each unit of very low-income housing for families above the 13 percent of units required to be reserved for very low-income housing.
- One bonus credit for each unit of low- or moderate-income housing in a 100 percent affordable housing project for which the municipality contributes toward the costs of the project.
- One bonus credit for each unit of low- or moderate-income housing created by transforming an existing rental or ownership unit from a market rate unit to an affordable housing unit.

Bonus limitations are as follows:

- Bonuses may not exceed 25% of the obligation.

The table below summarizes the Borough's Fourth Round Obligations, resulting in the following minimum and maximum requirements. The Borough will continue to comply with Article XV Affordable Housing Ordinance that requires new affordable units to meet bedroom distribution, income eligibility, and age-restriction, family and rental requirements.

Table 38: Min / Max Affordable Housing Type Requirements for 105-unit Obligation		
Fourth Round Obligation	Required %	Required Units Prospective Need
Min. Family Housing	50%	53
Other Mechanisms (group homes, etc.)	50%	52
Min. Rental Housing	25%	27
Max. Age Restricted	30%	32
Min. Low Income	50%	53
Min. Very Low Income	13%	14

Fourth Round Compliance Approach and Strategy

Vacant Land Adjustment

The Borough has prepared a Vacant Land Analysis (VLA) for the Fourth Round of Affordable Housing (2025-2035) attached in **Appendix A**. The Fourth Round VLA returned realistic development potential of zero (0) units as there are no adequately sized parcels of vacant land in the Borough that are unconstrained and developable. This results in an RDP of zero and thus an unmet need of 105 units. Pursuant to C:52:2D-310.1, municipalities that receive an adjustment of their prospective need obligations for the Fourth Round based on a lack of vacant land must identify parcels likely to redevelop to address at least 25% of its adjusted prospective need. The statutes are not clear as to what constitutes the “25% adjusted prospective obligation;” however, the Borough is committed to providing mechanisms which are realistic and practicable and has a plan to address 27 units of the unmet need.

Credits Towards the Unmet Need

The amended legislation does not provide guidance towards the fulfillment of unmet need. However, as per N.J.A.C. 5:93-4.2(h) and N.J.A.C. 5:93-5.1, the following are a few mechanisms:

1. Zoning amendments that permit apartments or accessory apartments.
2. Overlay zoning requiring inclusionary development or the imposition of a development fee consistent with N.J.A.C.5:93-8. In approving an overlay zone, the existing use may be allowed to continue and expand as a conforming use, but where the existing use on the site is proposed to be changed, the site shall produce low- and moderate-income housing or a development fee; or
3. Zoning amendments that impose a development fee consistent with N.J.A.C. 5:93-8.
4. Rehabilitation of substandard units.
5. Municipally sponsored and 100% affordable construction.
6. Zoning for Inclusionary Development.
7. Alternative living arrangements (i.e., group homes).
8. Purchase of existing homes.
9. Write-down/buy-down (Market to Affordable) programs.
10. Assisted living residences.

The Borough is proposing to satisfy the unmet need through the following mechanisms for a total of 27 units. The Borough’s compliance towards its unmet need is broken down in **Table 39**. This is explained further in the section below entitled “Zoning for Affordable Housing.”

Table 39: Credits Towards Unmet Need					
Site	Location	Credit Type	Credit	Bonus	Total
Tilcon Quarry Area	Montclair Avenue, Broad Street & West of Erie R.R.	Family Housing Rental	27	--	27
Total			27	--	27

Zoning for Affordable Housing

Tilcon Quarry Area

In the third-round plan, the Borough identified the Tilcon Quarry Area as well as the uses adjacent to the north (excluding the existing condominium) as an area to accommodate any future round obligation as the Borough believes this would be an appropriate location for multi-family inclusionary housing. The prior zones were R-10/AH-3 Zone & R-6 Zone. The Borough adopted an Affordable Housing Overlay Zone (AH-1) on December 4, 2019, through Ord. No. 19-26. It is anticipated that this AH-1 Zone could accommodate approximately 136 units with 27 affordable units (20% set aside).



Table 40: Affordable Housing Zone District (AH-1)	
Block and Lot:	Multiple Blocks and Lots
Location:	Montclair Avenue, Broad Street & West of Eerie R.R.
Size:	13.6 Acres
Zone District:	AH-1
Constraints:	Slopes Over 15% and C-1 Waterway 300-ft Buffer

APPENDICES

APPENDIX A:

Vacant Land Adjustment & Supporting Documents

Contents:

Attachment 1: Vacant Land Adjustment Process

Attachment 2: Vacant Land Adjustment Maps and Table

APPENDIX A:

ATTACHMENT #I

Date:	Prepared June 5, 2025
Author:	H2M architects + engineers
Title:	Vacant Land Adjustment Process
Type of Document:	Explanatory Document
Substance:	A document explaining how staff at H2M conducted the Vacant Land Adjustment in accordance with the rules for the Fourth Round of Affordable Housing.
Persons Receiving Document(s):	N/A
Present Location:	On file with Borough of Pompton Lakes

VACANT LAND ANALYSIS

Vacant Land Analysis - Procedure

A complete description of the 2025 Vacant Land Analysis (VLA) process, as well as maps and data tables are included herein.

As seen in the attached table, there is no vacant unconstrained land available in the Borough of Pompton Lakes. Therefore, the Realistic Development Potential for the Borough of Pompton Lakes is **zero (0) units**.

The following document explains the process used by H2M, on behalf of the Borough of Pompton Lakes, to conduct its Vacant Land Analysis, in accordance with P.L. 2024, Chapter 2 (A4).

Step 1: Identifying Vacant Land – P.L 2024, Chapter 2 (A4), C.52:27D-310.1 (a-c)

When computing a municipality's adjustment regarding available land resources as part of the determination of a municipality's fair share of affordable housing, the municipality may exclude the following:

1. Any land that is owned by a local government entity that as of January 1, 1997, has adopted, prior to the institution of a lawsuit seeking a builder's remedy or prior to the filing of a petition for substantive certification of a housing element and fair share plan, a resolution authorizing an execution of agreement that the land be utilized for a public purpose other than housing.
2. Any land listed on a master plan of a municipality as being dedicated, by easement or otherwise, for purposes of conservation, park lands or open space and which is owned, leased, licensed, or in any manner operated by a county, municipality or tax-exempt, nonprofit organization including a local board of education, or by more than one municipality by joint agreement pursuant to P.L.1964, c.185 (C.40:61-35.1 et seq.), for so long as the entity maintains such ownership, lease, license, or operational control of such land.
3. Any vacant contiguous parcels of land in private ownership of a size which would accommodate fewer than five housing units based on appropriate standards pertaining to housing density.
4. Historic and architecturally important sites listed on the State Register of Historic Places or National Register of Historic Places prior to the date of filing a housing element and fair share plan pursuant to section 3 of P.L.2024, c.2 (C.52:27D-304.1) or initiation of an action pursuant to section 13 of P.L.1985, c.222 (C.52:27D-313).
5. Agricultural lands when the development rights to these lands have been purchased or restricted by covenant.
6. Sites designated for active recreation that are designated for recreational purposes in the municipal master plan.
7. Environmentally sensitive lands where development is prohibited by any State or federal agency, including, but not limited to, the Highlands Water Protection and Planning Council, established pursuant to section 4 of P.L.2004, c.120 (C.13:20-4), for lands in the Highlands Preservation Area, and lands in the Highlands Planning Area for Highlands-conforming municipalities.

No municipality shall be required to utilize for affordable housing purposes land that is excluded from being designated as vacant land.

H2M Methodology

H2M downloaded the most recent 2024 MOD-IV parcel dataset from the New Jersey Geographic Information Network (NJGIN) and the most recent 2024 property tax data from NJ Property Fax. H2M then identified parcels that may be excluded as identified above by identifying all parcels that were classified as “Class 1 - Vacant Land” or “Class 15C - Public Property” in the 2024 property tax data from NJ Property Fax. Each parcel was further categorized by land use and ownership. Parcels were verified using Google Aerial Imagery, and aerial imagery provided by Nearmap, and the Property Explorer interactive map published by NJ Office of GIS (NJOGIS).

Parcels with a Public Purpose were excluded from the inventory. An example of Public Purpose includes:

- Open Space as identified through the NJDEP’s Recreation and Open Space Inventory (ROSI);
- Parks
- Conservation Easements
- Sewer/Drainage easements
- Future Roadways
- Public Service Buildings (Municipal Buildings, Department of Public Works Buildings, Libraries, etc.)
- Public Parking Areas
- Utilities and Utility Easements

Parcels that could not alone accommodate five dwelling units but in combination with a contiguous parcel could meet this requirement were kept in the inventory.

Step 2: Additional Lands Excluded from Inventory - P.L 2024, Chapter 2 (A4), C.52:27D-310.1 (d-g)

A municipality may partially exclude the following areas from the inventory

1. Agricultural Lands
2. Environmentally Sensitive Lands including
 - a. Wetlands
 - b. Flood Hazard Areas
 - c. 300-foot buffer around Category 1 waterways, as adopted by the State legislature
3. Historic and architecturally important sites listed on the State Register of Historic Places
4. Sites for Active recreation that are designated for recreational purposes in the municipal master plan

H2M Methodology

H2M downloaded various datasets to identify the aforementioned areas within the Borough. This is illustrated in **Map 1: Vacant Land Inventory and Environmental Constraints**.

- **Agricultural Lands:** H2M verified that there are no agricultural lands within the Borough by search for Class 3A: (Farm Regular) and Class 3B Farm (Qualified) in the 2024 property tax list provided by the NJ Property Tax database.
- **50-Foot Buffer for Wetlands:** H2M identified wetlands using data downloaded the most recent “Land Use/Land Cover of New Jersey 2020” dataset published by the NJDEP Bureau of GIS. In accordance with NJDEP regulations, a buffer of 50 feet is required to create a transition area adjacent to freshwater wetlands of intermediate resource value. As such, wetlands and lands within the appurtenant 50-foot buffer area were excluded from the inventory.
- **Flood Hazard Areas.** H2M accessed the “USA Flood Hazard Reduced Set” feature layer which displays the Flood Hazard Areas from the Flood Insurance Rate Map provided by the Federal Emergency Management Agency (**Service Item ID # 2b245b7f816044d7a779a61a5844be23**). The areas in the Borough in 1% annual chance flood or also known as the 100-year Flood Zone were identified as being within the Special Flood Hazard Area (SFHA). Areas of the Borough within the regulatory flood way of waterbodies were also identified during using this dataset.
- **300 - Foot Buffer for Category 1 Waters.** A 300-foot or Category One (C1) is required by the Stormwater Management Act (N.J.A.C 7L8 and the Flood Hazard Area Control Act rules (FHACA; N.J.A.C. 7:13) for certain activities proposed adjacent to waters designated as C1 in the Surface designated as C1 in the Surface Water Quality Standards (N.J.A.C 7:9B). The listing of C1 water is located at N.J.A.C 7:9B (1.1599(c) - (i)). H2M downloaded the most recent, Category One (C1) Waters of New Jersey dataset published by the NJDEP. This dataset is derived from the Surface Water Quality Standard’s (SWQS) which reflects stream classifications adopted as of December 21, 2009.
- **Historic Sites.** H2M verified historic sites listed on the NJ Register of Historic Places by reviewing the list provided by the NJDEP Historic Preservation Office. Additionally, were reviewed GIS data set Historic Properties of New Jersey which is maintained by the New Jersey Historic Preservation Office (HPO). There are seven lots that are designated as or are a part of a registered historic site. These are Block 6707, Lot 1.01; Block 7000, Lot 28; Block 9520, Lot 12.01; Block 9000, Lot 25; 9001, Lot 17; Block 12200, Lot 138, and Block 12600, Lot 1. More detail regarding these sites are listed below in **Table 1**.

Table 1: Historic Sites Identified in the Vacant Land Analysis			
Site Name	SHPO ID#	Block	Lot
Emanuel Einstein Memorial Library	#4783	1609	7000
Pompton Furnace Iron Works and Dam	#632	1609	6707
		1609	9000
		1609	9001
		1609	12600
Colfax Bridge	SI&A#1600503	1609	9520
		16090	12200

- **Sites for Active Recreation.** Pompton Lakes contains a number of parks and recreational open space that are classified as Class 15C – Public Properties. These lands were included in the inventory but are not included in the inventory of lands with Realistic Developable Potential (RDP).

Conclusion

As seen in the attached tables and maps, there is no unconstrained vacant land available. The public properties are either developed with municipal facilities or encumbered with environmental constraints, open space, within special flood hazard areas, etc. The vacant property is either undersized or encumbered with environmental constraints. Therefore, the Borough's RDP is zero units.

ATTACHMENT #2

Date: Prepared June 2025

Author: H2M architects + engineers

Title: Vacant Land Inventory Maps

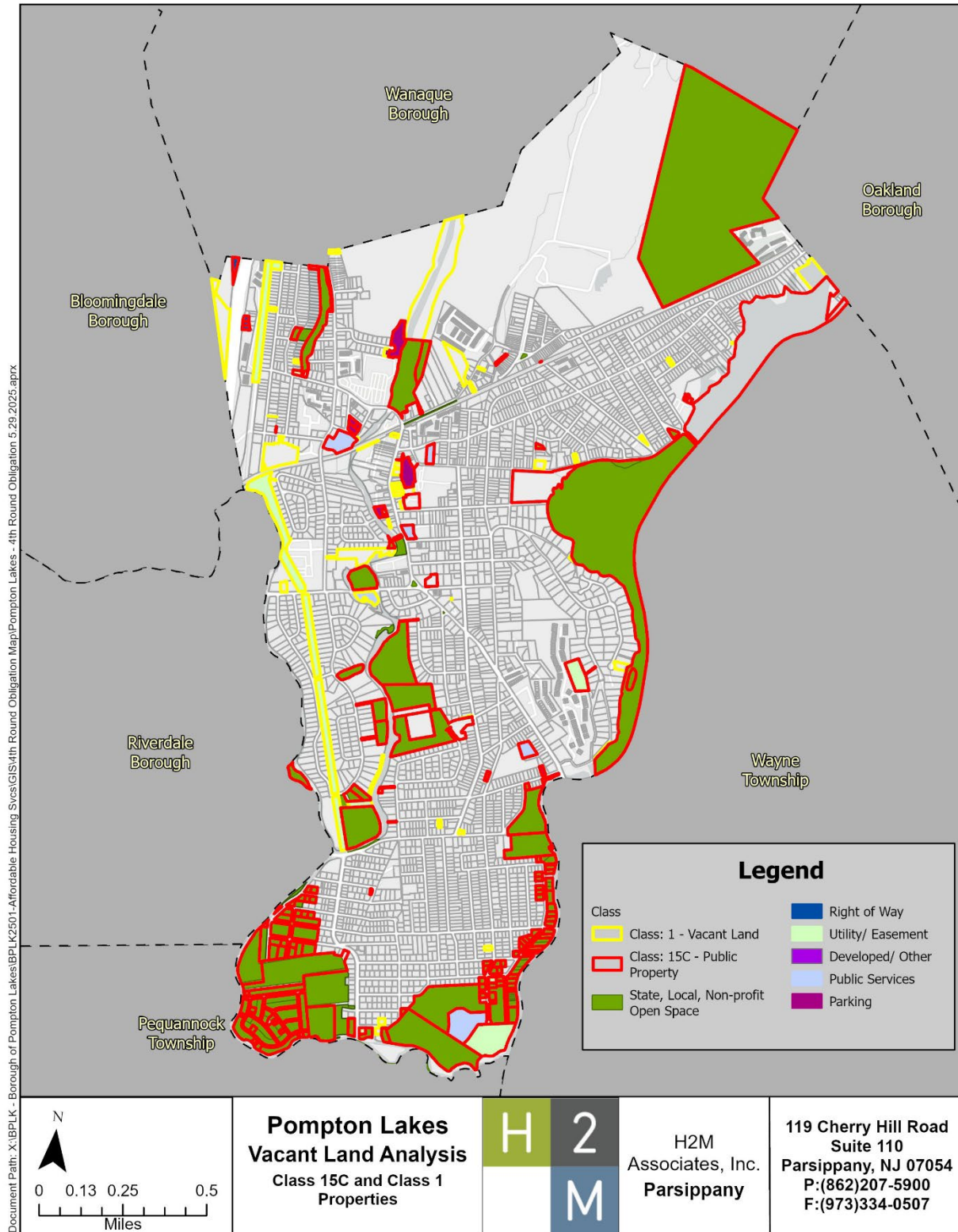
Type of Document: Vacant Land Inventory

Substance: An updated Vacant Land Inventory showing a Realistic Development Potential (RDP) of 0 units.

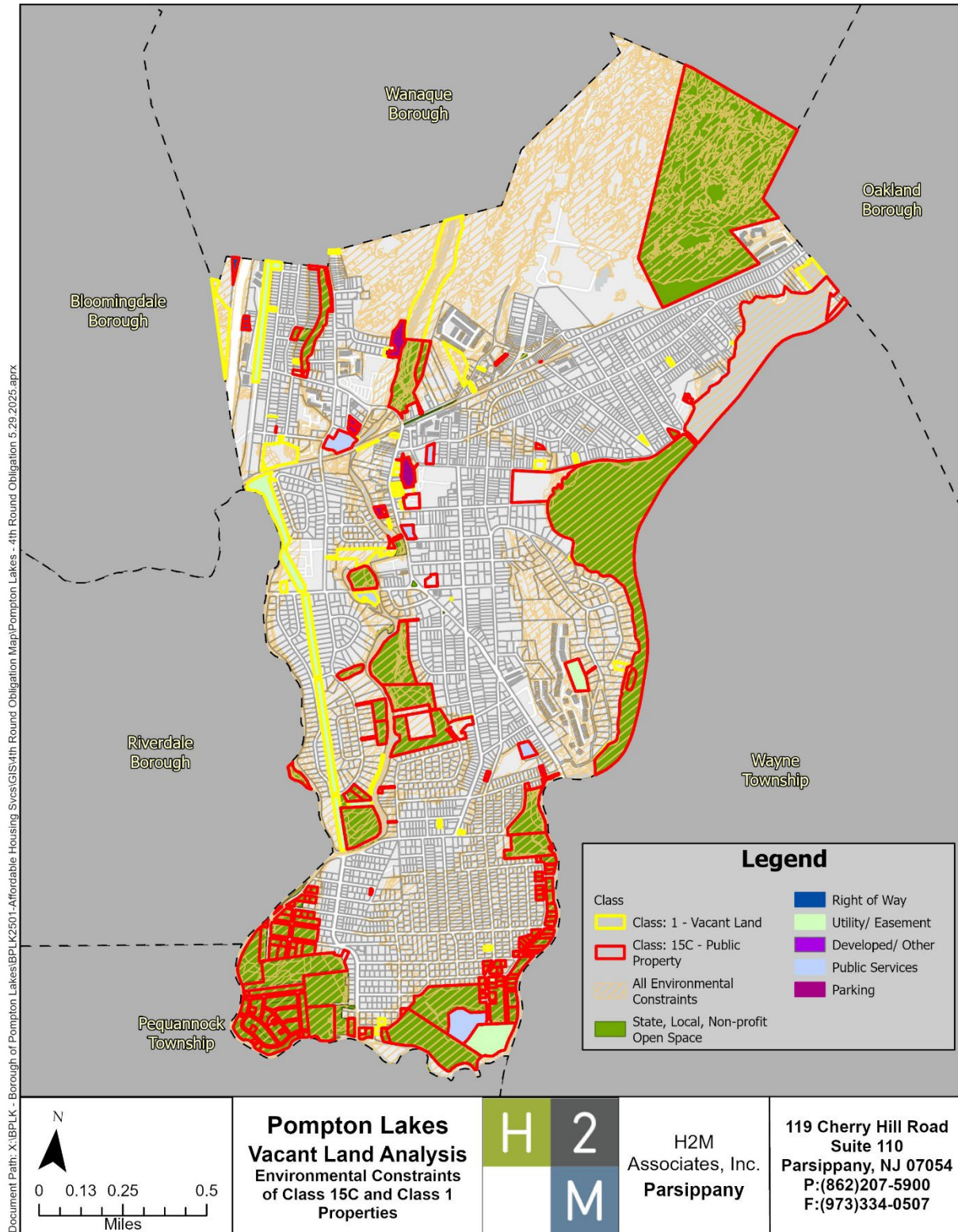
Persons Receiving Document(s): N/A

Present Location: On file with Borough of Pompton Lakes

Map 1: Vacant Land Inventory



Map 2: Vacant Land Inventory and Environmental Constraints



2025 - Pompton Lakes - Vacant Land Analysis

Block	Lot	Class	Zoning	Location	Current Owner	Gis Acres	Encumbered Acres	Buildable Acres	Units/Acre	Total Capacity	Capacity RDP/20% Set	All Constraints
100	2	Class: 15C - Public Property	O-S	N OF NYS & W RR	STATE OF NJ - DEP	125.92	88.51	37.41	6	0	0	Ramapo Mountain State Forest, SFHA, C1 Waterway, Wetlands, Highlands Region Steep Slopes
100	6	Class: 15C - Public Property	O-S	WANAQUE AVE	BOROUGH OF POMPTON LAKES	8.50	8.29	0.21	6	0	0	Undersized, SFHA, C1 Waterway, Wetlands, Highlands Region Steep Slopes
100	6.01	Class: 1 - Vacant Land	O-S	WANAQUE AVE - OFF	CHEMOURS CO FC % TAX DEPT	14.02	14.02	0.00	6	0	0	Undersized, Lake Inez South, Location of the Lake Inez Dam on the Wanaque River, SFHA, C1 Waterway, Wetlands, Highlands Region Steep Slopes
100	9	Class: 15C - Public Property	CBR	CANNONBALL RD	BOROUGH OF POMPTON LAKES	1.72	1.72	0.00	6	0	0	Undersized, Lake Inez South, SFHA, C1 Waterway, Wetlands, Highlands Region Steep Slopes
100	22.03	Class: 1 - Vacant Land	CBR	83 CANNONBALL RD	RICENTRELLI ANTHONY DUFF & PHELPS	2.21	0.74	1.47	6	9	2	In 3rd Round Housing Plan, SFHA, C1 Waterway, Highlands Region Steep Slopes
102	1	Class: 1 - Vacant Land	R-5	RINGWOOD AVE	ALGONQUIN GAS C/O DUFF & PHELPS	0.21	0.14	0.07	6	0	0	Utility, Gas Line, C1 Waterway, Highlands Region Steep Slopes
105	16	Class: 1 - Vacant Land	R-4	74 HUNTER PL	PL SENIOR CITIZN CORP	0.21	0.05	0.16	6	0	0	Undersized, Developed, Senior Housing, Parking Area, C1 Waterway
105	17	Class: 15C - Public Property	R-1	100 HUNTER PL	PL SR HOUSING C/O MARZULLI CO.	2.08	2.08	0.00	6	0	0	Undersized, Developed, Senior Housing Parking, SFHA, C1 Waterway, Highlands Region Steep Slopes
600	9.01	Class: 15C - Public Property	CBR	CIRCLE AVE.	MUNICIPAL UTILITIES AUTHORITY	0.19	0.19	0.00	6	0	0	Undersized, Utility, C1 Waterway
700	12	Class: 1 - Vacant Land	CBR	CANNONBALL RD	126-130 CANNONBALL RD LLC	0.06	0.06	0.00	6	0	0	Undersized, SFHA
800	6.01	Class: 1 - Vacant Land	CBR	CANNONBALL RD	AIDEN REAL ESTATE HOLDINGS LLC	0.16	0.16	0.00	6	0	0	Parking Area, SFHA, C1 Waterway
900	16.01	Class: 15C - Public Property	O-S	REAR 205 MIDLAND LAKES	BOROUGH OF POMPTON LAKES	0.19	0.19	0.00	6	0	0	Undersized, C1 Waterway, Highlands Region Steep Slopes
900	20	Class: 15C - Public Property	O-S	TWIN LAKE	BOROUGH OF POMPTON LAKES	4.99	4.97	0.02	6	0	0	Twin Lake, C1 Waterway, Highlands Region Steep Slopes
1000	8.01	Class: 15C - Public Property	R-6	W OF ERIE R R	STATE OF NJ - DOT	0.17	0.05	0.12	6	0	0	Right of Way, Highlands Region Steep Slopes
1000	9	Class: 15C - Public Property	R-6	FEDERAL HILL RD	STATE OF NJ - DOT	0.16	0.10	0.05	6	0	0	Right of Way, Highlands Region Steep Slopes
1000	11.01	Class: 15C - Public Property	R-6	W OF ERIE R R	STATE OF NJ - DOT	0.19	0.10	0.09	6	0	0	Right of Way, Highlands Region Steep Slopes
1000.01	1	Class: 1 - Vacant Land	R-6	BROAD STREET	TILCON NEW YORK, INC	0.42	0.41	0.00	6	0	0	Highlands Region Steep Slopes
1000.01	3.02	Class: 15C - Public Property	R-6	MONTCLAIR AVENUE	STATE OF NJ - DOT	0.53	0.52	0.02	6	0	0	Right of Way, Highlands Region Steep Slopes
1000.01	20.01	Class: 1 - Vacant Land	R-6	BROAD STREET	TILCON NEW YORK, INC.	3.54	3.15	0.39	6	0	0	Highlands Region Steep Slopes
1100	18	Class: 1 - Vacant Land	R-4	264 ACKERMAN PL	HERNANDEZ OSCAR & DAISY	0.18	0.01	0.17	6	0	0	Highlands Region Steep Slopes
1100	31	Class: 1 - Vacant Land	R-4	206 212 ACKERMAN	ALGONQUIN GAS C/O DUFF & PHELPS	0.42	0.01	0.41	6	0	0	Utility, Gas Line, Highlands Region Steep Slopes
1300	1.01	Class: 15C - Public Property	O-S	RINGWOOD AVE/TH	BOROUGH OF POMPTON LAKES	0.53	0.30	0.23	6	0	0	C1 Waterway, Highlands Region Steep Slopes
1301	5	Class: 15C - Public Property	R-4	MIDLAND AVE	BOROUGH OF POMPTON LAKES	0.43	0.05	0.38	6	0	0	Undersized, Pacifico Gello Park, C1 Waterway, Highlands Region Steep Slopes
1400	7.01	Class: 1 - Vacant Land	O-S	MIDLAND AVENUE -	POMPTON TERRACE HOMES	0.15	0.15	0.00	6	0	0	Undersized, C1 Waterway, Highlands Region Steep Slopes
1400	11	Class: 15C - Public Property	O-S	WILLARD ST	MUNICIPAL UTILITIES AUTHORITY	0.25	0.15	0.10	6	0	0	Undersized, Pumping Station, C1 Waterway, Highlands Region Steep Slopes
1600	12	Class: 15C - Public Property	R-5	WILLARD ST	MUNICIPAL UTILITIES AUTHORITY	0.17	0.06	0.11	6	0	0	Undersized, Utility Easement, Water Supply, C1 Waterway, Highlands Region Steep Slopes
1900	22.01	Class: 15C - Public Property	R-5	BROAD ST	BOROUGH OF POMPTON LAKES	0.02	0.00	0.02	6	0	0	Easement
1900	23.01	Class: 1 - Vacant Land	R-5	MONTCLAIR AVENUE	OWNER UNKNOWN	0.01	0.00	0.01	6	0	0	Easement
2300	1	Class: 15C - Public Property	DBD-	10 IVY STREET	COUNTY OF PASSAIC	0.29	0.00	0.29	6	0	0	Undersized
2300	7	Class: 15C - Public Property	DBD-	20 IVY STREET	COUNTY OF PASSAIC	0.15	0.00	0.15	6	0	0	Undersized
2300	10	Class: 15C - Public Property	DBD-	LOCUST STREET	COUNTY OF PASSAIC	0.35	0.00	0.35	6	0	0	Undersized
2400	6	Class: 1 - Vacant Land	DBD-	GROVE ST	OWNER UNKNOWN	0.03	0.02	0.01	6	0	0	Undersized, Highlands Region Steep Slopes
2700	1	Class: 1 - Vacant Land	R-5	BROAD ST	NJDWSC	0.12	0.12	0.00	6	0	0	Undersized, Utility Easement, Water Supply, Wetlands, Highlands Region Steep Slopes
2700	5	Class: 1 - Vacant Land	M	100 BROAD ST	100 BROAD STREET LLC	4.18	2.27	1.91	6	0	0	In 3rd Round Housing Plan, Wetlands, Highlands Region Steep Slopes
2800	6	Class: 1 - Vacant Land	R-4	RINGWOOD AVE	NJDWSC	6.68	5.78	0.86	6	0	0	Utility, Water Supply, SFHA, Wetlands, Highlands Region Steep Slopes
2800	11	Class: 1 - Vacant Land	GWD	9 HAMBURG TPKE	RENEWAL LLC	0.37	0.29	0.07	6	0	0	Undersized
2805	12	Class: 1 - Vacant Land	R-4	STILES CT	NJDWSC	0.03	0.02	0.02	6	0	0	Undersized, Utility, Water Supply
2904	16.01	Class: 15C - Public Property	R-4	END HILL CT	BOROUGH OF POMPTON LAKES	0.21	0.21	0.00	6	0	0	Undersized, Pompton Lakes Borough Open Space, C1 Waterway, Highlands Region Steep Slopes
2905	11	Class: 1 - Vacant Land	R-4	821 RINGWOOD AVENUE	WARD ROBERT & NANCY	3.20	3.15	0.05	6	0	0	Undersized, SFHA, C1 Waterway, Wetlands, Highlands Region Steep Slopes

2025 - Pompton Lakes - Vacant Land Analysis

Block	Lot	Class	Zoning	Location	Current Owner	Gis Acres	Encumbered Acres	Buildable Acres	Units/Acre	Total Capacity	Capacity ROP/20% Set	All Constraints
3000	2	Class: 1 - Vacant Land	DRA-	114 WANAEUE AVE	HMS 114 WANAEUE LLC	0.15	0.15	0.05	0.10	6	0	C1 Waterway, Highlands Region Steep Slopes
3000	12	Class: 1 - Vacant Land	DBD-	WANAEUE AVENUE	OWNER UNKNOWN	0.11	0.11	0.11	0.00	6	0	SFHA, Highlands Region Steep Slopes
3000	30.01	Class: 15C - Public Property	DBD-	WANAEUE AVE	MUNICIPAL UTILITIES AUTHORITY	0.11	0.11	0.09	0.02	6	0	Undersized, Pumping Station, SFHA, C1 Waterway, Highlands Region Steep Slopes
3000	30.02	Class: 15C - Public Property	DBD-	WANAEUE AVENUE	BOROUGH OF POMPTON LAKES	0.52	0.52	0.52	0.00	6	0	Pompton Lakes Borough Open Space, SFHA, C1 Waterway, Highlands Region Steep Slopes
3000	34	Class: 1 - Vacant Land	DRA-	WANAEUE AVENUE	TUMM14 LLC	0.09	0.09	0.09	0.00	6	0	SFHA, C1 Waterway, Wetlands
3000	38	Class: 15C - Public Property	DBD-	WANAEUE AVE	BOROUGH OF POMPTON LAKES	0.14	0.14	0.14	0.00	6	0	Undersized, Pompton Lakes Borough Open Space, SFHA, C1 Waterway, Wetlands, Highlands Region Steep Slopes
3800	23.01	Class: 15C - Public Property	R-5	WALNUT ST - REAR LAKES	BOROUGH OF POMPTON LAKES	0.00	0.00	0.00	0.00	6	0	Undersized, Utility, Sewer, SFHA, C1 Waterway
3900	1.08	Class: 1 - Vacant Land	R-4	REAR 1110 COLFAX PARK PL	BOWITZ, LLC	2.71	2.71	2.71	0.00	6	0	Undersized, Encumbered by Water, Pompton Lake, SFHA, Wetlands, Highlands Region Steep Slopes
4101	6.01	Class: 1 - Vacant Land	R-4		UNKNOWN	0.03	0.03	0.02	0.01	6	0	Undersized, Highlands Region Steep Slopes
4200	4	Class: 2 - Residential	R-4	30 PARK PL	DIVAKAR VIKRAM & PATI ASHWINI	0.52	0.52	0.35	0.17	6	0	Developed, Single Family Home, Highlands Region Steep Slopes
4500	21	Class: 1 - Vacant Land	R-4	31 ORCHARD ST	SIERRA RENEE	0.15	0.15	0.00	0.15	6	0	Undersized
5001	1	Class: 15C - Public Property	R-4	JEFFERSON AVE	BOROUGH OF POMPTON LAKES	0.32	0.32	0.00	0.32	6	0	Undersized, Schuyler Park, C1 Waterway
5300	1	Class: 1 - Vacant Land	R-4	GRANT AVE	SARNO JOSEPH & EILEEN	0.13	0.13	0.00	0.13	6	0	Undersized, C1 Waterway
5800	11	Class: 1 - Vacant Land	R-4	455 LAKESIDE AVE	SOOJIAN JOHN	0.18	0.18	0.00	0.18	6	0	Undersized, C1 Waterway
5800	31	Class: 15C - Public Property	R-4	LAMBERT ST	BOROUGH OF POMPTON LAKES	0.18	0.18	0.09	0.09	6	0	Lambert Street Open Space, SFHA, C1 Waterway, Highlands Region Steep Slopes
6200	3	Class: 15C - Public Property	R-4	49 LAKESIDE AVE	U S GOVT POST OFFICE	0.80	0.80	0.00	0.80	6	0	Undersized, Post Office
6300	4.01	Class: 15C - Public Property	DRA-	LAKESIDE AVE	BOROUGH OF POMPTON LAKES	0.01	0.01	0.01	0.01	6	0	Undersized, Highlands Region Steep Slopes
6300	7	Class: 1 - Vacant Land	DBD-	11 LENOX AVE	MERIDIA PMPTN LKES 261 URBAN RE LLC	0.17	0.00	0.00	0.17	6	0	Undersized
6300	19	Class: 15C - Public Property	DRA-	25 LENOX AVE	BOROUGH OF POMPTON LAKES	1.21	0.00	0.00	1.21	6	0	Developed, Municipal Complex
6300	25.01	Class: 1 - Vacant Land	DRA-	261B WANAEUE AVE	MERIDIA POMPTON LAKES 261 URBAN REN	0.42	0.03	0.03	0.39	6	0	Undersized, Developed, Apartment building, Highlands Region Steep Slopes
6300	25.02	Class: 1 - Vacant Land	DBD-	261A WANAEUE AVE	MERIDIA POMPTON LAKES 261 URBAN REN	0.22	0.00	0.00	0.22	6	0	Undersized, Developed, Apartment building, C1 Waterway
6300	25.03	Class: 1 - Vacant Land	DBD-	269 WANAEUE AVE	MERIDIA POMPTON LAKES 261 URBAN REN	0.19	0.00	0.00	0.19	6	0	Undersized, Developed, Apartment building, C1 Waterway
6300	26	Class: 1 - Vacant Land	DRA-	261 WANAEUE AVE	MERIDIA POMPTON LAKES 261 URBAN REN	0.18	0.00	0.00	0.18	6	0	Developed, Apartment building
6300	27	Class: 1 - Vacant Land	DRA-	257 WANAEUE AVE	MERIDIA POMPTON LAKES 261 URBAN REN	0.24	0.00	0.00	0.24	6	0	Undersized, Developed, Apartment building
6300	28	Class: 15C - Public Property	DBD-	BABCOCK PL	BOROUGH OF POMPTON LAKES	1.84	0.04	0.04	1.80	6	0	Developed, Apartment building, Highlands Region Steep Slopes
6300	33	Class: 1 - Vacant Land	DRA-	231-235 WANAEUE LLC	PLUMIAW PARTNERS	0.26	0.03	0.03	0.23	6	0	Undersized, Developed, Mixed-Use building, Highlands Region Steep Slopes
6300	34	Class: 1 - Vacant Land	DBD-	223 WANAEUE AVE	POMPTON FIVE ASSOCIATES	0.17	0.00	0.00	0.17	6	0	Developed
6300	37.01	Class: 15C - Public Property	DRA-	WANAEUE AVE	BOROUGH OF POMPTON LAKES	0.01	0.00	0.00	0.01	6	0	SFHA, C1 Waterway, Wetlands, Highlands Region Steep Slopes, Developed
6600	5	Class: 15A - Public School	R-4	316 LAKESIDE AVE	POMPTON LAKES BOARD OF EDUCATION	8.39	2.09	6.30	6	0	0	Developed, School and Parkland, SFHA, C1 Waterway, Wetlands, Highlands Region Steep Slopes
6700	15.01	Class: 1 - Vacant Land	R-3	355 POMPTON AVE	PENG ZIYOU & ELISHAMI	0.04	0.03	0.01	0.01	6	0	C1 Waterway, Highlands Region Steep Slopes
6700	15.02	Class: 1 - Vacant Land	R-3	POMPTON AVE EXT	NANCY GALLO, ROSEMARIE	0.03	0.03	0.00	0.00	6	0	C1 Waterway, Highlands Region Steep Slopes
6702	46	Class: 15C - Public Property	R-3	TOWER ROAD	MUNICIPAL UTILITIES AUTHORITY	2.61	1.63	0.98	6	0	0	Municipal Utility, Contains Water Tower, Highlands Region Steep Slopes
6702	82.01	Class: 1 - Vacant Land	R-3	SUMMIT AVE	UNKNOWN	0.53	0.51	0.02	6	0	0	Undersized, SFHA, C1 Waterway, Highlands Region Steep Slopes
6702	105.01	Class: 15C - Public Property	R-3	HILLTOP CT	BOROUGH OF POMPTON LAKES	0.07	0.04	0.03	6	0	0	Undersized, Utility, Water Supply, Highlands Region Steep Slopes
6707	1.01	Class: 1 - Vacant Land	GWD	HAMBURG TPKE.	NJDWSC	0.17	0.16	0.02	6	0	0	Utility, Historic District(Pompton Furnace and Iron Works Dam), C1 Waterway, Highlands Region Steep Slopes
7000	28	Class: 15C - Public Property	DBD-	333 WANAEUE AVE	BOROUGH OF POMPTON LAKES	0.80	0.00	0.80	6	0	0	Library, Historic Site (Emmanuel Einstein Memorial Library), C1 Waterway

2025 - Pompton Lakes - Vacant Land Analysis

Block	Lot	Class	Zoning	Location	Current Owner	Gis Acres	Encumbered Acres	Buildable Acres	Units/Acre	Total Capacity	Capacity ROP/20% Set	All Constraints
7400	10	Class: 15C - Public Property	R-4	11 PASSAIC AVE	BOROUGH OF POMPTON LAKES	0.70	0.00	0.00	0.70	6	0	Undersized, C1 Waterway
7600	1	Class: 15C - Public Property	B-1	HAMBURG TPKE.	BOROUGH OF POMPTON LAKES	2.94	2.94	0.00	0.00	6	0	Wilderness Island Park, C1 Waterway, Wetlands, Highlands Region Steep Slopes
7700	1	Class: 1 - Vacant Land	R-3	S HAMBURG TPKE	POMPTON LAKES	1.14	1.14	0.00	0.00	6	0	Fire Department, C1 Waterway, Wetlands, Highlands Region Steep Slopes
7800	19	Class: 1 - Vacant Land	R-4	POMPTON GARDEN	BOROUGH OF NJ - DEP	2.98	0.47	2.51	6	0	0	Utility, Water Supply, SFHA, C1 Waterway, Highlands Region Steep Slopes
7805	3	Class: 1 - Vacant Land	R-4	GARDEN RD	NJWSC	4.13	2.80	1.32	6	0	0	Utility, Water Supply, SFHA, C1 Waterway, Highlands Region Steep Slopes
7806	14	Class: 2 - Residential	R-3	46 RINGWOOD CT	BRADFORD MOLONEY CORPORATION	1.66	1.31	0.35	6	0	0	Developed, Single Family Home, SFHA, C1 Waterway, Wetlands, Highlands Region Steep Slopes
7806	24	Class: 15C - Public Property	R-3	RINGWOOD AVE	BOROUGH OF POMPTON LAKES	1.12	1.12	0.00	0.00	6	0	Breens Pond, SFHA, C1 Waterway, Wetlands, Highlands Region Steep Slopes
7806	28	Class: 15C - Public Property	R-3	RINGWOOD AVE	BOROUGH OF POMPTON LAKES	1.76	1.76	0.00	0.00	6	0	Garden Park, C1 Waterway, Wetlands
7806	38	Class: 15C - Public Property	R-3	RINGWOOD AVE	BOROUGH OF POMPTON LAKES	1.62	1.62	0.00	0.00	6	0	Veterans Park, SFHA, C1 Waterway, Wetlands, Highlands Region Steep Slopes
7806	44.01	Class: 15C - Public Property	R-3	1257 RINGWOOD AVE	STATE OF NJ - DEP	0.78	0.78	0.00	0.00	6	0	Pompton Lakes Borough Open Space, Blue Acres Program, C1 Waterway, Wetlands
7806	44.02	Class: 15C - Public Property	R-3	1263 RINGWOOD AVE	STATE OF NJ - DEP	0.73	0.73	0.00	0.00	6	0	Undersized, Pompton Lakes Borough Open Space, Blue Acres Program, C1 Waterway, Wetlands
7806	45	Class: 1 - Vacant Land	R-3	RINGWOOD AVE	NJWSC	0.83	0.83	0.00	0.00	6	0	Utility, C1 Waterway, Wetlands
7806	46	Class: 15C - Public Property	R-3	RINGWOOD AVENUE	BOROUGH OF POMPTON LAKES	7.22	7.22	0.00	0.00	6	0	Garden Park, C1 Waterway, Wetlands, Highlands Region Steep Slopes
7806	48	Class: 1 - Vacant Land	R-3	RINGWOOD AVE	NJWSC	1.90	1.90	0.00	0.00	6	0	Undersized, Utility, Water Supply, C1 Waterway, Wetlands, Highlands Region Steep Slopes
7806	50	Class: 1 - Vacant Land	R-3	RIVERDALE RD.	NJWSC	0.44	0.44	0.00	0.00	6	0	Utility, C1 Waterway, Wetlands, Highlands Region Steep Slopes
7900	1	Class: 15C - Public Property	R-4	PEQUANNOCK RIVER	BOROUGH OF POMPTON LAKES	1.09	1.09	0.00	0.00	6	0	Undersized, Pequannock River West, C1 Waterway, Wetlands, Highlands Region Steep Slopes
8000	1	Class: 15C - Public Property	R-4	REAR WHITNEY AV	BOROUGH OF POMPTON LAKES	10.27	9.78	0.49	6	0	0	Old Swimming Hole, SFHA, C1 Waterway, Wetlands, Highlands Region Steep Slopes
8002	24.01	Class: 15C - Public Property	R-4	WHITNEY AVE	BOROUGH OF POMPTON LAKES	0.09	0.04	0.05	6	0	0	Undersized, Old Swimming Hole, SFHA, C1 Waterway, Highlands Region Steep Slopes
8300	2.02	Class: 1 - Vacant Land	B-2	RAMAPO AVENUE	OWNER UNKNOWN	0.01	0.00	0.01	6	0	0	C1 Waterway
8700	8	Class: 1 - Vacant Land	R-4	RAMAPO AVE.	WOLL, WILLIAM & ELIZABETH	0.06	0.01	0.06	6	0	0	Undersized, C1 Waterway, Highlands Region Steep Slopes
8700	16	Class: 15C - Public Property	R-4	CENTER ST - OFF CL	BOROUGH OF POMPTON LAKES	6.17	6.03	0.14	6	0	0	Undersized, Snodgrass Park, SFHA, C1 Waterway, Wetlands, Highlands Region Steep Slopes
8702	9	Class: 1 - Vacant Land	R-4	WATERVLIET AVE	MAGNA JAMES & AMANDA P	0.14	0.00	0.14	6	0	0	Undersized
8705	1	Class: 2 - Residential	R-4	142 ALBANY AVE	STINNARD, DONALD & JOANN	0.46	0.31	0.15	6	0	0	Developed, Single Family Home, SFHA, C1 Waterway, Highlands Region Steep Slopes
8705	6	Class: 15C - Public Property	R-4	ALBANY AVE	BOROUGH OF POMPTON LAKES	0.05	0.04	0.01	6	0	0	Utility, Sewer, SFHA, C1 Waterway, Highlands Region Steep Slopes
8705	15.01	Class: 15C - Public Property	R-4	ALBANY AVE	MUNICIPAL UTILITIES AUTHORITY	0.19	0.19	0.00	6	0	0	Pumping Station, C1 Waterway, Highlands Region Steep Slopes
8706	1	Class: 15C - Public Property	R-4	HERSHFELD PK	POMPTON LAKES BOARD OF EDUCATION	3.62	3.62	0.00	0.00	6	0	SFHA, C1 Waterway, Wetlands
8706	2	Class: 15C - Public Property	R-4	700 RAMAPO AVE	BOROUGH OF POMPTON LAKES	9.15	7.83	1.32	6	0	0	Hersfield Park, SFHA, C1 Waterway, Wetlands, Highlands Region Steep Slopes
9000	25	Class: 15C - Public Property	GWD	RIVERVIEW DR	POMPTON LAKES BOARD OF EDUCATION	0.20	0.20	0.00	6	0	0	Historic District(Pompton Furnace and Iron Works Dam), SFHA, C1 Waterway
9001	17	Class: 15C - Public Property	R-4	MILL ST	BOROUGH OF POMPTON LAKES	1.14	0.89	0.45	6	0	0	Pompton Lakes Public Works, Historic District(Pompton Furnace and Iron Works Dam), SFHA, Highlands Region Steep Slopes
9100	1	Class: 15C - Public Property	R-4	MATHES AVE	BOROUGH OF POMPTON LAKES	0.16	0.16	0.00	6	0	0	Mathes Avenue Woodlands, SFHA, C1 Waterway
9100	6	Class: 15C - Public Property	R-3	MATHES AVE	BOROUGH OF POMPTON LAKES	6.14	6.14	0.00	6	0	0	Mathes Avenue Woodlands, SFHA, C1 Waterway, Wetlands, Highlands Region Steep Slopes
9400	25	Class: 1 - Vacant Land	R-4	945 RAMAPO AVE	BUCHALLA, WILLIAM C	0.11	0.00	0.11	6	0	0	Undersized
9401	20	Class: 15C - Public Property	R-4	LINCOLN AVE	BOROUGH OF POMPTON LAKES	0.18	0.15	0.04	6	0	0	Undersized, Municipal Open Space, C1 Waterway, Highlands Region Steep Slopes
9509	3	Class: 15C - Public Property	CR	ELM AVE	BOROUGH OF POMPTON LAKES	11.85	11.85	0.00	6	0	0	Undersized, Ventimiglia West, SFHA, C1 Waterway, Wetlands, Highlands Region Steep Slopes
9509	5	Class: 15C - Public Property	R-4	324 WOODLAWN AVE	STATE OF NJ - DEP	0.19	0.19	0.00	6	0	0	Pompton Lakes Borough Open Space, Blue Acres Program, SFHA, C1 Waterway, Wetlands
9509	6	Class: 15C - Public Property	CR	PEQ. RIVER BANK	COUNTY OF PASSAIC	14.29	14.29	0.00	6	0	0	Pompton Park, C1 Waterway, Wetlands, Highlands Region Steep Slopes
9509	7	Class: 15C - Public Property	CR	1878 LINCOLN AVE	BOROUGH OF POMPTON LAKES	5.12	5.12	0.00	6	0	0	Community Radio Station, C1 Waterway, Wetlands, Highlands Region Steep Slopes

2025 - Pompton Lakes - Vacant Land Analysis

Block	Lot	Class	Zoning	Location	Current Owner	Gis Acres	Encumbered Acres	Buildable Acres	Units/Acre	Total Capacity	Capacity RDP/20% Set	All Constraints
9509	8	Class: 15C - Public Property	CR	2000 LINCOLN AVE	MUNICIPAL UTILITIES AUTHORITY	6.63	6.63	0.00	6	0	0	Utility, Sewer, C1 Waterway, Wetlands, Highlands Region Steep Slopes
9509	14	Class: 15C - Public Property	R-4	1818 LINCOLN AVE	BOROUGH OF POMPTON LAKES	0.17	0.17	0.00	6	0	0	Undersized, Pompton Lakes Borough Open Space, Blue Acres Program, C1 Waterway, Wetlands
9509	141	Class: 1 - Vacant Land	CR	OAK AVE	ZHAKU URIM	0.22	0.22	0.00	6	0	0	Undersized, C1 Waterway, Wetlands, Highlands Region Steep Slopes
9509	142.01	Class: 15C - Public Property	CR	OAK AVE	BOROUGH OF POMPTON LAKES	0.50	0.50	0.00	6	0	0	Undersized, Aquatic Park, C1 Waterway, Wetlands, Highlands Region Steep Slopes
9510	13	Class: 15C - Public Property	R-4	432 POPLAR AVE	BOROUGH OF POMPTON LAKES	0.23	0.23	0.00	6	0	0	Pompton Lakes Borough Open Space, Green Acres Program, C1 Waterway, Wetlands
9510	17	Class: 15C - Public Property	R-4	1712 LINCOLN AVE	STATE OF NJ - DEP	0.22	0.22	0.00	6	0	0	Pompton Lakes Borough Open Space, Blue Acres Program, C1 Waterway, Wetlands
9511	1	Class: 15C - Public Property	R-4	1705 LINCOLN AVE	MUNICIPAL UTILITIES AUTHORITY	0.27	0.27	0.00	6	0	0	Utility, Sewer, C1 Waterway
9511	2	Class: 15C - Public Property	R-4	1711 LINCOLN AVE	STATE OF NJ - DEP	0.21	0.21	0.00	6	0	0	Pompton Lakes Borough Open Space, Blue Acres Program, C1 Waterway, Wetlands
9511	3	Class: 15C - Public Property	R-4	LINCOLN AVE	BOROUGH OF POMPTON LAKES	2.78	2.78	0.00	6	0	0	Undersized, Pompton Lakes Borough Open Space, C1 Waterway, Wetlands, Highlands Region Steep Slopes
9511	4	Class: 15C - Public Property	R-4	1803 LINCOLN AVE	BOROUGH OF POMPTON LAKES	0.29	0.29	0.00	6	0	0	Undersized, Pompton Lakes Borough Open Space, Blue Acres Program, C1 Waterway, Wetlands
9511	19	Class: 15C - Public Property	R-4	1576 RIVEREDGE DR	BOROUGH OF POMPTON LAKES	0.19	0.19	0.00	6	0	0	Undersized, Pompton Lakes Borough Open Space, Blue Acres Program, C1 Waterway
9511	20	Class: 15C - Public Property	R-4	1580 RIVEREDGE DR	BOROUGH OF POMPTON LAKES	0.20	0.20	0.00	6	0	0	Pompton Lakes Borough Open Space, Blue Acres Program, C1 Waterway
9512	1	Class: 15C - Public Property	R-4	1605 LINCOLN AVE	BOROUGH OF POMPTON LAKES	0.25	0.25	0.00	6	0	0	Pompton Lakes Borough Open Space, Blue Acres Program, C1 Waterway
9512	4	Class: 15C - Public Property	R-4	446 MAGNOLIA AVE	BOROUGH OF POMPTON LAKES	0.17	0.17	0.00	6	0	0	Pompton Lakes Borough Open Space, Local Blue Acres, C1 Waterway
9512	13.01	Class: 15C - Public Property	R-4	511 POPLAR AVE	BOROUGH OF POMPTON LAKES	0.18	0.18	0.00	6	0	0	Undersized, Pompton Lakes Borough Open Space, Blue Acres Program, C1 Waterway
9512	16.01	Class: 15C - Public Property	R-4	507 POPLAR AVE	BOROUGH OF POMPTON LAKES	0.24	0.24	0.00	6	0	0	Municipal Open Space, Green Acres Program, C1 Waterway
9513	16	Class: 15C - Public Property	R-4	1600 LINCOLN AVE	STATE OF NJ - DEP	0.20	0.20	0.00	6	0	0	Pompton Lakes Borough Open Space, Blue Acres Program, C1 Waterway
9513	18.01	Class: 15C - Public Property	R-4	1620 LINCOLN AVE	BOROUGH OF POMPTON LAKES	0.19	0.19	0.00	6	0	0	Undersized, Pompton Lakes Borough Open Space, Blue Acres Program, C1 Waterway
9515	7	Class: 1 - Vacant Land	R-4	1518 LINCOLN AVE	KROL ANDRZEJ S	0.17	0.17	0.00	6	0	0	Undersized, C1 Waterway
9517	6	Class: 15C - Public Property	R-4	108 DAWES HWY	STATE OF NJ - DEP	0.25	0.25	0.00	6	0	0	Pompton Lakes Borough Open Space, Blue Acres Program, C1 Waterway
9517	7	Class: 15C - Public Property	R-4	1514 RIVEREDGE DR	STATE OF NJ - DEP	0.15	0.15	0.00	6	0	0	Pompton Lakes Borough Open Space, Blue Acres Program, C1 Waterway
9517	8	Class: 15C - Public Property	R-4	1520 RIVEREDGE DR	BOROUGH OF POMPTON LAKES	0.17	0.17	0.00	6	0	0	Pompton Lakes Borough Open Space, Local Blue Acres, C1 Waterway
9517	9	Class: 15C - Public Property	R-4	1524 RIVEREDGE DR	BOROUGH OF POMPTON LAKES	0.20	0.20	0.00	6	0	0	Pompton Lakes Borough Open Space, Local Blue Acres, C1 Waterway
9517	10	Class: 15C - Public Property	R-4	1530 RIVEREDGE DR	STATE OF NJ - DEP	0.18	0.18	0.00	6	0	0	Pompton Lakes Borough Open Space, Blue Acres Program, C1 Waterway
9517	11	Class: 15C - Public Property	R-4	1529 WASHINGTON	STATE OF NJ - DEP	0.18	0.18	0.00	6	0	0	Pompton Lakes Borough Open Space, Blue Acres Program, C1 Waterway
9519	18	Class: 15C - Public Property	R-3	RIVERDALE ROAD	BOROUGH OF POMPTON LAKES	5.51	5.51	0.00	6	0	0	Mathes Avenue Woodlands, C1 Waterway, Wetlands, Highlands Region Steep Slopes
9519	41	Class: 15C - Public Property	R-4	105 HAROLDSON PL	BOROUGH OF POMPTON LAKES	0.14	0.14	0.00	6	0	0	Pompton Lakes Borough Open Space, Local Blue Acres, C1 Waterway, Wetlands
9519	42.01	Class: 15C - Public Property	R-4	HAROLDSON PL	STATE OF NJ - DEP	0.70	0.70	0.00	6	0	0	Undersized, C1 Waterway, Wetlands, Highlands Region Steep Slopes
9520	2	Class: 15C - Public Property	R-4	1387 RIVEREDGE DR	STATE OF NJ - DEP	0.25	0.25	0.00	6	0	0	Pompton Lakes Borough Open Space, Blue Acres Program, C1 Waterway, Highlands Region Steep Slopes
9520	3	Class: 15C - Public Property	R-4	1403 RIVEREDGE DR	STATE OF NJ - DEP	0.21	0.21	0.00	6	0	0	Undersized, Pompton Lakes Borough Open Space, Blue Acres Program, C1 Waterway, Highlands Region Steep Slopes
9520	5.01	Class: 15C - Public Property	R-4	RIVEREDGE DR	STATE OF NJ - DEP	0.49	0.49	0.00	6	0	0	Undersized, C1 Waterway, Highlands Region Steep Slopes
9520	8.01	Class: 15C - Public Property	R-4	RIVEREDGE DR	BOROUGH OF POMPTON LAKES	0.50	0.50	0.00	6	0	0	Stiles Park, C1 Waterway, Highlands Region Steep Slopes
9520	10	Class: 15C - Public Property	R-4	1447 RIVEREDGE DR	STATE OF NJ - DEP	0.38	0.38	0.00	6	0	0	Undersized, Stiles Park, Blue Acres Program, C1 Waterway, Highlands Region Steep Slopes
9520	11	Class: 15C - Public Property	R-4	1457 RIVEREDGE DR	STATE OF NJ - DEP	0.27	0.27	0.00	6	0	0	Pompton Lakes Borough Open Space, Blue Acres Program, C1 Waterway, Highlands Region Steep Slopes
9520	11.01	Class: 15C - Public Property	R-4	1465 RIVEREDGE DR	BOROUGH OF POMPTON LAKES	0.28	0.28	0.00	6	0	0	Ramapo Riverway, Local Blue Acres, C1 Waterway, Highlands Region Steep Slopes
9520	12.01	Class: 15C - Public Property	R-4	RIVEREDGE DR	BOROUGH OF POMPTON LAKES	0.26	0.26	0.00	6	0	0	Undersized, Ramapo Riverway, C1 Waterway, Highlands Region Steep Slopes
9522	22	Class: 15C - Public Property	R-4	1432 RIVEREDGE DR	STATE OF NJ - DEP	0.24	0.24	0.00	6	0	0	Pompton Lakes Borough Open Space, Blue Acres Program, C1 Waterway
9522	23	Class: 15C - Public Property	R-4	1428 RIVEREDGE DR	STATE OF NJ - DEP	0.19	0.19	0.00	6	0	0	Pompton Lakes Borough Open Space, Blue Acres Program, C1 Waterway
9522	24	Class: 15C - Public Property	R-4	1422 RIVEREDGE DR	STATE OF NJ - DEP	0.19	0.19	0.00	6	0	0	Pompton Lakes Borough Open Space, Blue Acres Program, C1 Waterway
9522	26	Class: 15C - Public Property	R-4	1412 RIVEREDGE DR	STATE OF NJ - DEP	0.18	0.18	0.00	6	0	0	Pompton Lakes Borough Open Space, Blue Acres Program, C1 Waterway
9522	27	Class: 15C - Public Property	R-4	1408 RIVEREDGE DR	STATE OF NJ - DEP	0.18	0.18	0.00	6	0	0	Pompton Lakes Borough Open Space, Blue Acres Program, C1 Waterway

2025 - Pompton Lakes - Vacant Land Analysis

Block	Lot	Class	Zoning	Location	Current Owner	Gis Acres	Encumbered Acres	Buildable Acres	Units/Acre	Total Capacity	Capacity RDP/20% Set	All Constraints
10000	14	Class: 15C - Public Property	R-4	17 LAUREL AVE	BOROUGH OF POMPTON LAKES	0.23	0.23	0.00	6	0	0	Undersized, Municipal Open Space, Green Acres Program, C1 Waterway, Highlands Region Steep Slopes
10000	15	Class: 15C - Public Property	R-4	15 LAUREL AVE	BOROUGH OF POMPTON LAKES	0.17	0.17	0.00	6	0	0	Undersized, Municipal Open Space, Green Acres Program, C1 Waterway
10100	10	Class: 15C - Public Property	R-4	CRAIG PL	PALIMBO WILLIAM & JESSICA	0.07	0.00	0.07	6	0	0	Undersized, Craig Place Corner, C1 Waterway
10300	1	Class: 15C - Public Property	R-4	18 LAUREL AVE	STATE OF NJ - DEP LAKES	0.24	0.24	0.00	6	0	0	Undersized, Pompton Lakes Borough Open Space, Blue Acres Program, C1 Waterway
10300	2	Class: 15C - Public Property	R-4	20 LAUREL AVE	BOROUGH OF POMPTON LAKES	0.17	0.17	0.00	6	0	0	Undersized, Pompton Lakes Borough Open Space, Local Blue Acres, C1 Waterway
10300	3	Class: 15C - Public Property	R-4	22 LAUREL AVE	BOROUGH OF POMPTON LAKES	0.23	0.23	0.00	6	0	0	Undersized, Pompton Lakes Borough Open Space, Local Blue Acres, C1 Waterway
10300	17	Class: 15C - Public Property	R-4	6 WALNUT AVENUE	STATE OF NJ - DEP LAKES	0.18	0.18	0.00	6	0	0	Undersized, Pompton Lakes Borough Open Space, Local Blue Acres, C1 Waterway, Wetlands
10500	1	Class: 15C - Public Property	R-4	WALNUT AVE	BOROUGH OF POMPTON LAKES	0.07	0.07	0.00	6	0	0	Pequanock River Open Space, C1 Waterway, Wetlands, Highlands Region Steep Slopes
10600	1	Class: 15C - Public Property	R-4	5 WALNUT AVENUE	STATE OF NJ - DEP LAKES	0.32	0.32	0.00	6	0	0	Pompton Lakes Borough Open Space, Blue Acres Program, C1 Waterway, Wetlands
10600	3	Class: 15C - Public Property	CR	MAPLE AVE	BOROUGH OF POMPTON LAKES	0.51	0.51	0.00	6	0	0	Joe Grill Field, C1 Waterway, Wetlands
10700	1	Class: 15C - Public Property	R-4	11 WALNUT AVE	BOROUGH OF POMPTON LAKES	0.23	0.23	0.00	6	0	0	Joe Grill Field, Local Blue Acres, C1 Waterway
10700	2	Class: 15C - Public Property	R-4	19 WALNUT AVE	STATE OF NJ - DEP LAKES	0.23	0.23	0.00	6	0	0	Undersized, Pompton Lakes Borough Open Space, Blue Acres Program, C1 Waterway
10700	3	Class: 15C - Public Property	R-4	23 WALNUT AVE	STATE OF NJ - DEP LAKES	0.23	0.23	0.00	6	0	0	Undersized, Pompton Lakes Borough Open Space, Blue Acres Program, C1 Waterway
10700	13	Class: 15C - Public Property	CR	MAPLE AVE	BOROUGH OF POMPTON LAKES	0.90	0.88	0.02	6	0	0	Joe Grill Field, SFHA, C1 Waterway, Highlands Region Steep Slopes
11000	1	Class: 15C - Public Property	CR	MAPLE AVE	BOROUGH OF POMPTON LAKES	1.83	1.80	0.03	6	0	0	Joe Grill Field, SFHA, C1 Waterway, Highlands Region Steep Slopes
11100	1	Class: 15C - Public Property	CR	MAPLE & WILLOW AVE	BOROUGH OF POMPTON LAKES	1.34	1.34	0.00	6	0	0	Undersized, Joe Grill Field, C1 Waterway, Wetlands
11200	1	Class: 15C - Public Property	CR	10 WILLOW AVE	STATE OF NJ - DEP LAKES	0.40	0.40	0.00	6	0	0	Undersized, Joe Grill Field, Blue Acres Program, C1 Waterway
11200	3	Class: 15C - Public Property	CR	WILLOW AVE	BOROUGH OF POMPTON LAKES	0.23	0.23	0.00	6	0	0	Undersized, Joe Grill Field, C1 Waterway, Wetlands
11200	4	Class: 15C - Public Property	CR	RIVERSIDE DR	BOROUGH OF POMPTON LAKES	0.71	0.71	0.00	6	0	0	Undersized, Willow Avenue Sports Complex, Green Acres Program, C1 Waterway, Wetlands
11200	5	Class: 15C - Public Property	CR	PEQUANNOCK RD	BOROUGH OF POMPTON LAKES	0.56	0.56	0.00	6	0	0	Undersized, Joe Grill Field, C1 Waterway, Wetlands
11300	1	Class: 15C - Public Property	CR	WILLOW AV	BOROUGH OF POMPTON LAKES	5.25	5.25	0.00	6	0	0	Pompton Lakes Borough Open Space, C1 Waterway, Wetlands, Highlands Region Steep Slopes
11300	2	Class: 15C - Public Property	CR	RIVERSIDE DR	BOROUGH OF POMPTON LAKES	0.12	0.12	0.00	6	0	0	Joe Grill Field, C1 Waterway, Wetlands, Highlands Region Steep Slopes
11300	8	Class: 15C - Public Property	CR	WILLOW AVE	BOROUGH OF POMPTON LAKES	12.10	11.73	0.37	6	0	0	Undersized, Willow Field, Green Acres Program, SFHA, C1 Waterway, Wetlands, Highlands Region Steep Slopes
11300	10	Class: 15C - Public Property	CR	RIVERDE BLVD	STATE OF NJ - DEP LAKES	5.00	5.00	0.00	6	0	0	Undersized, Division of Parks and Forestry Open Space, C1 Waterway, Wetlands, Highlands Region Steep Slopes
11300	12	Class: 15C - Public Property	CR	12 WILLOW AVE	STATE OF NJ - DEP LAKES	0.22	0.22	0.00	6	0	0	Undersized, Division of Parks and Forestry Open Space, C1 Waterway, Wetlands, Highlands Region Steep Slopes
11300	13	Class: 15C - Public Property	CR	PEQUANNOCK RD	BOROUGH OF POMPTON LAKES	0.36	0.36	0.00	6	0	0	Joe Grill Field, Blue Acres Program, C1 Waterway, Wetlands
11300	15	Class: 15C - Public Property	CR	38 WILLOW AVE	STATE OF NJ - DEP LAKES	0.50	0.50	0.00	6	0	0	Joe Grill Field, C1 Waterway, Wetlands
11300	17	Class: 15C - Public Property	CR	2 WILLOW AVE	BOROUGH OF POMPTON LAKES	0.83	0.83	0.00	6	0	0	Undersized, Pompton Lakes Borough Open Space, Blue Acres Program, C1 Waterway, Wetlands
11300	34	Class: 15C - Public Property	CR	RIVERDALE BLVD	BOROUGH OF POMPTON LAKES	0.64	0.64	0.00	6	0	0	Undersized, Pompton Lakes Borough Open Space, Local Blue Acres, C1 Waterway, Wetlands
11301	1	Class: 15C - Public Property	CR	ELMWOOD RD	COUNTY OF PASSAIC	0.13	0.13	0.00	6	0	0	Pompton Lakes Borough Open Space, C1 Waterway, Wetlands, Highlands Region Steep Slopes
11301	2	Class: 15C - Public Property	CR	ELMWOOD RD	STATE OF NJ - DEP LAKES	1.81	1.81	0.00	6	0	0	Undersized, Pompton Park, C1 Waterway, Wetlands, Highlands Region Steep Slopes
11302	1	Class: 15C - Public Property	CR	RIVERCREST DR	STATE OF NJ - DEP LAKES	1.09	1.09	0.00	6	0	0	Undersized, Division of Parks and Forestry Open Space, C1 Waterway, Wetlands
11302	7	Class: 15C - Public Property	CR	RIVERCREST DR	BOROUGH OF POMPTON LAKES	0.18	0.18	0.00	6	0	0	Undersized, Division of Parks and Forestry Open Space, C1 Waterway, Wetlands
11303	1	Class: 15C - Public Property	CR	ELMWOOD RD	STATE OF NJ - DEP LAKES	2.19	2.19	0.00	6	0	0	Undersized, Pequannock River Open Space, C1 Waterway, Wetlands
11304	1	Class: 15C - Public Property	CR	ASHWOOD OAKWOOD	STATE OF NJ - DEP LAKES	1.38	1.38	0.00	6	0	0	Undersized, Division of Parks and Forestry Open Space, C1 Waterway, Wetlands
11305	1	Class: 15C - Public Property	CR	RIVERCREST FERN	STATE OF NJ - DEP LAKES	0.85	0.85	0.00	6	0	0	Undersized, Division of Parks and Forestry Open Space, C1 Waterway, Wetlands
11306	1	Class: 15C - Public Property	CR	MAPLEWOOD RD	STATE OF NJ - DEP LAKES	0.57	0.57	0.00	6	0	0	Undersized, Division of Parks and Forestry Open Space, C1 Waterway, Wetlands
11306	6	Class: 15C - Public Property	CR	MAPLEWOOD RD	BOROUGH OF POMPTON LAKES	0.32	0.32	0.00	6	0	0	Undersized, Pequannock River Open Space, C1 Waterway, Wetlands
11306	9	Class: 15C - Public Property	CR	MAPLEWOOD RD	STATE OF NJ - DEP LAKES	1.39	1.39	0.00	6	0	0	Undersized, Division of Parks and Forestry Open Space, C1 Waterway, Wetlands
11306	17	Class: 15C - Public Property	CR	MAPLEWOOD RD	BOROUGH OF POMPTON LAKES	0.12	0.12	0.00	6	0	0	Undersized, Pequannock River Open Space, C1 Waterway, Wetlands
11307	1	Class: 15C - Public Property	CR	RIVERCREST DR	STATE OF NJ - DEP LAKES	2.42	2.42	0.00	6	0	0	Undersized, Division of Parks and Forestry Open Space, C1 Waterway, Wetlands

2025 - Pompton Lakes - Vacant Land Analysis

Block	Lot	Class	Zoning	Location	Current Owner	Gis Acres	Encumbered Acres	Buildable Acres	Units/Acre	Total Capacity	Capacity RDP/20% Set	All Constraints
11307	40	Class: 15C - Public Property/CR		RIVERCREST DR	BOROUGH OF POMPTON LAKES	0.19	0.19	0.00	6	0	0	Pequanock River Open Space, C1 Waterway, Wetlands
11308	1	Class: 15C - Public Property/CR		RIVERCREST DR	COUNTY OF PASSAIC	0.07	0.07	0.00	6	0	0	Undersized, Pompton Park, C1 Waterway, Wetlands, Highlands Region Steep Slopes
11308	2	Class: 15C - Public Property/CR		RIVERCREST DR	STATE OF NJ - DEP	0.52	0.52	0.00	6	0	0	Undersized, Division of Parks and Forestry Open Space, C1 Waterway, Wetlands, Highlands Region Steep Slopes
11308	11	Class: 15C - Public Property/CR		RIVERCREST DR	COUNTY OF PASSAIC	0.11	0.11	0.00	6	0	0	Undersized, Pompton Park, C1 Waterway, Wetlands, Highlands Region Steep Slopes
11308	13	Class: 15C - Public Property/CR		RIVERCREST DR	STATE OF NJ - DEP	1.34	1.34	0.00	6	0	0	Undersized, Division of Parks and Forestry Open Space, C1 Waterway, Wetlands, Highlands Region Steep Slopes
11308	30	Class: 15C - Public Property/CR		RIVERCREST DR	BOROUGH OF POMPTON LAKES	0.11	0.11	0.00	6	0	0	Undersized, Pequannock River Open Space, C1 Waterway, Wetlands
11308	32	Class: 15C - Public Property/CR		RIVERCREST DR	STATE OF NJ - DEP	0.07	0.07	0.00	6	0	0	Undersized, Division of Parks and Forestry Open Space, C1 Waterway, Wetlands, Highlands Region Steep Slopes
11308	33	Class: 15C - Public Property/CR		RIVERCREST DR	BOROUGH OF POMPTON LAKES	0.21	0.21	0.00	6	0	0	Pequanock River Open Space, C1 Waterway, Wetlands, Highlands Region Steep Slopes
11308	36	Class: 15C - Public Property/CR		RIVERCREST DR	STATE OF NJ - DEP	1.34	1.34	0.00	6	0	0	Undersized, Division of Parks and Forestry Open Space, C1 Waterway, Wetlands, Highlands Region Steep Slopes
11308	60	Class: 15C - Public Property/CR		RIVERCREST DR	BOROUGH OF POMPTON LAKES	0.06	0.06	0.00	6	0	0	Undersized, Municipal Open Space, C1 Waterway, Wetlands, Highlands Region Steep Slopes
11308	61	Class: 15C - Public Property/CR		RIVERCREST DR	BOROUGH OF POMPTON LAKES	0.11	0.11	0.00	6	0	0	Undersized, C1 Waterway, Wetlands, Highlands Region Steep Slopes
11308	63	Class: 15C - Public Property/CR		RIVERCREST DR	STATE OF NJ - DEP	0.18	0.18	0.00	6	0	0	Undersized, Division of Parks and Forestry Open Space, C1 Waterway, Wetlands, Highlands Region Steep Slopes
11309	1	Class: 15C - Public Property/CR		OAKWOOD RD	STATE OF NJ - DEP	1.33	1.33	0.00	6	0	0	Undersized, Division of Parks and Forestry Open Space, C1 Waterway, Wetlands
12100	9	Class: 1 - Vacant Land R-4		OAK AVE	ZHAKU URIM	0.23	0.16	0.07	6	0	0	SFHA, C1 Waterway, Wetlands
12200	83	Class: 15C - Public Property R-4		RIVEREDGE DR	BOROUGH OF POMPTON LAKES	0.83	0.83	0.00	6	0	0	Ramapo Riverway, C1 Waterway, Wetlands, Highlands Region Steep Slopes
12200	93	Class: 15C - Public Property R-4		1605 RIVEREDGE DR	STATE OF NJ - DEP	0.86	0.86	0.00	6	0	0	Undersized, Pompton Lakes Borough Open Space, Blue Acres Program, C1 Waterway, Wetlands, Highlands Region Steep Slopes
12200	103	Class: 15C - Public Property R-4		RIVEREDGE DR	BOROUGH OF POMPTON LAKES	0.16	0.16	0.00	6	0	0	Ramapo Riverway, C1 Waterway, Wetlands, Highlands Region Steep Slopes
12200	105	Class: 15C - Public Property R-4		1588 RIVEREDGE DR	STATE OF NJ - DEP	0.24	0.24	0.00	6	0	0	Undersized, Pompton Lakes Borough Open Space, Blue Acres Program, C1 Waterway, Highlands Region Steep Slopes
12200	108	Class: 15C - Public Property R-4		1583 RIVEREDGE DR	STATE OF NJ - DEP	0.26	0.26	0.00	6	0	0	Undersized, Pompton Lakes Borough Open Space, Blue Acres Program, C1 Waterway
12200	111	Class: 15C - Public Property R-4		1577 RIVEREDGE DR	BOROUGH OF POMPTON LAKES	0.23	0.23	0.00	6	0	0	Undersized, Pompton Lakes Borough Open Space, Local Blue Acres, C1 Waterway, Highlands Region Steep Slopes
12200	113	Class: 15C - Public Property R-4		1571 RIVEREDGE DR	STATE OF NJ - DEP	1.02	1.02	0.00	6	0	0	Undersized, Pompton Lakes Borough Open Space, Blue Acres Program, C1 Waterway, Highlands Region Steep Slopes
12200	127	Class: 15C - Public Property R-4		1557 RIVEREDGE DR	STATE OF NJ - DEP	0.27	0.27	0.00	6	0	0	Undersized, Pompton Lakes Borough Open Space, Blue Acres Program, C1 Waterway, Highlands Region Steep Slopes
12200	128	Class: 15C - Public Property R-4		1531 RIVEREDGE DR	STATE OF NJ - DEP	0.37	0.37	0.00	6	0	0	Pompton Lakes Borough Open Space, Blue Acres Program, C1 Waterway, Highlands Region Steep Slopes
12200	132	Class: 15C - Public Property R-4		1525 RIVEREDGE DR	STATE OF NJ - DEP	0.72	0.72	0.00	6	0	0	Undersized, Pompton Lakes Borough Open Space, Blue Acres Program, C1 Waterway, Highlands Region Steep Slopes
12200	136	Class: 15C - Public Property R-4		1511 RIVEREDGE DR	STATE OF NJ - DEP	0.31	0.31	0.00	6	0	0	Undersized, Pompton Lakes Borough Open Space, Blue Acres Program, C1 Waterway, Highlands Region Steep Slopes
12200	138	Class: 15C - Public Property R-4		1505 RIVEREDGE DR	STATE OF NJ - DEP	0.30	0.30	0.00	6	0	0	Undersized, Pompton Lakes Borough Open Space, Blue Acres Program, C1 Waterway, Highlands Region Steep Slopes
12300	1	Class: 15C - Public Property/CR		RIVERDALE BLVD	MUNICIPAL UTILITIES AUTHORITY	0.23	0.23	0.00	6	0	0	Undersized, Pumping Station, C1 Waterway, Wetlands, Highlands Region Steep Slopes
12300	2	Class: 15C - Public Property/CR		OAK AVE	BOROUGH OF POMPTON LAKES	0.52	0.52	0.00	6	0	0	Pompton Lakes Borough Open Space, C1 Waterway, Wetlands, Highlands Region Steep Slopes
12500	1	Class: 1 - Vacant Land		FEDERAL HILL RD	UNITED WATER & NJWSC C/O ALTUS	4.34	0.06	4.29	6	0	0	Utility, Water Supply, Highlands Region Steep Slopes
12600	1	Class: 15C - Public Property O-S		POMPTON LAKE	BOROUGH OF POMPTON LAKES	116.59	115.33	1.25	6	0	0	Pompton Lake Park, Encumbered by Water, Historic District(Pompton Furnace and Iron Works Dam), SFHA, C1 Waterway, Wetlands, Highlands Region Steep Slopes
12600	2	Class: 15C - Public Property O-S		POMPTON LK ISLAND	BOROUGH OF POMPTON LAKES	0.74	0.74	0.00	6	0	0	Pompton Lake Island, C1 Waterway

SPENDING PLAN

I. Introduction

On December 9, 2019, the Borough of Pompton Lakes adopted a development fee ordinance (Ord. No. 19-28) which created a dedicated revenue source for affordable housing. The ordinance established the Borough of Pompton Lakes' affordable housing trust fund. All development fees, other income, and interest generated by the fund are kept in an interest-bearing affordable housing trust fund account at Columbia Bank for these purposes, with separate journal entries for the differing revenue and expenditure items. As of February 12, 2025, the affordable housing trust fund balance was \$169,186.23.

The Borough seeks approval that the expenditures of funds contemplated under the Borough's Spending Plan constitute "commitment" for expenditure pursuant to N.J.S.A. 52:27D-329.2 and -329.3, with the four-year time period for expenditure designated pursuant to those provisions beginning to run with final approval of the Borough's Housing Plan Element and Fair Share Plan and Spending Plan.

As of the writing of this Spending Plan, the New Jersey Department of Community Affairs and the New Jersey Housing and Mortgage Finance Agency are in the process of adopting new rules that may impact the use of affordable housing trust funds; specifically, the amended Uniform Housing Affordability Controls rules at N.J.A.C. 5:80-26.1 et seq. and affordable housing rules at N.J.A.C. 5:99-1 et seq. The Borough reserves the right to amend this Spending Plan as needed to comply with or properly reference the new rules at such a time that they are adopted.

1. REVENUES FOR CERTIFICATION PERIOD

To calculate a projection of revenue anticipated during the period of third round substantive certification, the Borough of Pompton Lakes considered the following:

(a) Development fees:

1. Residential and nonresidential projects which have had development fees imposed upon them at the time of preliminary or final development approvals.
2. All projects currently before the planning and zoning boards for development approvals that may apply for building permits and certificates of occupancy; and
3. Future development that is likely to occur based on historical rates of development.

(b) Payment in lieu (PIL):

Actual and committed payments in lieu (PIL) of construction received from developers that were part of the third-round plan.

(c) Other funding sources:

Funds from other sources, including, but not limited to, the sale of units with extinguished controls, repayment of affordable housing program loans, rental income, proceeds from the sale of affordable units and other funds.

(d) Projected interest:

Interest expected on the projected revenue in the municipal affordable housing trust fund for the next ten years based on what has been accrued.

The Borough of Pompton Lakes projects a total of \$233,257.50 in revenue to be collected between February 13, 2025, and June 30, 2035. All interest earned in the account shall accrue to the account to be used only for the purposes of affordable housing.

Projected Revenues-Housing Trust Fund - 2025 THROUGH 2035													
SOURCE OF FUNDS	Through 2/12/2025	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	(2025-2035)
(a) Development fees:	\$89,881.44	\$17,650.00	\$17,650.00	\$17,650.00	\$17,650.00	\$17,650.00	\$17,650.00	\$17,650.00	\$17,650.00	\$17,650.00	\$17,650.00	\$8,825.00	\$185,325.00
1. Approved Development	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2. Development Pending Approval	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
3. Projected Development	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
(b) Payments in Lieu of Construction**	\$81,000.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
(c) Other Funds (Specify source(s)):	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
(d) Interest (0.01)	\$9,130.29	\$4,565.00	\$4,565.00	\$4,565.00	\$4,565.00	\$4,565.00	\$4,565.00	\$4,565.00	\$4,565.00	\$4,565.00	\$4,565.00	\$2,282.50	\$47,932.50
Total	\$180,011.73	\$22,215.00	\$22,215.00	\$22,215.00	\$22,215.00	\$22,215.00	\$22,215.00	\$22,215.00	\$22,215.00	\$22,215.00	\$22,215.00	\$11,107.50	\$233,257.50

Based upon the total development fees collected since the establishment of the affordable housing trust fund, it is estimated that the Borough collected an average of \$17,640 in development fees from January 1, 2020, up to December 31, 2024. The range for each year varies therefore, the hypothetical average development fees estimated between February 13, 2025, through June 30, 2035, are extrapolated to an average of \$17,650 per year. Based upon the average interest collected for the years 2023 and 2024, an assumption is made that the Borough will collect an average of \$4,565 per year between February 13, 2025, through June 30, 2035.

**In the Fourth Round, P.L. 2024, c2 eliminated the use of payments in Lieu of Construction. This number is from the third round plan.

2. ADMINISTRATIVE MECHANISM TO COLLECT AND DISTRIBUTE FUNDS

The following procedural sequence for the collection and distribution of development fee revenues shall be followed by Borough of Pompton Lakes:

(a) Collection of development fee revenues:

Collection of development fee revenues shall be consistent with Borough of Pompton Lakes development fee ordinance for both residential and non-residential developments in accordance with COAH's rules and P.L.2008, c.46, sections 8 (C. 52:27D-329.2) and 32-38 (C. 40:55D-8.1 through 8.7).

(b) Distribution of development fee revenues:

A maximum of twenty (20) percent of the affordable housing trust fund revenues will be utilized to address administrative costs. The remaining eighty (80) percent of affordable housing trust fund revenues will be utilized to fund various affordable housing projects and affordability assistance.

The Housing Trust fund is to be maintained by Pompton Lakes' Chief Financial Officer (CFO) and all expenditure of such funds shall conform to this spending plan, once approved by the Court.

3. DESCRIPTION OF ANTICIPATED USE OF AFFORDABLE HOUSING FUNDS

(a) **Present Need**

The Borough of Pompton Lakes will dedicate \$206,634.62 to address the present need. Any other funds collected in development fees not used towards affordability assistance or administration may be allocated for the hard costs of the rehabilitation program.

New construction project(s): \$0.00

The Borough of Pompton Lakes does not anticipate utilizing the portion of funds available from the Affordable Housing Trust Fund to defray the costs incurred for new construction projects.

(b) **Affordability Assistance (N.J.A.C. 5:97-8.8)**

Projected minimum affordability assistance requirement:

Affordability Assistance		
Actual development fees through 2/12/2025		\$89,881.44
Actual interest earned through 2/12/2025	+	\$9,130.29
(b) Payment in lieu of construction through 2/12/2025	+	\$81,000.00
Development fees projected* 2025-2035	+	\$185,325.00
Interest projected* 2025-2035	+	\$47,932.50
Less housing activity expenditures through 2/12/2025	-	\$0.00
Total	=	\$413,269.23
	x	
	0.30	
30% Requirement	=	\$123,980.77
Less Affordability assistance expenditures through 2/12/2025	-	\$0.00
PROJECTED MINIMUM Affordability Assistance Requirement 1/1/2025 through 12/31/2035	=	\$123,980.77
PROJECTED MINIMUM Very Low-Income Affordability Assistance Requirement 1/1/2025 through 12/31/2035	÷ 3 =	\$41,326.92

Pompton Lakes is committed to dedicating at least 30% of any funds collected in development fees to affordability assistance, of which one-third shall be reserved for very low-income affordability assistance. With \$413,269.23 which includes the balance as of February 12, 2025, and the projected amounts, the Township anticipates dedicating \$123,980.77 to render units more affordable, including \$41,326.92 to render units more affordable to households earning 30% or less of the region's median income.

Administrative Expenses

Actual dev fees and interest through 2/12/2025		\$99,011.73
Projected dev fees and interest through 12/31/2035	+	\$233,257.50
Payments-in-lieu of construction and other deposits through 2/12/2025	+	\$81,000.00
Total	=	\$413,269.23
Calculate 20 percent	x .20 =	\$82,653.85
Less admin expenditures through 2/12/2025	-	\$10,825.50
PROJECTED MAXIMUM available for administrative expenses through 12/31/2035	=	\$71,828.35

Borough of Pompton Lakes projects that \$71,828.35 will be available from the affordable housing trust fund to be used for administrative purposes.

Projected administrative expenditures, subject to the 20 percent cap, are as follows:

Administrative expenses shall include any legal or planning costs, as well as the cost to hire an administrative agent, government agency, or private consultant for administering the rehabilitation program.

4. EXPENDITURE SCHEDULE

Borough of Pompton Lakes intends to use affordable housing trust fund revenues for the creation and/or rehabilitation of housing units.

Program	Number of Units	Funds Expended and/or Dedicated until 2/12/2025	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	Total
Rehabilitation	Projected		\$20,663.46	\$20,663.46	\$20,663.46	\$20,663.46	\$20,663.46	\$20,663.46	\$20,663.46	\$20,663.46	\$20,663.46	\$20,663.46	\$20,663.46	\$206,634.62
New Construction	45	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Total Programs	45	\$0.00	\$20,663.46	\$20,663.46	\$20,663.46	\$20,663.46	\$20,663.46	\$20,663.46	\$20,663.46	\$20,663.46	\$20,663.46	\$20,663.46	\$20,663.46	\$206,634.62
Affordability Assistance		\$0.00	\$12,398.08	\$12,398.08	\$12,398.08	\$12,398.08	\$12,398.08	\$12,398.08	\$12,398.08	\$12,398.08	\$12,398.08	\$12,398.08	\$12,398.08	\$123,980.77
Administration		\$10,825.50	\$7,182.83	\$7,182.83	\$7,182.83	\$7,182.83	\$7,182.83	\$7,182.83	\$7,182.83	\$7,182.83	\$7,182.83	\$7,182.83	\$7,182.83	\$82,653.85
Total		\$10,825.50	\$40,244.37	\$40,244.37	\$40,244.37	\$40,244.37	\$40,244.37	\$40,244.37	\$40,244.37	\$40,244.37	\$40,244.37	\$40,244.37	\$40,244.37	\$413,269.23

II. SUMMARY

Borough of Pompton Lakes anticipates receiving a total of \$233,257.50 into its trust fund between February 13, 2025, through June 30, 2025. This Spending Plan commits to spending or reserving all projected revenues during that time for permitted and required affordable housing purposes for a balance of zero.

SPENDING PLAN SUMMARY	
Balance as of February 12, 2025	\$169,186.23
Projected REVENUE 2025-2035	
Development fees	+ \$185,325.00
Payments in lieu of construction	+ \$0.00
Other funds	+ \$0.00
Interest	+ \$47,932.50
TOTAL REVENUE	= \$402,443.73
EXPENDITURES	
Funds used for Rehabilitation	- \$206,634.62
Funds for New Construction	
1	- \$0.00
2	- \$0.00
3	- \$0.00
4	- \$0.00
5	- \$0.00
6	- \$0.00
7	- \$0.00
8	- \$0.00
9	- \$0.00
10	- \$0.00
Affordability Assistance	- \$123,980.77
Administration	- \$71,828.35
Excess Funds for Additional Housing Activity	= \$0.00
	- \$0.00
	- \$0.00
	- \$0.00
TOTAL PROJECTED EXPENDITURES	= \$402,443.73
REMAINING BALANCE	= \$0.00