

# Housing Element and Fair Share Plan



**West Milford Township, Passaic County**

**June 5, 2025**

**Prepared by:**



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# **2025 Housing Element and Fair Share Plan**

## **Township of West Milford**

### **Passaic County, New Jersey**

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**June 2025**

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## West Milford Housing Element and Fair Share Plan – Fourth Round 2025-2035

### 1. Introduction

#### 1.1 Community Overview

The Township of West Milford is located in the northern section of Passaic County, New Jersey, and borders Morris County to its south, Sussex County to its west, and Orange County, New York to its north. Located on the fringe of the New York Metropolitan Area, adjacent municipalities to West Milford include Vernon Township and Hardyston Township to the west; Jefferson Township, Rockaway Township, Borough of Kinnelon, and the Borough of Butler to the south; Ringwood Borough and the Borough of Bloomingdale to the east; and the Town of Warwick in New York State to the north. West Milford is rich in history, has abundant natural resources, and continues to draw tourists and year-round residents, particularly in recent years following the COVID-19 health emergency. **Figure 1** illustrates West Milford's neighboring municipalities, highways, other roadways, surface water features, and its Highlands Preservation Area context (discussed below).

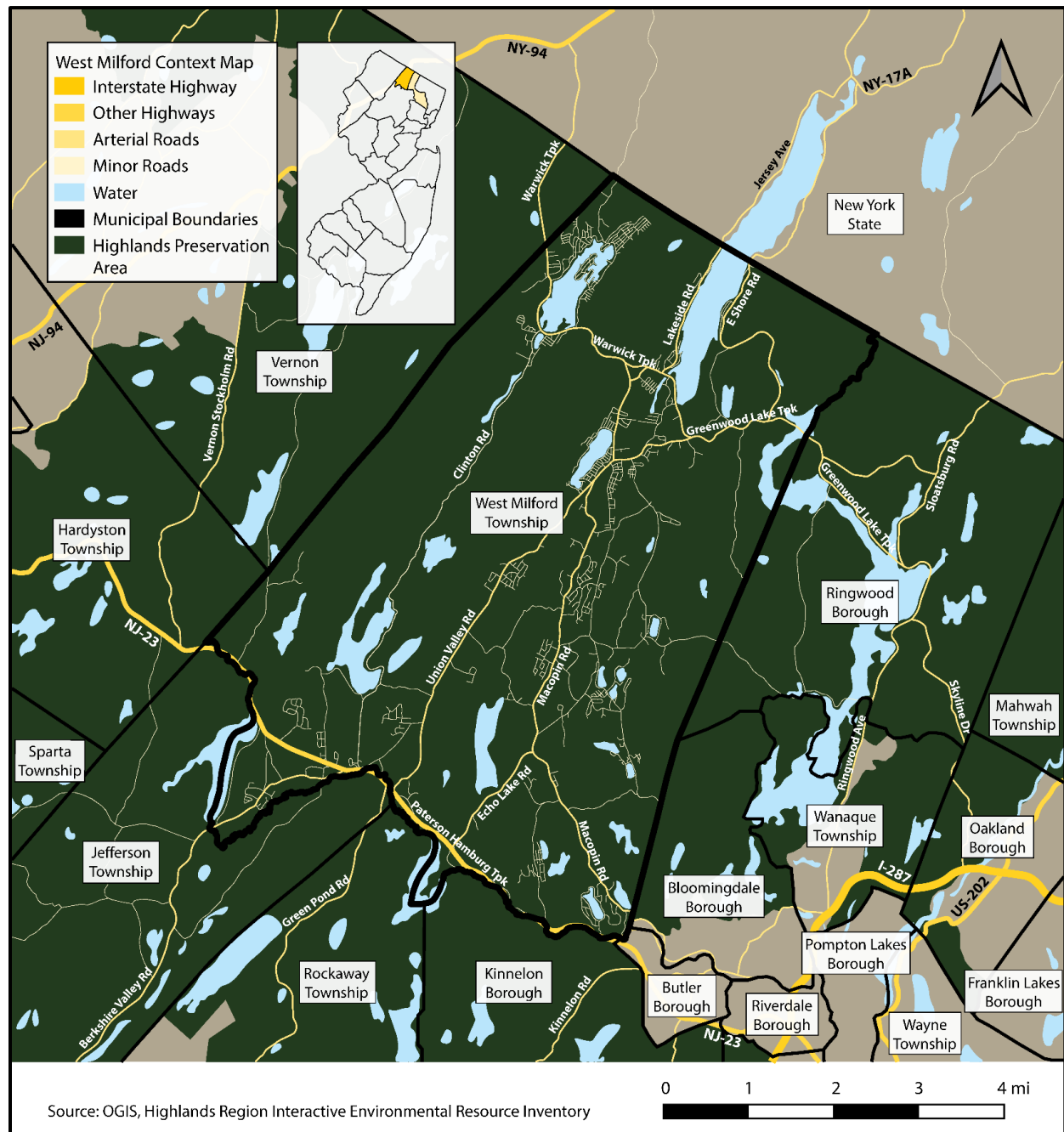
Encompassing just over 81 square miles, West Milford is known for its beautiful lakes, green spaces, and mountains. West Milford's 24,862 residents (2020 Census) and countless visitors enjoy the proximity to swimming, boating, and fishing on local lakes. The largest surface water features in the Township include Greenwood Lake, the Clinton Reservoir, Echo Lake, the Monksville Reservoir, Upper Greenwood Lake, and Pinecliff Lake. Hiking, biking, horseback riding, camping, and a variety of recreational activities can be found at local parks and open spaces including Abram S. Hewitt State Forest, Apshawa Preserve, Tranquility Ridge, the Emerald Forest Property, and parts of Wawayanda State Park and Norvin Green State Forest. Important inter-state regional trails include the famous Appalachian Trail and the Highlands Trail.

West Milford is situated entirely within the Highlands Preservation Area of the New Jersey Highlands Region. The Highlands Council approved West Milford's petition for Plan Conformance in February 2011. As a result, development within the Township is generally limited to existing infrastructure and redevelopment within existing developed areas. Existing development within the Township comprises several small-scale communities, or villages, such as Hewitt, Macopin, and the lake communities of Upper Greenwood Lake and Pinecliff Lake. Several schools serve these communities, including five elementary schools, a middle school, a high school, and an academy school. Some commuter transit to New York City is available using New Jersey Transit buses from the West Milford and Newfoundland park-and-ride lots on Greenwood Lake Turnpike and Old Route 23, respectively. Most residents use personal cars for transportation, accessing NJSH Route 23 along with several County roads to connect to the broader region.

A comprehensive Master Plan Update and Reexamination Report were recently completed in 2025. The 2025 Master Plan Reexamination Report recommended the development of this Housing Element and Fair Share Plan in response to recent updates to affordable housing regulations in the state in response to Round Four affordable housing obligations, which are slated to run from July 2025 to 2035. The 2025 Master Plan included a new Land Use Element, which proposed a new Land Use Plan and Land Use Districts alongside a Climate Change-Hazard Vulnerability Assessment. A Circulation Plan Element and Community Facilities Plan are also included. Before this year, West Milford adopted its last Master Plan in 1987, with Reexamination Reports taking place in 1993, 1999, 2003, 2010, and 2013. In addition, the Township has completed a 2023 Belcher's Creek Trail Feasibility Study, 2021 Sustainable Economic Development Plan, a 2021 Open Space and Recreation Plan, a 2017 Land Use Element, a 2014

Trails Master Plan, a 2012 Highlands Preservation Area Master Plan Element, a 2011 Highlands Environmental Resource Inventory, and a 2010 Housing Element and Fair Share Plan.

**Figure 1. Context Map**



## 1.2 Relationship to Other Plans

### *Municipal Master Plan*

The 2025 West Milford Master Plan identified the following Housing goals and objectives:

Goal 4: To accommodate for future growth through innovative land use mechanisms and zoning techniques which acknowledge the Township's Highlands Preservation Area designation and environmentally-sensitive lands.

Objective 1. Encourage the creation of a variety of housing types through various mechanisms including, but not limited to, accessory dwelling units or mixed-use structures in commercial districts; and

Objective 2. Implement zoning ordinances which promote a balance between allowing desired land improvements on residential lots and the environmentally sensitive nature of the Township.

### *State Development and Redevelopment Plan (2001)*

At the time of the preparation of this Housing Element and Fair Share Plan (HEFSP), the update to the New Jersey State Development and Redevelopment Plan (SDRP) is expected to be completed in late 2025. The last update to the SDRP was adopted in 2001. The State Development and Redevelopment Plan's Planning Areas don't apply to Highlands Preservation Area communities. Therefore, the State Plan is generally superseded by the Highlands Regional Master Plan in Highlands conforming municipalities. Nonetheless, the SDRP has goals for the state with respect to housing as follows:

**Housing:** Provide for a full range of housing choices primarily in Centers at appropriate densities to accommodate projected growth. Ensure that housing in general—and in particular affordable, senior citizen, special needs and family housing—is developed with access to a range of commercial, cultural, educational, recreational, health and transportation services and facilities. Focus multi-family and higher-density, single-family housing in Centers. Any housing in the Environs should be planned and located to maintain or enhance the cultural and scenic qualities and with minimum impacts on environmental resources.

### *County Comprehensive Plan*

Passaic County has a variety of Master Plan specific documents which can be found under Plans and Technical Studies within their Planning & Economic Development Department webpage including the Transportation Element (2012), Corridor Enhancement Program (2005), Green Stormwater Infrastructure Element (2019), Highlands Element and Regional Master Plan (2011), Parks, Recreation and Open Space Master Plan (2014), and Sustainability Element (2013). This HEFSP is consistent with the following goals and objectives outlined in the 2011 Highlands Element of the Passaic County Master Plan, prepared by the Passaic County Planning Board:

1. To promote and coordinate with municipalities on the establishment of appropriate population densities and concentrations that will contribute to the well-being of persons, neighborhoods, communities and regions and preservation of the environment; and
2. To promote the provisions of sufficient space in appropriate locations for a variety of agricultural, residential, recreational, commercial and industrial uses and open space, both

public and private, according to their respective environmental requirements in order to meet the needs of all citizens.

### *Highlands Regional Master Plan*

The Highlands Regional Master Plan was adopted in 2008 in response to the Highlands Water Policy and Planning Protection Act (N.J.S.A. 13:20-1 et seq.) of 2004. This RMP has been updated several times, in 2018, 2019, and 2024. The entirety of the Township is situated within the Preservation Area, where conformance with the RMP is mandatory. Following the Highlands Council approval for West Milford's petition for Plan Conformance in February 2011, the Township prepared and adopted various Highlands Plan Conformance documents, including an updated Environmental Resource Inventory, a Highlands Regional Master Plan Element, an Open Space and Recreation Plan Element, and a Sustainable Economic Development Plan Element.

The Highlands Council adopted, "RMP Addendum 2024-3: Highlands Affordable Housing Guidelines" on July 18, 2024, which established standards for identifying locations for affordable housing and availability of land and resources in the region. This guidance was used as part of the preparation of this HEFSP. This HEFSP also supports the RMP's Housing and Community Facilities Goal 60: "Market rate and affordable housing sufficient to meet the needs of the Highlands Region within the context of economic, social, and environmental considerations and constraints."

### *Surrounding Municipalities' Master Plans*

#### Vernon Township, Sussex County

Vernon Township's Master Plan was adopted by the Vernon Township Planning Board on December 27, 1995. They have since completed Master Plan Updates in 2016 and 2022. In addition, the Township adopted an Open Space & Recreation Plan, Farmland Preservation Plan, and Stormwater Management Plan in 2023. This HEFSP does not significantly impact Vernon's Master Plan.

#### Hardyston Township, Sussex County

Hardyston Township's Master Plan was adopted in October 2003. The Township has also amended the Land Use Element of the Master Plan in January 2016. This HEFSP does not significantly impact Hardyston's Master Plan.

#### Jefferson Township, Morris County

Jefferson Township's Master Plan was adopted in 1978 with the most recent Master Plan Update completed in 1991. The Township has also adopted Reexamination Reports in 1998, 2000, 2001, 2003, and 2023. In addition, the Township has also adopted an Open Space Recreation Plan in 2001, a Housing Element – Fair Share Plan in 2000 and 2006, a Highlands Environmental Resource Inventory in 2013, and a Highlands Preservation Area Master Plan Element in 2014. The Township also recently adopted a Sustainable Economic Development Plan in 2025. This HEFSP does not significantly impact Jefferson's Master Plan.

#### Rockaway Township, Morris County

Rockaway Township's Master Plan was adopted in 2006. The Township has made Master Plan Reexamination Reports in 2019 and 2020, which included a Housing Plan. They also adopted an Open Space Recreation Plan in 2013. This HEFSP does not significantly impact Rockaway Township's Master Plan.



*Kinnelon Borough, Morris County*

Kinnelon Borough's Master Plan was adopted in 1954 (updated 1958-1960) and the Borough adopted its first Official Zoning Map in 1966 (first revised in 1996). The Borough has since completed Master Plan Reexamination Reports in 1988, 1994, 2000, 2015, and 2022. In addition, the Borough has adopted an updated Land Use Element and Land Use Plan (1978), a Recycling Plan Element, a Land Use Plan Map and Study (1990), Housing Element and Fair Share Plans (most recent in 2017), a Highlands Master Plan Element (2011), an Open Space and Recreation Plan (2012 – updated in 2022), and an Environmental Resource Inventory (1973-1974 and 2013). This HEFSP does not significantly impact Kinnelon's Master Plan.

*Bloomington Borough, Passaic County*

Bloomington Borough's Master Plan was adopted in 1996. The Borough has since adopted a Master Plan Amendment in 2015. This HEFSP does not significantly impact Bloomington's Master Plan.

*Ringwood Borough, Passaic County*

Ringwood Borough's Master Plan was adopted in 1991. The Borough has completed Master Plan Reexamination Reports in 2012 and 2022. A Recycling Plan Element in 1992, a Land Use Element in 2007, a Conservation Plan in 2007, and a Housing Element in 2010 have also been adopted. This HEFSP does not significantly impact Ringwood's Master Plan.

*Butler Borough, Morris County*

Bloomington Township's Master Plan was adopted in 1958 with Master Plan Updates completed in 1977, 1987, 1994, and most recently, in 2004. The Township has since adopted a Master Plan Reexamination Report in 2015. This HEFSP does not significantly impact Butler's Master Plan.

*Town of Warwick, New York*

The Town of Warwick's Master Plan was adopted in 1987 with Comprehensive Plan Updates completed in 2008 and most recently, in 2016. This HEFSP does not significantly impact Warwick's Master Plan.

### 1.3 History of Affordable Housing in West Milford Township

The New Jersey Supreme Court, in Mount Laurel I (1975) and Mount Laurel II (1983) required all New Jersey municipalities to take affirmative actions toward providing their "fair share" of the region's need for affordable housing for low- and moderate-income people. In response to the Mount Laurel II decision, the New Jersey Legislature adopted the Fair Housing Act (FHA) in 1985. This act created the Council on Affordable Housing (COAH) to assess the statewide need for affordable housing, allocate that need on a municipal fair share basis, and review and approve municipal housing plans aimed at implementing the local fair share obligation. Subsequently, the New Jersey Municipal Land Use Law (MLUL) was amended to require a housing element as a mandatory element of the municipal master plan. According to the MLUL, "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 (52: 27D-310)."

COAH adopted its Third Round Rules in December 2004. On January 25, 2007, the Appellate Division issued a decision on an appeal of COAH's Third Round regulations. COAH was precluded from issuing Third Round Substantive Certifications until new rules for the Third Round

were revised and adopted. On October 8, 2010, the Appellate Division invalidated COAH's Rules in In re Adoption of N.J.A.C. 5:96 & 5:97 by the New Jersey Council on Affordable Housing, 416 N.J. Super. 462 (App. Div. 2010). The decision stated, among other things, that growth share methodology was invalid, and directed COAH to adopt rules utilizing methodologies similar to those used in the First and Second Round Rules. On September 26, 2013 the Supreme Court affirmed the Appellate Division's 2010 decision and remanded COAH to undertake new rulemaking based on COAH's prior round rules and methodologies. COAH failed to formally adopt amended Third Round Rules.

In a 2015 decision known as Mount Laurel IV, the New Jersey Supreme Court divested COAH of jurisdiction of affordable housing, resulting in the process being left to the trial court system. This ruling dissolved the substantive certification process, turning instead to a judicial determination wherein a municipality files for a declaratory judgment action to certify that their Housing Element and Fair Share Plan has satisfied their Third Round obligation. At the same time, the Court appointed "Mount Laurel" judges for each of the State's judicial vicinages.

In 2024, New Jersey Legislature passed into law amendments to the Fair Housing Act (N.J.S.A. 52:27D-304.1 et seq. via NJ A4/S50) ("Amended FHA" or "P.L. 2024, c.2") that abolished and replaced COAH with the Affordable Housing Dispute Resolution Program ("the Program"), and set forth new methodology for the calculations of a municipality's affordable housing obligations for the Fourth Round and beyond.

#### West Milford Township

West Milford is in Affordable Housing Region 1, which includes Sussex, Passaic, Bergen, and Hudson Counties.

#### Prior Round

West Milford received Substantive Certification from COAH on October 6, 1999 (Resolution Granting Substantive Certification No. 138-99), for its second round HEFSP, dated January 22, 1997. At that time, the Township's affordable housing obligation was 187 units, comprised of 98 units of new construction and 89 units in the rehabilitation program. However, significant revisions to COAH's rules and a shift away from both a "Town Center" approach and higher density residential because of the adoption of the Highlands Water and Protection and Planning Act in August 2004, all dramatically altered future development potential for West Milford. Three (3) "prior round" sites – Valley Ridge, Random Woods, and Stanford Village – designed to include both market and affordable housing included in the 1997 HEFSP and certified by COAH in anticipation of their eventual development did not go forward. COAH's recalculated prior round obligation for West Milford was 98 units including a mandatory rental obligation which equated to 25 units. The Township applied 73 credits for units and bedrooms and a rental bonus credit of 25 to provide the required obligation of 98 units. **Table 1** includes the specific mechanisms used by the Township to meet the 98-unit obligation including age-restricted units, family units, and several group homes.

**Table 1. Summary of West Milford's Prior Round Obligation<sup>1</sup>**

Units / Bedrooms / Credits Addressing Prior Round Obligation of 98				
Name	Block	Lot	# Units/ Bedrooms	Type
Lincoln Hill	6401	6.02	13	Age-restricted
Bald Eagle Manor	5621	1, 2, 3	11	Age-restricted
Bald Eagle Manor	5301	21, 33	12	Congregate care
12 Meadow Trail*	7521	8	1	Family
2 Kushaqua Trail**	3008	1	1	Family
Advo Serve	2202	5.01	***20	Group home
Wehrlen House	9404	14	***5	Group home
Center For Humanistic Change	9101	45	3	Group home
Puerto Rican Federation Services	1611	20	3	Group home
ALFA Development 22 Vine Street	5604	1	3	Group home
ALFA Development 240 Germantown Road	13812	13	1	Group home
<b>Sub-total</b>			<b>73</b>	
Rental bonus credits**			25	
<b>Total</b>			<b>98</b>	

\* Sold by Township to Salt & Light Co. Ord. 2002-17

\*\* Sold by Township to Salt & Light Co. Ord. 2001-8

\*\*\* **Rental Bonus:** The prior round rental bonus cannot exceed the actual rental obligation which is 25 units/bedrooms. The maximum number of rental bonus credits is capped at 25.

**Age-restricted units:** The maximum number of age-restricted units eligible for credit in the prior round is capped in accordance with the formula set forth in N.J.A.C. 5:97-3.10, which calculates to **38 units**.

<sup>1</sup> Retrieved from Table 24 of the Housing Plan Element Fair Share Plan, prepared by the West Milford Planning Board, and dated May 27, 2010.

### Third Round

West Milford originally had a Third Round affordable housing obligation of 47 units and a rehabilitation obligation of 66 units. As of the Housing Plan Element Fair Share Plan, dated May 27, 2010, 14 affordable units (including bedrooms in a group home) were in place and 20 residential dwellings had undergone major rehabilitation work to qualify for credit thus, the Township needed to address a balance of 33 units of new construction and 46 units in the rehabilitation program.

West Milford planned to utilize municipally-owned properties in cooperation with experienced and qualified non-profit entities to facilitate the construction of the remaining affordable housing obligation. To meet the 33-unit new construction obligation, the Township planned to complete the following: 1) Two (2) accessory apartments (2 credits); 2) Eight (8) single-family dwellings (8 credits); 3) Eight (8) duplex units (16 credits); and 4) Two (2) supportive and special needs residences with a combined total of seven (7) bedrooms (7 credits). To meet the 46-unit rehabilitation obligation, the Township planned to disseminate information about the Passaic County Department of Community Development program through the Township's website, mailing with property tax bills, and notices and/or new articles in location circulation newspapers.

However, West Milford's present need obligation was revised to 70 units, and the total prospective need obligation was revised to 343 units under the 2018 "Statewide and Municipal Obligations under Jacobson Opinion." Furthermore, the Township ultimately did not seek approval for a Household Element and Fair Share Plan from the Court for the Third Round.

### Fourth Round

On March 20, 2024, Governor Murphy signed into law Bill A4/S50 (P.L. 2024, c.2), which set forth the rules and regulations governing the Fourth Round (2025-2035) of affordable housing obligations in New Jersey. This law abolished COAH and shifted implementation of the Fair Housing Act to the New Jersey Department of Community Affairs (DCA), creating the Affordable Housing Dispute Resolution Program (the Program).

On October 18, 2024, the DCA prepared and submitted a non-binding report ("DCA Report")<sup>2</sup> on the Fourth Round affordable housing fair share obligations for all municipalities within the State of New Jersey. The DCA determined that the Township's Fourth Round Present Need/Rehabilitation Obligation is 105 units and has a Prospective Need of 197 units. The FHA, as amended by P.L. 2024, c.2, ("Amended FHA") explicitly stated the DCA's numbers are non-binding.

On January 22, 2025, West Milford adopted Resolution 2025-084, adopting the Fourth Round affordable housing obligations. On January 24, 2025, the Township filed a Declaratory Judgment action with the Superior Court seeking approval of a Housing Element and Fair Share Plan proposed to be adopted by June 30, 2025 pursuant to the requirements of the Amended Fair Housing Act and Directive #14-24 issued by the Program.

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<sup>2</sup> NJ DCA, Affordable Housing Obligations for 2025-2035 (Fourth Round): Methodology and Background, October 2024.

## 1.4 Purpose and Goals

The purpose of this Housing Element and Fair Share Plan is to provide a realistic opportunity to address the housing needs of West Milford residents across all income levels. This plan proposes multiple opportunities to develop a variety of housing types to meet these needs, which can be integrated into the existing land use pattern and character of the Township. This Plan has been prepared to meet the requirements of the Municipal Land Use Law (MLUL), Fair Housing Act (FHA), the New Jersey State Development and Redevelopment Plan (SDRP), and Bill A4/S50 (P.L. 2024, c.2).

The overriding policy of the Housing Plan Element of the Master Plan is to ensure the provision of a variety of housing opportunities sufficient to address the needs of the community and the region, including the need for affordable housing, while at the same time respecting the density limits of the Highlands Element Land Use Plan, the resource constraints applicable to the Highlands Area, and the numerous other policies, goals and objectives set forth by the Township Master Plan. The Housing Plan Element furthers the zoning purposes of the Municipal Land Use Law (MLUL) at NJSA 40:55D-2, specifically 2a, 2e, 2g and 2l, and fulfills the requirements of the New Jersey Fair Housing Act of 1985 (N.J.S.A. 52:27D-301 et seq.), which in keeping with the New Jersey Supreme Court doctrine, as expressed in the Mount Laurel decisions, recognizes that every municipality has a constitutional obligation to provide, through its land use regulations, a realistic opportunity for provision of a fair share of its region's present and prospective needs for housing for low- and moderate-income families.

## 1.5 Contents of the Plan

Municipal Land Use Law (N.J.S. § 52:27D-310) and the Fair Housing Act (P.L. 1985, c.222) require that the Housing Element and Fair Share Plan include the following:

- a. An inventory of the municipality's housing stock by age, condition, purchase or rental value, occupancy characteristics, and type, including the number of units affordable to low- and moderate-income households and substandard housing capable of being rehabilitated, and in conducting this inventory the municipality shall have access, on a confidential basis for the sole purpose of conducting the inventory, to all necessary property tax assessment records and information in the assessor's office, including but not limited to the property record cards;
- b. A projection of the municipality's housing stock, including the probable future construction of low- and moderate-income housing, for the next ten years, taking into account, but not necessarily limited to, construction permits issued, approvals of applications for development and probable residential development of lands;
- c. An analysis of the municipality's demographic characteristics, including but not necessarily limited to, household size, income level, and age;
- d. An analysis of the existing and probable future employment characteristics of the municipality;
- e. A determination of the municipality's present and prospective fair share for low- and moderate-income housing and its capacity to accommodate its present and prospective housing needs, including its fair share for low- and moderate-income housing, as established pursuant to section 3 of P.L.2024, c.2 (C.52:27D-304.1);

- f. A consideration of the lands that are most appropriate for construction of low- and moderate-income housing and of the existing structures most appropriate for conversion to, or rehabilitation for, low- and moderate-income housing, including a consideration of lands of developers who have expressed a commitment to provide low- and moderate-income housing;
- g. An analysis of the extent to which municipal ordinances and other local factors advance or detract from the goal of preserving multigenerational family continuity as expressed in the recommendations of the Multigenerational Family Housing Continuity Commission, adopted pursuant to paragraph (1) of subsection f. of section 1 of P.L. 2021, c. 273 (C.52:27D-329.20);
- h. For a municipality located within the jurisdiction of the Highlands Water Protection and Planning Council, established pursuant to section 4 of P.L. 2004, c. 120 (C.13:20-4), an analysis of compliance of the housing element with the Highlands Regional Master Plan of lands in the Highlands Preservation Area, and lands in the Highlands Planning Area for Highlands-conforming municipalities. This analysis shall include consideration of the municipality's most recent Highlands Municipal Build Out Report, consideration of opportunities for redevelopment of existing developed lands into inclusionary or 100 percent affordable housing, or both, and opportunities for 100 percent affordable housing in both the Highlands Planning Area and Highlands Preservation Area that are consistent with the Highlands regional master plan; and
- i. An analysis of consistency with the State Development and Redevelopment Plan, including water, wastewater, stormwater, and multi-modal transportation based on guidance and technical assistance from the State Planning Commission.

## 2. Demographic Characteristics

### 2.1 Population

#### Population Change

In 1990, West Milford had a population of 25,430, with a 4% increase between 1990 and 2000, but decreases for each decade thereafter. By 2020, the Township had a population of 24,862, representing a total decrease of 568 residents since 1990. Compared to the growth rate of Passaic County and of New Jersey, West Milford saw much lower growth rates for all decade intervals. With a decrease of about 1,000 people between 2010 and 2020, the Township population is likely to continue to decrease or remain stable but will almost certainly not increase.

**Table 2. Population Change, 1990 - 2020**

	1990	% Change	2000	% Change	2010	% Change	2020
West Milford	25,430	4%	26,410	-2%	25,850	-4%	24,862
Passaic County	453,302	8%	490,337	2%	501,226	5%	524,118
New Jersey	7,730,188	9%	8,414,347	4%	8,791,894	6%	9,288,994

Sources:

U.S. Census Bureau. (2010). *POPULATION AND HOUSING UNITS: 1990 TO 2010; AND AREA MEASUREMENTS AND DENSITY: 2010.*

U.S. Census Bureau. (2020). *PROFILE OF GENERAL POPULATION AND HOUSING CHARACTERISTICS. Decennial Census, Profile of General Population and Housing Characteristics, Table DP1.*

#### Age

In 2020, West Milford's largest age cohort was 45 to 54 years (15.2%), followed by 35 to 44 years (11.2%) and 65 to 74 years (11.1%). As illustrated in **Figure 2**, the Township is seeing significant increases in its older populations and decreases in its younger populations.

**Table 3. Age, 2000 - 2020**

Age	2000	%	2010	%	2020	%
Total Population	26,410		25,754		24,862	
Under 5 years	1,773	6.7%	1,416	5.5%	1,061	4.3%
5 to 9 years	2,207	8.4%	1,800	7.0%	1,111	4.5%
10 to 14 years	2,004	7.6%	1,715	6.7%	1,403	5.6%
15 to 19 years	1,659	6.3%	1,760	6.8%	1,489	6.0%
20 to 24 years	1,110	4.2%	1,429	5.5%	1,288	5.2%
25 to 34 years	3,358	12.7%	2,468	9.6%	2,707	10.9%
35 to 44 years	5,532	20.9%	4,370	17.0%	2,778	11.2%
45 to 54 years	4,173	15.8%	4,913	19.1%	3,777	15.2%
55 to 59 years	1,592	6.0%	1,736	6.7%	2,361	9.5%
60 to 64 years	766	2.9%	1,539	6.0%	2,311	9.3%
65 to 74 years	1,316	5.0%	1,451	5.6%	2,765	11.1%
75 to 84 years	703	2.7%	751	2.9%	1,320	5.3%
85 years and over	217	0.8%	406	1.6%	491	2.0%

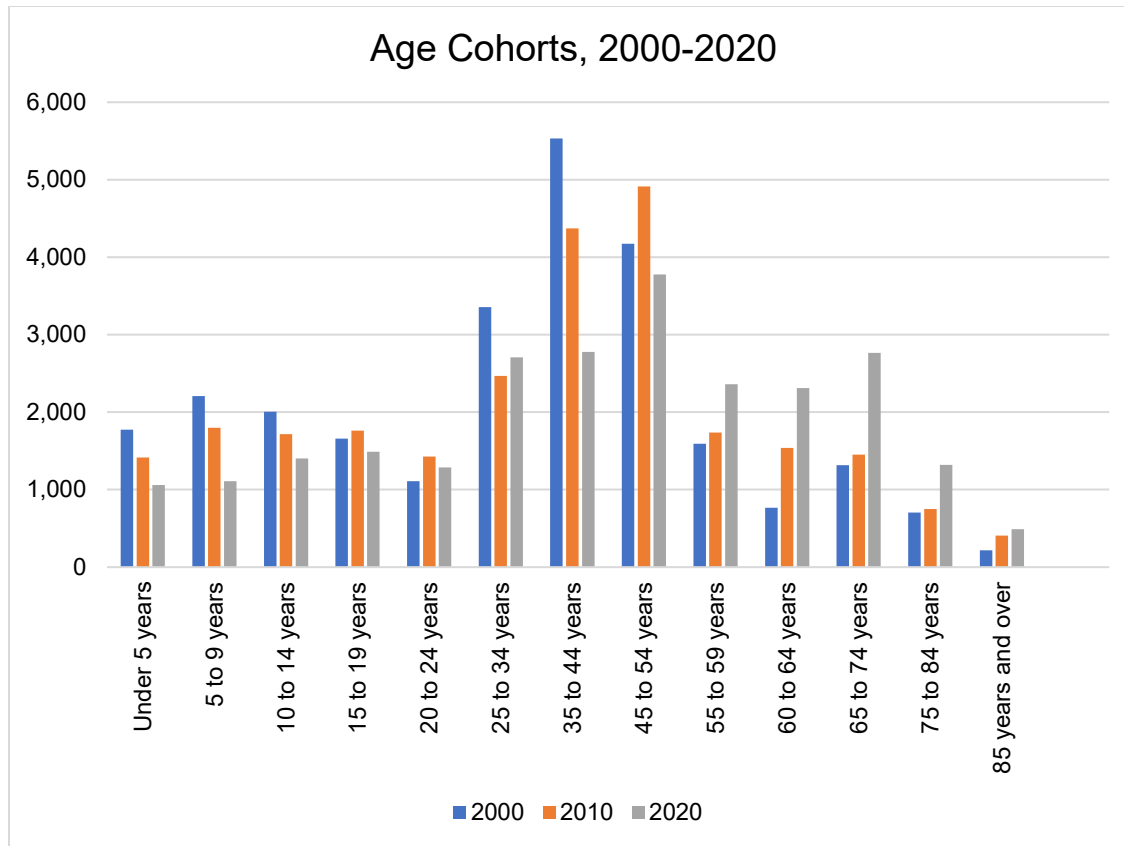
Sources:

2000: United States Census Bureau, 2000 Decennial Census, DP1, "Profile of General Demographic Characteristics."

2010: United States Census Bureau, 2010 American Community Survey, *DEMOGRAPHIC AND HOUSING ESTIMATES, 5-year Estimates Data Profile, DP05.*

2020: United States Census Bureau, 2020 Decennial Census, DP1, "Profile of General Demographic Characteristics."



**Figure 2. Age Cohorts, 2000-2020****Sources:**

U.S. Census Bureau. (2000). PROFILE OF GENERAL POPULATION AND HOUSING CHARACTERISTICS. *Decennial Census, DEC Demographic Profile, Table DP1.*

U.S. Census Bureau. (2010). DEMOGRAPHIC AND HOUSING ESTIMATES. *American Community Survey, ACS 5-Year Estimates Data Profile, DP05.*

U.S. Census Bureau. (2020). PROFILE OF GENERAL POPULATION AND HOUSING CHARACTERISTICS. *Decennial Census, DEC Demographic Profile, Table DP1.*

**Household Size and Type**

Between 2000 and 2020, the U.S. Decennial Census reported an increase in occupied housing units, where 9,190 units were reported in 2000 and 9,638 in 2020. One-person and two-person households increased between each decade, whereas three-person and four-or-more-person households decreased between each decade. Two-person households comprise most of the Township's households, accounting for over a third of the 2020 household stock. Four-or-more-person households decreased substantially each decade, and one-person households are becoming more common. Given the age cohort demographics above, this may indicate that West Milford is comprised of older couples and widowed individuals who are well-established in the community. Across the County and State, there has been a gradual increase in the number of occupied housing units from 2000 to 2020, where one-person households also saw the largest growth.



**Table 4. Household Size, 2000-2020**

Household Size	2000	%	2010	%	2020	%
Total households (West Milford)	<b>9,190</b>		<b>9,625</b>		<b>9,638</b>	
1-person household	1,532	16.7%	2,090	21.7%	2,268	23.5%
2-person household	2,936	31.9%	3,097	32.2%	3,301	34.2%
3-person household	1,827	19.9%	1,801	18.7%	1,761	18.3%
4-or-more-person household	2,895	31.5%	2,637	27.4%	2,308	23.9%
Total households (Passaic County)	<b>163,856</b>		<b>166,785</b>		<b>177,075</b>	
1-person household	36,287	22.1%	37,706	22.6%	40,719	23.0%
2-person household	44,744	27.3%	44,433	26.6%	47,081	26.6%
3-person household	29,034	17.7%	29,357	17.6%	31,761	17.9%
4-or-more-person household	53,791	32.8%	55,289	33.1%	57,514	32.5%
Total households (State)	<b>3,064,645</b>		<b>3,214,360</b>		<b>3,426,102</b>	
1-person household	751,353	24.5%	811,221	25.2%	876,661	25.6%
2-person household	927,354	30.3%	957,682	29.8%	1,026,368	30.0%
3-person household	531,987	17.4%	558,029	17.4%	592,617	17.3%
4-or-more-person household	853,951	27.9%	887,428	27.6%	930,456	27.2%

Sources:

U.S. Census Bureau. (2000). HOUSEHOLD SIZE. *Decennial Census, DEC Summary File 1, Table H016*.U.S. Census Bureau. (2010). HOUSEHOLD SIZE. *Decennial Census, DEC Summary File 1, Table H13*.U.S. Census Bureau. (2020). HOUSEHOLD SIZE. *Decennial Census, Demographic and Housing Characteristics, Table H9*.**Table 5. Occupants per Room, 2000-2020**

Occupied housing units	2000	%	2010	%	2020	%
Total units	9,190		8,870		10,019	
1.00 occupant or less per room	9,035	98.3%	8,774	98.9%	9,941	99.2%
1.01 to 1.50 occupants per room	127	1.4%	96	1.1%	78	0.8%
1.51 or more occupants per room	28	0.3%	0	0.0%	0	0.0%

Sources:

U.S. Census Bureau. (2000). PROFILE OF SELECTED HOUSING CHARACTERISTICS. *Decennial Census, DEC Summary File 4, Table DP4*.U.S. Census Bureau. (2010). TENURE BY OCCUPANTS PER ROOM. *ACS 5-Year Estimates Subject Tables, Table B25014*.U.S. Census Bureau. (2020). OCCUPANCY CHARACTERISTICS. *ACS 5-Year Estimates Subject Tables, Table S2501*.

*Table 6. Household Type by Relationship, 2020*

Household Type by Relationship	Count	%
Total population	24,862	
In households	24,526	98.6%
Householder	9,638	38.8%
Male	1,583	16.4%
Female	1,979	20.5%
Opposite-sex spouse	5,453	21.9%
Same-sex spouse	38	0.2%
Opposite-sex unmarried partner	577	2.3%
Same-sex unmarried partner	25	0.1%
In group quarters	336	1.4%
Institutionalized population	204	0.8%
Noninstitutionalized population	132	0.5%

Source:

U.S. Census Bureau. (2020). PROFILE OF GENERAL POPULATION AND HOUSING CHARACTERISTICS. *Decennial Census, DEC Demographic and Housing Characteristics, Table DP1.*

## Income

The median household income in West Milford in 2020 was \$103,425, with most households (52.9%) earning more than \$100,000. The Township's household income was significantly higher year-over-year than the County and State.

*Table 7. Income in the Past 12 Months, 2000 - 2020*

Household Income	Percent of Households		
	1999	2010	2020
Total Households	9,235	8,870	10,019
Less than \$10,000	2.2%	1.8%	2.9%
\$10,000 to \$14,999	2.9%	1.9%	1.1%
\$15,000 to \$24,999	5.1%	4.6%	5.6%
\$25,000 to \$34,999	6.2%	5.2%	4.3%
\$35,000 to \$49,999	12.1%	8.3%	4.9%
\$50,000 to \$74,999	22.2%	16.9%	15.9%
\$75,000 to \$99,000	20.4%	17.8%	12.3%
\$100,000 to \$149,999	21.8%	23.8%	23.7%
\$150,000 to \$199,999	4.6%	12.7%	13.7%
\$200,000 or more	2.5%	6.9%	15.5%
<b>Median household income (West Milford)</b>	<b>\$74,124</b>	<b>\$88,692</b>	<b>\$103,425</b>
Median household income (Passaic County)	\$49,210	\$53,993	\$73,562
Median household income (State)	\$55,146	\$67,681	\$85,245

Sources:

U.S. Census Bureau. (2000). PROFILE OF SELECTED ECONOMIC CHARACTERISTICS: 2000. *Decennial Census, DEC Summary File 4 Demographic Profile, Table DP3.*U.S. Census Bureau. (2010). INCOME IN THE PAST 12 MONTHS (IN 2010 INFLATION-ADJUSTED DOLLARS). *American Community Survey, ACS 5-Year Estimates Subject Tables, Table S1901.*U.S. Census Bureau. (2020). INCOME IN THE PAST 12 MONTHS (IN 2020 INFLATION-ADJUSTED DOLLARS). *American Community Survey, ACS 5-Year Estimates Subject Tables, Table S1901.*

## 2.2 Employment Characteristics

### Workforce

In 2020, the ACS reported that West Milford has a population aged 16 and older of 21,421. Of this number, 14,721 were in the labor force,<sup>3</sup> with 987 individuals reported as unemployed, resulting in an unemployment rate of 6.7%. West Milford's unemployment rate is greater than that of the County (6.3%) and State (5.8%).

**Table 8. Employment Status, 2020**

Employment Status	Estimate	%
Population 16 years and older	21,421	
In labor force	14,721	68.7%
Civilian labor force	14,721	68.7%
Employed	13,734	64.1%
Unemployed	987	4.6%
Armed Forces	0	0%
Not in labor force	6,700	31.3%
Unemployment rate (West Milford)	4.6%	
Unemployment rate (Passaic County)	6.3%	
Unemployment rate (State)	5.8%	

Source:

U.S. Census Bureau. (2020). SELECTED ECONOMIC CHARACTERISTICS. *American Community Survey, ACS 5-Year Estimates Data Profiles, Table DP03.*

<sup>3</sup> According to the United States Census Bureau Glossary, "The labor force includes all people classified in the civilian labor force, plus members of the U.S. Armed Forces (people on active duty with the United States Army, Air Force, Navy, Marine Corps, or Coast Guard). The civilian labor force consists of people classified as employed or unemployed.

### Commuting Characteristics

According to the 2020 ACS, most of the Township's employed population worked within New Jersey (91.6%). However, only 40.2% worked within Passaic County. As a Township that borders New York State and Sussex and Morris Counties in New Jersey, most of the Township's employed population works in these other regions.

When commuting to work, the vast majority (84.2%) of workers took a car, truck, or van, and most of those who did drove alone. This trend is similar to that of Passaic County (82.0%), but not the State, which saw 77.4% of workers commute via car, truck, or van. The mean travel time for all West Milford workers in 2020 was 39.7 minutes, which is significantly greater than that of both the County (28 minutes) and State (32 minutes).

**Table 9. Commuting Characteristics, 2020**

Commuting Characteristics	West Milford	Passaic County	New Jersey
Workers 16 years and over	13,464	239,308	4,332,443
Did not work from home	12,010	227,103	4,016,175
Means of transportation to work			
Car, truck, or van	84.2%	82.0%	77.4%
Drove alone	77.9%	70.9%	69.6%
Carpooled	6.3%	11.2%	7.8%
Public transportation (excluding taxicab)	2.3%	7.8%	10.8%
Walked	2.2%	3.8%	2.6%
Bicycle	0.0%	0.2%	0.3%
Taxicab, motorcycle, or other means	0.4%	1.0%	1.6%
Place of work			
Worked in state of residence	91.6%	92.3%	86.4%
Worked in county of residence	40.2%	46.5%	54.6%
Worked outside county of residence	51.3%	45.8%	31.7%
Worked outside state of residence	8.4%	7.7%	13.6%
Travel time to work			
Less than 10 minutes	8.8%	9.4%	9.6%
10 to 14 minutes	4.7%	13.8%	11.3%
15 to 19 minutes	5.6%	13.2%	12.5%
20 to 24 minutes	7.2%	14.7%	12.7%
25 to 29 minutes	5.7%	8.5%	6.4%
30 to 34 minutes	14.6%	13.7%	13.4%
35 to 44 minutes	13.8%	8.4%	8.0%
45 to 59 minutes	18.4%	7.9%	10.2%
60 or more minutes	21.2%	10.3%	15.8%
Mean Travel time to work (minutes)	39.7	28.0	32.0

Source:

U.S. Census Bureau. (2020). COMMUTING CHARACTERISTICS BY SEX. *American Community Survey, ACS 5-Year Estimates Subject Tables, Table S0801.*

### *Employment by Industry*

Of the Township's 13,734 employed population aged 16 years and over in 2020, most (22.3%) worked within educational services, and health care and social assistance followed by professional, scientific, management, administrative and waste management services (11.9%); retail trade (11.8%); and finance and insurance, and real estate, and rental and leasing (10.2%).

West Milford mirrors the State's four (4) largest industries, wherein most residents (24.1%) worked within educational services, and health care and social assistance followed by professional, scientific, management, administrative and waste management services (13.7%); retail trade (10.7%); and finance and insurance, and real estate, and rental and leasing (8.5%).

**Table 10. Industries of Employment, 2020**

Industry	Estimate	%
Civilian employed population 16 years and over	13,734	100%
Educational services, and health care and social assistance	3,064	22.3%
Professional, scientific, and management, and administrative and waste management services	1,631	11.9%
Retail trade	1,623	11.8%
Finance and insurance, and real estate and rental and leasing	1,400	10.2%
Manufacturing	1,323	9.6%
Construction	1,065	7.8%
Arts, entertainment, and recreation, and accommodation and food services	840	6.1%
Transportation and warehousing, and utilities	828	6.0%
Other services, except public administration	630	4.6%
Wholesale trade	574	4.2%
Public administration	535	3.9%
Information	221	1.6%
Agriculture, forestry, fishing and hunting, and mining	0	0.0%

Source:

U.S. Census Bureau. (2020). SELECTED ECONOMIC CHARACTERISTICS. *American Community Survey, ACS 5-Year Estimates Data Profiles, Table DP03.*

### 3. Housing Characteristics

#### 3.1 Inventory of housing stock

##### *Housing Occupancy and Tenure*

In 2020, the Decennial Census reported a total of 10,570 housing units. Of this number, 9,638 were occupied. More specifically, 8,470 of the units were owner-occupied, with the remaining 1,168 units being renter-occupied. West Milford's homeowner vacancy rate was 1.8% and the rental vacancy rate was 7.1%. However, Passaic County and New Jersey differ from West Milford in that they have smaller homeowner and rental vacancy rates.

**Table 11.** *Housing Occupancy and Tenure, 2020*

Housing Occupancy and Tenure	West Milford	Passaic County	New Jersey
Total housing units	10,570	185,367	3,761,229
Occupied housing units	9,638	177,075	3,426,102
Owner-occupied	8,470	90,297	2,098,500
Renter-occupied	1,168	86,778	1,327,602
Vacant housing units	932	8,292	335,127
Homeowner vacancy rate	1.8%	1.1%	1.5%
Rental vacancy rate	7.1%	3.5%	5.7%

Source:

U.S. Census Bureau. (2020). PROFILE OF GENERAL POPULATION AND HOUSING CHARACTERISTICS. *Decennial Census, DEC Demographic Profile, Table DP1.*

##### *Vacancy Status*

Of the 932 vacant housing units reported in the 2020 Decennial Census, most were categorized as for seasonal, recreational, or occasional use, followed by "other vacant." The other category includes a variety of situations,<sup>4</sup> as follows:

1. The owner does not want to rent or sell;
2. The owner is elderly and living in a nursing home or with family members;
3. The unit is being held for the settlement of an estate;
4. The unit is being renovated; or
5. The unit is being foreclosed.

<sup>4</sup> Kresin, M. "Other" Vacant Housing Units: An Analysis from the Current Population Survey/Housing Vacancy Survey." U.S. Census Bureau, Social, Economic, and Housing Statistics Division. Retrieved from <https://www.census.gov/housing/hvs/files/qtr113/PAA-poster.pdf>.

There were 160 properties actively for sale and 108 properties for rent and considered vacant in 2020 in West Milford.

**Table 12. Vacancy Housing Unit Type, 2020**

Vacancy Status	Count
Total vacant units	932
For rent	90
Rented, not occupied	18
For sale only	160
Sold, not occupied	41
For seasonal, recreational, or occasional use	375
Other vacant	248

Source:

U.S. Census Bureau. (2020). PROFILE OF GENERAL POPULATION AND HOUSING CHARACTERISTICS. *Decennial Census, DEC Demographic Profile, Table DP1.*

### Units In Structure

West Milford is primarily single-family detached housing units; these structures comprise 84.2% of the Township's housing stock. The next largest groups were 20-or-more-unit structures (7.8%) and single-family attached housing units (5.2%).

**Table 13. Units In Structure, 2020**

Units In Structure	Estimate	%
Total housing units	11,030	
1-unit, detached	9,286	84.2%
1-unit, attached	579	5.2%
2-units	106	1.0%
3 or 4 units	23	0.2%
5 to 9 units	172	1.6%
10 to 19 units	0	0.0%
20 or more	864	7.8%
Mobile home	0	0.0%
Boat, RV, van, etc.	0	0.0%

Source:

U.S. Census Bureau. (2020). UNITS IN STRUCTURE. *American Community Survey, ACS 5-Year Estimates Data Profiles, Table B25024.*

### *Year Structure Built*

The 2020 ACS reported that structures built between 1960 and 1969 saw the largest number of housing units built (1,907 units, or 17.3% of the total housing stock) than any other period in West Milford. This was followed by 1,783 units, or 16.2% of the total housing stock, built between 1950 and 1959. Many housing units have also been built after 1970, but few after 2000.

**Table 14. Age/Year Structure Built**

<b>Year Structure Built</b>	<b>Estimate</b>	<b>%</b>
Total	11,030	
Built 2014 or later	0	0.0%
Built 2010 to 2013	28	0.3%
Built 2000 to 2009	1,003	9.1%
Built 1990 to 1999	1,006	9.1%
Built 1980 to 1989	1,773	16.1%
Built 1970 to 1979	1,560	14.1%
Built 1960 to 1969	1,907	17.3%
Built 1950 to 1959	1,783	16.2%
Built 1940 to 1949	905	8.2%
Built 1939 or earlier	1,065	9.7%

Source:

U.S. Census Bureau. (2020). SELECTED HOUSING CHARACTERISTICS. *American Community Survey, ACS 5-Year Estimates Data Profiles, Table DP04.*



### 3.2 Costs and Value

There are numerous methods by which to view the value of West Milford's housing stock. The ACS provided counts for the following items: Selected Monthly Owner Costs (SMOC), the values of owner-occupied and renter-occupied units, and mortgage characteristics.

#### *Selected Monthly Owner Costs*

SMOC is a figure that consists of all costs associated with homeownership.<sup>5</sup> In 2020, the ACS reported that the median SMOC for housing units with a mortgage in the Township was \$2,375. For those units without a mortgage, the median SMOC was \$1,141. Most (30.4%) owners of housing units with a mortgage had an SMOC of \$2,000 to \$2,499, and most (63.6%) owners of units without mortgages had ownership-related expenses of more than \$1,000 per month. These selected monthly owner costs were similar to that of both the County and State.

**Table 15.** *Selected Monthly Owner Costs (SMOC), 2020*

SMOC	West Milford	%	Passaic County	%	New Jersey	%
Housing units with a mortgage	6,150		58,259		1,382,654	
Less than \$500	0	0.0%	6	0.0%	2,772	0.2%
\$500 to \$999	51	0.8%	624	1.1%	34,504	2.5%
\$1,000 to \$1,499	515	8.4%	2,704	4.6%	138,116	10.0%
\$1,500 to \$1,999	1,106	18.0%	8,622	14.8%	253,824	18.4%
\$2,000 to \$2,499	1,872	30.4%	13,538	23.2%	275,392	19.9%
\$2,500 to \$2,999	1,530	24.9%	13,695	23.5%	231,946	16.8%
\$3,000 or more	1,076	17.5%	19,070	32.7%	446,100	32.3%
Median	\$2,375		\$2,633		\$2,476	
Housing units without a mortgage	2,934		30,040		711,773	
Less than \$250	25	0.9%	517	1.7%	14,747	2.1%
\$250 to \$399	36	1.2%	372	1.2%	18,836	2.6%
\$400 to \$599	272	9.3%	895	3.0%	48,655	6.8%
\$600 to \$799	239	8.1%	1,752	5.8%	96,262	13.5%
\$800 to \$999	497	16.9%	4,249	14.1%	136,283	19.1%
\$1,000 or more	1,865	63.6%	22,255	74.1%	396,990	55.8%
Median	\$1,141		\$1,227		\$1,062	

Source:

U.S. Census Bureau. (2020). SELECTED HOUSING CHARACTERISTICS. *American Community Survey, ACS 5-Year Estimates Data Profiles, Table DP04*.

<sup>5</sup> According to the United States Census Bureau Glossary, "Selected monthly owner costs are calculated from the sum of payment for mortgages, real estate taxes, various insurances, utilities, fuels, mobile home costs, and condominium fees. Listing the items separately improves accuracy and provides additional detail."

## Value

The ACS reported a median value of owner-occupied housing units as \$298,400 in 2020. Many (41.4%) of the owner-occupied units in the Township had a value of between \$300,000 and \$499,999. The ACS also reported a median value of renter-occupied housing units as \$1,743 in 2020.

**Table 16. Value of Occupied Units, 2020**

Value of Occupied Units	Estimate	%
Owner-occupied units	9,084	
Less than \$50,000	252	2.8%
\$50,000 to \$99,000	103	1.1%
\$100,000 to \$149,999	497	5.5%
\$150,000 to \$199,999	705	7.8%
\$200,000 to \$299,999	3,043	33.5%
\$300,000 to \$499,999	3,763	41.4%
\$500,000 to \$999,999	612	6.7%
\$1,000,000 or more	109	1.2%
Median	\$298,400	
Occupied Units Paying Rent	740	
Less than \$500	0	0.0%
\$500 to \$999	195	26.4%
\$1,000 to \$1,499	102	13.8%
\$1,500 to \$1,999	150	20.3%
\$2,000 to \$2,499	239	32.3%
\$2,500 to \$2,999	38	5.1%
\$3,000 or more	16	2.2%
Median	\$1,743	
No rent paid	195	-

Source:

U.S. Census Bureau. (2020). SELECTED HOUSING CHARACTERISTICS. American Community Survey, ACS 5-Year Estimates Data Profiles, Table DP04.

## Rent vs. Household Income

**Table 17. Gross Rent as a Percentage of Household Income (GRAPI), 2020**

Value of Occupied Units	Estimate	%
Occupied Units Paying Rent	713	
Less than 15.0 percent	60	8.4%
15.0 to 19.9 percent	38	5.3%
20.0 to 24.9 percent	93	13.0%
25.0 to 29.9 percent	109	15.3%
30.0 to 34.9 percent	99	13.9%
35.0 percent or more	314	44.0%
Not computed	222	-

Source:

U.S. Census Bureau. (2020). SELECTED HOUSING CHARACTERISTICS. American Community Survey, ACS 5-Year Estimates Data Profiles, Table DP04.

### 3.3 Housing Units Capable of Being Rehabilitated

#### *Housing In Need of Rehabilitation*

The ACS estimated that in 2020, there were 48 occupied housing facilities with no telephone service, 16 that lacked complete plumbing facilities, and 16 that lacked complete kitchen facilities in West Milford. Compared to the Township, the County and State had higher rates of occupied housing units that lacked these characteristics.

**Table 18. Housing In Need of Rehabilitation, 2020**

Facilities	West Milford	%	Passaic County	%	New Jersey	%
Occupied housing units	10,019		168,681		3,272,054	
Lacking complete plumbing facilities	16	0.2%	539	0.3%	9,296	0.3%
Lacking complete kitchen facilities	16	0.2%	1,359	0.8%	25,281	0.8%
No telephone service available	48	0.5%	4,536	2.7%	43,331	1.3%

SOURCE:

UNITED STATES CENSUS BUREAU, 2020 AMERICAN COMMUNITY SURVEY, 5-YEAR ESTIMATES. DATA PROFILES, TABLE DP04.

### 3.4 Projection of Housing Stock

#### *Housing Units Certified*

Since 2004, there have been 393 housing units that have received certificates of occupancy, according to the New Jersey Department of Community Affairs (DCA) Construction Reporter. Of these certifications, 284 were issued for 1- and 2-family homes and 105 for multi-unit structures. The Township lacks mixed-use housing developments.

**Table 19. Housing Units Certified, 2004 - 2024**

	1&2 Family	Multi	Mixed-use	Total
<b>2004</b>	30	104	0	134
<b>2005</b>	38	0	0	38
<b>2006</b>	19	1	1	21
<b>2007</b>	26	0	2	28
<b>2008</b>	22	0	1	23
<b>2009</b>	15	0	0	15
<b>2010</b>	9	0	0	9
<b>2011</b>	13	0	0	13
<b>2012</b>	8	0	0	8
<b>2013</b>	13	0	0	13
<b>2014</b>	8	0	0	8
<b>2015</b>	7	0	0	7
<b>2016</b>	8	0	0	8
<b>2017</b>	5	0	0	5
<b>2018</b>	10	0	0	10
<b>2019</b>	9	0	0	9
<b>2020</b>	7	0	0	7
<b>2021</b>	12	0	0	12
<b>2022</b>	11	0	0	11
<b>2023</b>	8	0	0	8
<b>Sept 2024 YTD</b>	6	0	0	6
<b>West Milford Total</b>	<b>284</b>	<b>105</b>	<b>4</b>	<b>393</b>

**Table 19. Housing Units Certified, 2004 - 2024**

	1&2 Family	Multi	Mixed-use	Total
<b>Passaic County Total</b>	2,984	5,139	31	8,154
<b>New Jersey Total</b>	196,108	161,185	3,341	360,634

SOURCE:

NEW JERSEY DEPARTMENT OF COMMUNITY AFFAIRS, HOUSING UNITS CERTIFIED, 2000 - 2024

### *Land Use Board Approvals*

There have been a modest number of residential applications for development in the Township of West Milford over the last five years. The majority of applications are minor in nature and apply to existing single family residential homes. This coincides with approved certificates of occupancy, with about 50 residential certificates of occupancy issued over the last five (5) years. Due to Highlands regulatory restrictions in the Township, it is unlikely that development applications or construction will increase significantly over the Fourth Round period, which runs from July 2025 to July 2035.

### *Land Available for New Construction and Redevelopment*

The Township of West Milford has nine (9) residential zone districts that range in lot area and intensity of development but focus primarily on single-family development. The general lack of public water and sewer within the municipality limit the ability to develop zoning for higher densities. Likewise, the Highlands Preservation Area restrictions limit septic densities and generally restrict creation of new development lots.

The R-4 (Very Low Density) Residential District balances the existing physical constraints, including rugged topography, soil and geologic conditions, and the lack of sewers and central water facilities, with the desire to continue the rural character of development still prevailing in these areas. Limited development on large lots is the objective, along with opportunities for outdoor recreation activities and tourism opportunities in compatibility with the environment and rural character of the Township. The R-4 District requires a lot area of four (4) acres, with relatively significant setback requirements. Residential clusters are also permitted, which have reduced requirements.

The R-3 (Low Density) Residential District provides areas most suitable for low-density residential dwelling units in the Township. This District also provides for appropriate outdoor recreation activities and tourism opportunities in compatibility with the environment and rural character of the Township. The R-3 District requires a lot area of three (3) acres, with relatively moderate setback requirements. Properties serviced by public water and sewer have reduced requirements. Residential clusters are also permitted, which have reduced requirements.

The R-2 (Moderate Density) Residential District provides areas most suitable for moderate-density residential dwelling units in the Township. The R-2 District requires a lot area of two (2) acres, with relatively moderate setback requirements. Properties serviced by public water and sewer have reduced requirements. Residential clusters are also permitted, which have reduced requirements.

The R-1 and R-1/I (Higher Density) Residential District provides areas most suitable for higher-density residential dwelling units in the Township. The R-1 District requires a lot area of one (1) acre, with relatively minor setback requirements. Properties serviced by public water and sewer have reduced requirements, including a 15,000-square-foot minimum lot area.

The R-1/PN (Multifamily) Residential District provides areas most suitable for multifamily residential dwelling units in the Township. Properties serviced by public water and sewer have reduced requirements.

The LR (Lakeside) Residential District develops meaningful and appropriate residential standards in the lake communities of the Township. The intent is to respect the existing development patterns of the lake communities. The LR District required a lot area of 20,000 square feet, with relatively moderate setback requirements.

The SHD/R-2 (Rental Overlay/R-2 Special Housing) District encourages the construction of special housing developments, including Townhouse dwelling units, patio homes, duplexes, triplexes, quadraplexes, zero lot line housing, and alternative housing designs. Public spaces, bed-and-breakfasts, and single-family residential uses, subject to the existing R-2 zoning criteria, are also permitted.

The SCC (Senior Congregate Care) Zone provides areas of the Township that encourage the design and development of multifaceted, relatively self-contained living environments for individuals and families aged 55 and over. Prepared by recognized professionals in the field of senior life care facilities, this Zone encourages the use of contemporary land use planning and community development techniques consistent with the objectives of the New Jersey Municipal Land Use Law, which will provide the creation of functional environments in an environmentally acceptable way. This Zone and its densities reflect the desire to provide affordable housing to the Township's aging population.

The AHZ (Airport Hazard) Zone provides standards for the control of airport and aeronautical hazards, which is set out in N.J.A.C. 16:62 et seq. The following are permitted land uses within the AHZ: Residential single-family dwelling units which are situated on a lot at least four (4) acres in size, provided that all dwellings are physically located outside of the clear zone as defined by N.J.A.C. 16:62-3.5; Open space; Agriculture; and Airports.

### *Multigenerational Housing*

P.L. 2021, c. 273 established the Multigenerational Family Housing Continuity Commission (the Commission) and assigned the Commission the responsibility of preparing and adopting, "...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" (N.J.S.A. 52:27D-329.20f[1]). Municipalities are now required to provide an analysis of the extent to which local ordinances advance or detract from these recommendations. At the time this Housing Element and Fair Share Plan is being prepared, no such recommendations have been published by the Commission.

West Milford permits accessory apartments in commercial and residential zones subject to certain conditions. The Township should consider reviewing the conditions for accessory apartments to eliminate barriers that may exist to creating them. While not specifically deed restricted, the apartments offer an alternative housing type, where apartments are unlikely to be developed.

## 4. Fair Share Plan

### 4.1 Plan Purpose and Goals

The Fair Share Plan will describe specific projects, programs, strategies and funding sources to meet West Milford Township's affordable housing obligation while also complying with the Fourth Round Regulations, Fair Housing Act, and the Dispute Resolution Program Directive #14-24. The overriding goal of this Fair Share Plan is to present a framework for the Township to provide for its fair share of the present and prospective regional need for low- and moderate-income housing for the Fourth Round period of 2025 through 2035.

### 4.2 Determination of Housing Need

#### *Prior Round Obligation*

West Milford received Substantive Certification from COAH on October 6, 1999 (Resolution Granting Substantive Certification No. 138-99), for its second round Housing Element and Fair Share Plan, dated January 22, 1997. At that time, the Township's affordable housing obligation was 187 units, comprised of 98 units of new construction and 89 units in the rehabilitation program. However, significant revisions to COAH's rules and a shift away from both a "Town Center" approach and higher density residential because of the adoption of the Highlands Water and Protection and Planning Act in August 2004, all dramatically altered future development potential for West Milford. Three (3) "prior round" sites – Valley Ridge, Random Woods, and Stanford Village – designed to include both market and affordable housing included in the 1997 HEFSP and certified by COAH in anticipation of their eventual development did not go forward. COAH's recalculated prior round obligation for West Milford was **98 units** including a mandatory rental obligation which equated to 25 units. The Township applied 73 credits for units and bedrooms and a rental bonus credit of 25 to provide the required obligation of 98 units. The Prior Round was met as shown below in Table 20.

**Table 20.** Summary of West Milford's Prior Round Obligation<sup>6</sup>

Units / Bedrooms / Credits Addressing Prior Round Obligation of 98				
Name	Block	Lot	# Units/ Bedrooms	Type
Lincoln Hill	6401	6.02	13	Age-restricted
Bald Eagle Manor	5621	1, 2, 3	11	Age-restricted
Bald Eagle Manor	5301	21, 33	12	Congregate care
12 Meadow Trail*	7521	8	1	Family
2 Kushaqua Trail**	3008	1	1	Family
Advo Serve	2202	5.01	***20	Group home
Wehrlen House	9404	14	***5	Group home
Center For Humanistic Change	9101	45	3	Group home
Puerto Rican Federation Services	1611	20	3	Group home
ALFA Development 22 Vine Street	5604	1	3	Group home
ALFA Development 240 Germantown Road	13812	13	1	Group home
<b>Sub-total</b>			<b>73</b>	
Rental bonus credits**			25	
<b>Total</b>			<b>98</b>	

\* Sold by Township to Salt & Light Co. Ord. 2002-17

\*\* Sold by Township to Salt & Light Co. Ord. 2001-8

\*\*\* **Rental Bonus:** The prior round rental bonus cannot exceed the actual rental obligation which is 25 units/bedrooms. The maximum number of rental bonus credits is capped at 25.

**Age-restricted units:** The maximum number of age-restricted units eligible for credit in the prior round is capped in accordance with the formula set forth in N.J.A.C. 5:97-3.10, which calculates to **38 units**.

<sup>6</sup> Retrieved from Table 24 of the Housing Plan Element Fair Share Plan, prepared by the West Milford Planning Board, and dated May 27, 2010.

### *Third Round Obligation*

West Milford originally had a Third Round affordable housing obligation of 47 units and a rehabilitation obligation of 66 units. As of the Housing Plan Element Fair Share Plan, dated May 27, 2010, 14 affordable units (including bedrooms in a group home) were in place and 20 residential dwellings had undergone major rehabilitation work to qualify for credit thus, the Township needed to address a balance of 33 units of new construction and 46 units in the rehabilitation program.

West Milford planned to utilize municipally-owned properties in cooperation with experienced and qualified non-profit entities to facilitate the construction of the remaining affordable housing obligation. To meet the 33-unit new construction obligation, the Township planned to complete the following: 1) Two (2) accessory apartments (2 credits); 2) Eight (8) single-family dwellings (8 credits); 3) Eight (8) duplex units (16 credits); and 4) Two (2) supportive and special needs residences with a combined total of seven (7) bedrooms (7 credits). To meet the 46-unit rehabilitation obligation, the Township planned to disseminate information about the Passaic County Department of Community Development program through the Township's website, mailing with property tax bills, and notices and/or new articles in location circulation newspapers.

However, West Milford's present need obligation was revised to 70 units, and the total prospective need obligation was revised to 343 units under the 2018 "Statewide and Municipal Obligations under Jacobson Opinion." Furthermore, the Township ultimately did not seek approval for a Household Element and Fair Share Plan from the Court for the Third Round. As a result, 343 units of prospective need carry over into the Fourth Round. Those units were essentially durationally adjusted due to a lack of available public water and sewer to support inclusionary zoning during the Third Round.



#### *Fourth Round Obligation*

On October 18, 2024, NJDCA published local and regional affordable housing obligations pursuant to P.L.2024, c.2. proposing that West Milford Township has a Fourth Round present need, or rehabilitation obligation of **105 units** and a prospective need of **197 units**. On January 22, 2025, the Town Council adopted Resolution 2025-84 accepting the obligations as proposed by NJDCA. On January 24, 2025, the Township filed a Declaratory Judgment action requesting certification of the Township's Housing Element and Fair Share Plan proposed to be submitted to the Dispute Resolution Program by June 30, 2025.

Table 21. Fourth Round Credits

Summary of Fourth Round Fair Share Plan Township of West Milford, Passaic County				
Project Name	Type	Units	Bonuses	Total Credits
<b>Third Round Carryover of Units</b>				
Carryover Units		343	0	0
<b>Total Third Round Carryover</b>		343	0	0
<b>Fourth Round</b>				
Obligation	Prospective Need	197	0	0
	Present Need	105	0	0
<b>Total Prospective Need Obligation</b>		540	0	0
<b>Total Present Need Obligation</b>		105	0	0
<b>Realistic Development Potential (RDP)</b>				
RDP	Highlands Buildout Analysis	0	0	0
25% Redevelopment of RDP		0	0	0
Unmet Need	Remaining Units	540	0	0
Durational Adjustment	Durationally Adjust Unmet Need	540	0	0
Present Need Obligation	Rehabilitation Program	105		
<b>Total Fair Share Plan</b>		105	0	0
<b>Fourth Round Fair Share Plan Total</b>				<b>105</b>
<b>Fourth Round Obligation</b>				<b>540</b>
<b>Durational Adjustment and RDP</b>				<b>540</b>
<b>Total Remaining Prospective Need Obligation</b>				<b>0</b>
<b>Maximum Senior – 30%</b>				
<b>Minimum Family Housing – 50%</b>				
<b>Minimum Rental – 25%</b>				
<b>Minimum Family Rental – 50% of Rental</b>				
<b>Maximum Bonus Credits 25%</b>				

As shown in Table 21, the Township has a Third Round carryover of 343 durationally adjusted units. The Fourth Round obligation was established at 197 units of prospective need and 105 present need obligation. This resulted in a total Fourth Round Fair Share Plan prospective need obligation of 540 units and present need of 105 units.

The Township will adopt a mandatory set-aside ordinance for any development that may qualify for a Highlands Exemption and/or is able to obtain public sewer and water service to permit development at densities that qualify for inclusionary zoning.

For the present need or rehabilitation obligation of 105 units, the Township will continue to participate in the Passaic County rehabilitation program. The Township will also use the development fee ordinance to fund a Township rehabilitation program to assist low- and moderate-income homeowners in addressing code deficiencies on their properties.

The Township also agrees to the minimum obligations with respect to family units, senior units, rental units and family rental units. As discussed below, the Township conducted a build-out analysis for fully conforming Highlands municipalities, which resulted in a Realistic Development Potential (RDP) of zero (0). The unmet need, 540 units, is proposed to be durationally adjusted as also noted in the next section.

### 4.3 Lands Available for New Construction and Redevelopment

#### *Build-Out Analysis and Vacant Land Adjustment*

As part of the amendments to the Fair Housing Act (FHA) signed into law on March 20, 2024, the law now requires that conforming municipalities include in their Housing Element “consideration of the most recent Highlands Municipal Build Out report.” On April 18, 2024, the Highlands Council adopted, after public comment, an amendment to the Highlands Regional Master Plan (RMP) entitled Highlands Affordable Housing RMP Amendment. The amendment provides standards based on the RMP and the FHA as to where it is appropriate to locate affordable housing based on the Goals, Policies and Objectives of the RMP. Policy 607 of the RMP requires that conforming municipalities implement both the resource protection requirements of the RMP along with providing for a realistic opportunity for a fair share of its region’s needs for housing for low- and moderate-income households. Proposed affordable housing developments in conforming municipalities must therefore be consistent with the RMP Land Use Capability Zone designations while providing for the protection of individual resource protections.

The Highlands Build-Out Update 2024 provides guidance as to how municipalities can complete a Highlands Municipal Build-Out, addressing land, sewer, and water capacity issues in the context of Highlands conforming municipalities. The Highlands region, by the terms of the Highlands Act and the Highlands RMP, is an area of the state designated for limited growth, both in terms of overall scale of new development and the portions of the region that are suitable for development. Long-term management of the region for the protection of its vital resources requires that all future development, including affordable housing, be appropriate in scale, location, and design to ensure that those resources will be available for future generations of New Jersey’s residents and businesses.

West Milford Township conducted the build-out analysis update using the Highlands Build-Out Tool. The summary of findings is attached to this plan; however, the findings are very simple. Overall and throughout the Township, there were no lots found to be developable under the Highlands Build-Out Analysis. This means that the Township essentially has no development capacity under Highlands’ restrictions, to develop any additional housing at a scale that could

qualify for inclusionary zoning standards. As a result, there is no vacant developable land available in the Township and the Township's Realistic Development Potential is zero (0).

N.J.S.A. 52:27D-310.1, requires municipalities seeking a vacant land adjustment to adopt zoning for 25 percent of its adjusted prospective need. The adjusted prospective need, or RDP, is zero (0) units. The adjusted prospective need for redevelopment is zero (0) units. The total required number of units to be addressed is zero (0) units. Due to West Milford's location entirely in the Preservation Area of the Highlands, inclusionary zoning is not appropriate under the Highlands restrictions as discussed above; therefore, no redevelopment zones for inclusionary development are proposed.

### *Lack of Water and Sewer*

As demonstrated by the Highlands Build-Out Analysis, the Township does not have any unrestricted land or any extra capacity for sewer to support inclusionary development and thus is entitled to a durational adjustment in accordance with N.J.A.C. 5:93-4.3. The Township lacks public sewer with extra capacity to utilize for inclusionary development. Further, sewer extensions or expansions are not permitted under the Highlands Act. Due to its location in the Highlands Preservation Area and the lack of developable land, it is unlikely that any sewer capacity would become available within the Fourth Round period.

Additionally, Highlands' regulations prevent development of multi-family inclusionary housing without existing sewer capacity. The Highlands Act authorized DEP to prepare special rules applying to the Preservation Area, which were adopted November 1, 2006 (N.J.A.C. 7:38-1.1 et seq.). Under these rules, all "major Highlands' development" must obtain a Highlands Preservation Area Approval ("HPAA"), N.J.A.C. 7:38-1.1(f). All residential development that requires an environmental or water permit or disturbs more than one acre of land is considered "major", N.J.A.C. 7:38-1.4. These rules also set very low septic densities, which greatly hinder the ability to zone for inclusionary development, as the Township lacks available public sewer capacity for new development. N.J.A.C. 7:38-3.4(b). Septic densities range from 1 per 25 acres to 1 per 88 acres, depending on whether the tract is forested or not. Additionally, these rules place limits on impervious surfaces (N.J.A.C. 7:38-3.5), open water buffer areas (N.J.A.C. 7:38-3.6), flood hazard areas (N.J.A.C. 7:38-3.7), lands with steep slopes (N.J.A.C. 7:38-3.8), and forested areas (N.J.A.C. 7:38-3.9).

For Round Three and now going into Round Four, the municipality agrees to comply with N.J.A.C. 5:93-4.3 as follows:

1. In accordance with N.J.A.C. 5:93-4.3(c), the requirement to address the remaining Third Round prospective need obligation of 343 units and the Fourth Round prospective need of 197 units shall be deferred until adequate sewer capacity is made available. The Township shall reserve and set aside new sewer capacity, if and when it becomes available, for low- and moderate-income housing on a priority basis. Municipal officials shall not oppose any applications to the Department of Environmental Protection (DEP) or its agent to provide water and/or sewer capacity.
2. The Township determined that, due to Highlands' regulations, there are no tracts within the Township where zoning for inclusionary development is appropriate. The Township will

adopt a mandatory set-aside ordinance in the event that land and/or sewer becomes available for properties that permit them to develop at inclusionary densities.

3. The Township has adopted a development fee ordinance and will create a rehabilitation program to address present need.
4. Additionally, in the event that Highlands Act regulations are repealed or amended in a significant manner to affect development in the Township, the Township will reexamine and, if necessary, amend its Housing Plan Element and Fair Share Plan.

# Appendix A – Resolutions

# Township of West Milford

Passaic County, New Jersey

## ~ Resolution 2025 – 084 ~

### RESOLUTION OF THE TOWNSHIP OF WEST MILFORD, COUNTY OF PASSAIC AND STATE OF NEW JERSEY ADOPTING THE TOWNSHIP OF WEST MILFORD'S AFFORDABLE HOUSING PRESENT AND PROSPECTIVE NEED OBLIGATION FOR THE PERIOD OF JULY 1, 2025 THRU JULY 1, 2035 IN ACCORDANCE WITH P.L. 2024 C.2 AND RESERVING ALL RIGHTS

**WHEREAS**, the Township of West Milford (hereinafter "the Township") has a demonstrated history of voluntary compliance with the Mount Laurel doctrine and the New Jersey Fair Housing Act, N.J.S.A. 52:27D-301, et seq.; and

**WHEREAS**, the Township is a fully conforming Highlands Region Municipality, where development is governed and restricted by the Highlands Water Protection and Planning Act, N.J.S.A. 13:20-1 et seq. ("Highlands Act") and the Highlands Regional Master Plan. All 51,848 acres of land within the Township is located entirely within the Highlands Region "Preservation Area", and the vast majority of this land (approximately 84 percent) is within the "Protection Zone"; and

**WHEREAS**, the Highlands Act and Regional Master Plan places significant constraints on development throughout the Township, including but not limited to affordable housing, for the purpose preserving the State's drinking water; and

**WHEREAS**, on March 20, 2024, Governor Murphy signed into law, P.L. 2024, c.2, which among other things, amended various provisions of the New Jersey Fair Housing Act, N.J.S.A. 52:27D-301 et seq. ("FHA"), abolished the Council on Affordable Housing ("COAH") and established the Affordable Housing Dispute Resolution Program ("Program"); and

**WHEREAS**, P.L. 2024, c.2, sets forth that Fourth Round period of affordable housing obligations shall run from July 1, 2025 through June 30, 2035 ("Fourth Round" or "Round Four"); and

**WHEREAS**, pursuant to P.L. 2024, c.2, the Township is located in Housing Region 1, which is comprised of Bergen, Hudson, Passaic and Sussex counties; and

**WHEREAS**, the amendments to the FHA require the Department of Community Affairs ("DCA") to prepare and publish a report on the calculations of the regional need and each municipality's present and prospective need affordable housing obligations for the Fourth Round within seven months of March 20, 2024; and

**WHEREAS**, on October 18, 2024 the DCA published its report on the calculations with respect to Statewide regional need and municipal present and prospective need affordable housing obligations for the Fourth Round (the "DCA Report"); and

**WHEREAS**, pursuant to N.J.S.A. 52:27D-304.1e of the FHA, the calculations in the DCA Report are not binding on municipalities; and

**WHEREAS**, rather, pursuant to N.J.S.A. 52:27D-304.1e, each municipality is required to ultimately determine its respective Fourth Round present and prospective need fair share obligations, and adopt a binding resolution describing the basis for the municipality's determination on or before January 31, 2025; and

**WHEREAS**, P.L. 2024, c.2, directs that each municipality shall determine its Fourth-Round present and prospective need fair share obligations, in consideration of the calculations in the DCA Report, and in accordance with the formulas established in N.J.S.A. 52:27D-304.2 and -304.3 of the FHA using "necessary datasets that are updated to the greatest extent practicable"; and

**WHEREAS**, section 10 of P.L. 2024, c.2 amends N.J.S.A. 13:20-23 of the Highlands Act, to expressly require that the Highlands Regional Master Plan be taken into account as part of the determination of the allocation of prospective need fair share obligations; and

**WHEREAS**, section 7 of P.L. 2024, c.2 requires that a weighting factor of "0" shall be applied to property within the Highlands Preservation Area and conforming Highlands Planning Areas; and

**WHEREAS**, within the DCA Report, the DCA has calculated the total statewide prospective need obligation to be 84,698 units, which equates to a statewide new construction obligation of over 8,400 affordable units per year; and

**WHEREAS**, the DCA Report ultimately calculates the Township's non-binding Round 4 obligations as follows: 1) a Present Need or Rehabilitation obligation of "105"; and 2) a Prospective Need or New Construction Obligation of "197"; and

**WHEREAS**, the Township's Planner, Municipal Attorney and Tax Assessor have reviewed the DCA Report along with the underlying data and data sets relied upon by the DCA in reaching its non-binding calculations for the Township, and considered the most up-to-date land use approvals, site specific information, construction permits, and MOD-IV data maintained and on file with Township with regard to the land capacity and equalized non-residential valuation factor; and

**WHEREAS**, notwithstanding that such obligations are subject to Land Capacity Factors including but not limited to the Act, the Township accepts the estimate set forth in the DCA Report with a Present Need or Rehabilitation obligation of "105"; and a Prospective Need or New Construction Obligation of "197", except that such obligations are by operation both reduced to "zero" based upon the Township's Planner's vacant land adjustment; attached herein at Exhibit A; and

**WHEREAS**, N.J.S.A. 52:27D-304.1f(1)(b) provides that: "the municipality's determination of its fair share obligation shall have a presumption of validity, if established in accordance with sections 6 and 7 of P.L. 2024, c.2 ... [;]" and

**WHEREAS**, the Township's calculation of its Present Need and Prospective Need obligations is/are entitled to a "presumption of validity" because it complies with Sections 6 and 7 of P.L. 2024, c.2; and

**WHEREAS**, the Township specifically reserves the right to adjust its Present Need and Prospective Need Obligation, including for any of the foregoing adjustments: 1) a windshield survey or similar survey which accounts for a lower Present Need; 2) a Vacant Land Adjustment, as attached herein and as predicated upon a lack of vacant, developable and suitable land; 3) a Durational Adjustment (whether predicated upon lack of sewer or lack of water); and/or 4) an adjustment predicated upon regional planning entity formulas, inputs or considerations, including, but not limited to the Highlands Regional Master Plan and its build out; and

**WHEREAS**, in addition to the foregoing, the Township specifically reserves all rights to revoke this resolution and commitment in the event of: 1) a successful challenge to P.L. 2024, c.2 as a result of the pending litigation entitled: Borough of Montvale et al. v. State of New Jersey, et al., Docket No.: MER-L-1778-24; (2) any other such successful challenge P.L. 2024, c.2 or any directive or regulation adopted pursuant thereto; and/or (3) any subsequent legislative or regulatory enactment which alters or changes the deadlines, calculations, methodology and/or requirements of P.L. 2024, c.2; and



**WHEREAS**, the Township further specifically reserves the right to take a position that its Round 4 Present or Prospective Need Obligations are lower than described herein in the event that a third party challenges the calculations provided for in this Resolution (a reservation of all litigation rights and positions, without prejudice); and

**WHEREAS**, in addition to the foregoing, nothing in P.L. 2024, c. 2 requires or can require an increase in the Township's Round 4 Present or Prospective Need Obligations based on a successful downward challenge of any other municipality in the region since the plain language and clear intent of P.L. 2024, c.2, is to establish, for example, unchallenged numbers by default as of March 1, 2025; and

**WHEREAS**, in light of the above, the Mayor and Township Council of the Township of West Milford finds that it is in the best interest of the Township to declare its commitment to its above-listed Fourth Round obligations by resolution in accordance P.L. 2024, c.2.

**NOW, THEREFORE, BE IT RESOLVED** by the Mayor and Township Council of West Milford, in the County of Passaic, and State of New Jersey as follows:

1. All of the Whereas Clauses set forth above are hereby incorporated into the operative clauses of this resolution by reference.
2. The Mayor and Township Council of West Milford hereby commit to a Fourth Round Present Need Obligation of 105 and the Round 4 Prospective Need Obligation of 197, as described in this Resolution and which such commitment to the Township's Fourth Round Affordable Housing Obligations be and is hereby subject to the Township's reservation of all rights it may have, as described in this Resolution or otherwise, to revoke, repeal, suspend, amend or modify this Resolution by further action of the Township, including but not limited to, the following:
  - a) The right to adjust, modify, cancel, withdraw or revoke the Township's commitment to its Fourth Round Present Need and/or Prospective Need Obligations, and/or to otherwise revoke, repeal, suspend, amend, or modify this Resolution should additional information or evidence become available or discoverable to the Township in the future;
  - b) The right to adjust the Township's Present Need Obligation based on the results of a windshield survey;
  - c) The right to adjust the Township's Present and/or Prospective Need Obligation based on lack of available vacant and developable land, sewer, water, and/or due to regional planning inputs, formulas or considerations, including, but not limited to the Highlands Regional Master Plan and its build out, or any combination of the above;
  - d) All rights to revoke this Resolution in the event of a successful legal challenge to P.L. 2024, c.2, a legislative change to P.L. 2024, c. 2, or any successful challenge to any directive or regulation adopted pursuant to P.L. 2024, c.2, or any change or amendment to such directives or regulations;
  - e) All rights to take a position that Township's Fourth Round Present and/or Prospective Need Obligation(s) are lower than described herein in the event that a third party challenges the calculations provided for or relied upon in this Resolution; and/or
  - f) All rights to take a position that the Township's Fourth Round Present and/or Prospective Need Obligation(s) is/are lower than described herein in the event a third-party claims the Township's Round 4 Present and/or Prospective Need Obligations require an increase based on a reallocation or modification of the Regional Present or Prospective Need Obligations allegedly due from successful reduction of the allocated present and prospective need obligations assigned to another municipality in the Region.
3. The Township's calculation of Present and Prospective Need Obligations is/are entitled to a "presumption of validity" because the calculations comply with sections 6 and 7 of P.L. 2024, c.2.



4. In accordance with N.J.S.A. 52:27D-304.1, the Township hereby directs the Township Attorney to file an action with the Affordable Housing Dispute Resolution Program along with this Resolution and to take all necessary and proper steps to address any challenges to same by any interested parties.

5. The Township further commits to adopt its housing element and fair share plan pursuant to N.J.S.A. 52:27D-304.1f(2) based on this determination on or before June 30, 2025, and hereby further directs the Township Attorney, Township Planner and Township Engineer to begin taking steps to prepare same.

6. A copy of this resolution, along with filing date of Township's action with the Program, shall be placed on the Township's website.

7. A copy of this resolution shall remain on file in the Township Clerk's office and available for public inspection.

8. This resolution shall take effect immediately, according to law.

Adopted: January 22, 2025

Adopted this 22<sup>nd</sup> day of January, 2025  
and certified as a true copy of an original.

  
\_\_\_\_\_  
William Senande, Township Clerk

# Appendix B – Ordinances

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**IN** □□□ **MA**□□□□ **O**□ □□□  
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**2024**□□□A□□□□ **2**

SUPERIOR COURT OF NEW JERSEY  
 LAW DIVISION – CIVIL PART  
 PASSAIC COUNTY  
 DOCKET NO. PAS-L-0309-25

Civil Action

**O**□□□□ □□□□N□ **M**□N□□□A□  
**OBLIGATIONS FOR “PRESENT NEED”**  
**AND “PROSPECTIVE NEED”** □O□ □□□  
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□□□□ **MA**□□□□, having come before the Court on its own motion, *sua sponte*, on the Complaint for Declaratory Judgment filed on January 24, 2025 (“DJ Complaint”) by the Petitioner, Township of West Milford (“Petitioner” or “Municipality”), pursuant to N.J.S.A. 52:27D-304.2, -304.3, and -304.1(f)(1)(c) of the New Jersey Fair Housing Act, N.J.S.A. 52:27D-301, *et seq.* (collectively, the “FHA”), and in accordance with Section II.A of Administrative Directive □14-24 (“Directive □14-24”) of the Affordable Housing Dispute Resolution Program (the “Program”), seeking a certification of compliance with the FHA;

AN□ □□ A□□□□A□□N□, that on October 1□, 2024, pursuant to the FHA (as amended), the New Jersey Department of Community Affairs (“DCA”) issued its report entitled *Affordable Housing Obligations for 2025-2035 (Fourth Round)*,<sup>1</sup> therein setting forth the present need and prospective need obligations of all New Jersey municipalities for the Fourth Round housing cycle (the “DCA’s Fourth Round Report”);

<sup>1</sup> See <https://nj.gov/dca/dlps/pdf/FourthRoundCalculationMethodology.pdf>

AND WHEREAS that, pursuant to the DCA's Fourth Round Report, the **present need** obligation of the Petitioner has been calculated and reported as **105** affordable units, and its **prospective need** obligation of the Petitioner has been calculated and reported as **197** affordable units, and which calculations have been deemed presumptively valid for purposes of the FHA;

AND WHEREAS, having determined that no interested party has filed a challenge to the Petitioner's DJ Complaint by way of an Answer thereto as provided for and in accordance with Section II.B of Directive #14-24 of the Program;

AND WHEREAS, having found and determined, therefore, that the present need and prospective need affordable housing obligations of the Petitioner for the Fourth Round housing cycle as calculated and reported in the DCA's Fourth Round Report have been committed to by the Petitioner and are uncontested, and for good cause having otherwise been shown:

THE PEOPLE OF THE DISTRICT OF COLUMBIA, on this **20th** day of **MAY** **2025** ORDERED AND DECREED as follows:

1. That the present need obligation of the Municipality, be, and hereby is fixed as **105** affordable units for the Fourth Round housing cycle.
2. That the prospective need obligation of the Municipality, be, and hereby is fixed as **197** affordable units for the Fourth Round Housing cycle; and
3. That the Petitioner is hereby authorized to proceed with preparation and adoption of its proposed Housing Element and Fair Share Plan for the Fourth Round, incorporating therein the present need and prospective need allocations aforesaid (and which plan shall include the elements set forth in the "Addendum" attached to Directive #14-24), by or before June 30, 2025,

as provided for and in accordance with Section III.A of Directive 14-24, and without further delay.

                                                       **O**                     , that a copy of this Order shall be deemed served  
on the Petitioner and Petitioner’s counsel.

SO ORDERED:

/s/ Darren J. Del Sardo  
HON. DARREN J. DEL SARDO, P.J.Cv.

(□) Uncontested.

**§ 470-69. Mandatory development fees. [Added 12-18-2002 by Ord. No. 2002-44; amended 5-7-2008 by Ord. No. 2008-023]**

- A. Purpose. The purpose of the mandatory development fee is to provide funding for the Township's Housing Element and Fair Share Plan approved by the Township Council of the Township of West Milford.
- B. Residential development fees - Amount: Prior to the issuance of a building permit, all developers of residential subdivisions or site plans of two or more units shall incur a mandatory development fee equal to 1% of the equalized assessed valuation for each residential unit constructed. This mandatory fee shall be calculated as follows: 1% x equalized assessed valuation x number of units.
- C. Nonresidential development fees - Amount: Prior to the issuance of a building permit, all nonresidential developers shall incur a mandatory development fee equal to 2 1/2% of the total equalized assessed valuation of the nonresidential development; provided, however, no development fee shall be required where the total equalized assessed value of the development is less than \$15,000 as established by the Tax Assessor. The mandatory fee shall be calculated as follows: 2 1/2% x total equalized assessed value. **[Amended 10-8-2008 by Ord. No. 2008-048]**
- D. Timing of payments.
  - (1) Fifty percent of the total mandatory development fee owed to West Milford Township, whether for residential or nonresidential development, shall be paid prior to the issuance of any building permit required in connection with the development and shall be calculated as follows:
    - (a) For residential developments, the fifty-percent payment required prior to the issuance of any building permit shall be calculated using an estimated equalized valuation of each residential unit as determined by the West Milford Township Tax Assessor.
    - (b) For nonresidential developments, the fifty-percent payment required prior to the issuance of any building permit shall be calculated using an estimated total equalized assessed valuation of the nonresidential development as determined by the West Milford Township Tax Assessor.
  - (2) The remaining portion of the development fee shall be paid prior to the issuance of any certificate of occupancy for any development or any part thereof, whether residential or nonresidential, and shall be calculated using the actual assessed valuation of the development as determined by the West Milford Township Tax Assessor.
  - (3) Because the initial payment required prior to the issuance of a building permit is calculated using an estimated assessed valuation based on estimates for construction costs, the following adjustments are permitted to compensate for differences between the estimated assessed valuation and the actual assessed valuation:
    - (a) If the estimated assessed valuation used to calculate the initial fifty-percent payment was overestimated or underestimated, causing the actual assessed

valuation to be less than or greater than the estimated assessed valuation used to calculate the initial fifty-percent payment, the developer's certificate of occupancy payment shall be equal to the difference between the actual assessed valuation and the initial fifty-percent payment as determined by the West Milford Township Tax Assessor.

E. Exemption, eligible exactions and ineligible exactions.

- (1) Developments with on-site low- and moderate-income housing units as defined and accepted by the Council on Affordable Housing and credited towards the Township's Mount Laurel obligation are exempt from development fees.
- (2) Low- and moderate-income dwelling units as defined and accepted by the Council on Affordable Housing and credited towards the Township's Mount Laurel obligation shall be exempt from paying development fees.
- (3) Development that expands an existing structure shall pay a development fee. The development fee shall be calculated based on the increase in the equalized assessed value of the improved structure.
- (4) Developers of houses of worship and other not-for-profit institutions, including the Fire Department, rescue and first aid squads and the Board of Education, shall be exempt from paying a development fee.
- (5) Developments that have received preliminary or final approval prior to the imposition of a municipal development fee shall be exempt from development fees unless the developer seeks a substantial change in the approval.

F. Affordable Housing Trust Fund.

- (1) All mandatory development fees collected pursuant to this section shall be deposited in the interest-bearing escrow account entitled the "Affordable Housing Trust Fund: Mandatory Fee Account."
- (2) If the court determines that West Milford Township's spending is not in conformance with COAH's rules on development fees, the court is authorized to direct the manner in which all development fees collected pursuant to this section shall be expended.

G. Use of funds.

- (1) Money deposited in the Affordable Housing Trust Fund may be used for any activity approved for addressing the Township's low- and moderate-income housing obligation. Such activities may include, but are not limited to, housing rehabilitation; new construction; development of accessory apartments; regional contribution agreements; the purchase of land for low- and moderate-income housing; extensions and/or improvements of roads and infrastructure to low- and moderate-income housing sites; assistance designed to render units to be more affordable to low- and moderate-income people; and administrative costs necessary to implement the Township's housing element. The expenditure of all money shall conform to the approved spending plan.
- (2) No more than 20% of the revenues collected from development fees each year,

Township of West Milford, NJ

§ 470-69

§ 470-69

exclusive of the fees used to fund an RCA, shall be expended on administration, including, but not limited to, salaries and benefits for municipal employees or consultant fees necessary to develop or implement a new construction program, a housing element and fair share plan, and/or an affirmative marketing program.



## **WEST MILFORD TOWNSHIP MANDATORY SET-ASIDE ORDINANCE**

### **Section 500-91.4 - MANDATORY SET-ASIDE ORDINANCE**

- (1) If the Township or Township Planning Board or Zoning Board of Adjustment permits the construction of multi-family or single-family attached residential development that is "approvable" and "developable," as defined at N.J.A.C. 5:93-1.3, the Township or the Township's Planning Board or Zoning Board of Adjustment shall require that a percentage of the residential units be set aside for low- and moderate-income households.
- (2) This requirement shall apply beginning with the effective date of this Ordinance to any multi-family or single-family attached residential development, including the residential portion of a mixed-use project, which consists of five (5) or more new residential units, whether permitted by a zoning amendment, a variance granted by the Township's Planning Board or Zoning Board of Adjustment, or adoption of a Redevelopment Plan or amended Redevelopment Plan in areas in need of redevelopment or rehabilitation.
- (3) For any such development for which the Township's land use ordinances (e.g., zoning or an adopted Redevelopment Plan) already permitted residential development as of the effective date of this Ordinance, this requirement shall only apply if the Township permits an increase in approvable and developable gross residential density to at least twice the permitted approvable and developable gross residential density as of the effective date of this Ordinance.
- (4) Nothing in this paragraph precludes the Township or the Township's Planning Board or Zoning Board of Adjustment from imposing an affordable housing set-aside in a development not required to have a set-aside pursuant to this paragraph consistent with N.J.S.A. 52:27D-311(h) and other applicable law.
- (5) For all inclusionary projects, the minimum set-aside percentage is twenty (20) percent.
- (6) This requirement does not create any entitlement for a property owner or applicant for a zoning amendment, variance, or adoption of a Redevelopment Plan or amended Redevelopment Plan in areas in need of redevelopment or rehabilitation, or for approval of any particular proposed project.
- (7) Furthermore, this section shall not apply to developments containing four (4) or less dwelling units. All subdivision and site plan approvals of qualifying residential developments shall be conditioned upon compliance with the provisions of this section. Where a developer demolishes existing dwelling units and builds new dwelling units on the same site, the provisions of this section shall apply only if the net number of dwelling units is five (5) or more.

# Appendix C – Spending Plan

# **AFFORDABLE HOUSING TRUST FUND SPENDING PLAN**

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## **TOWNSHIP OF WEST MILFORD PASSAIC COUNTY, NEW JERSEY**

June 5, 2025

Prepared by: Jessica C. Caldwell, P.P., A.I.C.P.  
NJPP License #5944

## **SPENDING PLAN**

---

### **INTRODUCTION**

The Township of West Milford, Passaic County, has prepared a Housing Element and Fair Share plan that addresses its regional fair share of the present and prospective affordable housing need in accordance with the Municipal Land Use Law (MLUL), the Fair Housing Act (FHA), the regulations of the Council on Affordable Housing (COAH) and recent decisions by the Courts.

A development fee ordinance creating a dedicated revenue source for affordable housing following state guidelines was adopted in December 18, 2002, which was later amended in 2005 and 2015. The ordinance established a fee of 1% of equalized assessed value for new residential construction and 2.5% for new non-residential development. The ordinance will be updated to include 1.5 for new residential development for new commercial construction. The ordinance established the need for a Township of West Milford Affordable Housing Trust Fund. All development fees, payments in lieu of constructing affordable units on site, funds from the sale of units with extinguished controls, and interest generated by affordable housing fees are deposited in a separate-interest-bearing affordable housing trust fund account for the purposes of affordable housing. This Spending Plan supersedes any previously adopted Spending Plans.

The Township of West Milford has prepared this Spending Plan (2025) to guide the allocation of funds within the Township of West Milford Affordable Housing Trust Fund. As of December 31, 2024, the Township of West Milford had no funds in its Affordable Housing Trust Fund. Any new funds collected shall be spent in accordance N.J.A.C. 5:97-8.7-8.9 as described in the sections that follow.

## **REVENUES FOR CERTIFICATION PERIOD**

To calculate a projection of revenue anticipated during the period of Fourth Round substantive certification, the Township of West Milford considered the following:

- (a) Development fees:
  - 1. Nonresidential projects which have had development fees imposed upon them at the time of preliminary or final development approvals;
  - 2. All nonresidential 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) Payments in Lieu (PIL): Payments in Lieu of development into the Township's Housing Trust are permitted under certain circumstances, particularly prior resolutions of approval for development.
- (c) Other funding sources: The Township reserves the option to pursue various public funding options to support its municipal rehabilitation program.
- (d) Projected interest: Interest on the projected revenue in the municipal affordable housing trust fund at the current average interest rate is 0.5% based on prevailing interest rates for savings accounts.

**Projected Revenue Schedule, 2025-2035**  
**Township of West Milford Affordable Housing Trust Fund**

Source of Funds	Up to 12/31/2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	Total
(a) Development Fees	\$0												
1. Approved Residential and Nonresidential Development Projects	NA	\$2,500	\$2,500	\$2,500									\$7,500
2. Projected Residential Development Projects Only	NA	\$7,500	\$7,500	\$7,500	\$7,500	\$7,500	\$7,500	\$7,500	\$7,500	\$7,500	\$7,500	\$7,500	\$82,500
3. Projected Non- Residential Development Projects (New construction only)	NA	\$3,000	\$3,000	\$3,000	\$3,000	\$3,000	\$3,000	\$3,000	\$3,000	\$3,000	\$3,000	\$3,000	\$33,000
(b) Payments in lieu of Construction	NA												
(c) Other Funds (specify source)	NA												
Subtotal	\$0	\$10,500	\$10,500	\$10,500	\$8,000	\$8,000	\$8,000	\$8,000	\$8,000	\$8,000	\$8,000	\$8,000	\$123,000
(d) Interest	NA	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$11,000
Total Revenue from Development Fees	\$0	\$10,500	\$10,500	\$10,500	\$8,000	\$8,000	\$8,000	\$8,000	\$8,000	\$8,000	\$8,000	\$8,000	\$134,000

The Township of West Milford projects a total of **\$134,000** to be collected between January 1, 2025 and December 31, 2035 for residential and non-residential new construction. There is an existing balance of \$0, resulting in a total of \$134,000 for use on affordable housing. Projections are based on projected development as it relates to permits issued within the Township over the last five years and revenues generated by the fund over the last ten years.

## **ADMINISTRATIVE MECHANISM TO COLLECT AND DISTRIBUTE FUNDS**

West Milford will follow the process for the collection and distribution of development fee revenues detailed below.

- (a) Collection of development fee revenues: West Milford will collect development fee revenues in a manner that is consistent with the Township's development fee ordinance for both residential and nonresidential development and in accordance with applicable regulations.
- (b) Distribution of development fee revenues: West Milford will distribute funds with the oversight of the Township Committee. The Committee will work with the Township Administration and the Municipal Housing Liaison to manage the projects outlined in this spending plan.

## **DESCRIPTION OF ANTICIPATED USE OF AFFORDABLE HOUSING FUNDS**

The Township of West Milford proposes to use the monies in its Affordable Housing Trust Fund for the following purposes:

- (a) **Rehabilitation Projects** (N.J.A.C. 5:97-6.2): the Township of West Milford will dedicate the following funds to Rehabilitation projects in order to meet its fair share affordable unit obligation:  
**Township Rehabilitation Program: At least \$12,500 per unit for a total of 10 units for a budget of \$125,000.**
- (b) **Administrative Expenses** (N.J.A.C. 5:97-8.9) the Township of West Milford will dedicate no more than 20 percent of revenue from the affordable housing trust fund to be used for administrative purposes. **The current budget for administrative expenses is \$9,000, with any additional funds subject to the 20 percent cap are as follows:**
  - Administration of affordable housing programs;
  - Legal fees associated with affordable housing administration;
  - Planning fees for any necessary updates and/or revision to the Housing Element and Fair Share Plan; and
  - Other expenses associated with the development and implementation of the Housing and Fair Share Plan and the monitoring of current and future affordable housing programs within the Township of West Milford.
- (c) **Affordability Assistance** (N.J.A.C. 5:97-8.8) West Milford will dedicate **\$39,000** from the affordable housing trust fund to render units more affordable through its rehabilitation program, including at \$13,000 to render units more affordable to households earning 30% or less of median income by region. This will include the rehabilitation program and providing assistance to existing low-income and very low income homeowners and renters in West Milford Township.

- (d) Supportive Living and Special Needs (N.J.A.C. 5:97-6.10):** West Milford will dedicate funds to assist in the development and renovation of supportive and special needs homes as the budget permits.
- (e) Excess Funds:** Any excess funds will be dedicated to emergent projects such as municipally sponsored 100% affordable housing/ market to affordable program, accessory apartments and other permitted affordable housing programs.





## SUMMARY

West Milford intends to spend affordable housing trust fund revenues pursuant to N.J.A.C. 5:97-8.7 through 8.9 and consistent with the affordable housing programs outlined in the Township's Housing Element and Fair Share Plan dated June 5, 2025.

### Spending Plan Summary West Milford Affordable Housing Trust Fund

<b>Trust fund balance as of 12/31/2024</b>	<b>\$0</b>
<b>Projected Revenue (2025-2035)</b>	
Development fees	<b>\$123,000</b>
Payments in lieu of construction	
Other funds	
Interest	<b>\$11,000</b>
<b>Total Revenue (Rounded)</b>	<b>\$134,000</b>
<b>Expenditures</b>	
Rehabilitation & Affordability Assistance	<b>\$125,000</b>
Administration	<b>\$9,000</b>
Other programs	<b>\$*</b>
<b>Total Projected Expenditures</b>	<b>\$134,000</b>

\*WILL BE FUNDED WITH ANY ADDITIONAL FUNDS COLLECTED.

# Appendix D – Marketing Plan

**TOWNSHIP OF WEST MILFORD  
COUNTY OF PASSAIC, STATE OF NEW JERSEY**

Affordable Housing

Affirmative Marketing Plan

Township of West Milford Town Hall  
1480 Union Valley Rd  
West Milford, NJ 07480

## Contents

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## Overview

All affordable units are required to be affirmatively marketed using the Township of West Milford's Affirmative Marketing Plan. An Affirmative Marketing Plan is a regional marketing strategy designed to attract households of all majority and minority groups, regardless of race, creed, color, national origin, ancestry, marital or familial status, gender, affectional or sexual orientation, disability, age, or number of children to housing units which are being marketed by an Administrative Agent or a developer, sponsor, owner or property manager of affordable housing. The primary objectives of an Affirmative Marketing Plan are to target households who are least likely to apply for affordable housing, and to target households throughout the entire housing region in which the units are located.

The Township of West Milford provides this Affirmative Marketing Plan for any affordable housing within the Township. Individual projects may develop their own affirmative marketing plan in compliance with this plan.

Every Affirmative Marketing Plan must include all of the following:

1. Publication of at least one advertisement in a newspaper of general circulation within the housing region;
2. Broadcast of at least one advertisement by radio or television throughout the housing region; and
3. At least one additional regional marketing strategy such as a neighborhood newspaper, religious publication, organizational newsletter, advertisement(s) with major employer(s), or notification through community and regional organizations such as non-profit, religious, and civic organizations.

For each affordable housing opportunity within the municipality, the Affirmative Marketing Plan must include the following information:

1. The address of the project and development name, if any;
2. The number of rental units;
3. The price ranges of the rental units;
4. The name and contact information of the Municipal Housing Liaison, Administrative Agent, property manager, or landlord;
5. A description of the Random Selection method that will be used to select applicants for affordable housing; and
6. Disclosure of required application fees, if any.

Advertisements must contain the following information for each affordable housing opportunity:

1. Location of the units;

2. Directions to the units;
3. Range of prices for the units;
4. Size, as measured in bedrooms, of units;
5. The maximum income permitted to qualify for the housing units;
6. The locations of applications for the housing units;
7. The business hours when interested households may obtain an application for a housing unit; and
8. Application fees, if any.

## Regional Preference

The Township of West Milford has provided that households that live or work in Housing Region #1 (comprised of Bergen, Hudson, Passaic, and Sussex Counties) shall be selected for an affordable housing unit before households from outside of this region. Units that remain unoccupied after households who live or work in the region are exhausted, may be offered to the households outside the region.

## Implementation

The affirmative marketing process for affordable units shall begin at least four months prior to expected occupancy. In implementing the marketing program, the Administrative Agent shall undertake all of the strategies outlined in the Township of West Milford's Affirmative Marketing Plan. Advertising and outreach shall take place during the first week of the marketing program and each month thereafter until all the units have been sold. Applications for affordable housing shall be available in several locations in accordance with the Affirmative Marketing Plan. The time period when applications will be accepted will be posted with the applications. Applications shall be mailed to prospective applicants upon request.

All newspaper articles, announcements and requests for applications for low- and moderate-income units will appear in the following daily regional newspapers/publications when units are available and there is no wait list for existing units and when any new units may be constructed in the future:

1. The Record
2. Jersey Journal
3. Herald News
4. New Jersey Herald

The primary marketing will take the form of at least one (1) press release sent to the above publications and a paid display advertisement in each of the above newspapers. Additional advertising and publicity will be on an as-needed basis. The advertisement will include a description of the:

1. Location of the units;
2. Directions to the units;

3. Range of prices for the units;
4. Size, as measured in bedrooms, of units;
5. Maximum income permitted to qualify for the units;
6. Location of applications;
7. Business hours when interested households may obtain an application; and
8. Application fees.

All newspaper articles, announcements and requests for applications for low- and moderate-income housing will appear in the following neighborhood-oriented weekly newspapers, religious publications and organizational newsletters within the region:

1. Herald News
2. The Record
3. Star Ledger
4. Suburban Trends

The primary marketing shall take the form of at least one press release and a paid display advertisement in the above newspapers once a week for four consecutive weeks. Additional advertising and publicity shall be on an "as needed" basis. The developer/owner shall disseminate all public service announcements and pay for display advertisements. The developer/owner shall provide proof of all publications to the Administrative Agent. All press releases and advertisements shall be approved in advance by the Administrative Agent.

The following regional cable television stations or regional radio stations shall be used during the first month of advertising. The developer must provide satisfactory proof of public dissemination:

1. Station(s): Select two from the list in Attachment A.

The Administrative Agent shall develop, maintain and update a list of community contact person(s) and/or organizations(s) in Bergen, Hudson, Passaic, and Sussex Counties that will aid in the affirmative marketing program with particular emphasis on those contacts that are able to reach out to groups that are least likely to apply for housing within the region, including major regional employers identified in Attachment A, Part III, Marketing, Section 3d of COAH's Affirmative Fair Housing Marketing Plan for Affordable Housing in Region #1 (attached to and hereby made part of this Resolution) as well as the following entities:

1. Quarterly informational flyers and applications shall be sent to the Bergen, Hudson, Passaic, Sussex Counties' Boards of Realtors for publication in their journals and for circulation among their members; and
2. Quarterly informational circulars and applications shall be sent to the administrators of each of the following agencies within the municipalities and counties of Bergen, Hudson, Passaic, and Sussex.



Applications will be mailed to prospective applicants upon request.

The following is the location of applications, brochure(s), signs and/or poster(s) used as part of the affirmative program, including specific employment centers within the region:

1. Municipal Building: 1480 Union Valley Road, West Milford, NJ 07480
2. Municipal Library: 1470 Union Valley Road, West Milford, NJ 07480

The following is the community contact person who will aid the affirmative marketing program:

Municipal Housing Liaison  
1480 Union Valley Road  
West Milford, NJ 07480  
(973) 728-7000

Additionally, quarterly informational circulars and applications for new units which may be constructed in the future will be sent to the chief administrative employees of each of the following agencies in the counties of Bergen, Hudson, Passaic, and Sussex:

1. Welfare or Social Service Board;
2. Rental assistance office (local office of DCA);
3. Office on Aging.
4. Housing Agency or Authority.
5. County Library.
6. Area community action agencies.

Applications, brochure(s), sign(s) and/or poster(s) used as part of the affirmative marketing program shall be available/posted in the following locations:

1. Township of West Milford Administrative Offices;
2. Township of West Milford website;
3. Developer's Sales/Rental Offices;
4. Bergen, Hudson, Passaic, and Sussex Counties' Administration Buildings;
5. Bergen, Hudson, Passaic, and Sussex Counties' Libraries (all branches); and
6. Other public buildings and agencies as deemed appropriate by the Administrative Agent.

Applications shall be mailed by the Administrative Agent and Municipal Housing Liaison to prospective applicants upon request. Also, applications shall be available at the developer's sales/rental office and multiple copies of application forms shall be mailed to Fair Share Housing Center, the New Jersey State Conference of the NAACP, the Latino Action Network, County

NAACP, Newark NAACP, East Orange NAACP, Housing Partnership for Morris County, Community Access Unlimited, Inc., Northwest New Jersey Community Action Program, Inc. (NORWESCAP), Homeless Solutions of Morristown, and the Supportive Housing Association for dissemination to their respective constituents. In addition, the foregoing entities shall be notified directly whenever an affordable housing unit(s) becomes available in the Township of West Milford.

The following is a listing of community contact person(s) and/or organizations in Bergen, Hudson, Passaic, and Sussex Counties that will aid in the affirmative marketing program and provide guidance and counseling services to prospective occupants of very low-, low-and moderate-income units:

1. CUMAC's The Place of Promise: 64 Clinton Street, Paterson (973) 742-5518
2. Family Promise of Passaic County, (973) 928-6007, <http://familypromise.org/>
3. Housing Authority of the City of Passaic (HACP), Administrative Office, 52 Aspen Place, Passaic (973) 365-6330, <http://www.passaichousing.org/>
4. New Jersey Community Development Corporation (NJCDC), P.O. Box 6976, Paterson (973) 413-1600 <http://www.njcdc.org/> Housing
5. NJ Housing Resource Center, <http://www.nj.gov/njhrc/>
6. Passaic Affordable Housing Coalition, 5 Eighth Avenue, Passaic (973) 473-2587
7. Passaic County Women's Center, PO Box 244, Paterson (973) 881-1450, <http://www.passaiccountywomenscenter.org/>
8. Paterson Coalition for Housing, 262 Main Street, Paterson (973) 684-5998

9. Paterson Habitat for Humanity 146 North 1st Street, Paterson (201) 697-6696, <https://www.patersonhabitat.org/>

## 10. Paterson Housing Authority, 60 Van Houten Street, P.O. Box H, Paterson (973) 345-5080, <http://patersonhousingauthority.org/>

A random selection method to select occupants of very low-, low- and moderate-income housing will be used by the Administrative Agent, in conformance with N.J.A.C. 5:80-26.16 (I). The Affirmative Marketing Plan shall provide a regional preference for very low-, low- and moderate-income households that live and/or work in Housing Region #1, comprised of Bergen, Hudson, Passaic, and Sussex Counties. Pursuant to the New Jersey Fair Housing Act (C.52:27D-311), a preference for very low-, low- and moderate-income veterans duly qualified under N.J.A.C. 54:4-8.10 may also be exercised, provided an agreement to this effect has been executed between the developer or landlord and the municipality prior to the affirmative marketing of the units.

The Administrative Agent shall administer the Affirmative Marketing Plan. The Administrative Agent has the responsibility to income qualify very low-, low- and moderate-income households; to place income-eligible households in very low-, low- and moderate-income units upon initial occupancy; to provide for the initial occupancy of very low, low and moderate income units with income qualified households; to continue to qualify households for re-occupancy of units as they become vacant during the period of affordability controls; to assist with outreach to very low-, low- and moderate-income households; and to enforce the terms of the deed restriction and mortgage loan as per N.J.A.C. 5:80-26-1, et seq.

The Administrative Agent shall provide or direct qualified very low-, low- and moderate-income applicants to counseling services on subjects such as budgeting, credit issues, mortgage qualifications, rental lease requirements and landlord/tenant law and shall develop, maintain and update a list of entities and lenders willing and able to perform such services. In addition, it shall be the responsibility of the Administrative Agent to inform owners of affordable units and prospective occupants of affordable units of the Borough's affordability assistance programs and to assist with the implementation of such programs.

All developers/owners of very low-, low- and moderate-income housing units shall be required to undertake and pay the costs of the marketing of the affordable units in their respective developments, subject to the direction and supervision of the Administrative Agent.

The implementation of the Affirmative Marketing Plan for a development that includes affordable housing shall commence at least 120 days before the issuance of either a temporary or permanent certificate of occupancy. The implementation of the Affirmative Marketing Plan shall continue until all very low-, low- and moderate-income housing units are initially occupied and thereafter upon the re-sale or re-rental of an affordable unit for as long as an affordable unit remains deed restricted.

The Administrative Agent shall provide the Affordable Housing Liaison with the information required to comply with monitoring and reporting requirements pursuant to the Borough's adopted Affordable Housing Ordinance.

An applicant pool will be maintained by the Administrative Agent for re-rentals.

1. When a re-rental affordable unit becomes available Administrative Agent will select applicants from the applicant pool and, if necessary, the unit will be affirmatively marketed as described above. The selection of applicants from the applicant pool is described in more detail in this manual under the section **Random Selection & Applicant Pool(s)**.

## Sample Advertisement for Available Rental Units

The **Township/Borough** of **municipality** hereby announces that **# affordable housing units** will be available for rent in the **name of development/project**. The housing is under development by **developer** and is available for **type of income** households. **Development** is located at **address, description**.

The affordable housing available includes rents from **\$\$,###/month** and includes **#-bedroom** units. Utilities are included (if applicable). Interested households will be required to submit **application, documentation if applicable, and any other requirements** in order to qualify. The maximum household incomes permitted are **\$41,471 for a one person household, \$47,395 for a two person household, \$53,320 for a three person household, \$59,244 for a four person household, \$63,984 for a five person household, and \$69,723 for a six person household**. Once certified, households will be matched to affordable units through a lottery system. All successful applicants will be required to demonstrate the ability to pay a security deposit (**requirements of security deposit**).

Applications are available at **Location(s), hours of operation**. Applications can also be requested via mail by calling **Realtor** at **Phone #**. Applications will be accepted until **mm/dd/yy** and there is a **\$5 fee for the credit check**.

Visit [www.njhousing.gov](http://www.njhousing.gov) or call 1-877-428-8844 for more affordable housing opportunities.

Although any income eligible households may apply, workers of **[Insert counties in the COAH Housing regional preference zone]**; Passaic County will be selected before residents of other counties or states.

## Sample Public Service Announcement

10 second slot:

Affordability priced homes available in Mayberry Borough. Income restrictions apply. Call (800) 555-1234 for information.

30-35 second slot:

Affordably priced, brand new two, three, and four-bedroom attractive homes with nice amenities are available at the Equality at Mayberry Development in desirable Mayberry Borough. Call A Home For You at (800) 555-1234 for information on sales prices and income limits and to get a pre-application. The deadline to submit a pre-application is August 1, 2020, so don't delay. These homes are in accordance with State requirements for low- and moderate-income housing.

## Random Selection & Applicant Pool(s)

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

There will be a period in which to complete and submit applications. Households that have completed applications in that timeframe and have been determined that they are income eligible will be randomly selected to establish an order (service list) in which they will be evaluated by the Administrative Agent for the available unit(s). A copy of the first page of the applications will be folded and placed in a container of sufficient size to allow the applications to be randomly mixed. Once mixed, all applications will be drawn one by one from the container until none are left. The first application drawn will be the first position on the service list, and so on.

At least two people will be present during a random selection and both will sign the resulting service list as having participated and/or witnessed the random selection. Once the applicant is placed on the service list, they shall remain in that position until they are served or asked to be withdrawn from the list. Applicants on the service list shall not be a part of any future random selections. If the household on the list is not of an appropriate household size, income or does not live or work in the Housing Region, that applicant will be skipped and the next applicant household with sufficient income will be evaluated for the available unit. This will continue until a properly sized household with sufficient income or purchase or rent the unit is reached.

The applicant household will be required to submit a complete application to establish their eligibility as defined by the Fair Housing Act. If the end of the service list is reached before an appropriately-sized household that lives or works in the New Jersey Housing Region is identified the Administrative Agent will review skipped households in the order of the random selection. Households that live or work in the Housing Region that are smaller than the ideal household size, as defined by the Township's Affordable Housing Ordinance, will be considered next.

Any applicants that are skipped for size, income or regional preference will remain on the list and continue to be considered for future restricted units in the order in which they were selected in the random selection.

Unless applicants ask to be removed from the list or become ineligible for assistance, or are unresponsive to our communications, they will remain on the service list. Therefore, these applicants will not need to be in future random selections. Instead, the service order created by future random selections will be placed at the end of the service list set by all prior random selections.

If there are sufficient names remaining on the service list to fill two years of resales and rentals, the applicant pool may be closed by the Administrative Agent. The Administrative Agent will notify the Township in writing if it intends to close the waiting list. Any households calling or writing to express their interest in an affordable home will be directed to call back on a future date determined by the Administrative Agent. When the applicant pool is being depleted to a point where there is not a sufficient number of people to fill two (2) years of re-sales or rentals, the Administrative Agent will re-open the pool and conduct a new random selection process after fulfilling the affirmative marketing requirements. The service list established by subsequent random selection shall be added to the end of the previous service list.





## Initial Randomization

Applicants are selected at random before income-eligibility is determined, regardless of household size or desired number of bedrooms. The process is as follows:

1. After advertising is implemented, applications are accepted for 120 days.
2. At the end of the period, sealed applications are selected one-by-one through a lottery (unless fewer applications are received than the number of available units, then all eligible households will be placed in a unit).
3. Households are informed of the date, time and location of the lottery and invited to attend.
4. An applicant pool is created by listing applicants in the order selected.
5. Applications are reviewed for income-eligibility.
6. Ineligible households are informed that they are being removed from the applicant pool or given the opportunity to correct and/or update income and household information.
7. Eligible households are matched to available units based upon the number of bedrooms needed (and any other special requirements, such as [regional preference or] the need for an accessible unit).
8. If there are sufficient names remaining in the pool to fill future re-rental, the applicant pool shall be closed.
9. When the applicant pool is close to being depleted, the Administrative Agent will re-open the pool and conduct a new random selection process after fulfilling the affirmative marketing requirements. The new applicant pool will be added to the remaining list of applicants.

## Randomization After Certification

Random selection is conducted when a unit is available, and only certified households seeking the type and bedroom size of the available unit are placed in the lottery. The process is as follows:

1. After advertising is implemented, applications are accepted for 120 days.
2. All applications are reviewed and households are either certified or informed of non-eligibility. (The certification is valid for 180 days, and may be renewed by updating income-verification information.)
3. Eligible households are placed in applicant pools based upon the number of bedrooms needed (and any other special requirements, such as regional preference or the need for an accessible unit)
4. When a unit is available, only the certified households in need of that type of unit are selected for a lottery.

5. Households are informed of the date, time, and location of the lottery and invited to attend.
6. After the lottery is conducted, the first household selected is given 3 days to express interest or disinterest in the unit. (If the first household is not interested in the unit, this process continues until a certified household selects the unit.)
7. Applications are accepted on an ongoing basis, certified households are added to the pool for the appropriate household income and size categories, and advertising and outreach is ongoing, according to the Affirmative Marketing Plan.

#### Matching Households to Available Units

1. In referring certified households to specific restricted units, to the extent feasible, and without causing an undue delay in occupying the unit, the Administrative Agent shall strive to implement the following policies:
  - a. Maximum of two person per bedroom;
  - b. Children of same sex in same bedroom;
  - c. Unrelated adults or persons of the opposite sex other than husband and wife in separate bedrooms;
  - d. Children not in same bedroom with parents;
  - e. Provide an occupant for each unit bedroom;
  - f. Provide children of different sex with separate bedrooms;
  - g. Require that all the bedrooms be used as bedrooms; and
  - h. Require that a couple requesting a two-bedroom unit provide a doctor's note justifying such request.

In no case shall a household be referred to an affordable housing unit that provides for more than one additional bedroom per household occupancy as stated in the policies above.

The Administrative Agent cannot require an applicant household to take an affordable unit with a greater number of bedrooms, as long as overcrowding is not a factor.

A household can be eligible for more than one unit category, and should be placed in the applicant pool for all categories for which it is eligible.

**ATTACHMENT A**

Affirmative Fair Housing Marketing Plan  
For Affordable Housing in Region #1

# AFFIRMATIVE FAIR HOUSING MARKETING PLAN

For Affordable Housing in **(REGION 1)**

## I. APPLICANT AND PROJECT INFORMATION

(Complete Section I individually for all developments or programs within the municipality.)

1a. Administrative Agent Name, Address, Phone Number		1b. Development or Program Name, Address	
1c. Number of Affordable Units:  Number of Rental Units:  Number of For-Sale Units:	1d. Price or Rental Range  From  To		1e. State and Federal Funding Sources (if any)
1f.  <input type="checkbox"/> Age Restricted  <input type="checkbox"/> Non-Age Restricted	1g. Approximate Starting Dates  Advertising: Occupancy:		
1h. County  <b>Bergen, Hudson, Passaic, Sussex</b>		1i. Census Tract(s):	
1j. Managing/Sales Agent's Name, Address, Phone Number			
1k. Application Fees (if any):			

(Sections II through IV should be consistent for all affordable housing developments and programs within the municipality. Sections that differ must be described in the approved contract between the municipality and the administrative agent and in the approved Operating Manual.)

## II. RANDOM SELECTION

2. Describe the random selection process that will be used once applications are received.

### III. MARKETING

3a. Direction of Marketing Activity: (indicate which group(s) in the housing region are least likely to apply for the housing without special outreach efforts because of its location and other factors)

☐ White (non-Hispanic)
 ☒ Black (non-Hispanic)
 ☒ Hispanic
 ☐ American Indian or Alaskan Native  
☒ Asian or Pacific Islander
 ☐ Other group:

3b. **HOUSING RESOURCE CENTER** ([www.njhousing.gov](http://www.njhousing.gov)) A free, online listing of affordable housing

☐

3c. Commercial Media (required) (Check all that applies)

	DURATION & FREQUENCY OF OUTREACH	NAMES OF REGIONAL NEWSPAPER(S)	CIRCULATION AREA
<b>TARGETS ENTIRE HOUSING REGION 1</b>			
Daily Newspaper			
<input type="checkbox"/>		Star-Ledger	Northern and Central New Jersey
<b>TARGETS PARTIAL HOUSING REGION 1</b>			
Daily Newspaper			
<input type="checkbox"/>		Record, The	Bergen
<input type="checkbox"/>		Jersey Journal	Hudson
<input type="checkbox"/>		Herald News	Passaic
<input type="checkbox"/>		New Jersey Herald	Sussex
<b>TARGETS PARTIAL HOUSING REGION 1</b>			
Non-Daily Newspaper			
	DURATION & FREQUENCY OF OUTREACH	NAMES OF REGIONAL NEWSPAPER(S)	CIRCULATION AREA
<input type="checkbox"/>		Bayonne Community News	Hudson
<input type="checkbox"/>		Northern Valley Suburbanite	Northern Bergen
<input type="checkbox"/>		Teaneck Suburbanite	Teaneck, Bergen
<input type="checkbox"/>		Twin Boro News	Northern Bergen
<input type="checkbox"/>		Shopper News	Bergen
<input type="checkbox"/>		The Ramsey Reporter	Ramsey, Bergen
<input type="checkbox"/>		The Town Journal	Franklin Lakes, Bergen

<input type="checkbox"/>		The Village Gazette	Ridgewood, Bergen
<input type="checkbox"/>		Messenger	Garfield, Bergen
<input type="checkbox"/>		Observer	Hasbrouck Heights, Bergen
<input type="checkbox"/>		Weekly News	Hasbrouck Heights, Bergen
<input type="checkbox"/>		Hawthorne Press	Hawthorne, Passaic
<input type="checkbox"/>		Journal America	Passaic
<input type="checkbox"/>		Hoboken Reporter	Hoboken, Hudson
<input type="checkbox"/>		Hudson Current	Hudson
<input type="checkbox"/>		Jersey City Register	Hudson
<input type="checkbox"/>		The Shoppers' Friend	Sussex
<input type="checkbox"/>		The Commercial Leader	Lyndhurst, Bergen
<input type="checkbox"/>		North Bergen Register	Hudson
<input type="checkbox"/>		Secaucus Reporter	Secaucus, Hudson
<input type="checkbox"/>		Weehawken Reporter	Weehawken, Hudson
<input type="checkbox"/>		West New York/Union City Reporter	West New York/Union City, Hudson
<input type="checkbox"/>		Observer	Hudson
<input type="checkbox"/>		The Commercial Leader	Lyndhurst, Bergen
<input type="checkbox"/>		The Leader Free Press	Lyndhurst, Bergen
<input type="checkbox"/>		News Leader of Rutherford	Rutherford, Bergen
<input type="checkbox"/>		North Arlington Leader	North Arlington, Bergen

<input type="checkbox"/>		Our Town	Maywood, Bergen
<input type="checkbox"/>		The Ridgewood Times – Zone 2	Midland Park/Ridgewood, Bergen
<input type="checkbox"/>		The Villadom Times Midland Park	Midland Park/Ridgewood, Bergen
<input type="checkbox"/>		The Palisadian	Bergen
<input type="checkbox"/>		Aim Community News/Aim Action Ads	Passaic
<input type="checkbox"/>		Shoppers Guide to Sussex County	Sussex
<input type="checkbox"/>		Bergen News	Bergen
<input type="checkbox"/>		Press Journal	Palisades Park, Bergen
<input type="checkbox"/>		Korean Bergen News	Bergen
<input type="checkbox"/>		Sun Bulletin	Bergen
<input type="checkbox"/>		News Beacon	Paramus
<input type="checkbox"/>		Slovak Catholic Falcon	(Slovak/English) Passaic
<input type="checkbox"/>		Independence News	Passaic
<input type="checkbox"/>		Home and Store News	Bergen
<input type="checkbox"/>		Our Town	Northern Bergen
<input type="checkbox"/>		The Glen Rock Gazette	Glen Rock, Bergen
<input type="checkbox"/>		Ridgewood News	Ridgewood, Bergen
<input type="checkbox"/>		Suburban News	Northern Bergen
<input type="checkbox"/>		Town News	Northern Bergen
<input type="checkbox"/>		Wyckoff Suburban News	Wyckoff, Bergen



<input type="checkbox"/>		The South Bergenite	Southern Bergen
<input type="checkbox"/>		Secaucus Home News	Secaucus, Hudson
<input type="checkbox"/>		The Advertiser	Sussex
<input type="checkbox"/>		The Advertiser News	Sussex
<input type="checkbox"/>		Sparta Independent	Sparta, Sussex
<input type="checkbox"/>		Sussex County Chronicle	Sparta, Sussex
<input type="checkbox"/>		The Connection Newspaper	Southern Bergen
<input type="checkbox"/>		Jewish Community News	(Jewish) Bergen
<input type="checkbox"/>		Jewish Standard	(Jewish) Bergen
<input type="checkbox"/>		Avance	(Spanish) Hudson
<input type="checkbox"/>		Continental	(Spanish) Hudson
<input type="checkbox"/>		La Tribuna de North Jersey	(Spanish) Hudson
<input type="checkbox"/>		The Argus	West Paterson, Passaic
<input type="checkbox"/>		Suburban Life	Passaic
<input type="checkbox"/>		Today Newspaper	Passaic
<input type="checkbox"/>		Community Life	Northern Bergen
<input type="checkbox"/>		Wood Ridge Independent	Wood Ridge

**TARGETS ENTIRE HOUSING REGION 1**

	<b>DURATION &amp; FREQUENCY OF OUTREACH</b>	<b>NAMES OF REGIONAL TV STATION(S)</b>	<b>CIRCULATION AREA AND/OR RACIAL/ETHNIC IDENTIFICATION OF READERS/AUDIENCE</b>

<input type="checkbox"/>		2 WCBS-TV Cbs Broadcasting Inc.	NYC Metropolitan Area
<input type="checkbox"/>		4 WNBC NBC Telemundo License Co. (General Electric)	NYC Metropolitan Area
<input type="checkbox"/>		5 WNYW Fox Television Stations, Inc. (News Corp.)	NYC Metropolitan Area
<input type="checkbox"/>		7 WABC-TV American Broadcasting Companies, Inc (Walt Disney)	NYC Metropolitan Area
<input type="checkbox"/>		11 WPIX Wpix, Inc. (Tribune)	NYC Metropolitan Area
<input type="checkbox"/>		13 Wpix, Inc. (Tribune) Educational Broadcasting Corporation	NYC Metropolitan Area
<input type="checkbox"/>		25 WNYE-TV New York City Dept. Of Info Technology & Telecommunications	NYC Metropolitan Area
<input type="checkbox"/>		31 WPXN-TV Paxson Communications License Company, Llc	NYC Metropolitan Area
<input type="checkbox"/>		41 WXTV Wxtv License Partnership, G.p. (Univision Communications Inc.)	NYC Metropolitan Area, Spanish-language
<input type="checkbox"/>		47 WNJU NBC Telemundo License Co. (General Electric)	NYC Metropolitan Area, Spanish-language
<input type="checkbox"/>		50 WNJN New Jersey Public Broadcasting Authority	New Jersey
<input type="checkbox"/>		62 WRNN-TV Wrnn License Company, Llc	Hudson Valley
<input type="checkbox"/>		63 WMBC-TV Mountain Broadcating Corporation	Northern New Jersey, Various ethnic

<input type="checkbox"/>		66 WFME-TV Family Stations Of New Jersey, Inc.	Northern New Jersey, Christian
<input type="checkbox"/>		68 WFUT-TV Univision New York Llc	NYC Metropolitan Area, Spanish-language
<b>TARGETS PARTIAL HOUSING REGION 1</b>			
<input type="checkbox"/>		8 WTNH Wtnh Broadcasting, Inc. (LIN TV Corp.)	Bergen
<input type="checkbox"/>		49 WEDW Connecticut Public Broadcasting, Inc.	Bergen
<input type="checkbox"/>		17 WEBR-CA K Licensee, Inc.	Bergen, Hudson (Christian)
<input type="checkbox"/>		26 WNXV-LP Island Broadcasting Company	Bergen, Hudson
<input type="checkbox"/>		32 WXNY-LP Island Broadcasting Company	Bergen, Hudson
<input type="checkbox"/>		35 WNYX-LP Island Broadcasting Company	Bergen, Hudson
<input type="checkbox"/>		39 WNYN-LP Island Broadcasting Company	Bergen, Hudson (Spanish)
<input type="checkbox"/>		21 WLIW Educational Broadcasting Corporation	Bergen, Hudson, Passaic
<input type="checkbox"/>		60 W60AI Ventana Television, Inc.	Bergen, Hudson, Passaic
<input type="checkbox"/>		6 WNYZ-LP Island Broadcasting Co.	Bergen, Sussex
<input type="checkbox"/>		22 WMBQ-CA Renard Communications Corp.	Hudson
<input type="checkbox"/>		34 WPXO-LP Paxson Communications License Company, Llc	Hudson

<input type="checkbox"/>		42 WKOB-LP Nave Communications, Llc	Hudson (Christian)
<input type="checkbox"/>		3 WBQM-LP Renard Communications Corp.	Hudson, Sussex
<input type="checkbox"/>		52 WNJT New Jersey Public Broadcasting Authority	Hudson, Sussex
<input type="checkbox"/>		28 WBRE-TV Nexstar Broadcasting, Inc.	Passaic, Sussex
<input type="checkbox"/>		36 W36AZ New Jersey Public Broadcasting Authority	Passaic, Sussex
<input type="checkbox"/>		16 WNEP-TV New York Times Co.	Sussex
<input type="checkbox"/>		22 WYOU Nexstar Broadcasting, Inc.	Sussex
<input type="checkbox"/>		23 W23AZ Centenary College	Sussex
<input type="checkbox"/>		38 WSWB Mystic Television of Scranton Llc	Sussex
<input type="checkbox"/>		39 WLVT-TV Lehigh Valley Public Telecommunications Corp.	Sussex
<input type="checkbox"/>		44 WVIA-TV Ne Pa Ed Tv Association	Sussex
<input type="checkbox"/>		49 W49BE New Jersey Public Broadcasting Authority	Sussex
<input type="checkbox"/>		56 WOLF-TV Wolf License Corp	Sussex
<input type="checkbox"/>		60 WBPH-TV Sonshine Family Television Corp	Sussex

<input type="checkbox"/>		64 WQPX Paxson Communications License Company, Llc (Ion Media Networks)	Sussex
<input type="checkbox"/>		69 WFMZ-TV Maranatha Broadcasting Company, Inc.	Sussex
	<b>DURATION &amp; FREQUENCY OF OUTREACH</b>	<b>NAMES OF CABLE PROVIDER(S)</b>	<b>BROADCAST AREA</b>
<b>TARGETS PARTIAL HOUSING REGION 1</b>			
<input type="checkbox"/>		Time Warner Cable of Bergen & Hudson Counties	Partial Bergen
<input type="checkbox"/>		Comcast of the Meadowlands	Partial Bergen
<input type="checkbox"/>		Cablevision of New Jersey, Oakland, Ramapo, and Rockland	Partial Bergen
<input type="checkbox"/>		US Cable of Paramus-Hillsdale	Partial Bergen
<input type="checkbox"/>		Cablevision of NJ (Bayonne System), Hudson	Partial Hudson
<input type="checkbox"/>		Comcast of Jersey City, Meadowlands, NJ (Union System)	Partial Hudson
<input type="checkbox"/>		Time Warner Cable of Bergen & Hudson Counties	Partial Hudson
<input type="checkbox"/>		Cablevision of Oakland, Paterson	Partial Passaic
<input type="checkbox"/>		Hometown Online	Partial Passaic

<input type="checkbox"/>		Cable Vision of Morris, Warwick	Partial Sussex
<input type="checkbox"/>		Hometown Online	Partial Sussex
<input type="checkbox"/>		Service Electric Broadband Cable	Partial Sussex
<input type="checkbox"/>		Time Warner Cable of Bergen & Hudson Counties	Partial Bergen
<input type="checkbox"/>		Comcast of the Meadowlands	Partial Bergen
<input type="checkbox"/>		Cablevision of New Jersey, Oakland, Ramapo, and Rockland	Partial Bergen
<input type="checkbox"/>		US Cable of Paramus-Hillsdale	Partial Bergen
<input type="checkbox"/>		Cablevision of NJ (Bayonne System), Hudson	Partial Hudson
<input type="checkbox"/>		Comcast of Jersey City, Meadowlands, NJ (Union System)	Partial Hudson
<input type="checkbox"/>		Time Warner Cable of Bergen & Hudson Counties	Partial Hudson
<input type="checkbox"/>		Cablevision of Oakland, Paterson	Partial Passaic
<input type="checkbox"/>		Hometown Online	Partial Passaic
<input type="checkbox"/>		Cable Vision of Morris, Warwick	Partial Sussex
<input type="checkbox"/>		Hometown Online	Partial Sussex

<input type="checkbox"/>		Service Electric Broadband Cable	Partial Sussex
<input type="checkbox"/>		Time Warner Cable of Bergen & Hudson Counties	Partial Bergen
<input type="checkbox"/>		Comcast of the Meadowlands	Partial Bergen
<input type="checkbox"/>		Cablevision of New Jersey, Oakland, Ramapo, and Rockland	Partial Bergen
<input type="checkbox"/>		US Cable of Paramus-Hillsdale	Partial Bergen
<input type="checkbox"/>		Cablevision of NJ (Bayonne System), Hudson	Partial Hudson
<input type="checkbox"/>		Comcast of Jersey City, Meadowlands, NJ (Union System)	Partial Hudson
<input type="checkbox"/>		Time Warner Cable of Bergen & Hudson Counties	Partial Hudson
<input type="checkbox"/>		Cablevision of Oakland, Paterson	Partial Passaic
<input type="checkbox"/>		Hometown Online	Partial Passaic
<input type="checkbox"/>		Cable Vision of Morris, Warwick	Partial Sussex
<input type="checkbox"/>		Hometown Online	Partial Sussex
<input type="checkbox"/>		Service Electric Broadband Cable	Partial Sussex

	DURATION & FREQUENCY OF OUTREACH	NAMES OF REGIONAL RADIO STATION(S)	BROADCAST AREA AND/OR RACIAL/ETHNIC IDENTIFICATION OF READERS/AUDIENCE
<b>TARGETS ENTIRE HOUSING REGION 1</b>			
AM			
<input type="checkbox"/>		WFAN 660	
<input type="checkbox"/>		WOR 710	
<input type="checkbox"/>		WABC 770	
<input type="checkbox"/>		WCBS 880	
<input type="checkbox"/>		WBBR 1130	
FM			
<input type="checkbox"/>		WFNY-FM 92.3	
<input type="checkbox"/>		WPAT-FM 93.1	Spanish
<input type="checkbox"/>		WNYC-FM 93.9	
<input type="checkbox"/>		WFME 94.7	Christian
<input type="checkbox"/>		WPLJ 95.5	
<input type="checkbox"/>		WQXR-FM 96.3	
<input type="checkbox"/>		WQHT 97.1	
<input type="checkbox"/>		WSKQ-FM 97.9	Spanish
<input type="checkbox"/>		WAWZ 99.1	Christian
<input type="checkbox"/>		WBAI 99.5	
<input type="checkbox"/>		WHTZ 100.3	



<input type="checkbox"/>		WHUD 100.7	
<input type="checkbox"/>		WCBS-FM 101.1	
<input type="checkbox"/>		WQCD 101.9	
<input type="checkbox"/>		WNEW 102.7	
<input type="checkbox"/>		WKTU 103.5	
<input type="checkbox"/>		WAXQ 104.3	
<input type="checkbox"/>		WWPR-FM 105.1	
<input type="checkbox"/>		WLTW 106.7	
<input type="checkbox"/>		WBLS 107.5	
<b>TARGETS PARTIAL HOUSING REGION 1</b>			
AM			
<input type="checkbox"/>		WEEX 1230	Bergen
<input type="checkbox"/>		WKDM 1380	Bergen, Hudson (Chinese/ Mandarin)
<input type="checkbox"/>		WMCA 570	Bergen, Hudson, Passaic (Christian)
<input type="checkbox"/>		WNYC 820	Bergen, Hudson, Passaic
<input type="checkbox"/>		WRKL 910	Bergen, Hudson, Passaic (Polish)
<input type="checkbox"/>		WPAT 930	Bergen, Hudson, Passaic (Caribbean, Mexican, Mandarin)
<input type="checkbox"/>		WWDJ 970	Bergen, Hudson, Passaic (Christian)
<input type="checkbox"/>		WINS 1010	Bergen, Hudson, Passaic

<input type="checkbox"/>		WEPN 1050	Bergen, Hudson, Passaic
<input type="checkbox"/>		WVNJ 1160	Bergen, Hudson, Passaic
<input type="checkbox"/>		WLIB 1190	Bergen, Hudson, Passaic (Christian)
<input type="checkbox"/>		WADO 1280	Bergen, Hudson, Passaic (Spanish)
<input type="checkbox"/>		WWRV 1330	Bergen, Hudson, Passaic (Spanish)
<input type="checkbox"/>		WNSW 1430	Bergen, Hudson, Passaic (Portuguese)
<input type="checkbox"/>		WZRC 1480	Bergen, Hudson, Passaic (Chinese/Cantonese)
<input type="checkbox"/>		WQEW 1560	Bergen, Hudson, Passaic
<input type="checkbox"/>		WWRL 1600	Bergen, Hudson, Passaic
<input type="checkbox"/>		WWRU 1660	Bergen, Hudson, Passaic (Korean)
<input type="checkbox"/>		WMTR 1250	Passaic
<input type="checkbox"/>		WGHT 1500	Passaic
<input type="checkbox"/>		WNNJ 1360	Sussex
FM			
<input type="checkbox"/>		WSOU 89.5	Bergen, Hudson
<input type="checkbox"/>		WCAA 105.9	Bergen, Hudson (Latino)
<input type="checkbox"/>		WBGO 88.3	Bergen, Hudson, Passaic
<input type="checkbox"/>		WFDU 89.1	Bergen, Hudson, Passaic
<input type="checkbox"/>		WKCR-FM 89.9	Bergen, Hudson, Passaic

<input type="checkbox"/>		WNYU-FM 89.1	Bergen, Hudson, Passaic
<input type="checkbox"/>		WFUV 90.7	Bergen, Hudson, Passaic
<input type="checkbox"/>		WFMU 91.1	Bergen, Hudson, Passaic
<input type="checkbox"/>		WNYE 91.5	Bergen, Hudson, Passaic
<input type="checkbox"/>		WRKS 98.7	Bergen, Hudson, Sussex
<input type="checkbox"/>		WRTN 93.5	Bergen, Hudson, Sussex
<input type="checkbox"/>		WHCR-FM 90.3	Bergen, Passaic
<input type="checkbox"/>		WPSC-FM 88.7	Passaic
<input type="checkbox"/>		WRHV 88.7	Passaic
<input type="checkbox"/>		WNJP 88.5	Sussex
<input type="checkbox"/>		WNTI 91.9	Sussex
<input type="checkbox"/>		WCTO 96.1	Sussex
<input type="checkbox"/>		WSUS 102.3	Sussex
<input type="checkbox"/>		WNNJ-FM 103.7	Sussex
<input type="checkbox"/>		WDHA -FM 105.5	Sussex
<input type="checkbox"/>		WHCY 106.3	Sussex
<input type="checkbox"/>		WWYY 107.1	Sussex

3d. Other Publications (such as neighborhood newspapers, religious publications, and organizational newsletters) (Check all that applies)

	NAME OF PUBLICATIONS	OUTREACH AREA	RACIAL/ETHNIC IDENTIFICATION OF READERS/AUDIENCE

<b>TARGETS ENTIRE HOUSING REGION 1</b>				
Bi-weekly				
<input type="checkbox"/>		Al Manassah		Arab-American
Monthly				
<input type="checkbox"/>		Sino Monthly	North Jersey/NYC area	Chinese-American
<b>TARGETS PARTIAL HOUSING REGION 1</b>				
Daily				
<input type="checkbox"/>		24 Horas	Bergen, Essex, Hudson, Middlesex, Passaic, Union Counties	Portuguese-Language
Weekly				
<input type="checkbox"/>		Arab Voice Newspaper	North Jersey/NYC area	Arab-American
<input type="checkbox"/>		La Voz	Hudson, Union, Middlesex Counties	Cuban community
<input type="checkbox"/>		Italian Tribune	North Jersey/NYC area	Italian community
<input type="checkbox"/>		Jewish Standard	Bergen, Passaic, Hudson Counties	Jewish community
<input type="checkbox"/>		El Especialito	Union City	Spanish-Language
<input type="checkbox"/>		El Nuevo	Hudson County	Spanish-Language
<input type="checkbox"/>		La Tribuna Hispana	Basking Ridge, Bound Brook, Clifton, East Rutherford, Elizabeth, Fort Lee, Greebrook, Linden, Lydenhurst, Newark, North Plainfield, Orange, Passaic, Paterson, Plainfield, Roselle, Scotch Plains, Union, Union City, West NY	Spanish-Language
<input type="checkbox"/>		Su Guia	Bergen and Passaic	Spanish-Language

<input type="checkbox"/>		Banda Oriental Latinoamérica	North Jersey/NYC area	South American community
<input type="checkbox"/>		Ukranian Weekly	New Jersey	Ukranian community
3e. Employer Outreach (names of employers throughout the housing region that can be contacted to post advertisements and distribute flyers regarding available affordable housing) (Check all that applies)				
<b>DURATION &amp; FREQUENCY OF OUTREACH</b>		<b>NAME OF EMPLOYER/COMPANY</b>		<b>LOCATION</b>
Hudson County				
<input type="checkbox"/>		United Parcel Service Inc. NY Corp	492 County Ave, Secaucus	
<input type="checkbox"/>		USPS	80 County Road, Jersey City	
<input type="checkbox"/>		Liz Claiborne Inc	1 Claiborne Ave, North Bergen	
<input type="checkbox"/>		Credit Suisse First Boston LLC	1 Pershing Plz Jersey City	
<input type="checkbox"/>		HealthCare Staffing and Consult	26 Journal Square, Jersey City	
<input type="checkbox"/>		Ritter Sysco Food Service	20 Theodore Conrad Dr. Jersey City	
<input type="checkbox"/>		Jersey City Medical Center Inc.	50 Grand St, Secaucus	
<input type="checkbox"/>		Marsh USA Inc.	121 River St, Hoboken	
<input type="checkbox"/>		National Retail Systems Inc.	2820 16th St North Bergen	
<input type="checkbox"/>		Community Corrections Corp	Lincoln Hwy Kearny	
<input type="checkbox"/>		Marine Personnel & Provisioning Inc.	1200 Harbor Blvd Weehawken	
<input type="checkbox"/>		Port Authority of NY and NJ	241 Erie St. Jersey City and 120 Academy St. Jersey City	
<input type="checkbox"/>		Christ Hospital Health Service	176 Palisade Ave, Jersey City	
<input type="checkbox"/>		Bayonne Hospital	29th Street and Ave E, Bayonne	
<input type="checkbox"/>		Salson Logistics Inc.	2100 88th St.and 7373 West Side Ave, North Bergen, NJ	

<input type="checkbox"/>		National Financial Service	1000 Plaza, Jersey City
<input type="checkbox"/>		Fleet NJ Company Development Corp.	10 Exchange Place, Jersey City
<input type="checkbox"/>		Maidenform Inc	154 Ave E, Bayonne
<input type="checkbox"/>		Lord Abbett & Company	90 Hudson City, Jersey City
<input type="checkbox"/>		Liberty Health Plan Inc.	50 Baldwin Ave Jersey City
<input type="checkbox"/>		Port Imperial Ferry Corp.	Pershing Rd Secaucus
<input type="checkbox"/>		Hudson News	1305 Paterson Plank Rd, North Bergen
<input type="checkbox"/>		Palisades General Hospital	7600 River Rd North Bergen, NJ
<input type="checkbox"/>		Equiserve Inc.	525 Washington Blvd Jersey city
<input type="checkbox"/>		Ciricorp Data Systems Incorporated	1919 Park Ave Secaucus
<input type="checkbox"/>		Meadowlands Hospital Medical Center	Meadowlands Pkwy Secaucus
<input type="checkbox"/>		Retailers & Manufacturers Dist Marking Serv.	50 Metro Way Secaucus
<input type="checkbox"/>		Dynamic Delivery Corp	125 Pennsylvania Ave Kearny, NJ
<input type="checkbox"/>		Bowne Business Communications Inc.	215 County Ave Secaucus
<input type="checkbox"/>		North Hudson Community Action Corp.	5301 Broadway West New York 07093
<input type="checkbox"/>		Goya Foods Inc.	100 Seaview Dr. Secaucus
<input type="checkbox"/>		Cristi Cleaning Service	204 Paterson Plank Rd Union, NJ
Bergen County			
<input type="checkbox"/>		Hackensack University Medical Center	30 Prospect Ave, Hackensack, NJ 07601
<input type="checkbox"/>		Professional Employer Group Service	2050 Center Ave Ste 336 Fort Lee

<input type="checkbox"/>		County of Bergen, NJ	1 Bergen County Plaza Hackensack, NJ 07601
<input type="checkbox"/>		Society of the Valley Hospital	223 N Van Dien Ave Ridgewood
<input type="checkbox"/>		NJ Sports & Expo Authority	50 State Highway 120 East Rutherford
<input type="checkbox"/>		Merck-Medco Managed Care LLC	100 Parsons Pond Dr. Franklin Lakes 07417
<input type="checkbox"/>		Quest Diagnostics Incorporated	1 Malcolm Ave Teterboro ,NJ 07608
<input type="checkbox"/>		AT&T	15 E Midland Ave Paramus
<input type="checkbox"/>		Englewood Hospital and Medical Center	350 Engle St. Englewood
<input type="checkbox"/>		Aramark Svcs Management of NJ Inc	50 Route 120 East Rutherford
<input type="checkbox"/>		Holy Name Hospital	718 Teaneck Road Teaneck
<input type="checkbox"/>		Doherty Enterprises Inc	7 Pearl Ct Allendale
<input type="checkbox"/>		Bergen Regional Medical Center	230 East Ridgewood Ave Paramus
<input type="checkbox"/>		Inserra supermarkets, Inc.	20 Ridge Rd Mahwah
<input type="checkbox"/>		Howmedica Osteonics Corp	59 Route 17 Allendale
<input type="checkbox"/>		Becton Dickinson & Company Corp	1 Becton Dr. Franklin Lakes
<input type="checkbox"/>		Pearson Education, Inc.	1 Lake St. Upper Saddle River
Passaic County			
<input type="checkbox"/>		D&E Pharmaceutical Co.	206 Macoprin Rd Bloomingdale, NJ 07403
<input type="checkbox"/>		Acme Markets	467 AllWood Rd Clifton, NJ 07012
<input type="checkbox"/>		St. Mary's Hospital	350 Boulevard Passaic, NJ 07055
<input type="checkbox"/>		Merry Maids	14 Riverside Square Mall, Bloomingdale, NJ 07403

<input type="checkbox"/>		Health Center at Bloomingdale	255 Union Ave Bloomingdale, NJ 07403
<input type="checkbox"/>		Sommers Plastic Product Co. Inc.	31 Styertowne Rd Clifton, NJ 07012
<input type="checkbox"/>		St. Joseph's Hospital	703 Main St. Paterson, NJ 07503
<input type="checkbox"/>		BAE Systems	164 Totowa Rd, Wayne, NJ 07470
<input type="checkbox"/>		Drake Bakeries Inc	75 Demarest Dr, Wayne, NJ 07470
<input type="checkbox"/>		Toys R Us National Headquarters	1 Geoffrey Way, Wayne, NJ 07470
<input type="checkbox"/>		GAF Materials Corporation	1361 Alps Rd, Wayne, NJ 07470
<input type="checkbox"/>		Valley National Bank Headquarters	1455 Valley Road Wayne, New Jersey 07470
Sussex County			
<input type="checkbox"/>		Selective Insurance	40 Wantage Ave, Branchville, NJ
<input type="checkbox"/>		Andover Subacute and Rehab Center	99 Mulford Rd Bldg 2, Andover, NJ
<input type="checkbox"/>		Mountain Creek Resorts	200 State Rt 94, Vernon, NJ
<input type="checkbox"/>		County of Sussex	One Spring Street, Newton, NJ 07860
<input type="checkbox"/>		Newton Memorial Hospital Inc.	175 High St, Newton, NJ
<input type="checkbox"/>		Vernon Township Board of Education	539 State Rt 515, Vernon, NJ
<input type="checkbox"/>		F.O. Phoenix (Econo-Pak)	1 Wiebel Plz, Sussex, NJ
<input type="checkbox"/>		Hopatcong Board of Education	2 Windsor Ave, Hopatcong, NJ
<input type="checkbox"/>		Saint Clare's Hospital	20 Walnut St, Sussex, NJ
<input type="checkbox"/>		Ames Rubber Corp	19 Ames Blvd, Hamburg, NJ



3f. Community Contacts (names of community groups/organizations throughout the housing region that can be contacted to post advertisements and distribute flyers regarding available affordable housing)			
Name of Group/Organization	Outreach Area	Racial/Ethnic Identification of Readers/Audience	Duration & Frequency of Outreach

#### IV. APPLICATIONS

Applications for affordable housing for the above units will be available at the following locations:																
4a. County Administration Buildings and/or Libraries for all counties in the housing region (list county building, address, contact person) (Check all that applies)																
	<table border="1"> <thead> <tr> <th></th> <th>BUILDING</th> <th>LOCATION</th> </tr> </thead> <tbody> <tr> <td><input type="checkbox"/></td> <td>Sussex County Main Library</td> <td>125 Morris Turnpike, Newton, NJ 07860</td> </tr> <tr> <td><input type="checkbox"/></td> <td>Hudson County Administration Building</td> <td>595 Newark Avenue, Jersey City, NJ 07306</td> </tr> <tr> <td><input type="checkbox"/></td> <td>Passaic County Administration Building</td> <td>401 Grand Street, Paterson, NJ 07505 (973) 225-3632</td> </tr> <tr> <td><input type="checkbox"/></td> <td>Bergen County Administration Building</td> <td>One Bergen County Plaza, Hackensack, NJ 07601 (201)336-6000</td> </tr> </tbody> </table>		BUILDING	LOCATION	<input type="checkbox"/>	Sussex County Main Library	125 Morris Turnpike, Newton, NJ 07860	<input type="checkbox"/>	Hudson County Administration Building	595 Newark Avenue, Jersey City, NJ 07306	<input type="checkbox"/>	Passaic County Administration Building	401 Grand Street, Paterson, NJ 07505 (973) 225-3632	<input type="checkbox"/>	Bergen County Administration Building	One Bergen County Plaza, Hackensack, NJ 07601 (201)336-6000
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<input type="checkbox"/>	Bergen County Administration Building	One Bergen County Plaza, Hackensack, NJ 07601 (201)336-6000														
4b. Municipality in which the units are located (list municipal building and municipal library, address, contact person)																
4c. Sales/Rental Office for units (if applicable)																

#### V. CERTIFICATIONS AND ENDORSEMENTS

I hereby certify that the above information is true and correct to the best of my knowledge. I understand that knowingly falsifying the information contained herein may affect the (select one: Municipality's substantive certification or DCA Balanced Housing Program funding or HMFA UHORP/MONI/CHOICE funding).

---

—

Name (Type or Print)

---

—

Title/Municipality

---

—

Signature

Date


# Appendix E – Deed Restrictions

# Appendix F – HIGHLANDS BUILDOUT

# Build-Out Map



1/14/2025

-  Developable Land
- Build-Out Analysis Review
-  NO
-  Highlands Boundary
- World Imagery

Low Resolution 15m Imagery  
 High Resolution 60cm Imagery  
 High Resolution 30cm Imagery  
 Citations  
 38m Resolution Metadata



0 1 2 4 mi  
 0 1.5 3 6 km

1:150,485

Earthstar Geographics, County of Sussex, NJ, New Jersey Office of GIS, Esri, TomTom, Garmin, SafeGraph, METI/NASA, USGS, EPA, NPS, USDA, USFWS



Build-Out Update

Map

Review Portal

Resources

# New Jersey Highlands

## 2024 Municipal Build-Out Update

The Highlands region, by the terms of the Highlands Act and the Highlands RMP, is an area of the state designated for limited growth, both in terms of overall scale of new development and the portions of the region that are suitable for development. Long-term management of the region for the protection of its vital resources requires that all future development, including affordable housing, be appropriate in scale, location, and design to ensure that those resources will be available for future generations of New Jersey's residents and businesses.

### Parcels

In Municipality

# 12,108

### Parcels

Need Review

# 0

### Parcels

Developable

# 0

### Acres

Developable

# 0

This Review Portal provides an application to access and review the 2024 GIS vacancy and build-out analysis conducted in accordance with the Highlands Affordable Housing RMP 2024 Amendment.

[Go to the Review Portal](#)[Go to Resources](#)[Access the Datasets](#)