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2025 Housing Element & Fair Share Plan

Borough of Woodland Park

June 13, 2025

Prepared for:

Borough of Woodland Park

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2025 Housing Element & Fair Share Plan

Borough of Woodland Park

Passaic County, New Jersey

Approved by the Planning Board: June 26, 2025

Endorsed by the Council: June 26, 2025

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

WDB-002

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I. Introduction

According to the New Jersey Fair Housing Act, a Housing Plan Element shall be designed to meet the municipality's fair share of its region's present and prospective housing needs, with particular attention to low- and moderate-income housing.

Affordable housing in New Jersey has a long, convoluted history dating back to 1975, when the New Jersey Supreme Court ruled that municipalities could not use their power to zone to exclude the region's low- and moderate-income households. This landmark decision is commonly referred to as Mount Laurel I, as the defendant was the Township of Mount Laurel. In 1983 the New Jersey Supreme Court decided what is commonly referred to as Mount Laurel II, wherein the Supreme Court created a quota system for growing municipalities and invented the "Builder's Remedy" as an enforcement mechanism. In response to the court decisions, the Fair Housing Act ("FHA") was adopted in 1985, which provided an administrative process for municipal compliance. The FHA also created the Council on Affordable Housing ("COAH"), which was responsible for promulgating municipal obligations, adopting regulations, and administering the compliance process. The first round of affordable housing spanned from 1987 to 1993. This was followed by the second round from 1993 to 1999.

The third round of affordable housing commenced in 1999, but COAH failed to establish new affordable housing obligations. Several lawsuits were filed between 2008 and 2015 regarding the obligation. Ultimately, on March 10, 2015, the Supreme Court ruled that COAH failed to act and as a result, the Courts assumed jurisdiction over the Fair Housing Act. The decision and accompanying Order divided municipalities into one of three categories – those that achieved Third Round Substantive Certification, those that filed or petitioned COAH and those that had never participated in the COAH process.

The transitional process created by the Supreme Court tracked the Fair Housing Act procedures for compliance. In this regard, the process permitted municipalities to file a Declaratory Judgment Action during a 30-day window between June 8 and July 8, 2015, that sought an adjudication as to their fair share. This would enable the municipality to comply voluntarily with its constitutional obligation to provide a realistic opportunity for the construction of its fair share of the regions' low- and moderate-income households.

On January 18, 2017, the Supreme Court ruled that municipalities are responsible for obligations accruing during the so-called "gap period," the period between 1999 and 2015. However, the Court stated that the gap obligation should be calculated as a never-before-calculated component of Present Need (also referred to as Rehabilitation Obligation), which would serve to capture Gap Period households that were presently in need of affordable housing as of the date of the Present Need calculation (i.e. that were still income eligible, were not captured as part of traditional present need, were still living in New Jersey and otherwise represented a Present affordable housing need).

Between 2015 and 2024, towns that elected to voluntarily comply with their constitutional obligation participated in mediation sessions, reached settlement agreements, adopted Housing Element and Fair Share Reports, and most towns concluded the process with a judgment of repose and compliance. As a result of COAH's inability to function, the third round period spanned from 1999 to 2025.

Then, on March 20, 2024, Governor Murphy signed legislation that dramatically modified the State's affordable housing regulations. The 75-page bill, known as A4, abolished COAH, modified the process of affordable housing compliance, amended bonus credits, and, among other changes, set forth several important deadlines. P.L. 2024, c.2 ("Amended FHA") charged the Department of Community Affairs ("DCA") with the preparation of fourth round obligations and set forth aggressive timelines for compliance. In October of 2024, DCA published a report on its calculations of regional need and municipal present (Rehabilitation Obligation) and prospective (Fourth Round Obligation) fair share obligations. The Report is entitled "Affordable Housing Obligation of 2025-2035 (Fourth Round) Methodology and Background". The DCA calculated Woodland Park's present need obligation as 153 and its prospective need obligation as 346. Municipalities were required to adopt a binding resolution outlining their present and prospective fair share obligations by January 31, 2025. On January 29, 2025, the Mayor and Council adopted Resolution R25-055 accepting the DCA's calculation of the Borough's present need and correcting the developable land data regarding Woodland Park's prospective obligation. The modifications resulted in an adjusted Fourth Round Obligation (211), which was subject to any vacant land and/or durational adjustment. The Borough of Woodland Park also filed a "Complaint for a Declaratory Judgment/Relief" on January 31, 2025, as part of the compliance certification process outlined in the Director of the Administrative Office of the Courts Directive #14-24.

During the 30-day challenge window, a challenge was received from the Fair Share Housing Center ("FSHC"). Mediation was held over several days in March of 2025. Ultimately, the Borough and FSHC settled at a Fourth Round Obligation of 240. The Court entered an Order fixing the Fourth Round Obligation at 240 on May 1, 2025.

This is the Borough of Woodland Park's Housing Element and Fair Share Plan ("HEFSP") for the period between 2025 and 2035, known as the Fourth Round. Woodland Park seeks to voluntarily comply with its constitutional obligation to provide a realistic opportunity for affordable housing. This HEFSP is prepared utilizing the Prior Round Rules¹, Third Round Rules² (as applicable), and the amendments implemented in P.L. 2024, c.2. Each municipality in the State has a four-part obligation:

1. Rehabilitation Obligation
2. Prior (First and Second Round) Obligations (1987-1999)
3. Third Round Obligation (1999 - 2025)
4. Fourth Round Obligation (2025-2035)

¹ NJAC 5:91 (Procedural) and NJAC 5:93 (Substantive) Rules, which can be found at: [New Jersey Department of Community Affairs | Second Round Regulations](#)

² NJAC 5:96 (Procedural) and NJAC 5:97 (Substantive) Rules, which can be found at: <https://nj.gov/dca/dlps/hss/thirdroundregs.shtml>

Affordable Housing History

A summary of Woodland Park's affordable housing efforts since 2015 is included below:

- **July 7, 2015** | Woodland Park filed a Declaratory Judgment Action seeking to comply with its constitutional mandate to provide affordable housing in accordance with the March 10, 2015 New Jersey Supreme Court Order.
- **February 8, 2018** | Borough signed Settlement Agreement with FSHC (see Appendix A).
- **April 10, 2018** | Judge Brogan issued Order Granting Approval of Settlement Agreement and Judgment of Compliance and Repose Regarding the Borough's Updated Housing Element & Fair Share Plan (see Appendix B).
- **January 29, 2025** | Mayor and Council adopted Resolution R25-055 committing to Round 4 present need but disagreeing with the DCA's calculated prospective need. The Resolution indicates the DCA's Land Capacity Allocation factor is inaccurate and the corrected calculation results in a prospective need of 211 (see Appendix C).
- **January 31, 2025** | Complaint for Declaratory Relief filed (see Appendix D).
- **May 1, 2025** | Judge Del Sardo issued Decision and Order Fixing Municipal Obligations for "Present Need" and "Prospective Need" for the Fourth Round Housing Cycle (see Appendix E).

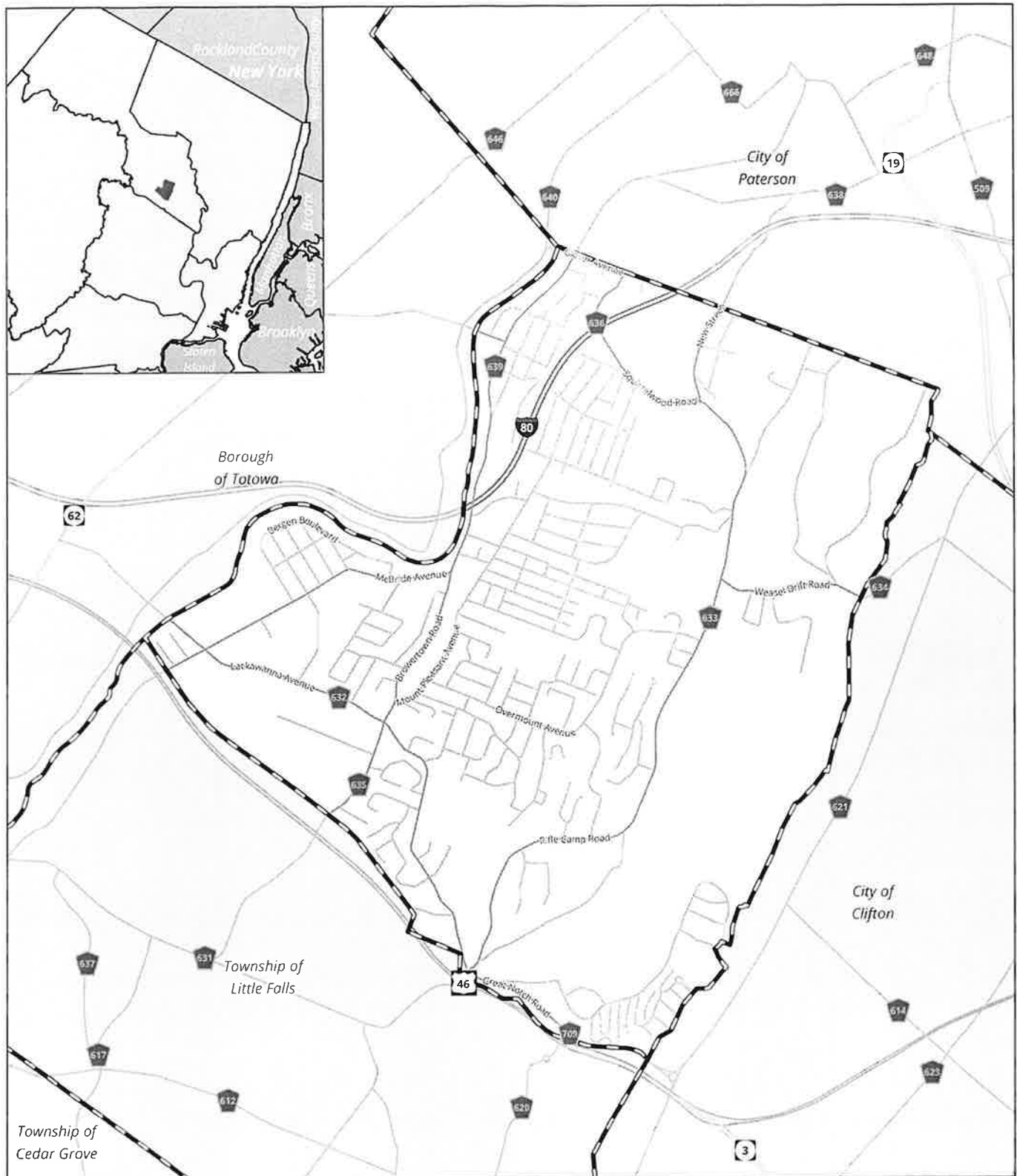
Municipal Summary

The Borough of Woodland Park is located in southern Passaic County and encompasses 3.1 square miles. The Borough is characterized by compact single-, two-, and multi-family dwellings surrounded by a variety of commercial and industrial uses. Commercial, industrial, and other non-residential uses are primarily located along McBride Avenue, the western end of Lackawanna Avenue, and southern end of Browertown Road. The Garret Mountain Plaza office park and Berkely College's Garret Mountain Campus are located on Squirrelwood Road in the northern portion of the Borough. Woodland Park is also home to two County Parks, Garret Mountain Reservation and Rifle Camp Park, which are located on the east side of town and provide scenic views of eastern New Jersey and the New York City skyline. The Borough also contains two reservoirs owned by the Passaic Valley Water Commission, New Street Reservoir and Great Notch Reservoir. The Borough does not have access to any NJTransit rail or bus services. However, NJTransit operates a bus route with stops along McBride Avenue and Browertown Road.

Woodland Park is adjacent to the City of Paterson to the north, City of Clifton to the east, the Township of Little Falls to the south, and the Borough of Totowa to the west. See the map on page 4.

Between 2010 and 2020, Woodland Park's population increased by 12.4% from 11,819 to 13,284 residents.³ It should be noted that the 2023 American Community Survey ("ACS"), which is the most

³ Information sourced from <https://data.census.gov/>, accessed June 9, 2025.



REGIONAL LOCATION
BOROUGH OF WOODLAND PARK
PASSAIC COUNTY, NEW JERSEY

0 0.2 0.4
 1 inch = 0.4 miles



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This map was developed using GIS digital data from NJDOT and NJGIN, but this secondary product has not been verified and is not state-authorized.

June 9, 2025
 WDB002

recent Survey available, estimates Woodland Park's population at 13,284 residents, which is 200 less residents compared to the 2020 Census.⁴ The North Jersey Transportation Planning Authority ("NJTPA") projects that the Borough will grow to 13,494 residents by the year 2050, which is 210 people more than estimated in the 2023 ACS and only ten additional residents from what was reported in the 2020 Census.⁵

Affordable Housing Obligation

The Borough of Woodland Park has committed to a Rehabilitation Obligation of 153 units. However, the Borough has conducted a structural conditions survey, which is discussed in Chapter XI. The structural conditions survey has revealed that only 20 homes have a major system in need of replacement and/or repair or at least two minor systems in need of repair. Multiplying this against the percent of affordable households in overcrowded units (sourced from the DCA workbook) of 87.5%, results in an adjusted Rehabilitation Obligation of 17.

The Borough's Prior Round Obligation ("PRO"), as confirmed by the 2018 FSHC Settlement Agreement (see Appendix A), is 95. Woodland Park agreed to a 440-unit Third Round Obligation ("TRO"). However, the Borough received a Vacant Land Adjustment ("VLA") during the Third Round, which determined Woodland Park's Realistic Development Potential ("RDP") to be 65. This resulted in an Unmet Need of 375. However, as noted in Chapter XII, three of the sites that generated RDP do not actually generate RDP as they do not meet the site suitability criteria. Therefore, the Borough's Third Round RDP is reduced to 39.

Finally, the Borough's Fourth Round Obligation ("FRO") is 240 (see Appendix E). However, the Borough conducted a Vacant Land Adjustment ("VLA") analysis using tax data and environmental data to determine a Realistic Development Potential ("RDP") of 27. The RDP subtracted from the FRO results in an Unmet Need of 213.

The chart below illustrates the Borough's four-part obligation. See Chapter XI. for a detailed discussion of the Fourth Round VLA.

Affordable Housing Obligation				
	Rehabilitation	Prior Round 1987 - 1999	Third Round 1999 - 2025	Fourth Round 2025 - 2035
Obligation	17	95	440	240
RDP	--	-	39	27
Unmet Need	--	-	401	213

Borough Goal

It is the overall goal of the HEFSP, in combination with the Land Use Plan, to provide the planning context in which access to low- and moderate-income housing can be provided in accordance with the requirements of the Amended Fair Housing Act and the laws of the State of New Jersey, while respecting the character, scale, density, and utility constraints of the Borough of Woodland Park.

⁴ Ibid.

⁵ Information sourced from NJTPA Plan 2050, Appendix E, "Demographic Forecasts", <https://www.njtpa.org/plan2050>, accessed June 9, 2025.

HOUSING ELEMENT

Borough of Woodland Park

II. Content of Housing Element

The Amended Fair Housing Act requires that “the housing element 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”. As per the Municipal Land Use Law (“MLUL”), specifically NJSA 52:27D-310, a housing element must contain at least the following items:

- 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 conducting this 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.52D-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.

Chapters III. through IX. address a. through i. above, except for the determination of the Borough's affordable housing obligation (subsection e.) and the Highlands Council (subsection h.). Woodland Park's four-part obligation is discussed in Chapter XI. Additionally, the Borough is not within the jurisdiction of the Highlands Council and, as a result, subsection h. is not applicable.

III. Woodland Park's Population Demographics

The Borough of Woodland Park's population rose rapidly from 3,931 in 1950 to 11,692 in 1970, which is a 197.4% increase over just 20 years. The Borough's population then declined to 10,982 in 1990, which is a decrease of 6% (710 residents). However, Woodland Park's population has increased since to a peak of 13,484 in 2020. See the table below for additional details.

Population Growth

Year	Population	Change	Percent
1940	3,306	--	--
1950	3,931	625	18.9%
1960	7,602	3,671	93.4%
1970	11,692	4,090	53.8%
1980	11,293	-399	-3.4%
1990	10,982	-311	-2.8%
2000	10,987	5	0.0%
2010	11,819	832	7.6%
2020	13,284	1,465	12.4%

Source: 2010 & 2020 Census Table P1; New Jersey Population Trends, 1790 to 2000,
<https://www.nj.gov/labor/labormarketinformation/assets/PDFs/census/2kpub/njsdcp3.pdf>

The NJTPA projects that the Borough's population will grow to 13,494 residents by 2050 from their baseline 2015 population of 11,928. This represents an increase of 1,566 residents, or an average increase of approximately 45 residents annually over 35 years. However, as noted above, the Borough's estimated population according to the 2023 ACS is 13,284, which only 210 less than projected by the NJTPA. This translates to an average annual increase of approximately eight residents over the next 27 years.

Population Projection

Year	Population	Change	Percent
2015	11,928	---	---
2020	13,484	1,556	13.0%
2050	13,494	10	0.1%

Source: 2010 & 2020 Census Table P1; New Jersey Population Trends, 1790 to 2000,
<https://www.nj.gov/labor/labormarketinformation/assets/PDFs/census/2kpub/njsdcp3.pdf>

Age Distribution of Population

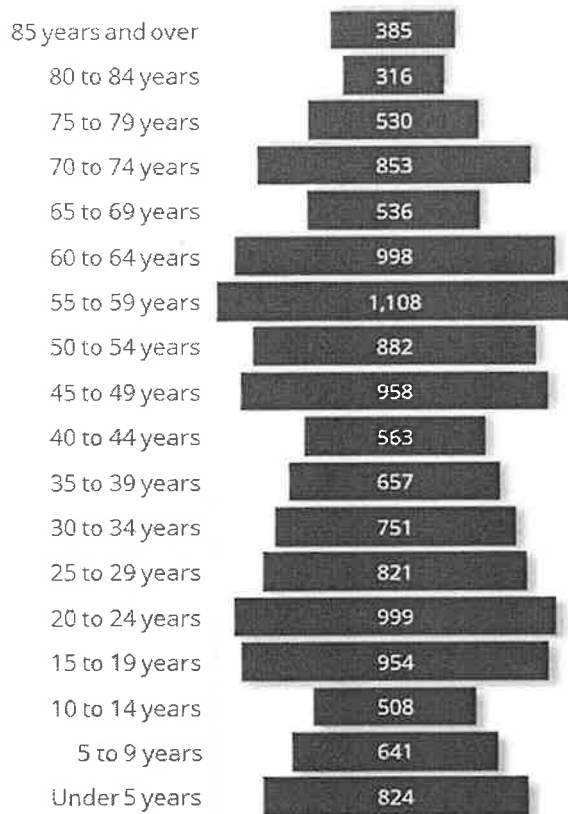
The 2023 ACS estimates 19.7% of Woodland Park's population was 65 years or older compared to 22% of the population being 19 years or younger. The largest age cohort was estimated to be those aged 55 to 59 years, which comprised 8.3% (1,108) of the Borough's population. Residents aged 20 to 24 years comprised the second-largest age cohort at 7.5% (999) of the population, followed by those aged 60 to 64 at 7.5% (998). The median age was estimated at 44.3 years in the 2023 ACS. See the table and chart on the following page for further details.

Population by Age Cohort

Age	Total	Percent
85 years and over	385	2.9%
80 to 84 years	316	2.4%
75 to 79 years	530	4.0%
70 to 74 years	853	6.4%
65 to 69 years	536	4.0%
60 to 64 years	998	7.5%
55 to 59 years	1,108	8.3%
50 to 54 years	882	6.6%
45 to 49 years	958	7.2%
40 to 44 years	563	4.2%
35 to 39 years	657	4.9%
30 to 34 years	751	5.7%
25 to 29 years	821	6.2%
20 to 24 years	999	7.5%
15 to 19 years	954	7.2%
10 to 14 years	508	3.8%
5 to 9 years	641	4.8%
Under 5 years	824	6.2%
Total	13,284	100%

Source: 2023 ACS Table S0101

Population by Age Cohort



Household Size & Type

According to the 2023 ACS, Woodland Park had 5,383 households. A plurality were married-couple households, which comprised 44.6% of all households (2,402). Of those, 841 had children under 18 years old. Female householders with no spouse present comprised 32.6% of all households, while male householders with no spouse present comprised only 15.8%. Of all households with no spouse present, 232 had children under the age of 18 (4.3%), while 1,765 were living alone (32.8%). See the table on the following page for complete details.

Household Type

Type	Number	Percent
Married-couple	2,402	44.6%
with children under 18	841	15.6%
Cohabiting couple	379	7.0%
with children under 18	153	2.8%
Male householder, no spouse	849	15.8%
with children under 18	75	1.4%
living alone	563	10.5%
Female householder, no spouse	1,753	32.6%
with children under 18	157	2.9%
living alone	1,202	22.3%
Total	5,383	100%

Source: 2023 ACS Table DP02

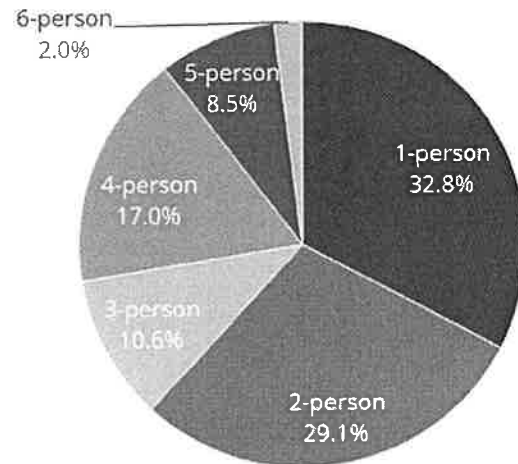
The most common household size in Woodland Park was estimated to be one-person households, which comprised 32.8% of households in 2023. Two-person households comprised the second-largest number of households at 29.1%. Finally, four-person households comprised 17% of the 5,383 households in Woodland Park. It should be noted that zero households contained seven or more people. The table and pie chart below graphically illustrate the household size composition in Woodland Park. Additionally, the 2023 ACS estimated the average household size at 2.47 persons, which is slightly lower than reported in the 2010 Census (2.53 persons).

Household Size

Size	Total	Percent
1-person	1,765	32.8%
2-person	1,566	29.1%
3-person	569	10.6%
4-person	916	17.0%
5-person	460	8.5%
6-person	107	2.0%
7+ person	0	0.0%
Total	5,383	100%

Source: 2023 ACS Table B11016

Household Size



Income & Poverty Status

The 2023 ACS estimated the median household income for the Borough of Woodland Park to be \$85,638 which is \$1,499 less than Passaic County's and over \$15,000 less than the State's. The estimated median family income for the Borough was estimated at \$106,941, which is over \$6,000 more than the County's but \$16,951 less than the State's. Finally, Woodland Park's per capita income was estimated at \$45,442, which is above the County's but below and the State's. Based on

this data, residents of Woodland Park generally earn more than County residents but less than State residents.

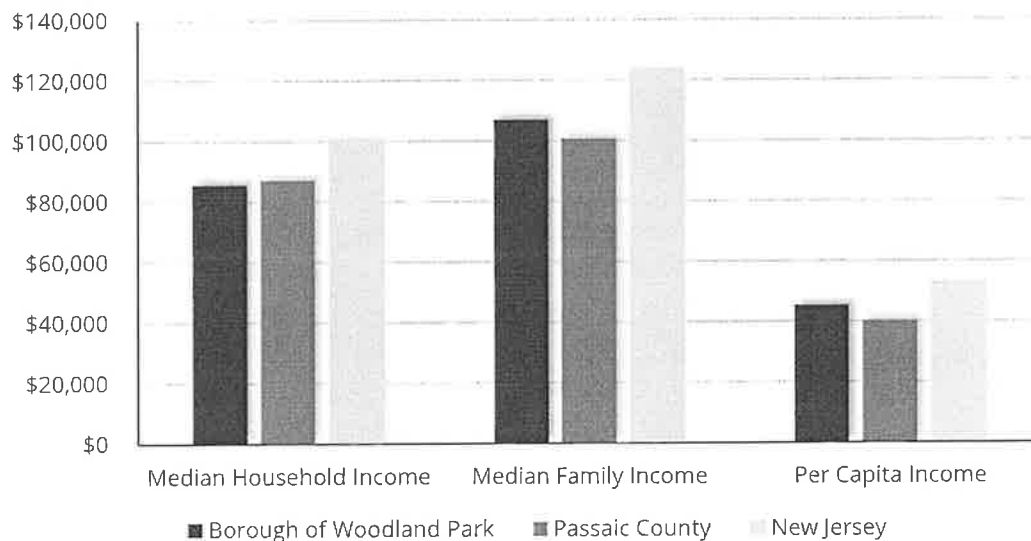
The 2023 ACS also reports on the poverty rates of individuals and families. Interestingly, the Borough's poverty rate for individuals was estimated at 6.1%, which is less than half of the County's and nearly half of the State's. Similarly, the Borough's poverty rate for families was estimated at 3.5%, which is less than a third of Passaic County's and half of New Jersey's. The table and bar chart below provide a comparison between income and poverty characteristics.

Income and Poverty Characteristics

Income Type	Borough of Woodland Park	Passaic County	New Jersey
Median Household Income	\$85,638	\$87,137	\$101,050
Median Family Income	\$106,941	\$100,792	\$123,892
Per Capita Income	\$45,442	\$40,241	\$53,118
Poverty Status (Percent of People)	6.1%	13.7%	9.8%
Poverty Status (Percent of Families)	3.5%	11.1%	7.0%

Source: 2023 ACS Table DP03

Income Characteristics



According to the 2023 ACS, 21.2% of households in Woodland Park (1,141) earn between \$50,000 and \$74,999 annually. Households earning between \$100,000 and \$149,999 comprised 18.2% of households, while those earning \$75,000 to \$99,999 comprised 13.4% of the Borough's households. Only 42.2% of households in Woodland Park made over \$100,000 annually compared to 44.2% of the County's and 50.5% of the State's households. It should be noted that 23.2% of households in Woodland Park earned less than \$50,000. See the table on the following page for additional details.

Household Income

Income Range	Borough of Woodland Park		Passaic County		New Jersey	
	Total	Percent	Total	Percent	Total	Percent
Less than \$10,000	245	4.6%	8,164	4.6%	140,262	4.0%
\$10,000 to \$14,999	43	0.8%	7,286	4.1%	99,362	2.9%
\$15,000 to \$24,999	179	3.3%	11,010	6.2%	175,402	5.0%
\$25,000 to \$34,999	222	4.1%	11,062	6.2%	184,753	5.3%
\$35,000 to \$49,999	561	10.4%	17,470	9.8%	276,601	8.0%
\$50,000 to \$74,999	1,141	21.2%	23,764	13.4%	448,192	12.9%
\$75,000 to \$99,999	723	13.4%	20,742	11.7%	397,939	11.4%
\$100,000 to \$149,999	979	18.2%	31,420	17.7%	627,526	18.0%
\$150,000 to \$199,999	581	10.8%	18,981	10.7%	407,723	11.7%
\$200,000 or more	709	13.2%	28,065	15.8%	720,595	20.7%
Total	5,383	100%	177,964	100%	3,478,355	100%

Source: 2023 ACS Table DP03

IV. Woodland Park's Housing Demographics

Housing Type

The 2023 ACS estimated the Borough's housing stock at 5,527 units. Single-family, detached dwellings were most common in the Borough with 1,540 units or 27.9% of all dwellings. Two-family dwellings comprised 26.6% of dwellings or 1,472 units. The third-most common housing type was estimated to be one-unit, attached dwellings (e.g. townhomes), which comprised 748 units or 13.5% of the housing stock. Additionally, the Borough contains 1,579 multi-family units (28.6%), which are buildings containing five or more dwelling units. See the table below for details. Of the estimated 5,527 units in 2023, 14 or 0.5% of the housing stock is affordable.

Housing Units in Structure

Structure	Number of Units	Percent
1-unit, detached	1,540	27.9%
1-unit, attached	748	13.5%
2 units	1,472	26.6%
3 or 4 units	188	3.4%
5 to 9 units	730	13.2%
10 to 19 units	617	11.2%
20 or more units	232	4.2%
Mobile Home	0	0.0%
Other (boat, RV, van, etc.)	0	0.0%
Total	5,527	100%

Source: 2023 ACS Table DP04

Occupancy Status

Of the 5,527 residential units, 5,383 units, or 97.4% of the housing stock, was occupied. This includes 3,294 owner-occupied units and 2,089 rental units. The 144 vacant units included units for sale or for rent, for seasonal use, and "other" vacant units. See the table on the following page for details.

The 2023 ACS estimated the average household size in Woodland Park was 2.47 persons, while the average family size was 3.14 persons. Comparing tenure, the average owner-occupied household was 2.28, while the average renter-occupied household was 2.75 persons.

Occupancy Status

Status	Units	Percent
Occupied Total	5,383	97.4%
Owner Occupied	3,294	61.2%
Renter Occupied	2,089	38.8%
Vacant Total	144	2.6%
For rent	54	37.5%
Rented, not occupied	0	0.0%
For Sale	16	11.1%
Sold, not occupied	0	0.0%
Seasonal	12	8.3%
For migrant workers	0	0.0%
Other	62	43.1%
Total	5,527	100%

Source: 2023 ACS Tables DP04 & B25004

Value & Rent of Housing Stock

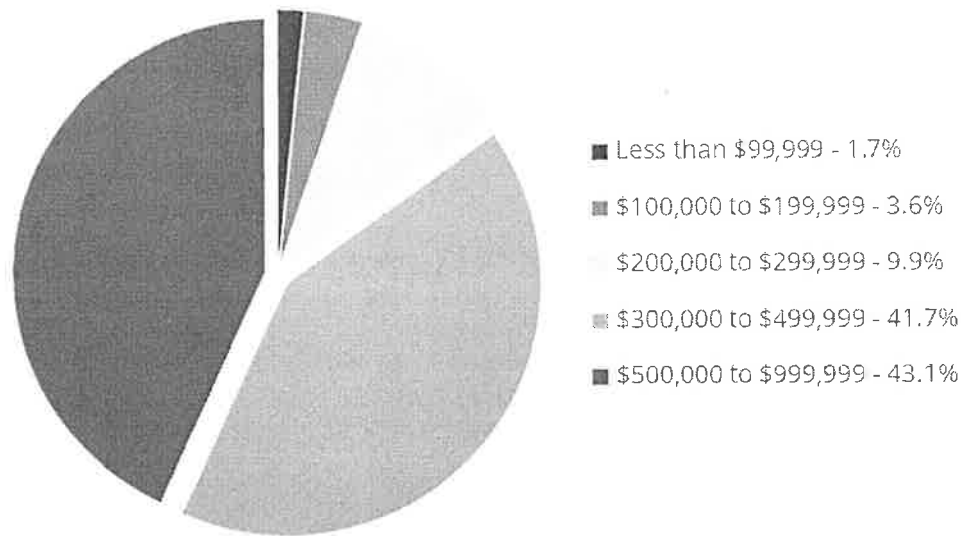
The 2023 ACS provides data regarding the value of owner-occupied housing units within Woodland Park. According to the data, a plurality of homes in the Borough were worth between \$500,000 and \$999,999 (43.1%). Homes worth between \$300,000 and \$499,999 comprised 41.7% of the owner-occupied housing units, while 9.9% of homes were estimated to be valued between \$200,000 and \$299,999. None of the owner-occupied dwellings in the Borough were estimated to be worth more than \$1 million. The median home value estimated in the 2023 ACS was \$475,400. See the table below and chart on the following page.

Value of Owner Occupied Units

Value	Number of Units	Percent
Less than \$99,999	55	1.7%
\$100,000 to \$199,999	119	3.6%
\$200,000 to \$299,999	325	9.9%
\$300,000 to \$499,999	1,375	41.7%
\$500,000 to \$999,999	1,420	43.1%
\$1,000,000 or more	0	0.0%
Total	3,294	100%
Median Value	\$475,400	

Source: 2023 ACS Table DP04

Value of Owner Occupied Units

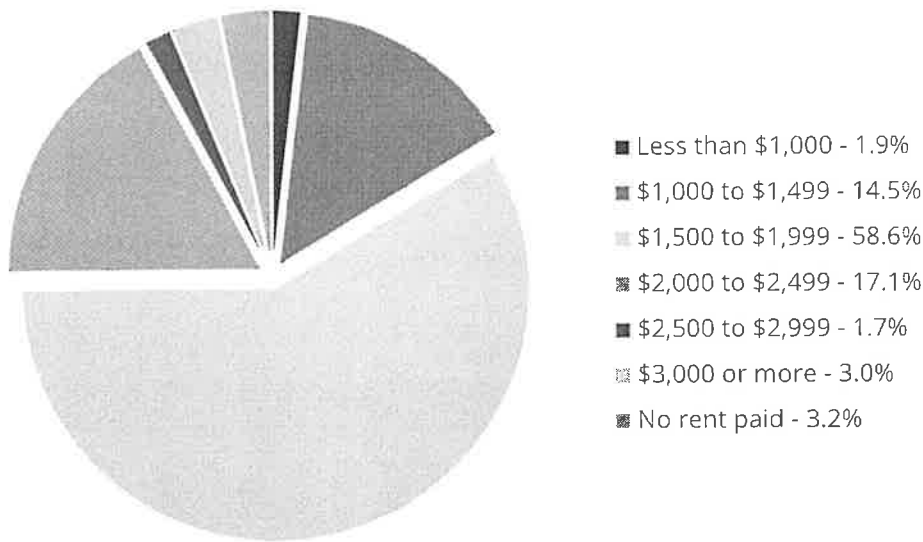


The median rent in the Borough was estimated at \$1,773 per the 2023 ACS. Looking at the rent range for the Borough, a majority of rental units (58.6%) fell between \$1,500 and \$1,999 per month. Units that cost between \$2,000 and \$2,499 comprised 17.1% of rentals (357 units), while 14.5% (303 units) cost between \$1,000 and \$1,499 per month. Additionally, 39 units (1.9%) were estimated to cost less than \$1,000 per month. It should be noted that 67 rental units (3.2%) were estimated to have no rent. See the table below and chart on the following page for more information.

Cost of Rentals

Cost	Number of Units	Percent
Less than \$1,000	39	1.9%
\$1,000 to \$1,499	303	14.5%
\$1,500 to \$1,999	1,224	58.6%
\$2,000 to \$2,499	357	17.1%
\$2,500 to \$2,999	36	1.7%
\$3,000 or more	63	3.0%
No rent paid	67	3.2%
Total	2,089	100%
Median (in dollars)		\$1,773

Source: 2023 ACS Table DP04

Cost of Rentals

Condition and Age of Housing Stock

The Census does not classify housing units as standard or substandard, but it can provide an estimate of the substandard housing units that are occupied by low- and moderate-income households. Most of the Census indicators available at the municipal level indicate a sound housing stock within Woodland Park. All homes within Woodland Park contain complete kitchen facilities, while 56 units were estimated to lack plumbing facilities and 72 were estimated to have “no fuel used” for heating.

Condition of Housing Stock

Condition	Number of Units	Percent
Lack of complete plumbing	56	1.04%
Lack of complete kitchen	0	0.00%
Lack of telephone service	0	0.00%
Lack of adequate heat	72	1.34%
Total Occupied Housing Units	5,383	2.38%

Source: 2023 ACS Table DP04

Housing with 1.01 or more persons per room (excluding bathrooms and kitchens) is an index of overcrowding as defined by the U.S. Department of Housing and Urban Development.⁶ According to the 2023 ACS, of the Borough's 5,383 occupied housing units, 214 contained 1.01 or more persons per room (4%), including 100 units with 1.51 or more people per room.

⁶ <https://www.hud.ca.gov/planning-and-community-development/housing-elements/building-blocks/overpayment-payment-and-overcrowding#:~:text=The%20U.S.%20Census%20defines%20a%20room%20as%20considered%20severely%20overcrowded>. Accessed April 3, 2025.

Occupants Per Room

Occupants	Number of Units	Percent
1.00 or less	5,169	96.0%
1.01 to 1.50	114	2.1%
1.51 or more	100	1.9%
Total	5,383	100%

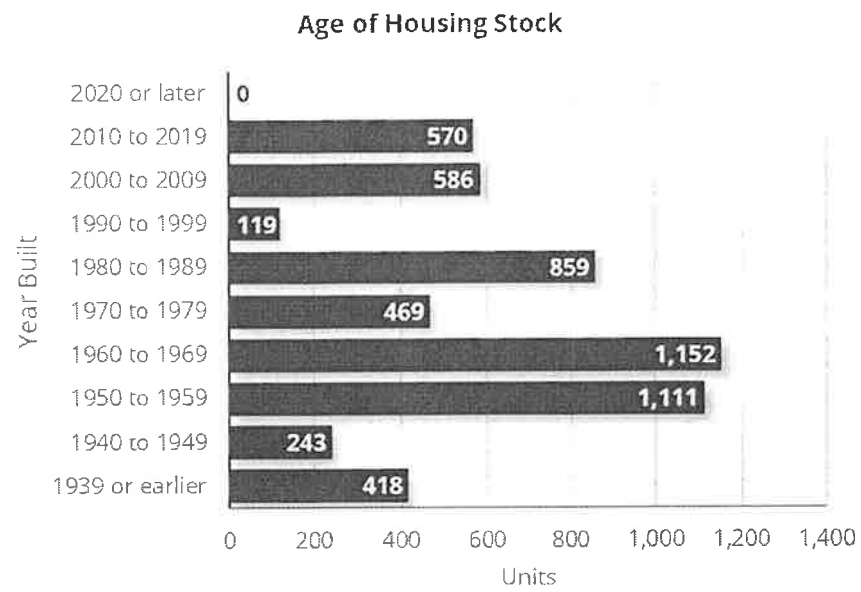
Source: 2023 ACS Table DP04

The table below and bar graph on page 19 provide the 2023 ACS estimates for the age of housing units in Woodland Park. An estimated 2,924 units, or 52.9%, of the Borough's housing stock were constructed prior to 1970. This includes over 20% of the housing stock being constructed in each the 1950s and 1960s. Since 1970, residential development has fluctuated with 469 homes constructed in the 1970s, followed by 859 homes in the 1980s, and only 119 homes during the 1990s. Nearly 600 homes were constructed in both the 2000s and 2010s. See the table below and chart on the following page for more details. The Borough's Rehabilitation Obligation is 153 units, reflecting the relatively good condition of these older homes.

Age of Housing Stock

Year Built	Number of Units	Percent
1939 or earlier	418	7.6%
1940 to 1949	243	4.4%
1950 to 1959	1,111	20.1%
1960 to 1969	1,152	20.8%
1970 to 1979	469	8.5%
1980 to 1989	859	15.5%
1990 to 1999	119	2.2%
2000 to 2009	586	10.6%
2010 to 2019	570	10.3%
2020 or later	0	0.0%
Total	5,527	100%

Source: 2023 ACS Table DP04



V. Woodland Park's Employment Demographics

The 2023 ACS estimated that Woodland Park had 7,050 residents over the age of 16 in the workforce. Of those, 6,625 (94%) were employed, which translates to a 6% unemployment rate. A majority of workers were private wage and salary worker (74.9%). However, 12.1% were workers employed by the government and 7% were self-employed. See the table below for details.

Class of Workers

Class	Workers	Percent
Private wage and salary workers	5,279	74.9%
Government workers	851	12.1%
Self-employed workers	495	7.0%
Unpaid family workers	0	0.0%
Total employed residents	6,625	94.0%
Total unemployed residents	425	6.0%
Total residents in workforce	7,050	100%

Source: 2023 ACS Table DP03

Occupational Characteristics

The 2023 ACS estimated 2,289 workers were employed in the management, business, science, and arts fields, which represents 34.6% of the Borough's employed residents. Sales and office workers totaled 24.3% of employed residents, while 15.5% were employed in service positions. See the table below for details.

Occupation of Employed Population

Occupation	Workers	Percent
Management, business, science, & arts	2,289	34.6%
Service	1,025	15.5%
Sales & office	1,607	24.3%
Natural resources, construction, & maintenance	878	13.3%
Production, transportation, & material moving	826	12.5%
Total	6,625	100%

Source: 2023 ACS Table DP03

Employment Projections

NJTPA's Plan 2050 estimates that the number of available jobs in Woodland Park will increase from 5,065 reported in 2015 to 5,490 in 2050. This represents an increase of 425 jobs, or an average annual increase of 12.1 jobs. However, as detailed in the following section, the New Jersey Department of Labor and Workforce Development estimated a total of 5,902 jobs in Woodland Park in 2023, which is 130 more than projected by NJTPA.

Employment Projection

Year	Jobs	Change	Percent
2015	5,065	---	---
2050	5,490	425	8.4%

Source: NJTPA Plan 2050, Appendix E, 2050 Demographic Forecasts, <https://www.njtpa.org/plan2050>

In-Place Employment By Industry

New Jersey's Department of Labor and Workforce Development ("NJDLWD") is the entity that reports on employment and wages within the State of New Jersey through the Quarterly Census of Employment and Wages ("QCEW"). The latest Municipal Report was completed in 2023. According to the data, there were 4,229 private sector jobs within the Borough, which were provided by an average of 392 employers. It should be noted that the Municipal Report redacted data from multiple private-sector industries for not meeting publication standards (transportation/warehousing, education, and arts/entertainment, etc.) The "Private Sector Total" row in the table on the following page provides the totals for the reported data only. However, the 2023 QCEW document reported that the Borough had an average of 5,438 private-sector jobs provided by 416 employers, including the redacted data. Additionally, the QCEW data indicates there were 465 public sector jobs provided by ten employers. This totals 5,903 jobs provided by 426 employers. It should be noted that, the QCEW data reflects employment within Woodland Park, regardless of where the employee lives.

Based on the 2023 QCEW data provided, the health/social industry contained the highest number of jobs in the Borough with an average of 1,051 jobs (22.4%). These jobs were provided by the most employers (94). The construction industry had the second-largest number of employers (40), but the ninth-highest number of average jobs (only 199). The manufacturing trade industry had the third-highest number of jobs with an average of 498 jobs (10.6%) and 19 employers (seventh-highest). The finance/insurance industry had the second-highest average number of jobs with 729 employees (15.5%) but had the third-lowest number of employers at only 15. In the public sector, the 2023 QCEW Municipal Report indicated that there was three federal government employers, which had an average of 82 employees and seven local government employers, which had an average of 383 jobs. This included six local government education employers providing an average of 251 jobs. See the table on the following page for data on each industry sector.

Private and Public Sector Employment (2023)

Industry	Establishments		Employees		Annual Wages
	Total	Percent	Total	Percent	
Construction	40	10.0%	199	4.2%	\$64,597
Manufacturing	19	4.7%	498	10.6%	\$83,166
Wholesale Trade	17	4.2%	200	4.3%	\$93,908
Retail Trade	38	9.5%	415	8.8%	\$36,389
Transportation/Warehousing	-	-	-	-	-
Information	4	1.0%	170	3.6%	\$110,641
Finance/Insurance	15	3.7%	729	15.5%	\$136,468
Real Estate	10	2.5%	53	1.1%	\$46,692
Professional/Technical	36	9.0%	169	3.6%	\$53,377
Admin/Waste Remediation	35	8.7%	232	4.9%	\$54,979
Education	-	-	-	-	-
Health/Social	94	23.4%	1,051	22.4%	\$63,470
Arts/Entertainment	-	-	-	-	-
Accommodations/Food	33	8.2%	291	6.2%	\$27,988
Other Services	36	9.0%	205	4.4%	\$35,034
Unclassifieds	15	3.7%	17	0.4%	\$43,936
Private Sector Total	392	97.5%	4,229	90.1%	\$66,807
Federal Government	3	0.7%	82	1.7%	\$143,042
Local Government	7	1.7%	383	8.2%	\$61,348
Local Government Education	6	1.5%	251	5.3%	\$59,009
Public Sector Total	10	2.5%	465	9.9%	\$87,800

Source: The table values above are sourced from the NJDLWD's QCEW 2023 Municipal Report. It is noted that this Report has redacted multiple private sector industries for not meeting the publication standard. Therefore, the Private Sector Totals row has been calculated by this office using the published numbers.

Travel Time to Work

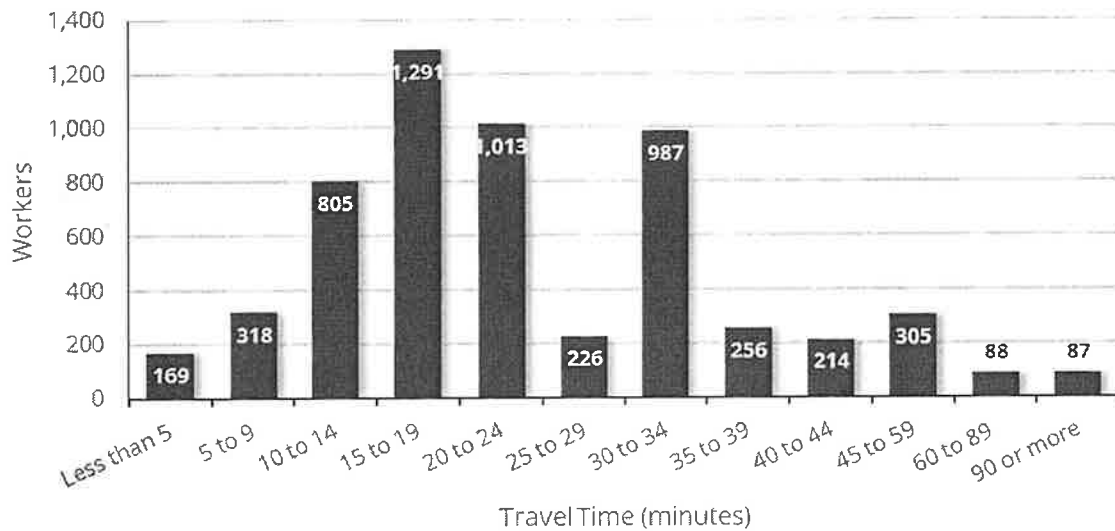
The 2023 ACS collected data regarding employed resident's commute time. The most common commute time was between 15 and 19 minutes, which was made by 1,291 workers (22.4%). A commute between 20 and 24 minutes followed close behind with 1,013 workers (17.6%). Rounding off the top three was a commute of 30 to 34 minutes, which was reported by 987 workers (17.1%). The mean travel time was estimated at 22.7 minutes. It should be noted that 175 workers (3%) reported a commute of more than one hour. Additionally, 672 workers, or 10.1% of the Borough's employed residents, reported working from home. See the table and chart on the following page for additional details.

Commute Time

Travel Time (minutes)	Workers	Percent
Less than 5	169	2.9%
5 to 9	318	5.5%
10 to 14	805	14.0%
15 to 19	1,291	22.4%
20 to 24	1,013	17.6%
25 to 29	226	3.9%
30 to 34	987	17.1%
35 to 39	256	4.4%
40 to 44	214	3.7%
45 to 59	305	5.3%
60 to 89	88	1.5%
90 or more	87	1.5%
Total	5,759	100.0%

Source: 2023 ACS Table B08303

Commute Time



VI. Projection of Housing Stock

As per the MLUL, specifically NJSA 52:27D-310, a housing element must contain 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.

The DCA Division of Codes and Standards' website provides data on building permits, certificates of occupancy ("CO"), and demolition permits for both residential and non-residential development through the New Jersey Construction Reporter. This database contains permit and CO information that is submitted by municipal construction officials across the State each month. The Construction Reporter has information dating back to 2000, which can be used to show the Borough's historic development trends. However, data from 2013 and onward was reviewed to determine more recent trends.

As shown in the table below, most of the residential COs were granted in the 2010s. Between 2013 and 2020, 292 certificates were issued, including 83 in 2015 alone. These certificates included 252 for multi-family dwellings and 34 for single-or-two family dwellings. Since 2013, a total of six demolition permits were issued, which equates to a net development of 286 residential units since 2013.

Historic Trend of Residential Certificates of Occupancy & Demolition Permits (2013-2024)

	'13	'14	'15	'16	'17	'18	'19	'20	'21	'22	'23	'24	Total
COs Issued	52	35	83	45	23	3	51	0	0	0	0	0	292
Demolitions	1	2	1	0	0	2	0	0	0	0	0	0	6
Net Development	51	33	82	45	23	1	51	0	0	0	0	0	286

Source: NJDCA, Construction Reporter - Housing Units Certified and Demolition Permits, Yearly Summary Data

Projecting into the future, the Borough does not have any open building or zoning permits or pending Board applications for the construction of single-family dwellings. However, a mixed-use building has an open building permit and is under construction at 1108 McBride Avenue. A CO is anticipated to be issued in 2025. Projected development was based on historic development patterns as shown in the previous table. The Borough anticipates issuing 386 new COs between now and the end of the Fourth Round in 2035. Over 97% of the anticipated COs come from the expected redevelopment of the former Bank of New York office site. Additionally, two group homes are expected at 12 Browertown Road.

Projection of Residential Development

	'25	'26	'27	'28	'29	'30	'31	'32	'33	'34	'35	Total
Projected Development	0	1	0	1	0	1	0	1	0	1	0	5
Approved Development with Permits Issued and Under Construction												4
1108 McBride Avenue	4											4
Future Projects												377
12 Browertown Road				2								2
Bank of New York			187	188								375
Total	4	1	189	189	0	1	0	1	0	1	0	386

Of the 386 new residences projected to be built between now and 2035, 78 are anticipated to be reserved for low- and moderate-income households. See the table below for further details.

Projection of Affordable Units

	'25	'26	'27	'28	'29	'30	'31	'32	'33	'34	'35	Total
Approved Development with Permits Issued and Under Construction												1
1108 McBride Avenue	1											1
Future Projects												77
12 Browertown Road*				2								2
Bank of New York			37	38								75
Total	1	0	37	38	0	0	0	0	0	0	0	78

*Two units that will generate 8 credits

VII. Capacity for Fair Share

This chapter of the HEFSP provides the following information as required by the rules:

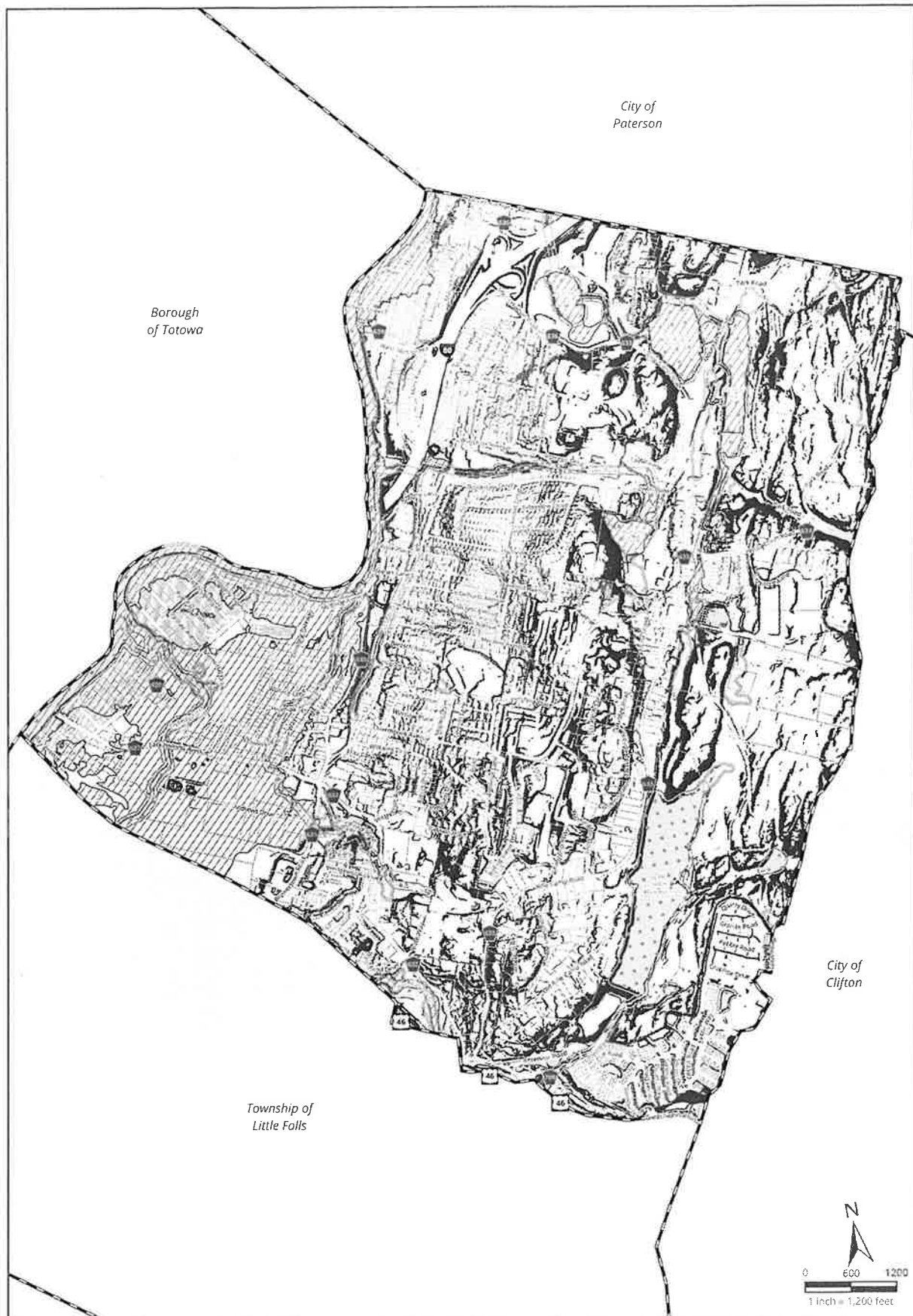
- The Borough's capacity to accommodate its affordable housing needs.
- A consideration of the lands that are most appropriate for construction of low- and moderate-income housing and of the existing structures most appropriate for conversion to, or rehabilitation for, low- and moderate-income housing.
- Lands of developers who have expressed a commitment to provide low- and moderate-income housing.
- The location and capacities of existing and proposed water and sewer lines and facilities relevant to the proposed affordable housing sites.

Land Capacity

Woodland Park's capacity to accommodate its present and prospective affordable housing need is determined by three components – available land, water capacity, and sewer availability and capacity. Note that land development is limited by environmental features, parcel size, easements (conservation, sewer, water, etc.), and municipal regulations. In total, 880.03 acres of Woodland Park, or 44.77% of the Borough's 1,965.45 acres, are encumbered by at least one environmentally sensitive area. Environmental constraints within the Borough of Woodland Park include:

- Waterbodies – 94.94 acres (4.83% of the Borough's area), which includes 31.47 acres of the Great Notch Reservoir, 29.38 acres of the Passaic River, 11.16 acres of the New Street Reservoir, 8.8 acres of the Barbour Pond, 4.52 acres of the Peckman River, 4.16 acres of Highlands Lake, and 3.09 acres of Butchers Pond
- 50-foot Riparian buffer – 195.65 acres (9.95% of the Borough's area)
- Wetlands – 27.08 acres (1.38% of the Borough's area)
- 50-ft Wetlands Buffer (excluding wetlands area) – 37.03 acres (1.88% of the Borough's area)
- FEMA Special Flood Hazard Area Zone AE – 332.14 acres (16.9% of the Borough's area), including 84.74 acres within the Floodway
- Slopes greater than 15% - 496.88 acres (25.28% of the Borough's area)

Additionally, the Borough has conducted a VLA analysis for the Fourth Round that indicates 27 additional affordable units can be realistically constructed on the lands that are vacant and developable within the Borough.



ENVIRONMENTAL CONSTRAINTS
BOROUGH OF WOODLAND PARK
 PASSAIC COUNTY, NEW JERSEY

June 9, 2025
 WDB002

Legend

- | | |
|------------------------|--------------------------------|
| Municipal Boundary | Wetlands |
| Parcels | 50 ft Wetlands Buffer |
| Non-Category 1 Streams | FEMA Special Flood Hazard Area |
| Waterbodies | Slopes greater than 15% |
| 50-ft Riparian Zone | |



Engineering
 & Design

Utility Capacity

While the Borough of Woodland Park (Borough) owns, operates and maintains the municipal water distribution system, it purchases its potable water through bulk purchasing agreements with New Jersey American Water Co. and the Passaic Valley Water Commission. The Borough's potable water system includes a network of watermains and valving of various sizes as well as multiple pumping stations and two water storage tanks totaling 1.8 million gallons of storage capacity. The Borough owns, operates, and maintains the sanitary sewer collection system and multiple sanitary sewerage pumping stations that collect and convey raw sewerage to the Passaic Valley Sewerage Commission for treatment.

Two key development sites located at Block 85, Lots 7.01, 7.02 & 13.01 and Block 32, Lots 1, 1.01 & 1.02, commonly known as the Bank of New York and Mountain Development sites respectively, incorporate affordable housing in their overall development plans and will have access to municipal water and sewer utilities. Preliminary assessments of the proposed sites have determined that there is sufficient overall water and sewer capacity to serve the proposed development of each of the noted sites. In order to determine the need for either water or sewer infrastructure upgrades, the Borough will need to perform a detailed analysis of the affordable housing developments and their respective utility infrastructure. The condition, size, location, existing capacities, and pressures of the existing utilities will need to be determined, and sanitary sewer and water service reports will need to be generated for the proposed developments.⁷

Appropriate Locations for Affordable Housing

Land that is most appropriate for the construction of low- and moderate-income housing includes the following:

1. 1108 McBride Avenue for inclusionary development (Block 90, Lot 7, including additional Lots 8, 9, and 10)
2. 12 Browertown Road for 100% affordable development (Block 507, Lot 19, including additional Lot 20)
3. Bank of New York for inclusionary development (Block 85, Lots 7.01, 7.02, and 13.01)
4. CDB Zone for inclusionary development
5. 44 Rifle Camp Road for assisted living (Block 41, Lot 1)
6. 3 Garret Mountain Plaza for inclusionary development (Block 32, Lot 1)

Existing structures appropriate for conversion to affordable housing include ranch-style homes, which may be cost effective to buy and convert to an alternative living arrangement. As for structures suitable for rehabilitation, according to the Borough's Rehabilitation Obligation, which was adjusted based on a structural conditions survey, 17 homes within the Borough are in need of a major system repair (e.g. roof, electric, plumbing, etc.).

Potential Affordable Housing Developers

Prism is the owner of the former Bank of New York site. The Borough has been meeting with Prism to discuss the redevelopment of the site into an inclusionary housing development. Additionally,

⁷ Email from Joseph Pomante, PE, Borough Engineer on June 5, 2025.

the Borough will be partnering with Nouvelle, LLC to construct two group homes at 12 Browertown Road.

As of May 31, 2025, no property owners or developers have submitted letters to the Borough proposing an inclusionary housing development on a specific site.

Anticipated Development Patterns

Anticipated land use patterns within the Borough of Woodland Park will most likely follow the established zoning map. Woodland Park has nine multi-family and/or townhouse residential districts, three commercial districts, two office districts, a mixed-use district, an industrial district, and an open space and recreation district. There is one multi-family overlay zone. Finally, there are three single-family residential zones, which have a range of lot size requirements from 6,000 to one half-acre (21,780 square feet). See the Zoning Map on page 30 for details.

The only anticipated exceptions to the established land use pattern will be the rezoning of 3 Garret Mountain Plaza (Block 32, Lot 1).

