

Housing Element and Fair Share Plan



Township of Fredon, Sussex County

May 19, 2025

Prepared by:



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2025 Housing Element and Fair Share Plan

Fredon Township Sussex County, New Jersey

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Township of Fredon Housing Element and Fair Share Plan – Fourth Round 2025-2035

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Township of Fredon Housing Element and Fair Share Plan – Fourth Round 2025-2035

1. Introduction

1.1 Community Overview

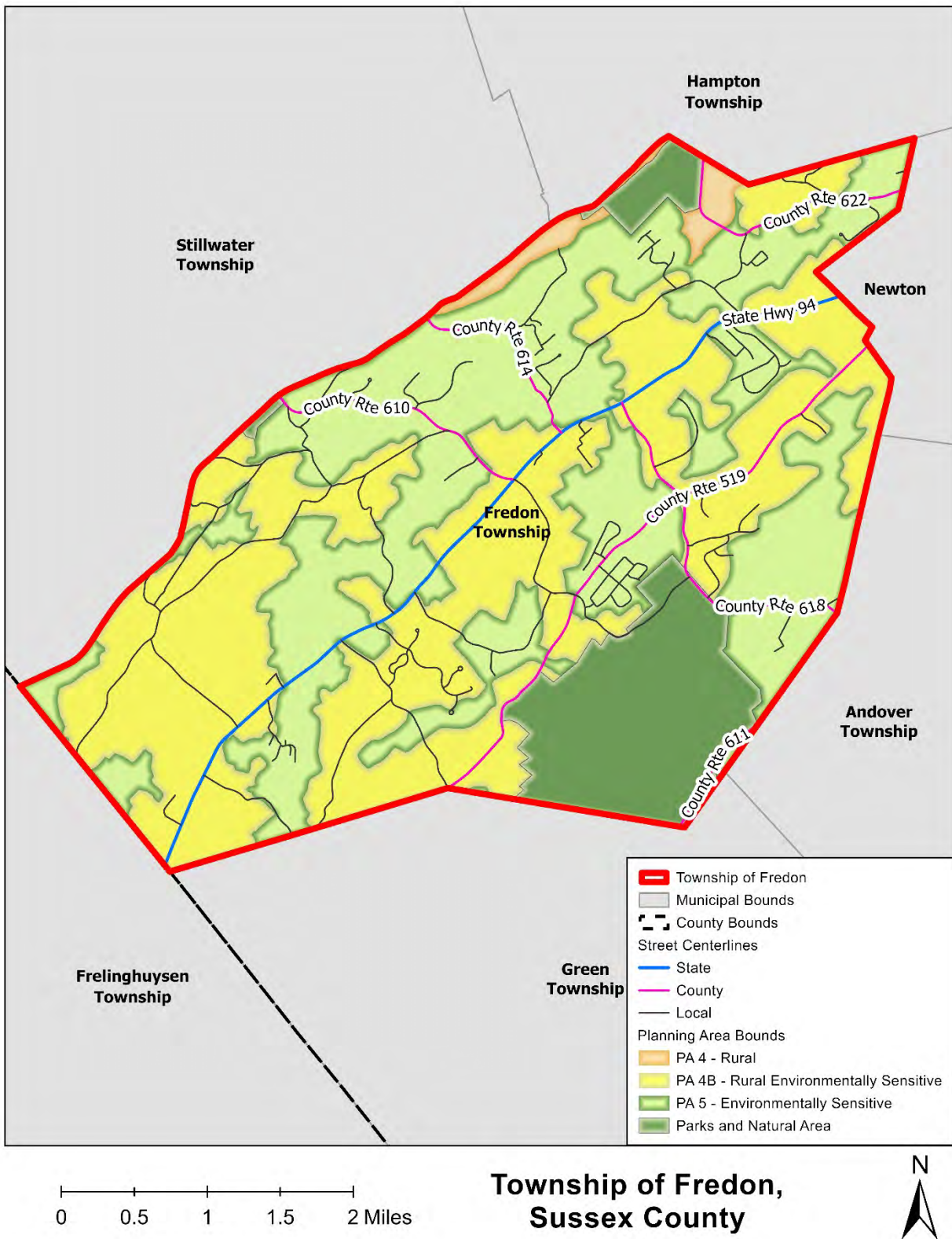
The Township of Fredon is located in Sussex County in the northwestern corner of New Jersey and is predominantly a rural community. Known for its scenic landscape, agricultural heritage, and low-density residential character, the Township spans approximately 17.65 square miles (11,269 acres) and offers a high quality of life rooted in open space preservation and a strong sense of community. Fredon is characterized by its rolling farmland, wooded areas, and proximity to regional natural assets such as the Paulins Kill and the Kittatinny Ridge, making it an attractive setting for those seeking a peaceful, countryside environment within reasonable commuting distance to employment centers in northern New Jersey and eastern Pennsylvania.

The Township was formed from parts of Andover, Green, Hampton, and Stillwater Townships, all of which still surround the community. The main transportation corridor to traverse through the Township is New Jersey State Highway (NJSH) Route 94, with several County Roads also running through Fredon including County Road, 519, 610, 611, 614, 618, and 624.

As illustrated in **Figure 1**, approximately 5,008 acres (44%) of Fredon Township are situated in the PA 4B – Rural / Environmental Sensitive Planning Area and 4,853 acres (42%) are situated in the PA 5 – Environmentally Sensitive Planning Area of the 2001 New Jersey State Development and Redevelopment Plan (SDRP). The SDRP also designates 1,408 acres (12%) as Parks and Natural Area, and 194 acres (2%) as the PA 4 Rural Planning Area.

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Figure 1. Context Map



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1.2 Relationship to Other Plans

Township of Fredon Master Plan

Fredon's first comprehensive Master Plan was adopted in 1975 and updated Master Plans were adopted in 1993 and 2006. The 2007 Comprehensive Master Plan Update included an updated Land Use Plan, Farmland Preservation Plan, Open Space and Recreation Plan, Historic Preservation Plan, Community Facilities Plan, Circulation Plan, and Recycling Plan Elements. Master Plan Reexamination Reports were completed in 2004, 2013, and 2023. The following goals and objectives which are of particular relevance to this Housing Element and Fair Share Plan (HEFSP) are as follows:

1. To provide a variety of housing types, densities, and a balanced housing supply, in appropriate locations to serve the Township, with particular emphasis on the MUMD, Mixed-use Market Zone District.
2. To encourage and further enhance the existing development pattern and land use arrangement in the Township that respects the environmentally sensitive nature of the municipality. The municipality is characterized by a number of environmental constraints including the limitations of the soil and underlying geological structure, flood prone areas, C-1 waterways, wetlands, and steep slopes. Future residential development should respect these environmental constraints and incorporate them into any new development design with appropriate buffer areas.
3. To encourage the construction of new residential structures that are in keeping with the character of the numerous historic structures, farmhouses, and barns from then turn of the century. The architecture, location, orientation, and setbacks from the roadways of these historic structures create a certain experience that adds to the character of Fredon. The goal is to encourage future development that is not only in keeping with the character of these structures but also enhances their existence by utilizing the same setbacks and orientation to streets.
4. To preserve large tracts of land for open space and farmland by encouraging the development of new residential subdivisions in a cluster design, as well as encouraging development outside critical farming or open space areas without significantly penalizing landowners.

State Development and Redevelopment Plan (2001)

At the time of the preparation of this HEFSP, the update to the New Jersey SDRP is expected to be completed in late 2025. The last update to the SDRP was adopted in 2001 and identified several goals and objectives for housing, specifically as they relate to the PA 4 – Rural Planning Area, the PA 4B – Rural/Environmentally Sensitive Planning Area, and the PA 5 – Environmentally Sensitive Planning Area. These goals, objectives, and policies, which in part guide the preparation of this HEFSP, are as follows:

1. **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.

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The Township of Fredon strives to ensure the implementation of this HEFSP is consistent with the above-mentioned policy/objective while respecting existing community characteristics and natural resources.

County Comprehensive Plan

The Sussex County Strategic Growth Plan (SGP) was adopted in 2005 to provide guidance of the County's development in a sustainable manner. This HEFSP is consistent with the following goals and policy objectives outlined in the 2005 Sussex County SGP:

1. Minimize sprawl through incentive for density transfer and focus development into designated growth areas (centers); and
2. Expand the range of housing opportunities through judicious planning of service infrastructure.

Surrounding Municipalities' Master Plans

Township of Andover (Sussex County)

Approximately 4 miles of Fredon's easterly municipal border is shared with the Township of Andover. Springdale Road/County Road 618 and Springdale Greendell Road/County Road 611 provide direct road connections between the two Townships. This HEFSP does not impact Andover's 1989 Master Plan, which was last reexamined in 2023.

Township of Green (Sussex County)

Fredon's southern border is shared with Green Township wherein Hunts Road, Wintermute Road/County Road 519, Shotwell Road/County Road 608, and Wolfs Corner Road/County Road 611 provide vehicular connections between the municipalities. Green last completed a Master Plan in 2003 and a Land Use Element update in 2005. Master Plan Reexamination Reports were adopted in 2008 and 2018 followed by a 2025 Master Plan Update for New Jersey Highlands Plan Conformance. This HEFSP does not negatively impact Green's Master Plan.

Township of Hampton (Sussex County)

Just under 3 miles of Fredon's northern border is shared with the Township of Hampton. Only Swartwood Road/County Road 622 and Old Swartwood Road provide immediate access between Fredon and Hampton. Furthermore, the Paulinskill Valley Trail provides an additional connection. The recommendations set forth in this HEFSP does not negatively impact Hampton Township, its planning efforts, or its 2002 Master Plan.

Town of Newton (Sussex County)

Around 2.5 miles of Fredon's eastern border is shared with Newton. Several local roads connect these municipalities, including NJSH Route 94, Swartwood Road/County Road 622, and West End Avenue/Ridge Road/County Road 519. This HEFSP does not significantly impact Newton's 2008 Master Plan.

Township of Stillwater (Sussex County)

Approximately 5 miles of Fredon's northern border is adjacent to Stillwater Township. Local roads including Cedar Ridge Road, Wall Street, Old Station Road, Stillwater Road/County Road 610, and Paulinskill Lake Road/County Road 614 provide access between Fredon and Stillwater. This HEFSP does not negatively impact Stillwater, its planning efforts, or its Master Plan, which was last reexamined in 2022.

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Township of Frelinghuysen (Warren County)

Fredon Township's entire western municipal border is with Frelinghuysen Township located within Warren County. NJSH Route 94 and Fredon Marksboro Road provide direct access between the two municipalities. Frelinghuysen last prepared a Master Plan Reexamination Report on August 11, 2022; this HEFSP does not significantly impact Frelinghuysen's Master Plan.

1.3 History of Affordable Housing in Fredon 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, allocated that need on a municipal fair share basis, and review and approve 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)."

Fredon Township received First Round substantive certification from COAH on September 8, 1996. On September 24, 1999, Fredon filed its Housing Element and Fair Share Plan with COAH on September 24, 1999, but did not petition for substantive certification.

The Township then adopted an updated Housing Element and Fair Share Plan in 2000, which was subsequently challenged, resulting in a builder's remedy lawsuit. Fredon Township has been in on-going litigation regarding its housing obligation but also has been in a mediated negotiation to settle the litigation.

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, which required COAH to revise its Third Round Rules and precluded COAH from issuing Third Round Substantive Certifications until the new rules were adopted.

In response to COAH's revised 2008 Third Round rules and comply with COAH's amended regulations, Fredon Township adopted a Housing Element and Fair Share Plan on November 17, 2008 to address the Third Round obligations pursuant to N.J.A.C. 5:97 and N.J.A.C. 5:96. The revised rules extended the Third Round affordable housing obligations by four years and relied upon a "growth share" methodology. However, this methodology was later invalidated. The Township petitioned COAH Third Round substantive certification on December 16, 2008. Due to the ongoing litigation and subsequent invalidation of N.J.A.C. 5:97, the petition was never reviewed by COAH.

Following the submission, 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.

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On September 26, 2013 the Supreme Court affirmed the Appellate Division's 2010 decision and remanded to COAH to undertake new rulemaking based on COAH's prior round rules and methodologies. COAH failed to formally adopt amended Third Round Rules. The Supreme Court on March 10, 2015 ordered the following:

- A. The Fair Housing Act's exhaustion of administrative remedies requirements is dissolved and the Courts may resume their role as the forum of first resort for evaluating municipal compliance with Mount Laurel obligations.
- B. The effective date of the Order was June 8, 2015.

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 Department of Community Affairs ("DCA") prepared and submitted a non-binding report ("DCA Report")¹ on the Fourth Round affordable housing fair share obligations for all municipalities within the State of New Jersey. The DCA indicated that Fredon Township's Fourth Round Present Need/Rehabilitation Obligation is 0 units and the Prospective Need is 70 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, pursuant to P.L.2024, c.2, the Township Committee adopted Resolution #2025-28, committing to its fair share obligation for the Fourth Round (2025-2035). This Resolution set forth the following obligations (not including any durational or vacant adjustments):

Fourth Round Rehabilitation/Present Need Obligation (pursuant to P.L. 2024, c.2 ²)	0
Fourth Round (2025-2035) Prospective Need Obligation (pursuant to P.L. 2024, c.2 ³)	70

Following, pursuant to the Amended FHA and Directive #14-24, the Township filed a Declaratory Judgment action in Superior Court seeking approval of a Housing Element and Fair Share Plan proposed to be approved by June 30, 2025. Pursuant to the Amended FHA, given that there were no challenges by interested parties to the adopted number, the above obligations were established by default on March 1, 2025.

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 Fredon's 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

¹ NJ DCA, Affordable Housing Obligations for 2025-2035 (Fourth Round): Methodology and Background, October 2024.

² David N. Kinsey, PhD, PP, FAICP, New Jersey Low- and Moderate-Income Housing Obligations for 1999-2025 Calculated Using the NJ COAH Prior Round (1987-1999) Methodology, May 2016.

³ Ibid.

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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).

This HEFSP supports the goals of the Borough's 2023 Master Plan Reexamination, specifically the following:

1. To provide a variety of housing types, densities, and a balanced housing supply, in appropriate locations to serve the Township, with particular emphasis on the MUMD, Mixed-use Market Zone District.
2. To encourage and further enhance the existing development pattern and land use arrangement in the Township that respects the environmentally sensitive nature of the municipality. The municipality is characterized by a number of environmental constraints including the limitations of the soil and underlying geological structure, flood prone areas, C-1 waterways, wetlands, and steep slopes. Future residential development should respect these environmental constraints and incorporate them into any new development design with appropriate buffer areas.
3. To encourage the construction of new residential structures that are in keeping with the character of the numerous historic structures, farmhouses, and barns from then turn of the century. The architecture, location, orientation, and setbacks from the roadways of these historic structures create a certain experience that adds to the character of Fredon. The goal is to encourage future development that is not only in keeping with the character of these structures but also enhances their existence by utilizing the same setbacks and orientation to streets.
4. To preserve large tracts of land for open space and farmland by encouraging the development of new residential subdivisions in a cluster design, as well as encouraging development outside critical farming or open space areas without significantly penalizing landowners.

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;

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- d. An analysis of the existing and probable future employment characteristics of the municipality;
- e. A determination of the municipality's present and prospective fair share for low- and moderate-income housing and its capacity to accommodate its present and prospective housing needs, including its fair share for low- and moderate-income housing, as established pursuant to section 3 of P.L.2024, c.2 (C.52:27D-304.1);
- f. A consideration of the lands that are most appropriate for construction of low- and moderate-income housing and of the existing structures most appropriate for conversion to, or rehabilitation for, low- and moderate-income housing, including a consideration of lands of developers who have expressed a commitment to provide low- and moderate-income housing;
- g. An analysis of the extent to which municipal ordinances and other local factors advance or detract from the goal of preserving multigenerational family continuity as expressed in the recommendations of the Multigenerational Family Housing Continuity Commission, adopted pursuant to paragraph (1) of subsection f. of section 1 of P.L. 2021, c. 273 (C.52:27D-329.20);
- h. For a municipality located within the jurisdiction of the Highlands Water Protection and Planning Council, established pursuant to section 4 of P.L. 2004, c. 120 (C.13:20-4), an analysis of compliance of the housing element with the Highlands Regional Master Plan of lands in the Highlands Preservation Area, and lands in the Highlands Planning Area for Highlands-conforming municipalities. This analysis shall include consideration of the municipality's most recent Highlands Municipal Build Out Report, consideration of opportunities for redevelopment of existing developed lands into inclusionary or 100 percent affordable housing, or both, and opportunities for 100 percent affordable housing in both the Highlands Planning Area and Highlands Preservation Area that are consistent with the Highlands regional master plan; and
- i. An analysis of consistency with the State Development and Redevelopment Plan, including water, wastewater, stormwater, and multi-modal transportation based on guidance and technical assistance from the State Planning Commission.

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2. Demographic Characteristics

2.1 Population

Population Change, 1990-2020

The Township of Fredon encompasses a total land area of approximately 17.65 square miles (11,296 acres) and had a population of 3,235 people according to the 2020 U.S. Decennial Census which translates to a population density of about 183.2 people per square mile. This section analyzes population changes in Fredon Township, Sussex County, and the State of New Jersey over the 30-year period from 1990 to 2020. The data reflects Decennial population counts reported by the U.S. Census Bureau.

The data presented in Table 1 illustrates population changes from 1990 to 2020 for Fredon Township, Sussex County, and the State of New Jersey. Over this 30-year period, distinct demographic trends emerged. Fredon Township experienced a moderate growth between 1990 and 2000, with a 3.5% increase in population, followed by a significant 20.2% surge from 2000 to 2010. However, this growth was not sustained in the following decade, as the Township saw a notable population decline of 5.9% from 2010 to 2020, decreasing from 3,437 to 3,235 residents. In contrast, Sussex County experienced steady growth in the first two decades – 10% from 1990 to 2000 and 4% from 2000 to 2010 – but faced a population decline of 3% between 2010 and 2020. Meanwhile, New Jersey as a whole demonstrated consistent growth throughout the entire period, with population increases of 9% (1990-2000), 4% (2000-2010) and 6% (2010-2020), culminating in a total population of over 9.2 million by 2020.

These trends suggest that while state-level population growth remained positive and steady, both Fredon Township and Sussex County faced challenges in sustaining population growth during the last decade, which could reflect broader regional trends such as suburban migration, aging populations, or economic shifts affecting rural and semi-rural communities.

Table 1. Population Change, 1990 - 2020

	1990	% Change	2000	% Change	2010	% Change	2020
Fredon Township	2,763	3.5%	2,860	20.2%	3,437	-5.9%	3,235
Sussex County	130,943	10%	144,166	4%	149,265	-3%	144,221
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

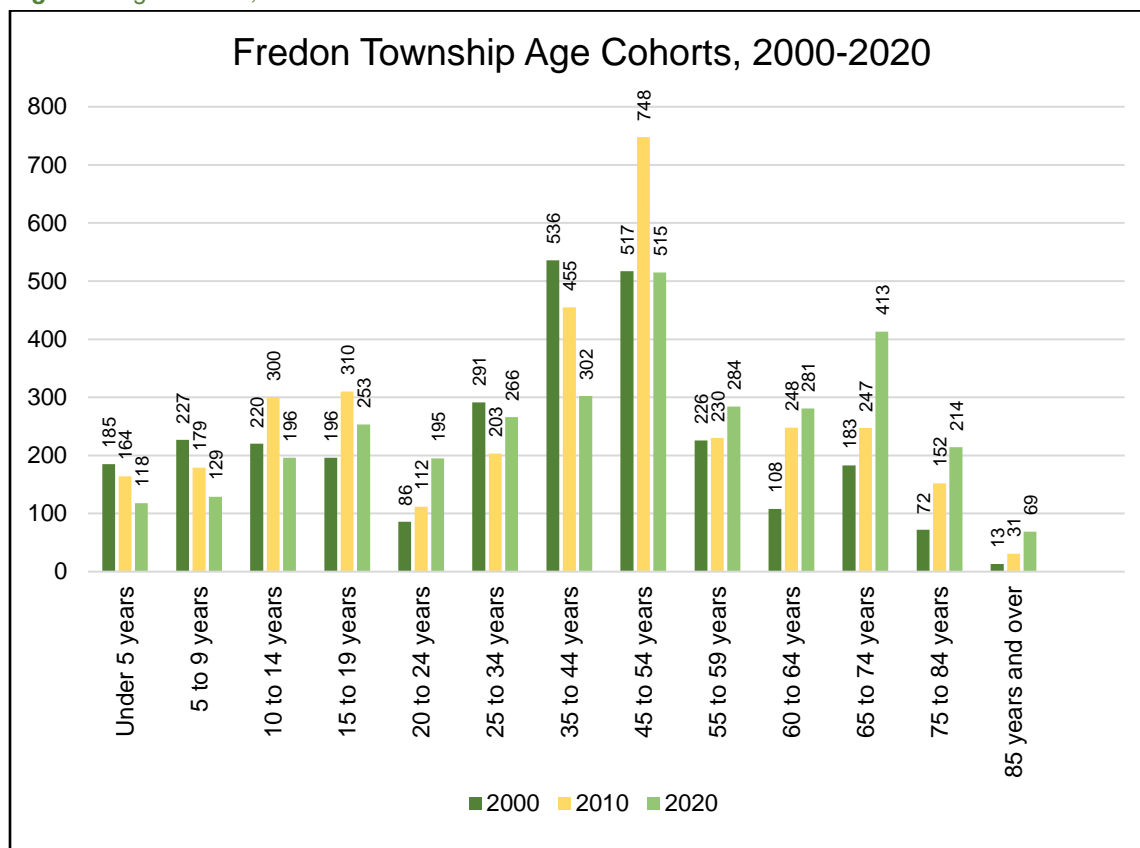
The age cohort data for Fredon Township from 2000 to 2020 reveals a significant demographic transformation, most notably characterized by an aging population and a declining number of younger residents. Between 2000 and 2010, the Township saw notable growth in nearly every age group, especially among those aged between 45 and 54, which peaked at nearly 750 residents in 2010 – the largest cohort in that census year. However, by 2020, this cohort decreased in size, reflecting natural aging rather than replacement by a younger population.

Over the two decades, younger age groups experienced a sharp decline. The number of children under 15 years consistently dropped between 2000 and 2020, suggesting reduced birth rates or

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a diminished influx of young families. The decline in the school-age population could have implications for local school enrollment and family-oriented services. In contrast, older adult age cohorts grew significantly. The 65 to 74 age group more than doubled, and the 75 to 84 and 85+ cohorts also experienced strong growth. This shift indicates that Fredon Township is increasingly home to aging residents, likely aging in place rather than being replaced by younger households. The moderate growth in the 25 to 34 and 35 to 44 cohorts in 2020 offers a slight rebound in working-age population, but not at the levels sufficient to balance out the Township's overall aging trend. In summary, Fredon's population is aging steadily, with a shrinking base of younger residents and a growing share of older adults. These patterns suggest a need for the Township to adapt public services, housing, and infrastructure to accommodate an older population while exploring strategies to attract and retain younger families.

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.*

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Households

Household size trends in Fredon from 2000 to 2020 indicate a gradual shift toward smaller household compositions, reflecting broader demographic and lifestyle changes. The total number households grew from 982 in 2000 to 1,207 in 2010, followed by a slight decline to 1,192 by 2020. Most notably, the proportion of 1-person households increased significantly from 13.2% in 2000 to 17.6% in 2020, suggesting a rise in single living, potentially due to an aging population, lifestyle preferences, or delayed family formation.

Two-person households became increasingly dominant over the 20-year period, rising from 34.3% of all households in 2000 to 37% by 2020. This trend is consistent with aging couples remaining in their homes as empty nesters, or with younger couples without children. Meanwhile, three-person households remained relatively stable in both size and share, with a slight increase from 200 to 244 households over the period, hovering around 20.5% by 2020.

The most significant shift occurred in the decline of larger, four-or-more-person households, dropping from 32.1% in 2000 to 24.9% in 2020. This change may reflect declining birth rates, fewer families with children, or changes in housing affordability and preferences. When compared to Sussex County and New Jersey as a whole, Fredon's trend toward smaller households is in alignment with county and state patterns, although Fredon maintains a slightly lower percentage of single-person households than the state average.

Overall, Fredon Township's household composition suggests an aging and increasingly smaller household base. These patterns may influence local housing demand, school enrollment, and municipal planning as the community adjusts to the needs of smaller and older households while exploring opportunities to attract families and diversify household types.

Table 2. Household Size, 2000-2020

Household Size	2000	%	2010	%	2020	%
Total Households (Fredon)	982	100%	1,207	100%	1,192	100%
1-person household	130	13.2%	191	15.8%	210	17.6%
2-person household	337	34.3%	406	33.6%	441	37.0%
3-person household	200	20.4%	211	17.5%	244	20.5%
4-or-more-person household	315	32.1%	399	33.1%	297	24.9%
Total Households (Sussex County)	50,831	100%	54,752	100%	55,915	100%
1-person household	9,595	18.9%	11,482	21.0%	13,056	23.3%
2-person household	15,742	31.0%	17,807	32.5%	19,604	35.1%
3-person household	9,361	18.4%	10,100	18.4%	9,690	17.3%
4-or-more-person household	16,133	31.7%	15,363	28.1%	13,565	24.3%
Total Households (State)	3,064,645	100%	3,214,360	100%	3,426,102	100%
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%

Source:

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*.

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Income

Household income data from 1999 to 2020 for the Township reveals significant upward movement in both individual income brackets and median household income levels, reflecting growing affluence in the community. The percentage of households earning less than \$35,000 steadily declined from 7.9% in 1999 to just 5.3% in 2020. Similarly, the middle-income brackets (\$35,000 to \$74,999) shrank in relative share, dropping from a combined 34.3% in 1999 to just 18.9% in 2020. This reduction suggests upward mobility and a shifting concentration of households into higher income categories.

Households earning \$100,000 or more increased significantly. In 1999, only 32.1% of households earned \$100,000 or more; by 2020, that figure had jumped to 63.7%, with the most dramatic growth seen in the highest bracket – 23.6% of households earned \$200,000 or more in 2020, compared to just 4.9% in 1999. The share of households earning between \$150,000 and \$199,999 also surged from 7.3% to 20.1% over the same period.

Fredon Township's median household income rose sharply, increasing from \$75,710 in 1999 to \$135,074 in 2020, which is well above the County median (\$96,222) and the State median (\$85,245). This substantial income growth indicates that Fredon has evolved into a higher-income residential community, likely attracting more affluent residents or benefiting from economic stability and rising home values. As household income, it may also indicate more income earners within the household. These patterns underscore the Township's growing economic strength but may also suggest affordability challenges for lower- and moderate-income households seeking to reside in the area. Strategic planning may be required to ensure continued housing diversity and economic accessibility in future years.

Table 3. Income in the Past 12 Months, 2000 - 2020

Household Income	Percent of Households		
	1999	2010	2020
Total Households	973	1,170	1,087
Less than \$10,000	1.2%	2.8%	4.5%
\$10,000 to \$14,999	0.9%	1.3%	1.3%
\$15,000 to \$24,999	8.2%	3.7%	3.0%
\$25,000 to \$34,999	4.7%	7.4%	5.3%
\$35,000 to \$49,999	12.3%	7.3%	3.2%
\$50,000 to \$74,999	22.1%	11.5%	8.5%
\$75,000 to \$99,000	18.3%	13.2%	10.4%
\$100,000 to \$149,999	19.9%	30.2%	20.0%
\$150,000 to \$199,999	7.3%	11.2%	20.1%
\$200,000 or more	4.9%	11.5%	23.6%
Fredon Median Household Income	\$75,710	\$104,074	\$135,074
Sussex County Median Household Income	\$65,266	\$84,115	\$96,222
New Jersey Median Household Income	\$55,146	\$67,681	\$85,245

Source:
 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*.

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2.2 Employment Characteristics

Workforce

The 2020 American Community Survey (ACS) 5-Year Estimates employment data for Fredon Township highlights a relatively strong and stable workforce. Out of a population of 2,561 individuals aged 16 and older, 65.2% (1,670 residents) were active participants in the labor force.⁴ This participation rate is healthy and reflects a community with significant economic engagement. Of those in the civilian labor force, 1,606 residents were employed, representing 62.7% of the working-age population. Only 64 individuals, or 2.5%, were unemployed, resulting in a local unemployment rate 3.8%.

Table 4. Employment Status, 2020

Employment Status	Estimate	%
Population 16 years and older	2,561	
In labor force	1,670	65.2%
Civilian labor force	1,670	65.2%
Employed	1,606	62.7%
Unemployed	64	2.5%
Armed Forces	0	0.0%
Not in labor force	891	34.8%
Unemployment rate (Fredon)	3.8%	
Unemployment rate (Sussex County)	5.3%	
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.

Fredon's unemployment rate was notably lower than both the County rate (5.3%) and the State rate (5.8%) during the same period. This suggests that Fredon residents were relatively well-insulated from broader economic challenges, including those related to the COVID-19 pandemic's effects on employment in 2020. Additionally, 34.8% of the population aged 16 and over was not in the labor force.

Overall, Fredon Township demonstrated strong employment indicators in 2020, with a labor force that is both engaged and resilient. The low unemployment rate, in particular, reinforces the Township's economic stability and affluence, as previously reflected in income data. These employment characteristics support continued investment in workforce development, professional services, and amenities that serve a highly active and economically secure community.

⁴ 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."

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Commuting Characteristics

The 2020 commuting data for Fredon Township highlights a community that is predominantly car-dependent with a high rate of out-of-county commuting and relatively long travel times. Of the 1,569 employed residents aged 16 and over, the vast majority (83.2%) commuted to work by car, truck, or van, with 80.4% driving alone. Carpooling was minimal at just 2.7%, and alternative modes of transportation were used infrequently; where only 1.1% used public transportation, 0.7% walked, and 0.3% relied on other means. Notably, no residents reported bicycling to work, underscoring the car-centric nature of local commuting patterns.

The majority of the Township's workforce (93.8%) worked within New Jersey, but only 53.8% worked within Sussex County itself. A significant 40% of residents commuted outside the county, and 6.2% worked outside the state, reflecting a strong reliance on regional employment centers. These patterns suggest Fredon serves a residential base for a mobile workforce, many of whom commute to jobs beyond the immediate local area.

Commuting times further emphasize this trend. A combined 36.8% of workers traveled more than 35 minutes to reach their jobs, and 29% commuted for over an hour, which is considerably higher than typical statewide averages. The mean travel time to work for Fredon residents was 38.6 minutes, reflecting the Township's rural character and its spatial separation from major employment hubs.

These commuting trends suggest a need for continued investment in regional transportation infrastructure and potential opportunities to support remote work or attract more local employment options. Reducing long-distance commuting could improve the quality of life and support sustainability goals while strengthening Fredon's economic resilience.

Table 5. Commuting Characteristics, 2020

Commuting Characteristics	Estimate
Workers 16 years and over	1,569
Did not work from home	1,338
Means of transportation to work	%
Car, truck, or van	83.2%
Drove alone	80.4%
Carpooled	2.7%
Public transportation (excluding taxicab)	1.1%
Walked	0.7%
Bicycle	0.0%
Taxicab, motorcycle, or other means	0.3%
Place of work	%
Worked in state of residence	93.8%
Worked in county of residence	53.8%
Worked outside county of residence	40%
Worked outside state of residence	6.2%
Travel time to work	%
Less than 10 minutes	11.8%
10 to 14 minutes	9.6%
15 to 19 minutes	12.7%
20 to 24 minutes	7.3%
25 to 29 minutes	2.0%
30 to 34 minutes	9.8%
35 to 44 minutes	7.5%
45 to 59 minutes	10.3%
60 or more minutes	29%
Mean Travel time to work (minutes)	38.6

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

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Employment by Industry

The 2020 industry employment data for Fredon Township provides insight into the Township's economic composition and the professional affiliation of its residents. The largest employment sector by far is "educational services, and health care and social assistance," which accounts for 29.6% of the civilian employed population. This reflects a strong connection to stable and essential service sectors, such as schools, medical facilities, and social work, which often serve as major employment sources in suburban and rural communities.

The second largest sector is "professional, scientific, and management, and administrative and waste management services," employing 18.7% of the workforce. This indicates a well-educated professional population, potentially engaged in remote work or employed in corporate and consulting roles in nearby urban centers. Retail trade and manufacturing follow at 15.4% and 14.4% respectively, underscoring the continuing importance of local commerce and production jobs in the Township's employment landscape.

Smaller but notable sectors include construction (10.4%); arts, entertainment and food services (8.6%); and finance, insurance, and real estate (7.8%), reflecting moderate diversity in employment opportunities. Public sector employment, represented by public administration (7%), also contributes to local job stability. Lower shares in sectors like information (5%), wholesale trade (4.3%), and transportation and utilities (1.5%) suggest these industries are less dominant locally.

Collectively, these figures reflect a relatively balanced employment profile in Fredon Township, with a clear lean toward health, education, and professional services. The Township's employment diversity supports economic resilience, while the strength in knowledge-based and service industries suggests potential for further development in education, healthcare, and remote work infrastructure.

Table 6. Industries of Employment, 2020

Industry	Estimate	%
Civilian employed population 16 years and over		
Educational services, and health care and social assistance	367	29.6%
Professional, scientific, and management, and administrative and waste management services	232	18.7%
Retail trade	191	15.4%
Manufacturing	178	14.4%
Construction	129	10.4%
Arts, entertainment, and recreation, and accommodation and food services	106	8.6%
Finance and insurance, and real estate and rental and leasing	97	7.8%
Public administration	87	7.0%
Information	62	5.0%
Wholesale trade	53	4.3%
Other services, except public administration	45	3.6%
Agriculture, forestry, fishing and hunting, and mining	41	3.3%
Transportation and warehousing, and utilities	18	1.5%

Source:

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

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3. Housing Characteristics

3.1 Inventory of housing stock

Housing Occupancy and Tenure

The 2020 housing data indicates a strong pattern of homeownership and housing stability. Out of 1,256 total housing units in Fredon, 1,192 were occupied, representing a high occupancy rate of 94.9%. Among these, 87% were owner-occupied and only 7.9% were renter-occupied. These figures suggest that the community is primarily composed of long-term homeowners, a trend consistent with Fredon Township's broader demographic income profile.

Vacancy rates were low, with an overall housing vacancy rate of just 5.1%. Specifically, the homeowner vacancy rate was 1.7%, and the rental vacancy rate was 2.7%, indicating a tight housing market with limited turnover. This reflects high demand and strong residential stability, likely tied to Fredon's high median household income and aging population, many of whom may be aging in place.

Table 7. Housing Occupancy and Tenure, 2020

Housing Occupancy and Tenure	Estimate	%
Fredon Township		
Total housing units	1,256	100%
Occupied housing units	1,192	94.9%
Owner-occupied	1,093	87.0%
Renter-occupied	99	7.9%
Vacant housing units	64	5.1%
Homeowner vacancy rate	1.7%	
Rental vacancy rate	2.7%	
Sussex County		
Total housing units	62,709	100%
Occupied housing units	55,915	89.2%
Owner-occupied	45,705	72.9%
Renter-occupied	10,210	16.3%
Vacant housing units	6,794	10.8%
Homeowner vacancy rate	2.2%	
Rental vacancy rate	6.8%	
New Jersey		
Total housing units	3,761,229	100%
Occupied housing units	3,426,102	91.1%
Owner-occupied	2,098,500	55.8%
Renter-occupied	1,327,602	35.3%
Vacant housing units	335,127	8.9%
Homeowner vacancy rate	1.5%	
Rental vacancy rate	5.7%	

Source:
United States Census Bureau, 2020 Decennial Census, DP1, Profile of General Population and Housing Characteristics.

In comparison, Sussex County had a lower occupancy rate at 89.2% and a higher renter occupancy (16.3%) than Fredon, while New Jersey as a whole had an even larger rental share at 35.3%. This contrast reinforces the conclusion that Fredon Township's housing characteristics skew heavily toward owner-occupied, single-family homes, with fewer rental options than the broader region.

These trends point to a stable but relatively homogenous housing market in Fredon Township, which may limit accessibility for younger residents or lower-income households. Future planning efforts could focus on expanding diverse housing options such as rentals and smaller housing units to support a broader range of household type and promote long-term community sustainability.

Vacancy Status

The 2020 housing vacancy data for Fredon Township provides insight into the nature and purpose of the Township's unoccupied housing stock. Out of 64 total vacant housing units, the largest share (29.7%) was listed "for sale only," reflecting an active real estate market with properties in transition. The next most common category, accounting for 23.4% of vacancies, was units designated for "seasonal, recreational, or occasional use," which suggests that a notable portion

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of Fredon's housing may serve as second homes or short-term residences, potentially due to the area's rural character and recreational appeal.

Other significant vacancy categories included "other vacant" units at 21.9% which includes a variety of situations,⁵ 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 by the settlement of an estate;
4. The unit is being renovated; or
5. The unit being foreclosed.

The "rented, not occupied" group represented 14.1% of vacant homes, indicating a presence of rental properties in turnover. In contrast, only a small number of units (4.7%) were available "for rent," contributing to the Township's limited rental housing inventory. Units marked as "sold, not occupied" made up 6.3% suggesting some degree of housing turnover and pending move-ins.

Overall, Fredon Township's low vacancy rate (5.1%) and the nature of its vacant units indicate a stable housing market with minimal surplus. However, the relatively low availability of rental units and the presence of seasonal homes highlight the importance of planning for diverse housing needs, particularly as the Township seeks to retain young families and accommodate aging residents while maintaining affordability and community balance.

Table 8. Vacancy Housing Unit Type, 2020

Vacancy Status	Count	%
Total vacant units	64	5.1%
For rent	3	4.7%
Rented, not occupied	9	14.1%
For sale only	19	29.7%
Sold, not occupied	4	6.3%
For seasonal, recreational, or occasional use	15	23.4%
Other vacant	14	21.9%

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

⁵ 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>

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Units In Structure

The 2020 data on housing structure types in Fredon Township confirms the community's overwhelmingly low-density, single-family residential character. Of the 1,211 total housing units in the Township, 97.4% (1,180 units) are detached single-family homes. This near-total dominance of detached housing reflects a traditional suburban or rural development pattern with an emphasis on larger lots and standalone residences.

Other housing typers are minimal in number and share. Only 12 units (1%) were attached single-family homes (e.g. townhomes), and small multi-family structures made up an even small portion with just 14 units (1.2%) being in buildings with 3 or 4 units, and only 5 units (0.4%) existed in buildings with 5 to 9 units. Fredon Township had no duplexes, large apartment complexes (10 or more units), mobile homes, or alternative housing types like boats or RVs recorded in 2020.

Table 9. Units In Structure, 2020

Units In Structure	Estimate	%
Total housing units	1,211	100%
1-unit, detached	1,180	97.4%
1-unit, attached	12	1.0%
2-units	0	0.0%
3 or 4 units	14	1.2%
5 to 9 units	5	0.4%
10 to 19 units	0	0.0%
20 or more	0	0.0%
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 data on the age of housing in Fredon Township reveals of predominantly mature housing stock, with limited new residential construction in recent years. Of the 1,211 total housing units in 2020, over 80% were built prior to the year to the year 2000, indicating that most of the Township's housing inventory is at least two decades old. The most active periods of construction occurred between 1980 and 1999, with 242 homes (20%) built in the 1980s and 204 homes (16.8%) built in the 1990s. The 1970s also saw significant development, contributing 209 homes (17.3%).

Table 10. Age/Year Structure Built

Year Structure Built	Estimate	%
Total	1,211	100%
Built 2014 or later	0	0.0%
Built 2010 to 2013	8	0.7%
Built 2000 to 2009	174	14.4%
Built 1990 to 1999	204	16.8%
Built 1980 to 1989	242	20.0%
Built 1970 to 1979	209	17.3%
Built 1960 to 1969	139	11.5%
Built 1950 to 1959	120	9.9%
Built 1940 to 1949	17	1.4%
Built 1939 or earlier	98	8.1%

Source:

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

In contrast, new housing development has slowed considerably in recent years. Only 8 units (0.7%) were constructed between 2010 and 2013, and no new homes were built in 2014 or later. This stagnation in recent construction suggests limited housing growth and development pressure in the Township, likely due to land availability, zoning restrictions, or a stable but aging population with less demand for new housing starts.

Additionally, a substantial portion of the housing stock was built prior to 1970. Approximately 30.8% of homes were constructed before 1970, including 8.1% built in 1939 or earlier. The presence of older homes may contribute to the Township's historical character, but it also highlights the need for housing maintenance, rehabilitation, and modernization to meet contemporary energy, accessibility, and safety standards.

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Overall, Fredon Township's aging housing stock underscores the importance of strategic planning for housing renewal and diversification. Encouraging infill development, renovations, and the construction of more recent housing types, especially for seniors and young families, which could help maintain the vitality and livability of the community.

3.2 Costs and Value

There are numerous methods by which to view the value of Fredon Township'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

The 2020 ACS 5-Year Estimates on SMOC data highlights Fredon's high housing cost profile, particularly for homeowners with a mortgage. Among the 658 housing units with a mortgage, 42.4% of households reported monthly costs of \$3,000 or more, compared to 21.7% in Sussex County and just 32.3% statewide. Additionally, another 24.5% of Fredon households paid between \$2,000 and \$2,499 monthly. These figures suggest that a significant portion of homeowners in Fredon face higher-than-average housing costs, reinforcing the Township's status as a high-income, higher-value residential community.

The median monthly owner cost for mortgaged homes in Fredon was \$2,755, which exceed both the Sussex County median of \$2,236 and the New Jersey state median of \$2,476. This reflects the Township's relatively large homes, low-density development, and limited new housing construction, all of which contribute to elevated property values and mortgage costs.

For homeowners without a mortgage – typically longtime residents or retirees who have paid off their homes – costs are considerably lower. Of the 346 such units, 60.4% reported monthly costs of \$1,000 or more, and 30.6% fell between \$800 and \$999. Fredon's median cost for these households was \$1,153, still higher than the County median of \$950 and the State median of \$1,062. These elevated figures suggest that even mortgage-free households bear significant housing-related expenses, likely due to property taxes, utilities, and maintenance.

Overall, the data indicates that Fredon Township is a high-cost housing market, reflective of its affluent character and premium housing stock. While this reinforces its appeal to higher-income households, it also underscores the potential need to diversify housing options and explore affordability solutions to maintain accessibility for future generations and residents on fixed incomes.

Table 11. Selected Monthly Owner Costs (SMOC), 2020

SMOC	Count (Fredon)	%	Count (Sussex County)	%	Count (State)	%
Housing units with a mortgage	658	100%	32,078	100%	1,382,654	100%
Less than \$500	2	0.3%	38	0.1%	2,772	0.2%
\$500 to \$999	4	0.6%	691	2.2%	34,504	2.5%
\$1,000 to \$1,499	38	5.8%	4,195	13.1%	138,116	10.0%
\$1,500 to \$1,999	72	10.9%	7,702	24.0%	253,824	18.4%
\$2,000 to \$2,499	161	24.5%	7,236	22.6%	275,392	19.9%
\$2,500 to \$2,999	102	15.5%	5,269	16.4%	231,946	16.8%
\$3,000 or more	279	42.4%	6,947	21.7%	446,100	32.3%

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Table 11. Selected Monthly Owner Costs (SMOC), 2020

SMOC	Count (Fredon)	%	Count (Sussex County)	%	Count (State)	%
Median	\$2,755		\$2,236		\$2,476	
Housing units without a mortgage	346	100%	13,210	100%	711,773	100%
Less than \$250	5	1.4%	257	1.9%	14,747	2.1%
\$250 to \$399	0	0.0%	253	1.9%	18,836	2.6%
\$400 to \$599	4	1.2%	1,012	7.7%	48,655	6.8%
\$600 to \$799	22	6.4%	2,698	20.4%	96,262	13.5%
\$800 to \$999	106	30.6%	3,207	24.3%	136,283	19.1%
\$1,000 or more	209	60.4%	5,783	43.8%	396,990	55.8%
Median	\$1,153		\$950		\$1,062	

Source:
United States Census Bureau, 2020 American Community Survey, 5-Year Estimates.

Value

The 2020 housing value data for Fredon reflects a high-value residential market with limited availability of lower-cost housing, reinforcing trends of affluence and exclusivity observed throughout the Township's housing profile. Among the 1,004 owner-occupied units, the majority (56.5%) were valued between \$300,000 and \$499,999, while an additional 24.5% fell into the \$200,000 to \$299,999 range. Homes valued at \$500,000 or more accounted for 14% of the market, including 3.2% valued at \$1 million or more. In contrast, homes valued under \$150,000 made up less than 1% of the total inventory. Notably, there were no owner-occupied units reported in the \$100,000 to \$149,999 range. The median home value is \$362,500, further underscoring the Township's status as a high-income, high-property-value community.

The rental market is minimal, with only 54 occupied units paying rent, and an additional 29 units (53.7%) where no rent was paid, which is likely occupied by individuals in caretaker or family arrangements. Among paying renters, costs are relatively high with 27.8% pay between \$2,000 and \$2,499, and 25.9% pay \$2,500 to \$2,999. The median rent was \$2,067, significantly above national norms and consistent with local housing value trends. No renters reported paying less than \$500 or more than \$2,999 showing a compressed range of high rental costs with limited affordability.

Overall, Fredon Township's housing market is characterized by high property values, limited rental options, and few entry-level ownership or rental housing. This may restrict access for younger residents, first-time buyers, and lower-income households. As such, future housing strategies

Table 12. Value of Occupied Units, 2020

Value of Occupied Units	Estimate	%
Owner-occupied units	1,004	100%
Less than \$50,000	2	0.2%
\$50,000 to \$99,000	5	0.5%
\$100,000 to \$149,999	0	0.0%
\$150,000 to \$199,999	44	4.4%
\$200,000 to \$299,999	246	24.5%
\$300,000 to \$499,999	567	56.5%
\$500,000 to \$999,999	108	10.8%
\$1,000,000 or more	32	3.2%
Median	\$362,500	
Occupied Units Paying Rent	54	100%
Less than \$500	0	0.0%
\$500 to \$999	4	7.4%
\$1,000 to \$1,499	17	31.5%
\$1,500 to \$1,999	4	7.4%
\$2,000 to \$2,499	15	27.8%
\$2,500 to \$2,999	14	25.9%
\$3,000 or more	0	0.0%
Median	2,067	
No rent paid	29	53.7%

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

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may need to consider policies that support housing diversity, affordability, and inclusive growth while preserving the Township's established residential character.

3.3 Substandard Housing Capable of Being Rehabilitated

The 2020 data on housing conditions in Fredon Township suggests that, while the majority of the housing stock is well maintained, a small proportion of homes are in need of basic rehabilitation. Of the 1087 occupied housing units in Fredon, 10 units (0.9%) lacked complete plumbing facilities, and another 10 units (0.9%) lacked complete kitchen facilities. Additionally, 5 units (0.5%) had no telephone service available. Though these numbers are relatively low, they indicate the presence of substandard living conditions in a small segment of the housing stock.

When compared to Sussex County overall, Fredon's share of units lacking essential facilities is slightly higher. Countywide, only 0.1% of units lacked plumbing, and 0.3% lacked kitchen facilities, making Fredon's rates of housing inadequacy roughly three times higher for plumbing and almost triple for kitchens. However, Fredon performs slightly better in terms of telephone access, with fewer homes (0.5%) lacking service compared to the county average of 1%.

These figures are especially notable given Fredon's overall profile as an affluent community with a predominantly high-value, owner-occupied housing stock. The existence of even a small number of deficient housing units may reflect aging homes that have not been modernized or properties occupied by residents with limited resources for necessary upgrades. This highlights the importance of continuing to monitor housing conditions and offering targeted support, such as rehabilitation programs or assistance grants for homeowners in need.

Table 13. Housing In Need of Rehabilitation, 2020

Facilities	Estimate	%
Fredon		
Occupied housing units	1,087	100%
Lacking complete plumbing facilities	10	0.9%
Lacking complete kitchen facilities	10	0.9%
No telephone service available	5	0.5%
Sussex County		
Occupied housing units	54,166	100%
Lacking complete plumbing facilities	60	0.1%
Lacking complete kitchen facilities	174	0.3%
No telephone service available	523	1.0%

Source:
United States Census Bureau, 2020 American Community Survey, 5-Year
Estimates. *Data Profiles, Table DP04.*

In conclusion, while housing quality in Fredon Township is largely strong, localized efforts to address the needs of households lacking essential facilities could further enhance the community's overall housing standards and ensure safe, livable conditions for all residents.

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3.4 Projection of Housing Stock

Housing Units Certified

The DCA data on housing units certified in Fredon Township between 2004 and September 2024 reveals a significant slowdown in residential development over the past two decades. In the early 2000s, the Township experienced modest but consistent housing growth, with 29 new units certified in 2004, 26 units in 2005, and 23 units in 2006, all of which were one- and two-family homes. However, after 2006, there was a sharp and sustained decline in new housing certifications.

Between 2007 and 2008, the number of certified units dropped to 12 and 4 respectively, and by 2009, only a single unit was approved. From 2011 onward, annual certifications dropped to zero in most years, with only sporadic single-unit approvals occurring in select years like 2013, 2016, 2017, 2020, and 2022. As of September 2024, only 1 new unit has been certified for that year, bringing the total number of units certified from 2004 to 2024 to just 102 units – comprising 101 single-family homes and 1 mixed-use unit, with no multi-family development at all during this period.

Table 14. Housing Units Certified, 2004 - 2024

	1&2 Family	Multi	Mixed-use	Total
2004	29	0	0	29
2005	26	0	0	26
2006	23	0	0	23
2007	12	0	0	12
2008	4	0	0	4
2009	1	0	0	1
2010	1	0	0	1
2011	0	0	0	0
2012	0	0	0	0
2013	1	0	0	1
2014	0	0	0	0
2015	0	0	0	0
2016	0	0	1	1
2017	1	0	0	1
2018	0	0	0	0
2019	0	0	0	0
2020	1	0	0	1
2021	0	0	0	0
2022	1	0	0	1
2023	0	0	0	0
Sept 2024 YTD	1	0	0	1
Total	101	0	1	102

Source:

New Jersey Department of Community Affairs, Housing Units Certified, 2000 - 2024

This trend reflects a near-complete halt in housing development, particularly in terms of higher-density or diverse housing types. The absence of multi-family or substantial mixed-use construction over a 20-year span highlights the Township's continued emphasis on low-density, single-family residential development. It also suggests potential barriers or growth, such as zoning restrictions, land use policies, infrastructure limitations, or limited demand.

In summary, the data signals that Fredon Township has experienced very limited residential expansion since the mid-2000s, which may constrain population growth and housing diversity. As the Township considers future planning priorities, strategies to support smart, sustainable, and inclusive development may be necessary to ensure housing supply aligns with evolving community needs.

Land Use Board Approvals

The Fredon Township Land Use Board did not approve any projects in 2023 through April 2025 that generated new affordable housing units.

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Lands Available for New Construction and Redevelopment

The potential for large-scale new development in the Township is restricted by a lack of developable land due to the most of the Township already being built out. Therefore, due to Fredon's largely built out nature, Township efforts should be focused on identifying key opportunities for Redevelopment Area Designations.

The municipality should also continue to support the rehabilitation of the existing housing stock for affordable housing opportunities by continuing its participation in using Community Block Grants and other funding sources to achieve this.

Looking at historic trends combined with the limited availability of developable land in the Township, it is unlikely that there will be any large increases in the number of new housing units within Fredon Township, and most new housing units will be created under the redevelopment of existing sites.

Residential Zones

The development of future housing stock is influenced by many factors, including availability of necessary infrastructure, such as sewer and water, zoning regulations, and environmental resource constraints.

AR, Agricultural Residential Zone

The AR Zone in the Township of Fredon is intended to preserve the community's agricultural heritage and rural character by promoting low-density residential development that is compatible with active farming and open space conservation. The zone encourages the continuation of agricultural operations while allowing limited residential uses that do not compromise the natural landscape or agricultural viability of the land. Development within this zone is regulated to protect environmentally sensitive areas, maintain scenic viewsheds, and ensure that future growth aligns with the Township's long-term planning goals.

Permitted residential uses within the AR Zone include detached single-family residential dwellings as well as community residences for the developmentally disabled and community shelters for victims of domestic violence, provided they meet the same standards as single-family dwellings. The zoning regulations emphasize large minimum 14-acre lot sizes to maintain the open, rural nature of the area and to reduce the impact of residential development on existing agricultural uses. Overall, the AR Zone supports a balanced approach to rural living that accommodates residential growth without undermining Fredon Township's agricultural and environmental resources.

RA, Residential Agricultural Zone

Similar to the AR Zone, the RA Zone is intended to preserve the Township's rural landscape and agricultural roots by allowing low-density residential development that coexists with farming and open space preservation. This zone supports Fredon's planning goals by maintaining large parcels of land, promoting agricultural uses, and protecting natural features and the scenic character of the area.

The RA Zone permits residential uses including single-family detached residences and community residences for the developmentally disabled and community shelters for

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victims of domestic violence, provided they meet the same standards as single-family dwellings. The zone requires a minimum lot area of 14 acres, along with specific setback and frontage standards to ensure the development remains consistent with the low-density, open-space character of the Township.

R-6, Residential Zone

The R-6 Zone is intended to preserve the Township's rural and agricultural character by promoting low-density, large-lot residential development. The purpose of this district is to ensure that new growth aligns with Fredon's overall planning goals, supports open space preservation, and minimizes environmental impacts. This zoning district permits single-family detached dwellings along with community residences for the developmentally disabled and community shelters for victims of domestic violence, provided these uses conform to the same standards as single-family homes. The R-6 Zone requires a minimum lot size of 6 acres, with generous front, side, and rear yard setbacks to maintain the district's spacious rural aesthetic.

This Zone as well as the R-4 and R-1 Zones do not include specific affordable housing provisions. Fredon Township instead addresses its affordable housing obligations in designated zones such as the PD, Planned Residential Development District and the PRRD, Planned Golf Recreational/Residential Development Zone, which are designed to accommodate a broader mix of housing types. The R-6 Zone remains focused on preserving low-density residential development in harmony with Fredon's traditional landscape and rural identity.

R-4, Residential Zone

The R-4 Zone in Fredon Township is established to promote low-density residential development that aligns with the Township's rural character and planning objectives. This zoning district aims to preserve open space and maintain the area's natural development on larger lots. Permitted residential uses within the R-4 Zone include single-family detached dwellings. Additionally, the zone allows for community residences for the developmentally disabled and community shelters for victims of domestic violence, provided these uses conform to the same standards as single-family homes.

The R-4 Zone requires a minimum lot size of 4 acres, with specific frontage and setback requirements designed to ensure adequate spacing between structures and preserve the area's open character. These standards support the Township's goal of maintaining its rural identity while accommodating residential growth in a controlled and sustainable manner.

R-1, Residential Zone

The R-1 Zone is intended to promote low-density residential development in a manner that preserves the Township's rural character and natural landscape. This zoning district supports carefully planned growth by requiring larger lot sizes and generous setbacks, helping to maintain open space and the scenic quality of the community.

Permitted residential uses in the R-1 Zone include detached single-family homes. In addition, community residences for the developmentally disabled and community shelters for victims of domestic violence are permitted, provided they comply with the same standards as single-family dwellings. The Zone requires a minimum lot size of 1 acre,

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along with specific requirements for lot frontage and building setbacks to ensure appropriate separation between homes and consistency with the Zone's low-density goals. These regulations are designed to manage residential growth while preserving the environmental and visual qualities that define Fredon Township.

PRRD, Planned Golf Course Recreational/Residential Development Zone

The PRRD Zone is established in recognition of the existing Bear Brook development in Fredon Township. Bear Brook is a fully developed project, which was developed under the Planned Recreational/Residential Development conditional use standards for the AR-6 Zone in place at the time of its approval. In order to avoid the existing uses, structures, and site layout from being rendered non-conforming due to the elimination of the former AR-6 Zone and 18-hole golf course, the Township hereby revises the Planned Golf Course Recreational/Residential Development Zone. The Zone's permitted residential uses include single-family detached dwellings and single-family semi-attached dwellings.

MUMD, Mixed-Use Market Zone District

The primary goal of the MUMD Zone is to promote a community center consisting of both commercial and high-density residential uses that are developed around a pedestrian trail system, and central park facility. In to encourage the flexibility and economy of layout and design needed to achieve this plan, it is intended that the MUMD Zone be developed through the use of planned unit developments. Planned unit developments are authorized on N.J.S.A. 40:55D-39b of the MLUL. Consistent with the illustrative concept plan, the objectives of these planned unit developments, as applicable to this zone, are as follows:

1. To provide approximately 65,000 square feet of new retail development to be concentrated south of Willows Road, as well as to encourage existing retail to be incorporated into the overall plan design, where appropriate.
2. To provide a public plaza in a central location adjacent to new retail development off of Route 94 and Willows Road, with the intention of creating a central gathering place for the community for the use during community events such as farmer's markets and public ceremonies.
3. To provide detached single-family dwelling units or attached two-family dwellings in areas proximate to existing single-family dwelling units.
4. To provide townhouse units in appropriate areas throughout the MUMD Zone.
5. To provide a 38,000 square-foot, 65-unit assisted living facility along the western edge of the MUMD Zone to serve the community's senior population.
6. To provide a 20% set-aside for affordable housing within the MUMD Zone's residential developments, consistent with the Township's HEFSP COAH's Third Round rules.
7. To provide a pedestrian passive recreation trail system along the Paulins Kill (a Category 1 stream that parallels Route 94 to the west) which connects existing parks, open space and residential development with the new retail and residential developments to be provided on both sides of Route 94 in the MUMD Zone. The trails are to be incorporated throughout the MUMD.

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8. To establish pocket parks in the unconstrained areas along the pedestrian trail system in order to provide active and passive recreational opportunities for the residents of the MUMD Zone.
9. To protect and preserve the environmentally sensitive features of the MUMD Zone through careful land use planning and tract development consistent with a four-step design process.

PD. Planned Residential Development District

The purpose of the PD District is to encourage the development of certain large vacant tracts of land which are located close to state highways and existing development, which are either reasonably close to existing water and sewer service areas or are potentially suitable for on-side sewage disposal systems, and, at the same time, to provide a realistic opportunity for affordable housing to be constructed in accordance with the guidelines set forth in the Fair Housing Act, N.J.S.A. 52:27D-301 et seq. (Act), and regulations N.J.A.C. 5:91-1 et seq., and 5:93-1 et seq., and which the development 260 dwelling units, including 5 estate houses. The Zone requires a minimum of 29 affordable units, with at least 24 of those units being rental units. A maximum of five (5) units may be group home units. All other units must be available to families.

The PD District permits a range of residential housing types to support diverse community needs including:

1. Single-family dwellings;
2. Garden apartments;
3. Townhouses;
4. Assisted-living or continuing-care facilities; and
5. Community residences for the developmentally disabled and community shelters for victims of domestic violence, subject to the standards for detached single-family residential dwellings.

These residential uses are intended to be part of planned developments that may also include non-residential components, fostering mixed-use communities. THE PD District plays a crucial role in Fredon Township's strategy to meet its affordable housing obligations. The district was designated as the Township's inclusionary development zone, intended to accommodate a significant portion of its affordable housing requirements. For instance, a 65-acre property within the PD District (Block 8.01, Lot 33) was proposed to fulfill the Township's remaining affordable housing fair share obligation and potentially generate excess credits for future needs.⁶ The inclusion of affordable housing within the PD District aligns with the Township's goals of providing equal housing opportunities and fostering a diverse community.

The PD Zone was the subject of a settlement with a developer that was approved by the Superior Court.

⁶ Retrieved from the Fredon Township 2013 Re-Examination Report.

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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. The Township has included In-Law Suites as a permitted use in all residential districts under Section 550-27.1.

4. Fair Share Plan

4.1 Plan Purpose and Goals

This Fair Share Plan describes specific projects, programs, strategies, and funding sources to meet the Township's affordable housing obligation and complies with the Fair Housing Act, relevant affordable housing regulations, and Directive #14-24. The overriding goal of this Plan is to provide a framework for Fredon Township to take affirmative steps towards providing a realistic opportunity to achieve its fair share of the present and prospective regional need for low- and moderate-income housing.

4.1 Determination of Housing Need

On October 18, 2024, NJDCA published local and regional affordable housing obligations pursuant to P.L.2024, c.2. proposing that Fredon Township has a Fourth Round present need, or rehabilitation, obligation of **0 units** and a prospective need of **70 units**. On January 22, 2025, the Township Committee adopted Resolution 2025-28, accepting the obligations as proposed by NJDCA.

Prior Round (1987-1999)

Fredon Township, pursuant to the March 10, 2015 Supreme Court Order, had a Prior Round obligation of 29 units.

Table 15. Prior Round Credits

Project	Mechanism	Units	Bonus	Total Credits
SCARC Group Home	Supportive Housing	6	2	8
Willowglen Academy – Fredon	Supportive Housing	5	2	7
Willowglen Academy – Hilltop	Supportive Housing	3	2	5
Richardson House	Supportive Housing	4	2	6
434 Route 94	For-Sale Affordable Unit	1	0	1
PD Zone/Highview Estates	Inclusionary Zoning	2	0	2
	<i>Total</i>	21	8	29
Prior Round Obligation				29

Township of Fredon Housing Element and Fair Share Plan – Fourth Round 2025-2035

Third Round Obligation (1999-2025)

The Township had a Third Round present need obligation of 8 units, and a Third Round prospective need obligation of 101 units. The Township addressed 35 of these units through inclusionary zoning, with the remaining 65 units being durationally adjusted due to a lack of water and sewer. The Township continues to propose the Mixed-Use Market District (MUMD) inclusionary zone, should water and sewer become available. The Township also conducted a vacant land adjustment in its Third Round Plan that found an RDP of 29 units.

Table 16. Third Round Credits

Project	Mechanism	Units	Bonus	Total Credits
Rehabilitation Program	Rehabilitation	8	0	8
Rehabilitation Total				8
Rehabilitation Obligation				8
PD Zone / Highview Estates	Inclusionary Zoning	27	9	36
Durational Adjustment V	Durational Adjustment	0	0	65
Prospective Need Total				101
Third Round Prospective Need Obligation				101
RDP				29

4.2 Fourth Round (2025-2035)

Fredon Township has a Fourth Round present need, or rehabilitation, obligation of **0 units** and a prospective need of **70 units**. There is also a 65-unit carryover obligation from Round Three.

Table 17. Fourth Round Credits

Fourth Round Affordable Housing Obligation	
Third Round Carryover of Durationally Adjusted Units/Unmet Need	65
Fourth Round Prospective Need	70
Fourth Round Present Need/Rehabilitation	0
Total Obligation	143

Distribution of Obligation

Fredon Township proposes to meet the minimum and maximum requirements for senior, family, and rental units for the Fourth Round as shown below.

Table 18. Distribution of Obligation

Distribution of Obligation	
Requirement	Number of Units (Based on 70-unit Obligation)
Maximum 30% Senior Units	21
Minimum 50% Family Housing	35
Minimum 25% Rental	18
(Minimum 50% Family Rental)	9
Minimum 50% Low Income	35
Minimum 13% Very Low Income	10
Maximum 25% Bonus Credits	17

Township of Fredon Housing Element and Fair Share Plan – Fourth Round 2025-2035

4.3 Lands Available for New Construction and Redevelopment

Lack of Water and Sewer

According to N.J.A.C. 5:93-4.3, if a community has insufficient water and /or sewer to support inclusionary development, it may seek a durational adjustment. The Township seeks a durational adjustment for the unmet portion of its Third Round and Fourth Round Prospective Need. There is no sewer service capacity within the Township itself, except for a sewer service area around the PD Zone, which is not existing served, but proposed for service.

Vacant Land Adjustment

Pursuant to N.J.S.A. 52:27D-310.1 and N.J.A.C. 5:93-4.2, Fredon Township conducted an analysis of vacant land available for affordable housing purposes. The Township applied a vacant land adjustment to its Third Round obligation, which found a Realistic Development Potential of 29 units. The findings of the Third Round Vacant Land Adjustment remain valid and are attached to this plan. The following is the methodology utilized for this vacant land analysis. Properties with the following property classes were selected:

1. 1 – Vacant
2. 3A and 3B – Farmland
3. 15A – Public School Property
4. 15C – Public Property
5. Properties without a property class associated in the MODIV data

Properties, or portions of properties were excluded from being potentially developable based on a review of the following constraints:

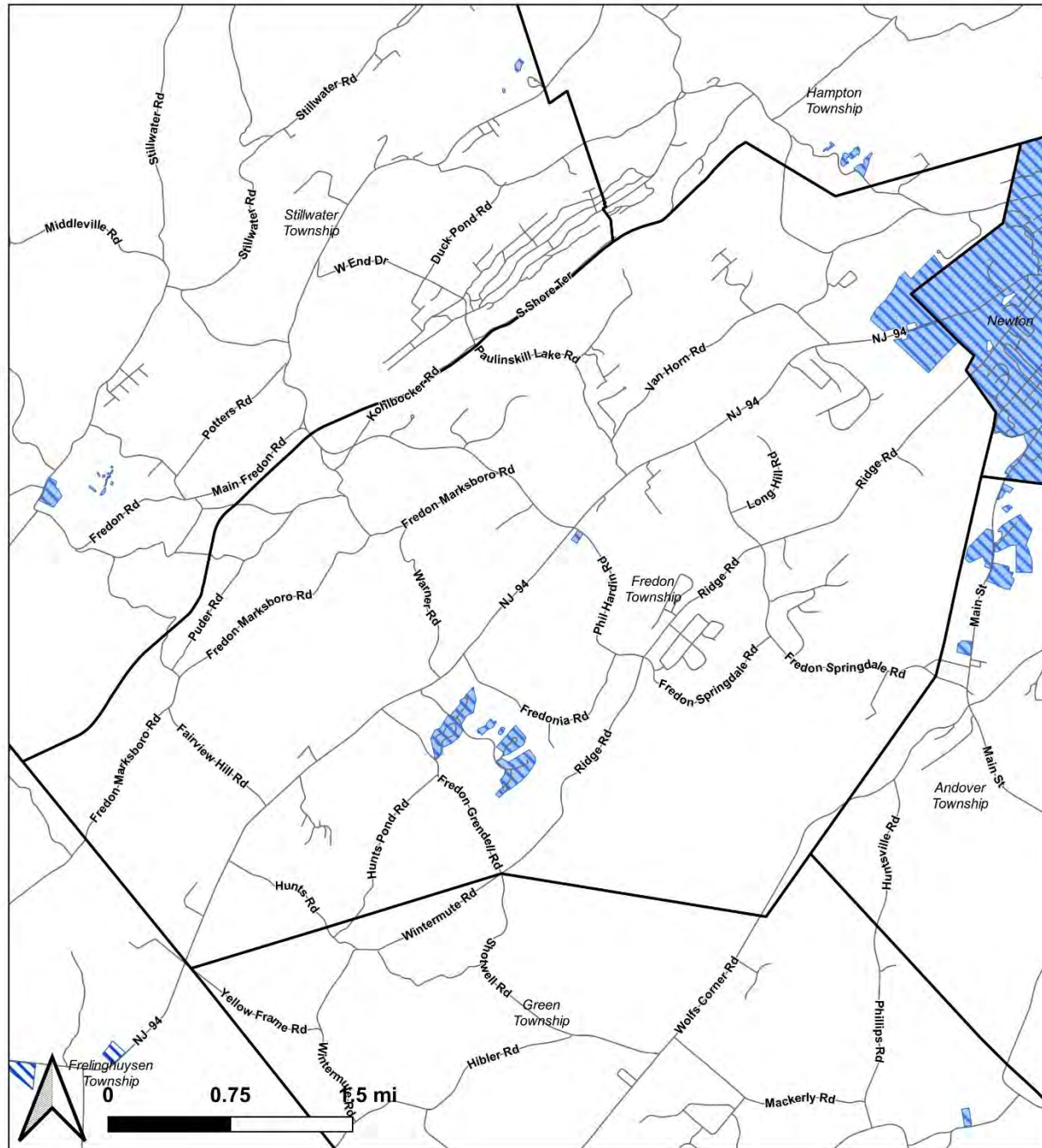
1. Wetlands and associated buffers
2. FEMA Special Flood Hazard Areas
3. Steep slopes > 20%
4. Category 1 Waterways/Riparian Areas
5. Critical Wildlife Habitats (land was excluded only if *also* outside of the existing Sewer Service Area)
6. Deed Restrictions & Conservation Easements (Review of Borough Tax Maps)
7. Properties listed on the State or National Historic Registers
8. Preserved Farmland
9. Preserved Open Space
10. Properties with dedicated municipal uses
11. Existing Inclusionary Overlay Zones
12. Properties with site plan approval

After environmental constraints applied, properties were further removed/refined based on accessibility to the developable portion of the site. Two (2) areas were identified as potentially developable. Based on a settlement agreement for the properties in question, the RDP was set at 29 units.

The Township proposes to meet the requirements of N.J.S.A. 52:27D-310.1, which requires municipalities seeking a vacant land adjustment to adopt zoning that could provide for 25 percent of its adjusted prospective need as redevelopment. The adjusted prospective need, or RDP, is 29 units. The adjusted prospective need for redevelopment is 7 units. The total required number of units to be addressed in Round Four is 36 units. The existing MUMD Inclusionary Zone provides for 36 credits. Additional mechanisms are proposed for unmet need listed below.

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Figure 3. Sewer and Public Water Service Areas






Existing and Future Sewer Service Areas and
Existing Public Water Service Areas

Fredon Township, Sussex County

Prepared April 2025



-  Existing Sewer Service Area
-  Future Sewer Service Area
-  Public Water Service Area

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4.4 Proposed Mechanisms

On October 18, 2024, NJDCA published local and regional affordable housing obligations pursuant to P.L.2024, c.2. proposing that Fredon Township has a Fourth Round present need, or rehabilitation, obligation of **0 units** and a prospective need of **70 units**. On January 22, 2025, the Township Committee adopted Resolution 2025-28, accepting the obligations as proposed by NJDCA.

The Township proposes to continue using the RDP from the Third Round of 29 units plus a redevelopment RDP of 7 units, for a total RDP of 36 units. The Township proposes a durational adjustment to all of its unmet need but has several mechanisms in place, identified below, to address the obligation outside of sewer service obligations. Likewise, the PD Inclusionary Zone and the MUMD Inclusionary Zone remain in place.

Municipally Sponsored/100% Affordable

The Township proposes to address 10 units through a municipally-sponsored 100% affordable project that meets the criteria under N.J.A.C. 5:97-3.14. This program will include a review of municipally owned properties that are suitable for single family residential development. The Township will partner with a non-profit affordable housing partner, such as Habitat for Humanity, to donate Township-owned land for the construction of affordable family for sale units.

Group Home/Supportive Housing Program

The Township will support the development of two (2) supportive houses/group homes, each with four (4) bedrooms for a total of 8 units. It is anticipated that all of these bedrooms will be occupied by very-low-income individuals. At least one group home will be available for occupancy by July 1, 2030. The Township plans to partner with supportive and special needs housing providers to create these units. The program will be funded by the Township's Affordable Housing Trust Fund.

Mandatory Set-Aside Ordinance

The Township will also propose a mandatory affordable housing set-aside ordinance. This ordinance would require any property in Fredon Township that is currently zoned for nonresidential uses and subsequently receives a zoning change, use variance, approval of a redevelopment plan, amendment to a redevelopment plan to permit multi-family residential development would be required to provide an affordable housing set-aside 15 percent if the affordable units will be for rent and 20 percent if the affordable units will be for sale. Additionally, any property that is currently zoned for residential uses and receives a zoning change, density variance, approval of a redevelopment plan or amendment to a redevelopment plan to permit multi-family residential development, which multi-family residential development will be constructed at a density of 6 or more units per acre and yield five (5) or more new dwelling units over and above the underlying or immediately preceding zoning, shall provide an affordable housing set-aside of 15 percent if the affordable units will be for rent and 20 percent if the affordable units will be for sale. This provision does not affect residential development on sites that are zoned for inclusionary residential development as part of the Township's Housing Element and Fair Share Plan, which are subject to the affordable housing set-aside requirements set forth in the applicable zoning. This requirement does not give any developer the right to any such rezoning, variance or other relief, or establish any obligation on the part of the Fredon Township to grant such rezoning, variance, or other relief. A property shall not be permitted to be subdivided so as to avoid compliance with this requirement.

Township of Fredon Housing Element and Fair Share Plan – Fourth Round 2025-2035

Summary of Fair Share Plan Fredon Township, Sussex County

Project	Type	Units	Bonus	Total Credits
Prior Round				
SCARC Group Home	Supportive Housing	6	2	8
Willowglen Academy – Fredon	Supportive Housing	5	2	7
Willowglen Academy – Hilltop	Supportive Housing	3	2	5
Richardson House	Supportive Housing	4	2	6
434 Route 94	For-Sale Affordable Unit	1	0	1
PD Zone - Highview Estates	Inclusionary Zoning	2	0	2
	<i>Total</i>	21	8	29
Prior Round Obligation				29
Third Round				
Rehabilitation Program	Rehabilitation	8	0	8
Rehabilitation Total				8
Third Round Rehabilitation Obligation				8
PD Zone - Highview Estates	Inclusionary Zoning	27	9	36
Durational Adjustment	Durational Adjustment	65	0	65
Prospective Need Total				101
Third Round Prospective Need Obligation				101
Fourth Round				
MUMD Inclusionary Zone	Inclusionary Zoning	10	0	0
Group Homes	Supportive Housing	8	0	0
Municipally Sponsored 100% Affordable	Municipally Sponsored 100% Affordable	10	0	0
Unmet Need/ Durational Adjustment	Unmet Need /Durational Adjustment	70	0	70
Fair Share Plan Total		98	0	70
Fourth Round Obligation				70
Proposed Mechanisms				28
Unmet Need/ Durational Adjustment				70

Appendix A – Resolutions

TO BE PROVIDED

**TOWNSHIP OF FREDON
RESOLUTION NO: 2025-36**

**RESOLUTION RE: APPOINTMENT OF ALEXANDRA USINOWICZ AS
MUNICIPAL HOUSING LIAISON EFFECTIVE JANUARY 1, 2025**

WHEREAS, under authorization of the New Jersey Fair Housing Act (N.J.S.A. 52:27D-301, et seq., the Township of Fredon is implementing a program to provide affordable housing units to low- and moderate-income households within the Township; and

WHEREAS, the Borough's Affordable Housing Ordinance sets forth the duties of the Municipal Housing Liaison that requires a Municipal Housing Liaison oversee the Township's affordable housing program; and

WHEREAS, pursuant to N.J.A.C. 5:93-1 et seq. and N.J.A.C. 5:80-26.1 et seq., the Township of Fredon is required to appoint a Municipal Housing Liaison for administration of Fredon's Affordable Housing Program to enforce the requirements of N.J.A.C 5:93-1 et seq. and N.J.A.C. 5:80-26.1 et seq.

NOW THEREFORE BE IT RESOLVED, by the Township Committee of the Township of Fredon in the County of Sussex, and the State of New Jersey that Alexandra Usinowicz as the Municipal Housing Liaison for the administration of the affordability controls of the Township's housing program for the year 2025 with an annual salary of \$2,400.

CERTIFICATION

I hereby certify that the above is a true copy of a Resolution passed by the Fredon Township Committee at a Regular Meeting held on March 12, 2025.

Suzanne Boland, RMC
Township Clerk

Appendix B – Ordinances

§ 45-73. Development fees. [Added by Ord. No. 2006-12]**A. Development fees, general.**

- (1) All residential development that results in construction of three or fewer new market-rate dwelling units shall pay a development fee of 1% of the equalized assessed value for residential development.
- (2) When an increase in residential density pursuant to N.J.S.A. 40:55D-70d(5) (known as a "d" variance) has been permitted, related to the construction of three or fewer new market-rate dwelling units, developers may be required to pay a development fee of 6% of the equalized assessed value for each additional unit that may be realized. However, if the zoning on a site has changed during the two-year period preceding the filing of such a variance application, the base density for the purposes of calculating the bonus development fee shall be the highest density permitted by right during the two-year period preceding the filing of the variance application.
- (3) The term "developer" shall mean the legal or beneficial owner or owners of a lot or of any land proposed to be included in a proposed development, including the holder of an option or contract to purchase, or other person having an enforceable proprietary interest in such land.
- (4) All residential development that results in construction of more than three new market-rate dwelling units and all nonresidential development that results in an increase in gross floor area of any existing nonresidential buildings or the construction of a new nonresidential building in the Township is subject to growth share requirements.

B. Eligible exaction, ineligible exaction and exemptions.

- (1) Affordable housing developments shall be exempt from paying development fees.
- (2) Expansion of existing residential structures shall be exempt.
- (3) Developments that have received preliminary or final approval prior to the effective date of this section shall be exempt from paying a development fee unless the developer seeks a substantial change in the approval, or the plan is abandoned, approval lapses, or the period of protection pursuant to N.J.S.A. 40:55D-52 expires without extension.

C. Collection of fees.

- (1) Fifty percent of the development fee will be collected at the time of issuance of the building permit. The developer shall submit to the Housing Officer an estimate of the assessed value of the new construction and lot to be verified if required by the Tax Assessor.
- (2) The remaining portion will be collected at the issuance of the certificate of occupancy. At the issuance of certificates of occupancy, the Tax Assessor shall calculate the equalized assessed value and the appropriate development fee. The developer shall be responsible for paying the difference between the fee calculated at building permit and that determined at issuance of certificate of occupancy.

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- (3) Imposed and collected development fees that are challenged shall be placed in an interest-bearing escrow account by the Township. If all or a portion of the contested fees are returned to the developer, the accrued interest on the returned amount shall also be returned.

D. Affordable housing trust fund.

- (1) There is hereby created an interest-bearing housing trust fund for the purpose of depositing development fees collected from residential developers. All development fees paid by developers pursuant to this section shall be deposited in this fund.
- (2) Within seven days from the opening of the trust fund account, the Township shall provide COAH with written authorization, in the form of a three-party escrow agreement between the municipality, the bank and COAH, to permit COAH to direct the disbursement of the funds as provided for in N.J.A.C. 5:94-6.16(b).
- (3) No funds shall be expended from the affordable housing trust fund unless the expenditure conforms to a spending plan approved by COAH. All interest accrued in the housing trust fund shall only be used on eligible affordable housing activities approved by COAH.

E. Use of funds.

- (1) Funds deposited in the housing trust fund may be used for any activity approved by COAH to address the municipal fair share. Such activities include, but are not limited to: rehabilitation, new construction, RCAs subject to the provisions of N.J.A.C. 5:94-4.4(d), ECHO housing, purchase of land for affordable housing, improvement of land to be used for affordable housing, purchase of housing, extensions or improvements of roads and infrastructure to affordable housing sites, financial assistance designed to increase affordability, or administration necessary for implementation of the Housing Element and Fair Share Plan. The expenditure of all funds shall conform to a spending plan approved by COAH.
- (2) Funds shall not be expended to reimburse the Township for past housing activities, and funds will only be expended by the Township after approval by COAH.
- (3) After subtracting development fees collected to finance an RCA, a rehabilitation program or a new construction project that are necessary to address the Township's affordable housing obligation, at least 30% of the balance remaining shall be used to provide affordability assistance to low- and moderate-income households in affordable units included in the municipal Fair Share Plan. One-third of the affordability assistance portion of development fees collected shall be used to provide affordability assistance to those households earning 30% or less of median income by region.
- (4) No more than 20% of the revenues collected from development fees each year, 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.

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- F. Monitoring. The Township shall complete and return to COAH all monitoring forms related to the collection of development fees, expenditures of revenues and implementation of the spending plan certified by COAH. All monitoring reports shall be completed by the Township on forms designed by COAH.

§ 45-72. Growth share. [Added by Ord. No. 2006-11]

- A. Growth share, general. The growth share requirements contained in this section apply to construction in all zones within the Township. Responsibility for constructing an affordable housing unit or making a contribution in lieu of construction shall be as provided for under this section. Furthermore, this section shall apply regardless of whether a subdivision or site plan is involved in the creation of the lot under construction or if the construction is on a preexisting lot. The triggering mechanism for growth share responsibility shall be the issuance of a building permit for new construction.
- B. Exceptions.
- (1) Residential development that results in the construction of three or fewer new market-rate dwelling units shall be subject to development fees rather than a growth share requirement.
 - (2) Developments that have received unexpired preliminary or final approval from the Fredon Township Land Use Board prior to the effective date of this section are exempt from the growth share requirement.
 - (3) Notwithstanding the foregoing, in the event an application is made to the Land Use Board for an extension of a preliminary or final approval, and such extension is granted, this section shall apply, and shall become a condition of such approval. In the event an application is made to the Board for a modification of an existing approval, the applicant shall be required to comply with the provisions of this section (i.e., in the event a modification to an approved subdivision results in an additional buildable lot being constructed, the new lot shall be required to comply with the growth share requirements in effect at the time the building permits are applied for such development). Compliance with this section shall be a condition of the approval. **[Amended 11-10-2016 by Ord. No. 2016-11¹]**
- C. Residential development.
- (1) Except as exempted in Subsection B, residential development which results in the construction of new market-rate dwelling units shall provide one affordable housing unit on site for every eight market-rate units constructed. In the event that a developer is constructing fewer than eight market-rate units, it shall make a payment in lieu of construction using the formula contained in Subsection C(2) of this section.
 - (2) For developments that result in a number of market-rate residential units not evenly divisible by eight, the developer shall construct the whole number of affordable units on-site, and for fractional units, the developer shall make a payment in lieu of constructing the additional affordable unit. The amount of the payment shall be established by subtracting any whole multiples of eight from the total number of market-rate residential units being created, dividing any remaining number of units by eight and multiplying the resulting fraction by \$142,000.
- D. Nonresidential development.

1. Editor's Note: This ordinance provided an effective date of 1-1-2017.

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- (1) All nonresidential development that results in an increase in gross floor area of any existing nonresidential building or the construction of a new nonresidential building in the Township shall provide one affordable unit for every 25 jobs that result from the application of standards adopted by COAH as follows:

Use Group	Description	Square Feet Generating One Affordable Unit	Jobs Per 1,000 Square Feet
B	Office buildings. Places where business transactions of all kinds occur. Includes banks, corporate offices, government offices, professional offices, car showrooms and outpatient clinics.	8,333	3
M	Mercantile uses. Buildings used to display and sell products. Includes retail stores, strip malls, shops and gas stations.	25,000	1
F	Factories where people make, process, or assemble products. Includes automobile manufacturers, electric power plants, foundries, and incinerators. F use group includes F1 and F2.	12,500	2
S	Storage uses. Includes warehouses, parking garages, lumberyards, and aircraft hangers. S group includes S1 and S2.	125,000	0.2
H	High hazard manufacturing, processing, generation and storage uses. H group includes H1, H2, H3, H4 and H5.	25,000	1
A1	Assembly uses, including concert halls and TV studios.	12,500	2
A2	Assembly uses, including casinos, night clubs, restaurants and taverns.	8,333	3

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Use Group	Description	Square Feet Generating One Affordable Unit	Jobs Per 1,000 Square Feet
A3	Assembly uses, including libraries, lecture halls, arcades, galleries, bowling alleys, funeral parlors, gymnasiums and museums, but excluding houses of worship.	8,333	3
A4	Assembly uses, including arenas, skating rinks and pools.	8,333	3
A5	Assembly uses, including bleachers, grandstands, amusement park structures and stadiums.	Exclude	Exclude
E	Schools K-12	25,000	1
I	Institutional uses such as hospitals, nursing homes, assisted living facilities and jails. I group includes I1, I2, I3 and I4.	12,500	2
R1	Hotels and motels.	31,250	0.8
U	Miscellaneous uses. Fences, tanks, barns, agricultural buildings, sheds, greenhouses, etc.	Exclude	Exclude

- (2) All nonresidential development creating fewer than 25 jobs may provide one affordable unit on- or off-site or by utilizing an alternative method of growth share compliance pursuant to N.J.A.C. 5:94-4.8 et seq. and as approved by the Township, or make a payment in lieu of constructing the affordable housing unit. If the developer selects the latter option, the payment amount shall be calculated by utilizing the second column in the chart from Subsection D(1). The formula to be used is as follows: square footage of proposed use divided by 1,000 square feet, multiplied by the number of jobs as reflected in the second column of the chart in Subsection D(1), then divide the number by 25 and multiply this number by \$142,000.

Example: Proposed Construction — 4,000 square feet of office space

1. $40,000/1,000 = 4$ jobs
2. **Multiply by the total in #1 per 1,000 square feet (Chart 5A): $4 \times 3 = 12$**
3. **Divide the total in #2 by 25: $12/25 = 0.48$**
4. Multiply the total in #3 by \$142,000 = $0.48 \times \$142,000 = \$68,160$

E. General provisions.

- (1) Affordable housing units being constructed on site or off site shall meet the requirements of the Chapter 110, Affordable Housing, and shall be in conformance with COAH's third round rules at N.J.A.C. 5:94-1 et seq. and the Uniform Housing Affordability Controls at N.J.A.C. 5:80-26.1 et seq., including, but not limited to, requirements regarding maximum rent and/or sales prices, affordability average, bedroom distribution, and affirmative marketing.
- (2) As an alternative to fulfilling the affordable housing requirements set forth in Subsections C and D, developers may, with the approval of the Township, utilize an alternative mechanism for providing affordable housing to meet the Township's growth share obligations as allowed by COAH pursuant to N.J.A.C. 5:94-4.8 et seq. If a developer intends to utilize an alternative mechanism, such request should be made during the preliminary land use approval process which shall be incorporated into the resolution and developer's agreement.
- (3) To the greatest extent possible, affordable housing units being provided within inclusionary developments shall be disbursed throughout inclusionary developments and shall be located within buildings designed to be architecturally indistinguishable from the market-rate units otherwise being constructed within the development. To that end, the scale, massing, roof pitch and architectural detailing (such as the selection of exterior materials, doors, windows, etc.) of the buildings containing the affordable housing units shall be similar to and compatible with that of the market-rate units.
- (4) In the case of residential developments that are required to construct affordable housing, the developer must comply with the following construction schedule provided for under N.J.A.C. 5:94-4.4(f) as follows:

Percentage of Market-Rate Units Completed	Minimum Percentage of Low/Moderate-Income Units completed
25	0
25 + 1 unit	10%
50	50%
75	75%
90	100%

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- (a) In the case of nonresidential construction, the developer shall advise the Township of how and where developer intends to construct the affordable unit(s) as part of its preliminary application before the Land Use Board. The affordable housing unit(s) must be constructed prior to the issuance of the certificate of occupancy for the nonresidential unit. In the event that a payment in lieu of construction is to be made regardless whether it is residential or nonresidential unit, the amount per unit shall be the amount in effect at the time the property owner or developer obtains the building permit. **[Amended 11-10-2016 by Ord. No. 2016-11²]**
- (b) Thirty percent of the payment in lieu of construction shall be paid at the time that the building permit is issued, and the balance shall be paid in full prior to the issuance of the certificate of occupancy.
- (5) Full compliance with the affordable housing requirements is mandatory and nonwaivable. The applicant must demonstrate to the Township that the affordable housing obligation will be satisfied prior to obtaining the first building permit, with compliance being a continuing condition during construction.
- (6) All affordable units shall comply with all COAH requirements, including but not limited to containing a thirty-year deed restriction as required by COAH.
- (7) Affordable units: 50% of the units shall be low-income and 50% moderate-income as required by COAH.
- (8) Bedroom mix shall be in accordance with current COAH rules in effect at the time the building permit is issued.
- (9) Where possible, the affordable housing structures shall be consistent in size and architectural features with the neighborhood or as approved by the Land Use Board. Additionally, in the case of a multi-unit development the affordable units must be fully integrated with the market-rate units. **[Amended 11-10-2016 by Ord. No. 2016-11³]**

F. Payment in lieu of provisions.

- (1) Any payment in lieu of amount of \$142,000 (Backup documentation supporting the per-unit cost must be received.) shall be derived from the analysis of the subsidy required to create an affordable housing unit in the Township, which analysis shall be on file in the office of the Township.
- (2) All payments in lieu of constructing affordable housing shall be deposited by the Township into an affordable housing trust fund to be established by the Township in conformance with regulations established by COAH and shall at all times be identifiable from development fees. These funds shall be used by the Township.

§ 45-73. Development fees. [Added by Ord. No. 2006-12]

A. Development fees, general.

2. Editor's Note: This ordinance provided an effective date of 1-1-2017.

3. Editor's Note: This ordinance provided an effective date of 1-1-2017.

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- (1) All residential development that results in construction of three or fewer new market-rate dwelling units shall pay a development fee of 1% of the equalized assessed value for residential development.
- (2) When an increase in residential density pursuant to N.J.S.A. 40:55D-70d(5) (known as a "d" variance) has been permitted, related to the construction of three or fewer new market-rate dwelling units, developers may be required to pay a development fee of 6% of the equalized assessed value for each additional unit that may be realized. However, if the zoning on a site has changed during the two-year period preceding the filing of such a variance application, the base density for the purposes of calculating the bonus development fee shall be the highest density permitted by right during the two-year period preceding the filing of the variance application.
- (3) The term "developer" shall mean the legal or beneficial owner or owners of a lot or of any land proposed to be included in a proposed development, including the holder of an option or contract to purchase, or other person having an enforceable proprietary interest in such land.
- (4) All residential development that results in construction of more than three new market-rate dwelling units and all nonresidential development that results in an increase in gross floor area of any existing nonresidential buildings or the construction of a new nonresidential building in the Township is subject to growth share requirements.

B. Eligible exaction, ineligible exaction and exemptions.

- (1) Affordable housing developments shall be exempt from paying development fees.
- (2) Expansion of existing residential structures shall be exempt.
- (3) Developments that have received preliminary or final approval prior to the effective date of this section shall be exempt from paying a development fee unless the developer seeks a substantial change in the approval, or the plan is abandoned, approval lapses, or the period of protection pursuant to N.J.S.A. 40:55D-52 expires without extension.

C. Collection of fees.

- (1) Fifty percent of the development fee will be collected at the time of issuance of the building permit. The developer shall submit to the Housing Officer an estimate of the assessed value of the new construction and lot to be verified if required by the Tax Assessor.
- (2) The remaining portion will be collected at the issuance of the certificate of occupancy. At the issuance of certificates of occupancy, the Tax Assessor shall calculate the equalized assessed value and the appropriate development fee. The developer shall be responsible for paying the difference between the fee calculated at building permit and that determined at issuance of certificate of occupancy.
- (3) Imposed and collected development fees that are challenged shall be placed in an interest-bearing escrow account by the Township. If all or a portion of the contested fees are returned to the developer, the accrued interest on the returned amount shall also be

returned.

D. Affordable housing trust fund.

- (1) There is hereby created an interest-bearing housing trust fund for the purpose of depositing development fees collected from residential developers. All development fees paid by developers pursuant to this section shall be deposited in this fund.
- (2) Within seven days from the opening of the trust fund account, the Township shall provide COAH with written authorization, in the form of a three-party escrow agreement between the municipality, the bank and COAH, to permit COAH to direct the disbursement of the funds as provided for in N.J.A.C. 5:94-6.16(b).
- (3) No funds shall be expended from the affordable housing trust fund unless the expenditure conforms to a spending plan approved by COAH. All interest accrued in the housing trust fund shall only be used on eligible affordable housing activities approved by COAH.

E. Use of funds.

- (1) Funds deposited in the housing trust fund may be used for any activity approved by COAH to address the municipal fair share. Such activities include, but are not limited to: rehabilitation, new construction, RCAs subject to the provisions of N.J.A.C. 5:94-4.4(d), ECHO housing, purchase of land for affordable housing, improvement of land to be used for affordable housing, purchase of housing, extensions or improvements of roads and infrastructure to affordable housing sites, financial assistance designed to increase affordability, or administration necessary for implementation of the Housing Element and Fair Share Plan. The expenditure of all funds shall conform to a spending plan approved by COAH.
- (2) Funds shall not be expended to reimburse the Township for past housing activities, and funds will only be expended by the Township after approval by COAH.
- (3) After subtracting development fees collected to finance an RCA, a rehabilitation program or a new construction project that are necessary to address the Township's affordable housing obligation, at least 30% of the balance remaining shall be used to provide affordability assistance to low- and moderate-income households in affordable units included in the municipal Fair Share Plan. One-third of the affordability assistance portion of development fees collected shall be used to provide affordability assistance to those households earning 30% or less of median income by region.
- (4) No more than 20% of the revenues collected from development fees each year, 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.

F. Monitoring. The Township shall complete and return to COAH all monitoring forms related to the collection of development fees, expenditures of revenues and implementation of the spending plan certified by COAH. All monitoring reports shall be completed by the

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Township on forms designed by COAH.

FREDON TOWNSHIP MANDATORY SET-ASIDE ORDINANCE

Section 45-72A-D- GROWTH SHARE is repealed and replaced with the following:

Section 45-72A - MANDATORY SET-ASIDE ORDINANCE

- (1) If the Township or Township Land Use Board 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 Land Use Board 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 Land Use Board, 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 Land Use Board 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 inclusionary projects in which the low and moderate units are to be offered for sale, the minimum set-aside percentage is twenty (20) percent; for projects in which the low and moderate income units are to be offered for rent, the minimum set-aside percentage is fifteen (15) 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.

Sections B, C, D RESERVED

DRAFT

§ 550-75. Goals and objectives.

The primary goal of the Mixed-Use Market District (MUMD) Zone is to promote a community center consisting of both commercial and higher-density residential uses that are developed around a pedestrian trail system and central park facility. A conceptual plan illustrating the types and layout of uses envisioned in the MUMD Zone is located at the end of this chapter. In order to encourage the flexibility and economy of layout and design needed to achieve this plan, it is intended that the MUMD Zone be developed through the use of planned unit developments. Planned unit developments are authorized under N.J.S.A. 40:55D-39b of the Municipal Land Use Law. Consistent with the illustrative concept plan, the objectives of these planned unit developments, as applicable to this chapter, are as follows:

- A. To provide approximately 65,000 square feet of new retail development to be concentrated south of Willows Road, as well as to encourage existing retail to be incorporated into the overall plan design, where appropriate.
- B. To provide a public plaza in a central location adjacent to new retail development off of Route 94 and Willows Road, with the intention of creating a central gathering place for the community for the use during community events such as farmer's markets and public ceremonies.
- C. To provide detached single-family dwelling units or attached two-family dwellings in areas proximate to existing single-family dwelling units; specifically, these areas include the western edge of the MUMD Zone, and the area to the east of Route 94 and north of Willows Road.
- D. To provide townhouse units in appropriate areas throughout the MUMD Zone; specifically, these areas include the northwestern corner of the zone, the area along the west side of Route 94 in the southern portion of the zone, the area south of the new retail development to be provided to the east of Route 94 and south of Willows Road, and the area along the east side of Route 94 to the north of Willows Road, as delineated on the concept plan.
- E. To provide for a 38,000 square foot, sixty-five-unit assisted-living facility along the western edge of the MUMD Zone to serve the community's senior population, as delineated on the concept plan.
- F. To provide a 20% set-aside for affordable housing within all of the MUMD Zone's residential developments, consistent with the Township's Housing Element and Fair Share Plan and the Council on Affordable Housing's (COAH) third round rules.
- G. To provide a pedestrian passive recreation trail system along the Paulins Kill (a Category 1 stream that parallels Route 94 to the west) which connects existing parks, open space and residential development with the new retail and residential developments to be provided on both sides of Route 94 in the MUMD Zone. The trails are to be incorporated throughout the MUMD as delineated on the concept plan.
- H. To establish pocket parks in the unconstrained areas along the pedestrian trail system in order to provide active and passive recreational opportunities for the residents of the MUMD Zone.
- I. To protect and preserve the environmentally sensitive features of the MUMD Zone through

careful land use planning and tract development consistent with a four-step design process.

§ 550-76. Minimum area requirement.

- A. The minimum land area required for a planned unit development shall be 20 contiguous acres. For the purpose of this requirement, streets shall not be deemed to divide acreage.
- B. Notwithstanding the above provisions, all retail businesses located in the MUMD Zone that exist as of the date of this chapter shall be permitted to expand or make alterations consistent with the TC Town Center zone district regulations that applied prior to the date of this chapter, as set forth in § 550-81F.

§ 550-77. Permitted uses.

The following uses shall be permitted in the MUMD Zone:

- A. Retail stores, provided, however, that single occupancy stores shall be limited to 20,000 square feet or less.
- B. Personal service establishments.
- C. Banks.
- D. Post offices.
- E. Restaurants, eating and drinking establishments.
- F. Instructional studio spaces, including dance, artist, martial art, music, and related studios.
- G. Museums, art galleries and libraries.
- H. Funeral homes and mortuaries.
- I. Hotels and motels.
- J. Indoor theaters, bowling alleys, and health and fitness facilities.
- K. Child-care facilities, pursuant to N.J.S.A. 40:55D-66.6.
- L. Adult day-care facilities.
- M. Professional, financial and medical offices above at-grade retail or other principal permitted uses set forth in Subsections A through H above.
- N. Assisted-living residences.
- O. Residential dwelling units, including:
 - (1) Single-family detached units.
 - (2) Duplexes.
 - (3) Townhouses.

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- (4) Multifamily units above at-grade retail or other principal permitted uses set forth in Subsections A through H above.
- P. Community residences for the developmentally disabled and community shelters for victims of domestic violence, subject to the standards for detached single-family residential dwellings.
- Q. Trails designed in accordance with § 550-45.

§ 550-78. Conditional uses.

Permitted conditional uses in the MUMD Zone shall be as follows:

- A. Public or institutional uses, subject to the conditions listed in § 550-50A.
- B. Public utility uses, subject to the conditions listed in § 550-50B.
- C. A cannabis cultivator with ancillary manufacturer shall meet the following conditions when permitted as a conditional use. **[Added 11-22-2021 by Ord. No. 2021-11]**
 - (1) Location: The property and facility shall have frontage on and direct access to Route 94.
 - (2) Minimum lot size: The lot shall not be less than 10 acres in size.
 - (3) Building size: The building's size shall be proportionate with the lot on which it is situated as follows:
 - (a) No building or cultivation/manufacturer use shall occur on a lot less than 10 acres;
 - (b) A building up to 45,000 square feet may be situated on a lot of 10 acres or more;
 - (c) A building with square footage up to 15% of the total area of the lot may be situated on a lot of 20 acres or more.
 - (4) Building requirements: The building shall be constructed as a permanent structure. No cultivation or manufacturing operations may take place in the following:
 - (a) Greenhouse;
 - (b) Shed;
 - (c) Hoop house;
 - (d) Open field.
 - (5) Buffering requirements. The following buffering requirements shall apply:
 - (a) The building shall be located no less than 1,500 feet from any property used for school purposes;
 - (b) The building shall be located no less than 200 feet from a private residence. **[Amended 12-13-2023 by Ord. No. 2023-13]**
 - (6) Signage: Signs shall be limited to street address and identification/name of business.

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Signage shall not promote consumption of any cannabis products. All other signage regulations in the Zone shall be met.

- (7) Allocation of building use: Cannabis manufacturing may only occur in a building used for cannabis cultivation. No more than 20% of a building used for cultivation may be allocated for manufacturing by a cannabis manufacturer, as well as office use in connection with the cultivation and manufacturing business.
- (8) Site plan approval. All cannabis cultivators require major site plan and conditional use approval. A zoning certificate cannot be issued until Board approval is obtained. When seeking site plan approval, Cannabis Cultivators shall submit the following for Board approval.
 - (a) A safety and security plan, which shall include, but shall not limited to:
 - [1] Security lighting;
 - [2] Fencing, including the proposed height and materials;
 - [3] Security cameras;
 - [4] Fire evacuation;
 - [5] Chemical exposure and spill response plan;
 - (b) An emergency services access plan;
 - (c) Disposal plan for cannabis waste;
 - (d) Water treatment, usage and discharge plan;
 - (e) Septic system and waste plan;
 - (f) Vehicle parking and traffic circulation plan.
- (9) Product consumption: No cannabis products shall be permitted to be consumed on site.
- (10) Odor control: The facility shall provide an air treatment system with sufficient odor absorbing ventilation and exhaust systems such that any odor generated inside the facility is not detectable by a person of reasonable sensitivity at the property line of the subject property. Odor from the facility shall be monitored periodically at the discretion of the Township by a licensed, qualified contractor chosen by the Township and paid for by the operator.

§ 550-79. Accessory uses.

Permitted accessory uses in the MUMD Zone shall be as follows:

- A. Off-street parking and loading designed in accordance with § 424-32 of Chapter 424, Site Plan Review.
- B. Outdoor cafes associated with and on the same lot as indoor eating facilities such as coffee shops, restaurants, ice cream parlors, bakeries, and cafes. Outdoor cafes shall be designed in

accordance with § 550-39.

- C. Windmills in accordance with the provisions of § 550-40.
- D. ¹Small solar systems limited to the lesser of 15 kilowatts (15 kw) or 110% of the average of the three prior years' electrical energy consumption. Solar panels and solar arrays may be rooftop mounted or ground mounted in the rear yard area only, at the applicant's discretion. Ground-mounted solar panel arrays shall be prohibited from being located within the front yard area. In the event that an applicant proposes to locate ground-mounted solar panel arrays in the side yard area, application shall be made to the Zoning Officer for the grant of a waiver. In order to receive such waiver, the applicant shall demonstrate to the Zoning Officer that the location of the solar panel arrays on the roof of the residence (or other structure on the lot) or in the rear yard area is impracticable or will exact undue hardship because of peculiar conditions pertaining to the land in question. In the event that the Zoning Officer has doubt or difficulty with making a determination as to the granting of such waiver or in the event that the Zoning Officer denies such waiver, application shall be made to the Land Use Board for the grant of such waiver, which shall be treated as an exception pursuant to N.J.S.A. 40:55D-51. All ground-mounted small solar systems will be located upon the lot in closer proximity to the principal residence thereon than to any neighboring homes or building envelopes on adjoining properties that are unimproved. Ground-mounted solar arrays permitted by the Land Use Board, upon proper application, to be located within the side yard setback area shall be effectively screened from view from the street and adjacent properties by evergreen plantings having a minimum planted height of 48 inches and a maximum on-center planting spacing of 10 feet to create a continuous visual buffer. After completion of installation, the applicant shall provide written notice of the existence of such small solar energy system to the emergency service providers (Fredon Township Fire Department and Fredon Emergency Medical Services) identifying the subject property by block and lot, street address and a graphic plan or narrative identifying the location of the electrical service disconnect for the solar energy system. **[Amended 6-14-2012 by Ord. No. 2012-05]**
- E. Outdoor furnaces in accordance with the provisions of § 550-42.
- F. Fences and walls designed in accordance with § 550-28.
- G. Signs designed in accordance with § 550-138.
- H. Other accessory buildings or uses customarily incidental to the principal permitted use in the zone.

§ 550-80. Common open space requirement.

The following open space requirements shall be applicable to all planned unit developments:

- A. A minimum of 25% of the gross area of the planned unit development shall be set aside for common open spaces, which may include parks, preserves, active and passive recreation areas, lakes, ponds, playgrounds, tennis courts, swimming facilities, drainage, and other similar uses, along with structures and accessory features appurtenant thereto.

1. Editor's Note: For the current provisions regarding solar energy devices, see §§ 550-41 through 550-41.3.

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- B. Unless permitted by the Land Use Board, the following shall not be calculated into the open space percentages: flood hazard areas, bodies of water and/or retention basins, wetlands, slopes greater than 15%, streets, driveways, paved parking areas, sidewalks, private yards, and other similar areas. The Land Use Board may, however, require such areas to be considered part of common open space for maintenance purposes.
- C. Where the planned unit development contains land area within 300 feet of the Paulins Kill Category 1 stream, the required common open space area shall include trail segments contributing to a zone-wide pedestrian trail system. The trail system is intended to extend along the stream and ultimately connect the new commercial uses and residential development in the MUMD Zone with Lodestar Park to the south and the nature conservancy lands to the northeast. Where feasible, pockets for active recreation facilities shall be constructed along the trail system.
- D. Where the planned unit development contains nonresidential development totaling 10,000 square feet or more of gross floor area, the required common open space area shall include a public plaza. Such plaza shall be provided at a minimum ratio of 50 square feet per 1,000 square feet of gross floor area. The plaza shall include, at a minimum, landscaping walkways and benches.
- E. The requirements set forth in §§ 550-106 through 550-108, with respect to the protection, ownership and maintenance of common open space which is to be set aside as herein provided, shall be applicable to a planned unit development.

§ 550-81. Development standards.

The following development standards shall be applicable to all planned unit developments:

- A. Affordable housing requirement.
 - (1) In accordance with the Township's Housing Element and Fair Share Plan, 20% of all dwelling units constructed in the MUMD Zone shall be set aside for low- and moderate-income households and developed in accordance with applicable Township and state regulations. For the purpose of this requirement, dwelling units shall be deemed to include assisted-living units.
- B. Location of nonresidential uses.
 - (1) New nonresidential uses shall not be permitted north of Willows Road. However, all lawfully preexisting retail businesses shall be permitted to expand or make alterations consistent with the TC Town Center Zone district regulations that applied prior to the date of this chapter, as set forth in § 550-81F.
 - (2) For the purpose of this requirement, an assisted-living residence shall not be deemed a nonresidential use.
- C. Ratio of nonresidential and residential uses.
 - (1) For every 675 square feet of new nonresidential space in a planned unit development, there shall also be provided one townhouse dwelling unit.

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- (2) Where 15 or more townhouse units are provided to the south of Willows Road, new nonresidential space shall also be provided at a minimum ratio of 675 square feet per townhouse unit.
- (3) For the purpose of these requirements, an assisted-living residence shall not be deemed a nonresidential use.

D. Maximum densities.

- (1) The maximum amount of new nonresidential space that shall be developed in the entire MUMD Zone is one square foot per 228 square feet of land area. However, such new nonresidential space may be clustered to a density of one square foot per 11 square feet of land area.
- (2) The maximum number of townhouse units that shall be developed in the entire MUMD Zone is one townhouse for every 3.55 acres. However, such townhouse units may be clustered to a density of one townhouse per 2.75 acres of land area.
- (3) The maximum number of detached single-family dwelling units that shall be developed in the entire MUMD Zone is one unit for every 4.2 acres. However, such detached single-family dwelling units may be clustered to a density of one unit per acre on a minimum of 10,000 square foot lots.
- (4) The maximum number of dwelling units permitted in Subsection D(2) and (3) above are based on septic system design capacity in the MUMD Zone; however, the reviewing agency may permit an increase up to 15% if the applicant can demonstrate that sewage treatment facilities could be provided to manage the increased demand.
- (5) For the purpose of this subsection, assisted living units shall not be deemed to be either dwelling units or new nonresidential space.

E. Area, yard and bulk requirements.

- (1) Except as otherwise provided in this section, there shall be no minimum lot area, width, depth or frontage, no minimum building setback, no maximum percentage of lot coverage, no requirement as to front, side or rear yards, and no requirement concerning the location of accessory buildings or structures for any permitted land use in a planned unit development. However, no plan for a planned unit development shall be approved unless the lot areas, widths, depths and frontages, building setbacks, percentages of lot coverage, front, side and rear yards, and locations of accessory buildings or structures provided for in the site plan and subdivision plan are consonant with the public health, safety and general welfare.
- (2) A minimum setback distance of 30 feet shall be provided from all state or county roadways.
- (3) A minimum setback distance of 15 feet shall be provided from all interior roadways in a planned unit development.
- (4) The height of any residential, nonresidential or mixed-use building within a planned unit development shall not exceed 35 feet or three stories.

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- (5) The minimum distance between two buildings shall be no less than the height of the tallest building.
- (6) There shall be a minimum setback of 50 feet from each existing single-family residential zone. Said setback area shall include a fence or vegetation adequate to screen the use from the residential zone.

F. Requirements for preexisting retail businesses.

- (1) Lot area. The minimum lot area for each lot shall be 30,000 square feet.
- (2) Lot dimensions. Each lot shall have the following minimum dimensions:
 - (a) Lot width at the building setback line: 150 feet.
 - (b) Lot width at street right-of-way: 100 feet.
 - (c) Lot depth: 200 feet.
- (3) Yards. Each lot shall have the following minimum yards:
 - (a) Front yard: 75 feet.
 - (b) Side yards: 40 feet each.
 - (c) Rear yard: 50 feet.
- (4) Height. The height of the principal structure shall not exceed 35 feet or 2 1/2 stories, whichever is lesser.
- (5) Building coverage. The maximum building coverage on any lot shall be 20% of the total lot area.
- (6) Impervious coverage. The maximum impervious coverage on any lot shall be 55% of the total lot area.
- (7) Floor area ratio. The ratio of the gross floor area of all building(s) on the lot to the total lot area shall not exceed 0.25.
- (8) Heated floor area. The minimum heated floor area of any building shall be 800 square feet, no less than 600 square feet of which shall be on the first floor.
- (9) Buffers. Where a lot is bounded by property zoned for residential uses, there shall be a minimum buffer of 75 feet between such boundary and any structure, parking lot or driveway constructed on the lot. The buffer area shall include a fence or vegetation adequate to screen the use from the residential zone.

§ 550-82. Planned unit development design process.

When preparing a planned unit development, the developer shall undergo the four-step design process outlined in § 550-101C, with the following exceptions:

- A. Section 550-101C(2) requires that a minimum of 60% of the total tract area be conserved,

and that the required conserved land area consist of the totality of the primary conservation areas. However, planned unit developments in the MUMD Zone shall not be subject to these requirements and instead shall be subject to the common open space requirements set forth in § 550-80 above.

- B. Section 550-101C(3) requires that dwellings be located no closer than 100 feet from primary conservation areas and 50 feet from secondary conservation areas. Furthermore, this section requires that the location of streets and trails be designated after the location of dwellings has been determined. However, planned unit developments in the MUMD shall not be subject to these requirements. Instead, setbacks shall be consistent with sound planning principles and streets, plazas, and trails shall be located first, with buildings and structures located thereafter.

§ 550-83. Timing of development.

The implementation of a planned unit development shall be in sections or stages. Said sections or stages shall be comprised of the various permitted and required land uses in accordance with the following chart:

Maximum/Minimum Staging Chart					
Percentages show required and/or permitted proportions in each stage					
Use	Total Project Time				
Categories	First Stage	Second Stage	Third Stage	Fourth Stage	Last Stage
Open space development	10% minimum	30% minimum	50% minimum	90% minimum	100% minimum
Residential					
Detached	40% maximum	60% maximum	80% maximum	100% maximum	—
Attached	10% maximum	20% maximum	40% maximum	70% maximum	100% maximum
Nonresidential	10% minimum	30% minimum	70% minimum	100% minimum	—

§ 550-98.1. Purpose and introduction.

- A. The purpose of the PD District is to encourage the development of certain large vacant tracts of land which are located close to state highways and existing development, which are either reasonably close to existing water and sewer service areas or are potentially suitable for on-site sewage disposal systems, and, at the same time, to provide a realistic opportunity for affordable housing to be constructed in accordance with the guidelines set forth in the Fair Housing Act, N.J.S.A. 52:27D-301 et seq. (Act), and regulations N.J.A.C. 5:91-1 et seq., and 5:93-1 et seq., and which development is shown on a Concept Plan, attached to this ordinance and made a part hereof as Exhibit B,¹ which envisions the development of 260 dwelling units, including five estate houses. Special standards and procedures applicable to this district only are set forth in this article to expedite the production of affordable housing.
- B. Recognizing that the provision of affordable housing, which is to be produced from among the 150 multifamily apartments intended to be developed, requires the elimination of provisions that are cost-generating to a developer of affordable housing and thereby inhibit its production, the Land Use Board shall process, review, and adjudicate the development applications for the property consistent with the direction of N.J.A.C. 5:93-10 et seq., which requires the municipal board to expedite review and adjudication of the application, remove unnecessary cost-generating features, and cooperate in granting reasonable variances, waivers, and exceptions. Neither the Scenic Corridor Ordinance, § 550-44, nor the Steep Slope Ordinance, § 550-109, shall apply to property in this district. Any provisions of this or any other municipal ordinance, regulation, or law, now existing and/or hereafter adopted, which are in conflict with this article, and which impose restrictions or limitations inconsistent with those of this district, shall be inapplicable to this district.
- C. Settlement Concept Plan. The Township and the property owner have entered into a settlement agreement (agreement) which permits the developer to submit, at its sole discretion, an application for a general development plan (GDP), as defined in the Municipal Land Use Law (see N.J.S.A. 40:55D-45.1 et seq.), and which permits subsequent development applications seeking preliminary and final site plan approvals and preliminary and final subdivision approvals. The Concept Plan, Exhibit B,² is presented for illustrative purposes; does not reflect detailed engineering or layout/design of the development on the site; and does not account for conditions or elements that may be imposed by other governmental agencies with jurisdiction over the development of the property, including but not limited to County of Sussex authorities, the New Jersey Department of Environmental Protection, or the New Jersey Department of Transportation. The Concept Plan provides for development of up to 260 dwelling units, consisting of up to 150 multifamily apartment units; 44 townhouses, or single-family houses under an overlay zone of that townhouse area consistent with single-family standards set forth in this District; and 66 single-family houses, which include up to five large single-family lots. The agreement also provides that development of the property will yield 29 units of affordable housing. Of the 29 units, a minimum of 24 multifamily apartment units shall be built on the property and shall be affordable to low- and moderate-income households. The developer, in its sole discretion, may also choose to construct on site five additional multifamily apartment units that are

1. Editor's Note: Exhibit B is on file in the Township offices.

2. Editor's Note: Exhibit B is on file in the Township offices.

restricted to households of low and moderate income, or it may provide five units off site in a group home for developmentally disabled individuals, where one credit of affordable housing is obtained for every bedroom in the home constructed offsite. In addition, the property shall be zoned for the development of at least 20,000 square feet of commercial, retail and/or office space. This nonresidential space is contemplated to be located in the area of the property abutting Route 94, and it may be located in the same building or buildings as some of the residential units and such mixed-use buildings are permitted. The nonresidential uses may exceed 20,000 square feet and may be contained in several independent structures. The townhouses may be proposed as shown on Exhibit B with the exception that the townhouses may include internal or attached garages, provided they are not "snout" designs and do not extend more than five feet in front of the remainder of the front of the townhouse.

- D. While the standards of this article and Zoning Ordinance are designed to minimize the number and extent of variances, exceptions, and/or waivers associated with the developer's applications for the proposed dwelling units and nonresidential development set forth above, and the applicant shall, to the maximum extent practical, prepare an application and plans which do not require any variances, waivers, or exceptions, the parties recognize that upon development of a fully engineered set of plans, complete for submission to the municipal board, such applications may include variances, waivers, and exceptions, as allowed by law under the Municipal Land Use Law (MLUL). It is also understood by the parties that the Board shall have the authority to take any action authorized by law in connection with the application, variances, waivers, and exceptions. It is the intent of the governing body that the development of the property, as described above, accords with the number, type, and variety of dwelling units and nonresidential development contemplated for the property; that the above-contemplated development promotes the public health, safety, general welfare, and public good, and Fredon's zone plan.

§ 550-98.2. Application procedures.

- A. The applicant shall submit all plans and documents to the Land Use Board for review and approval, as required by the Township Site Plan Review Ordinance.³ The Land Use Board shall distribute the plans to those municipal departments which normally review development plans. The failure of the municipal agencies to submit a report to the Land Use Board shall not extend the time for review and action by the Land Use Board. All reviews by municipal boards, officials, and entities shall be consistent with the provisions of N.J.A.C. 5:93-10 et seq., and such reviews will be designed to expedite review; remove cost-generating standards; and cooperate reasonably to grant variances, waivers, and exceptions, as they may be requested to implement the development contemplated by the agreement and generally illustrated in the Concept Plan, and not withstanding any deviations recognized during the design process to implement the intent of the Concept Plan.
- B. The technical advisors to the Land Use Board shall review the complete application for technical compliance and shall convey comments directly to the applicant's advisers at least five business days in advance of the public hearing so that, at the time of the public hearing, the applicant will have had sufficient opportunity to resolve any technical problems associated with the submission.

3. Editor's Note: See Ch. 424, Site Plan Review.

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- C. The Land Use Board shall conduct a public hearing within the time prescribed by the MLUL on the application, with provision made for expedited review and adjudication in accord with N.J.A.C. 5:93-10. The Land Use Board shall act on the development applications for preliminary and/or final approvals, and applications made for subdivision approval(s), within the times set forth in the MLUL. Should a subsequent final approval be sought, action on the final plan shall be taken by the Board within the number of days of the complete application, as required in the MLUL or such extensions consented to by the applicant.
- D. The development plans submitted shall contain the information required in Chapter 424, Site Plan Review, of the Fredon Code, except that the applicant will be exempted from any requirements to submit environmental statements as directed by Article V of Chapter 424. The applicant may request waivers of any other requirements for submission, subject to review and the granting of such waiver requests under applicable law by the municipal board, and such waivers shall be granted in the normal course.

§ 550-98.3. Permitted, accessory and conditional uses.

Planned developments include the following uses:

A. Permitted uses:

- (1) Single-family residential dwellings.
- (2) Garden apartments.
- (3) Townhouses.
- (4) Assisted-living or continuing-care facilities.
- (5) Community residences for the developmentally disabled and community shelters for victims of domestic violence, subject to the standards for detached single-family residential dwellings.
- (6) Public or private schools and day-care facilities.
- (7) Office and/or retail sales and services in the area east of State Route 94; office and/or retail sales and services and the same mixed-use buildings with housing units in the area shown for commercial buildings in the area east of State Route 94. The office and retail uses may include the following:
 - (a) Retail stores.
 - (b) Personal-service establishments.
 - (c) Banks.
 - (d) Post offices.
 - (e) Restaurants/takeout restaurants.
 - (f) Instructional studio spaces, including dance, artist, martial arts, music, and related studios.

- (g) Museums, art galleries, and libraries.
- (h) Child-care facilities under N.J.S.A. 40:55D-66.6.
- (i) Adult day-care facilities.
- (j) Professional, financial, and medical offices in a single-use or mixed-use building.
- (k) Health, fitness and physical therapy facilities.
- (l) Self-storage facilities.

Development of nonresidential uses may not impede, diminish, or be at the expense of development of the contemplated up to 150 apartment units, including the 29 units of affordable housing.

B. Accessory uses and structures:

- (1) Garages and off-street parking facilities.
- (2) Public or private parks and playgrounds.
- (3) Public or private recreation buildings and facilities.
- (4) Storage and maintenance buildings.
- (5) Customary accessory structures approved as part of the site plan for the development, including fences, walls, lampposts, trellises, and other similar structures.
- (6) Signs, in accord with Article XXIII of the Fredon Zoning Code, as modified under §§ 550-133 and 550-138 of this chapter.
- (7) Trails in accord with § 550-45.
- (8) Water, sewer, and other infrastructure-related structures and elements, including but not limited to roads, towers, pipes, basins, customary and incidental to the provision of utility services.

C. Conditional uses may include:

- (1) Public or institutional uses, subject to the conditions in § 550-50A.
- (2) Public utility uses, subject to the conditions in § 550-50B.

D. Accessory uses may include:

- (1) Off street parking and loading designed in accordance with §§ 424-32 and 424-33, and Article XXII of the Fredon Zoning Code, as modified under § 550-125.
- (2) Outdoor cafes associated with it on the same lot as indoor eating facilities such as coffee shops, restaurants, ice cream parlors, bakeries and cafes. Outdoor cafes shall be designed in accord with § 550-39.

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- (3) Fences and walls designed in accord with § 550-28.
- (4) Signs in accord with Article XXIII of the Fredon Zoning Code, as modified under §§ 550-133 and 550-138 of this chapter.
- (5) Other accessory buildings or uses customarily incidental to the principal permitted uses as defined within this zone district.

§ 550-98.4. Development requirements; development areas; density and bulk requirements.

A. Development requirements.

- (1) Development in the district may be served by public water and sewage systems, where available, but may be served by on-site water and/or sewer treatment facilities. Single-family detached residences on individual lot of 1.5 acres or larger need not be served by these water and sewage facilities. The development shall have a common architectural and design theme throughout the multifamily apartment structures.
- (2) In recognition that the Concept Plan has not yet been fully engineered or designed, the development shall endeavor to provide for pedestrian passive recreational trails along Paulins Kill and for pocket parks along pedestrian trails, in order to provide active and passive recreational opportunities for the residents of the development, with the intent to connect to future and existing walkways and parks and open space in the proposed residential and nonresidential development. The trails, their design, and their linkage to other sites within the development shall be guided by the Township's Master Plan.

B. Development areas, density and coverage.

- (1) The areas of development shall be substantially consistent with the Concept Plan, with recognition that the Concept Plan has not been fully engineered and designed and may be subject to conditions and elements as a result of further engineering, design and review by other agencies and entities with jurisdiction over the development. Notwithstanding such further engineering, design, and review, residential development of the property, as depicted on the Concept Plan, shall not exceed 260 dwelling units, consisting of no more than 150 apartment units, 66 single-family dwelling units which may include up to five single-family large lots, and either 44 townhouses, or single-family dwelling units in the area designated for such townhouses. The maximum coverage by buildings for the entire property shall not exceed 25%. The maximum coverage for the entire property by all impervious surfaces, including buildings, shall not exceed 50%.
- (2) Bulk requirements: apartments.
 - (a) There shall be the following minimum distances between buildings containing apartments. The Land Use Board may reduce the below distances by not more than 1/3 if there is an angle of 20° or more between buildings and sufficient landscaping or buffers are placed between buildings.

[1] Windowless wall to windowless wall: 20 feet.

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- [2] Window wall to window wall: 20 feet.
- [3] Window wall to windowless wall: 20 feet.
- [4] Window wall to window wall, front to front:
 - [a] Building height up to 30 feet: 30 feet.
 - [b] Building height of 30 feet or more: 50 feet.
- [5] Rear to rear: 30 feet.
- [6] End to end: 30 feet.
- [7] Any building face, except garage face to common parking area or street: 12 feet.
- [8] Garage face to common parking area: five feet.
- (b) Buffer areas. The building or associated parking area(s) shall be located within 30 feet of any tract boundary line.
- (c) Building height.
 - [1] No building shall exceed 35 feet in height and 2 1/2 stories, except that:
 - [a] A minority of buildings containing multifamily units, excluding townhouses, may be three stories;
 - [b] Multifamily units, excluding townhouses, shall not exceed 40 feet in height, (i.e., the vertical distance from the finished grade plane to the average height of the highest roof surface, with the average height to be determined by adding the heights of the highest roof surface at its lowest point and its highest point and dividing by two), excluding chimneys, parapets, cupolas, and the like, which may be no higher than four feet from the highest point on the roof of the building;
 - [c] No commercial building shall exceed 40 feet in height; and
 - [d] For a water tower to be located in the southeast corner of the property, accessible by road, whose height shall be permitted to an elevation above ground demonstrated to be necessary to adequately serve water and fire protection for the development of the property via a gravity force-fed system.
 - [2] No other provisions in the Fredon Code, whether or not respecting height of building, shall apply to alter this standard for building height.
- (3) Bulk requirements: townhouses.
 - (a) Front yard setback: minimum 20 feet.
 - (b) Rear yard setback: minimum three feet.

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- (c) Units per building: maximum eight units.
- (d) Side of building to side of building: minimum 20 feet.
- (e) Side by side setback differential for abutting units within building: minimum two feet.
- (f) Side yard: minimum five feet.
- (4) Bulk requirements: single-family residential dwellings.
 - (a) Lot area. No individual lot shall contain less than 8,400 square feet or have a lot width of less than 70 feet and a lot depth of less than 120 feet.
 - (b) Principal building setbacks:
 - [1] Front yard: minimum of 25 feet.
 - [2] Rear yard: minimum of 30 feet.
 - [3] Side yards: minimum of seven feet per side.
 - (c) Where individual lots are not being subdivided, yards shall be created for each building such that a subdivision could occur and all lots and buildings would conform to the area setback requirements set forth in this section.
 - (d) Corner lots/yards: a corner lot's bulk requirements, relative to lot width, lot depth, and/or front yard setback, may be reduced by up to 20% without need of variance relief.
- (5) Accessory building setbacks:
 - (a) Front yard: No accessory building shall extend closer to any street than the nearest point of the principal building.
 - (b) Rear yard: minimum of five feet.
 - (c) Side yards: minimum of five feet.
- (6) Maximum building coverage: 30%.
- (7) Maximum impervious lot coverage: 45%.

§ 550-98.5. Parking requirements.

- A. Parking shall be provided for all residential uses in accord with the Residential Site Improvement Standards (RSIS). Parking for nonresidential users shall be in accord with applicable municipal ordinances as noted within this chapter.
- B. Parking spaces in common parking areas for multifamily residential development shall be located within 250 feet of the dwelling units served.
- C. All required parking for multifamily dwelling units shall be provided off street, except that

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nothing in this article shall be construed to prohibit required parking spaces from being placed perpendicular to a one- or a two-way local street, or at an angle on a one-way local street, provided that both the pavement width of the street and the length of each parking space meet the requirements set forth in the RSIS.

- D. No arterial or intertract collector street shall provide direct access to an individual required parking space for a multifamily dwelling unit.
- E. Parking for commercial, retail and/or office use shall be in accord with the standards of § 550-124 of the Fredon Code.

§ 550-98.6. Affordable housing requirements.

- A. Intent. The intent of this article is to create a realistic opportunity for the development of the property in order to yield 29 affordable rental housing units available to the region's low- and moderate-income households, under relevant affordable housing laws. Fractions between 0.0 and 0.499 shall be rounded down. Fractions between 0.5 and 0.999 shall be rounded up.
- B. On-site construction. At least 24 (but up to 29) affordable housing units shall be built on the property. All on-site affordable housing units shall be built within, and dispersed throughout, the intended 150 multifamily apartment units on the property. Bedroom distribution of affordable units constructed on site shall be in accord with the provisions of N.J.A.C. 5:93-7.3. The design and exterior of affordable housing units shall be comparable to market units and shall be located to have access to the property comparable to that of market units.
- C. Off-site creation of affordable housing. Up to five affordable housing units may be created off site as a group home for the developmentally disabled, with each bedroom in such a structure counting as a unit of credit of affordable housing, in accord with N.J.A.C. 5:93-5.8. Such off-site development shall be at the sole discretion of the developer.
- D. Construction and phasing. The 29 affordable housing units shall be completed consistent with the phasing requirements of N.J.A.C. 5:93-5.6(d) measured with respect to development of the multifamily apartment units.
- E. Construction, marketing, pricing, occupancy, length of price restriction, etc. All affordable units shall be constructed, affirmatively marketed, priced, occupied, and restricted in pricing in compliance with the Uniform Housing Affordability Code regulations, N.J.A.C. 5:80-1 et seq. (UHAC).
- F. Definition of affordability. Housing and income limits in relation to housing unit size and household size shall be in accord with the provisions UHAC and N.J.A.C. 5:93-7.4, and their distribution according to income strata shall be in accord with applicable affordable housing laws.
- G. Waiver of fees. Notwithstanding any other requirement of the Township, the following fees shall be waived for every unit designated as affordable housing and only for those units designated as affordable housing:
 - (1) Subdivision and site plan application fees applicable to affordable housing units;

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- (2) Building permit fees, except state and third-party fees, applicable to affordable housing units;
- (3) Certificate of occupancy fees applicable to affordable housing units. The Township shall not oppose an application to the Board of Public Utility Commissioners for waiver of water connection fees or to the applicable municipal utilities authority for sewer connection fees, for affordable housing units.

§ 550-98.7. Common open space and common elements.

- A. Any portion of the property on the northwesterly side of New Jersey State Route 94 not used for lots for single-family residential dwelling units or for townhouse development, and excluding areas for roads, sidewalks serving adjacent residential units or commercial buildings, utilities, environmentally sensitive areas, and other elements customary and incidental to residential development, may, at the developer's discretion, be designated as a public use area, open space, recreation, and/or other common open space. The common open space area shall exclude private patios and yards and any area located between a building and street. In recognition that the Concept Plan has not yet been fully engineered or designed, the development shall endeavor to provide common open space in the vicinity of the buildings developed as multifamily apartments; however, common open space area shall exclude common parking areas. Open space in the southeast corner of the property may be developed for recreational uses and facilities.
- B. All property owners and tenants in the development shall have the right to use the common open space and any recreational facilities located on the site.
- C. Common open space may be deeded to the Township if accepted by the governing body.
- D. All common open space not accepted by the municipality and all common elements in the development may be deeded to an open space organization established to own and maintain the common elements as provided in N.J.S.A. 40:55D-43. In such event, the open space organization documents shall be submitted to the Land Use Board attorney for review and approval.

§ 550-98.8. Engineering and construction design standards for multifamily apartment construction.

Drainage, lighting, and road construction standards shall be governed by those set forth in the Residential Site Improvement Standards (RSIS), subject to the elimination of cost-generating requirements, as directed by N.J.A.C. 5:93-10 et seq.

§ 550-98.9. Multifamily apartment residential development requirements.

- A. No building or group of attached buildings shall contain more than 24 dwelling units.
- B. No building shall exceed a length of 250 feet.
- C. No room within a dwelling unit intended for human habitation shall be located in a cellar, basement, or attic, except that a cellar or basement may contain a family room or recreation room.

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- D. Accessory buildings shall meet the property line setbacks of the principal buildings.
- E. The maximum height of an accessory building shall be 16 feet, except that recreational buildings and facilities shall be governed by the height limitations for principal buildings.
- F. Garages may be built into the principal structure or separately constructed as hereafter provided. Each garage space shall be at least 10 feet wide and 20 feet in depth. Each group of attached garages shall have a joint capacity not more than 12 automobiles arranged in a row, and there shall be a minimum distance of 10 feet between structures.
- G. Exterior satellite and/or television antennas shall be limited to one master antenna per building, where the building does not have a flat roofline.
- H. Laundry facilities may be provided in each building.
- I. Screening and fencing shall be provided as needed to shield parking areas and other common facilities from the view of adjoining properties and streets.
- J. Provisions shall be made for the preservation of existing trees and natural features to the extent possible. All disturbed areas shall be landscaped. Landscaping shall be provided as follows:
 - (1) Shade trees shall be planted along all streets and in the common parking areas. Such trees shall be 1 1/2 to two inches in caliper at the time of planting and shall be planted a minimum of 50 feet on center along both sides of all streets in common parking areas. The Land Use Board shall approve the choice of planting and may rely upon recommendations of a municipal shade tree commission.
 - (2) Common areas and yards shall be planted with one conifer, six to eight feet high at the time of planting, for each dwelling unit; one deciduous tree, 1 1/2 to two inches in caliper, for every two dwelling units; and 10 shrubs, 15 to 18 inches high at time of planting, for each dwelling unit.
 - (3) Buffer areas shall be left in a natural state wherever they are outside the limits of disturbance. Otherwise, buffer areas shall be planted with mixed conifers, six to eight feet in height at time of planting, and planted eight feet on center.
 - (4) All disturbed areas shall be planted in grass or ground cover.
 - (5) All plantings shall be of nursery stock, balled and burlapped, and shall be healthy, free of disease, and guaranteed for two years.

Appendix C – Spending Plan

AFFORDABLE HOUSING TRUST FUND SPENDING PLAN

TOWNSHIP OF FREDON SUSSEX COUNTY, NEW JERSEY

May 19, 2025

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

SPENDING PLAN

INTRODUCTION

The Township of Fredon, Sussex 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 2006 via Ordinance 2006-12. The ordinance established a fee of 1% of equalized assessed value for new residential construction. The ordinance will be updated to include 1.5% for new residential development and 2.5% for new commercial construction. The ordinance established the need for a Township of Fredon 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 the spending plan adopted by the Township of Fredon in November 2016 as part of its Third Round Superior Court approvals.

The Township of Fredon has prepared this Spending Plan (2025) to guide the allocation of funds within the Township of Fredon Affordable Housing Trust Fund. As of December 31, 2024, the Township of Fredon has \$51,619.45 in its Affordable Housing Trust Fund. The funds 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 Fredon 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 as pursuant to Section 45-73 of Fredon Code.
- (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 Fredon 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	\$51,619												
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	\$51,619	\$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	\$51,619	\$10,500	\$10,500	\$10,500	\$8,000	\$8,000	\$8,000	\$8,000	\$8,000	\$8,000	\$8,000	\$8,000	\$185,619

The Township of Fredon projects a total of **\$123,000** to be collected between January 1, 2025 and December 31, 2035 for residential and non-residential new construction. There is an existing balance of \$51,619, resulting in a total of \$185,619 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

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

- (a) Collection of development fee revenues: Fredon 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: Fredon 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 Fredon 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 Fredon will dedicate the following funds to Rehabilitation projects in order to meet its fair share affordable unit obligation:
Township Rehabilitation Program: Specific funds are not reserved; however, if the need arises, funds will be provided to eligible households.
- (b) **Administrative Expenses** (N.J.A.C. 5:97-8.9) the Township of Fredon 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 \$37,000, 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 Fredon.
- (c) **Affordability Assistance** (N.J.A.C. 5:97-8.8) Fredon will dedicate **\$55,685** from the affordable housing trust fund to render units more affordable, including at \$18,561 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 Fredon Township.

- (d) **Supportive Living and Special Needs** (N.J.A.C. 5:97-6.10): Fredon will dedicate **\$50,000** in funds to assist in the development and renovation of supportive and special needs homes as the budget permits.
- (e) **100% Affordable/Market to Affordable** (N.J.A.C. 5:97-6.7 & 6.10): Fredon will dedicate **\$42,934** to its 100% affordable, market to affordable program to assist non-profit developers in pursuing 100% affordable projects in Fredon Township.
- (f) **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

Fredon 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 May 19, 2025.

Spending Plan Summary Fredon Affordable Housing Trust Fund

Trust fund balance as of 12/31/2024	\$51,619
Projected Revenue (2025-2035)	
Development fees	\$123,000
Payments in lieu of construction	
Other funds	
Interest	\$11,000
Total Revenue (Rounded)	\$134,000
Expenditures	
Supportive Living/Transitional Living	\$50,000
100% Affordable/Market to Affordable	\$42,934
Administration	\$37,000
Affordability Assistance	\$55,685
Other programs	\$*
Total Projected Expenditures	\$185,619

*FUNDED WITH ANY EXCESS FUNDS COLLECTED.

Appendix D – Marketing Plan

**TOWNSHIP OF FREDON
COUNTY OF SUSSEX, STATE OF NEW JERSEY**

Affordable Housing

Affirmative Marketing Plan

Fredon Township Municipal Building
443 Rt. 94
Newton, NJ 07860
973-383-7025

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Attachment A – Marketing Plan for Region 1

Overview

All affordable units are required to be affirmatively marketed using the Township of Fredon'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 Fredon 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 Township of Fredon, 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 Fredon 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 Fredon'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 New Jersey Herald
2. Newark Star Ledger

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. The New Jersey Herald
2. New Jersey Sunday Herald
3. Newark Star Ledger

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): Pick two stations from Attachment A.

The Administrative Agent shall develop, maintain and update a list of community contact person(s) and/or organizations(s) in Bergen, 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, and 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: 443 Rt. 94, Newton, NJ 07860
2. Municipal Library: Sussex County Main Library.125 Morris Turnpike, Newton, NJ 07860

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

Municipal Housing Liaison
443 Rt. 94
Newton, NJ 07860
973-383-7025

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 Fredon Administrative Offices;
2. Township of Fredon 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 Sussex 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 Fredon.

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. Family Promise of Sussex County: www.familypromisesussex.org ; 973-579-1180
2. NJHMFA: www.nj.gov.dca.hmfa; 609-278-7400
3. Norwescap: www.norwescap.org; 908-454-7000
4. New Jersey Housing Resource Center: www.nj.gov.njhrc ; 1-877-428-8844

5. Affordable Housing Alliance: www.housingall.org ; 732-389-2958

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 Township of Fredon 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 **Town/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 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]**; Sussex 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 Bergen, Hudson, Passaic, Sussex		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) 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
TARGETS ENTIRE HOUSING REGION 1			
Daily Newspaper			
<input type="checkbox"/>		Star-Ledger	Northern and Central New Jersey
TARGETS PARTIAL HOUSING REGION 1			
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
TARGETS PARTIAL HOUSING REGION 1			
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

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

<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
TARGETS PARTIAL HOUSING REGION 1			
<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
	DURATION & FREQUENCY OF OUTREACH	NAMES OF CABLE PROVIDER(S)	BROADCAST AREA
TARGETS PARTIAL HOUSING REGION 1			
<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
TARGETS ENTIRE HOUSING REGION 1			
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	
TARGETS PARTIAL HOUSING REGION 1			
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

TARGETS ENTIRE HOUSING REGION 1				
Bi-weekly				
<input type="checkbox"/>		Al Manassah		Arab-American
Monthly				
<input type="checkbox"/>		Sino Monthly	North Jersey/NYC area	Chinese-American
TARGETS PARTIAL HOUSING REGION 1				
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)				
DURATION & FREQUENCY OF OUTREACH		NAME OF EMPLOYER/COMPANY		LOCATION
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
	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														
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 – Vacant Land Adjustment

Properties Excluded from the Vacant Land Inventory

This Vacant Land Inventory is prepared in order to document the lack of available land capacity in Fredon. As required by COAH's Second Round Rules (N.J.A.C. 5:93-4.2), the inventory includes the block, lot, address, owner's name, current zone, total lot acreage, total acreage suitable for development (uplands) and total acreage unsuitable for development (constraints) for each property.

As provided by N.J.A.C. 5:93-4.2, lands meeting certain specified criteria may be excluded from the Inventory. The following criteria were used to further exclude vacant properties from the Inventory:

- Pursuant to N.J.A.C. 5:93-4.2(c)(1), properties owned by a local government entity that are utilized for a public purpose other than housing are excluded.
- Pursuant to N.J.A.C. 5:93-4.2(e)(1), agricultural lands are excluded when the development rights have been purchased or restricted.
- Pursuant to N.J.A.C. 5:93-4.2(e)(2), environmentally sensitive lands (wetlands, steep slopes, flood hazard areas, and riparian buffers) are excluded.
- Properties outside of an adopted sewer service area are excluded. Pursuant to N.J.A.C. 5:93-4.2(e)(2)(iii), natural resources regulated by the State may be excluded. The NJDEP Wastewater Management Planning rules (N.J.A.C. 7:15-5.24) prohibit the delineation of sewer service areas within environmentally sensitive areas, including critical wildlife habitat, natural heritage priority sites, C1 waters riparian buffers, and wetlands. Properties not within the existing sewer service area would be subject to the NJDEP septic density standard of 1 dwelling unit per 4.8 acres in Fredon Township and are therefore not suitable for affordable housing development.
- Pursuant to N.J.A.C. 5:93-4.2(c)(1), vacant contiguous publicly or privately owned parcels that could not accommodate at least 5 dwelling units at a minimum density of 6 units per acre (less than 0.84 acres) are excluded.
- Pursuant to N.J.A.C. 5:93-4.2(e)(3), historic sites listed on the State Register of Historic Places are excluded.
- Vacant properties approved for development not yet constructed are excluded.

Vacant and Developable Properties

After applying the environmental constraints and other exclusion factors as listed above, there are only two properties remaining in Fredon Township that are suitable for inclusionary housing. Block 801 Lot 1.01 and Block 104, Lot 19 are currently shown as proposed future service area for facilities discharging to groundwater on the Sussex County FWSA Map. Based on the environmental constraints analysis, the properties have a total buildable area of 40.43 acres. At a presumptive density of 6 units per acre with a 20% set-aside, the properties would yield a total of 241 residential units and 48 affordable units.

Block	Lot	Address	Owner	Zoning	Planning Area	Sewer	Total Acres	Constrained Acres	Buildable Acres	Constraints Description	Comments	Potential Units	RDP
801	1.01	301-311 Rt 94	Martin, Alice	PD	PA4B	Proposed	40.30	22.84	17.47	Wetlands	Developable	104	20
104	19	302-308 Rt 94	Martin, Alice	PD	PA4B	Proposed	110.82	87.87	22.96	Wetlands, Steep Slopes, Critical Wildlife Habitat	Developable	137	27
Total							110.70	110.70	40.43			241	47

However, the properties referenced above are the subject of a Settlement Agreement, which allows for the development of up to 260 dwelling units, consisting of up to 150 multi-family units, 66 single family units (including up to 5 large single family lots), 44 townhouse units, and at least 20,000 square feet of commercial/retail space. Overall, the properties are expected to yield 29 units of affordable housing, per the Settlement Agreement. Therefore, the Township’s realistic development potential is 29 units.

Properties Excluded from the Vacant Land Inventory

This Vacant Land Inventory is prepared in order to document the lack of available land capacity in Fredon. As required by COAH's Second Round Rules (N.J.A.C. 5:93-4.2), the inventory includes the block, lot, address, owner's name, current zone, total lot acreage, total acreage suitable for development (uplands) and total acreage unsuitable for development (constraints) for each property.

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- Pursuant to N.J.A.C. 5:93-4.2(e)(1), agricultural lands are excluded when the development rights have been purchased or restricted.
- Pursuant to N.J.A.C. 5:93-4.2(e)(2), environmentally sensitive lands (wetlands, steep slopes, flood hazard areas, and riparian buffers) are excluded.
- Properties outside of an adopted sewer service area are excluded. Pursuant to N.J.A.C. 5:93-4.2(e)(2)(iii), natural resources regulated by the State may be excluded. The NJDEP Wastewater Management Planning rules (N.J.A.C. 7:15-5.24) prohibit the delineation of sewer service areas within environmentally sensitive areas, including critical wildlife habitat, natural heritage priority sites, C1 waters riparian buffers, and wetlands. Properties not within the existing sewer service area would be subject to the NJDEP septic density standard of 1 dwelling unit per 4.8 acres in Fredon Township and are therefore not suitable for affordable housing development.
- Pursuant to N.J.A.C. 5:93-4.2(c)(1), vacant contiguous publicly or privately owned parcels that could not accommodate at least 5 dwelling units at a minimum density of 6 units per acre (less than 0.84 acres) are excluded.
- Pursuant to N.J.A.C. 5:93-4.2(e)(3), historic sites listed on the State Register of Historic Places are excluded.
- Vacant properties approved for development not yet constructed are excluded.

Vacant and Developable Properties

After applying the environmental constraints and other exclusion factors as listed above, there are only two properties remaining in Fredon Township that are suitable for inclusionary housing. Block 801 Lot 1.01 and Block 104, Lot 19 are currently shown as proposed future service area for facilities discharging to groundwater on the Sussex County FWSA Map. Based on the environmental constraints analysis, the properties have a total buildable area of 40.43 acres. At a presumptive density of 6 units per acre with a 20% set-aside, the properties would yield a total of 241 residential units and 48 affordable units.

Block	Lot	Address	Owner	Zoning	Planning Area	Sewer	Total Acres	Constrained Acres	Buildable Acres	Constraints Description	Comments	Potential Units	RDP
801	1.01	301-311 Rt 94	Martin, Alice	PD	PA4B	Proposed	40.30	22.84	17.47	Wetlands	Developable	104	20
104	19	302-308 Rt 94	Martin, Alice	PD	PA4B	Proposed	110.82	87.87	22.96	Wetlands, Steep Slopes, Critical Wildlife Habitat	Developable	137	27
Total							110.70	110.70	40.43			241	47

However, the properties referenced above are the subject of a Settlement Agreement, which allows for the development of up to 260 dwelling units, consisting of up to 150 multi-family units, 66 single family units (including up to 5 large single family lots), 44 townhouse units, and at least 20,000 square feet of commercial/retail space. Overall, the properties are expected to yield 29 units of affordable housing, per the Settlement Agreement. Therefore, the Township's realistic development potential is 29 units.

Appendix

Vacant Land Inventory List

Block	Lot	Property Class	Address	Owner	Zoning	Planning Area	Sewer	Total Acres	Constrained Acres	Buildable Acres	Constraints	Comments
101	2	3A	Newton-Swartswood Rd	Morrow, Robert C	R-7	PA4B	No	48.25	22.71	25.54	Wetlands, Steep Slopes, CWH	PA4B & No Sewer
101	4.01	3B	220 Newton-Swartswood Rd	Kuczynski, Patrick & Ellen	R-1	PA5	No	30.40	29.97	0.43	Steep Slopes, CWH	Environmentally Constrained
101	7	1	212 Newton-Swartswood Rd	G & S Associates, LLC	R-1	PA5	No	0.74	0.74	0.00	Wetlands, Steep Slopes, CWH	Environmentally Constrained
102	1	3B	15 Slate Pencil Hill Rd	Hickerson, Frederick R & Louisa C	R-16	PA4B	No	0.94	0.00	0.94	Steep Slopes	PA4B & No Sewer
102	2	3A	1 Slate Pencil Hill Rd	Morrow, Robert C	R-16	PA4B	No	8.16	3.35	4.82	Wetlands, Steep Slopes, CWH	PA4B & No Sewer
103	1.04	1	374 Newton-Swartswood Rd	Douglas, Barry J	C	PA4	No	14.67	14.50	0.17	Steep Slopes, CWH	Environmentally Constrained
103	6.01	3A	364 Newton-Swartswood Rd	Douglas, Barry J	R-16	PA4B	No	18.63	10.82	7.82	Wetlands, Steep Slopes, Vernal, CWH	PA4B & No Sewer
103	7	3A	334 Newton-Swartswood Rd	Fasolo, Samuel A Jr & Barbara G	R-16	PA4B	No	43.15	25.81	17.34	Wetlands, Steep Slopes, CWH	PA4B & No Sewer
103	7.01	1	Off Old Swartswood Rd	Mc Namee, Glen & Nancy	R-16	PA4B	No	4.44	4.36	0.07	Wetlands, Steep Slopes, CWH	Environmentally Constrained
103	8	3B	316 Newton-Swartswood Rd	Morrow, Robert C	R-16	PA4B	No	12.86	7.97	4.89	Wetlands, Steep Slopes, CWH	PA4B & No Sewer
104	8	3B	305 Newton-Swartswood Rd	Colville, Robert & Arlene	PD	PA5	No	9.96	8.11	1.85	Steep Slopes, CWH	PA5 & No Sewer
104	9.02	3A	319 Newton-Swartswood Rd	Miller, Kenneth	R-7	PA4B	No	2.10	0.59	1.51	Wetlands, Steep Slopes, CWH	PA4B & No Sewer
104	10.01	3A	323 Newton-Swartswood Rd	Cassidy, Diane	PD	PA4B	No	7.08	5.48	1.60	Wetlands, Steep Slopes, CWH	PA4B & No Sewer
104	10.05	3B	323 Newton-Swartswood Rd	Cassidy, Diane	PD	PA4B	No	4.79	3.80	0.99	Steep Slopes, CWH	PA4B & No Sewer
104	15.02	3A	340 Rt 94	Manak, Frederick W & Ellen R	R-1	PA4B	No	54.28	50.58	3.71	Wetlands, C1 Water, Steep Slopes, CWH	PA4B & No Sewer
104	19	3B	302-308 Rt 94	Martin, Alice	PD	PA4B	Proposed	110.82	87.87	22.96	Wetlands, Steep Slopes, CWH	Developable
104.01	1	1	203 Newton-Swartswood Rd	Shady Brook Park, Inc C/O A Tucker	R-1	PA5	No	1.35	1.28	0.07	Wetlands, SFHA, CWH	Environmentally Constrained

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Vacant Land Inventory List

Block	Lot	Property Class	Address	Owner	Zoning	Planning Area	Sewer	Total Acres	Constrained Acres	Buildable Acres	Constraints	Comments
101	2	3A	Newton-Swartswood Rd	Morrow, Robert C	R-7	PA4B	No	48.25	22.71	25.54	Wetlands, Steep Slopes, CWH	PA4B & No Sewer
101	4.01	3B	220 Newton-Swartswood Rd	Kuczynski, Patrick & Ellen	R-1	PA5	No	30.40	29.97	0.43	Steep Slopes, CWH	Environmentally Constrained
101	7	1	212 Newton-Swartswood Rd	G & S Associates, LLC	R-1	PA5	No	0.74	0.74	0.00	Wetlands, Steep Slopes, CWH	Environmentally Constrained
102	1	3B	15 Slate Pencil Hill Rd	Hickerson, Frederick R & Louisa C	R-16	PA4B	No	0.94	0.00	0.94	Steep Slopes	PA4B & No Sewer
102	2	3A	1 Slate Pencil Hill Rd	Morrow, Robert C	R-16	PA4B	No	8.16	3.35	4.82	Wetlands, Steep Slopes, CWH	PA4B & No Sewer
103	1.04	1	374 Newton-Swartswood Rd	Douglas, Barry J	C	PA4	No	14.67	14.50	0.17	Steep Slopes, CWH	Environmentally Constrained
103	6.01	3A	364 Newton-Swartswood Rd	Douglas, Barry J	R-16	PA4B	No	18.63	10.82	7.82	Wetlands, Steep Slopes, Vernal, CWH	PA4B & No Sewer
103	7	3A	334 Newton-Swartswood Rd	Fasolo, Samuel A Jr & Barbara G	R-16	PA4B	No	43.15	25.81	17.34	Wetlands, Steep Slopes, CWH	PA4B & No Sewer
103	7.01	1	Off Old Swartswood Rd	Mc Namee, Glen & Nancy	R-16	PA4B	No	4.44	4.36	0.07	Wetlands, Steep Slopes, CWH	Environmentally Constrained
103	8	3B	316 Newton-Swartswood Rd	Morrow, Robert C	R-16	PA4B	No	12.86	7.97	4.89	Wetlands, Steep Slopes, CWH	PA4B & No Sewer
104	8	3B	305 Newton-Swartswood Rd	Colville, Robert & Arlene	PD	PA5	No	9.96	8.11	1.85	Steep Slopes, CWH	PA5 & No Sewer
104	9.02	3A	319 Newton-Swartswood Rd	Miller, Kenneth	R-7	PA4B	No	2.10	0.59	1.51	Wetlands, Steep Slopes, CWH	PA4B & No Sewer
104	10.01	3A	323 Newton-Swartswood Rd	Cassidy, Diane	PD	PA4B	No	7.08	5.48	1.60	Wetlands, Steep Slopes, CWH	PA4B & No Sewer
104	10.05	3B	323 Newton-Swartswood Rd	Cassidy, Diane	PD	PA4B	No	4.79	3.80	0.99	Steep Slopes, CWH	PA4B & No Sewer
104	15.02	3A	340 Rt 94	Manak, Frederick W & Ellen R	R-1	PA4B	No	54.28	50.58	3.71	Wetlands, C1 Water, Steep Slopes, CWH	PA4B & No Sewer
104	19	3B	302-308 Rt 94	Martin, Alice	PD	PA4B	Proposed	110.82	87.87	22.96	Wetlands, Steep Slopes, CWH	Developable
104.01	1	1	203 Newton-Swartswood Rd	Shady Brook Park, Inc C/O A Tucker	R-1	PA5	No	1.35	1.28	0.07	Wetlands, SFHA, CWH	Environmentally Constrained

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Block	Lot	Property Class	Address	Owner	Zoning	Planning Area	Sewer	Total Acres	Constrained Acres	Buildable Acres	Constraints Description	Comments
104.01	4	1	Off Swartswood Rd	Foxworth, Et Al Est C/O Broome	R-1	PA5	No	0.63	0.60	0.03	CWH	Environmentally Constrained
104.01	5	15C	Off Swartswood Rd	Township of Fredon	R-1	PA5	No	0.01	0.01	0.00	CWH	Environmentally Constrained
105	1	3B	Newton-Swartswood Rd	Morrow, Robert C	R-7	PA4B	No	0.41	0.01	0.41	CWH	Environmentally Constrained
106	46	1	Glenn Terr	Green Hills Estate	R-1	PA5	No	7.23	3.36	3.88	Wetlands, SFHA, Steep Slopes, CWH	PA5 & No Sewer
106	47	1	Glenn Terr	Green Hills Estate	R-1	PA5	No	12.35	6.17	6.18	Wetlands, Steep Slopes, CWH	PA5 & No Sewer
106	48.01	1	Glenn Terr	Unknown	R-1	PA5	No	5.20	5.20	0.00	Wetlands, Steep Slopes, CWH	Environmentally Constrained
106	48.02	1	Glenn Terr	Unknown	R-7	PA5	No	2.56	2.42	0.14	Wetlands, Steep Slopes, CWH	Environmentally Constrained
401	1	1	52 Old Swartswood Station	Garriques Ron C/O Raich Ende Malter	C	PA4	No	1.38	1.38	0.00	Steep Slopes, CWH	Environmentally Constrained
401	3	1	38 Old Swartswood Station	Thole, Sheryl H	C	PA5	No	0.07	0.07	0.00	Wetlands, C1 Water, CWH	Environmentally Constrained
401	4	3A	24 Old Swartswood Station	Lastarza, David R	R-4	PA5	No	24.63	24.52	0.11	Wetlands, C1 Water, Steep Slopes, Vernal, CWH	Environmentally Constrained
401	8.02	1	80 Van Horn Rd	Kozik, Robert & Sunita P	R-1	PA5	No	0.80	0.80	0.00	Steep Slopes, Vernal, CWH	Environmentally Constrained
401	12.01	3A	68 Van Horn Rd	Rosenbergh, Edmund Iii	R-4	PA4B	No	46.18	43.53	2.65	Wetlands, C1 Water, Steep Slopes, Vernal, CWH	PA4B & No Sewer
401	12.04	3A	50 Van Horn Rd	Reistma, Jack Tst	R-4	PA4B	No	23.65	19.30	4.35	Wetlands, C1 Water, Steep Slopes, Vernal, CWH	PA4B & No Sewer
401	12.06	3A	48 Van Horn Rd	Toye, Kevin & Audrey L	R-4	PA5	No	16.11	12.82	3.29	Wetlands, C1 Water, Steep Slopes, Vernal, CWH	PA5 & No Sewer
401	14.06	3A	2 Hillview Rd	Saluzzi, Vincent J & Christie	R-4	PA5	No	16.97	14.03	2.94	Wetlands, Steep Slopes, CWH	PA5 & No Sewer
402	1	3B	72 Paulinskill Lake Rd	Cotton, Marie & Mc Whirter, Charles	R-16	PA5	No	6.62	6.62	0.00	Wetlands, C1 Water, Steep Slopes, CWH	Environmentally Constrained
402	2	3A	64 Paulinskill Lake Rd	Cotton, Marie & Mc Whirter, Charles	R-4	PA5	No	79.11	64.37	14.73	Wetlands, C1 Water, Steep Slopes, CWH	PA5 & No Sewer
402	3	1	46 Paulinskill Lake Rd	Bell, Karen	R-4	PA5	No	0.50	0.50	0.00	C1 Water, Steep Slopes, CWH	Environmentally Constrained
402	5	3A	15 Old Swartswood Station	Thole, Stephanie S & Heitner, James	R-16	PA5	No	22.09	21.95	0.13	Wetlands, C1 Water, Steep Slopes, CWH	Environmentally Constrained
402	6	3A	23 Old Swartswood Station	Heitner, Robert	R-16	PA5	No	20.27	20.27	0.00	Wetlands, C1 Water, Steep Slopes, CWH	Environmentally Constrained

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Block	Lot	Property Class	Address	Owner	Zoning	Planning Area	Sewer	Total Acres	Constrained Acres	Buildable Acres	Constraints Description	Comments
402	7	3A	31 Old Swartswood Station	Thole, Sheryl H	C	PA5	No	6.33	6.33	0.00	Wetlands, CI Water, Steep Slopes, CWH	Environmentally Constrained
402	8	1	49 Old Swartswood Station	Garriques,Ron C/O Raich Ende Malter	C	PA4	No	4.40	4.34	0.06	Wetlands, Steep Slopes, CWH	Environmentally Constrained
403	2	1	Old Swartswood Station Rd	Garriques Ron C/O Raich Ende Malter	R-4	PA4	No	3.98	3.96	0.02	Steep Slopes, CWH	Environmentally Constrained
403	3	1	Old Swartswood Station Rd	Spengler, Marilyn M & Ralph	C	PA4	No	2.98	2.98	0.00	Steep Slopes, Vernal, CWH	Environmentally Constrained
404	4.02	1	49 Van Horn Rd	Van Syckel, John & Shirley	R-4	PA4B	No	5.54	5.54	0.00	Wetlands, CI Water, Steep Slopes, Vernal, CWH	Environmentally Constrained
404	4.05	3A	53 Van Horn Rd	Klemm, Francis K Jr & Ann K	R-4	PA4B	No	6.36	6.36	0.00	Wetlands, CI Water, Steep Slopes, Vernal, CWH	Environmentally Constrained
404	4.06	1	55 Van Horn Rd	Regula, Kenneth F & Robin A	R-4	PA4B	No	5.59	5.59	0.00	Wetlands, CI Water, Steep Slopes, Vernal, CWH	Environmentally Constrained
404	4.07	1	57 Van Horn Rd	Regula, Kenneth F & Robin A	R-4	PA4B	No	9.13	9.00	0.13	Wetlands, Steep Slopes, Vernal, CWH	Environmentally Constrained
404	10.06	1	430 Rt 94	Kaltsas, Hristos & Kathy	TC	PA5	No	1.71	0.09	1.62	Steep Slopes	PA5 & No Sewer
404	14	3A	420 Rt 94	Lawson, Lawrence B & Jean P	R-1	PA5	No	10.67	10.10	0.57	Wetlands, CI Water, Steep Slopes, Vernal, CWH	Environmentally Constrained
404	15.01	1	408 Rt 94	Everswick, Robert A	TC	PA5	No	16.30	16.30	0.01	Wetlands, CI Water, Steep Slopes, Vernal, CWH	Environmentally Constrained
404	17	3A	396 Rt 94	Van Wingerden, Jacob & Heather J	TC	PA4B	No	40.98	35.56	5.41	Wetlands, CI Water, Steep Slopes, Vernal, CWH	PA4B & No Sewer
404	19	1	384 Rt 94	Gc Landmarks, LLC	R-1	PA4B	No	1.24	1.24	0.00	Wetlands, CI Water, CWH	Environmentally Constrained
404	23.02	3A	374 Rt 94	Stone, Linda L & Theodore A	R-16	PA4B	No	9.86	9.55	0.32	Wetlands, CI Water, Steep Slopes, Vernal, CWH	Environmentally Constrained
404	26.05	3B	350 Rt 94	Giordano, Michael J & Carole	R-4	PA4B	No	29.98	0.00	29.98	Wetlands, CI Water, Steep Slopes, CWH	PA4B & No Sewer
404	29	3B	416 Rt 94	Poccia, Colin & Julie A	R-1	PA5	No	12.98	12.98	0.01	Wetlands, CI Water, Steep Slopes, Vernal, CWH	Environmentally Constrained
404	29.01	3B	416 Rt 94	Poccia, Colin & Julie, A	TC	PA5	No	7.22	7.10	0.12	Wetlands, CI Water, Steep Slopes, Vernal, CWH	Environmentally Constrained
405	7	3A	22 Van Horn Rd	Mattar, Nimmer & Czifra, Tina	R-1	PA5	No	20.88	19.27	1.61	Wetlands, Steep Slopes, Vernal, CWH	PA5 & No Sewer
405	20.07	1	359-363 Newton-Swartswood	Bellush Living Trust	R-1	PA5	No	19.58	19.58	0.00	Wetlands, Steep Slopes, Vernal, CWH	Environmentally Constrained
405	22	1	367 Newton-Swartswood Rd	Galante, William O & Deborah L	R-1	PA4	No	0.34	0.34	0.00	Vernal, CWH	Environmentally Constrained

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Block	Lot	Property Class	Address	Owner	Zoning	Planning Area	Sewer	Total Acres	Constrained Acres	Buildable Acres	Constraints Description	Comments
604	6	1	16 Westbrook Rd	Westview Estates Prp Ons	R-1	PA5	No	0.88	0.84	0.04	Steep Slopes, CWH	Environmentally Constrained
604	12	1	12 Westbrook Rd	Westview Estates Prp Ons	R-1	PA5	No	4.10	0.56	3.54	Wetlands, Steep Slopes, Vernal, CWH	PA5 & No Sewer
801	1.01	3B	301-311 Rt 94	Martin, Alice	PD	PA4B	Proposed	40.30	22.84	17.47	Wetlands	Developable
801	16	3B	361-367 Rt 94	Bonetti, Vincenzo & Livia	R-1	PA4B	No	33.54	0.00	33.54	Wetlands, Steep Slopes	PA4B & No Sewer
801	17.01	3A	371 Rt 94	Lobban, Scott M & Amy A	R-16	PA4B	No	17.45	0.33	17.12	Steep Slopes	PA4B & No Sewer
801	28	3A	224-234 Willows Rd	Terranova, Louis Jr & Peter	TC	PA4B	No	34.92	13.49	21.43	Wetlands, C1 Water, Steep Slopes, CWH	PA4B & No Sewer
801	32.09	3A	12 Long Hill Rd	Hlywa, Michael	TC	PA4B	No	9.12	4.42	4.69	Steep Slopes	PA4B & No Sewer
801	32.14	3A	362 Ridge Rd	Heide Corporation	R-16	PA4B	No	10.21	6.62	3.59	Wetlands, Vernal, NHP	PA4B & No Sewer
801	32.17	1	386 Ridge Rd	Catalano, Christopher & Lori	R-4	PA5	No	7.35	7.35	0.00	Wetlands, Steep Slopes, Vernal	Environmentally Constrained
801	32.22	3A	11 Long Hill Rd	Sorenson, Denise	R-16	PA5	No	18.79	8.92	9.87	Wetlands, Steep Slopes, Vernal	PA5 & No Sewer
803	12	1	9 Highview Rd	Le Poulet, LLC	R-1	PA5	No	2.16	0.45	1.71	Steep Slopes	PA5 & No Sewer
1001	1.06	1	303 Ridge Rd	Cerisano, Michael & Patricia	R-1	PA4B	No	0.62	0.62	0.00	Steep Slopes, Vernal, NHP	Environmentally Constrained
1001	15.01	3A	355-369 Ridge Rd	Windy Brow Farm, LLC	C	PA4B	No	123.07	123.07	0.00	Wetlands, Steep Slopes, Vernal, Karst, CWH, NHP	Environmentally Constrained
1001	15.03	3A	381 Ridge Rd	Hendershot, S Clark & Celeste	R-1	PA4B	No	14.56	14.56	0.00	Steep Slopes, Vernal, Karst, CWH, NHP	Environmentally Constrained
1001	15.7	3A	146 Fredon-Springdale Rd	Rudzki, Adam V & Zena D	C	PA5	No	21.16	21.16	0.00	Wetlands, Steep Slopes, Vernal, Karst, CWH, NHP	Environmentally Constrained
1001	30.01	3B	Off Rt 206	Bristol Glen, Inc	C	PA4B	No	20.43	20.43	0.00	Wetlands, Steep Slopes, Karst, CWH, NHP	Environmentally Constrained
1002	18	3A	160-174 Willows Rd	Coulson, Jeffrey & Vivian	R-1	PA4B	No	12.73	12.36	0.37	Steep Slopes, Karst, CWH, NHP	Environmentally Constrained
1201	2.01	3B	Off Springdale-Greendell	Kostelnik, Michael & Carladean	C	PA5	No	3.12	3.12	0.00	Wetlands, C1 Water, SFHA, Steep Slopes, Karst, CWH, NHP	Environmentally Constrained
1201	2.02	1	Off Springdale-Greendell	Carpe, David K	C	PA5	No	2.08	2.08	0.01	Wetlands, C1 Water, SFHA, Steep Slopes, Karst, CWH, NHP	Environmentally Constrained
1201	2.03	1	Off Springdale-Greendell	Klenke, Arthur M & Maryanne E	C	PA5	No	3.96	3.85	0.11	Wetlands, C1 Water, SFHA, Steep Slopes, Karst, CWH, NHP	Environmentally Constrained

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1201	3	3B	Off Springdale-Greendell	Kostelnik, Michael & Carleadean	C	PA5	No	5.97	5.97	0.00	Wetlands, C1 Water, SFHA, Steep Slopes, Karst, CWH, NHP	Environmentally Constrained
1201	4.01	3B	Off Fredon-Springdale Rd	A Miragliotta Foundation, Inc	C	PA5	No	15.64	15.64	0.00	Wetlands, C1 Water, SFHA, Steep Slopes, Karst, CWH, NHP	Environmentally Constrained
1201	6.02	3B	111 Fredon-Springdale Rd	A Miragliotta Foundation, Inc	R-16	PA5	No	86.92	86.75	0.18	Wetlands, SFHA, Steep Slopes, Vernal, Karst, CWH, NHP	Environmentally Constrained
1201	6.04	3B	Off Fredon-Springdale Rd	A Miragliotta Foundation, Inc	C	PA5	No	39.64	39.64	0.00	Wetlands, C1 Water, SFHA, Steep Slopes, Karst, CWH, NHP	Environmentally Constrained
1201	6.06	3B	Off Fredon-Springdale Rd	A Miragliotta Foundation, Inc	C	PA5	No	5.18	5.18	0.00	Wetlands, SFHA, Karst, CWH, NHP	Environmentally Constrained
1202	1.01	3A	415 Springdale-Greendell	Mullane, Thomas G & Joanne	R-1	PA5	No	8.82	7.67	1.15	Steep Slopes, Karst, CWH, NHP	PA5 & No Sewer
1202	1.02	3A	405 Springdale-Greendell	Kulawiak, Sharon P	R-1	PA5	No	4.28	3.67	0.61	Steep Slopes, Karst, CWH, NHP	Environmentally Constrained
1202	1.07	1	Springdale-Greendell	Austin, Richard L & Tracy A	R-1	PA5	No	0.31	0.02	0.30	Steep Slopes, Karst	Environmentally Constrained
1202	1.08	1	401 Springdale-Greendell	The Nature Conservancy C/O Bardach	R-1	PA5	No	0.03	0.00	0.03	Karst, CWH, NHP	Environmentally Constrained
1202	1.09	1	413 Springdale-Greendell	Simone, John S & Penny H	R-1	PA5	No	0.81	0.81	0.00	Steep Slopes, Karst, CWH, NHP	Environmentally Constrained
1301	8.02	1	481 Ridge Rd	Verhalen, Philip W & Regina	C	PA5	No	3.00	2.33	0.67	Wetlands, Steep Slopes, CWH, NHP	Environmentally Constrained
1301	10	1	513 Ridge Rd	Gray, William C & Mildred Anne	C	PA4B	No	0.10	0.10	0.00	Steep Slopes, CWH, NHP	Environmentally Constrained
1301	11	3B	515-39 Ridge Rd	Shotwell Partnership LLC	R-16	PA4B	No	36.77	36.29	0.48	Wetlands, Steep Slopes, Vernal, Karst, CWH, NHP	Environmentally Constrained
1301	11.01	3A	535 Ridge Rd	Shotwell, Jeffrey & Kersten	R-16	PA4B	No	5.93	3.40	2.53	C1 Water, Steep Slopes, Vernal, Karst, CWH, NHP	PA4B & No Sewer
1301	12	3B	Off Fredon-Greendell Rd	Shotwell Partnership	R-16	PA4B	No	38.30	38.30	0.00	Wetlands, Steep Slopes, Vernal, Karst, CWH, NHP	Environmentally Constrained
1301	14.02	1	203 Fredon-Springdale Rd	Meyer, Werner W & Susan E	R-4	PA4B	No	3.13	2.69	0.44	Steep Slopes, Vernal, Karst, CWH, NHP	Environmentally Constrained
1401	1.02	3A	419 Ridge Rd	Corcella, Erin E & Anthony V	R-1	PA5	No	12.44	8.51	3.94	Wetlands, Steep Slopes, Vernal, CWH	PA5 & No Sewer
1401	1.06	3A	409 Ridge Rd	Schaberg, George & Margaret H	R-4	PA5	No	6.81	6.81	0.00	Wetlands, Steep Slopes, Vernal, CWH	Environmentally Constrained

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Block	Lot	Property Class	Address	Owner	Zoning	Planning Area	Sewer	Total Acres	Constrained Acres	Buildable Acres	Constraints Description	Comments
1401	6.03	1	208 Fredon-Springdale Rd	Palmer, Frederick W & Susan M	R-4	PA4B	No	2.75	1.28	1.46	Steep Slopes, Karst, CWH	PA4B & No Sewer
1401	13	1	19 Upper Hill Rd	Wilson, Robert J & Kathy A	R-1	PA5	No	0.99	0.00	0.99		PA5 & No Sewer
1401	51	3A	202 Fredon-Springdale Rd	Vezos, Gregory & Pauline	R-4	PA4B	No	9.20	7.54	1.67	Steep Slopes, Vernal, Karst, CWH	PA4B & No Sewer
1401	51.01	1	200 Fredon-Springdale Rd	Vezos, Gregory & Pauline	R-4	PA4B	No	4.02	3.91	0.11	Steep Slopes, Vernal, Karst, CWH	Environmentally Constrained
1402	2.04	1	106 Phil Hardin Rd	Schneider & Marquard	LI	PA4B	No	5.78	5.78	0.00	Steep Slopes, CWH	Environmentally Constrained
1402	2.06	1	102 Phil Hardin Rd	Schneider & Marquard	LI	PA4B	No	5.43	5.43	0.00	Steep Slopes, CWH	Environmentally Constrained
1402	3.01	3A	76 Phil Hardin Rd	Pepe, Anthony & Angelina	R-4	PA4B	No	5.20	3.94	1.26	Steep Slopes, Vernal, CWH	PA4B & No Sewer
1402	3.03	3B	88 Phil Hardin Rd	Palombi, Dominick	R-1	PA4B	No	7.19	7.15	0.04	Steep Slopes, CWH	Environmentally Constrained
1402	3.04	3A	92 Phil Hardin Rd	Palombi, Teresa D	R-1	PA4B	No	13.53	9.51	4.02	Wetlands, Steep Slopes, CWH	PA4B & No Sewer
1402	3.05	3A	100 Phil Hardin Rd	Green, George A Iv & Donna K	R-1	PA4B	No	40.29	40.16	0.13	Wetlands, Steep Slopes, Vernal, CWH	Environmentally Constrained
1402	3.06	3B	Phil Hardin Rd	Pepe, Anthony & Angelina	R-4	PA4B	No	5.65	5.64	0.01	Steep Slopes, Vernal, CWH	Environmentally Constrained
1402	3.07	3B	86 Phil Hardin Rd	Defalco, Robert A & Lisa	R-1	PA4B	No	5.14	5.12	0.02	Steep Slopes, CWH	Environmentally Constrained
1402	3.08	3A	84 Phil Hardin Rd	Defalco, Robert A & Lisa	R-1	PA4B	No	7.10	4.85	2.25	Steep Slopes, CWH	PA4B & No Sewer
1402	3.09	3B	82 Phil Hardin Rd	Pepe, Anthony & Angelina	R-1	PA4B	No	4.83	4.66	0.17	Steep Slopes, Vernal, CWH	Environmentally Constrained
1402	3.1	3A	92 Phil Hardin Rd	Palombi, Dominick & Elise	AR-16	PA4B	No	7.07	4.43	2.64	Wetlands, Steep Slopes, CWH	PA4B & No Sewer
1402	3.11	3A	80 Phil Hardin Rd	Pepe, Anthony & Angelina	R-4	PA4B	No	5.04	4.96	0.08	Vernal, CWH	Environmentally Constrained
1402	4.08	3B	458 Ridge Rd	Miragliotta, Anthony P	R-1	PA5	No	7.06	2.62	4.44	Steep Slopes, CWH	PA5 & No Sewer
1402	7.01	3B	400-12 Ridge Rd	J & O Greenacres, LLC	R-1	PA5	No	88.48	88.33	0.16	Wetlands, Steep Slopes, Vernal, CWH	Environmentally Constrained
1402	10	3A	21 Tower Rd	Fasolo, Mark A & Melanie A	TC	PA5	No	26.74	26.74	0.00	Wetlands, Steep Slopes, Vernal, CWH	Environmentally Constrained
1402	11	1	15-25 Tower Rd	Crown Atlantic Co, Pmb 353-800738	TC	PA5	No	28.43	28.43	0.00	Wetlands, Steep Slopes, Vernal, CWH	Environmentally Constrained
1403	4.05	3B	225 Willows Rd	Heiser, Brian E & June B	TC	PA5	No	7.63	6.90	0.73	C1 Water, Steep Slopes, Vernal, CWH	Environmentally Constrained

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1403	4.06	3B	227 Willows Rd	Heiser, Brian E & June B	TC	PA5	No	13.46	13.20	0.25	C1 Water, Steep Slopes, Vernal, CWH	Environmentally Constrained
1403	4.08	3A	231 Willows Rd	Heiser, Brian E & June B	TC	PA5	No	7.76	3.94	3.82	Wetlands, C1 Water, Steep Slopes, CWH	PA5 & No Sewer
1404	12	1	24 Francisco Dr	Zamengo, Edward	R-1	PA5	No	1.03	1.03	0.00	Vernal, CWH	Environmentally Constrained
1409	24	1	5 Upper Hill Rd	Puzio, Robert & Ruth	R-1	PA5	No	0.89	0.00	0.89		PA5 & No Sewer
1501	3	3A	2 James Terr	Emerson, Richard J	TC	PA4B	No	8.90	1.86	7.05	Steep Slopes, CWH	PA4B & No Sewer
1601	9.02	1	51 Paulinskill Lake Rd	Gallagher, Fred & Sarah	R-16	PA5	No	17.19	17.19	0.00	C1 Water, Steep Slopes, Vernal, CWH	Environmentally Constrained
1601	10	3A	57 Paulinskill Lake Rd	Norquest, Janalee	R-16	PA5	No	20.87	19.67	1.20	C1 Water, Steep Slopes, CWH	PA5 & No Sewer
1601	11	3A	75 Paulinskill Lake Rd	Burrini, Jesse J & Nichole	R-16	PA5	No	51.55	51.55	0.00	C1 Water, SFHA, Steep Slopes, CWH, NHP	Environmentally Constrained
1601	13	3A	32 Stillwater Rd	Mapol International, LLC	R-1	PA5	No	66.58	64.37	2.22	Wetlands, C1 Water, Steep Slopes, Vernal, CWH	PA5 & No Sewer
1601	13.24	1	11 Farm Creek Rd	Mapol International, LLC	R-4	PA5	No	6.22	6.22	0.00	Steep Slopes, Vernal, CWH	Environmentally Constrained
1601	14	3A	26 Stillwater Rd	Ratti, Maryann	CP	PA5	No	40.14	37.79	2.35	Wetlands, C1 Water, Steep Slopes, Vernal, CWH	PA5 & No Sewer
1601	15.02	1	20 Stillwater Rd	Chaudhari, Satyendra	R-1	PA4B	No	2.93	2.92	0.01	Wetlands, C1 Water, Steep Slopes, CWH	Environmentally Constrained
1601	15.03	1	14 Stillwater Rd	Sterian, Christine V	CP	PA4B	No	3.15	3.15	0.00	Wetlands, C1 Water, Steep Slopes, CWH	Environmentally Constrained
1602	1.04	1	9 Fredon-Marksboro Rd	Pairo, Paul P & Rebecca L	R-4	PA5	No	3.80	3.25	0.55	Steep Slopes, Vernal, CWH	Environmentally Constrained
1602	2.01	3A	42 Warner Rd	Melton, Gerald & Barbara	AR-16	PA4B	No	24.41	8.38	16.03	Wetlands, Steep Slopes, Vernal, CWH	PA4B & No Sewer
1602	2.05	3A	19 Fredon-Marksboro Rd	Mccartin-Ur, Kathleen	R-4	PA4B	No	13.62	9.54	4.08	Wetlands, Steep Slopes, Vernal, CWH	PA4B & No Sewer
1602	2.07	3B	50 Warner Rd	Melton, Gerald & Barbara	AR-16	PA4B	No	3.05	2.71	0.35	Wetlands, Steep Slopes, Vernal	Environmentally Constrained
1602	2.08	3B	50 Warner Rd	Melton, Gerald & Barbara	R-4	PA4B	No	23.20	23.19	0.01	Wetlands, Steep Slopes, Vernal, CWH	Environmentally Constrained
1602	3	3A	500 Rt 94	Delyra, Paul	R-4	PA5	No	9.54	9.54	0.00	Wetlands, C1 Water, Steep Slopes, CWH	Environmentally Constrained
1602	3.03	3A	30 Warner Rd	Stickle, Peter & Constance K	R-4	PA5	No	19.25	0.00	19.25	Wetlands, C1 Water, Steep Slopes, Vernal, CWH	PA5 & No Sewer

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1602	3.04	3A	30 Warner Rd	Stickle, Peter & Constance K	R-4	PA5	No	12.55	12.55	0.00	Wetlands, Steep Slopes, Vernal, CWH	Environmentally Constrained
1602	5	1	512 Rt 94	Mc Clellan, Trafford W	R-4	PA5	No	0.47	0.47	0.00	Wetlands, Vernal, CWH	Environmentally Constrained
1602	7.02	3A	494 Rt 94	Miller,Eleanor	AR-16	PA4B	No	28.87	26.04	2.83	Wetlands, CI Water, Steep Slopes, Vernal, CWH	PA4B & No Sewer
1602	7.03	3A	488 Rt 94	Straulina,Thomas & Barbara	AR-16	PA4B	No	10.35	9.25	1.10	Wetlands, CI Water, Steep Slopes, Vernal, CWH	PA4B & No Sewer
1602	11.01	3A	9 Stillwater Rd	Alcaro, Anthony D & Geraldine A	CP	PA5	No	24.86	23.66	1.20	Wetlands, CI Water, Steep Slopes, Vernal, CWH	PA5 & No Sewer
1602	11.02	3B	15 Stillwater Rd	Alcaro, Anthony D & Geraldine	R-1	PA5	No	15.36	15.26	0.09	CI Water, Steep Slopes, Vernal, CWH	Environmentally Constrained
1602	12.01	3A	12 Verdona Rd	Adiguzelli, Mehmet & Turgay	R-1	PA5	No	33.04	32.52	0.52	Wetlands, Steep Slopes, Vernal, CWH	Environmentally Constrained
1602	12.02	1	19 Stillwater Rd	Bace, Robert	R-1	PA5	No	2.55	2.38	0.17	Wetlands, CI Water, Steep Slopes, CWH	Environmentally Constrained
1602	12.04	3A	25 Stillwater Rd	Mills, Stuart & Clare	R-4	PA5	No	9.64	7.90	1.74	Wetlands, CI Water, Steep Slopes, CWH	PA5 & No Sewer
1602	12.05	3B	21 Stillwater Rd	Mills, Stuart & Clare	R-1	PA5	No	7.08	6.92	0.17	Wetlands, CI Water, Steep Slopes, CWH	Environmentally Constrained
1603	3.01	3A	63 Stillwater Rd	Johansen, Thor M Jr & Cheryl M	R-4	PA5	No	12.90	7.57	5.33	Wetlands, Steep Slopes, CWH	PA5 & No Sewer
1603	3.06	3A	2 Old Middleville Rd	Hannah, Matthew & Kathryn	R-4	PA5	No	10.08	9.27	0.80	Wetlands, CI Water, Steep Slopes, CWH	Environmentally Constrained
1603	3.08	3A	75 Stillwater Rd	Tiger, Dennis	R-4	PA5	No	12.66	12.31	0.36	Wetlands, Steep Slopes, CWH	Environmentally Constrained
1604	1.02	1	32 Old Middleville Rd	Pavelko, Richard D	R-4	PA5	No	4.12	2.42	1.71	Steep Slopes	PA5 & No Sewer
1605	1	15C	100 Stillwater Rd	Township of Fredon	R-4	PA5	No	0.16	0.16	0.00	Steep Slopes, CWH	Environmentally Constrained
1605	2.07	3A	15 Kohlbocker Rd	Deleeuw, David & Colleen	R-4	PA5	No	8.49	5.16	3.33	Steep Slopes, CWH	PA5 & No Sewer
1801	4.02	3B	491-495 Rt 94	Southway, Peter & Marilyn	AR-16	PA4B	No	6.53	6.47	0.07	Wetlands, CI Water, Steep Slopes, CWH	Environmentally Constrained
1801	4.04	3B	481 Rt 94	Southway, Peter & Marilyn	LI	PA4B	No	7.32	7.32	0.00	Wetlands, Steep Slopes, CWH	Environmentally Constrained
1801	4.05	3B	481 Rt 94	Southway, Peter & Marilyn	AR-16	PA4B	No	6.97	6.97	0.00	Steep Slopes, CWH	Environmentally Constrained
1801	5.03	3A	3 Fredonia Rd	Keener, Charles & Siwarski, Nadine	R-4	PA5	No	10.73	8.41	2.32	Steep Slopes, CWH	PA5 & No Sewer

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1801	8	3A	Fredonia Rd	Southway, Peter J & Marilyn J	R-4	PA5	No	49.72	41.62	8.10	Wetlands, CI Water, Steep Slopes, Vernal, CWH	PA5 & No Sewer
1801	8.01	3B	65 Fredonia Rd	Southway, Peter & Marilyn	AR-16	PA5	No	38.88	38.58	0.30	Wetlands, CI Water, Steep Slopes, Vernal, CWH	Environmentally Constrained
1801	8.02	3B	65 Fredonia Rd	Southway, Peter & Marilyn	AR-16	PA4B	No	45.08	44.87	0.21	Wetlands, CI Water, Steep Slopes, CWH	Environmentally Constrained
1801	12.01	3A	67 Phil Hardin Rd	O'neil, William H Jr & Lynn	AR-16	PA5	No	12.76	12.76	0.00	Wetlands, CI Water, Steep Slopes, Vernal, CWH	Environmentally Constrained
1801	12.02	3A	85 Phil Hardin Rd	Southway, Peter	AR-16	PA4B	No	38.53	37.94	0.59	Wetlands, CI Water, Steep Slopes, Vernal, CWH	Environmentally Constrained
1802	8.01	3A	27 Fredon-Greendell Rd	Kline, Roy & Mary	R-1	PA4B	No	6.42	6.31	0.11	Wetlands, CI Water, Steep Slopes, Vernal, CWH	Environmentally Constrained
1802	9	3A	29-41 Fredon-Greendell Rd	Scuralli, Victor & Jennifer	CP	PA4B	No	7.09	7.09	0.00	Wetlands, CI Water, Vernal, CWH	Environmentally Constrained
1802	10.01	1	520 Ridge Rd	Grohmann, Therese M	R-4	PA4B	No	3.59	2.83	0.76	Steep Slopes, Karst, CWH	Environmentally Constrained
1802	10.04	3A	51-57 Fredon-Greendell Rd	Pepe, Dalia	R-16	PA4B	No	19.79	16.00	3.79	Wetlands, CI Water, Steep Slopes, CWH	PA4B & No Sewer
1802	10.05	1	51-57 Fredon-Greendell Rd	Pepe, Dalia	R-16	PA4B	No	2.45	2.45	0.00	Wetlands, CI Water, CWH	Environmentally Constrained
1802	11	3A	524-538 Ridge Rd	Campbell, John M & Joanne V	R-16	PA4B	No	40.99	21.70	19.28	Wetlands, CI Water, Steep Slopes, Karst, CWH	PA4B & No Sewer
1802	12	3A	506-512 Ridge Rd	Gray, William C & Mildred Anne	C	PA4B	No	12.08	2.09	9.99	Wetlands, Steep Slopes, CWH	PA4B & No Sewer
1802	13	3A	504 Ridge Rd	Redline, Patricia	C	PA5	No	18.46	16.18	2.27	Wetlands, Steep Slopes, CWH	PA5 & No Sewer
1802	13.01	3B	504 Ridge Rd	Redline, Richard	R-4	PA4B	No	7.83	7.78	0.05	Wetlands, Steep Slopes, CWH	Environmentally Constrained
1802	17.01	3B	61-65 Fredonia Rd	Shg Realty, LLC	R-4	PA4B	No	14.17	14.17	0.00	Vernal, CWH	Environmentally Constrained
1802	17.02	3B	454-466 Ridge Rd	Shg Realty, LLC	C	PA4B	No	9.50	8.92	0.58	Vernal, CWH	Environmentally Constrained
1901	1	3A	66-72 Fredon-Greendell Rd	Fazenbaker, Dorsey F Jr & Diane K	R-16	PA4B	No	20.18	19.19	0.99	Wetlands, CI Water, Steep Slopes, Karst, CWH	PA4B & No Sewer
1901	2.02	3A	52-54 Fredon-Greendell Rd	Krumm, Arvid & Joyce	R-16	PA5	No	26.24	24.83	1.41	Wetlands, CI Water, Steep Slopes, CWH	PA5 & No Sewer
1901	2.04	3A	60 Fredon-Greendell Rd	Niemasz, John W & Shawnalee J	R-16	PA4B	No	15.86	5.58	10.28	Wetlands, CI Water, Steep Slopes, CWH	PA4B & No Sewer
1901	3.02	3A	113 Hunts Pond Rd	Rogers, Theodore J & Linda A	R-16	PA4B	No	9.13	4.19	4.94	Wetlands, Steep Slopes, CWH	PA4B & No Sewer

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1901	4.01	3A	147 Hunts Pond Rd	Sansone, Thomas A & Christine C	R-16	PA4B	No	39.16	33.41	5.75	Wetlands, Steep Slopes, Vernal, CWH	PA4B & No Sewer
1901	4.03	1	145 Hunts Pond Rd	Sharma, Marlene	R-16	PA4B	No	11.59	11.24	0.35	Wetlands, Steep Slopes, CWH	Environmentally Constrained
1901	4.05	1	157 Hunts Pond Rd	Miller, George M Jr & Linda	R-4	PA4B	No	1.04	0.12	0.92	Steep Slopes, CWH	PA4B & No Sewer
1901	4.07	3A	143 Hunts Pond Rd	Hanifan, Gerald B & Maureen P	R-16	PA4B	No	9.76	5.47	4.28	Steep Slopes, CWH	PA4B & No Sewer
1901	4.08	1	Off Hunts Pond Rd	Miller, Miller Jr, Dunning & Fusco	R-4	PA4B	No	0.71	0.67	0.04	Steep Slopes	Environmentally Constrained
1901	4.09	3A	117 Hunts Pond Rd	Fiore, Joseph A & Eleanor J	R-16	PA4B	No	7.61	5.40	2.20	Wetlands, Steep Slopes, CWH	PA4B & No Sewer
1901	5	1	159 Hunts Pond Rd	Martino, Patricia E	R-4	PA4B	No	0.93	0.00	0.93		PA4B & No Sewer
1901	6	1	Off Ridge Rd	Ensel, Howard W & Geraldine	R-16	PA4B	No	0.65	0.65	0.00	Steep Slopes, CWH	Environmentally Constrained
1901	6.01	1	Off Ridge Rd	Sakarias Enterprises, LLC	R-16	PA4B	No	1.19	1.19	0.00	Steep Slopes, CWH	Environmentally Constrained
1901	6.02	1	Off Ridge Rd	Brown, Arthur L & Isabel R	R-16	PA4B	No	0.67	0.67	0.00	Steep Slopes, CWH	Environmentally Constrained
1901	6.03	1	Off Ridge Rd	Teja, Paul G & Diane L	R-16	PA4B	No	0.52	0.52	0.00	Steep Slopes, CWH	Environmentally Constrained
1902	3	3B	559 Rt 94	Hunt, Linda Z	AR-16	PA5	No	8.99	8.99	0.00	Wetlands, CI Water, Steep Slopes, Vernal, CWH	Environmentally Constrained
1902	3.01	3A	553 Rt 94	Gegenheimer, Margaret M & Glenn S	R-4	PA5	No	15.17	15.17	0.00	Wetlands, CI Water, Steep Slopes, Vernal, CWH	Environmentally Constrained
1902	3.02	3B	553 Rt 94	Gegenheimer, Beau M	R-4	PA5	No	4.95	4.95	0.00	Wetlands, CI Water, Steep Slopes, Vernal, CWH	Environmentally Constrained
1902	4	3B	561-571 Rt 94	Hunt, James W & Linda Z	AR-16	PA5	No	50.53	49.70	0.82	Wetlands, CI Water, Steep Slopes, Vernal, CWH	Environmentally Constrained
1902	4.01	3A	561-571 Rt 94	Hunt, James W & Linda Z	AR-16	PA5	No	7.40	6.45	0.95	Wetlands, CI Water, Steep Slopes, Vernal, CWH	PA5 & No Sewer
1902	5.01	1	Off Rt 94	Budd Family Properties, LLC	AR-16	PA5	No	51.93	38.80	13.13	Wetlands, CI Water, Steep Slopes, CWH	PA5 & No Sewer
1902	5.07	3B	589 Rt 94	Budd, Sara L	AR-16	PA4B	No	5.83	1.99	3.84	Steep Slopes, CWH	PA4B & No Sewer
1902	5.08	1	595-597 Rt 94	Breslin, Christopher & Jennifer	AR-16	PA4B	No	7.50	2.88	4.62	Wetlands, Steep Slopes, CWH	PA4B & No Sewer
1902	12	3B	220 Hunts Rd	New Freedom Properties, LLC	AR-16	PA5	No	20.98	2.22	18.76	Wetlands, Steep Slopes, CWH	PA5 & No Sewer

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1902	14	3B	224-232 Hunts Rd	Cramer, C/O Hunt	AR-16	PA5	No	1.10	1.10	0.00	Wetlands, C1 Water, Steep Slopes, CWH	Environmentally Constrained
1902	15	3A	150-160 Hunts Pond Rd	Fuller, Cynthia Tst, C/O Rice Fuler	AR-16	PA5	No	27.50	25.53	1.97	Wetlands, C1 Water, Steep Slopes, CWH	PA5 & No Sewer
1902	15.01	3A	204 Hunts Rd	Minnock-Stewart, Peter F & Mary E	AR-16	PA5	No	14.14	14.14	0.00	Wetlands, C1 Water, Steep Slopes, CWH	Environmentally Constrained
1902	16.01	3A	130 Hunts Pond Rd	Emmis, Hal & Joy	R-16	PA4B	No	6.42	4.16	2.27	Wetlands, Steep Slopes, CWH	PA4B & No Sewer
1902	16.02	3A	130 Hunts Pond Rd	Emmis, Hal & Joy	R-16	PA4B	No	12.09	0.00	12.09	Wetlands, Steep Slopes, CWH	PA4B & No Sewer
1902	16.04	3B	118-128 Hunts Pond Rd	New Freedom Properties, LLC	R-16	PA4B	No	55.48	41.75	13.73	Wetlands, C1 Water, Steep Slopes, Vernal, CWH	PA4B & No Sewer
1902	18	3B	6 Fredon-Greendell Rd	New Freedom Properties, LLC	R-4	PA5	No	7.76	7.76	0.00	Wetlands, C1 Water, Steep Slopes, Vernal, CWH	Environmentally Constrained
1902	18.05	1	28 Fredon-Greendell Rd	Johnson, Kevin & Romano, Lisa	R-4	PA4B	No	2.88	2.88	0.00	Steep Slopes, Vernal	Environmentally Constrained
1902	18.08	3A	16 Fredon-Greendell Rd	Heine, John H & Dorothea W	R-4	PA4B	No	9.20	9.20	0.00	Wetlands, C1 Water, Steep Slopes, Vernal, CWH	Environmentally Constrained
1902	18.09	3A	22 Fredon-Greendell Rd	Roman Acres Farm, LLC	R-4	PA4B	No	14.80	11.98	2.82	Wetlands, Steep Slopes, Vernal, CWH	PA4B & No Sewer
1902	18.1	3A	20 Fredon-Greendell Rd	Fischer, Gary W & Marie A	R-4	PA4B	No	10.51	10.33	0.18	Wetlands, C1 Water, Steep Slopes, Vernal, CWH	Environmentally Constrained
1902	18.11	3A	24 Fredon-Greendell Rd	Romano, Pasquale T Jr	R-4	PA4B	No	8.81	5.02	3.79	Steep Slopes, Vernal	PA4B & No Sewer
1902	18.12	3A	12 Fredon-Greendell Rd	New Freedom Properties, LLC	R-4	PA5	No	17.41	17.36	0.05	Wetlands, C1 Water, Steep Slopes, Vernal, CWH	Environmentally Constrained
1903	2.01	3A	619-627 Rt 94	Taylor, James F & Wilson, Judith M	R-4	PA4B	No	58.22	30.84	27.38	Wetlands, C1 Water, Steep Slopes, Vernal, CWH	PA4B & No Sewer
1903	4.01	3A	637 Rt 94	Carlson, Barbara E	R-4	PA4B	No	32.28	28.84	3.44	Wetlands, C1 Water, Steep Slopes, CWH	PA4B & No Sewer
1903	5	3B	647 Rt 94	Schrader-Van Dyke, Donna Tst	R-4	PA4B	No	8.97	0.23	8.74	Steep Slopes, CWH	PA4B & No Sewer
1903	5.02	3A	645 Rt 94	Carlson, Barbara E	R-4	PA4B	No	8.66	2.99	5.67	Steep Slopes, CWH	PA4B & No Sewer
1903	5.05	3A	653 Rt 94	Norman, Jeanine D	R-4	PA4B	No	3.49	0.06	3.44	Steep Slopes	PA4B & No Sewer
1903	7	3B	Adj To Green Twsp	Kirby Development Co	R-4	PA4B	No	0.58	0.58	0.00	Wetlands, C1 Water, Steep Slopes, CWH	Environmentally Constrained
2001	2.04	3A	124 Stillwater Station Rd	Massarella, Joseph W	R-4	PA4B	No	12.52	11.27	1.25	Wetlands, C1 Water, Steep Slopes, CWH	PA4B & No Sewer
2001	2.06	3A	35 Old Middleville Rd	French, Raymond E	C	PA5	No	9.36	6.81	2.55	C1 Water, Steep Slopes, CWH	PA5 & No Sewer

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Block	Lot	Property Class	Address	Owner	Zoning	Planning Area	Sewer	Total Acres	Constrained Acres	Buildable Acres	Constraints	Comments
2001	4	3A	33 Old Middleville Rd	Valentine, Joseph J & Patricia E	R-4	PA5	No	10.26	3.42	6.83	C1 Water, Steep Slopes, CWH	PA5 & No Sewer
2001	4.01	3B	104 Stillwater Station Rd	Hannah, Matthew & Kathryn	R-4	PA5	No	5.55	5.55	0.00	C1 Water, Steep Slopes, CWH	Environmentally Constrained
2001	4.04	3A	27 Old Middleville Rd	Simonis, Andrew & Cheryl L	R-4	PA5	No	7.09	2.09	5.01	C1 Water, Steep Slopes, CWH	PA5 & No Sewer
2001	5.01	3A	37 Old Middleville Rd	Pupo, Daisy,Melanie, Derek & Devin	C	PA5	No	6.27	4.86	1.41	Steep Slopes, CWH	PA5 & No Sewer
2002	1	3A	5 East Stillwater Rd	Diamond, Vicki L	R-4	PA4B	No	7.74	6.88	0.85	Wetlands, C1 Water, Steep Slopes, CWH	PA4B & No Sewer
2002	3	3A	125 Stillwater Station Rd	Schulaka, Nickon	R-4	PA4B	No	28.46	21.95	6.51	Wetlands, C1 Water, Steep Slopes, CWH	PA4B & No Sewer
2003	1	3B	5 Dixon Rd	Klemm, Willard & Jeanette	AR-16	PA4B	No	5.26	5.26	0.00	C1 Water, Steep Slopes, CWH	Environmentally Constrained
2003	4.05	3B	8 East Stillwater Rd	Lipton, Lee & Martha	R-4	PA4B	No	5.15	4.34	0.81	Wetlands, C1 Water, Steep Slopes, CWH	Environmentally Constrained
2003	4.06	1	36 Puder Rd	Gilman, Vitaley & Victoria	R-4	PA4B	No	4.61	4.61	0.00	Wetlands, C1 Water, Steep Slopes, CWH	Environmentally Constrained
2004	4	3A	116 Fredon-Marksboro Rd	Klemm, Willard & Jeanette	R-4	PA4B	No	27.21	27.13	0.08	Wetlands, C1 Water, Steep Slopes, CWH	Environmentally Constrained
2004	6	3A	94 Fredon-Marksboro Rd	Acheson, Raymond M Iii	R-4	PA5	No	19.57	18.29	1.29	Steep Slopes, CWH	PA5 & No Sewer
2004	6.02	3B	86 Fredon-Marksboro Rd	De Latorre, Elizabeth & Garcia, Lui	R-4	PA5	No	9.00	9.00	0.00	Steep Slopes, CWH	Environmentally Constrained
2004	6.03	3A	88 Fredon-Marksboro Rd	Acheson, Raymond M Iii	R-4	PA5	No	4.40	4.40	0.00	Steep Slopes, CWH	Environmentally Constrained
2004	6.04	3B	90 Fredon-Marksboro Rd	Acheson, Pauline L	R-4	PA5	No	8.15	8.15	0.00	Steep Slopes, CWH	Environmentally Constrained
2004	6.06	3A	106 Fredon-Marksboro Rd	Appelbaum, Stephen	R-4	PA4B	No	3.98	3.13	0.84	Steep Slopes, CWH	Environmentally Constrained
2004	6.07	3A	106 Fredon-Marksboro Rd	Appelbaum, Stephen	R-4	PA4B	No	4.30	1.68	2.62	Steep Slopes, CWH	PA4B & No Sewer
2004	7	3A	66 Fredon-Marksboro Rd	Mianeckki, Joseph S & Dolores A	R-4	PA4B	No	121.14	111.42	9.72	Wetlands, C1 Water, Steep Slopes, CWH	PA4B & No Sewer
2005	1	3A	37 Fredon-Marksboro Rd	Denbreejen, Edward D & Kathleen J	AR-16	PA4B	No	41.68	36.27	5.41	Wetlands, C1 Water, Steep Slopes, Vernal, CWH	PA4B & No Sewer
2005	2	1	63-71 Fredon-Marksboro Rd	Van Alstyne, Donald A	AR-16	PA5	No	41.58	41.57	0.01	Wetlands, C1 Water, Steep Slopes, Vernal, CWH	Environmentally Constrained
2005	3.01	3A	77 Fredon-Marksboro Rd	Bossart, Peter A & Virginia R	R-4	PA5	No	204.31	203.93	0.38	Wetlands, C1 Water, Steep Slopes, Vernal, CWH	Environmentally Constrained

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Block	Lot	Property Class	Address	Owner	Zoning	Planning Area	Sewer	Total Acres	Constrained Acres	Buildable Acres	Description	Comments
2005	4.02	3A	93 Fredon-Marksboro Rd	Van Elswyk, Michael & Karen	R-4	PA4B	No	9.19	7.98	1.21	Wetlands, Steep Slopes, CWH	PA4B & No Sewer
2005	4.03	3B	95 Fredon-Marksboro Rd	Van Elswyk, Michael & Karen	R-4	PA4B	No	4.40	4.36	0.04	Wetlands, Steep Slopes, CWH	Environmentally Constrained
2005	6	3A	101 Fredon-Marksboro Rd	Stone, Linda L & Lacken, Deborah M	R-4	PA4B	No	14.47	13.04	1.43	Wetlands, Steep Slopes, CWH	PA4B & No Sewer
2005	8	3B	107-121 Fredon-Marksboro	Klemm, Willard & Jeanette	R-4	PA4B	No	83.08	0.00	83.08	Wetlands, CI Water, Steep Slopes, CWH	PA4B & No Sewer
2005	9	3A	123-133 Fredon-Marksboro	Klemm, Willard & Jeanette	AR-16	PA4B	No	45.42	45.23	0.19	Wetlands, CI Water, Steep Slopes, CWH	Environmentally Constrained
2005	10	3A	135 Fredon-Marksboro Rd	Klemm, Willard J & Jeanette G	AR-16	PA4B	No	2.21	2.21	0.00	Wetlands, CI Water, Steep Slopes, CWH	Environmentally Constrained
2005	15	3A	550 Rte 94	Johnson, Ronald J Ann M	AR-16	PA5	No	53.69	53.61	0.08	Wetlands, CI Water, Steep Slopes, Vernal, CWH	Environmentally Constrained
2005	18	1	540 Rt 94	Roman Catholic Diocese of Paterson	AR-16	PA5	No	14.43	14.43	0.00	Wetlands, Steep Slopes, Vernal, CWH	Environmentally Constrained
2005	21	3A	530 Rt 94	Hopping, Joseph	AR-16	PA5	No	34.17	34.17	0.00	Wetlands, Steep Slopes, Vernal, CWH	Environmentally Constrained
2005	24.01	3A	9 Warner Rd	Fitzgerald, Gerard W & Yolande	R-4	PA4B	No	78.98	76.53	2.45	Wetlands, CI Water, Steep Slopes, Vernal, CWH	PA4B & No Sewer
2005	27.02	3A	37 Warner Rd	Murch, Wayne & Pamela	R-4	PA4B	No	10.27	9.02	1.25	Wetlands, Steep Slopes, Vernal, CWH	PA4B & No Sewer
2005	28	3A	39 Warner Rd	Remez, Andrea	R-4	PA4B	No	68.06	68.04	0.02	Wetlands, CI Water, Steep Slopes, Vernal, CWH	Environmentally Constrained
2008	5	1	4 Lakeview Dr	Mafaro, Vincent C & Angelo C	R-1	PA5	No	0.52	0.52	0.00	CWH	Environmentally Constrained
2010	3	3B	8 Lakeview Dr	D'angelo, Christopher A & Audrey A	R-1	PA4B	No	30.18	30.09	0.10	Wetlands, Steep Slopes, Vernal, CWH	Environmentally Constrained
2101	3.01	3A	630 Rt 94	Trouse, Robert T	R-4	PA4B	No	8.03	5.21	2.82	Wetlands, Steep Slopes, CWH	PA4B & No Sewer
2101	3.02	3A	626 Rt 94	Nuzzo, Charles Et Al	R-4	PA4B	No	21.95	19.34	2.61	Wetlands, Steep Slopes, CWH	PA4B & No Sewer
2101	4	3A	620 Rt 94	Crisman, Jeffrey Et Al	R-4	PA4B	No	70.48	69.18	1.30	Wetlands, Steep Slopes, CWH	PA4B & No Sewer
2101	6.01	3A	27 Fairview Hill Rd	Avarella, Russell J & Lori J	AR-16	PA4B	No	16.69	15.16	1.53	Wetlands, Steep Slopes, CWH	PA4B & No Sewer
2101	7	3B	598-606 Rt 94	Budd, Sara L	AR-16	PA4B	No	8.35	7.68	0.67	Wetlands, CWH	Environmentally Constrained
2101	9	3B	Off Rt 94	Muller, Charles Jr & Frances	R-4	PA5	No	8.87	8.87	0.00	Wetlands, Steep Slopes, CWH	Environmentally Constrained

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Block	Lot	Property Class	Address	Owner	Zoning	Planning Area	Sewer	Total Acres	Constrained Acres	Buildable Acres	Constraints Description	Comments
2102	1	3A	148 Fredon-Marksboro Rd	Klemm, Willard J & Jeanette G	AR-16	PA4B	No	69.08	68.58	0.50	Wetlands, C1 Water, Steep Slopes, Vernal, CWH	Environmentally Constrained
2102	2	3B	4 Dixon Rd	Klemm, Willard & Jeanette	AR-16	PA4B	No	5.02	5.02	0.00	C1 Water, CWH	Environmentally Constrained
2102	3	3B	8-16 Dixon Rd	Klemm, Willard & Jeanette	AR-16	PA4B	No	67.49	67.49	0.00	Wetlands, C1 Water, Steep Slopes, Vernal, CWH	Environmentally Constrained
2102	4	3B	Stillwater-Warren Co Ln	Mickelsen, Wilhelm H & Ellen B	AR-16	PA5	No	27.36	27.36	0.00	Wetlands, Steep Slopes, Vernal, Karst, CWH	Environmentally Constrained
2103	8	1	16 Duke of Gloucester	Hart, James T Iii & Carolyn Sue	R-4	PA4B	No	0.93	0.12	0.81	Wetlands, CWH	Environmentally Constrained
2103	13	3A	11 Duke of Gloucester St	Adamovsky, Vlastimil & Emilia	R-4	PA4B	No	31.95	21.63	10.31	Wetlands, Steep Slopes, CWH	PA4B & No Sewer
2104	1	3A	652 Rt 94	Knas, John S Jr & Kowalski, Robert	R-4	PA4B	No	9.35	6.15	3.20	Wetlands, Steep Slopes, CWH	PA4B & No Sewer
2104	1.04	1	650 Rt 94	R P M Homes, LLC	R-4	PA4B	No	6.61	3.31	3.30	Wetlands, Steep Slopes, CWH	PA4B & No Sewer
2104	1.05	1	654 Rt 94	Senatore, Steven	R-4	PA4B	No	4.02	1.72	2.30	Wetlands, Steep Slopes, CWH	PA4B & No Sewer
2201	1	1	Off Fredon-Marksboro Rd	Houghton, William I & Gail	AR-16	PA5	No	1.11	1.11	0.00	Wetlands, Steep Slopes, Vernal, CWH	Environmentally Constrained
2201	4	3A	180 Fredon-Marksboro Rd	Klemm, Willard J & Jeanette G	R-4	PA4B	No	69.49	66.71	2.79	Wetlands, Steep Slopes, Vernal, CWH	PA4B & No Sewer

Notes:

Property Class

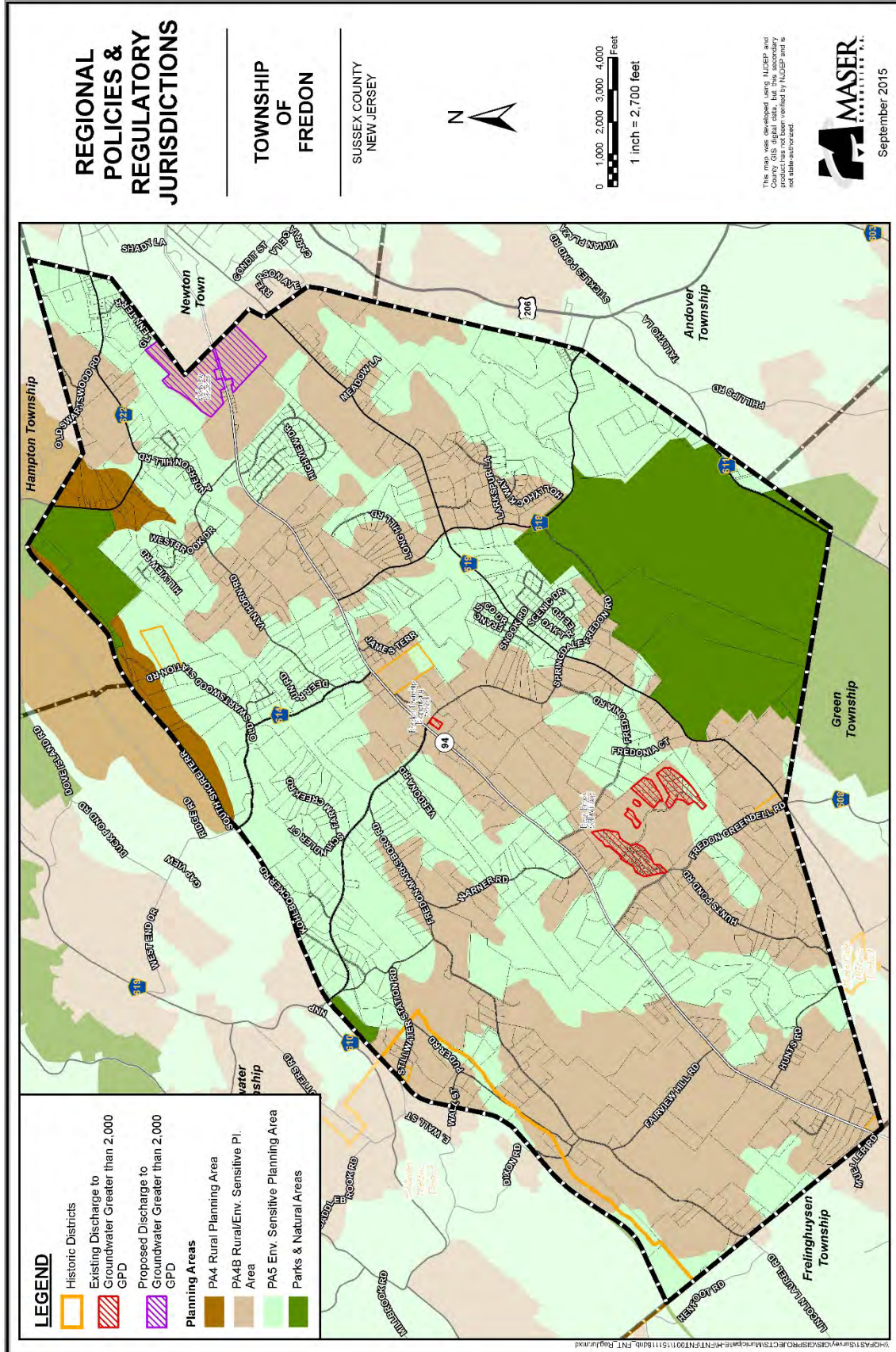
- 1 = Vacant
- 3A = Farm (Regular)
- 3B = Farm (Qualified)
- 15C = Public Property

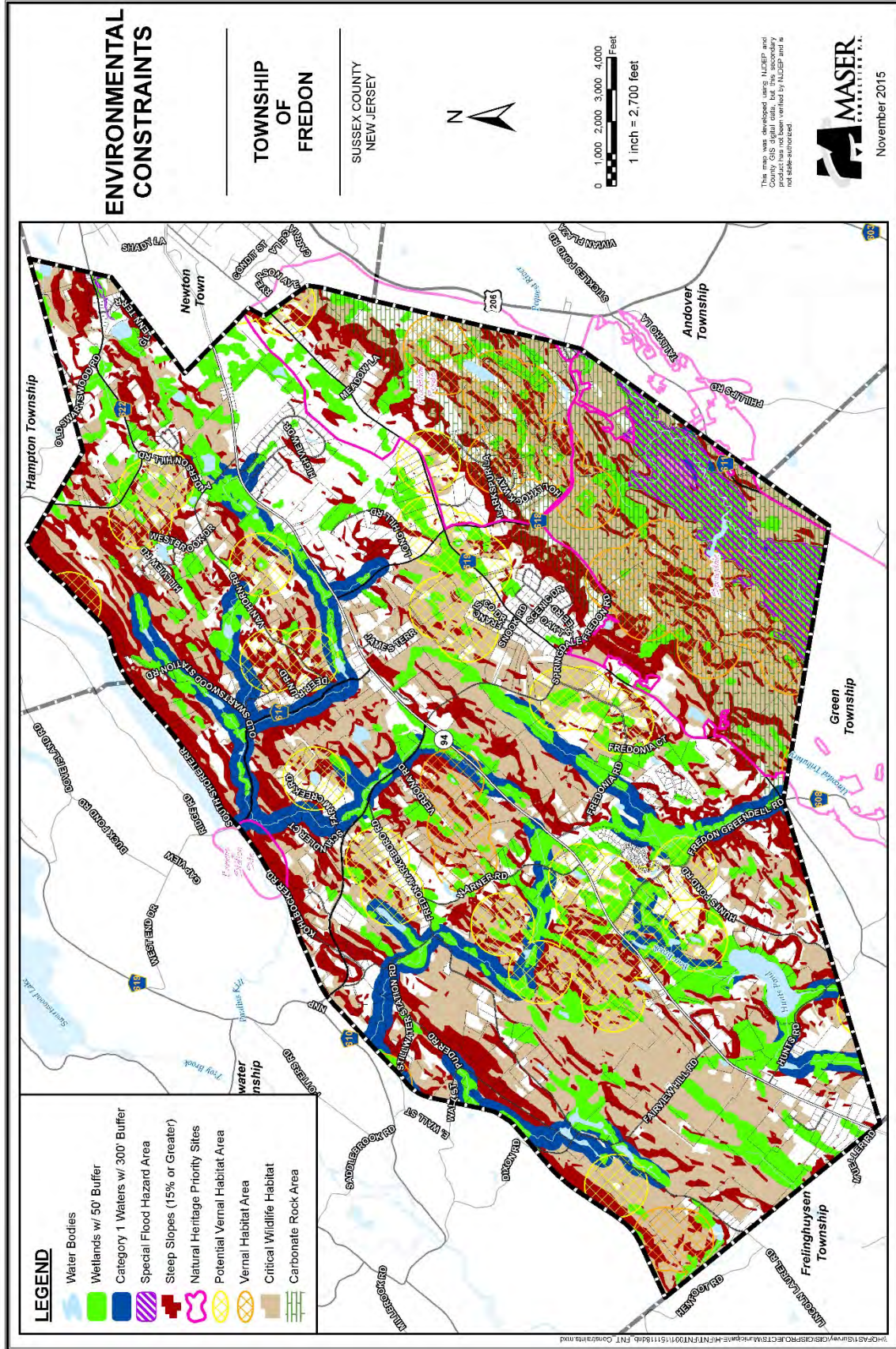
Planning Areas

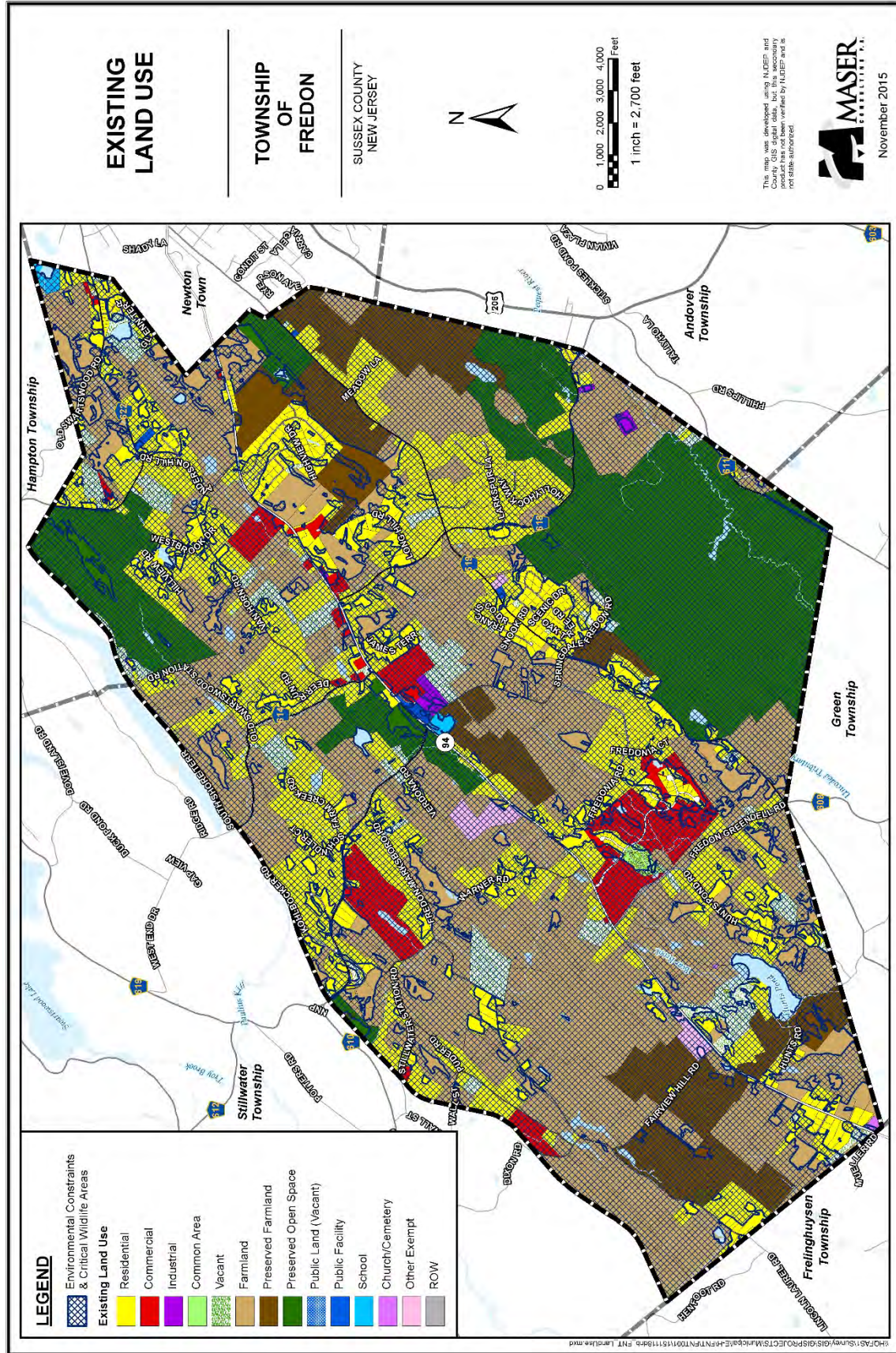
- PA4 = Rural
- PA4B = Rural/Environmentally Sensitive
- PA5 = Environmentally Sensitive

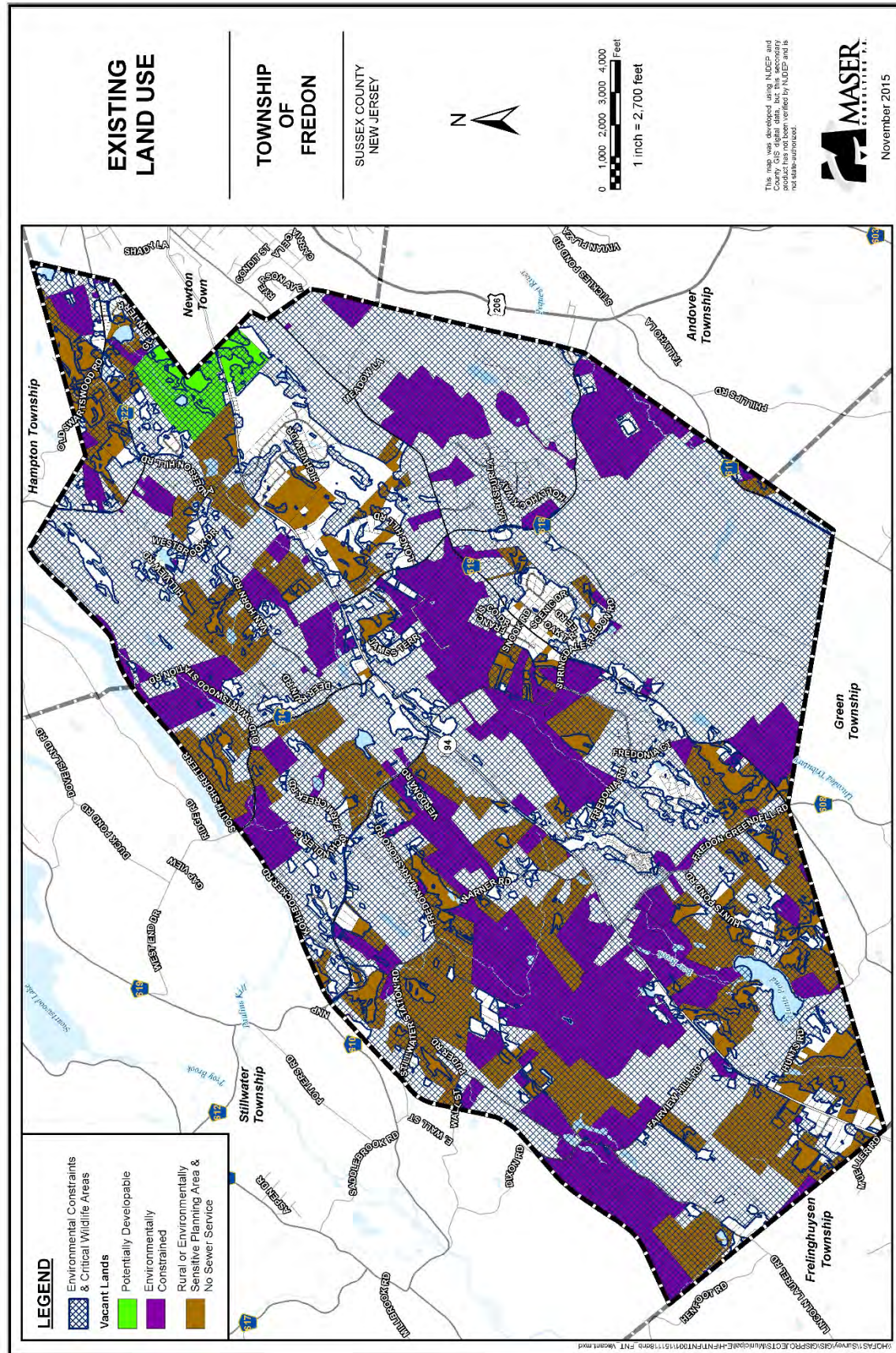
Constraints Descriptions

- CWH = Critical Wildlife Habitat
- NHPS = Natural Heritage Priority Site
- Karst = Carbonate Rock/Limestone Geology
- Vernal = Identified or Potential Vernal Habitat









Appendix F – Deed Restrictions

TO BE PROVIDED