

Master Plan Amendment Housing Plan Element and Fair Share Plan Round 4

Plan Amendments

**Borough of Fanwood
Union County, New Jersey**

Originally Adopted: June 25, 2025

Amendments to Plan Prepared: February 6, 2026

Prepared for: Borough of Fanwood Planning Board

Prepared by:



T&M Associates
11 Tindall Road
Middletown, NJ 07748

Caroline Reiter

Caroline Z. Reiter, PP, AICP
NJ Professional Planner: 33LI00534300

Dare RE

Robert E. Dare, PP, AICP
NJ Professional Planner: 33LI00596400

Amendments Adopted on February 25, 2026 by the Fanwood Planning Board.
Amendments Endorsed on March 2, 2026 by the Fanwood Borough Council.

The original of this document has been signed and sealed in accordance with Law.

FANWOOD BOROUGH

Mayor and Council

Colleen Mahr, Mayor
Gina Berry, Council President
Erin McElroy Barker, Councilwoman
Katherine Mitchell, Councilwoman
Anthony Carter, Councilman
Patricia Walsh, Councilwoman
Jeffrey Banks, Councilwoman

Planning Board

Colleen Mahr, Mayor — Class I
Amy Hamill, Mayor's Designee — Class I
Jeffrey Banks, Council Liaison — Class III
Leslie Krone-Speck, Class II — Environmental Liaison
Scott Pierce, Class IV
Matthew Jukes, Class IV
Frank Guzzo, Class IV
Robert Brennan, Class IV
Adam Matty, Class IV
Whitney Chelnik, Class IV
Paul Marder, Class IV — Alternate 1
Tom Rozycki — Alternate 2
Richard Birch, Class IV — Alternate 3

Patricia Hoynes, Recording Secretary
Diane Dabulas, Esq., Attorney
Antonios Panagopoulos, PE, Engineer
Caroline Reiter, PP, AICP, Planner

Public Officials

Jesse Moehlman, Borough Administrator
Courtney Agnello, Borough Clerk
Patricia Celardo, Chief Financial Officer
Russell Huegel, Esq., Borough Attorney
Raymond Sullivan, Municipal Land Use Official

EXECUTIVE SUMMARY

The Borough of Fanwood Planning Board (FPB) adopted the Round 4 Housing Element and Fair Share Plan (HE&FSP) on June 25, 2025. The Borough's HE&FSP was subsequently endorsed by the Fanwood Borough Council (FBC) on June 30, 2025.

On August 29, 2025, the Fair Share Housing Center (FSHC) filed an objection to the Borough of Fanwood's adopted Round 4 HE&FSP. However, the Borough and the FSHC reached a settlement and Mediation Agreement was signed by both parties in January 2026.

As a result of the Mediation Agreement, the Borough is required to amend certain aspects of its Fair Share Plan (FSP). The current document contains the necessary amendments to the Borough's FSP and associated appendices. Please note that this document supplements and does not replace the Round 4 HE&FSP as adopted by the FPB on June 25, 2025, and subsequently endorsed by the FBC on June 30, 2025.

*Round 4 Housing Element and Fair Share Plan
Plan Amendments
Borough of Fanwood, New Jersey*

Table of Contents

Round 4 Prospective Need 0

Consistency with the State Development and Redevelopment Plan..... 2

Appendices 3

Plan Amendments

The following subsections contain amendments to the Borough of Fanwood's Round 4 Housing Element and Fair Share Plan (HE&FSP), which was adopted by the Fanwood Planning Board on June 25, 2025, and subsequently endorsed by the Fanwood Borough Council on June 30, 2025.

The amendments are described as follows:

- **Round 4 Prospective Need**
 - *This section completely replaces "Round 4 Prospective Need" which is located on pages 29 through 31 of the adopted and endorsed Round 4 HE&FSP. The purpose of this amendment is to achieve conformance with a Mediation Agreement between the Borough and the Fair Share Housing Center (FSHC).*
- **Consistency with the State Development and Redevelopment Plan**
 - *This section completely replaces "Consistency with the State Development and Redevelopment Plan" which is located on pages 32 through 34 of the adopted and endorsed Round 4 HE&FSP. The purpose of this amendment is to properly reflect the fact that the State of New Jersey adopted a new State Development and Redevelopment Plan in December 2025.*
- **Appendices**
 - *All appendices of the adopted and endorsed Round 4 HE&FSP are replaced by the appendices of this document. The various appendices of this document have been updated to reflect current information and regulations.*

As noted, the foregoing the amendments replace the corresponding sections of the adopted and endorsed Round 4 HE&FSP. Round 4 Prospective Need

Fanwood's Round 4 prospective need obligation is 109 units. As in Round 3, the Borough does not have sufficient vacant land to zone for or build for its full Round 4 obligation.

Round 4 Vacant Land Adjustment

Because the Borough does not have sufficient vacant land to zone for or build for its full Round 4 obligation, it is entitled to a Vacant Land Adjustment (VLA) for Round 4. The Round 4 VLA table and associated mapping is included in Appendix A. The VLA was prepared pursuant to COAH Round 2 rules contained in N.J.A.C. 5:93-4.2 and the FHA 2.

In its preparation of the Round 4 VLA, the Borough relied upon all analyses and conclusions from its approved Round 3 VLA. The Round 4 VLA analyzed vacant lots with a tax assessment land use classification code of 1 (vacant land) and 15C (public property). Full lots, or portions thereof, that contain environmental constraints were

excluded from the analysis. Properties that are listed on the Borough's Recreation and Open Space Inventory (ROSI) were also excluded, in addition to properties that are a Round 3 compliance mechanism or were identified as not buildable in Round 3. A six-unit per acre density was applied to the remaining lots or portions thereof.

The resulting RDP was zero (0) units.

Round 4 Unmet Need

The difference between a municipality's obligation and its RDP is the unmet need. With an obligation of 109 units and a zero-unit RDP, the Borough has a 109-unit unmet need. Fanwood proposes the following mechanisms to address unmet need:

- Amendment of the Borough's mandatory set-aside requirement pursuant to Section 184-124.1 of the Code of the Borough of Fanwood to require a mandatory affordable housing set-aside of 20 percent for both sale and rental units in multi-family residential development of five (5) or more units that become permissible through either a use variance, a density variance increasing the permissible density at the site, a rezoning permitting multifamily residential housing where not previously permitted, or new redevelopment plan. This provision is incorporated in the Borough's updated Affordable Housing Ordinance contained in Appendix B;
- Continuation of collection of development fees; and
- Revisions to the existing Commercial Corridor (CC) Zone as described below.

FHA 2, at N.J.S.A. 52:27D-310.1, contains the following new requirement:

*Any municipality that receives an adjustment of its prospective need obligations for the fourth round or subsequent rounds based on a lack of vacant land shall as part of the process of adopting and implementing its housing element and fair share plan identify sufficient parcels likely to redevelop during the current round of obligations to address at least 25 percent of **the prospective need obligation that has been adjusted, and adopt realistic zoning that allows for such adjusted obligation**, or demonstrate why the municipality is unable to do so. (emphasis added)*

The Borough's unmet need obligation is 109 units. Thus, 25 percent of the 109-unit unmet need obligation is 28 affordable units.

The Borough of Fanwood is a fully built-out municipality that is approximately 1.3 square miles in size. Having engaged in sound planning for many years, Fanwood has guided new development to its downtown area. This area, collectively referred to as the Commercial Corridor (CC) Zone, is generally within walking distance of the Fanwood train station, which provides service from Fanwood to Newark Penn Station and New York Penn Station along New Jersey Transit's Raritan Valley Line. Such transit-oriented development in the commercial core is in concert with current

planning practices and with affordable housing rules and regulations, which encourage affordable units to have access to transportation, services and employment opportunities.

However, the entire Commercial Corridor (CC) Zone, which is allocated into three subdistricts (CC-Central, CC-East and CC-West), is a Round 3 unmet need compliance mechanism. All of the residential and mixed-use development that has occurred within the Commercial Corridor (CC) Zone includes an affordable component to help address Fanwood's Round 3 obligation.

Aside from the Commercial Corridor (CC) Zone, there is no other opportunity in the Borough to address its Round 4 unmet need obligation. Fanwood does not have industrial properties located outside of the Commercial Corridor (CC) Zone or dedicated industrial zones that could be the subject of an overlay zone to address Round 4 unmet need.

Based on the above, Fanwood has no alternative but to consider a revision to its Commercial Corridor (CC) Zone to address the requirement of N.J.S.A. 52:27D-310.1 and offer realistic zoning for 28 units. Presently, the Commercial Corridor (CC) Zone's set-aside requirements are 15 percent for rental units and 20 percent for sale units. The Borough finds that the majority of the approved and built units are rental units. The most realistic option that would result in additional affordable units within the Commercial Corridor (CC) Zone (i.e., above and beyond what the current zoning permits) is to increase the required affordable set-aside for rental units. Increasing the affordable set-aside for rental units from 15 percent to 20 percent would result in the potential to satisfy the requirement to offer realistic zoning for the 28 units required to address the requirement of N.J.S.A. 52:27D-310.1 to address 25 percent of the Borough's Round 4 unmet need (note: the original 15-percent set-aside will be applied to the Borough's combined Prior Round + Round 3 unmet need, while the additional five-percent set-aside will be applied to the Round 4 unmet need). A sample ordinance increasing the required set-aside for rental units in the Commercial Corridor (CC) Zone is included in Appendix D

Consistency with the State Development and Redevelopment Plan

The New Jersey State Planning Commission adopted its most recent State Development and Redevelopment Plan (SDRP) in December 2025.

The 2025 SDRP identifies several state planning areas. The current State Plan Policy Map, which facilitates the implementation of the SDRP, indicates that Fanwood is located within State Planning Area 1, which is known as the Metropolitan Planning Area. As outlined in the SDRP, the intent of the Metropolitan Planning Area is to:

- provide for much of the state's future growth in compact development and redevelopment;
-

- revitalize cities, towns and neighborhoods, and in particular overburdened neighborhoods;
- address existing legacy issues such as air pollution, urban heat islands, lead contamination, Brownfields, urban highways, and combined sewer systems;
- prevent displacement and gentrification;
- promote growth that occurs in Centers, other appropriate areas that are pedestrian friendly, and in compact transit-oriented forms;
- rebalance urbanization with natural systems;
- promote increased biodiversity and habitat restoration;
- stabilize and enhance older inner ring suburbs;
- redesign and revitalize auto oriented areas; and
- protect and enhance the character of existing stable communities.

In addition to the above, it is noted that the SDRP includes several “State Planning Goals.” One of these goals relates to housing and is centered around the following principle:

Provide an adequate supply of housing for residents of all ages and incomes in communities of their choosing that meet their needs and offer ready access to the full range of supportive goods and services.

(2025 SDRP, Page 27)

Based on its intents for the Metropolitan Planning Area and its promotion of affordable housing, it is concluded that this Housing Element and Fair Share Plan is generally consistent with the 2025 SDRP.

Appendices

This report contains the following appendices.

Appendix A: Vacant Land Adjustment Documentation

Appendix B: Affordable Housing Ordinance including the Mandatory Set-Aside Ordinance and Development Fee Ordinance

Appendix C: Resolution Appointing the Municipal Housing Liaison.

Appendix D: Ordinance to Increase Set-Aside of Commercial Corridor (CC) Zone and Existing Zoning Map.

Appendix E: Spending Plan.

*Round 4 Housing Element and Fair Share Plan
DRAFT Plan Amendments
Borough of Fanwood, New Jersey*

Appendix A: Vacant Land Adjustment Documentation

Vacant Land Adjustment

Prepared for:

**Borough of Fanwood
Union County, New Jersey**

Prepared: November 18, 2025

Prepared by:



T&M Associates
11 Tindall Road
Middletown, NJ 07748



Introduction

In accordance with the provisions of the Fair Housing Act (N.J.S.A. 52:27D-301 et seq.) and COAH Round 2 rules contained in N.J.A.C. 5:93-4.2, the Borough of Fanwood has prepared a Vacant Land Adjustment (VLA) to determine its Realistic Development Potential (RDP) and corresponding Unmet Need for the Fourth Round. This report provides complete details of the Borough's VLA and demonstrates that it has thoroughly reviewed its vacant land inventory to identify land that can support development at levels sufficient to yield RDP.

Vacant Land Inventory

This inventory reviewed the current tax assessment records for Vacant (Property Class: 1) and Public (Property Class: 15C) properties in Fanwood (n.b., there are no Farm-Regular [Property Class: 3A] or Farm-Qualified [Property Class: 3B] in the Borough). All such properties are listed in the accompanying Vacant Land Inventory Table in Appendix A and mapped in Appendix B.

Several properties are assessed as Vacant (Property Class: 1) or Public (Property Class: 15C) but are part of a developed site or are developed individually. In such cases, the property is listed in the Vacant Land Inventory Table of Appendix A with a note pertaining to its actual status. These properties are also identified in Appendix B.

Permitted Exclusions

The Fair Housing Act, at N.J.S.A. 52:27D-310.1, establishes the criteria by which properties or portions of vacant properties in a municipality's vacant land inventory may be excluded from the calculation of its RDP. Permissible exclusions identified at N.J.S.A. 52:27D-310.1(a) through N.J.S.A. 52:27D-310.1(g) include:

(a) any land that is owned by a local government entity that as of January 1, 1997, has adopted, prior to the institution of a lawsuit seeking a builder's remedy or prior to the filing of a petition for substantive certification of a housing element and fair share plan, a resolution authorizing an execution of agreement that the land be utilized for a public purpose other than housing;



- (b) any land listed on a master plan of a municipality as being dedicated, by easement or otherwise, for purposes of conservation, park lands or open space and which is owned, leased, licensed, or in any manner operated by a county, municipality or tax-exempt, nonprofit organization including a local board of education, or by more than one municipality by joint agreement pursuant to P.L.1964, c.185 (C.40:61-35.1 et seq.), for so long as the entity maintains such ownership, lease, license, or operational control of such land;*
- (c) any vacant contiguous parcels of land in private ownership of a size which would accommodate fewer than five housing units based on appropriate standards pertaining to housing density;*
- (d) historic and architecturally important sites listed on the State Register of Historic Places or National Register of Historic Places prior to the date of filing a housing element and fair share plan pursuant to section 3 of P.L.2024, c.2 (C.52:27D-304.1) or initiation of an action pursuant to section 13 of P.L.1985, c.222 (C.52:27D-313);*
- (e) agricultural lands when the development rights to these lands have been purchased or restricted by covenant;*
- (f) sites designated for active recreation that are designated for recreational purposes in the municipal master plan; and*
- (g) environmentally sensitive lands where development is prohibited by any State or federal agency, including, but not limited to, the Highlands Water Protection and Planning Council, established pursuant to section 4 of P.L.2004, c.120 (C.13:20-4), for lands in the Highlands Preservation Area, and lands in the Highlands Planning Area for Highlands-conforming municipalities.*

We note that the foregoing exclusions are generally consistent with the permissible exclusions identified in the COAH Round 2 rules contained in N.J.A.C. 5:93-4.2.

In the case of Fanwood, vacant parcels or portions of vacant parcels were excluded based primarily on the presence of environmental constraints (e.g., wetlands and associated buffers, waterways, special flood hazard area, etc.) and inclusion on the Borough's Recreation and Open Space Inventory (ROSI). Appendix A provides complete details of exclusions.



With regard to Criterion (g), it is noted that Appendix C depicts the location of environmental constraints in relation to the lands identified in the Vacant Land Inventory Table of Appendix A.

Vacant Land as RDP

The assessment of vacant land and application of permitted exclusions results in a Fourth Round RDP of zero (0) units. This RDP of zero (0) units is attributable primarily to the fact that vacant parcels contained insufficient developable area to result in five (5) or more units, which is the minimum number of units to generate one (1) unit of RDP based on a 20-percent set-aside.

Although the assessment of Vacant (Property Class: 1) and Public (Property Class: 15C) properties indicates that there are five (5) properties that could potentially generate RDP, the remaining 61 Vacant (Property Class: 1) and Public (Property Class: 15C) properties were already developed or excluded for a variety of reasons, such as narrow configuration, inclusion on the ROSI, landlocked character, or prior identification as a Third Round RDP site (n.b., the basis for exclusion of specific properties is indicated in Appendix A).

Of the 66 properties that were identified in the assessment of Vacant (Property Class: 1) and Public (Property Class: 15C) lands, only five (5) were confirmed as vacant. However, the small size these five (5) vacant properties and their lack of adjacency to other vacant properties did not result in any contribution to the Borough's RDP.

Consistent with the COAH Round 2 rules contained in N.J.A.C. 5:93-4.2, a presumptive density of six (6) units per acre was applied to the Borough's vacant parcels. This presumptive density is approximately 1.15 times the existing average residential density of all properties assessed as Residential-Four Families or Less (Property Class: 2) in the Borough of Fanwood, which is estimated to be approximately 5.2 units per acre (n.b., there are no properties assessed as Apartments [Property Class: 4C]). Moreover, it is noted that a density of significantly more than 20 units per acre, which would be out of character for the Borough and inappropriate, could have been applied and the RDP would still have been zero (0).



Changed Circumstances

In addition to reviewing the Borough's Vacant (Property Class: 1) and Public (Property Class: 15C) lands, a review for changed circumstances on sites that could result in additional RDP was also conducted. This review, however, has revealed that there are no such sites and no changed circumstances that would impact the Borough's RDP or any other aspect of its VLA. Indeed, there are no areas of the Borough that would be considered for future redevelopment via implementation of the Local Redevelopment and Housing Law (N.J.S.A. 40A:12A-1 et seq.). There are, however, properties within the Borough's Commercial Corridor (CC) Zone that that may redevelop through the instrumentality of private capital within the next ten (10) years; please note that these properties are discussed within the context of unmet need later in this report.

With further regard to changed circumstances, it is noted that the Borough's land use patterns are well established and growth within the Borough occurs in areas designed and envisioned by the Borough to accommodate growth. This is demonstrated by the fact that in the period between the 2000 and 2020 US Censuses, which includes most of the Third Round, the number of housing units in the Borough grew by just 214 units or about 8.2 percent, from 2,615 units in 2000 to 2,829 units in 2020. Over 94 percent of this growth (i.e., 202 of 214 units) occurred within a total of just four (4) census blocks¹ that completely or partially contain the Borough's existing redevelopment areas; the CC Zone, which was designed to capture unmet need from the Third Round; or in established affordable housing districts. This is demonstrated below:

- Block 64 Redevelopment Area: 109 of 214 units (50.9 percent)²;
- CC Zone: 68 of 214 units (31.8 percent)³; and,
- Midway and Terrill Road Affordable Housing Zones: 25 of 214 units (11.7 percent).

¹ Census blocks are the smallest enumeration unit of the US Census.

² The Borough's Court-approved Vacant Land Adjustment for the Third Round identified a total of 13 units of RDP for affordable units resulting from the Block 64 Redevelopment Area.

³ Consistent with the Borough's Court-approved Third Round Housing Element and Fair Share Plan, affordable units created in the CC Zone were applied to the Borough's unmet need. More information about the CC Zone and plans to address the Borough's Fourth Round unmet need are provided later in this report.



Note that the forgoing redevelopment areas and zone districts comprise less than 7.9 percent of the Borough of Fanwood and were either accounted for and addressed in the Borough's Third Round Housing Element and Fair Share Plan, or constructed prior to 2006 (i.e., before the preparation of the Borough's Court-approved Vacant Land Adjustment for the Third Round). All other areas of the Borough had a total net change of just 12 units (i.e., 5.6 percent of 214 units) in the period between the 2000 and 2020 US Censuses. Moreover, it should be noted that the housing unit counts of most census blocks within the Borough of Fanwood were unchanged in the period between the 2000 and 2020 US Censuses. To illustrate, the 2020 US Census identifies a total of 111 census blocks in the Borough, including the four (4) that have been mentioned above. Of the remaining 107 census blocks, 59 experienced no change in the number of housing units between the 2000 and 2020 US Censuses. Of the 48 census blocks that did experience a change, the average net change was negligible at just 0.25 units (n.b., net change ranged from -13 to nine [9] units). Appendix E depicts change in the number of housing units at the census block level between the 2000 and 2020 US Censuses. For additional reference, a copy of the Borough's current zone plan is provided in Appendix F; 2020 aerial mapping of the New Jersey Department of Environmental Protection (NJDEP) is provided in Appendix G; and 2002 aerial mapping of the NJDEP is provided in Appendix H (n.b., 2000 aerial mapping was not published by the NJDEP).

Unmet Need

With a Fourth Round RDP of zero (0) units, the Borough's Fourth Round Unmet Need is 109 units.

The amended Fair Housing Act, at N.J.S.A. 52:27D-310.1, contains the following requirement related to unmet need:

Any municipality that receives an adjustment of its prospective need obligations for the fourth round or subsequent rounds based on a lack of vacant land shall as part of the process of adopting and implementing its housing element and fair share plan identify sufficient parcels likely to redevelop during the current round of



obligations to address at least 25 percent of the prospective need obligation that has been adjusted, and adopt realistic zoning that allows for such adjusted obligation, or demonstrate why the municipality is unable to do so. (emphasis added)

Twenty-five (25) percent of the Borough's Fourth Round Unmet Need of 109 units is 28 affordable units. This is the number of affordable units that the Borough must adopt realistic zoning for or demonstrate why it is unable to do so per N.J.S.A. 52:27D-310.1.

As noted in the Borough's Fourth Round Housing Element and Fair Share Plan, Fanwood is, essentially, a fully built-out municipality. It has an area of just 1.3 square miles and no vacant land of any significance.⁴ It is in this context that Fanwood has advocated for smart growth and guided new development into its downtown area. This area is included in the Borough's CC Zone, which is centered around the Fanwood Train Station and is allocated into the following subdistricts: CC-West (CC-W); CC-Central (CC-C); and CC-East (CC-E).

The CC Zone was originally created as a Third Round unmet need compliance strategy. It currently requires an affordable housing set-aside of 15 percent for rental units and 20 percent for sale units. To date, the CC Zone has been a resounding success. Indeed, it has resulted in inclusionary development with a total of 40 affordable units, which are credited to the Borough's Third Round unmet need. These units are mapped in Appendix I and inventoried below:

- 383 South Avenue (Block 69, Lot 5): 16 units in total, including 13 market rate rental units and three (3) affordable rental units;
- 70 South Avenue (Block 56, Lot 8): 12 units in total, including ten (10) market rate rental units and two (2) affordable rental units;
- 105 South Avenue—Carano Square (Block 55, Lots 11, 11.01 and 12; Block 57, Lot 1): 140 units in total, including 119 market rate rental units and 21 affordable rental units;

⁴ Note that in calculating the Borough's Fourth Round Prospective Need Obligation, the New Jersey Department of Community Affairs (NJCA) identified just 1.79 acres of vacant land capacity on four (4) parcels within the Borough. However, two (2) of these parcels were previously assigned an RDP of zero (0) in the Borough's Court-approved Third Round Vacant Land Adjustment. The remaining two (2) parcels had a total of slightly less than 0.80 acres of vacant land capacity per the NJCA.



- 40 South Avenue (Block 56, Lot 5.01): 28 units in total, including 23 market rate rental units and five (5) affordable rental units; and,
- 282 South Avenue—SoHo (Block 65, Lots 2 and 3): 58 units in total, including 49 market rate rental units and nine (9) affordable rental units.

The Borough's plan to address the requirement of N.J.S.A. 52:27D-310.1 to provide realistic zoning for 25 percent of the Fourth Round unmet need (i.e., 28 affordable units) is to increase the required affordable housing set-aside of the CC Zone from the current 15 percent for rental units to 20 percent, with the units resulting from the increase of five (5) percent being credited toward Fourth Round unmet need.

As can be seen from the foregoing inventory of affordable units constructed in the CC Zone, all multifamily development that has occurred to date (in the CC Zone) has been rental development. It is, therefore, anticipated that the five-percent increase to the required set-aside for rental units will produce a significant number of affordable units. In fact, the Borough has reviewed existing development within the CC Zone and has identified several properties that may redevelop through the instrumentality of private capital at some point during the Fourth Round. If the redevelopment of these properties does occur, it is anticipated that up to approximately six (6) units of credit toward the Fourth Round unmet need could be generated, if developed at an average density of 20 units per acre. This is demonstrated below and mapped in Appendix J:

- 265-275 South Avenue (Block 66, Lots 2 and 3): 1.04 acres, which could result in 21 units in total, including a set-aside of five (5) affordable units. Of the five (5) affordable units, one-quarter or 1.25 units would be applicable to the Fourth Round unmet need.⁵ This property is currently developed with a post office and a florist.
- 2 South Avenue (Block 56, Lot 1): 1.82 acres, which could result in 36 units in total, including a set-aside of eight (8) affordable units. Of the eight (8) affordable units, one-quarter or two (2)

⁵ In estimating the number of affordable units that would be applicable to the Fourth Round unmet need, this analysis does not round fractional affordable units at the site level. Rather, fractional affordable units for all sites are summed and the final result is rounded to the nearest whole number. As an example, the sum of all fractional affordable units in this list is 18.25, which rounds down to 18.



units would be applicable to the Fourth Round unmet need. This property is currently developed with an automotive repair facility (i.e., garage) and fueling station.

- 1 South Avenue (Block 55, Lot 1): 0.50 acres, which could result in 10 units in total, including a set-aside of two (2) affordable units. Of the two (2) affordable units, one-quarter or 0.5 units would be applicable to the Fourth Round unmet need. This property is currently developed with a vacant paint store.
- 183-191 South Avenue (Block 55, Lots 16, 17 and 18): 1.31 acres, which could result in 26 units in total, including a set-aside of six (6) affordable units. Of the six (6) affordable units, one-quarter or 1.5 units would be applicable to the Fourth Round unmet need. This property is currently developed with an automotive repair facility (i.e., garage) and fueling station.
- 193 South Avenue (Block 55, Lot 19): 0.27 acres, which could result in five (5) units in total, including a set-aside of one (1) affordable unit. Of the one (1) affordable unit, one-quarter or 0.25 units would be applicable to the Fourth Round unmet need. This property is currently developed with a vacant religious/cultural facility (i.e., Chabad Jewish Center).

The sum of projected affordable units on the foregoing properties that would be applicable to the Fourth Round unmet need is 5.5, which rounds up to six (6). The Borough acknowledges that its projection of six (6) units as described above falls short of the requirement of N.J.S.A. 52:27D-310.1 to provide realistic zoning for 25 percent of the Fourth Round unmet need (i.e., 28 affordable units). However, the set-aside requirement for the entirety of the CC Zone will be changed from 15 percent for rental units to 20 percent. Thus, there may be additional sites within the CC Zone that may redevelop through the instrumentality of private capital at some point during the Fourth Round, although the Borough is unable to specifically identify them at this time. Nonetheless, given the built-out character of the Borough, its creative and effective zoning to address unmet need, its small size, existing development patterns, and lack of vacant land of any significance,⁶ it is

⁶ As previously noted, the New Jersey Department of Community Affairs (NJDCA) identified just 1.79 acres of vacant land capacity on four (4) parcels within the Borough when calculating the Borough's Fourth Round Prospective Need Obligation. However, two (2) of these parcels were previously assigned an RDP of zero (0) in the Borough's Court-approved Third Round Vacant Land Adjustment. The remaining two (2) parcels had a total of slightly less than 0.80 acres of vacant land capacity per the NJDCA.



unreasonable to expect that sufficient development to result in the full requirement for an additional 22 units of credit toward Fourth Round unmet need—which would require 20 times this number in market rate development when it is considered that only one-quarter of the affordable housing set-aside in the CC Zone would be applicable to the Fourth Round unmet need—will occur. However, the Borough’s CC Zone set-aside requirements will remain in force to capture any potential for additional credit toward unmet need.

Based on the above, the Borough of Fanwood very clearly cannot meet the requirement of N.J.S.A. 52:27D-310.1 to provide realistic zoning for 25 percent of the Fourth Round unmet need. However, the Borough will endeavor to capture Fourth Round unmet need in the manner that has been described above.

Vacant Land Inventory & Analysis
Borough of Fanwood, Union County



Appendix A: Vacant Land Inventory Table

APPENDIX A: VACANT LAND INVENTORY
FANWOOD BOROUGH

BLOCK	LOT	PROPERTY LOCATION	OWNER	PRO- PERTY CLASS MOD-V	PRO- PERTY CLASS	VACANT (Y/N)	NOTE	ADJACENCY SCREEN	TOTAL ACRES	SPECIAL FLOOD HAZARD AREA	WETLAND AREA	WETLAND BUFFER	STREAM- BED	HISTORIC (STATE AND/OR NATIONAL REGIS- TER)	ACRES WITH ONE OR MORE ENVIRON- MENTAL CON- STRAINTS	NET ACRES	ASSUMED DENSITY	TOTAL YIELD	ROP
12	13	227 PALERSON ROAD	CORRAO 2022 REVOCABLE TRUST	1	1	Y	VACANT	NOT ADJACENT TO ANOTHER VACANT SITE	0.16						0.16	6.00	0.93		
58	2	146 SOUTH AVE	DI BELLA, AGOSTINA & GRACE	1	1	Y	VACANT	NOT ADJACENT TO ANOTHER VACANT SITE	0.12						0.12	6.00	0.70		
61	25	43 LOCUST AVE	OLKUSZ, JOSEPH	1	1	Y	VACANT	NOT ADJACENT TO ANOTHER VACANT SITE	0.18						0.18	6.00	0.98		
64	16	427 SOUTH AVENUE	BOROUGH OF FANWOOD	15C	15C	Y	VACANT	NOT ADJACENT TO ANOTHER VACANT SITE	0.20						0.20	6.00	1.18		
2	1	29 MIDWAY AVENUE	PUBLIC SERVICE ELECTRIC & GAS CO	1	1	N	UTILITY ROW	NOT ADJACENT TO ANOTHER VACANT SITE	0.60	0.48					0.48				
4	7.03	6 BEVERLY AVE	WOODCLIFF, INC	1	1	N	DRAINAGE		0.18						0.18				
12	3.01	MIDWAY AVENUE	BORO OF FANWOOD	15C	15C	N	LANDLOCKED (NO ACCESS FROM IMPROVED ROW)		1.10						1.10				
13	1	2401 N MARITIME AVE	SOJANI AMRITA GAUR & KSHITIJ N	1	1	N	DEVELOPED PER AERIAL		0.13						0.13				
24	3.02	26 MONTROSE AVE	NEAVES, LOSE	15C	15C	N	UNDER CONSTRUCTION PER NEARMAP		0.17						0.17				
26	6.01	MIDWAY AVE	ESTATE OF FRANK SHERRIFFO	1	1	N	DEVELOPED PER AERIAL		0.06						0.06				
26	81	38 MIDWAY AV & TOWER PL	PUBLIC SERVICE ELECTRIC & GAS CO	1	1	N	UTILITY ROW		3.57	0.02					3.56				
27	18	127 HUNTER AVE	BOROUGH OF FANWOOD	15C	15C	N	DEVELOPED PER AERIAL		0.04						0.04				
33	21	131 WATSON RD	SCHAFFNER, JOSEPH & PALLISTER K	15C	15C	N	DEVELOPED PER AERIAL		0.45						0.45				
33	21	131 WATSON RD	THE BOROUGH OF FANWOOD	15C	15C	N	PARKING AREA, POTENTIAL RECREATION		0.38						0.38				
33	22	130 WATSON ROAD	BOROUGH OF FANWOOD	15C	15C	N	LANDLOCKED, POTENTIAL RECREATION		0.76						0.76				
36	1	8 FOREST ROAD	BOROUGH OF FANWOOD	15C	15C	N	LIBRARY		0.47						0.47				
42	19	BIRCHWOOD TERRACE	BOROUGH OF FANWOOD	15C	15C	N	DEVELOPED PER AERIAL		0.04						0.04				
43	15C	BIRCHWOOD TERRACE	BOROUGH OF FANWOOD	15C	15C	N	WARD AREA, POTENTIALLY FOR DRAINAGE		0.05						0.05				
44	84	BIRCHWOOD TERRACE	BOROUGH OF FANWOOD	15C	15C	N	DEVELOPED PER AERIAL		0.02						0.02				
48	15	5A TERESA S STEWART	PUBLIC SERVICE ELECTRIC & GAS CO	15C	15C	N	UTILITY ROW, UNDEVELOPABLE		0.78						0.78				
50	30	85 NORTH AVENUE	BOROUGH OF FANWOOD	15C	15C	N	LONG AND NARROW, UNDEVELOPABLE		0.06						0.06				
51	8	NORTH AVE	PUBLIC SERVICE ELECTRIC & GAS CO	1	1	N	UTILITY ROW		2.11						2.11				
55	12	105 SOUTH AVENUE	PUBLIC SERVICE ELECTRIC & GAS CO	1	1	N	UTILITY ROW		0.35						0.35				
60	23	180 SOUTH AVENUE	CARANO SQUARE LLC - TENEIS LLC	1	1	N	ROUND THREE UNMET NEED MECHANISM (CARANO SQUARE)		2.35						2.35				
60	23	180 SOUTH AVENUE	LA GRANDE SQUARE AT FANWOOD	1	1	N	DEVELOPED PER AERIAL		0.57						0.57				
61	4	SOUTH AVE	VALENTIN, KEVIN	1	1	N	DEVELOPED PER AERIAL		0.15						0.15				
63	1	NORTH AVE	BOROUGH OF FANWOOD	15C	15C	N	TRAIN STATION PARKING		1.07						1.07				
64	6.01	233 DAGRANDE AVENUE	BOROUGH OF FANWOOD	15C	15C	N	DEVELOPED PER AERIAL		2.61						2.61				
64	17.01	15 SECOND STREET	FANWOOD CROSSING TITURBAN RENEVAL	1	1	N	DEVELOPED PER AERIAL		0.35						0.35				
66	9	813 SOUTH AVE	STATION SQUARE AT FANWOOD URBAN REN	1	1	N	DEVELOPED PER AERIAL		1.49						1.49				
66	10	819 SOUTH AVENUE	FANWOOD PLAZA PARTNERS LLC	1	1	N	DEVELOPED PER AERIAL		1.01						1.01				
66	14	15 OLD SOUTH AVE	PARK VALLEY FANWOOD LLC	1	1	N	THIRD ROUND UNMET NEED MECHANISM	ADJACENT CODE 1	0.37						0.37				
67	4	NORTH AVE	BOROUGH OF FANWOOD	15C	15C	N	DEVELOPED PER AERIAL	ADJACENT CODE 1	0.79						0.79				
68	10.04	MONTROSE AVE	BOROUGH OF FANWOOD	15C	15C	N	DEVELOPED PER AERIAL		0.44						0.44				
68	31	536 NORTH AVE	BOROUGH OF FANWOOD	15C	15C	N	DEVELOPED PER AERIAL		0.30						0.30				
68	31	536 NORTH AVE	BOROUGH OF FANWOOD	15C	15C	N	ACTIVE CONSTRUCTION PER AERIAL		1.75						1.75				
70	13.01	76 HILLOLSON RD	SUAREZ, EDWARD M & CLARE J	1	1	N	LANDLOCKED		0.93						0.93				
77	18	464 LA GRANDE AVE	POMBAL BUILDERS, LLC	1	1	N	DEVELOPED PER AERIAL		0.18						0.18				
77	48	SHADY LANE	BOROUGH OF FANWOOD	15C	15C	N	DEVELOPED PER AERIAL		0.01						0.01				
78	23	487 TERRILL ROAD	BOROUGH OF FANWOOD	15C	15C	N	ROSI		0.25						0.25				
78	23	487 TERRILL ROAD	BOROUGH OF FANWOOD	15C	15C	N	ROSI		0.42						0.42				
78	29	65 CRAY TERRACE	MIDWAY ASSOCIATES	15C	15C	N	WARD AREA, BUFFER TO UTILITY ROW		0.73	0.30					0.68				
78	42	VINTON GIRCLE	PUBLIC SERVICE ELECTRIC & GAS CO	1	1	N	UTILITY ROW		0.05						0.05				
81	23	VINTON GIRCLE	PUBLIC SERVICE ELECTRIC & GAS CO	15C	15C	N	DEVELOPED PER AERIAL		2.58						2.58				
81	49	LA GRANDE AVE	BOROUGH OF FANWOOD	15C	15C	N	DEVELOPED PER AERIAL		0.03						0.03				
83	7	80 SECOND ST	BOROUGH OF FANWOOD	15C	15C	N	UTILITY		0.45						0.45				
83	7	80 SECOND ST	BOROUGH OF FANWOOD	15C	15C	N	ROSI		7.92						7.92				
100	31	CORRELL AVENUE	PUBLIC SERVICE ELECTRIC & GAS CO	1	1	N	UTILITY ROW		0.52						0.52				
100	32	CORRELL AVENUE	PUBLIC SERVICE ELECTRIC & GAS CO	1	1	N	UTILITY ROW		1.27						1.27				
108	22	28 CARLSAM ST	SPINDELL, MARC & ARIEL	1	1	N	DEVELOPED PER NEARMAP		0.16						0.16				
112	10	26 BEECH AVE	DICARLO, NICOLAS & THERESA R	1	1	N	DEVELOPED		0.21						0.21				
116	31	SHADY LANE	BOROUGH OF FANWOOD	15C	15C	N	DEVELOPED PER AERIAL		0.01						0.01				
116	46	ROOSEVELT AVE	BOROUGH OF FANWOOD	15C	15C	N	DEVELOPED PER AERIAL		0.21						0.21				
118	10	22 WASHINGTON AVE	BRATHMAL SKERIN	1	1	N	DEVELOPED PER AERIAL		0.03						0.03				
119	5	15 WASHINGTON AVE	ANTONIE FAYDEN D	1	1	N	DEVELOPED PER AERIAL		0.01						0.01				
120	4	13 JEFFERSON AVE	FONTELLA, JOHANNE M & RENATO E	1	1	N	DEVELOPED PER AERIAL		0.03						0.03				
121	1	86 TRENTON AVE	OH, JAE IK & SARAH EK	1	1	N	DEVELOPED PER AERIAL		0.03						0.03				
121	2	80 TRENTON AVENUE	BORRERO, RICHARD & WARBEL	1	1	N	DEVELOPED PER AERIAL		0.01						0.01				

Vacant Land Inventory & Analysis
Borough of Fanwood, Union County

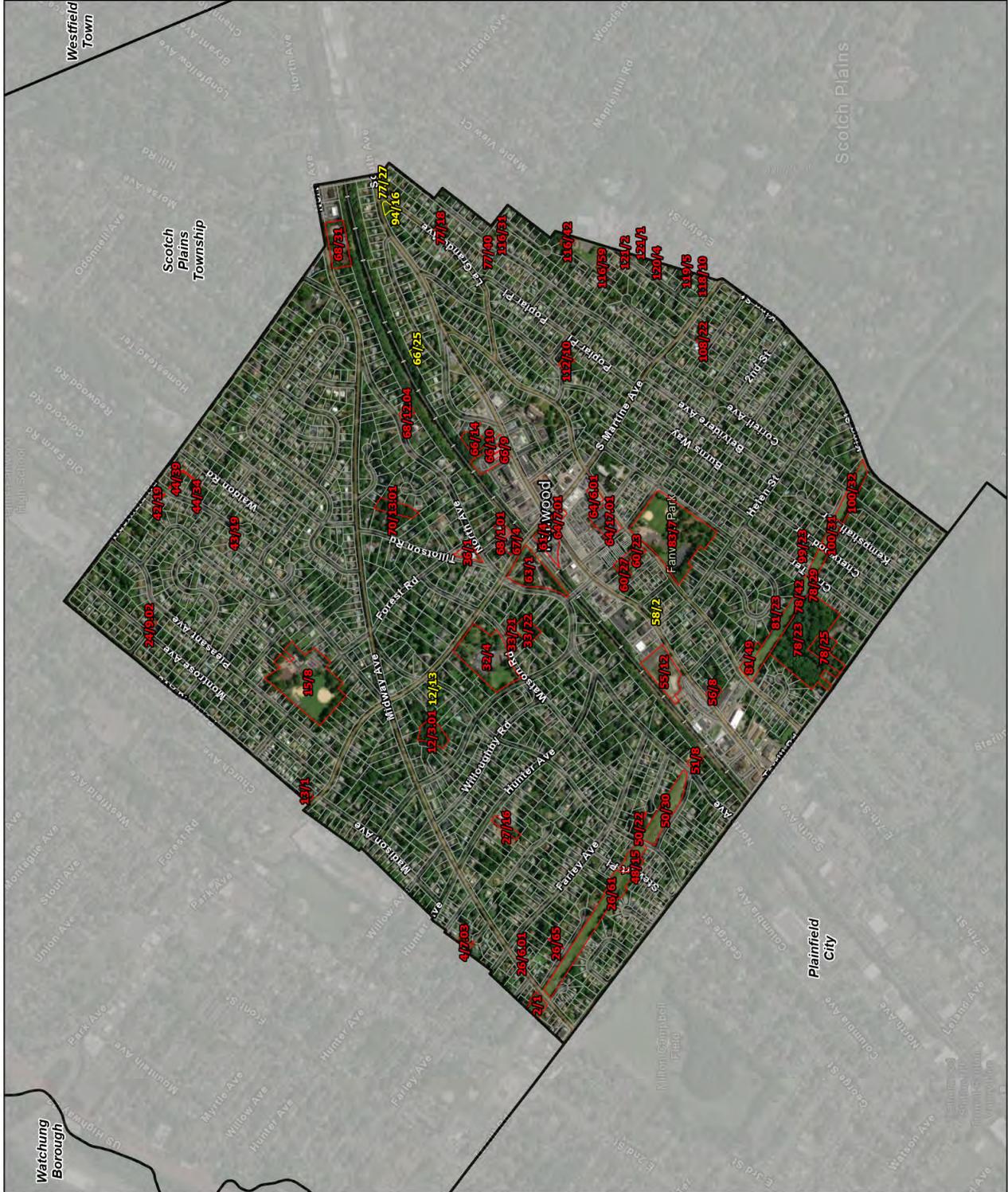


Appendix B: Vacant Land Inventory Map

Vacant Land Adjustment Inventory Map Fanwood Borough, NJ

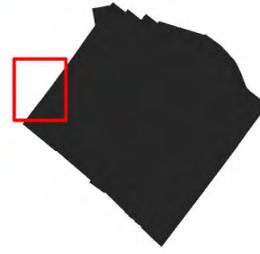
- Developed/Excluded
- Vacant

900

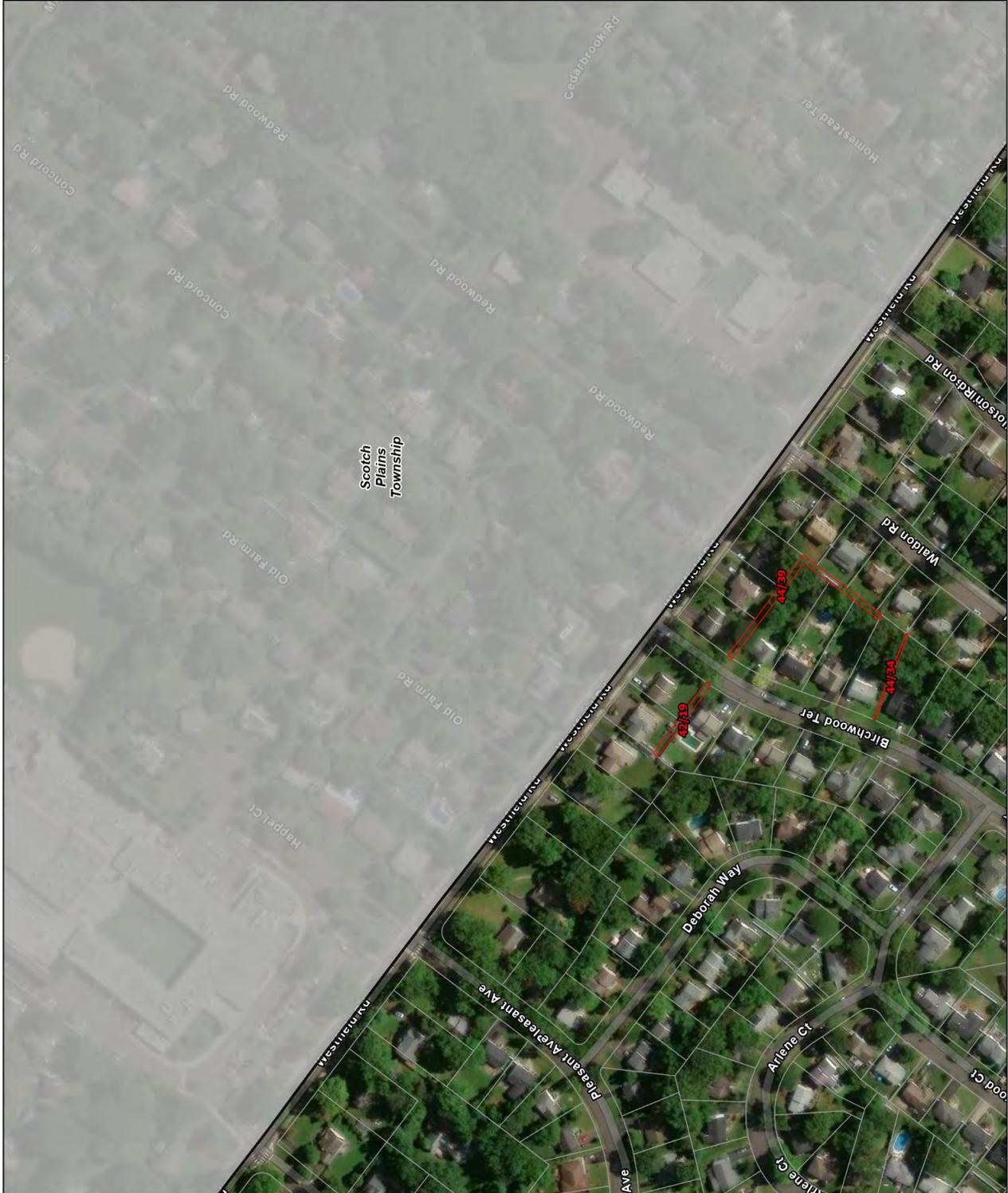


**Vacant Land Adjustment
Inventory Map
Fanwood Borough, NJ**

Developed/Excluded
Vacant

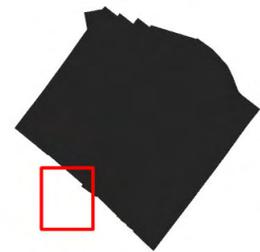


180
US Feet



**Vacant Land Adjustment
Inventory Map
Fanwood Borough, NJ**

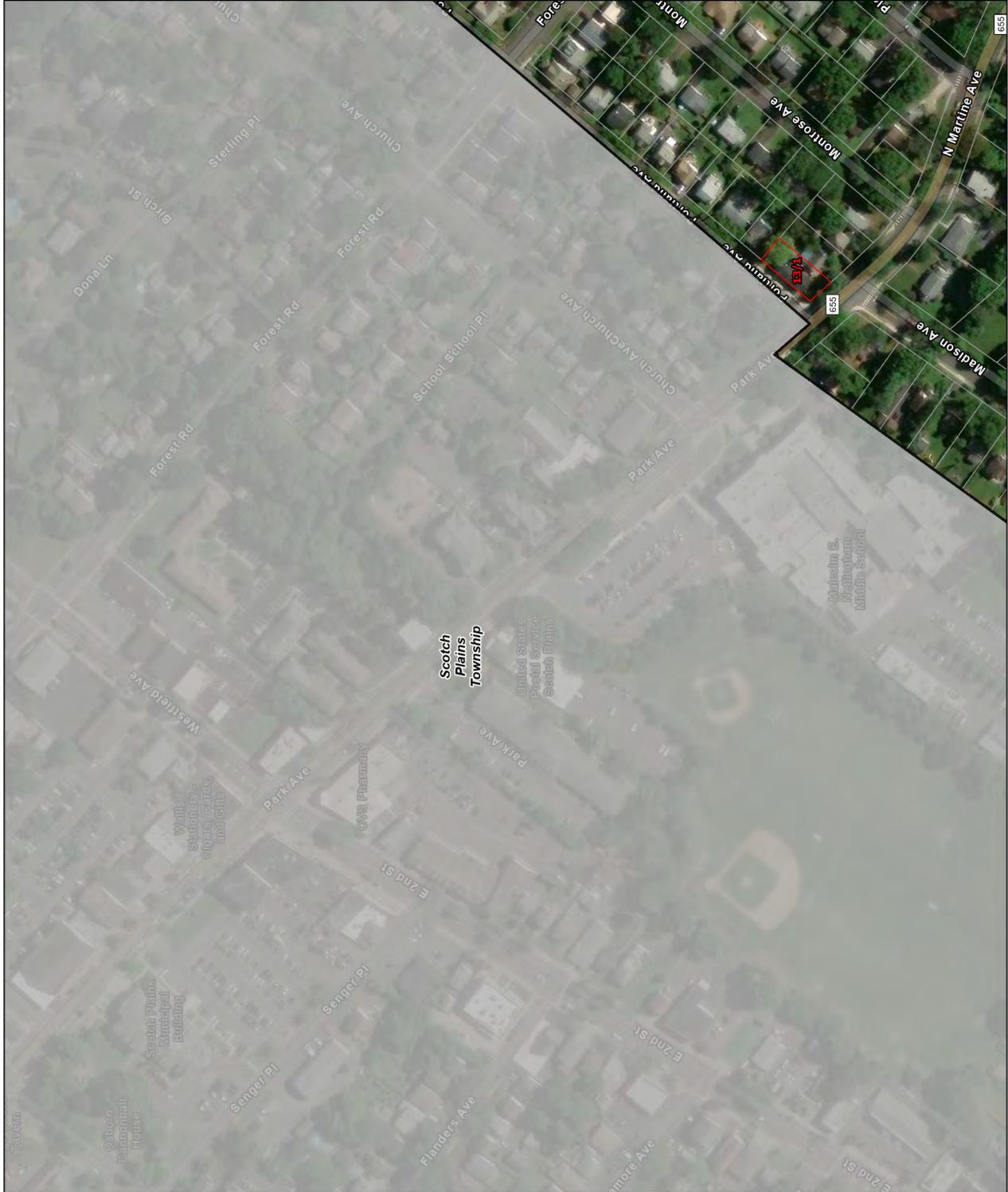
- Developed/Excluded
- Vacant



180

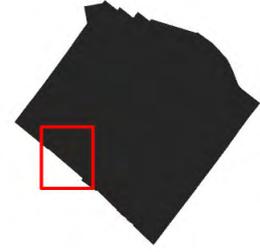


US Feet



Vacant Land Adjustment Inventory Map Fanwood Borough, NJ

- Developed/Excluded
- Vacant

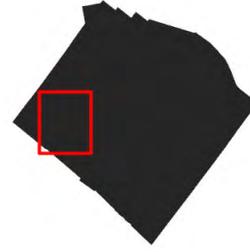


180

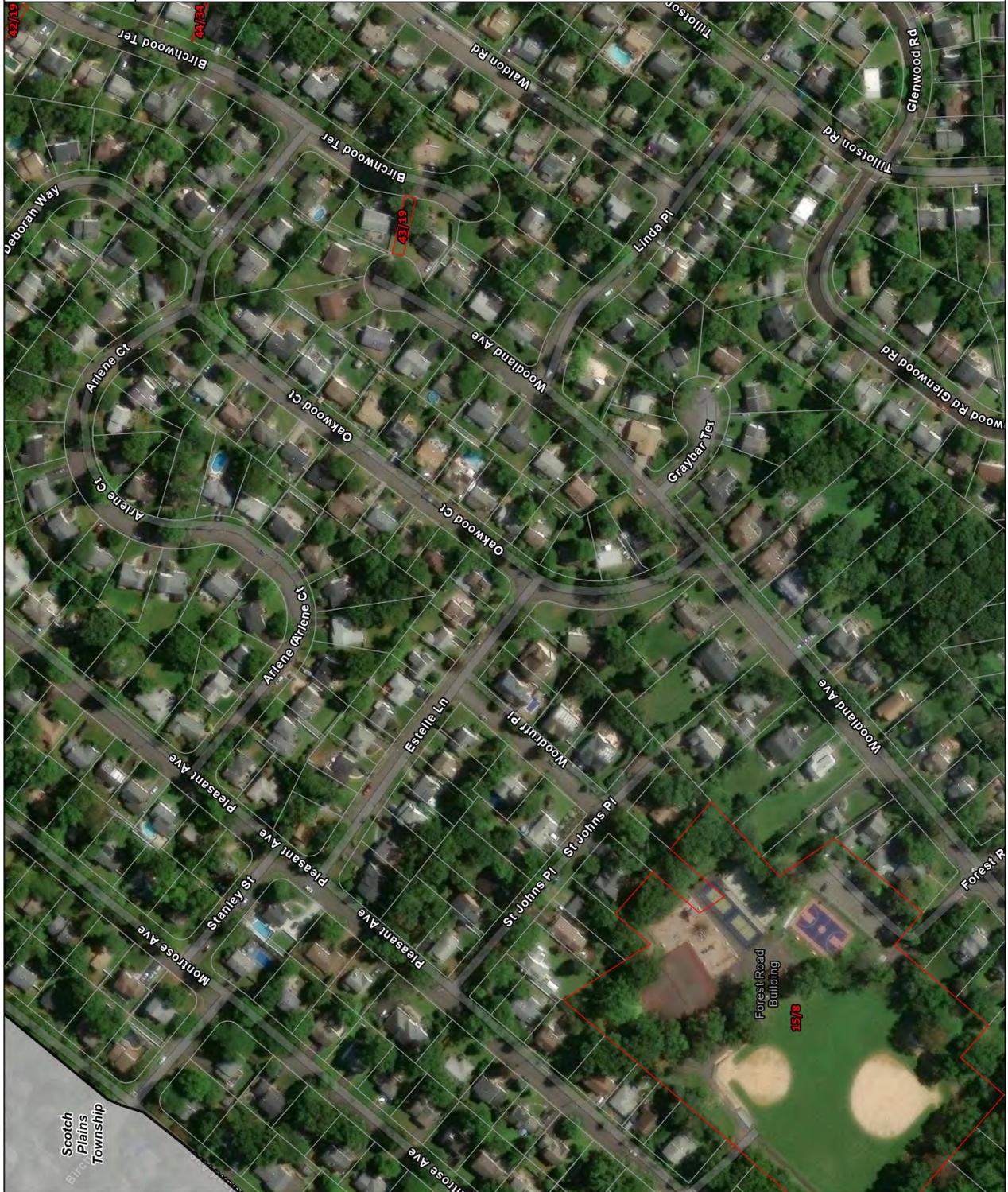


Vacant Land Adjustment Inventory Map Fanwood Borough, NJ

- Developed/Excluded
- Vacant



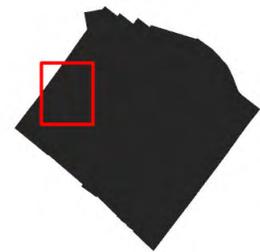
180



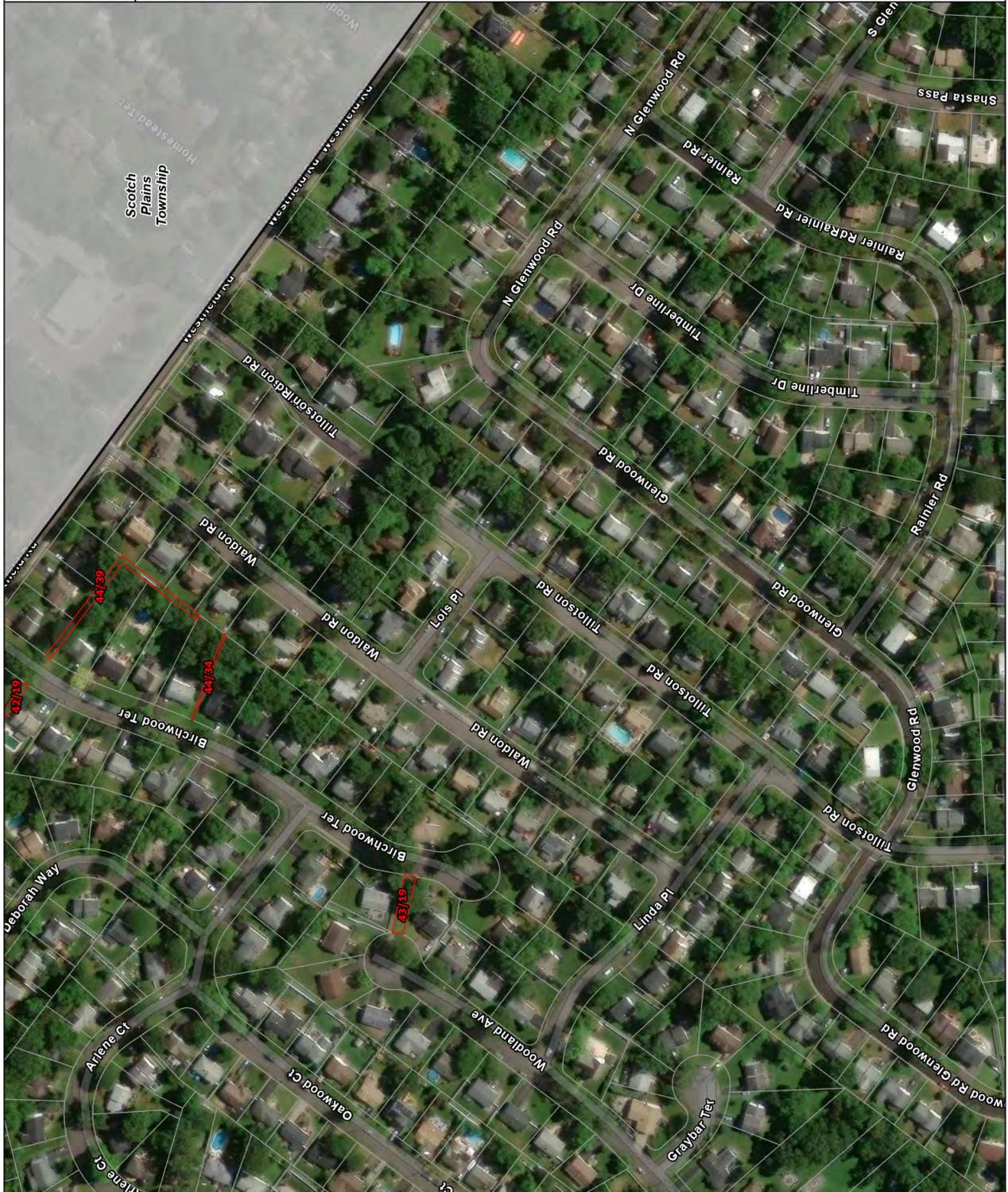
Scotch Plains Township

Vacant Land Adjustment Inventory Map Fanwood Borough, NJ

- Developed/Excluded
- Vacant

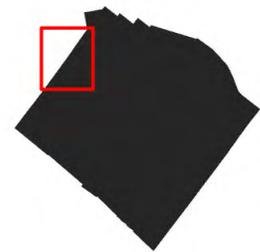


180



**Vacant Land Adjustment
Inventory Map
Fanwood Borough, NJ**

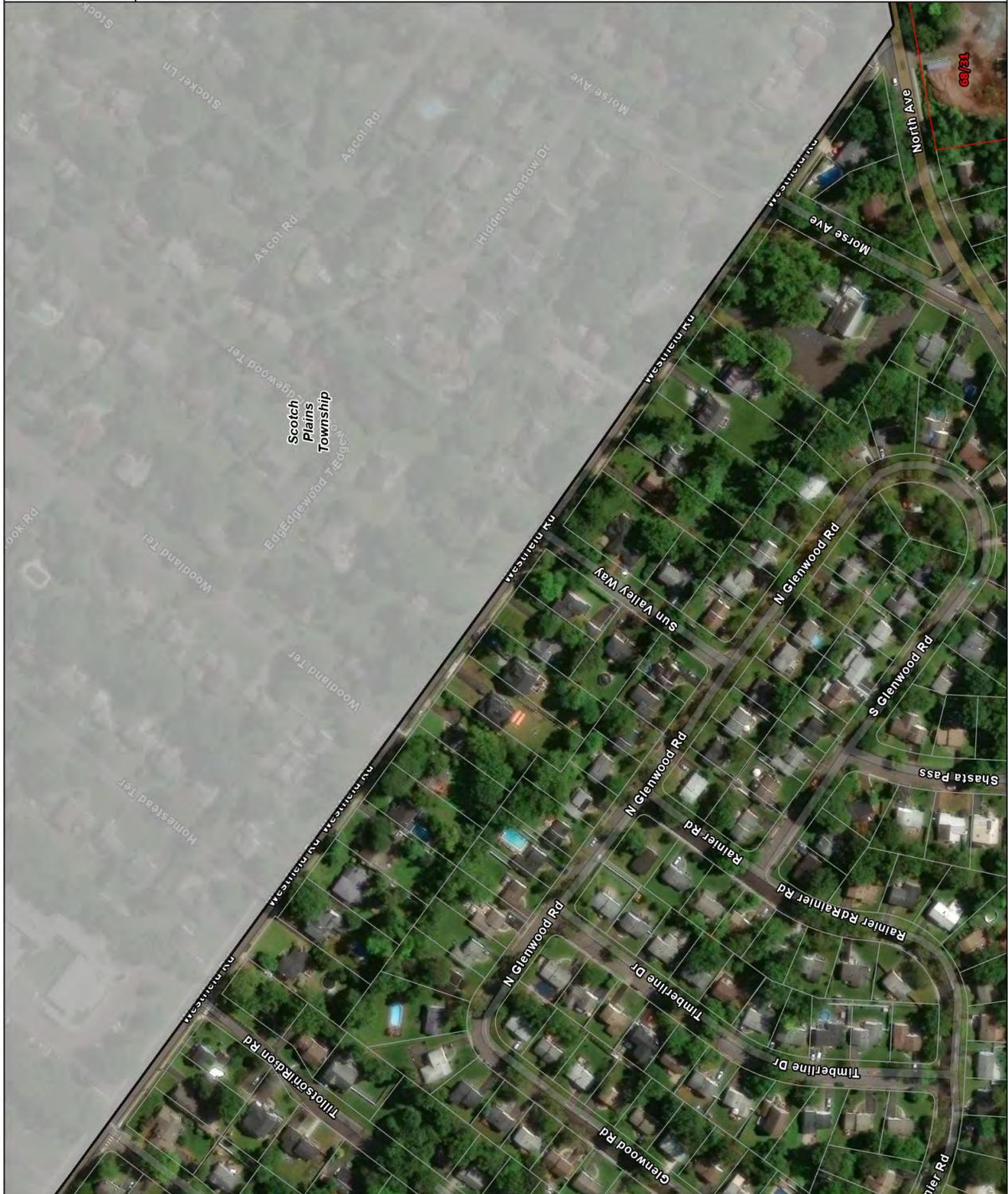
- Developed/Excluded
- Vacant



180

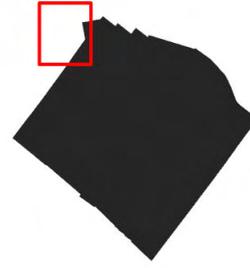


US Feet



**Vacant Land Adjustment
Inventory Map
Fanwood Borough, NJ**

Developed/Excluded
Vacant

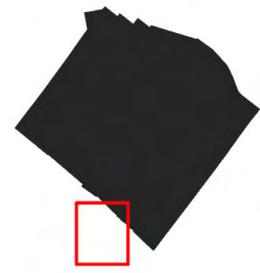


180



**Vacant Land Adjustment
Inventory Map
Fanwood Borough, NJ**

Developed/Excluded
Vacant

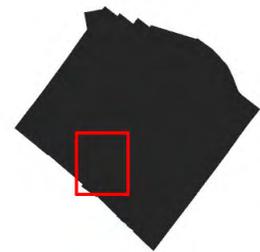


180
US Feet

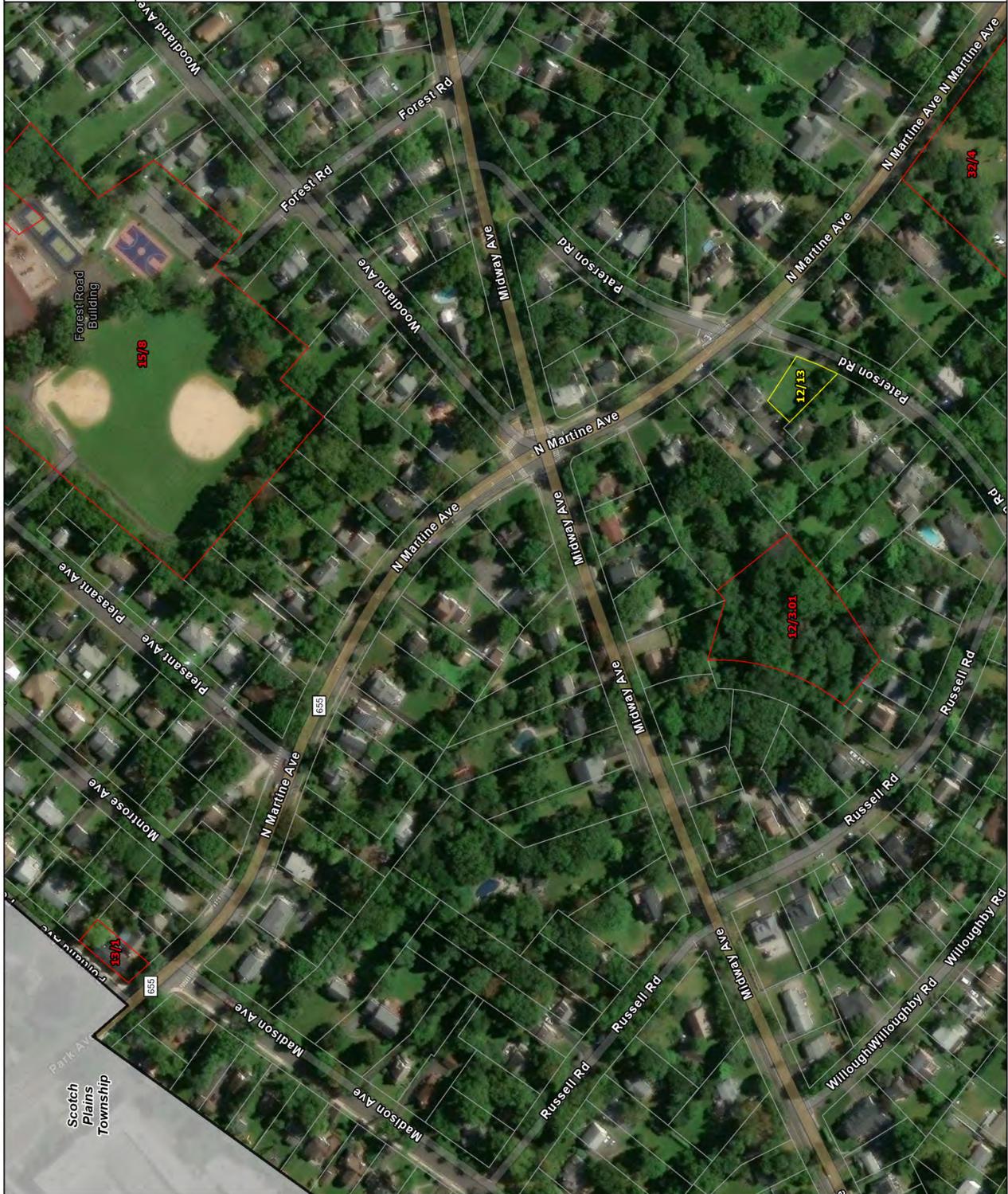


Vacant Land Adjustment Inventory Map Fanwood Borough, NJ

- Developed/Excluded
- Vacant



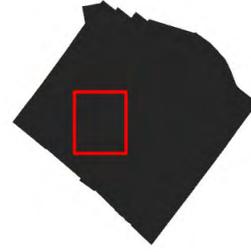
180



Scotch
Plains
Township

Vacant Land Adjustment Inventory Map Fanwood Borough, NJ

- Developed/Excluded
- Vacant

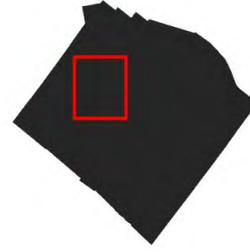


180

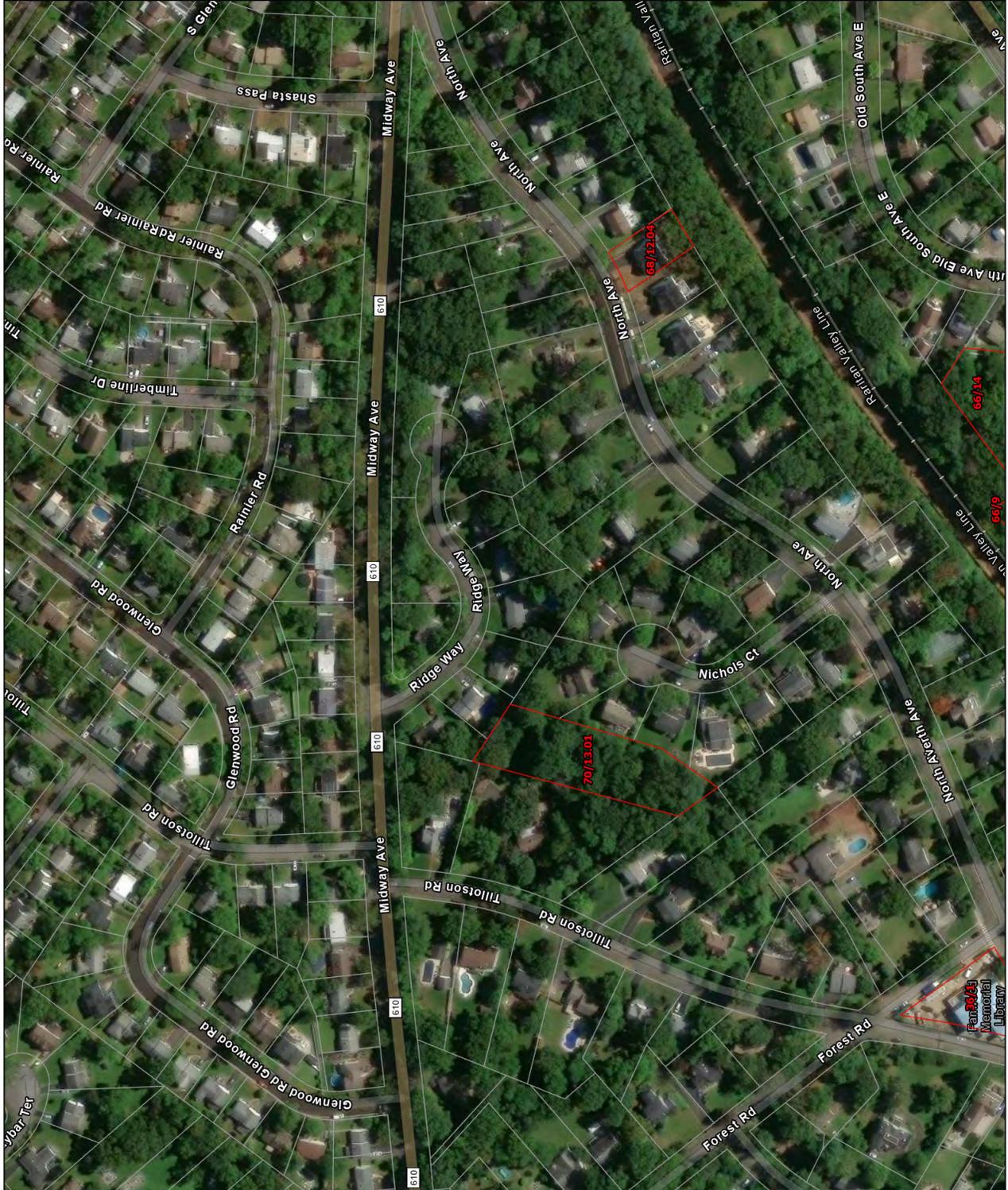


**Vacant Land Adjustment
Inventory Map
Fanwood Borough, NJ**

- Developed/Excluded
- Vacant



180

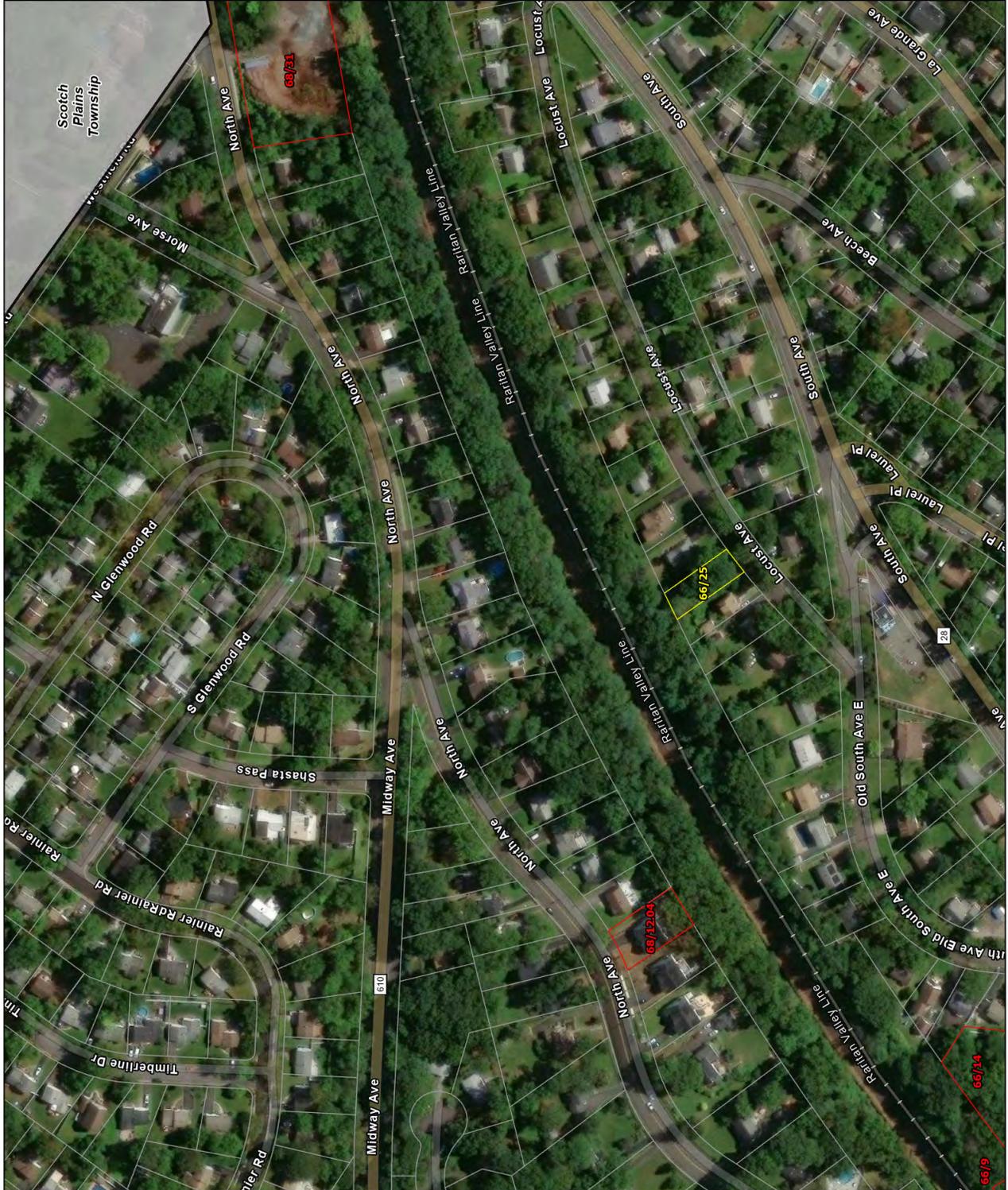


Vacant Land Adjustment Inventory Map Fanwood Borough, NJ

- Developed/Excluded
- Vacant



180 US Feet



Vacant Land Adjustment Inventory Map Fanwood Borough, NJ

- Developed/Excluded
- Vacant

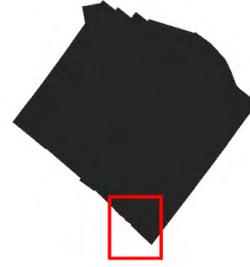


180



Vacant Land Adjustment Inventory Map Fanwood Borough, NJ

- Developed/Excluded
- Vacant



180

