

**RESOLUTION OF THE PLANNING BOARD OF THE TOWNSHIP OF
LOPATCONG, WARREN COUNTY, NEW JERSEY,
ADOPTING THE FAIR SHARE PLAN PREPARED BY DANIEL N. BLOCH, P.P.,
A.I.C.P. OF COLLIERS ENGINEERING & DESIGN DATED MAY 16, 2025 AND
AMENDING THE HOUSING ELEMENT OF THE MASTER PLAN OF THE
TOWNSHIP OF LOPATCONG SO AS TO INCORPORATE THE CONCLUSIONS AND
RECOMMENDATIONS AS PROVIDED THEREIN**

WHEREAS, the Township of Lopatcong Planning Board (hereinafter referred to as "Board") has adopted a comprehensive Master Plan and conducted a Re-Examinations of same and made certain amendments thereto; and

WHEREAS, the Township of Lopatcong has historically addressed affordable housing obligations as mandated through Southern Burlington County NAACP v. Township of Mount Laurel, 67 N.J. 151 (1975) and 92 N.J. 158 (1983) (hereinafter referred to as "Mount Laurel Doctrine") through participation with the Council on Affordable Housing (hereinafter referred to as "COAH") and for which the Board has adopted various amendments to the Township's Housing Element and Fair Share Plan of the Township's Master Plan; and

WHEREAS, the Board last amended the Master Plan's Housing Element and Fair Share Plan on August 22, 2018 pursuant to the Township of Lopatcong's settlement of its Declaratory Action for Fair Share Compliance approved by the New Jersey Superior Court on January 31, 2018, for which a Final Judgment of Compliance and Repose was entered by the Superior Court on January 10, 2019; and

WHEREAS, the New Jersey Fair Housing Act (hereinafter referred to as "Act") was amended on March 20, 2024 by P.L. 2024, c. 2, which, inter alia, abolished COAH and established a new Mount Laurel Doctrine compliance process and mechanism for participating municipalities (hereinafter referred to as "Program"); and

WHEREAS, the Township of Lopatcong filed a Complaint for Declaratory Compliance and, as a product of participation in the Program, established the Township's Fourth Round affordable housing obligations with a present need being zero and eighty-one (81) units for the years 2025 through 2035; and

WHEREAS, the Township of Lopatcong is located within the area regulated by the New Jersey Highlands Water Protection and Planning Act, which impacts development build-out in various ways; and

WHEREAS, Fourth Round Housing Element and Fair Share Plan prepared by Daniel N. Bloch, P.P., A.I.C.P. of Colliers Engineering & Design dated May 16, 2025 (hereinafter referred to as "2025 HEFSP"), addresses the amendments necessary to the Master Plan to enable the implementation of the Township's Mount Laurel Doctrine affordable housing compliance plan; and

WHEREAS, the Township of Lopatcong Planning Board conducted a public hearing regarding the Housing Element and Fair Share Plan amendment to the Master Plan on May 28, 2025, said hearing having been noticed and conducted in accordance with the provisions of N.J.S.A. 40:55D-89, N.J.S.A. 40:55D-11 and N.J.S.A. 40:55D-13; and

WHEREAS, the Board finds that the 2025 HEFSP is reasonable and appropriately addresses the required planning for the provision of affordable housing within the Township with due regard and consideration of environmental and other factors impacting such development;

NOW, THEREFORE, BE IT RESOLVED by the Planning Board of the Township of Lopatcong, that it hereby adopts the 2025 Housing Element and Fair Share Plan as prepared by Daniel N. Bloch, P.P., A.I.C.P. of Colliers Engineering & Design as appended hereto and further amends the Housing Element and Fair Share Plan of the Township of Lopatcong's Master Plan so as to incorporate such recommendations and conclusions as contained therein.

The foregoing is a true copy of the Resolution adopted by the Planning Board of the Township of Lopatcong at its meeting of May 28, 2025.

Date: May 28 , 2025



Beth Dilts, Planning Board Secretary



Engineering
& Design

Fourth Round Housing Element & Fair Share Plan

Township of Lopatcong

May 28, 2025

Prepared for:

Township of Lopatcong
Warren County, New Jersey

Prepared by:

A handwritten signature in black ink, appearing to read "Daniel N. Bloch".

Daniel N. Bloch, P.P., AICP, EADA
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Fourth Round Housing Element & Fair Share Plan

Township of Lopatcong

Warren County, New Jersey

Adopted by the Planning Board: May 28, 2025

Endorsed by the Mayor and Council: _____



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

LPL0002

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I. Introduction

According to the New Jersey Fair Housing Act of 1985 (L. 1985, c. 222, s. 1, eff. July 2, 1985), a Housing Plan 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.

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

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

Municipal Summary

The Township of Lopatcong contains approximately 7.45 square miles located in Warren County in northwestern New Jersey. Lopatcong is situated in the western portion of the County, along the Delaware River. Lopatcong borders the Town of Phillipsburg to the west, Harmony Township to the north, Franklin Township to the east, and Greenwich Township and Pohatcong Township to the south. Lopatcong is traversed by State Route 57 and US Route 22 (Memorial Parkway).

Lopatcong exhibits both rural and suburban characteristics, with higher density development located in the western portion of the Township, closest to Phillipsburg which is the largest urban community and employment center in Warren County. The eastern portion of the municipality contains lower density development and farmland parcels.

Lopatcong Affordable Housing Goals

It is the overall goal of the HEFSP to provide the planning context in which access to low- and moderate-income housing can be provided in accordance with the requirements of the Fair Housing Act, the laws of the State of New Jersey, the Highlands Regional Master Plan, and the natural limitations of the environs within the Township of Lopatcong.

In furtherance of Township efforts to ensure sound planning, this Plan incorporates the following goals and objectives with respect to future housing in the Highlands Area:

1. To the extent feasible, the zone plan will guide anticipated new residential development into compact, center-based projects.
2. To provide a realistic opportunity for the provision of the municipal share of the region's present and prospective needs for housing for low- and moderate-income families.

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

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

3. To the maximum extent feasible, to incorporate affordable housing units into any new residential construction that occurs within the Highlands Area including any mixed use, redevelopment, and/or adaptive reuse projects.
4. To preserve and monitor existing stocks of affordable housing.
5. To reduce long term housing costs through:
 - a. The implementation of green building and energy efficient technology in the rehabilitation, redevelopment and development of housing. Recent innovations in building practices and development regulations reflect significant energy efficiency measures, and therefore cost reductions, through building materials, energy efficient appliances, water conservation measures, innovative and alternative technologies that support conservation practices, and common sense practices such as recycling and reuse.
 - b. The promotion of the use of sustainable site design, efficient water management, energy efficient technologies, green building materials and equipment, and retrofitting for efficiencies.
 - c. Maximizing the efficient use of existing infrastructure, through such means as redevelopment, infill and adaptive reuse.
6. To use a smart growth approach to achieving housing needs:
 - a. Use land more efficiently to engender economically vibrant communities, complete with jobs, houses, shopping, recreation, entertainment and multiple modes of transportation.
 - b. Support a diverse mix of housing that offers a wide range of choice in terms of value, type and location. In addition, seek quality housing design that provides adequate light, air, and open space.
 - c. Target housing to areas with existing higher densities and without environmental constraints, within walking distance of schools, employment, services, transit and community facilities with sufficient capacity to support them.

Affordable Housing History

Mount Laurel Doctrine

Affordable housing planning in New Jersey dates back to 1975, when the New Jersey Supreme Court ruled in *Southern Burlington County NAACP v. the Township of Mount Laurel* 67 N.J. 151 (1975), 336 A.2d 713, that each municipality within New Jersey has a constitutional obligation to provide a realistic opportunity for the construction of their fair share of affordable housing. This landmark decision is commonly referred to as “Mount Laurel I” or the “Mount Laurel Doctrine”. The court found that Mount Laurel Township’s zoning ordinance only permitted one type of housing—single-family detached dwellings, while all other types of multi-family housing, such as garden apartments, townhomes, or mobile home parks, were prohibited, which the court determined resulted in economic discrimination and exclusion of substantial segments of the area population, and therefore the zoning ordinance was unconstitutional and invalid.

In 1983, the New Jersey Supreme Court issued another monumental decision in *Southern Burlington County NAACP v. Mt. Laurel*, 92 N.J. 158 (1983) 456 A.2d 390, which became known as the “Mount Laurel II” decision. In this case, the Supreme Court upheld and expanded upon the Mount Laurel I decision. Mount Laurel II clarified that the constitutional obligation applies to all municipalities, not just the “developing” municipalities as referenced in Mount Laurel I. Each municipality is required to establish zoning that provides a realistic opportunity for the construction of affordable housing to comply with the municipality’s fair share obligation. Mount Laurel II established the “Builder’s

Remedy” as a judicial mechanism to enforce the Mount Laurel Doctrine. A Builder’s Remedy lawsuit allows a plaintiff (typically a developer) to challenge a municipality’s zoning ordinance if it fails to create a realistic opportunity to provide affordable housing units to meet the constitutional fair share obligation.

In 1985, the Fair Housing Act (“FHA”) was enacted in response to the court decisions, which provided an administrative process for municipal compliance. The FHA also created the New Jersey Council on Affordable Housing (“COAH”), which was the governmental agency responsible for promulgating municipal obligations, adopting regulations, and administering the compliance process.

Prior Rounds (1993-1999)

Under COAH, the First Round of affordable housing spanned from 1987 to 1993, followed by the Second Round from 1993 to 1999. The First Round Substantive Rules were enacted under N.J.A.C. 5:92 and the Second Round Substantive Rules were enacted under N.J.A.C. 5:93.

Lopatcong’s Prior Round Compliance

The Township of Lopatcong received First Round substantive certification from COAH on September 4, 1991, and received Second Round substantive certification on January 5, 2000. COAH established Lopatcong’s 1987-1999 pre-credited need at 105 affordable units, comprised of 56 new construction units and 49 rehabilitation units. Lopatcong’s Second Round substantive certification included approval of 62 units of new construction.

Third Round (1999-2025)

The Third Round of affordable housing commenced in 1999, which was supposed to end in 2018; however, due to numerous legal challenges and court orders, the Third Round was ultimately extended through 2025.

The first version of COAH’s Third Round Substantive Rules was enacted under N.J.A.C. 5:94 in 2004. This version of the rules was challenged and in January 2007 the Appellate Court issued a decision requiring COAH to revise its rules.

In October 2008, COAH adopted numerous amendments to its substantive and procedural regulations to address the Third Round fair housing requirements. The Third Round methodology, adopted in September 2008, required that a municipality’s fair share consist of three elements: the 1) rehabilitation share, 2) any remaining Prior Round obligation that was not provided for, and 3) the Growth Share or Third Round, which is based upon one affordable housing unit for every four market-rate units built and one affordable unit for every 16 new jobs created. In addition to these new rules, COAH assigned new rehabilitation, Prior Round and Third Round obligation numbers to each municipality. Additionally, the State legislature passed Assembly Bill A-500 (now P.L. 2008), which made significant changes to COAH’s rules.

In 2009, appeals were filed regarding the new Third Round Rules’ growth share methodology. The case worked its way through the Appellate Division and finally went before the Supreme Court. The Supreme Court issued a decision on September 26, 2013 finding that the key set of rules establishing the growth share methodology as the mechanism for calculating “fair shares” was inconsistent with the FHA and the Mount Laurel Doctrine. The Supreme Court instructed COAH “to adopt new third round rules that use a methodology for determining prospective need similar to the

methodologies used in the first and second rounds,” within five months, which was later extended to November 2014.

In July 2014, COAH proposed new Third Round under N.J.A.C. 5:98 and 5:99. However, the new rules were never formally adopted by COAH.

After COAH failed to promulgate its revised rules by the November 2014 deadline, the Supreme Court made a ruling on March 10, 2015, which allows for judicial review for constitutional compliance, as was the case before the FHA was enacted. The ruling allowed low- and moderate-income families and their advocates to challenge exclusionary zoning in court, rather than having to wait for COAH to issue rules that may never come. The process provides a municipality that had sought to use the FHA’s mechanisms the opportunity to demonstrate constitutional compliance to a court’s satisfaction before being declared noncompliant and then being subjected to the remedies available through exclusionary zoning litigation, including a builder’s remedy.

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

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

Between 2015 and 2024, municipalities that elected to voluntarily comply with their constitutional obligation participated in mediation sessions, reached settlement agreements, adopted Housing Element and Fair Share Reports, and most municipalities concluded the process with a judgment of repose and compliance (“JOR”) from the courts. As a result of COAH’s inability to function, the Third Round period spanned from 1999 to 2025, a 26-year long period as opposed to the 6-year periods for the first and second rounds. The Third Round is set to expire on June 30, 2025.

Lopatcong’s Third Round Compliance

On June 8, 2010, Lopatcong filed a petition with COAH for Third Round substantive certification under N.J.A.C. 5:96 and N.J.A.C. 5:97. The petition was deemed complete by COAH on July 29, 2010; however, COAH never reviewed the petition.

Lopatcong Township then adopted another HEFSP on May 27, 2015, which was submitted to the New Jersey Superior Court as part of a Declaratory Judgment filed on July 5, 2015. The 2015 HEFSP utilized COAH’s proposed third round rules under N.J.A.C. 5:99. Since N.J.A.C. 5:99 was never adopted by COAH, the Court ordered municipalities seeking substantive certification to rely on COAH’s second round rules.

On July 5, 2017, the Township of Lopatcong entered into a settlement agreement with the Fair Share Housing Center ("FSHC"), which was approved by the New Jersey Superior Court on January 31, 2018. Pursuant to the Agreement, Lopatcong Township has a Third Round obligation of 152 units comprised of 3 rehabilitation share units; an unanswered prior obligation of 56 units of new construction; and a 93-unit fair share of prospective need requirement. Lopatcong adopted a HEFSP on August 22, 2018 to address those obligations and received a Final Judgement of Compliance and Repose ("JOR") on January 10, 2019.

Fourth Round (2025-2035)

On March 20, 2024, Governor Murphy signed legislation that dramatically modified the State's affordable housing regulations. The 75-page bill, known as A4, abolished COAH, modified the process of affordable housing compliance, amended bonus credits, and, among other changes, set forth several important deadlines. P.L. 2024, c.2 ("Amended FHA") charged the Department of Community Affairs ("DCA") with the preparation of Fourth Round obligations and set forth aggressive timelines for compliance. In October 2024, DCA published a report on its calculations of regional need and municipal present need (Rehabilitation Obligation) and prospective fair share obligations (Fourth Round Obligation). The report is entitled "Affordable Housing Obligation of 2025-2035 (Fourth Round) Methodology and Background".

The DCA calculated Lopatcong's present need obligation as 0 units and its Fourth Round prospective need obligation as 87 units. Municipalities were required to adopt a binding resolution outlining their present and prospective fair share obligations by January 31, 2025. On January 30, 2025, the Township Council adopted a resolution accepting the DCA's calculations of the Township's present need of 0 units and challenging the prospective need obligation of 87 units. The Township identified discrepancies with the data for the land capacity factor. Once analyzed and updated to reflect the status of developable land, the land capacity factor was reduced which led to a reduction to the overall average allocation factor. Therefore, the Township requested that the obligation be reduced to 71 units.

The Township also filed a "Complaint for a Declaratory of Compliance with the Fair Housing Act" as part of the compliance certification process outlined in the Director of the Administrative Office of the Courts Directive #14-24.

During the 30-day challenge window, the Township of Lopatcong received a challenge to from the New Jersey Builder's Association ("NJBA"). NJBA's objection contended that Lopatcong had improperly calculated its affordable housing obligations and should be required to utilize the calculation prepared by the DCA in its October 18, 2024 report, setting the Prospective Need obligation at 87. The Township and NJBA entered into mediation through the Affordable Housing Dispute Resolution Program ("the Program") and ultimately agreed that Lopatcong's prospective need obligation shall be 81 units.

Affordable Housing Obligation

For the Fourth Round, Lopatcong accepted the DCA's calculations for the Present Need of 0 units and will address a Fourth Round Prospective Need obligation of 81 units.

Therefore, Lopatcong's four-part obligation is as follows:

1. Present Need (Rehabilitation Obligation): 0 units
2. Prior Round Obligation: 56 units
3. Third Round Obligation: 93 units
4. Fourth Round Obligation: 21 units

HOUSING ELEMENT

II. Required Content of Housing Element

The Fair Housing Act requires that “the housing element be designed to achieve the goal of access to affordable housing to meet present and prospective housing needs, with particular attention to low and moderate income housing”. As per the Municipal Land Use Law (hereinafter “MLUL”), specifically N.J.S.A. 52:27D-310, a housing element must contain at least the following items:

- a. An inventory of the municipality's housing stock by age, condition, purchase or rental value, occupancy characteristics and type, including the number of units affordable to low and moderate income households and substandard housing capable of being rehabilitated, and in conducting this inventory the municipality shall have access, on a confidential basis for the sole purpose conducting this inventory, to all necessary property tax assessment records and information in the assessor's office, including but not limited to the property record cards;
- b. A projection of the municipality's housing stock, including the probable future construction of low and moderate income housing for the next ten years, taking into account, but not necessarily limited to, construction permits issued, approvals of applications for development and probable residential development of lands;
- c. An analysis of the municipality's demographic characteristics, including but not necessarily limited to, household size, income level and age;
- d. An analysis of the existing and probable future employment characteristics of the municipality;
- e. A determination of the municipality's present and prospective fair share for low and moderate income housing and its capacity to accommodate its present and prospective housing needs, including its fair share for low and moderate income housing, as established pursuant to section 3 of P.L.2024, c.2 (C.52-27D-304.1);
- f. A consideration of the lands that are most appropriate for construction of low and moderate income housing and of the existing structures most appropriate for conversion to, or rehabilitation for, low and moderate income housing, including a consideration of lands of developers who have expressed a commitment to provide low and moderate income housing;
- g. An analysis of the extent to which municipal ordinances and other local factors advance or detract from the goal of preserving multigenerational family continuity as expressed in the recommendations of the Multigenerational Family Housing Continuity Commission, adopted pursuant to paragraph (1) of subsection f. of section 1 of P.L.2021, c.273 (C.52D-329.20);
- h. For a municipality located within the jurisdiction of the Highlands Water Protection and Planning Council, established pursuant to section 4 of P.L.2004, C.120 (C.13-20-4), an analysis of compliance of the housing element with the Highlands Regional Master Plan of lands in the Highlands Preservation Area, and lands in the Highlands Planning Area for Highlands-conforming municipalities. This analysis shall include consideration of the municipality's

most recent Highlands Municipal Build Out Report, consideration of opportunities for redevelopment of existing developed lands into inclusionary or 100 percent affordable housing, or both, and opportunities for 100 percent affordable housing in both the Highlands Planning Area and Highlands Preservation Area that are consistent with the Highlands regional master plan; and

- i. An analysis of consistency with the State Development and Redevelopment Plan, including water, wastewater, stormwater, and multi-modal transportation based on guidance and technical assistance from the State Planning Commission.

III. Lopatcong's Population Demographics

The Township of Lopatcong's population saw rapid growth through the 1980s. During the 1950s, Lopatcong gained 966 new residents followed by 441 new residents during the 1960s, and 1,854 residents in the 70's. However, from 1980 to 1990 the Township's population has experienced only a slight increase before skyrocketing in 2010 through the increase of 2,249 residents. As of the 2023 ACS, the population of Lopatcong was 9,131, which is the largest population in Lopatcong's history since 1940's. See the table below for additional details.

Population Growth

Year	Population	Change	Percent
1940	1,450	--	--
1950	1,737	+287	19.8%
1960	2,703	+966	55.6%
1970	3,144	+441	16.3%
1980	4,998	+1,854	59.0%
1990	5,052	+54	1.1%
2000	5,765	+713	14.1%
2010	8,014	+2,249	39.0%
2020	8,776	+762	9.5%

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

The North Jersey Transportation Planning Authority ("NJTPA") projected that the Township's population will grow to 8,286 residents by 2050 from their baseline 2015 population of 7,863. This represents an increase of 423 residents, or an average increase of approximately 12 residents annually over 35 years. However, as noted above, the Township's estimated population according to the 2023 ACS is already 9,131, which is 1,172 greater than projected by the NJTPA.

Population Projection

Year	Population	Change	Percent
2015	7,863	---	---
2020	8,776	913	11.6%
2050	8,286	-490	-5.6%

Source: NJTPA Plan 2050, Appendix E, 2050 Demographic Forecasts,
<https://www.njtpa.org/plan2050>; 2020 Census Table P1

Age Distribution of Population

The 2023 ACS estimates just 23.6 percent of Lopatcong's population was 65 years or older, while 17.8 percent of the population was 19 years or younger. The largest age cohort was estimated to be those aged 60 to 64 years, which comprised 9.3 percent (847) of the Township's population.

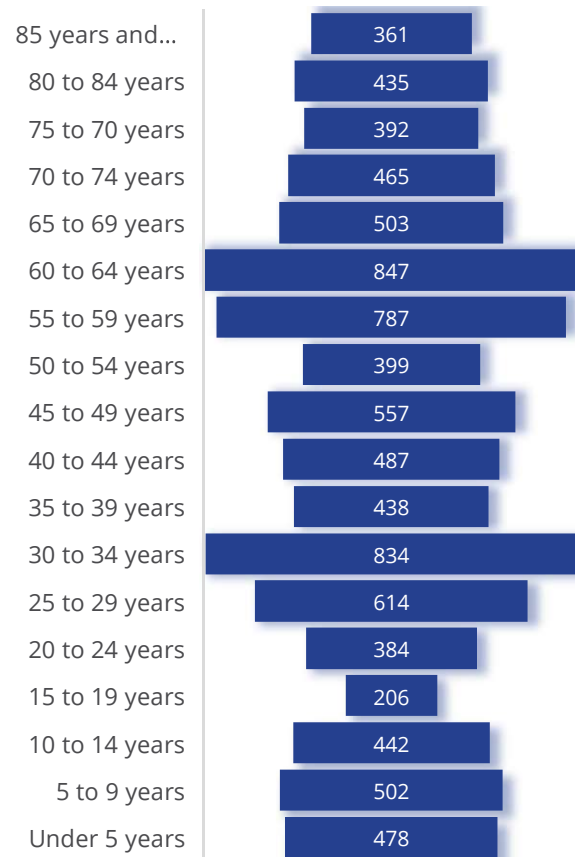
Residents aged 30 to 34 years comprised the second-largest age cohort at 9.1 percent (834) of the population, followed closely by those aged 55 to 59 years at 8.6 percent (787) of the population. The median age was estimated at 46.4 years in the 2023 ACS. See the table and chart below for further details.

Population by Age Cohort

Age	Total	Percent
Under 5 years	478	5.2%
5 to 9 years	502	5.5%
10 to 14 years	442	4.8%
15 to 19 years	206	2.3%
20 to 24 years	384	4.2%
25 to 29 years	614	6.7%
30 to 34 years	834	9.1%
35 to 39 years	438	4.8%
40 to 44 years	487	5.3%
45 to 49 years	557	6.1%
50 to 54 years	399	4.4%
55 to 59 years	787	8.6%
60 to 64 years	847	9.3%
65 to 69 years	503	5.5%
70 to 74 years	465	5.1%
75 to 79 years	392	4.3%
80 to 84 years	435	4.8%
85 years and over	361	4.0%
Total	9,131	100%

Source: 2023 ACS Table S0101

Population by Age Cohort



Household Size & Type

According to the 2023 ACS, Lopatcong had 4,057 households of various types. A majority were married-couple households, which comprised just over 45 percent of all households. Of those, 739 had children under 18 years old. Male householders with no spouse present comprised only 17.6 percent of all households, while female householders with no spouse present comprised 29.2 percent. Of all households with no spouse present, 201 had children under the age of 18 (5 percent), while 1,467 were living alone (36.2 percent). See the table on the following page for complete details.

Household Type

Type	Number	Percent
Married-couple	1,825	45.0%
with children under 18	739	18.2%
Cohabiting couple	333	8.2%
with children under 18	93	2.3%
Male householder, no spouse	716	17.6%
with children under 18	30	0.7%
living alone	606	14.9%
Female householder, no spouse	1,183	29.2%
with children under 18	171	4.2%
living alone	861	21.2%
Total	4,057	100%

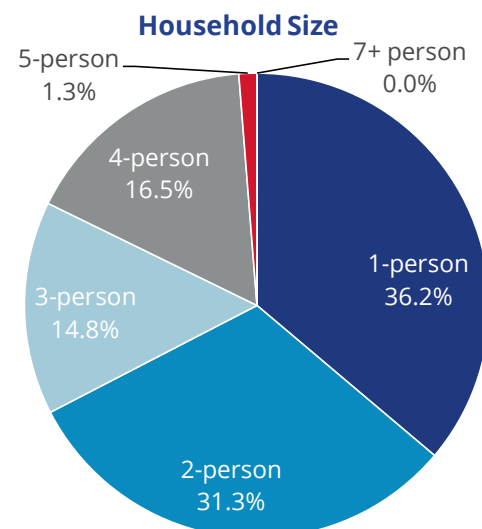
Source: 2023 ACS Table DP02

The most common household size in Lopatcong is one-person households, which comprises 36.2 percent of households in 2023. Two-person households comprised the second-largest number of households at just over 31 percent. Finally, four-person households comprised 16.5 percent of the 4,057 households in Lopatcong. The table and pie chart below graphically illustrate the household size composition in Lopatcong. Additionally, the 2023 ACS estimated the average household size at 2.19 persons, which is less than reported in the 2010 Census (2.46 persons).

Household Size

Size	Total	Percent
1-person	1467	36.2%
2-person	1,268	31.3%
3-person	602	14.8%
4-person	669	16.5%
5-person	51	1.3%
6-person	0	0%
7+ person	0	0%
Total	4,057	100%

Source: 2023 ACS Table B11016



Income & Poverty Status

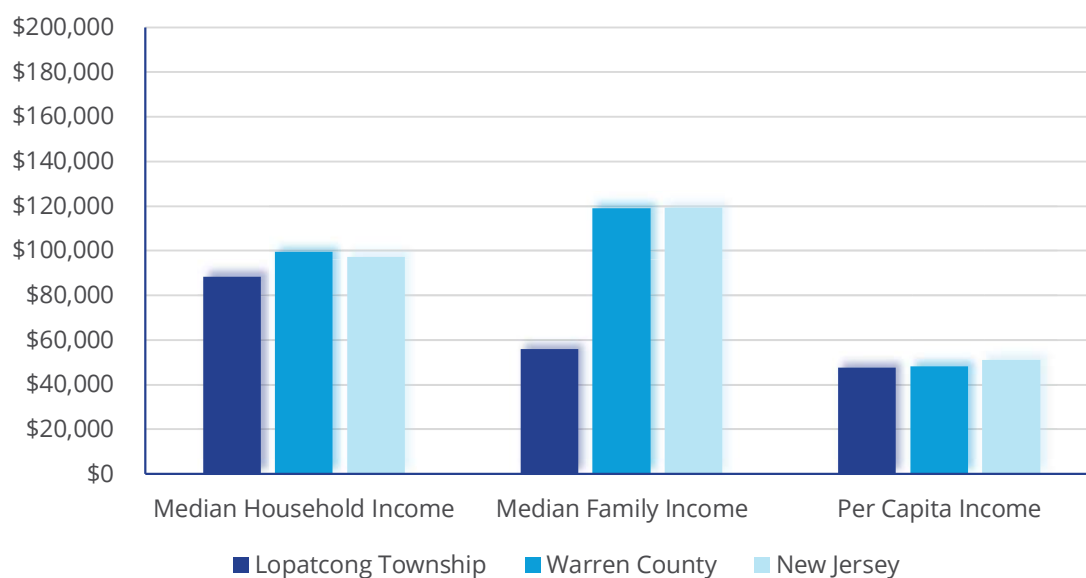
The 2023 ACS estimated the median household income for the Township of Lopatcong to be \$88,388, which is over \$11,000 less than Warren County's and \$8,000 less than the State's. Similarly, the median family income for Lopatcong was estimated at \$55,851, which is over \$63,000 below the County's and over \$63,000 below the State's. Finally, the Township's per capita income was estimated at \$47,653, which is less than the County's and the State's. Based on this data, residents of Lopatcong have a lower income across the board in comparison to the County and the State incomes. This is reflected in the poverty rates of individuals and families estimated in the 2023 ACS. Lopatcong's poverty rate for individuals was estimated at 8.1 percent, which is slightly less State's by 1.6 percent but higher than the County's. The Township's poverty rate for families was estimated at 5.6 percent, which is only 1.1 percent less than the State's and more than the County's by 3.3 percent. The table and bar chart below provide a comparison between income and poverty characteristics.

Income and Poverty Characteristics

Income Type	Lopatcong Township	Warren County	New Jersey
Median Household Income	\$88,388	\$99,596	\$97,126
Median Family Income	\$55,851	\$118,994	\$119,240
Per Capita Income	\$47,653	\$48,232	\$50,995
Poverty Status (Percent of People)	8.1%	3.8%	9.7%
Poverty Status (Percent of Families)	5.6%	2.3%	6.9%

Source: 2023 ACS Table DP03

Income Characteristics



According to the 2023 ACS, nearly 12.6 percent of households in Lopatcong (513) earn over \$200,000 annually. Household earning \$100,000 or more annually were estimated to include 1,796 households or 44.3 percent of all households in Lopatcong. Over 49 percent of household in Warren County earned at least \$100,000 annually, including 13.7 percent earning more than \$200,000. Households in New Jersey earning \$100,000 or more according to the 2023 ACS included 48.8 percent of households. It should be noted that only 23.2 percent of households in Lopatcong earned less than \$50,000. See the table below for additional details.

Household Income

Income Range	Lopatcong Township		Warren County		New Jersey	
	Total	Percent	Total	Percent	Total	Percent
Less than \$10,000	211	5.2%	1,650	3.7%	139,920	4.1%
\$10,000 to \$14,999	58	1.4%	954	2.1%	102,608	3.0%
\$15,000 to \$24,999	251	6.2%	2,402	5.3%	185,476	5.4%
\$25,000 to \$34,999	146	3.6%	2,270	5.1%	196,998	5.7%
\$35,000 to \$49,999	274	6.8%	3,230	7.2%	281,264	8.2%
\$50,000 to \$74,999	625	15.4%	6,714	14.9%	455,543	13.2%
\$75,000 to \$99,999	696	17.2%	5,349	11.9%	397,730	11.6%
\$100,000 to \$149,999	761	18.8%	10,482	23.3%	620,335	18.0%
\$150,000 to \$199,999	522	12.9%	5,733	12.8%	396,837	11.5%
\$200,000 or more	513	12.6%	6,159	13.7%	661,451	19.2%
Total	4,057	100%	44,943	100%	3,438,162	100%

Source: 2023 ACS Table DP03

IV. Lopatcong's Housing Demographics

Housing Type

The 2023 ACS estimated the Township's housing stock at 4,156 units, which contains a variety of residential dwellings. Single-family, detached dwellings comprised a majority of the housing stock with 2,522 units or 60.7 percent of all dwellings. Attached dwellings (e.g. townhomes) comprised 479 units (11.5 percent), while two-family dwellings comprised 112 units (2.7 percent) of the housing stock. The Township contains 913 multi-family units (21.9 percent), which are buildings containing five or more dwelling units. See the table below for details. Of the estimated 1,485 units in 2023, 194 (or 13 percent) of the housing stock are affordable.

Housing Units in Structure

Structure	Number of Units	Percent
1-unit, detached	2,522	60.7%
1-unit, attached	479	11.5%
2 units	112	2.7%
3 or 4 units	130	3.1%
5 to 9 units	466	11.2%
10 to 19 units	352	8.5%
20 or more units	95	2.3%
Mobile Home	0	0%
Other (boat, RV, van, etc.)	0	0%
Total	4,156	100%

Source: 2023 ACS Table DP04

Occupancy Status

Of the 4,156 residential units, 4,057 units, or 97.6 percent of the housing stock, was occupied. This includes 3,119 owner-occupied units and 938 rental units. The 99 vacant units included properties classified as "For Sale" and "For Rent". See the table on the following page for details.

The 2023 ACS estimated the average household size in Lopatcong was 2.19 persons, while the average family size was 2.86 persons. Comparing tenure, the average owner-occupied household was 2.33, while the average renter-occupied household was 1.71 persons.

Occupancy Status

Status	Units	Percent
Occupied Total	4,057	97.6%
Owner Occupied	3,119	76.9%
Renter Occupied	938	23.1%
Vacant Total	99	2.4%
For rent	79	79.8%
Rented, not occupied	0	0%
For Sale	20	20.2%
Sold, not occupied	0	0%
Seasonal	0	0%
For migrant workers	0	0%
Other	0	0%
Total	4,156	100%

Source: 2023 ACS Tables DP04 & B25004

Value & Rent of Housing Stock

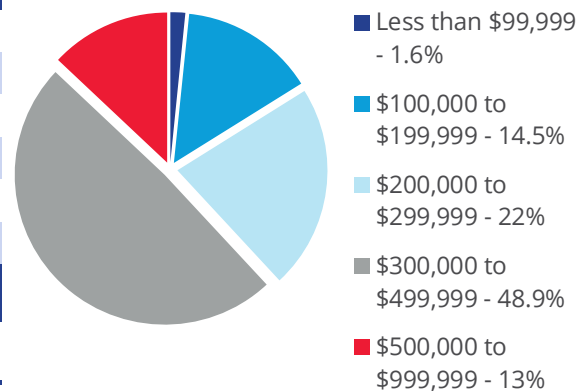
The 2023 ACS provided estimates for owner-occupied housing units in Lopatcong. According to the data, a plurality of homes in the Township were valued between \$300,000 and \$499,999 (48.9 percent). Homes valued between \$200,000 and \$299,999 comprised 22 percent of the owner-occupied housing units, while 14.5 percent of homes were estimated to be valued between \$100,000 and \$199,999. Only 13 percent of homes (405 units) were valued between \$500,000 and \$999,999, while no homes were estimated to be valued more than \$1 million. The median home value estimated in the 2023 ACS was \$298,600. See the table and chart below for details.

Value of Owner Occupied Units

Value	Number of Units	Percent
Less than \$99,999	50	1.6%
\$100,000 to \$199,999	452	14.5%
\$200,000 to \$299,999	686	22.0%
\$300,000 to \$499,999	1,526	48.9%
\$500,000 to \$999,999	405	13.0%
\$1,000,000 or more	0	0.0%
Total	3,119	100%
Median Value	\$298,600	

Source: 2023 ACS Table DP04

Value of Owner Occupied Units



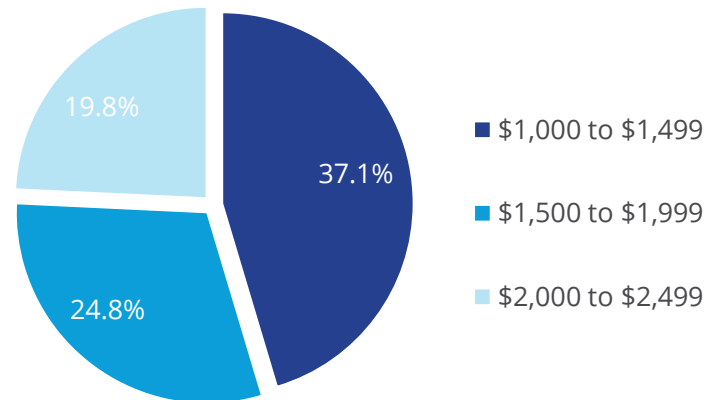
The median rent in the Township is estimated at \$1,475, per the 2023 ACS. Looking at the rent ranges, 37.1 percent (348) of the Township's rental units fall between \$1,000 and \$1,499 per month. Units that cost between \$1,500 and \$1,999 comprise 24.8 percent (233 units), while 19.8 percent (186 units) cost between \$2,000 and \$2,499 per month. See the table and chart below.

Cost of Rentals

Cost	Number of Units	Percent
Less than \$1,000	0	0.0%
\$1,000 to \$1,499	38	12.3%
\$1,500 to \$1,999	235	76.3%
\$2,000 to \$2,499	35	11.4%
\$2,500 to \$2,999	0	0.0%
\$3,000 or more	0	0.0%
No rent paid	0	0.0%
Total	308	100%
Median (in dollars)		\$1,747

Source: 2023 ACS Table DP04

Cost of Rentals



Condition of Housing Stock

The Census does not classify housing units as standard or substandard, but it can provide an estimate of the substandard housing units that are occupied by low and moderate income households. The Appellate Division upheld COAH's use of three indicators to determine substandard housing in the State. Those three indicators are:

- Houses built before 1970 and which are overcrowded with more than one person per room;
- Homes lacking complete plumbing;
- Homes lacking kitchen facilities.

Most of the Census indicators available at the municipal level indicate a sound housing stock. All occupied homes were estimated to contain complete plumbing, kitchen facilities, and adequate heat.

Condition of Housing Stock

Condition	Number of Units	Percent
Lack of complete plumbing	0	0%
Lack of complete kitchen	0	0%
Lack of telephone service	0	0%
Lack of adequate heat	0	0%
Total Occupied Housing Units	4,057	0%

Source: 2023 ACS Table DP04

Housing with 1.01 or more persons per room is an index of overcrowding as defined by the U.S. Department of Housing and Urban Development. According to the 2023 ACS, all of the Township's 4,057 occupied housing units contained 1.00 or less persons per room.

Occupants Per Room

Occupants	Number of Units	Percent
1.00 or less	4,057	100%
1.01 to 1.50	0	0%
1.51 or more	0	0%
Total	4,057	100%

Source: 2023 ACS Table DP04

Research has demonstrated that units built 50 or more years ago (1975 or earlier) are much more likely to be in substandard condition. Included in the rehabilitation calculation are overcrowded units and dilapidated housing as discussed above.

The table and bar graph on the following page provide the 2023 ACS estimates for the age of housing units in Lopatcong. An estimated 1,013 units, or 24.4 percent, of the Township's housing stock were constructed prior to 1970 with 9.5 percent being constructed prior to 1940. Residential development in Lopatcong boomed during the 1990s and 2000s as an estimated 40.5 percent of the Township's housing stock was constructed during this era. Since 2010, only 211 homes have been constructed. See the table and chart on the following page for more details. The Township's Rehabilitation Obligation is 0 units, reflecting the good condition of these older homes.

It should be noted that the "2020 or later" line item may be inaccurate. The New Jersey Department of Community Affairs' ("DCA"), Division of Codes and Standards website provides data on building permits, certificates of occupancy, and demolition permits for both residential and non-residential development. We have reviewed the data from the State for 2020 through 2024 and 307 certificates

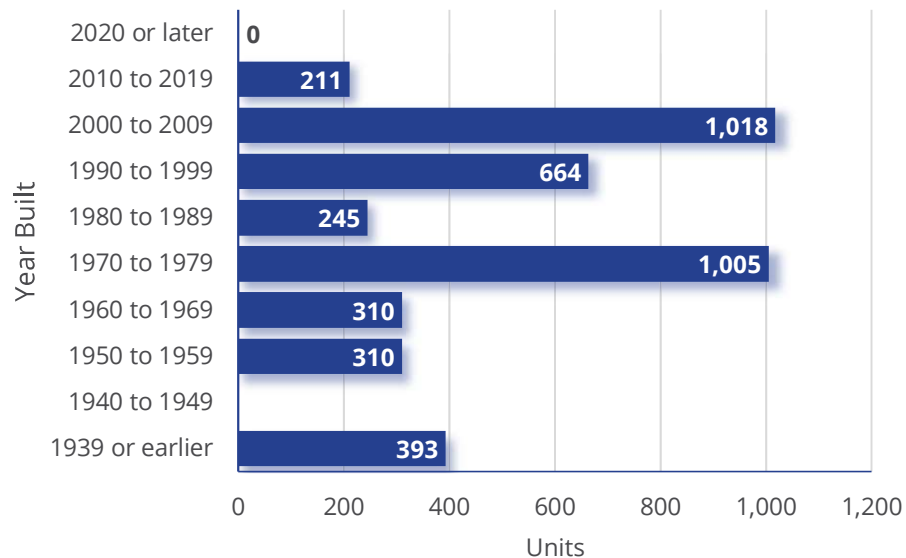
of occupancy have been issued for new residential units since the beginning of 2020. See the tables on page 25 for additional details.

Age of Housing Stock

Year Built	Number of Units	Percent
1939 or earlier	393	9.5%
1940 to 1949	0	0.0%
1950 to 1959	310	7.5%
1960 to 1969	310	7.5%
1970 to 1979	1,005	24.2%
1980 to 1989	245	5.9%
1990 to 1999	664	16.0%
2000 to 2009	1,018	24.5%
2010 to 2019	211	5.1%
2020 or later	0	0.0%
Total	4,156	100%

Source: 2023 ACS Table DP04

Age of Housing Stock



V. Lopatcong's Employment Demographics

The 2023 ACS estimated that Lopatcong had 5,148 residents over the age of 16 in the workforce. Of those, 4,837 (94 percent) were employed, which translates to a 6 percent unemployment rate. A majority of workers were private wage and salary worker (78.5 percent). However, 12.1 percent were workers employed by the government and 3.3 percent were self-employed. See the table below for details.

Class of Workers

Class	Workers	Percent
Private wage and salary workers	4,041	78.5%
Government workers	625	12.1%
Self-employed workers	171	3.3%
Unpaid family workers	0	0.0%
Total employed residents	4,837	94.0%
Total unemployed residents	311	6.0%
Total residents in workforce	5,148	100%

Source: 2023 ACS Table DP03

Occupational Characteristics

The 2023 ACS estimated 2,714 workers were employed management, business, science, and arts fields, which represents 56.1 percent of the Township's employed residents. Sales and office workers totaled 20 percent of employed residents, while 3.5 percent were employed in natural resources, construction, and maintenance jobs. See the table below for details.

Occupation of Employed Population

Occupation	Workers	Percent
Management, business, science, & arts	2,714	56.1%
Service	595	12.3%
Sales & office	968	20.0%
Natural resources, construction, & maintenance	170	3.5%
Production, transportation, & material moving	390	8.1%
Total	4,837	100%

Source: 2023 ACS Table DP03

Employment Projections

NJTPA's Plan 2050 estimates that the number of available jobs in Lopatcong will increase from 4,524 reported in 2015 to 4,798 in 2050. This represents an increase of 274 jobs, or an average annual increase of 7 jobs annually. However, as detailed in the following section, the New Jersey

Department of Labor and Workforce Development estimated a total of 180 jobs in Lopatcong in 2023, which is 4,798 less than projected by NJTPA. Utilizing this number, roughly 171 new jobs would need to be created within the Township each year for the next 27 years.

Employment Projection

Year	Jobs	Change	Percent
2015	4,524	---	---
2050	4,798	274	6.1%

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

In-Place Employment by Industry

New Jersey's Department of Labor and Workforce Development ("NJDLWD") is the entity that reports on employment and wages within the State of New Jersey through the Quarterly Census of Employment and Wages ("QCEW"). The latest Municipal Report was completed in 2023. According to the data, there were 180 private sector jobs within the Township, which were provided by an average of 9 employers. The Municipal Report redacts data from private-sector industries for not meeting minimum publication standards (construction, manufacturing, retail trade, etc.) The "Private Sector Total" row in the table provides the totals for the reported data only.

In the public sector, the 2023 QCEW Municipal Report indicated that there were two local government employers, which had an average of 179 employees, including one local government education employer providing an average of 123 jobs. See the table below.

Private and Public Sector Employment (2023)

Industry	Establishments		Employees		Annual Wages
	Total	Percent	Total	Percent	
Accommodations/Food/Retail	-	-	-	-	-
Admin/Waste Remediation	-	-	-	-	-
Construction/Manufacturing	-	-	-	-	-
Health/Social	-	-	-	-	-
Professional/Technical	-	-	-	-	-
Transportation/Warehousing	-	-	-	-	-
Private Sector Total	9	100%	180	100%	\$65,961
Local Government	2	100.0%	179	100.0%	\$63,529
Local Government - Education	1	50.0%	123	68.7%	\$61,744
Public Sector Total	2	100%	179	100%	\$62,637

Source: The table values above are sourced from the NJDLWD's QCEW 2023 Municipal Report. It is noted that this Report has redacted the private sector industries for not meeting the minimum publication standard.

Travel Time to Work

The 2023 ACS collected data regarding employed resident's commute time. The most common commute time was between 60 and 89 minutes, which was made by 779 workers (18.8 percent). A commute between 30 and 34 minutes followed close behind with 707 workers (17.1 percent). Rounding off the top three was a commute of 5 to 9 minutes, which was reported by 383 workers (9.2 percent). The mean travel time was estimated at 38.7 minutes. It should be noted that 231 workers (5.6 percent) reported a commute of more than an hour and a half. Additionally, 649 workers, or 13.4 percent of the Township's employed residents, reported working from home. See the table below.

Commute Time

Travel Time (minutes)	Workers	Percent
Less than 5	103	2.5%
5 to 9	383	9.2%
10 to 14	261	6.3%
15 to 19	269	6.5%
20 to 24	348	8.4%
25 to 29	211	5.1%
30 to 34	707	17.1%
35 to 39	227	5.5%
40 to 44	222	5.4%
45 to 59	401	9.7%
60 to 89	779	18.8%
90 or more	231	5.6%
Total	4,142	100.0%

Source: 2023 ACS Table B08303

VI. Projection of Housing Stock

As per the MLUL, specifically N.J.S.A. 52:27D-310, a housing element must contain a projection of the municipality's housing stock, including the probable future construction of low- and moderate-income housing for the next ten years, taking into account, but not necessarily limited to, construction permits issued, approvals of applications for development and probable residential development of lands.

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

As shown in the table below, the issuance of residential certificates of varies from year to year in the Township of Lopatcong. The years with large numbers of COs recorded coincide with the inclusionary housing developments that have been constructed. Sycamore Landing contains 247 units completed in 2017. The Autumn Ridge inclusionary family rental development contains a total of 198 units which were constructed in 2020 and 2021.

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

	'13	'14	'15	'16	'17	'18	'19	'20	'21	'22	'23	'24	Total
COs Issued	41	30	5	7	49	37	54	124	170	6	7	2	532
Demolitions	0	0	0	0	1	0	0	1	0	0	0	NR	2
Net Development	41	30	5	7	48	37	54	123	170	6	7	NR	530

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

Projecting into the future, given the limited remaining vacant land within the Township, it is not expected that any significant residential developments will occur within the next ten years. The Township projects an average of 5 new dwellings per year, which could yield approximately 50 new units by 2035.

VII. Capacity for Fair Share

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

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

Land Capacity

Lopatcong's capacity to accommodate its present and prospective affordable housing need is determined by three components: available land, water availability/capacity, and sewer availability/capacity. Land development is limited by parcel size, easements (conservation, sewer, water, etc.), municipal regulations, and a variety of environmental features.

Nearly half of Lopatcong Township's total land area is encumbered by environmentally sensitive areas. Environmental constraints within the Township include the following:

- Waterbodies – 49.3 acres (1.0% of Township).
- Wetlands - 76.2 acres (1.6% of Township)
- FEMA Special Flood Hazard Area Zone AE – 237 acres (5% of Township).
- Steep Slopes Protection Area (greater than 15% slopes) – 952.7 acres (20.2% of Township)
- Critical Wildlife Habitat – 2,013.7 acres (42.6% of the Township's area)
- Highlands Open Water Protection Area ("OWPA") – 1,081.1 acres (21.6% of Township)
- Highlands Riparian Area – 993.3 acres (21% of Township)

In addition, the Township is located within the Highlands Region and is a fully conforming municipality. Therefore, development within the Township is also controlled and limited by the Highlands Regional Master Plan. As described in Chapter XI, the Township has prepared a highlands build-out study and determined the build-out to be 5 units for the Township.

Utility Capacity

Utility capacity impacts a community's ability to accommodate its present and prospective affordable housing needs. Portions of Lopatcong Township are serviced by public water and sewer.

Public wastewater treatment is provided by the Town of Phillipsburg Sewer Treatment Plant (Phillipsburg STP). Approximately 2,488 parcels representing about 940-acres of the community (20 percent of Lopatcong Township) are serviced by public sewer. Lopatcong Township has an agreement with the Town of Phillipsburg for treatment of its wastewater at the Phillipsburg Sewer Treatment Plant. The Phillipsburg STP also serves the municipalities of Alpha Borough, Pohatcong

Township and Greenwich Township. The Phillipsburg STP has a treatment capacity of 3.5 MGD. Lopatcong's current allocation is 801,000 GPD as per agreements with Phillipsburg. The remaining available capacity for the Phillipsburg STP is 295,000 GPD.

Pursuant to the Lopatcong Township Wastewater Management Plan (WMP) adopted in 2013 the balance of flow available for use in the Lopatcong Township Highlands Center, which includes the ROM South area, is 39,140 GPD (Table 10, p. 20).

Aqua New Jersey Water Company supplies domestic public water in Lopatcong Township. The current service area covers the entire Township. The utility serves approximately 2,585 customers in Lopatcong. In terms of parcels, this represents about 78 percent of the Township, but only about 27 percent of the Township's area. Aqua New Jersey draws its supply from four wells that have a combined capacity of approximately 5.93 million gallons a month (MGM). The NJ Highlands Council reports that the Phillipsburg division of Aqua NJ has an available capacity of 34.214 MGM⁷. Potable water not provided by Aqua New Jersey is supplied by private wells.

Appropriate Locations for Affordable Housing

Given the limited availability of vacant and developable land within the Highlands Center and sewer service area, the Township does not believe there are any properties that are currently suitable or appropriate for the construction of low- and moderate-income.

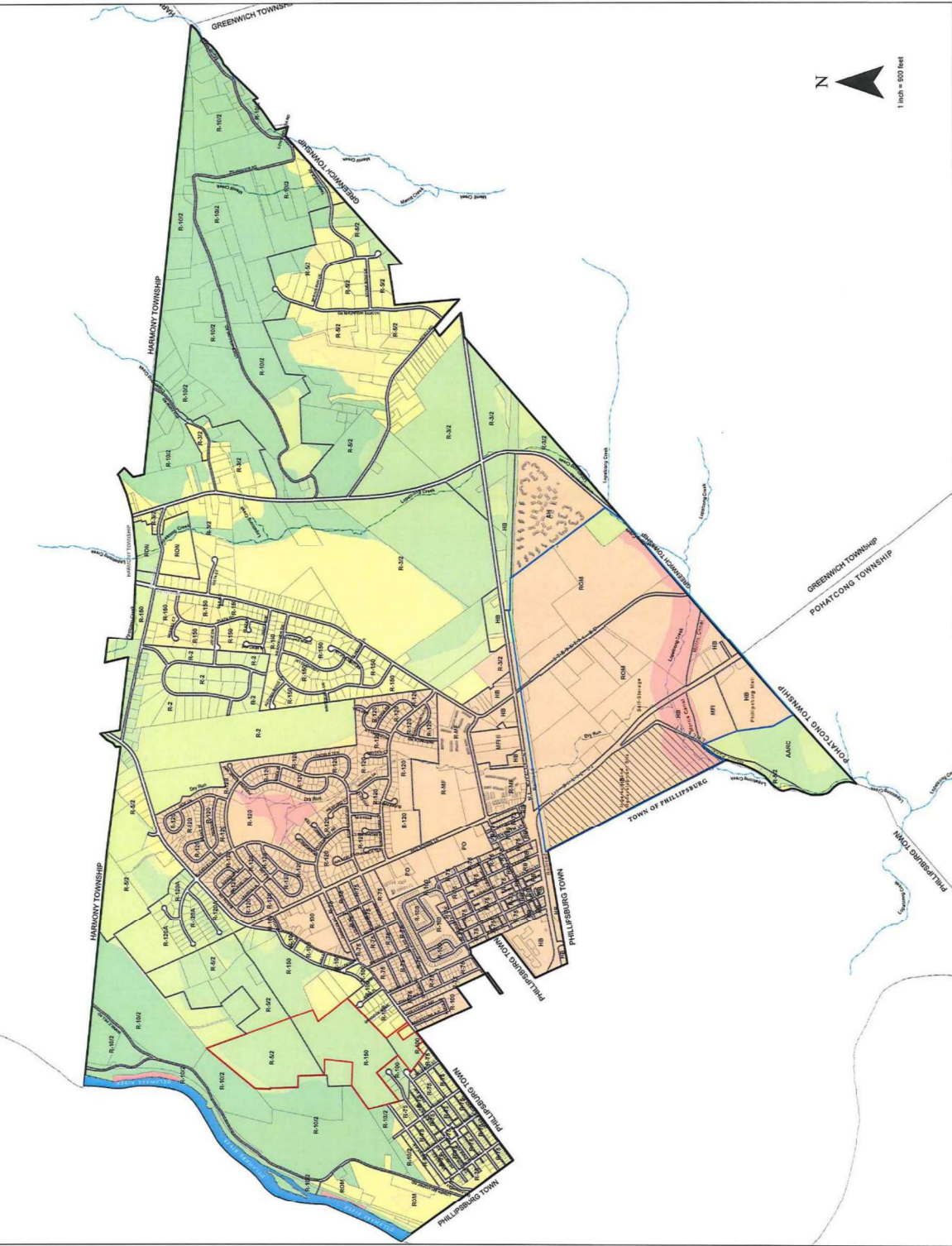
Existing structures appropriate for conversion to affordable housing may include ranch-style homes, which may be cost effective to buy and convert to an alternative living arrangement. As for structures suitable for rehabilitation, according to the Rehabilitation Obligation, 0 homes within the Borough are in need of a major system repair (e.g. roof, electric, plumbing, etc.).

Potential Affordable Housing Developers

No developers have approached the Township with a concept plan or request to construct affordable housing within the Highlands Center.

Anticipated Development Patterns

Anticipated land use patterns within the Township of Lopatcong will most likely follow the established zoning map. The Township does not propose any changes to the existing zoning map at this time.



VIII. Multigenerational Family Continuity Evaluation

P.L. 2024, c.2 amended various aspects of the Fair Housing Act. These amendments modified the mandatory components of a municipality's housing element. NJSA 52:27D-310g. has been added, which states "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)"

P.L. 2021, c.273 took effect on November 8, 2021. The law established the Multigenerational Family Housing Continuity Commission, which consists of a body of nine members. The duties of the Commission include the preparation and adoption of 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. The Law requires the Commission to report annually to the Governor on its activities, findings, and recommendations, if any, for State and local government. The Department of Community Affairs ("DCA") is required to provide staff services as may be needed for the Commission to carry out its responsibilities, including assembly of necessary information and statistics, and preparation of draft reports, analyses, and recommendations.

The State of New Jersey's website was reviewed on March 18, 2025. A search of the website revealed no webpage for the Multigenerational Family Housing Continuity Commission. As DCA is required to provide staff and research for the Commission, DCA's website was reviewed on March 18, 2025. DCA's website is silent regarding the Commission, its annual required reports, studies, and/or recommendations. Without recommendations from the Commission, Lopatcong is unable to conduct an analysis of its ordinances and other local factors. Despite the absence of recommendations, it should be noted that there is nothing in Lopatcong's zoning ordinance that prohibits senior citizens from residing at the home of their extended families.

IX. State Development & Redevelopment Plan Consistency

P.L. 2024, c.2 amended the Fair Housing Act to include a new requirement for housing elements. NJSA 52:27D-310i. reads "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."

The Draft State Development and Redevelopment Plan was approved by the State Planning Commission ("SPC") on December 4, 2024, and was released on December 6, 2024. The Office of Planning Advocacy ("OPA") conducted public hearings in each of New Jersey's 21 Counties between February 12, 2025 and April 16, 2025. Municipalities are tasked with completing Cross-Acceptance Response Template forms to determine a municipality's consistency with the Draft State Plan. The OPA anticipates collecting all Cross-Acceptance Response Template forms in the Summer of 2025. During this time, the OPA is accepting comments on the Draft Plan. The OPA anticipates releasing a Final Draft Plan and holding six additional public hearings in the Summer/Fall of 2025. The expected adoption of the Final Plan by the SPC is anticipated to be in the Winter of 2025.

As the document is draft, the Township cannot opine on consistency until the final version is adopted. Lopatcong has not received guidance from the State Planning Commission concerning water, wastewater, or multi-modal transportation.

FAIR SHARE PLAN

X. Required Content of Fair Share Plan

The Fair Share Plan contains the following information:

- Description of existing credits intended to satisfy the obligation;
- Description of mechanisms that will be used to meet any outstanding obligation; and
- An implementation schedule that sets forth a detailed timetable for units to be provided.

In adopting its housing element, a municipality may provide for its fair share of low and moderate income housing by means of any technique or combination of techniques that provide a realistic opportunity for the provision of the fair share. As per N.J.A.C. 5:93, these potential techniques include but are not limited to:

- Rehabilitation of existing substandard housing units;
- ECHO units (as a Rehabilitation credit);
- Municipally-sponsored and 100 percent affordable developments;
- Zoning for inclusionary development;
- Alternative living arrangements;
- Accessory apartment program;
- Purchase of existing homes;
- Write-down/buy-down programs; and
- Assisted living residences.

Regional Income Limits

Dwelling units are affordable to low and moderate income households if the maximum sales price or rental cost is within their ability to pay such costs, based on a specific formula. The State historically provided income limits based upon the median gross household income of the affordable housing region in which the household is located. A moderate income household is one with a gross household income equal to or more than 50 percent, but less than 80 percent, of the median gross regional household income. A low income household is one with a gross household income equal to 50 percent or less of the median gross regional household income. Very-low income households are those with a gross household income equal to 30 percent or less of the median gross household income. Lopatcong is located in Region 2, which contains Essex, Morris, Union, and Warren Counties.

Using the Affordable Housing Professionals of New Jersey's latest chart on the regional income limits for Housing Region 2 in 2024, a four-person moderate income household is capped at \$103,533. Two-person moderate income households are capped at \$82,826, while two-person households could make up to \$51,766 to be considered a low-income household. The table on the following page provides the median, moderate, low, and very-low income limits for one-, two-, three-, and four-person households in Region 2.³

³ In October 2018, Judge Miller signed a vicinage wide income limits order applying to all of the 60 or so municipalities with cases in Somerset, Hunterdon, and Warren Counties. All of these municipalities can now utilize the most current income limits available as it applies both to towns that have settled and those that have not and reserves all rights on the methodology.

2024 Regional Income Limits (Region 2)

Income	Household Size			
	1 Person	2 Person	3 Person	4 Person
Median	\$90,591	\$103,533	\$116,475	\$129,416
Moderate	\$72,473	\$82,826	\$93,180	\$103,533
Low	\$45,296	\$51,766	\$58,237	\$64,708
Very-Low	\$27,177	\$31,060	\$34,942	\$38,825

Source: https://ahpnj.org/member_docs/Income_Limits_2024_FINAL.pdf**Affordable Requirements**

The four components that must be addressed by this plan are contained in the table below.

Affordable Housing Obligation

	Rehabilitation	Prior Round 1987 - 1990	Third Round 1999 - 2025	Fourth Round 2025 - 2035
Obligation	0	56	93	81
RDP	--	--	--	6
Durational Adjustment	--	--	--	--
Highlands Build-Out	--	--	--	6
Remaining Obligation That Must Be Satisfied	--	--	--	75

As discussed in Chapter XI, Lopatcong has conducted a Highlands build-out analysis, and those results indicate the Township can build 6 affordable units. The Highlands build-out restricts not just the Fourth Round Obligation, but all affordable housing obligations. Build-out is a limit on development in the entire community, blind to past outstanding affordable housing obligations. Therefore, the unbuilt Third Round RDP, unbuilt Third Round Unmet Need, and Fourth Round Obligation are adjusted to a Highlands affordable housing obligation of 6 units.

The difference between Fourth Round obligation of 81 units and the build-out of 6 units is 75 units of Highlands build-out unmet need.

XI. Lopatcong's Affordable Housing Obligation

This chapter outlines the four-part affordable housing obligation Lopatcong has been assigned.

Four-Part Obligation

Rehabilitation

Lopatcong accepted DCA's Rehabilitation Obligation of 0 units for the Fourth Round.

Prior Round (1987-1999)

Lopatcong received Second Round Substantive Certification in 2000 from COAH. The Township had 1987-1999 pre-credited need of 105 affordable units, comprised of 56 new construction units and 49 rehabilitation units.

Third Round (1999-2025)

For the Third Round, Lopatcong's Third Round HEFSP addressed a 93-unit prospective need for the 1999-2025 period, as well as a rehabilitation share of 3 units.

Fourth Round (2025-2035)

As indicated in the 2025 Order setting the Fourth Round obligations, Lopatcong's Fourth Round Obligation is 81 units, and the calculated rehabilitation share for the 2025-2035 period is 0 units.

Highlands Build-out Analysis

The Amended FHA requires municipalities located within the Highlands Region to provide 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.

The Highlands Council issued a [Highlands Municipal Build-Out Update](#) dated November 1, 2024. The document outlines the process the Council utilized to determine parcels eligible for development. Utilizing Mod-IV tax data, the Highlands Council included Class 1 (Vacant) and Class 3B (Farmland Assessed) properties with 0.83 acres or greater as available for development.⁴ Parcels with a public classification (Class 15C or 15F) where 0.83 acres or greater after the existing impervious surface area is subtracted from the maximum building coverage (based on the maximum building coverage percentage permitted by local zoning) were also included as available for development.

The Highlands Council provided conforming municipalities with access to an online GIS portal hosted through ArcGIS to evaluate identified developable properties as well as any properties that did not have a tax code classification. For Lopatcong, 19 properties required municipal review. The

⁴ Utilizing a presumptive minimum density of 6 units per acre, a parcel would need to have a minimum of 0.83 acres to develop 5 units.

portal review required confirmation of sewer service, Mod-IV property class, preservation status, and whether or not the site is available for development. Any changes to a parcel's developability required rationale to be entered into the portal.

The analysis concluded that only 3 parcels in Lopatcong are vacant and available for development:

- Lot 10 in Block 100 is a 1.83-acre parcel located along Route 22 in the sewer service area. The parcel contains 1.36 acres of developable (unconstrained) land.
- Lot 67 in Block 86 (informally known as the "Bowling Alley" lot) is a 108.5-acre farmland parcel located along Belvidere Road. The parcel contains 106.61 acres of developable (unconstrained) land.
- Lot 30 in Block 95 is a 114-acre farmland parcel located along State Route 57 and County Route 519, adjacent to the Architects Golf Club. The parcel contains 75.47 acres of developable (unconstrained) land.

In terms of the interplay between affordable housing obligations and the build-out, the Highlands Guidance Document stresses the long historical interaction between the Council on Affordable Housing ("COAH") standards and affordable housing. This includes, the Regional Master Plan, COAH's second attempt at Round 3 rules, Executive Order 114, a Memorandum of Understanding ("MOU") between the Highlands and COAH, a 2009 guidance document from the Highlands and the 2011 Appellate Division decision upholding the Regional Master Plan ("RMP"), Executive Order 114 and the MOU – but invalidating, on non-substantive grounds, the Highlands Guidance Document and 2009 COAH resolution as rulemaking that would have had to go through the administrative rule making process. Not mentioned in the Guidance Document is that, in addition to all of those documents, COAH's proposed 2014 regulations imposed a "buildable limit" on Highlands municipalities, which corresponded to the Highlands Build Out numbers. COAH was rendered Moribund in 2015 and towns lost the benefit of the regional planning entity's interaction with COAH. This had significant consequences in Round 3 in the context of impacts on the RMP from an environmental perspective (the "Adverse Consequences").

On March 20, 2024, Governor Murphy signed amendments to the New Jersey Fair Housing Act into law. The Amended FHA made clear that the Adverse Consequences would need to be avoided in Round 4 and beyond in order to protect the State's drinking water and the environmental features of the Highlands. To effectuate renewed and legitimate protections in the Highlands, the Amended FHA provided for a lower "off-the-top" allocation in the Highlands by providing a 0-weighting factor for developable land in the Preservation Area and Planning Areas outside of a sewer service area and the Existing Community Zone.

As part of the consideration of the Regional Master Plan in the regional allocation of need, the New FHA also renews the statutory requirement that Highlands municipalities specifically comply with the Highlands Build-Out in the context of their Housing Plans.

The only way to conform with the Highlands Build-Out in the HEFSP, in the context of affordable housing, is to adjust the off-the-top number downward so that inclusionary development would not exceed the build out. For example, if a Highland's municipality had a prospective need of 1,000 units, and a highlands buildout of 500 units, then it would need to have an adjusted affordable housing obligation of 100 units to achieve the maximum yield with a 20 percent affordable housing set-aside.

In addition, the municipality would consider: “opportunities for redevelopment of existing developed lands into inclusionary or 100 percent affordable housing, or both... that are consistent with the Highlands regional master plan”.

That is precisely what the Highlands Guidance document envisions. The Highlands document provides that Build-out is effectively a cap on the number of units that can be supported in the Township. Since the FHA cannot require a municipality to spend municipal funds on compliance (and therefore cannot compel 100 percent affordable projects), the only way to reconcile the build-out with the Amended FHA is assume a 20 percent set aside relative to the upward capacity for multi-family units in the build-out.

It should also be noted that the Highlands Municipal Build-Out Update states that a minimum presumptive density of 6 units per acre based on developable acreage should be assumed. While this recommendation is blind to specific site conditions, the guidance document does provide that the analysis should be done “within the parameters of sound land use planning, municipalities will generally have to determine appropriate densities for lands that have the potential to be serviced by public wastewater.” Thus, the Highlands Build-out also requires an analysis of suitability for multi-family use of at least 5 units.

For Lopatcong, the one developable parcel in the sewer service area is assigned a density of 6 units per acre, which yields 8 total units, and an RDP of 1.6 units. The two parcels outside of the sewer service area are calculated development potential based on the septic density assigned by the Highlands Council, which yields a total of 26.5 units, and an RDP of 5.3 units. In total, Lopatcong’s realistic development potential is 5.3 affordable units.

In addition to the build-out, the Township must identify properties that may be suitable for redevelopment. There are presently no sites identified in Lopatcong as being in need of redevelopment. The Township had previously declared two parcels in need of redevelopment which have already been redeveloped and are no longer available. The former Ingersol Rand site was redeveloped with a warehouse and Lot 44 in Block 2 was redeveloped with the Phillipsburg High School. The former Phillipsburg Mall site, located in both Lopatcong and Pohatcong Townships, has been approved for redevelopment with a warehouse and is presently under construction. No other sites have been identified as potential redevelopment areas in Lopatcong.

The Highlands build-out restricts not just the Fourth Round Obligation, but all affordable housing obligations. Build-out is a limit on development in the entire community, blind to past outstanding affordable housing obligations. Therefore, the unbuilt Third Round Unmet Need and Fourth Round Obligation are adjusted to or capped at an amended Highlands affordable housing obligation of 6 units.

Build-Out Unmet Need

The difference between Fourth Round obligation of 81 units and the build-out of 6 units is 75 units of Highlands build-out “Unmet Need”.

XII. Mechanisms & Credits

This chapter provides the existing and proposed mechanisms and credits for each of the four affordable housing obligations.

Rehabilitation Mechanisms & Credits

Rehabilitation must occur within the affordable housing round to count for credit.

Third Round Rehabilitation Share (1999-2025)

Lopatcong applied 3 new construction credits from the Overlook at Lopatcong development to satisfy the Third Round rehabilitation share (1999-2025).

Fourth Round Rehabilitation Share (2025-2035)

Lopatcong operates a rehabilitation program. Since the Township has a Fourth Round rehabilitation share of 0 units, there is no obligation to continue the program for the 2025-2035 period.

Prior Round (1987-1999) Mechanisms & Credits

Existing Credits

1. *Lopatcong Area Senior Housing (Clymer Village)*

The Lopatcong Senior Housing (Clymer Village) located on Red School Lane is a 100 percent affordable age-restricted development containing a total of 81 age-restricted rental units, of which 14 units are applied to the Prior Round obligation. Age-restricted units are capped at 25 percent of the Prior Round obligation, which is 14 for Lopatcong (56 unit obligation x 25% = 14 units max).

2. *Overlook at Lopatcong*

Overlook at Lopatcong is an inclusionary townhouse and condominium development built in 2001 containing 386 total units, including 22 non-age-restricted owner-occupied affordable housing units. Lopatcong is applying 16 of the 22 units towards the Prior Round Obligation.

3. *Sycamore Landing*

Sycamore Landing is an inclusionary rental development built in 2017 containing 247 total units, including 50 non-age-restricted affordable rental units. Lopatcong is applying 12 of the 50 units towards the Prior Round Obligation.

4. *Rental Bonus Credits*

Pursuant to N.J.A.C. 5:93-5.15(d), as a bonus, the Township may claim 2 units of credit for rental units available to the general public (i.e. family rentals) or 1.33 units of credit for age-restricted rentals. Rental bonuses for the Prior Round are capped at the rental obligation, which is 25 percent of the new construction obligation. For the Prior Round, Lopatcong has a rental obligation of 16 units and therefore, may apply up to 16 bonus credits. Lopatcong will utilize 16 rental bonus credits for units within Clymer Village and Sycamore Landing to satisfy the Prior Round obligation.

Third Round (1999–2025) Mechanisms & Credits

Existing Credits

1. *Lopatcong Senior Housing (Clymer Village)*

Lopatcong Senior Housing (Clymer Village) located on Red School Lane is a 100 percent affordable age-restricted development containing a total of 81 age-restricted rental units, of which 23 units are applied to the Third Round obligation. Age-restricted units are capped at 25 percent of the Third Round obligation, which is 32.25 for Lopatcong (93 unit obligation x 25% = 23.25 units max).

2. *Overlook at Lopatcong*

Overlook at Lopatcong is an inclusionary townhouse and condominium development built in 2001 containing 386 total units, including 22 non-age-restricted owner-occupied affordable housing units. Lopatcong is applying 3 of the 22 units towards the Third Round obligation.

3. *Sycamore Landing*

Sycamore Landing is an inclusionary rental development built in 2017 containing 247 total units, including 50 non-age-restricted affordable rental units. Lopatcong is applying 32 of the 50 units towards the Third Round Obligation.

4. *Supportive & Special Needs*

Lopatcong has claimed 11 units of credit for supportive and special needs housing:

- ARC of Warren County operates a four-bedroom group home on Hampton Court, which is available for 4 units of credit for the Third Round.
- Alternative's, Inc. operates a three-bedroom group home on 7th Street, which is available for 3 units of credit for the Third Round.
- Alternative's, Inc. operates a four-bedroom group home on James Avenue, which is available for 4 units of credit for the Third Round.

5. *Rental Bonus Credits*

Pursuant to N.J.A.C. 5:93-5.15(d), the Township may claim 2 units of credit for rental units available to the general public (i.e. family rentals) or 1.33 units of credit for age-restricted rentals. Rental bonuses for the Third Round are capped at the rental obligation, which is 25 percent of the new construction obligation. For the Third Round, Lopatcong has a rental obligation of 24 units and therefore, may apply up to 24 bonus credits. Lopatcong will utilize 24 rental bonus credits for units within Clymer Village and Sycamore Landing to satisfy the Third Round obligation.

Fourth Round (2025–2035) Mechanisms & Credits

1. *Lopatcong Senior Housing (Clymer Village)*

Lopatcong Senior Housing (Clymer Village) located on Red School Lane is a 100 percent affordable age-restricted development containing a total of 81 age-restricted rental units, of which 1 unit is applied to the Fourth Round obligation. Age-restricted units are capped at 30 percent of the Fourth Round obligation, which is 1 unit for Lopatcong (6 unit RDP x 30% = 1.8 units max).

2. *Sycamore Landing*

Sycamore Landing is an inclusionary rental development built in 2017 containing 247 total units, including 50 non-age-restricted affordable rental units. Lopatcong is applying 4 of the 50 units towards the Fourth Round Obligation.

6. *Rental Bonus Credits*

In accordance with A4, the Township may claim 1.5 units of credit for rental units for the Fourth Round. Rental bonuses for the Fourth Round are capped at the rental obligation, which is 25 percent of the RDP. For the Fourth Round, Lopatcong has a rental obligation of 2 units and therefore, may apply up to 2 bonus credits. Lopatcong will utilize 2 rental bonus credits for units within Sycamore Landing to satisfy the Fourth Round obligation.

Fourth Round Unmet Need

The calculated 6-unit RDP for the Fourth Round results in an unmet need of 75 units (81-unit obligation – 6-unit RDP = 75-unit Unmet Need). The Township will utilize the following mechanisms to satisfy the unmet need for the Fourth Round:

1. *Lopatcong Senior Housing (Clymer Village)*

Lopatcong Senior Housing (Clymer Village) located on Red School Lane is a 100 percent affordable age-restricted development containing a total of 81 age-restricted rental units. Age-restricted units are capped at 30 percent of the Fourth Round Unmet Need, which is 22 unit for Lopatcong (75 unit Unmet Need x 30% = 22.5 units max). Lopatcong will apply 22 units from Clymer Village towards the Fourth Round Unmet Need.

2. *Delaware Park School Apartment*

There is an existing one-bedroom apartment constructed in 2016 located on North Second Street. Lopatcong will apply 1 unit of credit towards the Fourth Round Unmet Need.

3. *Autumn Ridge*

Autumn Ridge is an existing inclusionary family rental development located along State Route 57. Autumn Ridge contains 198 total units constructed in 2001, including 40 family rental affordable units. Lopatcong will apply 40 unit of credit towards the Fourth Round Unmet Need.

7. *Rental Bonus Credits*

In accordance with A4, the Township may claim 1.5 units of credit for rental units for the Fourth Round. Rental bonuses for the Fourth Round are capped at the rental obligation, which is 25 percent of the Unmet Need. For the Fourth Round, Lopatcong has a rental obligation of 19 units and therefore, may apply up to 19 bonus credits. Lopatcong will utilize 19 rental bonus credits for units within Autumn Ridge to satisfy the Fourth Round obligation.

Excess Credits to be Carried

The Township intends to reserve the following existing or proposed credits to be applied towards future affordable housing obligations in conformance with then-applicable law:

1. Lopatcong Senior Housing (Clymer Village)

Lopatcong Senior Housing (Clymer Village) located on Red School Lane is a 100 percent affordable age-restricted development containing a total of 81 age-restricted rental units. Due to age-restricted caps for the Prior Round, Third Round, and Fourth Round, the Township has only been able to claim credit for 60 of the 81 age-restricted units in Clymer Village, leaving 21 units available for credit in future rounds.

Summary of Mechanisms & Credits

The table below provides a summary of the mechanisms, credits and bonuses this HEFSP proposes.

Mechanisms & Credits							
Mechanism	Credit Type	Tenure	Age-Restricted	Status	Credit	Bonus	Total
<i>Rehabilitation</i>							
Municipally-sponsored Rehabilitation Program	Rehabilitation				0	0	0
Overlook at Lopatcong	New Construction		No	Existing	3	0	3
Total					3	0	3
<i>Prior Round Credits</i>							
Lopatcong Senior Housing (Clymer Village - Red School Lane)	Inclusionary	Rental	Yes	Existing	14	6	20
Overlook at Lopatcong	Inclusionary	Sale	No	Existing	16	0	16
Sycamore Landing	Inclusionary	Rental	No	Existing	10	10	20
Total					40	16	56
<i>Third Round Credits</i>							
Lopatcong Senior Housing (Clymer Village - Red School Lane)	Inclusionary	Rental	Yes	Existing	23	0	23
Overlook at Lopatcong	Inclusionary	Sale	No	Existing	3	0	3
Sycamore Landing	Inclusionary	Rental	No	Existing	32	24	56
Supportive & Special Needs					11	0	11
Total					69	24	93
<i>Fourth Round RDP Credits</i>							
Lopatcong Senior Housing (Clymer Village - Red School Lane)	Inclusionary	Rental	Yes	Existing	1	0	1
Sycamore Landing	Inclusionary	Rental	No	Existing	4	2	6
<i>Fourth Round Unmet Need Credits</i>							
Lopatcong Senior Housing (Clymer Village - Red School Lane)	Inclusionary	Rental	Yes	Existing	22	0	22
Delaware Park School Apartment	Inclusionary	Rental	No	Existing	1		1
Autumn Ridge	Inclusionary	Rental	No	Existing	40	19	59
Total					63	19	82

XIII. Appendix

PREPARED BY THE AFFORDABLE HOUSING PROGRAM:

In the Matter of Lopatcong Township	Superior Court of New Jersey Law Division, Civil Part Docket No. WRN L-58-25 Program Settlement Recommendation Present Need and Prospective Need
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THIS MATTER, having come before the Affordable Housing Program, pursuant to the Complaint for Declaratory Judgment filed in this matter on January 30, 2025 (“DJ Complaint”) by the Petitioner, Township of Lopatcong (“Petitioner” or “Municipality”), pursuant to N.J.S.A. 52:27D-304.2, -304.3, and -304.1(f)(1)(c) of the New Jersey Fair Housing Act, N.J.S.A. 52:27D-301, et seq. (collectively, the “FHA”), and in accordance with Section II.A of Administrative Directive #14-24 (“Directive #14-24”) of the Affordable Housing Dispute Resolution Program (the “Program”), seeking a certification of compliance with the FHA;

AND IT APPEARING that, on October 18, 2024, pursuant to the FHA (as amended), the New Jersey Department of Community Affairs (“DCA”) issued its report entitled “Affordable Housing Obligations for 2025-2035 (Fourth Round)”, therein setting forth the “present need” and prospective need” obligations of all New

Jersey municipalities for the Fourth-Round housing cycle (the “DCA’s Fourth Round Report”);

AND IT APPEARING that, pursuant to the DCA’s Fourth Round Report, the “present need” obligation of the Petitioner has been calculated and reported as 0 affordable units, and its “prospective need” obligation of the Petitioner has been calculated and reported as 87 affordable units, and which calculations have been deemed “presumptively valid” for purposes of the FHA;

AND IT APPEARING that the Municipality represented by counsel adopted a resolution seeking deviation from DCA numbers based on their planner's recommendation for its prospective need obligation of 71 units.

AND IT APPEARS that challenges to the Municipal calculations were timely and properly filed by the New Jersey Builders Association represented by Counsel, the challenger disputing the town proposed obligations for present and prospective need, and supporting DCA present and prospective need obligations, each challenge supported by their own expert reports;

AND IT APPEARS; The Program, assigned the case to program member Judge Thomas C. Miller, A.J.S.C. (Ret.) to handle the case in accordance with the statute and the AOC Directive, requiring the member to issue recommendations to the County Mount Laurel Judge, and appointed member of the program having considered the submissions of counsel, the various planners report and the DCA

report, and the program having conducted settlement conferences and sessions hosted by the assigned member in accordance with Directive and the statutory framework.

AND IT APPEARS THAT, the AOC appointed an independent special adjudicator affordable housing expert to work with and make recommendations to the program, and that Joseph Burgis was appointed special adjudicator in this case,

AND IT APPEARS that the Builders Association have notified the program in writing that by their counsel that they will not participate in the settlement negotiations, and that they will not object to any settlement reached between the municipality and Fair Share Housing,

AND IT APPEARS THAT, the program hosted a settlement conference on this case, and that all parties, local officials, attorneys, and planners appeared with the goal of reaching a resolution,

AND IT APPEARS THAT, the parties have engaged in extensive settlement negotiations before, during and after the settlement conferences, with the guidance and assistance of the program member assigned to the case and the special adjudicator,

AND IT APPEARS THAT the municipality and Builders Association have reached a resolution, the settlement was place on the record, the parties circulated a

settlement agreement that will be uploaded to eCourts and that the municipal governing body has adopted or intends to adopt a resolution to accept the settlement,

AND IT APPEARS that the special adjudicator recommends accepting the settlement to the program,

AND it APPEARS that the terms of the settlement are as follows: The prospective need obligation for the Township shall be 81 units and that parties will now move on to the compliance phase to address the remaining issues,

For all those reasons, the program member hereby recommends an ORDER as follows:

That the proposed settlement is hereby directed to the vicinage Mount Laurel judge for review and the entry of an order as to the municipality's determination of its fair share obligation is accordance with the terms of the settlement agreement, that this settlement disposes of all the challenges filed, that the municipality retains all the protections of the law and retains immunity from exclusionary zoning litigation, and that the program retains jurisdiction for the compliance phase of accordance with the statutory frame work and the AOC directive.

Respectfully submitted by The Program:

By: /s/ Thomas C. Miller

Thomas C. Miller, A.J.S.C. (Ret.),

Program Chair
Hon. Thomas C. Miller, A.J.S.C. (Ret.)

Dated: March 27, 2025

Mount Laurel Judge:

The Program's recommendation is ☒accepted for the reasons set forth by the

Program, ☐accepted for the reasons set forth below, ☐rejected,

☐accepted/rejected in part.

Findings of fact and conclusions of law (Rule 1:7-4(a)):

Arm's length settlement entered into by the parties was fair and equitable especially when balancing and considering the risks and costs and expense of litigation.

By:



Hon. William G. Mennen, J.S.C.

Dated: 4/8/25

Site / Program Name	Lopatcong Rehabilitation Obligation	Clymer Village	Delaware Park School Apartments	Autumn Ridge	Sycamore Landing
Project Type	Rehabilitation	100% Affordable Age Restricted Rental	Inclusionary Family Rental	Inclusionary Family Rental	Inclusionary Family Rental
Block & Lot / Street	various	B115/L1 Red School Lane	B22/L9 North 2nd Street	B116/L26.01, 27, 27.02, 28 Route 57	B102/L3 Birch Lane
Status	Completed	Completed	Completed	Completed	Completed
Date	Various	8/6/1986	12/21/2016	1/20/2021	2/22/2017
Length of Affordability Controls	10 Years	30 Years	30 Years	30 Years	30 Years
Administrative Agent	CGP&H, LLC, 1249 South River Road, Suite 301, Cranbury, NJ 08512, (609) 664-2769, https://www.affordablehomesnewjersey.com/	National Church Residences, 21 Spruce Street, Kearny, New Jersey 07032, (201) 997-4464, https://www.nationalchurchresidences.org/communities/spruce-terrace/	Delaware Park, LLC, 21 North 2nd Street, Phillipsburg, NJ 08865, (908) 454-1865, https://delaware-park-llc.business.site/	Piazza and Associates, Inc., 216 Rockingham Row, Princeton, NJ 08540, (609) 786-1100,	Edgewood Properties - Sycamore Landing, 1000 Birch Lane, Phillipsburg, NJ 08865, ,
Contribution	N/A	N/A	N/A	N/A	N/A
Type of Units	Rehabilitation	Age Restricted Rental	Family Rental	Family Rental	Family Rental
Total Affordable Units	3	81	1	40	50
Units Notes	Satisfied with 3 units from Overlook at Lopatcong.	HUD property - UHAC exempt		10 of the 40 units are 55+ 1 and 2 bedrooms.	
Income/Bedroom Distribution	Eff. BR 1 BR 2 BR 3 BR 4 Eff. BR 1 BR 2 BR 3 BR 4	Eff. BR 1 BR 2 BR 3 BR 4	Eff. BR 1 BR 2 BR 3 BR 4	Eff. BR 1 BR 2 BR 3 BR 4	Eff. BR 1 BR 2 BR 3 BR 4
Very-Low-Income	- - - - -	- - - - -	- - - - -	- 3 2 1 -	- 2 4 1 -
Low-Income	- - - - -	21 60 - - -	- - - - -	- 3 9 2 -	- 3 10 5 -
Moderate-Income	- - - - -	- - - - -	- 1 - - -	- 5 12 3 -	- 5 16 4 -

**Lopatcong Township, Warren County
Project/Unit Monitoring - July 28, 2022 (Page 2)**

Site / Program Name	ARC of Warren County				Alternatives Inc. 7th Street				Alternatives Inc. James Ave				Overlook at Lopatcong							
Project Type	100% Affordable Special Needs Rental				100% Affordable Special Needs Rental				100% Affordable Special Needs Rental				Inclusionary Family Sale							
Block & Lot / Street	Hampton Court				7th Street				James Ave				various							
Status	Completed				Completed				Completed				Completed							
Date	1/3/1997				9/25/2002				1/4/2006				6/17/1999							
Length of Affordability Controls	30 Years				31 Years				40 Years				30 Years							
Administrative Agent	ARC of Warren County, 319 W. Washington Ave, Suite 2, Washington, NJ 07882, (908) 689-7525, https://www.arcwarren.org/				Alternatives Inc., 600 1st Ave #1, Raritan, New Jersey 08869, (908) 685-1444, https://www.alternativesinc.org/				Alternatives Inc., 600 1st Ave #1, Raritan, New Jersey 08869, (908) 685-1444, https://www.alternativesinc.org/				CGP&H, LLC, 1249 South River Road, Suite 301, Cranbury, NJ 08512, (609) 664-2769, https://www.affordablehomesnewjersey.com/							
Contribution	N/A				N/A				N/A				N/A							
Type of Units	Special Needs Rental				Special Needs Rental				Special Needs Rental				Family Sale							
Total Affordable Units	4				3				4				22							
Units Notes	Group home - units are bedrooms				Group home - units are bedrooms				Group home - units are bedrooms											
Income/Bedroom Distribution	Eff. Std.	BR 1	BR 2	BR 3	BR 4	Eff. Std.	BR 1	BR 2	BR 3	BR 4	Eff. Std.	BR 1	BR 2	BR 3	BR 4	Eff. Std.	BR 1	BR 2	BR 3	BR 4
Very-Low-Income	-	4	-	-	-	-	3	-	-	-	-	4	-	-	-	-	-	-	-	-
Low-Income	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	5	5	2	-
Moderate-Income	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	4	4	2	-

Shelbourne at Hunterdon
53 Frontage Road, Suite 110
Hampton, New Jersey 08827
Main: 877 627 3772



Memorandum

Date: May 28, 2025
Subject: Township of Lopatcong: Highlands Build-Out Analysis
From: Daniel N. Bloch, PP, AICP, Township Planner
Project No.: LPL0002

The Amended FHA requires municipalities located within the Highlands Region to provide 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.

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The Highlands Council provided conforming municipalities with access to an online GIS portal hosted through Arc GIS to evaluate identified properties as well as any properties that did not have a tax code classification. For Mahwah, 82 properties required municipal review. The portal review required confirmation of sewer service, MOD-IV tax class, preservation status, and whether or not the site is developable. Each of the 82 parcels required review and sign off by this office as to whether sites were or were not developable based on Highlands' criteria. Any changes to a lot's developability required rationale to be entered into the portal.

The analysis concluded that only 3 parcels in Lopatcong are vacant and available for development:

¹ Utilizing a presumptive minimum density of 6 units per acre, a parcel would need to have a minimum of 0.83 acres to develop 5 units.

- Lot 10 in Block 100 is a 1.83-acre parcel located along Route 22 in the sewer service area. The parcel contains 1.36 acres of developable (unconstrained) land.
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In terms of the interplay between affordable housing obligations and the build-out, the Highlands Guidance Document stresses the long historical interaction between the Council on Affordable Housing (“COAH”) standards and affordable housing. This includes, the Regional Master Plan, COAH’s second attempt at Round 3 rules, Executive Order 114, a Memorandum of Understanding (“MOU”) between the Highlands and COAH, a 2009 guidance document from the Highlands and the 2011 Appellate Division decision upholding the Regional Master Plan (“RMP”), Executive Order 114 and the MOU – but invalidating, on non-substantive grounds, the Highlands Guidance Document and 2009 COAH resolution as rulemaking that would have had to go through the administrative rule making process. Not mentioned in the Guidance Document is that, in addition to all of those documents, COAH’s proposed 2014 regulations imposed a “buildable limit” on Highlands municipalities, which corresponded to the Highlands Build Out numbers. COAH was rendered Moribund in 2015 and towns lost the benefit of the regional planning entity’s interaction with COAH. This had significant consequences in Round 3 in the context of impacts on the RMP from an environmental perspective (the “Adverse Consequences”).

On March 20, 2024, Governor Murphy signed amendments to the New Jersey Fair Housing Act into law. The Amended FHA made clear that the Adverse Consequences would need to be avoided in Round 4 and beyond in order to protect the State’s drinking water and the environmental features of the Highlands. To effectuate renewed and legitimate protections in the Highlands, the Amended FHA provided for a lower “off-the-top” allocation in the Highlands by providing a 0-weighting factor for developable land in the Preservation Area and Planning Areas outside of a sewer service area and the Existing Community Zone.

As part of the consideration of the Regional Master Plan in the regional allocation of need, the New FHA also renews the statutory requirement that Highlands municipalities specifically comply with the Highlands Build-Out in the context of their Housing Plans.

The only way to conform with the Highlands Build-Out in the HEFSP, in the context of affordable housing, is to adjust the off-the-top number downward so that inclusionary development would not exceed the build out. For example, if a Highland’s municipality had a prospective need of 1,000 units, and a highlands buildout of 500 units, then it would need to have an adjusted affordable housing obligation of 100 units to achieve the maximum yield with a 20 percent affordable housing set-aside.

In addition, the municipality would consider: “opportunities for redevelopment of existing developed lands into inclusionary or 100 percent affordable housing, or both... that are consistent with the Highlands regional master plan”.

That is precisely what the Highlands Guidance document envisions. The Highlands document provides that Build-out is effectively a cap on the number of units that can be supported in the Township. Since the FHA cannot require a municipality to spend municipal funds on compliance (and therefore cannot compel 100% affordable projects), the only way to reconcile the build-out with the Amended FHA is assume a 20% set aside relative to the upward capacity for multi-family units in the build-out.

It should also be noted that the Highlands Municipal Build-Out Update states that a minimum presumptive density of 6 units per acre based on developable acreage should be assumed. While this recommendation is blind to specific site conditions, the guidance document does provide that the analysis should be done “within the parameters of sound land use planning, municipalities will generally have to determine appropriate densities for lands that have the potential to be serviced by public wastewater.” Thus, the Highlands Build-out also requires an analysis of suitability for multi-family use of at least 5 units.

For Lopatcong, the one developable parcel in the sewer service area is assigned a density of 6 units per acre, which yields 8 total units, and an RDP of 1.6 units. The two parcels outside of the sewer service area are calculated development potential based on the septic density assigned by the Highlands Council, which yields a total of 26.5 units, and an RDP of 5.3 units. In total, Lopatcong’s realistic development potential is 5.3 affordable units.

In addition to the build-out, the Township must identify properties that may be suitable for redevelopment. There are presently no sites identified in Lopatcong as being in need of redevelopment. The Township had previously declared two parcels in need of redevelopment which have already been redeveloped and are no longer available. The former Ingersol Rand site was redeveloped with a warehouse and Lot 44 in Block 2 was redeveloped with the Phillipsburg High School. The former Phillipsburg Mall site, located in both Lopatcong and Pohatcong Townships, has been approved for redevelopment with a warehouse and is presently under construction. No other sites have been identified as potential redevelopment areas in Lopatcong.

The Highlands build-out restricts not just the Fourth Round Obligation, but all affordable housing obligations. Build-out is a limit on development in the entire community, blind to past outstanding affordable housing obligations. Therefore, the unbuilt Third Round Unmet Need and Fourth Round Obligation are adjusted to or capped at an amended Highlands affordable housing obligation of 6 units.

BLOCK	LOT	QUAL CODE	PROP CLASS MODIV	PROP LOC	FAC NAME	TOTAL CONSTRAINTS AC	REGION	DEVELOPABLE	PROPERTY CLASS REVIEW	SEWER	PRESERVED	MUNICIPAL RATIONALE	COMBINED		DEVELOPABLE AC	POTENTIAL UNITS	RDP
													SEPTIC DENSITY				
1	1		15C	RIVER ROAD		1.13 Planning Area	NO	15C	NO	YES			0.05		0.00	0.0	
1	2		15C	11 - 21 RIVER ROAD	OPEN SPACE	11.28 Planning Area	NO	15C	NO	YES			0.60		3.00	0.0	
1	3		NULL			7.09 Planning Area	NO	NULL	YES	NO			0.30		0.23	0.0	
1	3.01		NULL			0.21 Planning Area	NO	NULL	YES	NO			0.01		0.00	0.0	
1	4		1	RIVER ROAD		0.46 Planning Area	NO	1	NO	NO			0.02		0.01	0.0	
2	1		15C	LOWER RIVER RD		0.60 Planning Area	NO	15C	NO	NO			0.03		0.20	0.0	
2	2		15C	MARBLE HILL ROAD	OPEN SPACE	68.97 Planning Area	NO	15C	NO	YES			3.11		5.67	0.0	
2	3		15C	BELVIDERE ROAD:REAR		21.16 Planning Area	NO	15C	NO	YES			1.58		4.15	0.0	
2	4		15C	BELVIDERE ROAD		17.85 Planning Area	NO	15C	YES	YES			1.12		0.00	0.0	
2	5		Q0002 3B	1741 RAUB LANE		2.27 Planning Area	NO	3B	NO	YES			0.14		0.04	0.0	
2	6.01		Q0003 3B	BELVIDERE ROAD, REAR		0.00 Planning Area	NO	3B	NO	NO			0.07		1.09	0.0	
2	9		NULL			3.31 Planning Area	NO	NULL	NO	NO			0.21		0.10	0.0	
2	18		15C	BELVIDERE ROAD	TAX LIEN FORECLOSURE	0.30 Planning Area	NO	15C	NO	NO			0.02		0.07	0.0	
2	21		Q0004 3B	1565 BELVIDERE ROAD		7.29 Planning Area	NO	3B	YES	NO			1.10		9.83	0.0	
2	22		15C	MOUNTAIN VIEW ROAD	OPEN SPACE (REAR)	11.79 Planning Area	NO	15C	NO	NO			1.00		12.29	0.0	
2	22.30		1	17 MOUNTAIN VIEW ROAD		0.30 Planning Area	NO	1	YES	NO			0.00		0.34	0.0	
2	22.31		1	19 MOUNTAIN VIEW ROAD		0.35 Planning Area	NO	1	YES	NO			0.00		0.29	0.0	
2	22.32		1	21 MOUNTAIN VIEW ROAD		0.33 Planning Area	NO	1	YES	NO			0.00		0.30	0.0	
2	22.34		1	30 MOUNTAIN VIEW ROAD		0.48 Planning Area	NO	1	YES	NO			0.00		0.52	0.0	

Lopatcong Township
Highlands Buildout

BLOCK	LOT	QUAL CODE	PROP CLASS MODIV	PROP LOC	FAC NAME	TOTAL		REGION	DEVELOPABLE	PROPERTY		SEWER	PRESERVED	MUNICIPAL RATIONALE	COMBINED		DEVELOPABLE	POTENTIAL	RDP
						CONSTRAINTS	AC			CLASS	REVIEW				SEPTIC DENSITY	AC			
2	22.35	1	28	MOUNTAIN VIEW ROAD		0.36 Planning Area		NO	1	YES	NO				0.00	0.27		0.0	
2	22.36	1	26	MOUNTAIN VIEW ROAD		0.34 Planning Area		NO	1	YES	NO				0.00	0.31		0.0	
2	22.37	1	24	MOUNTAIN VIEW ROAD		0.34 Planning Area		NO	1	YES	NO				0.00	0.30		0.0	
2	22.41	1	3 SPRING COURT			0.57 Planning Area		NO	1	YES	NO				0.00	0.19		0.0	
2	22.42	1	5 SPRING COURT			0.78 Planning Area		NO	1	YES	NO				0.04	0.21		0.0	
2	22.43	1	7 SPRING COURT			0.78 Planning Area		NO	1	YES	NO				0.04	0.18		0.0	
2	22.44	1	9 SPRING COURT			1.13 Planning Area		NO	1	YES	NO				0.05	0.13		0.0	
2	22.45	1	6 SPRING COURT			0.35 Planning Area		NO	1	YES	NO				0.00	0.70		0.0	
2	22.46	1	4 SPRING COURT			0.39 Planning Area		NO	1	YES	NO				0.00	0.40		0.0	
2	22.47	1	2 SPRING COURT			0.23 Planning Area		NO	1	YES	NO				0.00	0.33		0.0	
2	22.48	1	14 MOUNTAIN VIEW ROAD			0.36 Planning Area		NO	1	YES	NO				0.00	0.21		0.0	
2	22.55	1	BELVIDERE ROAD			0.90 Planning Area		NO	2	YES	NO			Parcel contains stormwater infrastructure for the adjacent residential neighborhood.	0.00	1.52		0.0	
2	24	Q0006 3B	1383 ROWES LANE			2.37 Planning Area		NO	3B	NO	NO				0.60	6.72		0.0	
2	25	Q0007 3B	1371 ROWES LANE			2.22 Planning Area		NO	3B	NO	NO				0.52	5.04		0.0	
2	26	Q0082 3B	1369 ROWES LANE			0.55 Planning Area		NO	3B	NO	NO				0.51	6.59		0.0	
2	28	15C	ROWES LANE			9.02 Planning Area		NO	15C	NO	YES				0.38	0.00		0.0	
2	30.01	15C	ROWES LANE			54.24 Planning Area		NO	15C	YES	YES				3.22	2.34		0.0	
2	30.04	15C	ROWES LANE:REAR			20.97 Planning Area		NO	15C	NO	YES				0.97	0.39		0.0	
2	30.07	15C	9 WILDEW AVENUE CENTER			0.32 Planning Area		NO	15C	YES	YES				0.00	4.48		0.0	

Lopatcong Township
Highlands Buildout

BLOCK	LOT	QUAL CODE	PROP CLASS MODIV	PROP LOC	FAC NAME	TOTAL CONSTRAINTS AC	REGION	DEVELOPABLE	PROPERTY CLASS REVIEW	SEWER	PRESERVED	MUNICIPAL RATIONALE	COMBINED SEPTIC DENSITY	DEVELOPABLE AC	POTENTIAL UNITS	RDP
2	30.08	15C	9	WILDEW AVENUE	RECREATION CENTER	0.27 Planning Area	NO	15C	NO	YES			0.29	3.75	0.0	
2	30.09	15C	9	WILDEW AVENUE	RECREATION CENTER	0.65 Planning Area	NO	15C	YES	YES			0.00	8.53	0.0	
2	30.10	1	1	ROWES LANE		4.79 Planning Area	NO	1	NO	YES			0.28	0.00	0.0	
2	30.11	1	1	ROWES LANE		3.49 Planning Area	NO	1	NO	YES			0.15	0.00	0.0	
2	43	1	995	BELVIDERE ROAD		0.06 Planning Area	NO	1	YES	NO		Parcel is a vacant flaglot. There is a stream that runs along the northern property boundary which does not show on the Highlands open water mapping. This stream should have a 300 foot Open Water Protection Area, making this parcel undevelopable.	0.00	2.78	0.0	
2	44	15F	829	BELVIDERE ROAD	P'BURG HIGH SCHOOL	23.97 Planning Area	NO	15A	YES	NO		Developed with the Phillipsburg High School and Phillipsburg High School Recreation Complex.	8.06	95.46	0.0	
2	44.03	NULL				0.17 Planning Area	NO	4A	YES	NO		Parcel is developed with a commercial office building.	0.00	1.30	0.0	
2	44.05	1	1	BELVIDERE ROAD		0.00 Planning Area	NO	1	YES	NO			0.00	0.40	0.0	
2	44.06	Q0008 3B	913	BELVIDERE ROAD		1.32 Planning Area	NO	3B	NO	NO			0.34	5.79	0.0	
2	45	15C	15C	RIVER ROAD		0.22 Planning Area	NO	15C	NO	NO			0.02	0.00	0.0	
2	47	15C	15C	RIVER ROAD		81.04 Planning Area	NO	15C	NO	YES			3.51	3.27	0.0	
2	48	15C	15C	RIVER ROAD		0.11 Planning Area	NO	15C	NO	NO			0.00	0.00	0.0	
2	49	15C	15C	RIVER ROAD		0.89 Planning Area	NO	15C	NO	NO			0.04	0.00	0.0	
2	50	15C	15C	RIVER ROAD		0.40 Planning Area	NO	15C	NO	NO			0.02	0.00	0.0	
2	51	15C	15C	RIVER ROAD		28.59 Planning Area	NO	15C	NO	YES			1.19	0.00	0.0	

BLOCK	LOT	QUAL CODE	PROP CLASS MODIV	PROP LOC	FAC NAME	TOTAL		REGION	DEVELOPABLE	PROPERTY		SEWER	PRESERVED	MUNICIPAL RATIONALE	COMBINED		DEVELOPABLE	POTENTIAL	RDP
						CONSTRAINTS AC				CLASS REVIEW					SEPTIC DENSITY		AC	UNITS	
2	52		1	1805 BELVIDERE ROAD		0.00	Planning Area	NO	1	NO	NO				0.02		0.29	0.0	
3	1	15F	ISLAND IN DELAWARE RIVER	RIVER		3.03	Planning Area	NO	15F	NO	NO				0.13		0.00	0.0	
4	1	NULL				5.40	Planning Area	NO	NULL	YES	NO				0.24		0.31	0.0	
4.01	6	NULL				0.07	Planning Area	NO	NULL	NO	NO				0.00		0.00	0.0	
4.03	1	15C	RIVER ROAD			4.03	Planning Area	NO	15C	NO	YES				0.17		0.00	0.0	
4.04	1	1	RIVER ROAD			0.74	Planning Area	NO	1	NO	NO				0.03		0.00	0.0	
4.04	1.01	15C	RIVER ROAD			0.78	Planning Area	NO	15C	NO	NO				0.03		0.00	0.0	
4.05	1	1	RIVER ROAD			0.49	Planning Area	NO	1	YES	NO				0.00		0.00	0.0	
4.05	2	1	RIVER ROAD			0.65	Planning Area	NO	1	YES	NO				0.00		0.00	0.0	
5	1	15C	1088 RIVER ROAD	ADMINISTRATI VE BLDG.		3.30	Planning Area	NO	15C	NO	YES				0.19		1.21	0.0	
5	2	15C	1087 RIVER ROAD	RESIDENCE		0.96	Planning Area	NO	15C	NO	NO				0.05		0.24	0.0	
6	1	15C	BEERS STREET			1.97	Planning Area	NO	15C	NO	YES				0.08		0.07	0.0	
6	1.01	NULL				2.54	Planning Area	NO	NULL	NO	YES				0.11		0.00	0.0	
6	2	15C	BEERS STREET (OFF)			0.17	Planning Area	NO	15C	NO	NO				0.01		0.00	0.0	
7	1	15C	BEERS STREET			2.39	Planning Area	NO	15C	NO	YES				0.10		0.04	0.0	
7	2	15C	BEERS STREET			0.71	Planning Area	NO	15C	NO	NO				0.03		0.00	0.0	
8	1	15C	THIRD & BEERS STREETS	MUN.GARAGE & PARKING		0.93	Planning Area	NO	15C	YES	NO				0.00		0.03	0.0	
8	1.01	15C	BEERS STREET (OFF)	GARAGE		0.75	Planning Area	NO	15C	YES	NO				0.00		0.57	0.0	
8	2	NULL				0.05	Planning Area	NO	NULL	YES	NO				0.00		0.23	0.0	
8	5.01	NULL				0.00	Planning Area	NO	NULL	YES	NO				0.00		0.13	0.0	
10	4	1	304 BEERS STREET			0.04	Planning Area	NO	1	YES	NO				0.00		0.11	0.0	
10	5	NULL				0.10	Planning Area	NO	NULL	YES	NO				0.00		0.20	0.0	
10	6	15C	308 BEERS STREET			0.23	Planning Area	NO	15C	YES	NO				0.00		0.21	0.0	
10	10	15C	317 NORTH PROSPECT STREET			0.08	Planning Area	NO	15C	YES	NO				0.00		0.06	0.0	

BLOCK	LOT	QUAL CODE	PROP CLASS MODIV	PROP LOC	FAC NAME	TOTAL		REGION	DEVELOPABLE	PROPERTY		SEWER	PRESERVED	MUNICIPAL RATIONALE	COMBINED		POTENTIAL	RDP
						CONSTRAINTS AC				CLASS	REVIEW				SEPTIC DENSITY	DEVELOPABLE AC	UNITS	
10	13	1	307 NORTH PROSPECT STREET			0.01	Planning Area	NO	1	YES	NO				0.00	0.13	0.0	
12	5	15C	51 NORTH SECOND STREET			0.00	Planning Area	NO	15C	YES	NO				0.00	0.05	0.0	
13	1	1	NORTH PROSPECT STREET			1.16	Planning Area	NO	1	NO	NO				0.08	0.03	0.0	
13	1.01	1	NORTH PROSPECT STREET			0.78	Planning Area	NO	1	NO	NO				0.06	0.04	0.0	
14	14.01	15C	PARK AVENUE	RECREATION CENTER		0.02	Planning Area	NO	15C	YES	NO				0.00	0.21	0.0	
14	14.05	1	PARK AVENUE			0.04	Planning Area	NO	1	YES	NO				0.00	0.21	0.0	
15	1.01	NULL	309 NORTH PROSPECT STREET			0.00	Planning Area	NO	NULL	YES	NO				0.00	0.03	0.0	
17	5	15C	309 NORTH PROSPECT STREET			0.00	Planning Area	NO	15C	YES	NO				0.00	0.14	0.0	
17	12	NULL				0.06	Planning Area	NO	NULL	YES	NO				0.00	0.07	0.0	
17	15	NULL				0.04	Planning Area	NO	NULL	YES	NO				0.00	0.08	0.0	
19	5	NULL				0.01	Planning Area	NO	NULL	YES	NO				0.00	0.13	0.0	
21	1	15C	PARK SQUARE	RECREATION FIELDS		0.82	Planning Area	NO	15C	NO	NO				0.06	0.00	0.0	
22	2	15F	112 PARK AVENUE	FIRE HOUSE		0.00	Planning Area	NO	15F	YES	NO				0.00	0.49	0.0	
22	9.01	NULL				0.00	Planning Area	NO	NULL	YES	NO				0.00	0.01	0.0	
23	2.01	NULL				0.03	Planning Area	NO	NULL	YES	NO				0.00	0.13	0.0	
23	17	NULL				0.02	Planning Area	NO	NULL	YES	NO				0.00	0.09	0.0	
24	15	15F	649 BELVIDERE ROAD			0.00	Planning Area	NO	15F	YES	NO				0.00	0.28	0.0	
30	1	15F	1301 BELVIDERE ROAD	RESCUE SQUAD		0.11	Planning Area	NO	15F	YES	NO				0.00	1.49	0.0	
32	9.02	NULL				0.00	Planning Area	NO	NULL	YES	NO				0.00	0.07	0.0	
32	10.01	NULL				0.00	Planning Area	NO	NULL	YES	NO				0.00	0.25	0.0	
32	28	15F	715 CHARLES ROAD			0.00	Planning Area	NO	15F	YES	NO				0.00	0.20	0.0	
36	1.05	NULL				0.15	Planning Area	NO	NULL	YES	NO				0.00	0.48	0.0	

BLOCK	LOT	QUAL CODE	PROP CLASS MODIV	PROP LOC	FAC NAME	TOTAL		REGION	DEVELOPABLE	PROPERTY		SEWER	PRESERVED	MUNICIPAL RATIONALE	COMBINED		DEVELOPABLE AC	POTENTIAL UNITS	RDP
						CONSTRAINTS AC				CLASS REVIEW					SEPTIC DENSITY				
52	5		1	420 STEIKO AVENUE		0.00	Planning Area	NO	4A	YES	NO			Parcel is part of the Warren Hospital complex.	0.00		1.68	0.0	
53	1.01		1	STEIKO AVENUE		0.02	Planning Area	NO	1	YES	NO				0.00		0.07	0.0	
53	1.02		NULL			0.00	Planning Area	NO	NULL	YES	NO				0.00		0.02	0.0	
57	1		1	2 GREYSTONE AVENUE		0.00	Planning Area	NO	1	YES	NO				0.00		0.40	0.0	
57	8		1	14 BRIARSTONE AVENUE		0.00	Planning Area	NO	1	YES	NO			Parcel is part of the Warren Hospital complex.	0.00		3.57	0.0	
58	10		NULL			0.09	Planning Area	NO	NULL	YES	NO				0.00		0.17	0.0	
58	14		NULL			0.00	Planning Area	NO	NULL	YES	NO				0.00		0.19	0.0	
58	15		NULL			0.00	Planning Area	NO	NULL	YES	NO				0.00		0.13	0.0	
58	18		NULL			0.00	Planning Area	NO	NULL	YES	NO				0.00		0.16	0.0	
58	21.01		1	100 SOUTH FIRST STREET		0.00	Planning Area	NO	1	YES	NO				0.00		0.27	0.0	
58	24		NULL			1.12	Planning Area	NO	4A	YES	NO			Parcel is developed with a parking lot in association with the commercial shopping center.	0.00		13.99	0.0	
58	24.01		1	ROSEBERRY STREET		0.00	Planning Area	NO	1	YES	NO				0.00		0.10	0.0	
61	6		NULL			0.00	Planning Area	NO	NULL	YES	NO				0.00		0.06	0.0	
62	4.01		NULL			0.00	Planning Area	NO	NULL	YES	NO				0.00		0.26	0.0	
62	5		NULL			0.04	Planning Area	NO	NULL	YES	NO				0.00		0.36	0.0	
63	9		NULL			0.00	Planning Area	NO	NULL	YES	NO				0.00		0.06	0.0	
63	10		NULL			0.00	Planning Area	NO	NULL	YES	NO				0.00		0.11	0.0	
63	11		1	311 SOUTH FIRST STREET		0.00	Planning Area	NO	1	YES	NO				0.00		0.14	0.0	
65	3		1	408 SOUTH THIRD STREET		0.00	Planning Area	NO	1	YES	NO				0.00		0.15	0.0	
65	7		NULL			0.00	Planning Area	NO	NULL	YES	NO				0.00		0.11	0.0	
66	10		NULL			0.00	Planning Area	NO	NULL	YES	NO				0.00		0.13	0.0	
67	1		15C	232 SOUTH THIRD STREET	MUNICIPAL BLDG.	0.11	Planning Area	NO	15C	YES	NO				0.00		0.43	0.0	
67	2		15C	SOUTH THIRD PARKING LOT STREET		0.00	Planning Area	NO	15C	YES	NO				0.00		0.12	0.0	

BLOCK	LOT	QUAL CODE	PROP CLASS MODIV	PROP LOC	FAC NAME	TOTAL		REGION	DEVELOPABLE	PROPERTY		SEWER	PRESERVED	MUNICIPAL RATIONALE	COMBINED		DEVELOPABLE AC	POTENTIAL UNITS	RDP
						CONSTRAINTS AC				CLASS REVIEW					SEPTIC DENSITY				
67	3		15C	SOUTH THIRD PARKING LOT STREET		0.00	Planning Area	NO	15C	YES	NO				0.00	0.12		0.0	
67	10		15C	225 SOUTH SECOND STREET	PARKING LOT	0.01	Planning Area	NO	15C	YES	NO				0.00	0.23		0.0	
68.01	1		1	885 US HIGHWAY 22		0.00	Planning Area	NO	1	YES	NO				0.00	0.20		0.0	
68.01	5		1	SOUTH SECOND STREET		0.00	Planning Area	NO	1	YES	NO				0.00	0.03		0.0	
69	2.01		1	SOUTH FOURTH STREET		0.00	Planning Area	NO	1	YES	NO				0.00	0.23		0.0	
70	7		1	300 CROMWELL STREET		0.00	Planning Area	NO	1	YES	NO				0.00	0.24		0.0	
70	9		NULL			0.07	Planning Area	NO	NULL	YES	NO				0.00	0.36		0.0	
71	3		NULL			0.03	Planning Area	NO	NULL	YES	NO				0.00	0.03		0.0	
71	4		1	316 SOUTH FOURTH STREET		0.00	Planning Area	NO	1	YES	NO				0.00	0.06		0.0	
71	7		NULL			0.00	Planning Area	NO	NULL	YES	NO				0.00	0.13		0.0	
71	8		NULL			0.03	Planning Area	NO	NULL	YES	NO				0.00	0.09		0.0	
71	9.01		NULL			0.02	Planning Area	NO	NULL	YES	NO				0.00	0.05		0.0	
73	1		15C	EDWARD STREET	PLAYGROUND	0.00	Planning Area	NO	15C	NO	NO				0.05	0.68		0.0	
73	2		15C	400 SOUTH FIFTH STREET		0.00	Planning Area	NO	15C	NO	NO				0.04	0.51		0.0	
73	5		15C	400 SOUTH FOURTH STREET		0.00	Planning Area	NO	15C	NO	NO				0.04	0.56		0.0	
74	5		1	412 CROMWELL STREET		0.00	Planning Area	NO	1	YES	NO				0.00	0.06		0.0	
74	7		NULL			0.00	Planning Area	NO	NULL	YES	NO				0.00	0.06		0.0	
74	10		NULL			0.00	Planning Area	NO	NULL	YES	NO				0.00	0.15		0.0	
74	11		NULL			0.00	Planning Area	NO	NULL	YES	NO				0.00	0.07		0.0	
75	2		NULL			0.00	Planning Area	NO	NULL	YES	NO				0.00	0.11		0.0	
75	5		1	200 SOUTH FIFTH STREET		0.00	Planning Area	NO	1	YES	NO				0.00	0.15		0.0	
76	1.02		1	403 BALTIMORE STREET		0.00	Planning Area	NO	1	YES	NO				0.00	0.28		0.0	

BLOCK	LOT	QUAL CODE	PROP CLASS MODIV	PROP LOC	FAC NAME	TOTAL		REGION	DEVELOPABLE	PROPERTY		SEWER	PRESERVED	MUNICIPAL RATIONALE	COMBINED		
						CONSTRAINTS AC	REVIEW			SEPTIC DENSITY	DEVELOPABLE AC				POTENTIAL UNITS	RDP	
76	6	1	103 SOUTH FOURTH STREET			0.00 Planning Area		NO	1	YES	NO				0.00	0.05	0.0
77	13.01	NULL				0.00 Planning Area		NO	NULL	YES	NO				0.00	0.16	0.0
79	10.01	NULL				0.00 Planning Area		NO	NULL	YES	NO				0.00	0.12	0.0
79	12	NULL				0.00 Planning Area		NO	NULL	YES	NO				0.00	0.12	0.0
80	6	NULL				0.00 Planning Area		NO	NULL	YES	NO				0.00	0.12	0.0
80	8	15C	100 SOUTH EIGHTH STREET			0.00 Planning Area		NO	15C	YES	NO				0.00	0.16	0.0
81	9	NULL				0.00 Planning Area		NO	NULL	YES	NO				0.00	0.14	0.0
82	10.01	NULL				0.00 Planning Area		NO	NULL	YES	NO				0.00	0.08	0.0
84	5.02	NULL				0.00 Planning Area		NO	NULL	YES	NO				0.00	0.13	0.0
84	6	NULL				0.00 Planning Area		NO	NULL	YES	NO				0.00	0.18	0.0
84	7	NULL				0.00 Planning Area		NO	NULL	YES	NO				0.00	0.16	0.0
84	8	15C	415 SOUTH FIFTH STREET			0.00 Planning Area		NO	15C	YES	NO				0.00	0.18	0.0
85	2.10	NULL				0.00 Planning Area		NO	NULL	YES	NO				0.00	0.02	0.0
85	2.13	NULL				0.00 Planning Area		NO	NULL	YES	NO				0.00	0.04	0.0
85	2.26	NULL				0.00 Planning Area		NO	NULL	YES	NO				0.00	0.00	0.0
85	3	1	310R RED SCHOOL LANE			0.00 Planning Area		NO	1	YES	NO				0.00	0.60	0.0
85	3.01	1	310 RED SCHOOL LANE			0.00 Planning Area		NO	1	YES	NO				0.00	0.42	0.0
85	5.02	NULL				0.23 Planning Area		NO	4A	YES	NO			The parcel is already developed with a medical center and associated parking.	0.00	8.46	0.0
85	15	NULL				0.00 Planning Area		NO	NULL	YES	NO				0.00	0.14	0.0
85	17	1	231 SOUTH SIXTH STREET			0.01 Planning Area		NO	1	YES	NO				0.00	0.13	0.0
85	22	1	307 SOUTH SIXTH STREET			0.00 Planning Area		NO	1	YES	NO				0.00	0.15	0.0
85	23	1	309 SOUTH SIXTH STREET			0.00 Planning Area		NO	1	YES	NO				0.00	0.15	0.0
85	30	NULL				0.00 Planning Area		NO	NULL	YES	NO				0.00	0.30	0.0
85	34	NULL				0.00 Planning Area		NO	NULL	YES	NO				0.00	0.14	0.0
85.02	1	NULL				0.93 Planning Area		NO	NULL	NO	NO				0.52	6.37	0.0
85.02	2	15C	98 EDWARD STREET			0.00 Planning Area		NO	15C	YES	NO				0.00	0.08	0.0
85.03	1	NULL				1.09 Planning Area		NO	NULL	NO	NO				0.54	6.50	0.0
85.03	49	NULL				0.00 Planning Area		NO	NULL	YES	NO				0.00	0.21	0.0

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						CONSTRAINTS AC	AC			CLASS REVIEW	NO				SEPTIC DENSITY	AC			
85.03	51	NULL	NULL			0.06 Planning Area	NO	NULL	YES	NO					0.00	0.20	0.0		
85.03	54	NULL	NULL			0.04 Planning Area	NO	NULL	YES	NO					0.00	0.28	0.0		
85.05	1	NULL	NULL			0.05 Planning Area	NO	NULL	NO	NO					0.12	1.66	0.0		
85.06	1	NULL	NULL			0.00 Planning Area	NO	NULL	YES	NO					0.00	0.07	0.0		
86	62	15C	MEADOWS/EASEMENT W DR/2 AUTUMN RI			2.60 Planning Area	NO	15C	NO	YES					0.19	0.10	0.0		
86	66	Q0012 3B	1724 BELVIDERE ROAD			7.82 Planning Area	NO	3B	NO	NO					1.25	10.89	0.0		
86	67	Q0013 3B	BELVIDERE ROAD			0.62 Planning Area	YES	3B	NO	NO				The property is traversed by a utility right-of-way/easement, which should be removed from the developable land area	6.82	106.61	15.6	3.1	
86.04	22	15C	MEADOWS/EASEMENT W DRIVE			3.07 Planning Area	NO	15C	NO	YES					0.33	1.58	0.0		
86.06	11	1	150 BELVIEW ROAD			0.13 Planning Area	NO	1	NO	NO					0.06	0.68	0.0		
86.06	14	1	190 BELVIEW ROAD			0.08 Planning Area	NO	1	NO	NO					0.32	5.02	0.0		
87	1	Q0014 3B	BELVIEW ROAD			7.80 Planning Area	NO	3B	NO	NO					0.50	0.24	0.0		
87	1.02	15C	BELVIEW ROAD	OPEN SPACE		2.35 Planning Area	NO	15C	NO	YES					0.15	0.00	0.0		
87	1.39	1	81 BELVIEW ROAD			0.10 Planning Area	NO	1	NO	NO					0.03	0.44	0.0		
87	1.40	1	BELVIEW ROAD			0.05 Planning Area	NO	1	NO	NO					0.01	0.04	0.0		
88	1.05	Q0014 3B	1400 STRYKERS ROAD			5.69 Planning Area	NO	3B	NO	NO					0.45	0.56	0.0		
89	2	Q0016 3B	844 UNIONTOWN ROAD			11.44 Preservation Area	NO	3B	NO	NO					0.00	12.25	0.0		
89	2.02	NULL	FOX FARM ROAD (OFF)			0.31 Preservation Area	NO	NULL	NO	NO					0.00	0.89	0.0		
89	3.04	Q0017 3B	FOX FARM ROAD (OFF)			9.89 Preservation Area	NO	3B	NO	NO					0.00	0.50	0.0		
89	3.05	Q0017 3B	FOX FARM ROAD (OFF)			9.04 Preservation Area	NO	3B	NO	NO					0.00	1.34	0.0		

BLOCK	LOT	QUAL CODE	PROP CLASS MODIV	PROP LOC	FAC NAME	TOTAL		REGION	DEVELOPABLE	PROPERTY		SEWER	PRESERVED	MUNICIPAL RATIONALE	COMBINED		DEVELOPABLE AC	POTENTIAL UNITS	RDP
						CONSTRAINTS AC	AC			CLASS REVIEW	NO				NO	SEPTIC DENSITY			
90	9	Q0067	3B	798 UNIONTOWN ROAD			14.78	Preservation Area	NO	3B	NO	NO			0.00	1.34		0.0	
90	10	Q0068	3B	782 UNIONTOWN ROAD			5.29	Preservation Area	NO	3B	NO	NO			0.00	0.51		0.0	
90	12	Q0066	3B	674 UNIONTOWN ROAD			4.26	Preservation Area	NO	3B	NO	NO			0.00	0.75		0.0	
90	13.01	1	181 LOWS HOLLOW ROAD				12.18	Preservation Area	NO	1	NO	NO			0.00	9.98		0.0	
90	15	15C	FOX FARM ROAD				0.49	Preservation Area	NO	15C	NO	NO			0.00	0.00		0.0	
90	16.01	NULL					5.16	Preservation Area	NO	NULL	NO	YES			0.00	0.14		0.0	
90	16.02	Q0075	NULL				7.90	Preservation Area	NO	NULL	NO	NO			0.00	0.07		0.0	
90	17	1	62 FOX FARM ROAD				1.81	Preservation Area	NO	1	NO	NO			0.00	0.34		0.0	
90	17.01	15C	64 FOX FARM ROAD				3.08	Preservation Area	NO	15C	NO	YES			0.00	0.00		0.0	
90	17.02	1	68 FOX FARM ROAD				5.43	Preservation Area	NO	1	NO	NO			0.00	0.01		0.0	
90	17.03	15C	72 FOX FARM ROAD				5.42	Preservation Area	NO	15C	NO	NO			0.00	0.09		0.0	
90	18	Q0018	3B	201 LOWS HOLLOW ROAD			1.08	Preservation Area	NO	3B	NO	NO			0.00	1.97		0.0	
90	18.01	Q0019	3B	215 LOWS HOLLOW ROAD			8.20	Preservation Area	NO	3B	NO	NO			0.00	8.05		0.0	
90	18.02	Q0020	3B	LOWS HOLLOW ROAD			5.52	Preservation Area	NO	3B	NO	NO			0.00	2.92		0.0	
90	18.03	Q0021	3B	LOWS HOLLOW ROAD			4.75	Preservation Area	NO	3B	NO	NO			0.00	0.13		0.0	
90	18.04	1	LOWS HOLLOW ROAD				0.32	Preservation Area	NO	1	NO	NO			0.00	2.37		0.0	
90	18.11	Q0018	3B	191 LOWS HOLLOW ROAD			4.45	Preservation Area	NO	3B	NO	NO			0.00	3.05		0.0	
90	19	Q0065	3B	231 LOWS HOLLOW RD			9.15	Preservation Area	NO	3B	NO	NO			0.00	0.45		0.0	

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						CONSTRAINTS	AC			CLASS	REVIEW				SEPTIC DENSITY	AC	UNITS		
90	25	Q0057	3B	259/293 LOWS HOLLOW ROAD			13.68	Preservation Area	NO	3B	NO	NO			0.00	11.95	0.0		
90	29	1	27	RESERVOIR ROAD		0.45	Preservation Area	NO	1	NO	NO	NO			0.00	0.00	0.0		
90	33	Q0058	3B	RESERVOIR ROAD		19.52	Preservation Area	NO	3B	NO	NO	NO			0.00	3.09	0.0		
90	36	1	1	RESERVOIR ROAD		4.29	Preservation Area	NO	1	NO	NO	NO			0.00	0.32	0.0		
90	40	1	57	RESERVOIR ROAD		1.83	Preservation Area	NO	1	NO	NO	NO			0.00	0.00	0.0		
90	41	Q0081	3B	RESERVOIR ROAD		3.19	Preservation Area	NO	3B	NO	YES				0.00	0.00	0.0		
90	42	Q0079	3B	RESERVOIR ROAD		5.34	Preservation Area	NO	3B	NO	NO	NO			0.00	0.14	0.0		
91	1	Q0057	3B	RESERVOIR ROAD		0.66	Preservation Area	NO	3B	NO	NO	NO			0.00	0.00	0.0		
91	5	3B	28	RESERVOIR ROAD		0.82	Preservation Area	NO	3B	NO	NO	NO			0.00	0.00	0.0		
91	6	NULL	NULL			1.27	Preservation Area	NO	NULL	NO	NO	NO			0.00	0.00	0.0		
91	8	Q0059	3B	RESERVOIR ROAD		0.01	Preservation Area	NO	3B	NO	NO	NO			0.00	0.00	0.0		
91	10	1	52	RESERVOIR ROAD		0.19	Preservation Area	NO	1	NO	NO	NO			0.00	0.00	0.0		
91	11	NULL	NULL			0.31	Preservation Area	NO	NULL	NO	NO	NO			0.00	0.00	0.0		
91	12	NULL	NULL			0.36	Preservation Area	NO	NULL	NO	NO	NO			0.00	0.00	0.0		
91	13	NULL	NULL			0.57	Preservation Area	NO	NULL	NO	NO	NO			0.00	0.00	0.0		
91	14	NULL	NULL			0.38	Preservation Area	NO	NULL	NO	NO	NO			0.00	0.00	0.0		
92	1	NULL	NULL			0.15	Preservation Area	NO	NULL	NO	NO	NO			0.00	0.00	0.0		
93	1	Q0022	3B	UNIONTOWN ROAD: REAR		7.41	Preservation Area	NO	3B	NO	NO	NO			0.00	5.40	0.0		
93	2	Q0023	NULL			11.92	Preservation Area	NO	NULL	NO	NO	NO			0.00	3.49	0.0		
93	3	Q0023	NULL			4.01	Preservation Area	NO	NULL	NO	NO	NO			0.00	11.79	0.0		
93	3.01	Q0024	3B	44 TRUBECK LANE		9.96	Preservation Area	NO	3B	NO	NO	NO			0.00	9.66	0.0		
93	4	Q0018	3B	200 LOWS HOLLOW ROAD		7.36	Preservation Area	NO	3B	NO	NO	NO			0.00	0.43	0.0		

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						CONSTRAINTS AC	AC			CLASS REVIEW	DENSITY				SEPTIC				
93	4.01	Q0025	3B	190 LOWS HOLLOW ROAD		9.18	Preservation Area	NO	3B	NO	NO				0.00	0.25		0.0	
93	5	Q0026	3B	234 LOWS HOLLOW ROAD		7.96	Preservation Area	NO	3B	NO	NO				0.00	0.00		0.0	
93	5.01	Q0026	3B	258 LOWS HOLLOW ROAD		7.55	Preservation Area	NO	3B	NO	NO				0.00	0.11		0.0	
93	5.02	Q0021	3B	LOWS HOLLOW ROAD		5.85	Preservation Area	NO	3B	NO	NO				0.00	0.15		0.0	
93	7	Q0065	3B	238 LOWS HOLLOW ROAD		8.38	Preservation Area	NO	3B	NO	NO				0.00	0.26		0.0	
93	10	Q0063	3B	268 LOWS HOLLOW ROAD		19.23	Preservation Area	NO	3B	NO	NO				0.00	10.40		0.0	
93	11	1		278 LOWS HOLLOW ROAD		1.89	Preservation Area	NO	1	NO	NO				0.00	0.59		0.0	
93	12	Q0027	3B	272 LOWS HOLLOW ROAD		9.81	Preservation Area	NO	3B	NO	NO				0.00	6.86		0.0	
93	12.01	Q0071	3B	282 LOWS HOLLOW RD		3.63	Preservation Area	NO	3B	NO	NO				0.00	2.67		0.0	
93	12.03	Q0072	3B	294 LOWS HOLLOW RD		6.31	Preservation Area	NO	3B	NO	NO				0.00	1.80		0.0	
93	13.01	1		300 LOWS HOLLOW ROAD		0.74	Preservation Area	NO	1	NO	NO				0.00	0.05		0.0	
93	15	Q0028	3B	341 LIBERTY ROAD		8.93	Preservation Area	NO	3B	NO	NO				0.00	24.82		0.0	
93	15.02	Q0030	NULL			4.12	Preservation Area	NO	NULL	NO	NO				0.00	7.87		0.0	
93	15.10	Q0078	3B	11 SCOTTS MOUNTAIN RD		3.91	Preservation Area	NO	3B	NO	NO				0.00	1.39		0.0	
93	18	Q0074	3B	331 LIBERTY ROAD		9.87	Preservation Area	NO	3B	NO	NO				0.00	5.39		0.0	
93	23.02	1		JESSAMINE LANE		0.75	Preservation Area	NO	1	NO	NO				0.00	0.24		0.0	
93	26	Q0062	NULL			4.78	Preservation Area	NO	NULL	NO	NO				0.00	1.86		0.0	
93	27	Q0031	3B	UNIONTOWN ROAD		5.63	Preservation Area	NO	3B	NO	NO				0.00	30.67		0.0	

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						CONSTRAINTS	AC			CLASS	REVIEW				SEPTIC DENSITY	AC	UNITS		
93	28.01		NULL			0.22 Preservation Area	NO	NO	NULL	NO	NO	NO	NO		0.00	0.17	0.0		
93	31		NULL			0.61 Preservation Area	NO	NO	NULL	NO	NO	NO	NO		0.00	0.18	0.0		
93	31.01		NULL			0.76 Preservation Area	NO	NO	NULL	NO	NO	NO	NO		0.00	0.30	0.0		
93.03	13.06		1	111	TIMBERWICK ROAD	1.32 Preservation Area	NO	NO	1	NO	NO	NO	NO		0.00	0.00	0.0		
94	1		Q0070 3B	300 LIBERTY ROAD		6.39 Preservation Area	NO	NO	3B	NO	NO	NO	NO		0.00	22.79	0.0		
94	22		Q0032 3B	600 UNIONTOWN ROAD		71.78 Preservation Area	NO	NO	3B	NO	YES				0.00	0.03	0.0		
95	1.01		Q0080 3B	240 BELVIEW ROAD		5.45 Planning Area	NO	NO	3B	NO	NO	NO	NO		0.41	0.36	0.0		
95	2.02		NULL			0.00 Planning Area	NO	NO	NULL	NO	NO	NO	NO		0.01	0.11	0.0		
95	11.02		1	940 STRYKERS ROAD:REAR		0.95 Planning Area	NO	NO	1	NO	NO	NO	NO		0.07	0.00	0.0		
95	11.03		1	210 BELVIEW ROAD		0.57 Planning Area	NO	NO	1	NO	NO	NO	NO		0.42	5.33	0.0		
95	12.02		Q0035 3B	793 UNIONTOWN ROAD		15.75 Planning Area	NO	NO	3B	NO	NO	NO	NO		1.28	2.12	0.0		
95	18.01		15C	STRYKERS ROAD		0.03 Planning Area	NO	NO	15C	NO	NO	NO	NO		0.03	0.32	0.0		
95	23.01		15C	830 STRYKERS ROAD		0.03 Planning Area	NO	NO	15C	NO	NO	NO	NO		0.02	0.31	0.0		
95	29.03		Q0033 3B	781 UNIONTOWN ROAD		7.88 Planning Area	NO	NO	3B	NO	NO	NO	NO		0.71	2.00	0.0		
95	29.06		Q0033 3B	685 UNIONTOWN ROAD		12.89 Planning Area	NO	NO	3B	NO	NO	NO	NO		0.96	0.54	0.0		
95	30		Q0031 3B	UNIONTOWN ROAD		35.30 Planning Area	YES	YES	3A	NO	NO	NO	NO	Parcel contains unpreserved farmland and a farm house.	6.92	75.47	10.9	2.2	
95	31		Q0038 3B	ROUTE 57		7.94 Planning Area	NO	NO	3B	NO	NO	NO	NO		0.65	2.03	0.0		
95	32		Q0039 3B	ROUTE 57		0.00 Planning Area	NO	NO	3B	NO	NO	NO	NO		0.07	1.18	0.0		
95	34		Q0039 3B	ROUTE 57		0.00 Planning Area	NO	NO	3B	NO	NO	NO	NO		0.37	5.88	0.0		
95	36.01		NULL			0.00 Planning Area	NO	NO	NULL	YES	NO	NO	NO		0.00	0.69	0.0		

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						CONSTRAINTS AC				CLASS REVIEW					SEPTIC DENSITY				
95	44.01	15C	224	STRYKERS ROAD	FIRE HOUSE	0.02	Planning Area	NO	NO	15C	YES	NO			0.00		1.21	0.0	
95	45	Q0040 3B	STRYKERS ROAD			8.13	Planning Area	NO	NO	3B	NO	NO			2.18		26.78	0.0	
95	45.01	3A	400	STRYKERS ROAD		0.05	Planning Area	NO	NO	3A	NO	NO			0.09		1.20	0.0	
95	46	Q0040 3B	400	STRYKERS ROAD		0.33	Planning Area	NO	NO	3B	NO	NO			0.69		10.37	0.0	
97	1	Q0032 3B	ROUTE 57			28.47	Planning Area	NO	NO	3B	NO	YES			1.78		0.00	0.0	
97	2	15C	ROUTE 519/REAR		OPEN SPACE	0.88	Planning Area	NO	NO	15C	NO	YES			0.20		2.36	0.0	
98	1.01	15C	ROUTE 519			0.12	Planning Area	NO	NO	15C	NO	NO			0.01		0.00	0.0	
98	1.02	NULL	481 ROUTE 519			0.07	Planning Area	NO	NO	NULL	NO	NO			0.01		0.00	0.0	
98	2	15C	481 ROUTE 519			6.98	Planning Area	NO	NO	15C	NO	YES			0.48		0.00	0.0	
98	2.01	15C	ROUTE 519		MUSEUM	0.09	Planning Area	NO	NO	15C	NO	NO			0.01		0.00	0.0	
98	2.02	15C	ROUTE 519			1.41	Planning Area	NO	NO	15C	NO	YES			0.10		0.00	0.0	
98	3	Q0042 3B	PORT WARREN ROAD			7.82	Planning Area	NO	NO	3B	NO	NO			0.62		2.15	0.0	
98	4	1	ROUTE 519			0.62	Planning Area	NO	NO	1	NO	NO			0.04		0.00	0.0	
99	3.01	Q0039 3B	188	STRYKERS ROAD		0.10	Planning Area	NO	NO	3B	NO	NO			3.29		46.02	0.0	
99	6.01	15C	119 ROUTE 519		PRESERVATIO N	9.86	Planning Area	NO	NO	15C	NO	YES			0.70		0.00	0.0	
99	7	15C	STRYKERS ROAD		MORRIS CANAL	2.88	Planning Area	NO	NO	15C	YES	YES			0.00		1.40	0.0	
99	18	NULL				12.28	Planning Area	NO	NO	NULL	NO	NO			4.10		45.11	0.0	
99	19	NULL				0.01	Planning Area	NO	NO	NULL	YES	NO			0.00		0.03	0.0	
100	1	1	271 ROUTE 57			0.26	Planning Area	NO	NO	1	YES	NO			0.00		0.50	0.0	
100	2.01	Q0046 3B	US HIGHWAY ROUTE 22			24.08	Planning Area	NO	NO	3B	YES	NO			2.92		21.57	0.0	
100	2.02	1	ROUTE 57			0.28	Planning Area	NO	NO	1	YES	NO			0.00		0.49	0.0	
100	2.03	NULL				1.85	Planning Area	NO	NO	NULL	YES	NO			0.00		0.01	0.0	

BLOCK	LOT	QUAL CODE	PROP CLASS MODIV	PROP LOC	FAC NAME	TOTAL		PROPERTY			COMBINED		POTENTIAL UNITS	RDP			
						CONSTRAINTS AC	REGION	DEVELOPABLE	CLASS REVIEW	SEWER	PRESERVED	MUNICIPAL RATIONALE			SEPTIC DENSITY	DEVELOPABLE AC	
100	2.04		NULL			0.43 Planning Area		NO	4B	YES	NO			Area is developed with parking, storage structure, and right-of-ways in association with the industrial building on the adjacent lot.	0.00	7.50	0.0
100	6.03	1	1075 US HIGHWAY ROUTE 22			4.94 Planning Area		NO	1	YES	NO				0.00	0.08	0.0
100	6.06	Q0047	NULL			0.34 Planning Area		NO	NULL	YES	NO				0.52	8.04	0.0
100	6.07	Q0047	NULL			0.28 Planning Area		NO	NULL	YES	NO				0.31	4.72	0.0
100	7		NULL			0.73 Planning Area		NO	NULL	YES	NO				0.06	0.27	0.0
100	7	Q0048	NULL			24.90 Planning Area		NO	NULL	YES	NO				3.23	26.85	0.0
100	7.01	15C	STRYKERS RD/ROUTE 22 CANAL REAR		MORRIS	2.71 Planning Area		NO	15C	NO	YES				0.17	0.00	0.0
100	7.02		NULL			3.00 Planning Area		NO	NULL	YES	NO				0.35	2.59	0.0
100	8.01	15C	ROUTE 22 CANAL		MORRIS	1.06 Planning Area		NO	15C	NO	YES				0.07	0.03	0.0
100	10	1	1179 US HIGHWAY ROUTE 22			0.47 Planning Area		YES	1	YES	NO			The parcel is vacant	0.00	1.36	8.2
100	12	1	1195 US HIGHWAY ROUTE 22			1.29 Planning Area		NO	1	YES	NO				0.00	0.00	0.0
100	13	Q0049	3B HIGHWAY 22:REAR			0.26 Planning Area		NO	3B	YES	NO				0.02	0.00	0.0
101	1	Q0050	NULL			15.23 Planning Area		NO	4B	YES	NO			Parcel is developed with an industrial building	5.87	71.46	0.0
101	1.01	1	9000 RAND BOULEVARD			10.04 Planning Area		NO	1	YES	NO				0.72	0.89	0.0
102	2.01	Q0051	NULL			4.96 Planning Area		NO	NULL	YES	NO				0.31	0.00	0.0
102	2.02	15C	600 LOCK STREET			6.33 Planning Area		NO	15C	NO	YES				0.40	0.00	0.0
102	4	1	500 LOCK STREET			0.20 Planning Area		NO	1	NO	NO				0.01	0.00	0.0

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						CONSTRAINTS	AC			CLASS	REVIEW				SEPTIC DENSITY	AC	UNITS		
102	5		15C	490 PLANE		1.19 Planning Area		NO	15C	NO	YES				0.07	0.00	0.0		
102	8.01		15C	476 LOCK STREET		1.21 Planning Area		NO	15C	YES	YES				0.00	0.00	0.0		
102	9	Q0053	3B	470 PLANE		18.34 Planning Area		NO	3B	NO	NO				3.57	38.83	0.0		
102	9.02		15C	US HIGHWAY ROUTE 22	HIGHWAY RIGHT OF WA	0.12 Planning Area		NO	15C	YES	NO				0.00	0.15	0.0		
102	10		1	LOCK STREET		0.13 Planning Area		NO	1	YES	NO				0.00	0.00	0.0		
102	11		1	LOCK STREET		0.41 Planning Area		NO	1	YES	NO				0.00	0.00	0.0		
105	35		NULL			0.00 Planning Area		NO	NULL	YES	NO				0.00	0.14	0.0		
106	46.01		15C	HAMPTON TERRACE REAR		3.64 Planning Area		NO	15C	YES	YES				0.00	0.47	0.0		
106	46.02		15C	BRADFORD COURT		1.49 Planning Area		NO	15C	YES	YES				0.00	0.20	0.0		
106	46.03		15C	29.01NG STONE WAY:REAR		7.60 Planning Area		NO	15C	YES	NO				0.00	0.00	0.0		
107	12		15C	BUCKELEY HILL DREASEMEN T		0.34 Planning Area		NO	15C	YES	NO				0.00	0.49	0.0		
112	1		15C	PUDDINGSTONE NE WAY	OPEN SPACE VAC LAND	3.82 Planning Area		NO	15C	NO	YES				0.27	0.00	0.0		
112	26		15C	STONEHENG DRIVE		3.69 Planning Area		NO	15C	NO	YES				0.26	0.00	0.0		
112	27		15C	STONEHENG DRIVE		3.24 Planning Area		NO	15C	NO	YES				0.24	0.16	0.0		
113	12		15C	15 WOODBINE ROAD	PUMPING STATION	0.47 Planning Area		NO	15C	YES	NO				0.00	0.00	0.0		
113	12.01		NULL			0.06 Planning Area		NO	NULL	YES	NO				0.00	0.00	0.0		
113	20		15C	POWDER HORN & WOODBINE		3.14 Planning Area		NO	15C	NO	YES				0.22	0.00	0.0		
114	17		15F	98 POWDER HORN DRIVE		0.10 Planning Area		NO	15F	YES	NO				0.00	0.24	0.0		
114	26		15C	RED SCHOOL LANE		2.91 Planning Area		NO	15C	NO	YES				0.59	5.42	0.0		
115	1		15C	211 RED SCHOOL LANE	PUBLIC HOUSING	0.54 Planning Area		NO	4C	YES	NO			Parcel is already developed with an apartment building.	0.00	6.32	0.0		
115	1.01		15C	RED SCHOOL LANE		4.49 Planning Area		NO	15C	NO	YES				0.34	0.23	0.0		

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									CLASS REVIEW	SEWER				SEPTIC DENSITY	AC			
115	2		NULL			5.81 Planning Area		NO	NULL	NO	NO			1.13	9.96	0.0		
116	1		NULL			7.48 Planning Area		NO	NULL	NO	NO			0.96	6.02	0.0		
116	2.01		15C	BALTIMORE STREET	PUMPING STATION	0.11 Planning Area		NO	15C	YES	NO			0.00	0.00	0.00	0.0	
116	26.01		Q0040	NULL		0.00 Planning Area		NO	NULL	YES	NO			0.00	0.37	0.0		
116	27		Q0040	NULL		0.90 Planning Area		NO	4C	YES	NO		The parcel is already developed with a residential community and associated amenities.	0.00	2.86	0.0		
116	27		NULL			0.00 Planning Area		NO	4C	YES	NO		The area is a stormwater basin for the associated residential community on the adjacent lots.	0.00	0.99	0.0		
116	27.02		NULL			0.21 Planning Area		NO	4C	YES	NO		The parcel is already developed with a residential community and associated amenities.	0.00	5.66	0.0		
116	28		Q0041	NULL		4.61 Planning Area		NO	4C	YES	NO		Parcel contains the open space, walking trails, and portions of the residential homes in association with the adjacent residential community development. The parcel is also almost entirely constrained by the FEMA flood hazard zone.	0.00	0.95	0.0		
116	29.01		15C	ROUTE 57		0.99 Planning Area		NO	15C	YES	NO			0.00	0.00	0.0		
116	31.01		NULL			0.00 Planning Area		NO	NULL	YES	NO			0.00	0.18	0.0		
116	33		NULL			0.00 Planning Area		NO	NULL	YES	NO			0.00	0.19	0.0		
119	11		15C	SAW MILL ROAD REAR		0.00 Planning Area		NO	15C	NO	YES			0.22	3.11	0.0		
123	11		15C	HARWICK ROAD		5.70 Planning Area		NO	15C	NO	YES			0.48	0.97	0.0		
129	1		15C	BUCKELEY HILL & KYLE DRIVE		1.82 Planning Area		NO	15C	YES	YES			0.00	1.06	0.0		

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						CONSTRAINTS AC				CLASS REVIEW	SEPTIC DENSITY								
139	36		15C	JADE LANE REAR/ STREAM	OPEN SPACE VAC LAND		3.55	Planning Area	NO	15C	YES	YES			0.00	0.00	0.0		
139	57		15C	290 STONEHENGE DRIVE	OPEN SPACE VAC LAND		3.53	Planning Area	NO	15C	NO	YES			0.25	0.00	0.0		
300	3		NULL				6.56	Planning Area	NO	5A	YES	NO	The parcel has a freight rail line running through the property.		0.00	3.19	0.0		
Total																		34.7	6.9