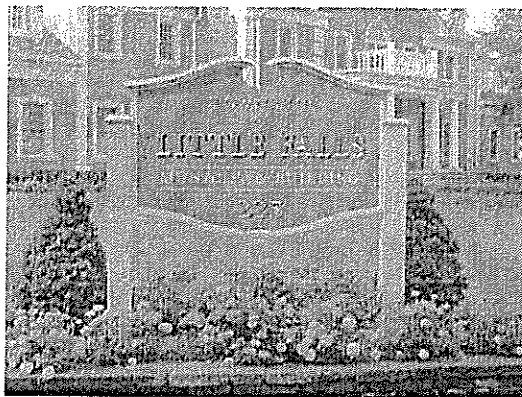


**MASTER PLAN
HOUSING ELEMENT & FAIR SHARE PLAN
TOWNSHIP OF LITTLE FALLS
PASSAIC COUNTY**



November 25, 2008

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INTRODUCTION

The Housing Element presented in this report fulfills the requirements of the *Municipal Land Use Law* (N.J.S.A. 40:55D-1 et seq.) and of Section 10 of the *Fair Housing Act* (N.J.S.A. 52:27D-301 et seq.). The *Fair Housing Act* provides a framework for New Jersey's municipalities to address their constitutional obligation to provide a reasonable opportunity for the construction of affordable housing meeting the needs of citizens in the region of which the community is located. The Council on Affordable Housing (COAH) is the State agency responsible for the administration of the *Fair Housing Act*.

There has been a substantial departure from the Round 1 and Round 2 COAH methodology as it relates to determining a municipality's fair share of affordable housing. The new Round 3 rules utilize a growth share methodology to determine a municipality's affordable housing obligation, which in addition to the rehabilitation share and prior round obligation comprise a municipality's cumulative fair share obligation.

This report includes the information contained in COAH's Revised *Substantive Rules* effective October 20, 2008. More specifically this report contains information required by COAH pursuant to N.J.S.A. 5:97-2.3 "Content of a Housing Element" and N.J.S.A. 5:97-3.2 "Content of a Fair Share Plan". These particular elements are outlined below:

"Content of a Housing Element"

(N.J.A.C. 5:97-2.3)

(a) The Housing Element submitted to the Council shall include:

1. The minimum requirements prescribed by N.J.S.A 52:27D-310;
2. The household projection for the municipality as provided in chapter Appendix F;
3. The employment projection for the municipality as provided in Appendix F;
4. The municipality's prior round obligation (from chapter Appendix C);
5. The municipality's rehabilitation share (from chapter Appendix B); and
6. The projected growth share in accordance with the procedures in N.J.A.C. 5:97-2.4.

(b) Supporting information to be submitted with the Housing Element shall include:

1. A copy of the most recently adopted municipal zoning ordinance; and
2. A copy of the most up-to date tax maps of the municipality, electronic if available, with legible dimensions.

(c) The municipality shall submit any other documentation necessary to facilitate the review of the municipal Housing Element as requested by the Council.

(d) As an alternate to the household and employment projections required by (a)2 and 3 above, a municipality may rely upon its own household and employment growth projections, provided the total growth share resulting from the municipal household

and employment growth projections exceeds the total growth share resulting from the household and employment growth projections provided in Appendix F.

1. The alternate projection of the municipality's probable future construction of housing for 15 years covering the period January 1, 2004 through December 31, 2018 shall consider the following minimum information for residential development:
 - i. Certificates of occupancy issued since January 1, 2004;
 - ii. Pending, approved and anticipated applications for development;
 - iii. Historical trends, of, at least, the past 10 years, which includes certificates of occupancy issued; and
 - iv. Demolition permits issued and projected.
2. The alternate projection of the probable future jobs based on the groups outlined in chapter Appendix D for 15 years covering the period January 1, 2004 through December 31, 2018 for the municipality shall consider the following minimum information for non-residential development:
 - i. Square footage of new or expanded non-residential development authorized by certificates of occupancy issued since January 1, 2004;
 - ii. Square footage of pending, approved and anticipated applications for development; and
 - iii. Historic trends, of, at least, the past 10 years, which shall include the square footage authorized by certificates of occupancy issued.

As required above the Housing Element submitted to the Council shall include the minimum requirements prescribed by N.J.S.A 52:27D-310. These requirements are as follows:

1. An inventory of the Township'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.
2. A projection of the Township's housing stock, including the probable future construction of low- and moderate-income housing, for the next ten years, taking into account, but not limited to, construction permits issued, approvals of applications for development and probable residential development of lands.
3. An analysis of the Township's demographic characteristics including, but not limited to, household size, income level and age.
4. An analysis of the existing and probable future employment characteristics of the Township.

5. A determination of the Township'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.
6. 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.

"Content of a Fair Share Plan"

N.J.S.A. 5:97-3.2

Pursuant to §5:97-3.2, a Fair Share Plan describes the completed or proposed mechanisms and funding sources, if applicable, that will be utilized to address a municipality's rehabilitation share, prior round obligation, and growth share obligation. The Fair Share Plan shall include the following:

1. Description of any credits intended to address any portion of the fair share obligation, which shall include all information and documentation required by N.J.A.C. 5:97-4 for each type of credit;
2. Descriptions of any adjustments to any portion of the fair share obligation, which shall include all information and documentation required by N.J.A.C. 5:97-5 for each adjustment sought;
3. Descriptions of any mechanisms intended to address the prior round obligation, the rehabilitation share, and the growth share obligation;
4. An implementation schedule that sets forth a detailed timetable that demonstrates a "reasonable opportunity" as defined under N.J.A.C. 5:97-1.4 and a timetable for the submittal of all information and documentation required by N.J.A.C. 5:97-6, based on the following:
 - i. Documentation for mechanisms to address the prior round obligation, the rehabilitation share, and the growth share obligation up to the first plan review pursuant to N.J.A.C. 5:96-10 shall be submitted at the time of petition;
 - ii. Documentation for zoning for inclusionary development, an accessory apartment program, or a market to affordable program shall be submitted at the time of petition and implemented within 45 days of substantive certification;
 - iii. Documentation for the extension of expiring controls shall be submitted at the time of petition and implemented in accordance with an implementation schedule pursuant to a)4iv below; and
 - iv. Documentation for all mechanisms not included in (a)4i through iii above shall be submitted according to an implementation schedule, but no later than two years prior to scheduled implementation of the mechanism, and shall consider the economic viability of the mechanisms and the actual growth share obligation that

has or will occur as calculated pursuant to N.J.A.C. 5:97-2.5. Pursuant to N.J.A.C. 5:97-2.5(d), the municipality shall comply with the plan evaluation requirements and shall be subject to the enforcement remedies of N.J.A.C. 5:96-10.4.

5. Notwithstanding (a) 4iv above, a municipality with insufficient vacant land that has been granted or is seeking a vacant land adjustment pursuant to N.J.A.C. 5:97-5.1 or a household and employment growth projection adjustment pursuant to N.J.A.C. 5:97-5.6 shall submit all information and documentation required by N.J.A.C. 5:97-6 at the time of petition, unless it meets the requirements of (a)5i and ii below, in which case it shall submit the required information and documentation in accordance with an implementation schedule, but no later than two years prior to scheduled implementation of the mechanism, and shall consider the economic viability of the mechanisms and the actual growth share obligation that has or will occur as calculated pursuant to N.J.A.C. 5:97-2.5. Pursuant to N.J.A.C. 5:97-2.5(d), the municipality shall comply with the plan evaluation requirements and shall be subject to the enforcement remedies of N.J.A.C. 5:96-10.4.
 - i. The municipality demonstrates that the mechanism(s) does not rely upon the availability of vacant land (that is, redevelopment); or
 - ii. The municipality takes appropriate measures to reserve scarce resources that may be essential to implement the mechanisms that rely on the availability of vacant land to address the growth share obligation.
6. Draft and/or adopted ordinances necessary for the implementation of the mechanisms designed to satisfy the fair share obligation;
7. A demonstration that existing zoning or planned changes in zoning provide adequate capacity to accommodate any proposed inclusionary developments pursuant to N.J.A.C. 5:97-6.4;
8. A demonstration of existing or planned water and sewer capacity sufficient to accommodate all proposed mechanisms; and
9. A spending plan pursuant to N.J.A.C. 5:97-8.10, if the municipality maintains or intends to establish an affordable housing trust fund pursuant to N.J.A.C. 5:97-8.

I. Housing Element N.J.A.C. 5:97-2 & N.J.S.A 40:55D-1 et seq.

1. Inventory of Municipality's Housing Stock

■ Age of Housing

TABLE 1
AGE OF HOUSING

Year Structure Built	Number	Percent
April 1990 to 2000	337	7.0%
1980 to March 1990	337	7.0%
1970 to 1979	379	7.9%
1960 to 1969	1,098	22.9%
1950 to 1959	939	19.6%
1940 to 1949	511	10.7%
1939 or earlier	1,196	24.9%
Totals	4,797	100.0%

Source: U.S. 2000 Census Summary File 1

■ Housing Conditions

Of the 4,797 housing units as reported by the 2000 Census, the majority of these units are in good to excellent condition. This can be documented from the overall low number of units that need to be rehabilitated as determined by COAH, and the low number of vacant units.

As reported in section B in COAH's 5:97 regulations, only 15 housing units need to be rehabilitated. This is only 0.3 % of the Township's entire housing stock. Documented in the 2000 Census, 110 units are vacant. This is 2% of the housing stock.

■ Purchase or Rental Value

TABLE 2
PURCHASE or RENTAL VALUE

Value	# of Housing Units	Percent
Less than \$ 50,000	18	0.9%
\$ 50,000 - \$ 99,999	16	0.8%
\$100,000 - \$149,999	197	10.3%
\$150,000 - \$199,999	791	41.4%
\$200,000 - \$299,999	747	39.1%
\$300,000 - \$499,999	111	5.8%
\$500,000 - \$999,999	29	1.5%
\$1,000,000 or more	0	0.0%
Total:	1,909	100.0%

Source: U.S. 2000 Census Summary File 3

Gross Rent	# of Units	Percent
Less than \$ 299	26	1.5%
\$300 - \$399	28	1.6%
\$400 - \$499	8	0.5%
\$500 - \$599	19	1.1%
\$600 - \$699	79	4.5%
\$700 - \$799	257	14.6%
\$800 - \$899	291	16.6%
\$900 - \$999	343	19.5%
\$1000 - \$1499	227	12.9%
\$1500 - \$1999	386	22.0%
\$2000 or more	56	3.2%
No cash rent	37	2.1%
Total:	1,757	100.0%
Median \$854		

Source: U.S. 2000 Census Summary File 3

■ Occupancy Characteristics

The Township has a total of 4,797 housing units. Of these units, 4,687 or 98% are occupied, and 110 or 2% are vacant. The residential makeup consists of 3,251 units or 69% being owner occupied, and 1,436 or 31% being renter occupied. The larger percentage of owner occupied units is similar to other municipalities adjacent to the Township.

TABLE 3
OCCUPANCY STATUS

Township of Little Falls	
Total:	4,797
Occupied	4,687
Vacant	110

Source: U.S. 2000 Census Summary File 1

TABLE 4
TENURE STATUS

Township of Little Falls	
Total:	4,687
Owner occupied	3,251
Renter occupied	1,436

Source: U.S. 2000 Census Summary File 1

■ Housing Type

There are 4,797 units of housing within the Township, and 54% of these units are detached single family homes. Of the approximate 1,760 total acres within the Township, 40.42% or 711 acres of the land uses are single family, and 6.24% or 109 acres are occupied by multiple family type dwellings. There are examples of multi-family housing, such as the "Mills" along Main Street, and garden apartment style homes such as the "Browertown Apartments" also along Main Street.

Utilizing the information provided above we prepared an analysis comparing the residential sale values and rental values to the maximum illustrated sale and rental prices in 2008 as provided by COAH indicates that at least 231 units fall below the maximum sale value of \$126,244, and 1,278 units fall below the maximum rental value of \$1,051. Keeping in mind that sufficient information was not readily available to determine whether or not these units would meet the bedroom distribution requirements. In addition, the data presented by the Census did not exactly correspond to the COAH pricing and therefore the number of units that are less than these requirements may actually be higher. I would also point out that these are market rate units and given the fluctuation in both sale and rental prices there could be a significant difference in prices today as compared to 2000.

TABLE 5
UNITS IN STRUCTURE

Township of Little Falls	
Total:	4,797
1, detached	2,599
1, attached	256
2	612
3 or 4	298
5 to 9	349
10 to 19	251
20 to 49	105
50 or more	327
Mobile home	0
Boat, RV, van, etc.	0

Source: U.S. 2000 Census Summary File 3

2. Demographic Characteristics

■ Population Trends

Little Falls Township has experienced a population growth pattern typical of older suburban areas, with a sharp increase in population between 1940 and 1970. The population of Little Falls has remained steady from 1970 to 2006. It is likely the Township population will remain

relatively stable, since future construction of new housing units is expected to be low because there is limited vacant land available for new development.

TABLE 6
Population Trends

Year	Population	Population Increase	Change Percent
1990	2,278		
1910	2,500	222	9.75%
1920	3,310	810	32.40%
1930	5,161	1,851	55.92%
1940	5,368	207	4.01%
1950	6,405	1,037	19.32%
1960	9,730	3,325	51.91%
1970	11,727	1,997	20.52%
1980	11,496	-231	-1.97%
1990	11,294	-202	-1.76%
2000	10,855	-439	-3.89%
2006	11,829	974	8.97%

Source: U.S. Census

■ **Household Size and Type**

TABLE 7
Family Households

Family households:	2,852
2-person household	1,274
3-person household	644
4-person household	603
5-person household	245
6-person household	61
7-or-more-person household	25
Nonfamily households:	1,829
1-person household	1,554
2-person household	225
3-person household	30
4-person household	15
5-person household	5
6-person household	0
7-or-more-person household	0
Total:	4,681

Source: U.S. Census Summary File 3

TABLE 8
Household by Type

Household by Type	Number	Percent
Total Households	4,687	100.0%
Family Households (Families)	2,871	61.3%
With own children under 18 years	1,072	22.9%
Married Couple Family	2,303	49.1%
With own children under 18 years	892	19.0%
Female Householder, no husband present	439	9.4%
With own children under 18 years	151	3.2%
Non-family households	1,816	38.7%
Householder living alone	1,552	33.1%
Householder 65 years and older	623	13.3%
Households with individuals under 18 years	1,139	24.3%
Households with individuals 65 years and over	1,474	31.4%
Average Household Size	2.32	
Average Family Size	2.99	

Source: U.S. Census Summary File 3

■ Age Characteristics

TABLE 9
Age Characteristics

Age	1990		2000		Change, 1990 - 2000	
	Number	Percent	Number	Percent	Number	Percent
Under 5 Years	498	4.4%	556	5.1%	58	11.6%
5 to 9 years	432	3.8%	556	5.1%	124	28.7%
10 to 14 years	475	4.2%	516	4.8%	41	8.6%
15 to 19 years	816	7.2%	534	4.9%	-282	-34.6%
20 to 24 years	1443	12.8%	526	4.8%	-917	-63.5%
25 to 34 years	1814	16.1%	1684	15.5%	-130	-7.2%
35 to 44 years	1473	13.0%	1837	16.9%	364	24.7%
45 to 54 years	1261	11.2%	1556	14.3%	295	23.4%
55 to 59 years	600	5.3%	588	5.4%	-12	-2.0%
60 to 64 years	631	5.6%	564	5.2%	-67	-10.6%
65 to 74 years	1145	10.1%	979	9.0%	-166	-14.5%
75 to 84 years	646	5.7%	746	6.9%	100	15.5%
85 years and over	60	0.5%	213	2.0%	153	255.0%
Totals	11,294	100.0%	10,855	100.0%	-439	-3.9%

Source: U.S. Census Summary File 1

3. Employment Characteristics

■ Income Level

TABLE 10
Income Level

Income	# of Households	Percent
Less than \$10,000	131	3.0%
\$10,000 to \$14,999	118	2.7%
\$15,000 to \$24,999	317	7.2%
\$25,000 to \$34,999	491	11.1%
\$35,000 to \$49,999	740	16.8%
\$50,000 to \$74,999	844	19.2%
\$75,000 to \$99,999	853	19.4%
\$100,000 to \$149,999	578	13.1%
\$150,000 to \$199,999	250	5.7%
\$200,000 or more	84	1.9%
Totals	4,406	100.0%

Source: U.S. Census Summary File 3

■ Employment Status of Residents

Table 8 and 9 illustrates the employment characteristics within the Township. These tables detail the most readily available information regarding employment characteristics, from NJ Department of Labor. Within the Township, Professional and Technical fields, and retail trade represent the largest percentage of the workforce. The profession with the largest average annual salary is information technology with \$109k.

TABLE 11
Employment Status

MUNICIPALITY/INDUSTRY	ANNUAL AVG. UNITS	EMPLOYMENT				WAGES		
		MARCH	JUNE	SEPT.	DEC.	AVERAGE	WEEKLY	ANNUAL
LITTLE FALLS TOWNSHIP								
Construction	39	288	316	333	320	316	\$1,031	\$53,592
Manufacturing	30	877	877	859	852	867	\$1,000	\$51,979
Wholesale trade	40	143	150	143	149	145	\$2,012	\$104,610
Retail trade	45	1,314	1,306	1,325	1,359	1,313	\$870	\$45,229
Transportation and warehousing	13	313	312	254	262	283	\$860	\$44,711
Information	7	130	123	117	118	124	\$2,107	\$109,580
Finance and insurance	34	262	288	296	326	286	\$1,710	\$88,926
Real estate and rental and leasing	15	93	98	91	81	90	\$665	\$34,581
Professional and technical services	60	429	337	330	337	367	\$1,122	\$58,346
Administrative and waste services	22	177	253	219	230	210	\$716	\$37,237
Educational services	6	213	211	193	215	200	\$721	\$37,514
Health care and social assistance	32	228	229	202	204	215	\$506	\$26,294
Arts, entertainment, and recreation	5	36	32	32	31	33	\$1,449	\$75,333
Accommodation and food services	35	574	591	587	580	580	\$304	\$15,806
Other services, except public administration	43	191	195	194	203	194	\$939	\$48,804
Unclassified entities	17	17	10	15	9	14	\$388	\$20,164
PRIVATE SECTOR MUNICIPALITY TOTAL	442	5,285	5,328	5,190	5,276	5,235	\$937	\$48,719
FEDERAL GOVT. MUNICIPALITY TOTAL	3	54	60	57	57	56	\$1,078	\$56,037
LOCAL GOVT. MUNICIPALITY TOTAL	9	424	466	400	443	408	\$867	\$45,072

Source: New Jersey Department of Labor, Employment by Industry Sectors, 2003

TABLE 12
Employment Trends

	Average Annual		Average Weekly
	Employment	Wage	
TOTAL - FEDERAL GOVT	57	\$62,597	\$1,204
TOTAL - LOCAL GOVT	452	\$49,146	\$945
TOTAL - PRIVATE SECTOR	5,062	\$55,807	\$1,073
TOTAL - ALL COVERED UI & UCFE	5,571	\$55,336	\$1,064

Source: New Jersey Department of Labor, Employment and Wages by Municipality 2003

With the recent times in the economic front, there are plenty of uncertainties warranted around New Jersey's communities. The majority of employment industries within the Township are white collar jobs which could be impacted by the economic news. However it is in our opinion that the employment fixture within the Township will remain stable, with no dramatic increases or decreases in employment characteristics.

4. Determination of Township's Obligation and Current and, Future Zoning Analysis

As documented in appendix F of COAH's Substantive 5:97 regulation, the Township's projected fair share requirement for its low and moderate income units is 129. Based on the applicable adjustments in subtracting affordable housing units in Prior Round Applications, the adjusted fair share number is 124 low and moderate income units. The Township decided to apply for

an adjustment for its household and employment projections in accordance with section 5:97-5.6.

The Township has adequate sewer and infrastructure capacity at this present time to support and sustain this anticipated projected growth. In being pro-active the Township has identified various properties that the current zoning hinders the development of affordable housing. With this there have been several properties that have been rezoned in order to create more opportunities for affordable housing.

Such examples of this include:

- The creation of the Affordable Housing Overlay (AHO) zone on the following properties:

Block 237 Lot 44 – 5.4 acres

Block 139 Lot 6 - 1.7 acres

Block 156 Lot 8 - 1.9 acres

Block 230 Lot 57 - 1.2 acres

Block 237 Lot 35 - 1.1 acres

Block 237 Lot 36 - 1.2 acres

- The rezoning of Block 155, Lots 4 , 5, and 6 into the R3-A zoning district.

With the influx of the housing market, the demand for housing has impacted the State. However there has always been a demand for housing within the Township, because of its proximity to major highways and access to New Jersey Transit to New York City. The conversion of the Mills, from a former industrial factory into residential condominiums is a prime example of adaptive re-use, with the complex having an almost 100% vacancy rate. The future land use patterns of the Township could incorporate, knock down and rebuilds of the Township's older housing stock and possible adaptive reuse or conversions of existing industrial buildings. The Township's current economic policies, and its status will support any future growth that may or not occur.

Within New Jersey's Department of Environmental Protection (NJ DEP) regulations, there are an assorted of properties located within the Township that are constrained by wetland buffers. These properties are located within a wetland non-development buffer zone and can not support both residential and non-residential development. NJ DEP's policies make these properties undevelopable. There are no measures to address these constraints.

5. Consideration of Lands Appropriate for Construction of Low and Moderate Units

The following is a listing of properties that could possibly accommodate affordable housing. Some of these properties received Planning Board and Zoning Board approval, and some are under consideration by the Boards', and the Township Council.

TABLE 13
Lands Appropriate for Low and Moderate Units

Property / Development	Block	Lot / Lots	Current Zoning	Appx. # Market of Units	Appx. # of L/M Units	Approval	Construction Status
Schumacher	237	44	AHO	20-25	4 to 5	No	Does not apply
AHO Zone	139	6	AHO	10	2	Does not apply	Does not apply
AHO Zone	156	8	AHO	11	2	Does not apply	Does not apply
AHO Zone	230	57	AHO	6	1	Does not apply	Does not apply
AHO Zone	237	35-36		12	2	Does not apply	Does not apply
Ward Trucking	237	38,02, 43	B-3	240	60	Use Variance	Not Started
Centex	96	8,9,20	R-1B	50	10	Yes	Not Started
Lackawana Avenue / Rezoning	185	5	B-2	14	3	Does not apply	Does not apply

6. Adjustment of Household and Employment Projections
Work Book C

TABLES 13 and 14
Projected and Adjusted Growth Share Obligation

Projected Residential Growth Share (Net Difference between 2004 - 2018)	268 Units
Projected Non Residential Growth Share (Net Difference between 2004 - 2018)	1,205 Jobs

* Substantive 5-97 Appendix F

Projected Growth and Adjusted Growth Share	
Projected Growth Share COAH (Appendix F)	129
Adjusted Growth Share (our analysis)	68

The Township after analyzing its existing land capacity is petitioning COAH for an adjustment to its employment and household projections from 129 l/m units to our calculations of 68 l/m units. Our analysis will be detailed below.

The steps to measure the adjustment are detailed in Chapter 5:97-5.6

They are:

1. Measure actual residential and non-residential growth from January 1, 2004 to the date of the petition. An adjustment may only be sought against the remaining portion of the properties.
2. Submit the following documents
 - Existing land use map
 - Tax Map
 - Master Plan
 - Inventory of private and municipal owned vacant parcels
 - Inventory of sites that are devoted to a specific use
 - Transparent overlays
 - Inventory of any areas in the municipality that may develop or redevelop

Actual Residential Growth

TABLE 15
Actual Residential Growth

Year	Total CO's	Total Demo's	Total Growth
2004	6	9	-3
2005	1	6	-5
2006	1	4	-3
2007	6	7	-1
January - September 2008	0	2	-2
Total	14	28	-14

*Source: Department of Community Affairs Construction Reporter
Township of Little Falls Building Department*

- Actual growth of residential (2004-2008) = 14 units
- Number of l/m units required for actual growth = 14 units/5 = 3 units

Actual Non-Residential Growth

TABLE 16
Actual Non-Residential Growth

Month	Office / Use B	Retail / Use Group M	A-1	A-2	A-3	A-4	A-5	Multifamily-Dormitories	Hotel/Motel	Education	Industrial / Use Group F	Hazardous / Use Group H
2004	7,526	320	0	0	0	0	0	0	0	0	0	0
2005	0	0	0	0	0	0	0	0	0	0	0	0
2006	4,268	2,400	0	0	0	0	0	0	0	0	0	0
2007	0	0	0	0	0	0	0	0	0	0	0	0
January - September 2008	0	0	0	0	0	0	0	0	0	0	0	0
Jobs Per 1,000 (SF)	5,714	9412										
Number of AH required	2.1	0.8										
Total non residential generated - 3 low and moderate income units												

Actual Non-Residential Demolitions

Following the demolition of these non-residential land uses, the properties remained vacant for less than a year before a new non-residential structure was constructed. Under COAH's revised regulations, the Township is able to take a reduction for these following properties.

TABLE 17
Actual Non-Residential Demolitions

Year Demolished	Address	Block	Lot	Use Group	Non Res. Demo (SF)	Jobs Per 1,000 SF	Total Jobs lost
2004	1455 Route 46	200	3	M	627	1.7	1
2005	900 Route 46	203	3	M	9,666	1.7	16
2006	91 Newark Pompton Turnpike	53	23	M	708	1.7	1
2007	1655 Route 46	194	9	M	13,000	1.7	22
2007	70 East Main Street	123	7	M	2,438	1.7	4
Total					26,439		44

*Source: Department of Community Affairs Construction Reporter
Township of Little Falls Building Department*

Based on the provided information, the actual non-residential growth and demolition is as follows:

- Number of jobs created by non-residential growth = 3 jobs (2004 -2008)
- Number of jobs lost by non-residential demolitions = 44 jobs (2004-2008)
- Total number of jobs lost = 41 jobs (2004-2008 Based on SF from Appendix D)

- Number of l/m units required for actual non-residential growth = 0 units

Remaining Portion of Adjustments (Projected Growth – Actual Growth)

- 129 l/m units – 3 units = 126 units

The Township is seeking an adjustment of 126 units for its projected growth from 2008 – 2018.

Vacant Land Analysis

An analysis of the existing vacant lands within the Township that have the potential and suitability for affordable housing are 44 tax lots. As the Township received a vacant land adjustment in the prior round, any previous sites that were utilized for Little Falls' Realistic Development Potential (RDP) can be excluded from the inventory. Other vacant lands that can be excluded are those that have a land area less than 0.125 an acres, lands with environmental constraints, and lands that are landlocked, meaning they have no access to a right of way. The following is a narrative of the vacant lands that are currently zoned for residential and non-residential.

Residential Vacant Lands

The number of vacant lots that are within residential zones, and could support possible future l/m housing is 21 lots. These lots range in size from 0.13 acres to 1.11 acres. The total buildable acreage for these vacant lots is 8 acres. As Little Falls is within Planning Area 1, the minimum density for development is 8 units an acre.

The total projected residential growth resulting from the development of current developable vacant residential properties is 64 new units.

Based on this projection the l/m requirement would be 13 units. The Township is able to exclude 25 residential units from their growth share. This would give them a net residential growth of 39 units, with an l/m requirement deriving from this of 8 units.

Non-Residential Vacant Lands

The number of vacant lots that are within non-residential zoning districts is 23 lots. These lots range in size from 0.14 acres to 2.67 acres. The total buildable acreage for non-residential vacant lots is 12.375 acres. As Little Falls is within Planning Area 1, the minimum density for non-residential development is 80 units an acre.

The total projected employment growth resulting from the development of current developable zoned vacant non-residential properties is 960 new jobs. The Township of Little Falls is within Planning Area 1, with the minimum developable density of 80 units an acre.

Based on this projection the l/m requirement for the projected employment growth would be 60 units. These would calculate into an obligation of 4 l/m units.

Inventory of areas to be redeveloped

The prospects of redevelopment are few to none within the Township. There are some older housing stock that may be demolished and replaced with new homes. For the non-residential land uses, they remain a viable part of the Township's base. It is unforeseen at this time whether some of these older non-residential sites may redevelop. However if there is some redevelopment for the larger parcels, the Township will create a mandatory requirement for inclusionary zoning to address the growth share requirement incurred from the prospective redevelopment parcels.

Adjusted Growth Share / Worksheet C

The adjusted growth share obligation as determined by worksheet C is **68 units**. The properties listed within worksheet C are in accordance with the procedures documented in N.J.A.C 5:97-2.5(c) and (d). We will appeal to the Council for this adjustment, and will base our plan on this.

II. FAIR Share Plan

The Fair Share plan is the Township's mechanisms which meets the requirements of COAH's revised regulations. The Fair Share Plan addresses the Township's 1987 – 2018 Fair Share Obligation. The Fair Share Obligation is inclusive of the Township's rehabilitation share, its prior round obligation (PRO) and its growth share obligation (GSO). The Fair Share Plan will be adopted by the Planning Board of Little Falls at the Public Hearing date of December 4, 2008 and endorsed by the Township of Council within December.

The Township's Fair Share Plan is documented in the strategic plan within the accompanying petition application for substantive certification, and followed by a brief narrative.

TABLE 18
Fair Share Plan

Item 1	Rehabilitation Share (2008)	+	15
Item 2	Prior Round / Realistic Development Potential (1987-1999) Obligation	+/-	10
Item 3	Adjusted Growth Share (2004-2018) (14-year need) Combination of residential and non residential projections	+	68
Item 4	Fair Share Obligation (1999-2014)	=	93
* Fair Share Obligation is the sum of Rehabilitation Share (2008), Remaining Prior Round (1987-1999) Obligation, and Growth Share (2004-2018)			

Rehabilitation Share

The rehabilitation share for affordable housing is the number of existing housing units as of April 1, 2000 that are overcrowded units built in 1949 or earlier, that are dilapidated, or are occupied by households of low and moderate income individuals. Overcrowding is defined by the U.S. Department of Housing and Urban Development as any unit with more than one person living per room. These figures are reported by the U.S. Census. In 2000, the Census also specified occupancy levels by the year an individual unit was built (Table H.49). Dilapidated housing are properties lacking complete plumbing and kitchen facilities. These calculations are determined through the methodology provided in Appendix B, in accordance with N.J.A.C. 5:97. Each municipality's rehabilitation share is calculated in Appendix B, incorporated herein by reference.

The rehabilitation share for the Township of Little Falls is 15 units.

Rehabilitation Compliance

The Township has been in contact with Community Groups Planning and Housing (CGPH). CGPH is planning organization devoted to community development, housing resource planning and implementation. The organization has experience with administering and the implementation of a municipality's rehabilitation share.

The Township will work with this organization in completing this obligation in a timely and efficient manner. Monies to fund the Township's rehabilitation obligation will be supplied from development fee monies collected by the Township. Other possibilities that the Township will pursue will be grant monies either from Community Development Block Grants (CDBG) or other grant resources.

PRIOR ROUND OBLIGATION

According 5:97-1.4 Definitions of COAH's substantive regulations, the definition "Prior round obligation" (PRO) means the cumulative 1987-1999 fair share obligation, which is referenced for each municipality in chapter Appendix C. The Township's PRO as determined by COAH is 101 units.

The Township in its certified Round 2 Plan by COAH received a vacant land adjustment of 91 units. A vacant land adjustment is an adjustment of a PRO housing obligation due to available land capacity.

The difference between a municipality's PRO and its vacant land adjustment is its realistic development potential. According to section 5:97-1.4 :

"Realistic development potential (RDP)" means the portion of the prior round affordable housing obligation that can realistically be addressed with inclusionary development, as determined by the Council through a vacant land adjustment pursuant to N.J.A.C. 5:97-5.2.

The Township's RDP need is 10 units.

101 units (PRO) – 91 (vacant land adjustment) = 10

The difference between a municipality's PRO and its RDP is an unmet need. The Township's unmet need is 91 units.

101 units (PRO) – 10 (RDP) = 91

According to section 5:97-5.1(c) in COAH's Third Round Substantive Rules:

(c) A vacant land adjustment that was granted as part of a second round certification or judgment of compliance shall continue to be valid provided the municipality has implemented all of the terms of the substantive certification or judgment of compliance. If the municipality failed to implement the terms of the substantive certification or judgment of compliance, the Council may reevaluate the vacant land adjustment.

The implementation terms for the vacant land adjustment are as follows:

1. Provide for the Township's RDP.
2. Keep all components to address any unmet need in place.

Prior Round Obligation Realistic Development Potential (RDP)

The Township of Little Falls addressed its RDP of 10 in the following way.

1. Campagna – Lindsley Road, Block 155, Lots 4, 5, and 6

The Campagna property was before the Township's Boards for the development of the before mentioned property into a residential development. The Board determined all the substantive factors associated with the application but ultimately determined that the property was not suitable for development based on multiple factors. The applicant then refuted the denial and sued the Township. The result was court order settlement to provide 7 low and moderate units in order to develop the property for residential development.

The subject property is located in the R3A zoning district. The district was created in order to provide affordable housing opportunities within the Township. There are existing wetlands located on the property, and it is also within the NJ Department of Environmental Protection (DEP) 100 foot buffer. The applicant has requested permits from NJ DEP and has recently been granted them. The application is currently being reviewed by Township's Planning Board. The proposed development is for 32 units. No decision has been determined by the Board at this present time.

The 7 low and moderate obligation will be provided with a RCA with the City of Paterson in the amount of \$180,000.

2. Rizzo – 39 Francisco Avenue, 38 – 46 Reiners Road, Block 157, Lots 6.01, 6.02, 6.03, and 6.04

The Rizzo Property was determined to be a scarce resource area. Currently on Block 155, Lot 6 there is a two family home. The property has recently been subdivided into 4 lots. They are as identified as, Lots, 6.01, 6.02, 6.03, 6.04. The applicant is proposing to build a single family modular home on each subdivided tax lot. The property is located within the R1-A zoning district.

The COAH I/m obligation was provided by the applicant paying \$50k (\$25k a unit) to provide for two RCA units with the Borough of Cliffside Park.

3. Nuzzo – 106 Woods Road, Block 237, Lot 14.01

The Nuzzo Property was determined to be a scarce resource area. The property is currently vacant and there has been no progress on the application. The property is located within the R1-A zoning district.

The COAH I/m obligation was provided by the applicant paying \$25k (\$25k a unit) to provide for one RCA units with the Borough of Cliffside Park.

Rental Obligation of Unmet Need

The rental obligation for the unmet need is 25%. From this calculation 3 low and moderate units will be rental units. This will be addressed by the RCA's with Cliffside Park.

$$25\% \text{ of RDP} = (10 \times .25) = 3$$

RCA maximum

The maximum allowed number of units to be RCA'd in the Prior Round is 50% of a municipality's unmet need. Little Fall's unmet need is 91 units, which calculates into 41 units that are allowed to be RCA'd.

The Township is proposing to RCA 10 units, which will be permitted with these requirements.

$$50\% \text{ of Unmet need } (91) = 41$$

Unmet Need

The Township has an unmet need of 91 units. In accordance with section 5:97-5.3 "Unmet Need" All components designed to address unmet need as part of a municipality's prior round certification or judgment of compliance shall continue in full force.

The Township addressed its unmet need in the following way.

1. Created an overlay zone

The Township adopted an ordinance to create the Affordable Housing Overlay (AHO) Zone, in article XIV § 280-165.1 of its code. The AHO zone is comprised of Block 237, Lot 44, Block 139, Lot 6, Block 156, Lot 8, Block 230, Lot 57, Block 237, Lot 35, and Block 237, Lot 36, as they appear on the Township's official Tax Map. The AHO zone is a total of 12.5 acres with a maximum density permitted of 6 units per acre. (include

Block 237 Lot 44 – 5.4 acres

Block 139 Lot 6 - 1.7 acres

Block 156 Lot 8 - 1.9 acres

Block 230 Lot 57 - 1.2 acres

Block 237 Lot 35 - 1.1 acres

Block 237 Lot 36 - 1.2 acres

Total - 12.5 acres

The maximum number of units that are permitted to be built is 75 units. The residential zoned properties are allowed under the AHO ordinance to build single family detached or attached residential units containing no more than 4 units per principal structure. The AHO zone

requires that 20% of the new residential development to be constructed within this zone, to be set aside for low and moderate income housing. If the maximum development potential for the site is built, that being 75 units, 15 units are required under ordinance to be low and moderate income units.

- Current Applications

1. Schumacher – 65 Woods Avenue, Block 237, Lot 44

There is an application on-going within the AHO overlay zone. Mr. Edward Schumacher has submitted a townhouse plan on the aforementioned subject property and is pending before the Planning Board.

There is a new conceptual plan proposing 24 single family homes with 5 low and moderate income units. No decision has been determined at this time. The Township is taking a proactive approach and is working with the applicant and his professionals'.

- There are no other current applications within the AHO zone.

GROWTH SHARE OBLIGATION

The "growth share" for the period January 1, 2004 through January 1, 2018 is based on COAH's projections provided in Appendix F. Projections of household and employment growth shall be converted into projected growth share affordable housing obligations by applying a ratio of one affordable unit among five residential units projected, plus one affordable unit for every 16 newly created jobs projected. In the alternative a municipality may utilize its own growth projections to calculate growth pursuant to N.J.A.C. 5:97-2.3(d), if the projections exceed the projections in Appendix F. A municipality may also seek an adjustment to the household and employment projections in Appendix F, where insufficient vacant land exists.

In accordance with 5:97-5.6 the Township has applied for an adjustment of its household and employment projections resulting from the lack of vacant land to provide for affordable housing. The projected residential growth in Appendix F, is 268 units, and the projected employment growth is 1,205 jobs from 2004 to 2018. The l/m requirements for this projected growth would be 54 units for the residential and 75 units for the employment, for a total of 129 l/m units. Based the provided information in worksheet C we have calculated an downward adjustment number for both the residential, and non-residential to be a projected 68 l/m units. This adjustment is based on the Township's land capacity.

The Township will provide a realistic opportunity for 68 low and moderate income units which is inclusive of its actual residential and non-residential growth from 2004 to 2008, to address their adjusted growth share obligation. Of this growth share obligation the Township will have to provide a minimum of 25% to be rental units, 50% of the units to be reserved for families,

13% to be provided for very low income individuals and a maximum of 25% to be age restricted units. These numbers are displayed in the following table.

TABLE 19
Fair Share Plan Requirements

Growth Share (2004-2018) (14-year need)	=	68
Growth Share Rental Obligation (25%)	=	17
Growth Share Family Unit Requirement (50%)	=	34
Growth Share Very Low Income Requirement (13%)	=	9
Maximum Growth Share Age Restricted Units (25%)	=	17
Maximum Number of Bonus Credits (25%)	=	17

Growth Share Compliance

1. Centex – 139 Center Avenue, Block 96, Lots, 8, 9 and 10

The Centex project received site plan and use variance approval for 50 units on June 1, 2006. The site was previously an industrial site with multiple buildings. These buildings have subsequently been demolished and the site is currently vacant. Under the developers agreement the applicant has agreed to build 46 market units, and 4 l/m units on site. Under the revised regulations, the approved development will create a shortfall of 5 l/m units (46 market units/ 5 = 9 l/m units). As the application was approved between December 20, 2004 and June 2, 2008, and is addressing the Township's Growth Share Obligation, the application is eligible for a compliance bonus of two units of credit for every l/m unit built on site. The compliance bonus will enable a credit of 4 l/m units, creating a total credit of 8 l/m units. We propose that the existing developer's agreement to be remedied in order to for the applicant to build 5 l/m units on site necessary to fulfill the l/m requirement generated from the development. As the proposed development is already receiving a bonus credit, there will be no other bonus credits permitted for this development.

- Total credits towards growth share – 10 units

- 5 on site l/m units
- 5 l/m units of credit / compliance bonus
- 3 for sale units
 - 2 family
- 2 rental
 - 1 family

2. Lackawanna Avenue Rezoning, 634-636 Lackawanna Avenue – Block 185, Lot 5

The applicant has made a request to the Governing Body, seeking to rezone the property from the Business B-2 district to a residential zone, in order to allow for a new residential development. The property is located on 634-636 Lackawanna Avenue, which has access to Route 46. The subject property is currently vacant and has a lot size of 0.845 acres. A draft Medium Density Residential (MDR) Zoning Ordinance has been prepared and reviewed by the Planning Board. The proposed MDR ordinance suggests a density of 21.3 units an acre. From this presumptive density the proposed application would produce a total of 18 units. Of these 18 units, 3 units will be for l/m units.

- Total credits towards growth share – 4 units
 - 3 units built on site
 - 2 rental
 - 1 family
 - 1 for sale
 - 1 family
 - Very low bonus credit of one l/m for sale unit

3. Ward Trucking, 35 Clove Road, Block 237, Lots 38.02, and 43

The subject site is currently occupied by a trucking company consisting of multiple buildings. The applicant received a use variance, and has submitted a conceptual plan to the Township. The conceptual plan proposed the construction of 298 total units consisting of a mix of townhouses and condominium units. There has been no further progress in this application at this present time. The proposed 298 units would generate an l/m obligation of 60 units. If this application proceeds we suggest the following for the l/m obligation.

- Total credits towards growth share – 71 units
 - 30 rental units
 - 14 family units
 - 3 rentals for very low
 - 11 bonus credits of rental for exceeding the 25% rental obligation of 17.
 - 30 for sale units
 - 15 family units

- o 5 very low for rental

TABLE 20
Fair Share Plan Compliance

Name	Type	Total Units	On-site	Bonus Credits*	Total
<i>Centex</i>	Inclusionary	50	5	5	10
<i>Lackawana Avenue Rezoning</i>	Inclusionary	18	3	1	4
<i>Ward Trucking</i>	Inclusionary	298	60	11	71
Total		366	68	17	85

TABLE 21
Fair Share Plan Compliance Requirements

Name	Rental	Family	Very Low
Number Required	17	34	9
<i>Centex</i>	2	3	-
<i>Lackawana Avenue Rezoning</i>	2	2	1
<i>Ward Trucking</i>	30	29	8
Total	34	34	9

TABLE 22
Surplus Credits for Projected Growth Share Obligation

	Number of Credits
L/M Surplus Credits	17

TABLE 23
Summary of Total Obligation

Total 1987 to 2018 Obligation	
<i>Credits addressing Prior Round Obligation (RDP)</i>	10
<i>Credits addressing Projected Growth Share Obligation</i>	85
<i>Total Credits</i>	95
<i>Surplus Credits for Projected Growth Share Obligation</i>	17

AFFIRMATIVE MARKETING PLAN

This Affirmative Marketing Plan applies to all developments that contain low- and moderate-income units.

The Affirmative Marketing Plan is a regional marketing strategy designed to attract buyers and/or renters of all majority and minority groups, regardless of race, creed, color, national origin, ancestry, marital or familial status, gender, affectional or sexual orientation, disability, age or number of children to housing units which are being marketed by a developer/sponsor, municipality and/or designated administrative agency of affordable housing. The plan addresses the requirements of N.J.A.C. 5:94-7 and N.J.A.C. 5:80-26. In addition, the plan prohibits discrimination in the sale, rental, financing or other services related to housing on the basis of race, color, sex, affectional or sexual orientation, religion, handicap, age, familial status/size or national origin.

Little Falls is in COAH Housing Region 1 consisting of Bergen, Hudson, Passaic and Sussex Counties.

The affirmative marketing program is a continuing program and will meet the following requirements:

- The affirmative marketing process for available affordable units shall begin at least four months prior to expected occupancy. Advertising and outreach shall take place during the first week of the marketing program and each month thereafter until all available units have been leased or sold.
- One advertisement will be published in the following newspaper(s) of general circulation within the housing region:

The Record
Community Life

- The advertisement will include the following:
 - The location of the units;
 - Directions to the housing units;
 - A range of prices for the housing units;
 - The size, as measured in bedrooms, of the housing units;
 - The maximum income permitted to qualify for the housing units;
 - The business hours when interested households may obtain an application for a housing unit; and
 - Application fees, if any.
- One advertisement will be broadcasted on the following regional radio and/or cable television station(s):

Cablevision of New Jersey

- Additionally, all newspaper articles, announcements and requests for applications for low- and moderate-income housing will appear in the following:

The Record
Community Life

- Applications will be mailed to prospective applicants upon request.
- The following is the location of applications, brochure(s), sign(s), and/or poster(s) used as part of the affirmative marketing program:
 1. The county administrative building and/or the county library for each county within the housing region;
 2. The municipal administrative building(s) and the municipal library;
 3. The developer's sales/rental office.
- The following is a list of community and regional organizations that will aid in soliciting low- and moderate-income applicants:

Religious Groups
Tenant Organizations
Civic Organizations

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

Each applicant upon submission of an application will be designated a number. Two categories will be created: one for low-income households and one for moderate-income households. A blind drawing will be undertaken: one each for low- and moderate-income households who are eligible for the specific affordable units.

- A waiting list of all eligible candidates will be maintained in accordance with the provisions contained in N.J.A.C. 5:80-26 et. seq.
- Households who live or work in Housing Region 1 shall be given preference for sales and rental units constructed within this Housing Region. Applicants living outside this Housing Region will have an equal opportunity for units after regional applicants have been initially serviced.

Little Falls is ultimately responsible for administering the affordability controls and the Affirmative Marketing Plan.

Little Falls has delegated this responsibility to the Municipal Liaison who shall administer the affordable housing program, including administering and enforcing the affordability controls and this Affirmative Marketing Plan, in accordance with the provisions of Section(s) (insert no.) of the (Municipality's) (insert no.) of the (Municipality's) (insert name of code) Code, the regulations of the Council of Affordable Housing pursuant to N.J.A.C. 5:94 et. seq. and the New Jersey Uniform Housing Affordability Controls pursuant to N.J.A.C. 5:80-26 et. seq.

Subject to approval of COAH, Little Falls may contract with one or more administrative agents to administer some or all of the affordability controls and/or the Affirmative Marketing Plan in accordance with the provisions of Section(s) (insert no.) of the (Municipality's) (insert name of code) Code, the regulations of the Council on Affordable Housing pursuant to N.J.A.C. 5:94 et. seq. and the New Jersey Uniform Housing Affordability Controls pursuant to N.J.A.C. 5:80-26 et. seq. If Little Falls enters into such a contract, the Municipal Liaison shall supervise the contracting administrative agent(s) and shall serve as liaison to the contracting administrative agent(s).

Developers of low- and moderate-income units may assist in the marketing of the affordable units in their respective developments if so designated by the Governing Body of the Little Falls in accordance with the provisions of Section(s) (insert no.) of the (Municipality's) (insert name of code) Code, the regulations of the Council on Affordable Housing pursuant to N.J.A.C. 5:94 et. seq. and the New Jersey Uniform Housing Affordability Controls pursuant to N.J.A.C. 5:80-26 et. seq. If Little Falls enters into such a contract, the Municipal Liaison shall supervise the contracting administrative agent(s) and shall serve as liaison to the contracting administrative agent(s).

Appendix

1. Workbook C
2. Land Use Map
3. Map of Vacant Lands in Township
4. Map of Developable Vacant Lands in Township
5. Listing of Vacant Parcels within Township
6. Spending Plan

Summary of Adjusted Growth Share Projection Based On Land Capacity

(Introduction to Workbook C)

Municipality Name: **Little Falls**

This workbook contains two separate worksheets to be used for determining the projected Municipal Growth Share Obligation. Worksheet A must be completed by all municipalities. The Worksheet is a tool that allows the user to enter COAH-generated Growth Projections included in Appendix F(2) of the revised Third Round Rules to determine the projected Growth Share Obligation after applying exclusions permitted by N.J.A.C. 5:97-2.4. Municipalities that accept the COAH-generated Growth projections need only use Worksheet A.

[Click Here to complete Worksheet A](#)

Municipalities seeking to request a downward adjustment to the COAH-generated growth projections may do so by providing a detailed analysis of municipal land capacity. After completing this analysis, the growth projections may be lowered if the resulting growth share obligation results in a figure that is at least 10 percent lower than the projected Growth Share Obligation that would result from the COAH-generated growth projections. Actual growth must first be determined using the Actual Growth worksheet. A growth projection adjustment may only apply to any remaining growth.

[Click Here to Enter Actual Growth to Date](#)

[Click Here to Complete the Residential Parcel Inventory and Capacity Analysis](#)

[Click Here to Complete the Non-residential Parcel Inventory and Capacity Analysis](#)

Summary Of Worksheet Comparison

	COAH Projected Growth Share (From Worksheet A)	Growth Share Based on Municipal Capacity (From Worksheet C)
Residential Growth	268	64
Residential Exclusions	25	25
Net Residential Growth	243	39
Residential Growth Share	48.60	7.72
Non-Residential Growth	1,205	960
Non-Residential Exclusions	0	0
Net Non- Residential Growth	1,205	960
Non-Residential Growth Share	75.31	60.00
Total Growth Share	124	68

The Municipal land capacity analysis results in a reduction to the COAH-generated growth projection. Please file Workbook C and use a Residential Growth Share of 7.72 plus a Non-residential Growth Share of 60 for a total Growth Share Obligation of 68 affordable units

Growth Projection Adjustment - Actual Growth

Municipality Name:

Little Falls

Actual Growth 01/01/04 to Present					
Residential COs Issued	14				
		Square Feet Added (COs Issued)	Square Feet Lost Demolition Permits Issued)	Jobs/1,000 SF	Total Jobs
Non-residential CO's by Use Group					
B		4,268	15,438	2.8	-31.28
M		2,400		1.7	4.08
F				1.2	0.00
S				1.0	0.00
H				1.6	0.00
A1				1.6	0.00
A2				3.2	0.00
A3				1.6	0.00
A4				3.4	0.00
A5				2.6	0.00
E				0.0	0.00
I				2.6	0.00
R1				1.7	0.00
Total		6668	15438		-27

[Return to Growth Projection Adjustment Summary Screen](#)

[Proceed to Inventory of Vacant Residential Land](#)

[Proceed to Inventory of Non-residential Land](#)

Worksheet A: Growth Share Determination Using Published Data
(Appendix F(2), *Allocating Growth To Municipalities*)

COAH Growth Projections

Must be used in all submissions

Municipality Name: Little Falls

Enter the COAH generated growth projections form Appendix F(2) found at the back of N.J.A.C. 5:97-1 et seq. on Line 1 of this worksheet. Use the Tab at the bottom of this page or the links within the page to toggle to the exclusions portion of this worksheet. After entering all relevant exclusions, toggle back to this page to view the growth share obligation that has been calculated based on COAH's growth projections.

	Residential	Non-Residential
1 Enter Growth Projections From Appendix F(2)*	268	1,205
2 Subtract the following Residential Exclusions pursuant to 5:97-2.4(a) from "Exclusions" tab	Click Here to enter Prior Round Exclusions	
COs for prior round affordable units built or projected to be built post 1/1/04		
Inclusionary Development	5	
Supportive/Special Needs Housing	0	
Accessory Apartments	0	
Municipally Sponsored or 100% Affordable	0	
Assisted Living	0	
Other	0	
Market Units in Prior Round Inclusionary development built post 1/1/04	20	
3 Subtract the following Non-Residential Exclusions (5:97-2.4(b))		
Affordable units	0	
Associated Jobs		0
4 Net Growth Projection	243	1,205
Projected Growth Share (Conversion to Affordable Units	48.60 Affordable Units	75.31 Affordable Units
5 Divide HH by 5 and Jobs by 16)		
6 Total Projected Growth Share Obligation		124 Affordable Units

[Click Here to return to Workbook C Summary](#)

* For Residential Growth, See Appendix F(2), Figure A.1, Housing Units by Municipality. For Non-residential Growth, See Appendix F(2), Figure A.2, Employment by Municipality

Little Falls Growth Projection Adjustment - Residential Parcel Inventory

Block	Lot	Address	Owner	SDRP Planning Area	Urban Center (Y/N)	Sewer Service Area (Y/N)	HUC 11 NO3 Density*	Total Acreage	Constrained Acreage	Constraint Description	Buildable Acreage	Density (Units/Ac)	Capacity (Units)
28	32	Verdana Avenue	Mueller Assoc., John H	1	n	y		0.15			0.15	8.00	1.20
29	11	69 Van Pelt Avenue	Lencord Shark	1	n	y		0.24			0.24	8.00	1.92
29	28	Amity St. / Rear	Anthony & Shirley Campagna	1	n	y		0.13			0.13	8.00	1.04
34	16.01	Van Pelt Pl	M PI	1	n	y		0.18			0.18	8.00	1.44
76	24	Grey Rock Avenue	Lender & Idalmis Lopez	1	n	y		0.13			0.13	8.00	1.04
81	1	60 Zeliff Avenue	Barton Scavone	1	n	y		0.22			0.22	8.00	1.76
82	2	East Woodcliff Avenue	1300 Associates	1	n	y		0.16			0.16	8.00	1.28
148	40	221 Wilmore Road	221 Wilmore Road Assoc.	1	n	y		0.43			0.43	8.00	3.44
148	42	181 Wilmore Road	Kevin & Miniam Gatuska	1	n	y		0.16	0.02	Wetlands	0.14	8.00	1.12
155	1	241 Grove Road	Shaun Carrig	1	n	y		0.39			0.39	8.00	3.12
156	3	16 Francisco Avenue	David & Brenda Wilberton	1	n	y		0.26			0.26	8.00	2.08
170	9.01	9 Inwood Drive	Lawrence and Catherine Kramer	1	n	y		1.11			1.11	8.00	8.88
233	23	108 Francisco Avenue	John & Elizabeth Parr	1	n	y		1.01			1.01	8.00	8.08
233	30.01	100 Kingwood Drive	Cynthia Handel Brown	1	n	y		0.39			0.39	8.00	3.12
235	34	Notch Park Road	Marion Fortunato	1	n	y		0.42			0.42	8.00	3.36
235	50	Notch Park Road	Miroslaw & Barbara Sliwoski	1	n	y		0.43			0.43	8.00	3.44
236	32	7 Ridge Road	Michael & Suzanne Stambaugh	1	n	y		0.3	0.3	Wetlands	0.00	8.00	0.00
237	49	Long Hill Road	Robert & Camella Martorano	1	n	y		0.41			0.41	8.00	3.28
Subtotal This Page													49.60
Subtotal Page 2													5.92
Subtotal Page 3													0.00
Subtotal Page 4													0.00
Grand Total													55.52

Click Here to Return to Workbook C Summary

Click Here to Proceed to Non-residential Parcel Inventory and Capacity Analysis

* Note: Hyperlink to GIS files requires GIS software. Files must be downloaded first and then opened in a GIS Viewer.

Little Falls Growth Projection Adjustment - Non-Residential Parcel Inventory

Block	Lot	Address	Owner	SDRP Planning Area	Urban Center (Y/N)	Sewer Service Area (Y/N)	HUC 11 NO3 Density *	Total Acreage	Constrained Acreage	Constraint Description	Remaining Buildable Acreage	Density (Jobs/Ac)	Capacity (Jobs)
37	3	178 Newark Pompton Turnpike	Pamela Sendowski	1	n	y		0.22			0.22	80.00	17.60
52	16	Newark Pompton Turnpike	Six Cousins Co. LLC.	1				0.27			0.27	80.00	21.60
53	26	101 Newark Pompton Turnpike	Joseph & Jeffrey Farnese	1				0.14			0.14	80.00	11.20
59	2	462 Main Street	Emanuel C/O Vogel Goldblatt	1				0.18			0.18	80.00	14.40
65	1	Farfield Avenue	Caterina & Luigi Curcio	1				0.36			0.36	80.00	28.80
67	1	Farfield Avenue	Little Falls Associates LLC	1				0.48			0.48	80.00	38.40
110	21	Stevens Avenue	Midatlantic Bank	1				0.40			0.40	80.00	32.00
112	19	48 Main Street	46 Main Street LLC	1				0.16			0.16	80.00	12.80
114	12	9-11 Main Street	Schumacher Realty LLC	1				0.24			0.24	80.00	19.20
122	45	Wilmore Road	Robert & Dorothea Guizio	1				0.22	0.22	Wetlands	0.00	80.00	0.00
183	11	505 Route 46 East	MCN Management Company	1				1.20			1.20	80.00	96.00
185	5	634-636 Jackson Lane	Notch Road / Jackson LN LLC	1				0.84			0.84	80.00	67.20
186	8	04 Route 46	Quick Quality Restaurant	1				0.36			0.36	80.00	30.40
194	7	Rose Street	Sisco, R & Geyn WM Trustees	1				2.67			2.67	80.00	213.60
201	9	01 Route 46	Pallisades Cypress LLC	1				0.44			0.44	80.00	35.20
202	1	1100 Route 46 West	A J Weite Enterprises LLC	1				0.64			0.64	80.00	51.20
214	1	Route 46 West	DDRM W Falls PLZ	1				0.82			0.82	80.00	65.60
216	1	267 Paterson Avenue	Amalgameteo Meat Outfitters	1				0.15	0.05	Wetlands	0.10	80.00	8.00
216	3	273 Paterson Avenue	Annunziata Associates LP	1				0.26	0.12	Wetlands	0.14	80.00	11.20
217	17	02 1755 Route 46 East	Etel Realty LLC	1				1.86			1.86	80.00	148.80
218	14	Sindle Avenue	Roy & Geraldine Durocher	1				0.21			0.21	80.00	16.80

Click Here to Return to Workbook C Summary
Click Here to Proceed to Residential Parcel Inventory and Capacity Analysis

Subtotal This Page 940.00
Subtotal Page 2 47.20
Subtotal Page 3 0.00
Subtotal Page 4 0.00
Grand Total 987.2

* Note: Hyperlink to GIS files requires GIS software. Files must be downloaded first and then opened in a GIS Viewer.

Worksheet A: Growth Share Determination Using Published Data
 (Appendix F(2), *Allocating Growth To Municipalities*)

COAH Growth Projections

Must be used in all submissions

Municipality Name: Little Falls

Enter the COAH generated growth projections form Appendix F(2) found at the back of N.J.A.C. 5:97-1 et seq. on Line 1 of this worksheet. Use the Tab at the bottom of this page or the links within the page to toggle to the exclusions portion of this worksheet. After entering all relevant exclusions, toggle back to this page to view the growth share obligation that has been calculated based on COAH's growth projections.

	Residential	Non-Residential
1 Enter Growth Projections From Appendix F(2)*	268	1,205
2 Subtract the following Residential Exclusions pursuant to 5:97-2.4(a) from "Exclusions" tab	Click Here to enter Prior Round Exclusions	
COs for prior round affordable units built or projected to be built post 1/1/04		
Inclusionary Development	5	
Supportive/Special Needs Housing	0	
Accessory Apartments	0	
Municipally Sponsored		
or 100% Affordable	0	
Assisted Living	0	
Other	0	
Market Units in Prior Round Inclusionary development built post 1/1/04	20	
3 Subtract the following Non-Residential Exclusions (5:97-2.4(b))		
Affordable units	0	
Associated Jobs		0
4 Net Growth Projection	243	1,205
5 Projected Growth Share (Conversion to Affordable Units Divide HH by 5 and Jobs by 16)	48.60 Affordable Units	75.31 Affordable Units
6 Total Projected Growth Share Obligation		124 Affordable Units

[Click Here to return to Workbook C Summary](#)

* For Residential Growth, See Appendix F(2), Figure A.1, Housing Units by Municipality. For Non-residential Growth, See Appendix F(2), Figure A.2, Employment by Municipality

Affordable and Market-Rate Units Excluded from Growth

Municipality Name: Little Falls

Prior Round Affordable Units NOT included in Inclusionary Developments Built Post 1/1/04

Development Type	Number of COs Issued and/or Projected
-------------------------	--

Supportive/Special Needs Housing	
Accessory Apartments	
Municipally Sponsored and 100% Affordable	
Assisted Living	
Other	
Total	0

Market and Affordable Units in Prior Round Inclusionary Development Built post 1/1/04

N.J.A.C. 5:97-2.4(a)

(Enter Y for yes in Rental column if rental units resulted from N.J.A.C. 5:93-5.15(c)5 incentives)

Development Name	Rentals? (Y/N)	Total Units	Market Units	Affordable Units	Market Units Excluded
Schumacher	n	29	24	5	20
	n	0			0
	n	0			0
	n	0			0
	n	0			0
Total		29	24	5	20

Jobs and Affordable Units Built as a result of post 1/1/04 Non-Residential Development

N.J.A.C. 5:97-2.4(b)

Development Name	Affordable Units Provided	Permitted Jobs Exclusion
		0
		0
		0
		0
Total	0	0

[When finished, click here to return to Worksheet A](#)

[illegible]

Residential Inventory Main Page

* Note: Hyperlink to GIS files requires GIS software. Files must be downloaded first and then opened in a GIS Viewer.

Little Falls Growth Projection Adjustment - Residential Parcel Inventory Page 3

Block	Lot	Address	Owner	SDRP Planning Area	Urban Center (Y/N)	Sewer Service Area (Y/N)	HUC 11 NO3 Density*	Total Acreage	Constrained Acreage	Constraint Description	Buildable Acreage	Density (Units/Ac)	Capacity (Units)
Total Page 3 0.00													

Add More Sheets

[Residential Inventory Main Page](#)

* Note: Hyperlink to GIS files requires GIS software. Files must be downloaded first and then opened in a GIS Viewer.

[illegible]

Files must be downloaded first and then opened in a GIS Viewer.







* Note: Hyperlink to GIS files requires GIS software. Files must be downloaded into a local folder.

[illegible]

* Note: Hyperlink to GIS files requires GIS software. Files must be downloaded first and then opened in a GIS Viewer.

Township of Little Falls Developable Vacant Land

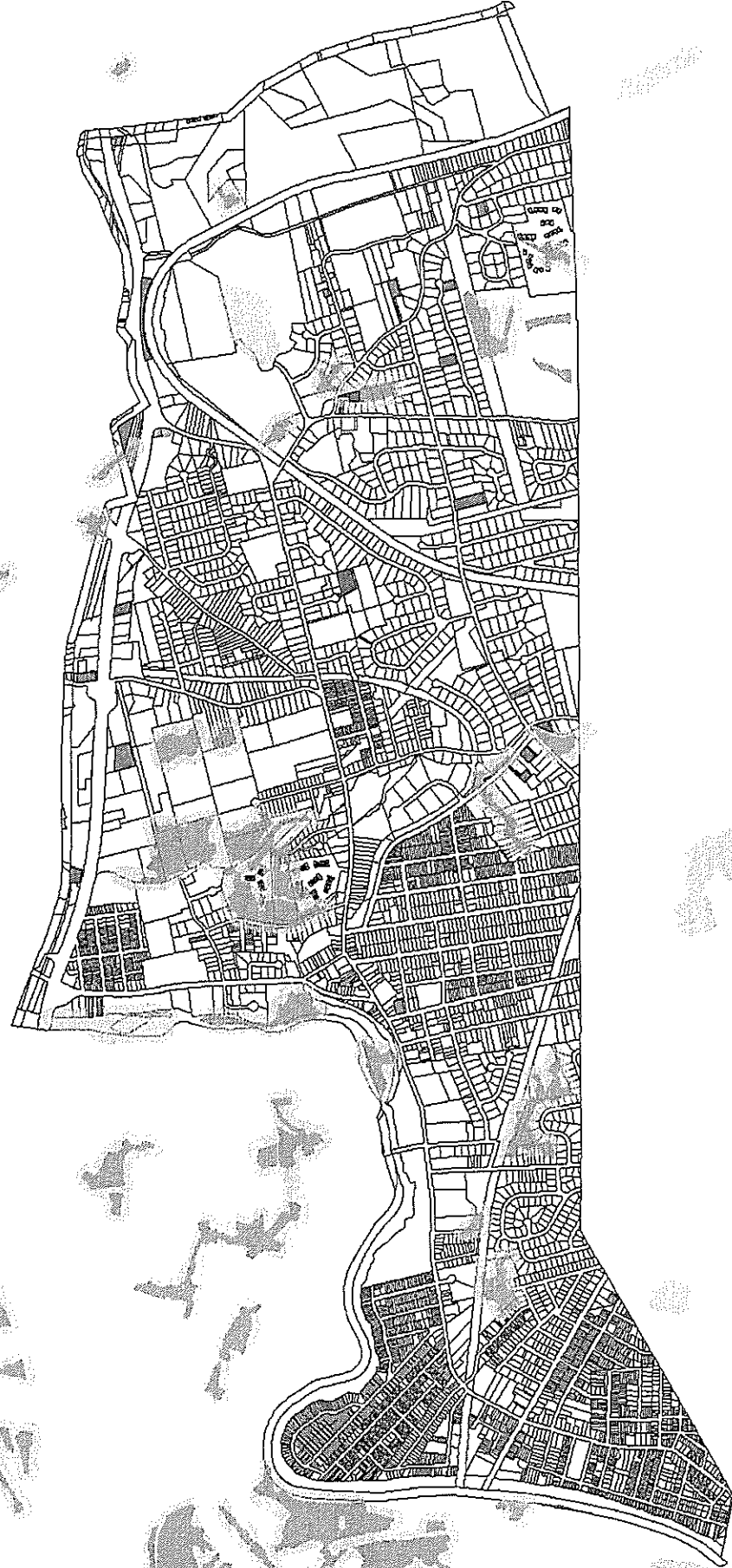
Zoning Districts

-  Little Falls Dev. Parcels
-  paswet
-  troswet100buf
-  buffer150
-  buffer300
-  Little Falls Parcels

1 inch equals 1,200 feet








**Kauker
& Kauker**
PLANNING & DEVELOPMENT ASSOCIATES



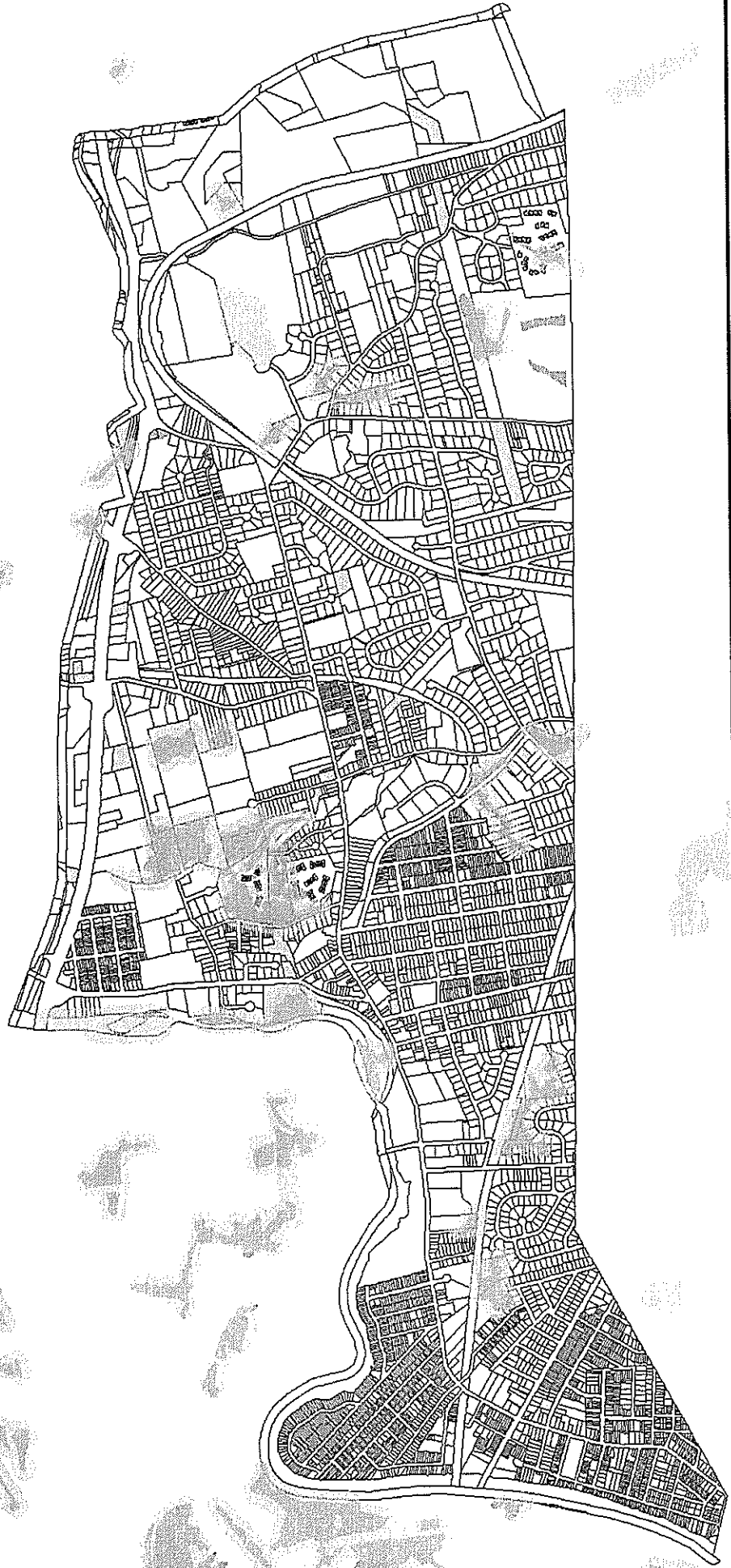
Township of Little Falls Vacant Land

Map Legend

-  roswet100buf
-  buffer300
-  paswet
-  Vacant_Parcel
-  Little_Falls_Parcel

North arrow
 0 100 200 300 Feet
 Township of Little Falls 1:25,000

 Kauker
& Kauker





**STATE OF NEW JERSEY
DEPARTMENT OF COMMUNITY AFFAIRS
COUNCIL ON AFFORDABLE HOUSING
PETITION APPLICATION**



This application is a guideline for creating a Housing Element and Fair Share Plan. A completed version of this application must be submitted as part of your petition for substantive certification to COAH. This application will be used by COAH staff to expedite review of your petition. This application can serve as your municipality's Fair Share Plan. A brief narrative component of the Fair Share Plan should be included with this application and can serve primarily to supplement the information included in the application form. Additionally, the narrative section of the Fair Share plan would include a description of any waivers being requested.

This form reflects COAH's newly adopted procedural and substantive rules and the amendments to those rules adopted on September 22, 2008. Footnotes and links to some helpful data sources may be found at the end of each section. To use this document electronically, use the TAB KEY to navigate from field to field. Enter data or use the Right Mouse Button to check boxes.

MUNICIPALITY	Township Of Little Falls	COUNTY	Passaic
COAH REGION	<u>1</u>	PLANNING AREA(S)	1
SPECIAL RESOURCE AREA(S)	_____		
PREPARER NAME	Gabe Bailer, Pp, Aicp	TITLE	Associate Planner
EMAIL	Gabailer@Kaukerplan.Com	PHONE NO.	201-847-2900
ADDRESS	356 Franklin Avenue	FAX NO.	201-847-2424
MUNICIPAL HOUSING LIAISON	William Wilk	TITLE	Township Administrator
EMAIL	Wwilk@Lfnj.Com	PHONE NO.	973-256-0170
ADDRESS	<u>225 Main Street</u>	FAX NO.	973-890-4501

Enter the date(s) that COAH granted Substantive Certification or that the Court granted a Judgment of Compliance (JOC) on the Housing Element and Fair Share Plan.

History of Approvals	<u>COAH</u>	<u>JOC</u>	<u>N/A</u>
First Round	_____	_____	<input type="checkbox"/>
Second Round	<u>12/15/2004</u>	_____	<input type="checkbox"/>
Extended Second Round	_____	_____	<input type="checkbox"/>

Does the Petition include any requests for a waiver from COAH Rules? ☒ Yes ☒ No
If Yes, Please note rule section from which waiver is sought and describe further in a narrative section: 5:97-5.6

FILING/PETITION DOCUMENTS (N.J.A.C. 5:96-2.2/3.2 & N.J.A.C. 5:97-2.3/3.2)

All of the following documents must be submitted in order for your petition to be considered complete. Some documents may be on file with COAH. Please denote by marking the appropriate box if a document is attached to the Housing Element and Fair Share Plan or if you are using a document on file with COAH from your previous third round submittal to support this petition. Shaded areas signify items that must be submitted anew.

Included	On File	Required Documentation/Information
<input checked="" type="checkbox"/>		Certified Planning Board Resolution adopting or amending the Housing Element & Fair Share Plan
<input checked="" type="checkbox"/>		Certified Governing Body Resolution endorsing an adopted Housing Element & Fair Share Plan and either (check appropriate box):
		<input checked="" type="checkbox"/> Petitioning <input type="checkbox"/> Filing <input type="checkbox"/> Re-petitioning <input type="checkbox"/> Amending Certified Plan
<input checked="" type="checkbox"/>		Service List (in the new format required by COAH)
<input checked="" type="checkbox"/>		Adopted Housing Element & Fair Share Plan narrative (including draft and/or adopted ordinances necessary to implement the Plan)
<input type="checkbox"/> <input type="checkbox"/> N/A		If applicable, Implementation Schedule(s) with detailed timetable for the creation of units and for the submittal of all information and documentation required by N.J.A.C. 5:97-3.2(a)4
<input type="checkbox"/> <input type="checkbox"/> N/A	<input type="checkbox"/>	If applicable, Litigation Docket No., OAL Docket No., Settlement Agreement and Judgment of Compliance or Court Master's Report
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Municipal Master Plan (most recently adopted; if less than three years old, the immediately preceding, adopted Master Plan)
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Municipal Zoning Ordinance (most recently adopted) ¹ Date of Last Amendment: _____ Date of Submission to COAH: _____
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Municipal Tax Maps (most up-to-date, electronic if available) Date of Last Revision: _____ Date of Submission to COAH: _____
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Other documentation pertaining to the review of the adopted Housing Element & Fair Share Plan(list):

FOR OFFICE USE ONLY

Date Received _____ Affidavit of Public Notice _____ Date Deemed _____
 Complete/Incomplete _____ Reviewer's Initials _____

¹ Pursuant to N.J.S.A. N.J.S.A. 52:27D-307, as amended by PL 2008 c.46, any residential development resulting from a zoning change made to a previously non-residentially-zoned property, where the change in zoning precedes or follows the application for residential development by no more than 24 months, shall require that a percentage be reserved for occupancy by low or moderate income households.

HOUSING ELEMENT

(N.J.A.C. 5:97-2 & N.J.S.A. 40:55D-1 et seq.)

The following issues and items must be addressed in the Housing Element for completeness review. Where applicable, provide the page number(s) on which each issue and/or item is addressed within the narrative Housing Element.

1. The plan includes an inventory of the municipality's housing stock by¹:

- ☒ Age;
- ☒ Condition;
- ☒ Purchase or rental value;
- ☒ Occupancy characteristics; and
- ☒ Housing type, including the number of units affordable to low and moderate income households and substandard housing capable of being rehabilitated

☒ Yes, Page Number: 8-10 ☐ No (incomplete)

2. The plan provides an analysis of the municipality's demographic characteristics, including, but not necessarily limited to²:

- ☒ Population trends
- ☒ Household size and type
- ☒ Age characteristics
- ☒ Income level
- ☒ Employment status of residents

☒ Yes, Page Number: -1013 ☒ No (incomplete)

3. The plan provides an analysis of existing and future employment characteristics of the municipality, including but not limited to³:

- ☒ Most recently available in-place employment by industry sectors and number of persons employed;
- ☒ Most recently available employment trends; and
- ☒ Employment outlook

☒ Yes, Page Number: 14 ☐ No (incomplete)

4. The plan includes a determination of the municipality's present and prospective fair share for low and moderate income housing and an analysis of how existing or proposed changes in zoning will provide adequate capacity to accommodate residential and non-residential growth projections.
AND

The analysis covers the following:

- ☒ The availability of existing and planned infrastructure;
- ☒ The anticipated demand for the types of uses permitted by zoning based on present and anticipated future demographic characteristics of the municipality;
- ☒ Anticipated land use patterns;
- ☒ Municipal economic development policies;
- ☒ Constraints on development including State and Federal regulations, land ownership patterns, presence of incompatible land uses or sites needing remediation and environmental constraints; and
- ☒ Existing or planned measures to address these constraints.

☒ Yes, Page Number: 14-16 ☐ No (incomplete)

5. The plan includes a consideration of 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.

☒ Yes, Page Number: 16 ☐ No (incomplete)

6. The plan relies on household and employment projections for the municipality as provided in Appendix F of COAH's rules (if yes check the yes box below and check no in lines 6a-8).

☐ Yes, Page Number: _____ ☐ No (go to 6a)

- 6a. The Plan relies on higher household and employment projections for the municipality as permitted under N.J.A.C. 5:97-2.3(d) (optional - see Fair Share Plan section starting on page 7 of this application).

☐ Yes (go to 7 and 8) ☐ No (go to 6b)

- 6b. The Plan relies on a request for a downward adjustment to household and employment projections for the municipality as provided in N.J.A.C. 5:97-5.6 (optional - see Fair Share Plan section starting on page 7 of this application).

☒ Yes, Page Number: 16 ☐ No

7. If the municipality anticipates higher household projections than provided by COAH in Appendix F, the plan projects the municipality's probable future construction of housing for fifteen years covering the period January 1, 2004 through December 31, 2018 using the following minimum information for residential development:

- ☐ Number of units for which certificates of occupancy were issued since January 1, 2004;
- ☐ Pending, approved and anticipated applications for development;
- ☐ Historical trends, of at least the past 10 years, which includes certificates of occupancy issued; and
- ☐ The worksheet for determining a higher residential growth projection provided by COAH. (Worksheets are available at www.nj.gov/dca/coah/planningtools/gscalculators.shtml)

- ☐ Yes, Page Number: _____
- ☐ No (incomplete)
- ☐ Not applicable (municipality accepts COAH's projections)

8. If the municipality anticipates higher employment projections than provided by COAH in Appendix F, the plan projects the probable future jobs based on the use groups outlined in Appendix D for fifteen years covering the period January 1, 2004 through December 31, 2018 for the municipality using the following minimum information for non-residential development:

- ☐ Square footage of new or expanded non-residential development authorized by certificates of occupancy issued since January 1, 2004;
- ☐ Square footage of pending, approved and anticipated applications for development;
- ☐ Historical trends, of at least the past 10 years, which shall include square footage authorized by certificates of occupancy issued;
- ☐ Demolition permits issued and projected for previously occupied non-residential space; and
- ☐ The worksheet for determining a higher non-residential growth projection provided by COAH.

- ☐ Yes, Page Number: _____ ☐ No (incomplete)
- ☐ Not applicable (municipality accepts COAH's projections)

9. The plan addresses the municipality's :

- ☒ Rehabilitation share (from Appendix B);
- ☒ Prior round obligation (from Appendix C); and
- ☒ Projected growth share in accordance with the procedures in N.J.A.C. 5:97-2.4.

☒ Yes, Page Number: 25 ☐ No (incomplete)

10. If applicable, the plan includes status of the municipality's application for plan endorsement from the State Planning Commission.

☐ Yes, Page Number: _____ ☐ No (incomplete) ☒ Not Applicable

Petition date: _____ Endorsement date: _____

¹ Information available through the U.S. Census Bureau at http://factfinder.census.gov/servlet/ACSSAFFHousing?sse=on&submenuId=housing_0

² Information available through the U.S. Census Bureau at <http://factfinder.census.gov/home/saff/main.html>.

³ Information available through the New Jersey Department of labor at <http://www.wnjin.net/OneStopCareerCenter/LaborMarketInformation/lmi14/index.html>

FAIR SHARE PLAN (N.J.A.C. 5:97-3)

Please provide a summary of the Fair Share Plan by filling out all requested information. Enter N/A where the information requested does not apply to the municipality. A fully completed application may serve as the actual Fair Share Plan. A brief narrative should be attached to supplement the information included in the application form. Additionally, the narrative section of the Fair Share plan would fully describe, under a separate heading, any waivers that are being requested.

Determining the 1987-2018 Fair Share Obligation

The following tables will assist you in determining your overall 1987-2018 fair share obligation. For each cycle of the affordable housing need and rehabilitation share, please use the “need” column to enter the number of units addressed in the municipal petition. Where the municipality has received and/or is proposing any adjustments to its rehabilitation share, prior round and/or growth share obligation, use the footnotes providing rule references and follow the procedures for determining the municipal need and/or for calculating any adjustments applicable to the municipality. Enter the affordable housing need as provided by COAH or that results from the adjustment under the “Need” column.

Line		<u>Need</u>
1	<input type="radio"/> Rehabilitation Share (From N.J.A.C. 5:97 Appendix B) OR	<u>15</u>
2	<input type="radio"/> Optional Municipally Determined Rehabilitation Share (If a municipally determined rehabilitation share is being used, attach the survey results as an exhibit to this application and indicate that it is attached as Exhibit _____.)	_____
		<u>Need</u>
3	<input type="radio"/> Prior Round (1987-1999) Affordable Housing Obligation (From N.J.A.C. 5:97 Appendix C)	<u>101</u>
	<input type="radio"/> Prior Round Adjustments:	
	<input type="radio"/> 20% Cap Adjustment	_____
	<input type="radio"/> 1000 Unit Cap Adjustment	_____
4	Total Prior Round Adjustments	_____
5	Adjusted Prior Round Obligation: (Number in Appendix C minus Total Prior Round Adjustment(s))	_____
	<input type="radio"/> Prior Round Vacant Land Adjustment (Unmet Need)	<u>91</u>
6	Realistic Development Potential(RDP) ¹	<u>10</u>

¹ RDP = Adjusted Prior Round Obligation minus Vacant Land Adjustment

Determining the Growth Share Obligation

All municipalities must complete the "COAH projections" table below. Only municipalities that anticipate higher projections or that are seeking a growth projection adjustment based on a demonstration that insufficient land capacity exists to accommodate COAH projections need complete the corresponding additional table. COAH has published three workbooks in Excel format to assist with preparing this analysis. All municipalities must complete Workbook A. Workbook B must be used when the municipality anticipates that its growth through 2018 is likely to exceed the growth through 2018 that has been projected by COAH and the municipality wants to plan accordingly. Workbook C must be used by municipalities seeking a downward adjustment to the COAH-generated growth projections based on an analysis of municipal land capacity. Workbooks may be found at the following web location:

www.nj.gov/dca/coah/planningtools/gscalculators.shtml.

The applicable workbook has been completed and is attach to this application as Exhibit _____.

Line ○ *Required 2004-2018 COAH Projections and Resulting Projected Growth Share*

Household Growth (From Appendix F)	<u>268</u>	Employment Growth (From Appendix F)	<u>1205</u>
Household Growth After Exclusions (From Workbook A)	<u>243</u>	Employment Growth After Exclusions (From Workbook A)	<u>1205</u>
Residential Obligation (From Workbook A)	<u>49.00</u>	Non-Residential Obligation (From Workbook A)	<u>75.00</u>
7	Total 2004-2018 Growth Share Obligation		<u>124.00</u>

○ *Optional 2004-2018 Municipal Projections Resulting in Higher Projected Growth Share*

Household Growth After Exclusions (From Workbook B)	_____	Employment Growth After Exclusions (From Workbook B)	_____
Residential Obligation (From Workbook B)	_____	Non-Residential Obligation (From Workbook B)	_____
8	Total 2004-2018 Projected Growth Share Obligation		_____

○ *Optional Municipal Adjustment to 2004-2018 Projections and Resulting Lower Projected Growth Share*

Household Growth After Exclusions (From Workbook C)	<u>39</u>	Employment Growth After Exclusions (From Workbook C)	<u>960</u>
Residential Obligation (From Workbook C)	<u>7.72</u>	Non-Residential Obligation (From Workbook C)	<u>60.00</u>
9	Total 2004-2018 Growth Share Obligation		<u>68.00</u>

10 **Total Fair Share Obligation** (Line 1 or 2 + Line 5 or 6 + Line 7, 8 or 9) 93

Summary of Plan for Total 1987-2018 Fair Share Obligation

(For each mechanism, provide a description in the Fair Share Plan narrative. In the table below, specify the number of completed or proposed units associated with each mechanism.)

	<u>Completed</u>	<u>Proposed</u>	<u>Total</u>
Rehabilitation Share			
<i>Less: Rehabilitation Credits</i>	<u>0</u>		<u> </u>
Rehab Program(s)		<u>15</u>	<u> </u>
Remaining Rehabilitation Share			<u>15</u>
Prior Round (1987-1999 New Construction) Obligation			
<i>Less: Vacant Land Adjustment (If Applicable)</i>			<u> </u>
<i>(Enter unmet need as the adjustment amount. Unmet need = Prior round obligation minus RDP):</i>			
Unmet Need			<u>91</u>
RDP	<u> </u>	<u>10</u>	<u>10</u>
Mechanisms addressing Prior Round			
Prior Cycle Credits (1980 to 1986)		<u> </u>	<u> </u>
Credits without Controls		<u> </u>	<u> </u>
Inclusionary Development/Redevelopment		<u> </u>	<u> </u>
100% Affordable Units		<u> </u>	<u> </u>
Accessory Apartments		<u> </u>	<u> </u>
Market-to-Affordable		<u> </u>	<u> </u>
Supportive & Special Needs		<u> </u>	<u> </u>
Assisted Living		<u> </u>	<u> </u>
RCA Units previously approved		<u>10</u>	<u>10</u>
Other		<u> </u>	<u> </u>
Prior Round Bonuses		<u> </u>	<u> </u>
Remaining Prior Round Obligation			<u>0</u>
Third Round Projected Growth Share Obligation			
<i>Less: Mechanisms addressing Growth Share</i>			<u> </u>
Inclusionary Zoning		<u>68</u>	<u>68</u>
Redevelopment		<u> </u>	<u> </u>
100% Affordable Development		<u> </u>	<u> </u>
Accessory Apartments		<u> </u>	<u> </u>
Market-to-Affordable Units		<u> </u>	<u> </u>
Supportive & Special Need Units		<u> </u>	<u> </u>
Assisted Living: post-1986 Units		<u> </u>	<u> </u>
Other Credits		<u> </u>	<u> </u>
Compliance Bonuses		<u>5</u>	<u>5</u>
Smart Growth Bonuses		<u> </u>	<u> </u>
Redevelopment Bonuses		<u> </u>	<u> </u>
Rental Bonuses		<u>12</u>	<u>12</u>
Growth Share Total		<u>85</u>	<u>85</u>
Remaining (Obligation) or Surplus		<u>17</u>	<u>17</u>

PARAMETERS¹

<u>Prior Round 1987-1999</u>			
RCA Maximum	<u> 41 </u>	RCA's Included	10
Age-Restricted Maximum	<u> 3 </u>	Age-Restricted Units Included	<u> </u>
Rental Minimum	<u> 3 </u>	Rental Units Included	<u> </u>

<u>Growth Share 1999-2018</u>			
Age-Restricted Maximum	17	Age-Restricted Units Included	0
Rental Minimum	17	Rental Units Included	34
Family Minimum	34	Family Units Included	34
Very Low-Income Minimum ²	9	Very Low-Income Units Included	9

¹ Pursuant to the procedures in N.J.A.C. 5:97-3.10-3.12

² Pursuant to N.J.S.A. 52:27D-329.1, adopted on July 17, 2008, at least 13 percent of the housing units made available for occupancy by low-income and moderate income households must be reserved for occupancy by very low income households.

Summary of Built and Proposed Affordable Housing

Provide the information requested regarding the proposed program(s), project(s) and/or unit(s) in the Fair Share Plan. Use a separate line to specify any bonus associated with any program, project and/or unit in the Plan. As part of completeness review, all monitoring forms must be up-to-date (i.e. 2007 monitoring must have been submitted previously or included with this application) and all proposed options for addressing the affordable housing obligation must be accompanied by the applicable checklist(s) (found as appendices to this application). Enter whether a project is proposed or completed and attach the appropriate form or checklist for each mechanism as appendices to the plan. Please note that bonuses requested for the prior round must have been occupied after December 15, 1986 and after June 6, 1999 for the third round.

Please make sure that a corresponding mechanism checklist is submitted for each mechanism being employed to achieve compliance. Separate checklists for each mechanism are available on the COAH website at [/www.nj.gov/dca/coah/planningtools/checklists.shtml](http://www.nj.gov/dca/coah/planningtools/checklists.shtml).

Table 1. Projects and/or units addressing the Rehabilitation Share

Project/Program Name	Proposed (use Checklists) or Completed (use <u>Rehabilitation Unit Survey Form</u>)	Rental, Owner Occupied or Both	Checklist or Form Appendix Location ¹
1. _____	_____	_____	_____
2. _____	_____	_____	_____
3. _____	_____	_____	_____

¹ If all completed units have already been reported to COAH as part of 2007 monitoring or subsequent CTM updates, there is no need to re-submit Rehabilitation Unit Survey Forms. If additional units have been completed subsequent to 2007 monitoring, the municipality may submit updated forms. If the plan relies only on completed units previously reported via 2007 monitoring, enter "on file" in this column.

Table 2. Programs, Projects and/or units addressing the Prior Round.

Project/Program Name	Mechanism or Bonus Type	Proposed (use checklists) or Completed (use Project/Unit Program Information Forms)	Units		Number Addressing Rental Obligation)	Number Subject to Age- Restricted Cap	Checklist or Form Appendix Location ¹
			Addressing Obligation (Note with "BR" where Special Needs bedrooms apply)				
1. Campagna	RCA	_____	7	_____	_____	_____	_____
2. Rizzo	RCA	_____	2	_____	_____	_____	_____
3. Nuzzo	RCA	_____	1	_____	_____	_____	_____
4.	_____	_____	_____	_____	_____	_____	_____
5.	_____	_____	_____	_____	_____	_____	_____
6.	_____	_____	_____	_____	_____	_____	_____
7.	_____	_____	_____	_____	_____	_____	_____
8.	_____	_____	_____	_____	_____	_____	_____
9.	_____	_____	_____	_____	_____	_____	_____
10.	_____	_____	_____	_____	_____	_____	_____
11.	_____	_____	_____	_____	_____	_____	_____
12.	_____	_____	_____	_____	_____	_____	_____
13.	_____	_____	_____	_____	_____	_____	_____
14.	_____	_____	_____	_____	_____	_____	_____
15.	_____	_____	_____	_____	_____	_____	_____
Subtotal from any additional pages used				_____			
Total units (proposed and completed)				10			
Total rental				_____			
Total age-restricted				_____			
Total very-low				_____			
Total bonuses				_____			
Please add additional sheets as necessary.				_____			

¹ If all completed units have already been reported to COAH as part of 2007 monitoring or subsequent CTM updates, there is no need to re-submit monitoring forms. If additional units have been completed subsequent to 2007 monitoring, the municipality may submit updated forms. If the plan relies only on completed units previously reported via 2007 monitoring, enter "on file" in this column.

Table 3. Programs, Projects and/or Units Addressing the Third Round.

Project Name	Mechanism or Bonus Type	Proposed (use checklist(s)) or Completed (use Project/Unit Program Information Form)	Units Addressing Obligation (Note with "BR" where Special Needs bedrooms apply)	Units Addressing Rental Obligation	Units Addressing Family Obligation	Units Subject to Age- restricted Cap	Checklist or Form Appendix Location ¹
16. Centex	Growth Share Zoning	<u>Proposed</u>	10(bonus 5)	2	3		
17. Lackawanna Avenue Rezoning	Growth Share Zoning	<u>Proposed</u>	4	2	2		
18. Ward Trucking	Growth Share Zoning	<u>Proposed</u>	71	30	29		
19.							
20.							
21.							
22.							
23.							
24.							
25.							
26.							
27.							
28.							
29.							
30.							
Subtotal from any additional pages used				Total units (proposed and completed)			
Total family units			34	Total rental units			
Total age-restricted units			0	Total family rental units			
Total Supportive/Special Needs units				Total very-low units			
Total Special Needs bedrooms				Total bonuses			
				Please add additional sheets as necessary.			

¹ If all completed units have already been reported to COAH as part of 2007 monitoring or subsequent CTM updates, there is no need to re-submit monitoring forms. If additional units have been completed subsequent to 2007 monitoring, the municipality may submit updated forms. If the plan relies only on completed units previously reported via 2007 monitoring, enter "on file" in this column.

Please answer the following questions necessary for completeness review regarding the municipality's draft and/or adopted implementing ordinances.

AFFORDABLE HOUSING TRUST FUND (N.J.A.C. 5:97-8)

1. Does the municipality have an affordable housing trust fund account? (Note: Pursuant to P.L. 2008 c.46, municipalities that do not submit a fully executed escrow agreement will forfeit the ability to retain development fees.)

☒ Yes, Bank Name Interchange Bank

(Choose account type) ☒ Separate interest-bearing account

☐ State of New Jersey cash management fund

☐ No (Skip to the Affordable Housing Ordinance section)

2. Has an escrow agreement been executed? ☒ Yes ☐ No

(If no, petition is incomplete. Submit an executed escrow agreement.)

3. Is all trust fund monitoring up-to-date as of December 31, 2007? ☒ Yes ☐ No
(If no, petition is incomplete. Submit an updated trust fund monitoring report.)

DEVELOPMENT FEE ORDINANCES (N.J.A.C. 5:97-8.3)

1. Does the Fair Share Plan include a proposed or adopted development fee ordinance? (Note: Pursuant to P.L. 2008 c.46, municipalities that do not submit a development fee ordinance will forfeit the ability to retain non-residential development fees)

☒ Yes,

☒ Adopted OR ☐ Proposed

☐ No Skip to the next category; Payments-in-Lieu

2. If adopted, specify date of COAH/Court approval here: _____

- Have there been any amendments to the ordinance since COAH or the Court approved the ordinance?

☒ Yes, Ordinance Number 1056 Adopted on December 4, 2008

☐ No (Skip to the next category; Payments-in-Lieu)

- If yes, is the amended ordinance included with your petition?

☒ Yes

☐ No, (Petition is incomplete. Submit ordinance with governing body resolution requesting COAH approval of amended ordinance)

3. Does the ordinance follow the ordinance model **updated September 2008** and available at www.nj.gov/dca/coah/round3resources.shtml? If yes, skip to question 5.

☒ Yes ☐ No

4. If the answer to 3. above is no, indicate that the necessary items below are addressed before submitting the Development Fee ordinance to COAH:

Information and Documentation

The ordinance imposes a residential development fee of 1.50% and a Non-residential fee of 2.5 %

☒ A description of the types of developments that will be subject to fees per N.J.A.C. 5:97-8.3(c) and (d);

☐ A description of the types of developments that are exempted per N.J.A.C. 5:97-8.3(e)

☒ A description of the amount and nature of the fees imposed per N.J.A.C. 5:97-8.3(c) and (d)

☒ A description of collection procedures per N.J.A.C. 5:97-8.3(f)

☒ A description of development fee appeals per N.J.A.C. 5:97-8.3(g)

☒ A provision authorizing COAH to direct trust funds in case of non-compliance per N.J.A.C. 5:97-8.3(h)

☒ If part of a court settlement, submit court ordered judgment of compliance, implementation ordinances, information regarding period of time encompassed by the judgment of compliance and a request for review by the court

5. Does the ordinance include an affordability assistance provision per N.J.A.C. 5:97-8.8 (**Note: must be at least 30 percent of all development fees plus interest**)?

☒ Yes (Specify actual or anticipated amount) \$ _____

☐ No **Submit an amended ordinance with provisions for affordability assistance along with a governing body resolution requesting COAH approval of the amended ordinance.)**

■ If yes, what kind of assistance is offered?

■ Has an affordability assistance program manual been submitted? ☐ Yes ☐ No

¹ Any amendment to a previously approved and adopted development fee ordinance must be submitted to COAH along with a resolution requesting COAH's review and approval of the amendment prior to the adoption of said amendment by the municipality.

**PAYMENTS-IN-LIEU OF CONSTRUCTING AFFORDABLE UNITS ON
SITE (N.J.A.C. 5:97-8.4)**

1. Does the Fair Share Plan include an inclusionary zoning ordinance that provides for payments-in-lieu as an option to the on-site construction of affordable housing?
☒ Yes ☐ No (**Skip to the next category; Barrier Free Escrow**)
2. Does the plan identify an alternate site and/or project for the payment-in-lieu funds? (**Optional**)
☐ Yes (**attach applicable checklist**)
☐ No (identify possible mechanisms on which payment in lieu will be expended in narrative section of plan.)
3. Does the ordinance include minimum criteria to be met before the payments-in-lieu becomes an available option for developers? (**Optional**)
☐ Yes (indicate ordinance section) _____
☐ No

BARRIER FREE ESCROW/OTHER FUNDS (N.J.A.C. 5:97-8.5/8.6)

1. Has the municipality collected or does it anticipate collecting fees to adapt affordable unit entrances to be accessible in accordance with the Barrier Free Subcode, N.J.A.C. 5:23-7?
☐ Yes ☒ No
2. Does the municipality anticipate collecting any other funds for affordable housing activities?
☒ Yes (specify funding source and amount) _____
☐ No

SPENDING PLANS (N.J.A.C. 5:97-8.10)

1. Does the petition include a Spending Plan? (Note: Pursuant to P.L. 2008 c.46, municipalities that do not submit a Spending Plan will forfeit the ability to retain development fees.)
☒ Yes ☐ No
2. Does the Spending Plan follow the Spending Plan model **updated October 2008** and available at www.nj.gov/dca/coah/round3resources.shtml? If yes, skip to next section - Affordable Housing Ordinance.
☒ Yes ☐ No
3. If the answer to 1. above is no, indicate that the necessary items below are addressed before submitting the spending plan to COAH:

Information and Documentation

- ☒ A projection of revenues anticipated from imposing fees on development, based on actual proposed and approved developments and historical development activity;
- ☒ A projection of revenues anticipated from other sources (specify source(s) and amount(s));
- ☒ A description of the administrative mechanism that the municipality will use to collect and distribute revenues;
- ☒ A description of the anticipated use of all affordable housing trust funds pursuant to N.J.A.C. 5:97-8.7;
- ☒ A schedule for the expenditure of all affordable housing trust funds;
- ☒ A schedule for the creation or rehabilitation of housing units;
- ☒ If the municipality envisions being responsible for public sector or non-profit construction of housing, a detailed pro-forma statement of the anticipated costs and revenues associated with the development, consistent with standards required by HMFA or the DCA Division of Housing in its review of funding applications;
- ☒ If the municipality maintains an existing affordable housing trust fund, a plan to spend the remaining balance as of the date of its third round petition within four years of the date of petition;
- ☒ The manner through which the municipality will address any expected or unexpected shortfall if the anticipated revenues from development fees are not sufficient to implement the plan;
- ☒ A description of the anticipated use of excess affordable housing trust funds, in the event more funds than anticipated are collected, or projected funds exceed the amount necessary for satisfying the municipal affordable housing obligation; and
- ☒ If not part of the petition, a resolution of the governing body requesting COAH review and approval of spending plan or an amendment to an approved spending plan.

AFFORDABLE HOUSING ORDINANCE (N.J.A.C. 5:80-26.1 et seq.)

1. Does the Fair Share Plan include an Affordable Housing Ordinance?
☐ Yes ☒ No
2. Does the ordinance follow the ordinance model available at www.nj.gov/dca/coah/round3resources.shtml ? ☐ Yes ☒ No
3. If the answer to 1. or 2. above is no, indicate that the required items below are addressed before submitting to COAH. If the required items are addressed in ordinances other than an Affordable Housing Ordinance, please explain in a narrative section of the Fair Share Plan.

Required Information and Documentation

- ☐ Affordability controls
- ☐ Bedroom distribution
- ☐ Low/moderate-income split and bedroom distribution
- ☐ Accessible townhouse units
- ☐ Sale and rental pricing
- ☐ Municipal Housing Liaison
- ☐ Administrative Agent
- ☐ Reference to the Affirmative marketing plan or ordinance (N.J.A.C. 5:80-26.15)

AFFORDABLE HOUSING ADMINISTRATION (As Applicable)

Items that must be submitted with the petition:

- ☐ Governing body resolution designating a municipal housing liaison (COAH must approve)

Items that must be submitted prior to COAH's grant of Substantive Certification:

- ☐ Operating manual for rehabilitation program
- ☐ Operating manual for affordability assistance
- ☐ Operating manual for an Accessory Apartment program
- ☐ Operating manual for a Market-to-Affordable program
- ☐ COAH approved administrative agent if municipal wide

Items that must be submitted prior to any time prior to marketing completed units:

- ☐ COAH approved administrative agent(s) is project specific
- ☐ Operating manual for sale units
- ☐ Operating manual for rental units
- ☐ Affirmative marketing plan or ordinance (N.J.A.C. 5:80-26.15)

CERTIFICATION

I, _____, have prepared this petition application for substantive certification on behalf of _____. I certify that the information submitted in this petition is complete, true and accurate to the best of my knowledge. I understand that knowingly falsifying the information contained herein may result in the denial and/or revocation of the municipality's substantive certification.

Signature of Preparer (affix seal if applicable)

Date

Title

N.J.S.A. 2C:21-3, which applies to the certifications, declares it to be a disorderly person offense to knowingly make a false statement or give false information as part of a public record.

Narrative Section
