

BOROUGH OF WALDWICK

Midpoint Review Questions

In addition to updating the attached monitoring spreadsheet with up to date information on each project in your approved settlement/fair share plan, please answer the following questions in narrative form:

Conditions of Compliance

1. What conditions from the court's approval of the municipal housing element and fair share plan and judgment of compliance and repose (or whatever standard terms is being used), if any, have not yet been satisfied? Explain the reasons for any delay and the steps the municipality is taking to satisfy the condition(s).

The only material that has not been provided to the special master is information related to the units that were approved in prior rounds that were approved by COAH. The Special Master in essence requested all the documentation from the prior round certifications with COAH. The Borough was up to date on their prior round certifications from COAH and although we thought it would be easy to provide this information to the Special Master, there has been some Administrative changeover in the Borough and not all the documents for those prior rounds was able to be located. As much documentation as could be provided was provided. I would presume that since COAH had certified the Borough as being in compliance, that should suffice and any additional material should not be needed by the Special Master.

Developments that Are Not Completed

2. For each court-approved inclusionary development project that is not yet constructed, please provide a narrative as to its status and any progress towards construction.

There are no court-approved inclusionary developments.

3. Have any non-inclusionary development projects (including 100% affordable projects, group homes, accessory apartments, market-to-affordable, extensions of affordability controls, etc.) included in the court-approved plan not yet been built/converted to affordable housing/controls extended? If yes, explain how many units, if any, have been built for each non-inclusionary project or mechanism and when construction is expected to be completed on the remaining units.

The following units have had their controls extended as a result of the current occupant selling their units and either a new COAH certified resident purchasing and moving in, or the Borough buying the unit back and then re-selling the unit to a new COAH certified purchaser:

7-1 Vernon Court – Borough purchased and then re-sold on 11/21/2016. 30 year controls were placed in the new deed.

1-1 Vernon Court – Borough purchased and then re-sold on 4/1/2020. 30 year controls were placed in the new deed.

8-1 Vernon Court – Borough purchased and then re-sold on 4/30/2020. 30 year c controls were placed in the new deed.

3-4 Vernon Court – Private property transaction occurred through the Borough’s Administrative Agent, NJHMFA and 30 year controls were extended in the new deed.

Waldwick Station (DeMartini Lumber Site) was completed within the last two years, which provided for 11 affordable units. This development had a 10% set aside and was included in the settlement agreement. At the time of the settlement agreement the project was at the outset of construction and has since been completed.

Atria at Waldwick (Solana Assisted Living) – this project was just completed earlier this year and houses 93 beds servicing assisted living and memory care patients (Alzheimers). Originally it was estimated at 85 beds, however the final site plan and development contains 93 beds. So there should be an increase in number of affordable credits from 8-9.

112 Franklin Avenue has also expanded the number of units in there building and in doing so has added an additional 1 rental unit for affordable housing. This was not included in the original agreement and came after the settlement agreement was executed.

4. Are there any projects that have missed any construction deadline established in the court-approved Settlement Agreement, or other mechanisms (e.g. market-to-affordable, accessory apartments, extensions of affordability controls) that have not met the completion schedule set forth in the Settlement Agreement or Housing Element and Fair Share Plan? If yes, what steps is the municipality taking to complete construction and what is the current timetable?

NO

5. Are all unbuilt developments currently in a sewer service area, and if not what has the municipality done to incorporate the site into a sewer service area? Are there any barriers to obtaining water or sewer for any unbuilt site? Are there any other regulatory conditions (e.g.

changes to DEP permits or conditions) that make it not possible to complete any site as originally contemplated?

The Borough of Waldwick is completely served by sewers. So this question will be inapplicable to the Borough.

Rehabilitation Obligation

6. Is the rehabilitation program being administered by a municipality, county, or both? Do the program(s) include rental rehabilitation? If the municipality has not met at least half of its rehabilitation obligation by this midpoint review, what affirmative steps is the municipality taking to meet the obligation and to facilitate participation by homeowners and/or landlords?

Previously the County of Bergen administered the rehabilitation program for the Borough. The Borough is now looking to possibly enter into an agreement with Community Grants, Planning and Housing (CGP&H) to administer the rehabilitation process, including rental rehabilitation.

For Municipalities with a Prior Round and/or Third Round Vacant Land Adjustment (note please make sure any development referenced in the answers to these questions that includes or will include affordable housing is also in the monitoring spreadsheet):

7. If the municipality's court-approved Prior and/or Third Round plan includes Unmet Need:

a. Has there been any development, proposal for development received by the municipality (even if ultimately rejected), adoption of rezoning or a redevelopment plan for of any parcel larger than 0.5 acres since the settlement was approved by the court on a parcel that was neither previously identified in calculating the municipality's RDP nor included in an inclusionary overlay zone? If so:

i. Please describe the development(s), development proposal(s), rezoning(s) or redevelopment plans(s)?

ii. Is any affordable housing included in any of the development(s) proposals(s), and/or rezoning(s) or redevelopment plan(s) referenced?

iii. If the municipality has a mandatory set-aside ordinance, was that applied to the development(s) and/or rezoning(s) or redevelopment plan(s)?

b. Has any development occurred or been proposed to occur within any inclusionary overlay zone or for which a mandatory set-aside ordinance, if required to be adopted by the municipality, would apply since the settlement? If so:

i. What is that development or developments?

ii. Does that proposed or actual development include any affordable housing? What percentage of the development is affordable?

c. Have any changed circumstances occurred that result in additional parcels becoming available for development that were neither previously identified in calculating the municipality's RDP nor included in an inclusionary overlay zone? If yes, please identify the parcel(s) and describe how the municipality plans to address the changed circumstances.

There has not been any additional development, except what has been described above.

For Municipalities with a Prior Round and/or Third Round Durational Adjustment:

NOT APPLICABLE TO THE BOROUGH OF WADLWICK

8. If the municipality's court-approved plan had a durational adjustment, have there been any changed circumstances with regards to limited sewer and/or water capacity? If yes, please describe the changes and when and where additional infrastructure capacity will become available.

N/A

9. What steps has the municipality taken, if any, to address limited water and/or sewer capacity, and to facilitate the extension of public water and/or sewer to any site identified in the settlement agreement?

N/A

10. Has any property owner or developer contacted the municipality to extend public water and/or sewer to a site not identified in the settlement agreement? If so, how did the municipality respond to the request?

N/A