

**BOROUGH OF WALDWICK MASTER PLAN
HOUSING ELEMENT AND FAIR SHARE PLAN**

Prepared for:

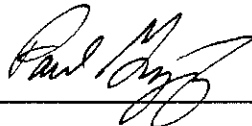
Planning Board
Borough of Waldwick
63 Franklin Turnpike
Waldwick, New Jersey 07463

Prepared by:

Phillips Preiss Grygiel Leheny Hughes LLC
Planning and Real Estate Consultants
33-41 Newark Street
Hoboken, New Jersey 07030

Adopted August 1, 2018

The original of this report was signed and
sealed in accordance with N.J.S.A. 13:41-1.2

A handwritten signature in black ink, appearing to read "Paul Grygiel", is written over a horizontal line.

Paul Grygiel, AICP, PP
New Jersey Professional Planner License # 5518

Table of Contents

I.	Introduction	1
II.	Affordable Housing in New Jersey	1
III.	Housing Element/ Fair Share Plan Requirements.....	3
IV.	Housing Stock and Demographic Analysis.....	4
	Housing Stock Inventory.....	4
	General Population Characteristics	8
	Household Characteristics	9
	Income Characteristics	9
	Employment Characteristics.....	10
	Growth Trends and Projections.....	14
V.	Fair Share Plan.....	16
	Waldwick’s Affordable Housing Efforts.....	16
	Affordable Housing Obligations.....	16
	Present Need.....	16
	Prior Round and Prospective Need Compliance Mechanisms.....	17
	Mechanisms to Address Unmet Need	20
	Spending Plan	20
	Summary.....	21
	Appendices.....	22

List of Tables

Table 1.	Housing Units by Occupancy Status, 2013	4
Table 2.	Housing Units by Number of Units in Structure, 2013.....	4
Table 3.	Housing Units by Age, 2013	5
Table 4.	Housing Units by Number of Rooms for the Borough of Waldwick and Bergen County, 2013	5
Table 5.	Housing Values, Owner Occupied, 2000	6
Table 6.	Housing Values, Owner Occupied, 2013	6
Table 7.	Comparison of the Borough of Waldwick and Bergen County, Monthly Rental Cost, 2013.....	7
Table 8.	Monthly Housing Costs as Percentage of Household Income in the Past 12 Months – Owner Occupied Housing Units, 2013	7

Table 9. Monthly Housing Costs as a Percentage of Household Income in the Past 12 Months – Renter Occupied Housing Units, 2013.....	8
Table 10. Selected Quality Indicators, Occupied Housing Stock, 2013.....	8
Table 11. Population Change, 1980-2010	8
Table 12. Age Distribution, 2000-2010	9
Table 13. Household and Family Income by Income Brackets for Waldwick and Bergen County, 2013 10	
Table 14. Employment Status, 2013.....	11
Table 15. Employment by Occupation, Waldwick, 2013.....	11
Table 16. Distribution of Employment by Industry, Borough Residents, 2013	12
Table 17. Distribution by Class of Worker, 2013.....	12
Table 18. Public Sector Employment in Waldwick by Industry Sector, 2002, 2007, 2011.....	13
Table 19. Residential Certificates of Occupancy, 2004-2014	14
Table 20. Non-Residential Certificates of Occupancy, 2003-2013.....	15
Table 21. Rehabilitation Activity Since 2000.....	17
Table 22. Prior Round Affordable Housing Credits	18
Table 23. Third Round Affordable Housing Credits	19

Acknowledgments

Planning Board

Members (Class I-III)

- (I) Tom Giordano, Mayor
- (II) Joseph Mysliwiec, Zoning Officer
- (III) Paul Schatz, Council Liaison

Members (Class IV)

- Frank Walsh, Chair
- Mark Ramundo, Vice Chair
- Paul Posillico
- Ted Sanzo
- Ray Schmidt
- Dan Wagnes
- Adele Badalamenti, Alternate 1
- Stan Kowalski, Alternate 2

- Joyce Sinclair, Secretary
- Clifford B. Singer, Attorney
- Bernard Mirandi, Engineer
- Paul Grygiel, AICP, PP, Planner

I. Introduction

This Housing Element and Fair Share Plan has been prepared on behalf of the Borough of Waldwick, Bergen County, in accordance with the New Jersey Municipal Land Use Law per N.J.S.A. 40:55D-28b(3), the Fair Housing Act (N.J.S.A. 52:27D-301 et seq.) and the Second Round Substantive Rules (N.J.A.C. 5:93 et seq.) of the New Jersey Council on Affordable Housing (COAH). This document supersedes and replaces the Borough's 2008 Housing Element and Fair Share Housing Plan, which was last revised on April 29, 2014, hereinafter referred to as the "Borough's 2014 Housing Plan."

The Municipal Land Use Law, N.J.S.A. 40:55D-1 et seq., requires that a municipal master plan include a Housing Element in order for the municipality to exercise the power to zone and regulate land use. The Housing Element and Fair Share Plan are adopted by the Borough Planning Board and endorsed by the governing body prior to the submission of a municipal petition to the New Jersey Council on Affordable Housing (COAH) or the courts for substantive certification of the Housing Element and Fair Share Plan pursuant to N.J.A.C. 5:96-1 et seq. The Housing Element and Fair Share Plan are drawn to achieve the goal of meeting the Borough's obligation to plan and regulate land use to provide for a fair share of the regional need for affordable housing.

There are three components to a municipality's affordable housing obligation: the Rehabilitation share, the Prior Round Obligation¹ and the Third Round obligation. The previous two iterations of COAH's Third Round rules have been invalidated by the Court. As a result of its March 10, 2015 ruling, In the Matter of the Adoption of N.J.A.C. 5:96 and 5:97 by the New Jersey Council on Affordable Housing, the New Jersey Supreme Court ruled that the courts would accept Mt. Laurel cases and, as such, the municipal affordable housing obligation will be determined by the trial court on a case-by-case basis. The Supreme Court directed that trial courts use the methodologies from the First and Second Rounds as developed by COAH and approved by court decisions. The Court also preserved Prior Round obligations.

Waldwick remains committed to meeting its constitutional obligation to provide through its land use regulations a realistic opportunity for a fair share of the region's present and prospective needs for housing for low- and moderate-income families.

¹ In 1994, the Council on Affordable Housing (COAH) adopted N.J.A.C. 5:93, et seq., which established criteria for the calculation of each municipality's low- and moderate-income housing obligation. The obligation was cumulative for the period between 1987 and 1999 (i.e., COAH's First and Second Rounds), which is commonly referred to as the Prior Round. The Prior Round Obligation in this document refers to the period between 1987 and 2014.

II. Affordable Housing in New Jersey

In 1975 the Supreme Court of New Jersey in South Burlington County N.A.A.C.P. v. Township of Mount Laurel, 67 N.J. 151 (1975), ruled that the developing municipalities in the State of New Jersey exercising their zoning power, in general, had a constitutional obligation to provide a realistic opportunity for the construction of their fair share of the region's low- and moderate-income housing needs. In 1983, the Supreme Court refined that constitutional obligation in South Burlington County N.A.A.C.P. v. Township of Mount Laurel, 92 N.J. 158 (1983), to apply to those municipalities having any portion of their boundaries within the growth area as shown on the State Development Guide Plan. In 1985, the New Jersey Legislature adopted, and the Governor signed, the Fair Housing Act ("FHA") N.J.S.A. 52:2D-301 et seq. which transformed the judicial doctrine which became known as the "Mount Laurel doctrine" into a statutory one and provided an alternative administrative process in which municipalities could elect to participate in order to establish a Housing Element and Fair Share Plan ("HEFSP") that would satisfy its constitutional obligation by creating an administrative agency known as the Council on Affordable Housing ("COAH") to develop regulations to define the obligation and implement it. COAH proceeded to adopt regulations for First Round obligations applicable from 1987 to 1993 and Second Round obligations that created a cumulative obligation from 1987 to 1999.

COAH first proposed Third Round substantive and procedural rules in October, 2003. 35 N.J.R. 4636(a); 35 N.J.R. 4700(a). Those rules remained un-adopted and COAH re-proposed both the substantive and procedural Third Round rules (N.J.A.C. 5:94 and 5:95) in August of 2004 and adopted the same effective on December 20, 2004 (the "2004 Regulations"). The 2004 Regulations were challenged and on January 25, 2007, the Appellate Division invalidated various aspects of those regulations and remanded considerable portions of the rules to COAH with direction to adopt revised rules. In the Matter of the Adoption of N.J.A.C. 5:94 and 5:95 by the New Jersey Council on Affordable Housing, 390 N.J. Super. 1 (App. Div.), certif. denied, 192 N.J. 72 (2007) (the "2007 Case"). On January 22, 2008, COAH proposed and published revised Third Round regulations in the New Jersey Register. 40 N.J.R. 237.

On May 6, 2008, COAH adopted the revised Third Round regulations and advised that the new regulations would be published in the June 2, 2008 New Jersey Register, thereby becoming effective. On May 6, 2008, COAH simultaneously proposed amendments to the revised Third Round rules it had just adopted. Those amendments were published in the June 16, 2008 New Jersey Register, 40 N.J.R. 3373 (Procedural N.J.A.C. 5:96); 40 N.J.R. 3374 (Substantive N.J.A.C. 5:97). The amendments were adopted on September 22, 2008 and made effective on October 20, 2008.

N.J.A.C. 5:96 and 5:97 as adopted in 2008 were challenged in an appeal entitled In the Matter of the Adoption of N.J.A.C. 5:96 and 5:97 by the New Jersey Council on Affordable Housing, 416 N.J. Super. 462 (App. Div. 2010) (the "2010 Case"). In its October 8, 2010 decision, the Appellate Division determined, among other things, that the growth share methodology was invalid and that COAH should adopt regulations utilizing methodologies similar to the ones utilized in the First and Second rounds (i.e., 1987-1999). On September 26, 2013, the Supreme Court of New Jersey affirmed the Appellate Division's invalidation of the third iteration of the Third Round regulations, sustained their

determination that the growth share methodology was invalid, and directed COAH to adopt new regulations based upon the methodology utilized in the first and second rounds. In the Matter of the Adoption of N.J.A.C. 5:96 and 5:97 by the New Jersey Council on Affordable Housing, 215 N.J. 578 (2013) (the "2013 Case"). COAH proceeded to propose such regulations in accordance with the schedule and amended schedule established by the New Jersey Supreme Court in the 2013 Case. On October 20, 2014, COAH deadlocked with a 3-3 vote and failed to adopt the revised Third Round regulations.

Due to COAH's failure to adopt the revised regulations and subsequent inaction, Fair Share Housing Center ("FSHC"), a party in the 2010 Case and the 2013 Case, filed a motion with the New Jersey Supreme Court to enforce litigant's rights. On March 10, 2015 the New Jersey Supreme Court issued its decision on FSHC's motion to enforce litigant's rights. The Supreme Court in the 2015 Case found that the COAH administrative process had become non-functioning and, as a result, returned primary jurisdiction over affordable housing matters to the trial courts. In the Matter of the Adoption of N.J.A.C. 5:96 and 5:97 by the New Jersey Council on Affordable Housing, 221 N.J. (2015) (the "2015 Case"). In doing so, the Supreme Court declined to adopt a specific methodology or formula to calculate the Third Round affordable housing obligations of the municipalities. The Court did provide some guidance by reiterating its endorsement of the previous methodologies employed in the First and Second Round Rules as the template to establish Third Round affordable housing obligations. Importantly, the Court preserved Prior Round obligations.

The March 2015 Supreme Court decision recognized that a number of municipalities attempted to address their affordable housing obligations in 2008 by preparing a housing element and fair share plan and petitioning COAH for substantive certification of the plan. Through no fault of its own, Waldwick, like a number of other municipalities, did not receive substantive certification of its 2008 plan due to inaction by COAH and subsequent legal challenges. Such towns are considered "participating municipalities" and were afforded an opportunity to prepare a new housing element and fair share plan to address its affordable housing obligations.

III. Housing Element/ Fair Share Plan Requirements

In accordance with the Municipal Land Use Law (*N.J.S.A 40:55D-1, et seq.*), a municipal Master Plan must include a housing element as the foundation for the municipal zoning ordinance. Pursuant to the Fair Housing Act, a municipality's housing element must be designed to provide access to affordable housing to meet present and prospective housing needs, with particular attention to low- and moderate-income housing. The housing element must contain at least the following, as per the FHA at *N.J.S.A 52:27D-310*:

- An inventory of the municipality's housing stock by age, condition, purchase or rental value, occupancy characteristics, and type, including the number of units affordable to low- and moderate-income households and substandard housing capable of being rehabilitated;
- A projection of the municipality's housing stock, including the probable future construction of low- and moderate-income housing, for the next ten years, taking into account, but not necessarily limited to, construction permits issued, approvals of applications for development, and probable residential development trends;
- An analysis of the municipality's demographic characteristics, including, but not necessarily limited to, household size, income level, and age;
- An analysis of the existing and probable future employment characteristics of the municipality;
- A determination of the municipality's present and prospective fair share of low- and moderate-income housing and its capacity to accommodate its present and prospective housing needs, including its fair share of low- and moderate-income housing; and
- A consideration of the lands 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.

IV. Housing Stock and Demographic Analysis

Housing Stock Inventory

In 2013, there were 3,608 housing units in Waldwick Borough, of which 219, or 6 percent, were vacant. Of the 3,389 occupied units, 88 percent were owner occupied and 12 percent were renter occupied. Table 1, Housing Units by Occupancy Status, 2013, illustrates this occupancy status.

Table 1. Housing Units by Occupancy Status, 2013

	Housing Units	Owner Occupied	Renter Occupied
Occupied	3,389	2,973	416
Vacant	219	-	-
Total	3,608	-	-

Source: American Community Survey, 2009-2013

Approximately 88 percent of the total housing stock consists of single-family detached units. Structures with three or more units make up just 4 percent of the total housing stock. See Table 2, Housing Units by Number of Units in Structure, 2013, for a detailed explanation of the Borough's housing units.

Table 2. Housing Units by Number of Units in Structure, 2013

Number of Units	Total	Percent
1, Detached	3,185	88.3%
1, Attached	182	5.0%
2	94	2.6%
3 or 4	121	3.4%
5 to 9	8	0.2%
10 to 19	18	0.5%
20+	0	0.0%
Mobile Home	0	0.0%
Other	0	0.0%
Total	3,608	100.0%

Source: American Community Survey, 2009-2013

Table 3, Housing Units by Age, 2013, illustrates the age of the Borough's housing stock. As one would expect from a smaller, largely built-out community, relatively few housing units, 7 percent, were built after 2000. A majority of the Borough's housing, 59 percent, was constructed in years between 1950 and 1969.

Table 3. Housing Units by Age, 2013

Year Built	Total Units	Percent
2010 or later	75	2.1%
2000-2010	175	4.9%
1990-2000	56	1.6%
1980-1989	68	1.9%
1970-1979	299	8.3%
1960-1969	569	15.8%
1950-1959	1,566	43.4%
1940-1949	321	8.9%
Before 1940	479	13.3%
Total	3,608	100.0%

Source: American Community Survey, 2009-2013

Table 4, Housing Units by Number of Rooms for the Borough of Waldwick and Bergen County, 2013, shows that in Waldwick, approximately 4 percent of housing units have between one and three rooms; 41 percent have between four and six rooms; and 55 percent have seven or more rooms. In Bergen County, 15 percent of housing units have between one and three rooms; 46 percent have between four and six rooms; and 39 percent have seven or more rooms. The mean number of rooms per housing unit in Waldwick is 6.7, indicating that housing units in the Borough are, on average, slightly larger than that of Bergen County (i.e., 5.9 rooms per unit).

Table 4. Housing Units by Number of Rooms for the Borough of Waldwick and Bergen County, 2013

Rooms	Number of Units in Waldwick	Percent of Units in Waldwick	Number of Units in Bergen County	Percent of Units in Bergen County
1	0	0.0%	6,263	1.8%
2	47	1.3%	7,754	2.2%
3	78	2.2%	36,131	11.1%
4	173	4.8%	48,334	13.7%
5	521	14.4%	54,093	15.3%
6	800	22.2%	60,027	17.0%
7	859	23.8%	48,414	13.7%
8	505	14.0%	37,802	10.7%
9+	625	17.3%	51,597	14.6%
Total	3,608	100.0%	353,415	100.0%
Mean Rooms per Unit	6.7		5.9	

Source: American Community Survey, 2009-2013

Tables 5 and 6, Housing Values, Owner Occupied, 2000 and 2013, respectively, show that the median housing value of owner-occupied housing in Waldwick increased by 81 percent between 2000 and 2013. During this same time, the median value in Bergen County increased by 87 percent. In 2000, Waldwick's median housing value of \$229,500 was 5 percent lower than that of Bergen County (i.e., \$240,800). In 2013, Waldwick's median housing value of \$416,000 was 8 percent lower than that of Bergen County (i.e., \$451,400).

Table 5. *Housing Values, Owner Occupied, 2000*

Housing Value	Number in Waldwick	Percent in Waldwick	Number in Bergen County	Percent in Bergen County
Less than \$50,000	26	0.8%	2,963	1.3%
\$50,000 to \$99,999	14	0.5%	5,953	2.7%
\$100,000 to \$149,999	62	2.0%	14,424	6.5%
\$150,000 to \$199,999	806	26.3%	51,425	23.1%
\$200,000 to \$299,999	1,639	53.5%	75,743	34.1%
\$300,000 to \$499,999	506	16.5%	49,212	22.1%
\$500,000 to \$999,999	9	0.3%	18,958	8.5%
\$1,000,000 or more	0	0.0%	3,559	1.6%
Total	3,062	100.0%	222,237	100.0%
2000 Median Value	\$229,500		\$240,800	

Source: 2000 U.S. Census

Table 6. *Housing Values, Owner Occupied, 2013*

Housing Value	Number in Waldwick	Percent in Waldwick	Number in Bergen County	Percent in Bergen County
Less than \$50,000	84	2.8%	3,463	1.6%
\$50,000 to \$99,999	19	0.6%	2,019	0.9%
\$100,000 to \$149,999	10	0.3%	3,343	1.5%
\$150,000 to \$199,999	22	0.7%	4,657	2.1%
\$200,000 to \$299,999	194	6.5%	21,262	9.7%
\$300,000 to \$499,999	1,995	67.1%	97,870	44.5%
\$500,000 to \$999,999	630	21.2%	72,577	33.0%
\$1,000,000 or more	19	0.6%	14,827	6.7%
Total	2,973	100.0%	220,018	100.0%
2013 Median Value	\$416,000		\$451,400	

Source: American Community Survey, 2009-2013

Monthly rental costs in Waldwick are, on average, higher than monthly rental costs County-wide, with almost 85 percent of Borough renters paying \$1,000 or more per month in rent versus 81 percent in Bergen County. In Waldwick, the largest percentage of renters, 56 percent, pay \$1,500 or more. See Table 7, Comparison of the Borough of Waldwick and Bergen County, Monthly Rental Cost, 2013 for additional details.

Table 7. Comparison of the Borough of Waldwick and Bergen County, Monthly Rental Cost, 2013

Monthly Rent	Number in Waldwick	Percent in Waldwick	Number in Bergen County	Percent in Bergen County
Less than \$200	0	0.0%	1,026	0.9%
\$200 - \$299	0	0.0%	1,884	1.7%
\$300 - \$499	0	0.0%	3,138	2.8%
\$500 - \$749	15	4.0%	3,332	3.0%
\$750 - \$999	42	11.1%	11,898	10.7%
\$1,000 - \$1,499	1,110	29.0%	48,224	43.4%
\$1,500 or more	212	55.9%	41,719	37.5%
Total	1,379	100.0%	111,221	100.0%
Median Rent	\$1,641		\$1,334	

Source: American Community Survey, 2009-2013

In 2013, 38 percent of Waldwick owner occupied households contributed 30 percent or more of their income towards monthly housing costs, and 33 percent of Waldwick owner occupied households put less than 20 percent of their income towards monthly housing costs. See Table 8, Monthly Housing Costs as Percentage of Household Income in the Past 12 Months – Owner Occupied Housing Units, 2013, for additional information.

Table 8. Monthly Housing Costs as Percentage of Household Income in the Past 12 Months – Owner Occupied Housing Units, 2013

	Less than 20 percent	20 to 29 percent	30 percent or more
Less than \$20,000	0.0%	0.0%	2.4%
\$20,000 - \$34,999	0.7%	0.2%	8.3%
\$35,000 - \$49,999	0.7%	0.8%	4.9%
\$50,000 - \$74,999	3.0%	2.5%	5.2%
\$75,000 or more	29.0%	24.5%	17.7%
Zero or Negative Income	0.0%		

Source: American Community Survey, 2009-2013

In 2013, 46 percent of Waldwick renter occupied households contributed 30 percent or more of their income towards monthly housing costs, whereas only 25 percent of Waldwick renter occupied households contributed less than 20 percent. See Table 9, Monthly Housing Costs as a Percentage of Household Income in the Past 12 Months – Renter Occupied Housing Units, 2013, for further information.

Table 9. Monthly Housing Costs as a Percentage of Household Income in the Past 12 Months – Renter Occupied Housing Units, 2013

	Less than 20 percent	20 to 29 percent	30 percent or more
Less than \$20,000	0.0%	0.0%	9.6%
\$20,000 - \$34,999	0.0%	1.9%	6.3%
\$35,000 - \$49,999	0.0%	4.3%	14.2%
\$50,000 - \$74,999	5.5%	1.9%	8.4%
\$75,000 or more	20.2%	4.3%	7.7%
Zero or Negative Income	6.7%		
No Cash Rent	8.9%		

Source: American Community Survey, 2009-2013

Waldwick has 39 housing units that lack complete plumbing facilities and 52 units that are overcrowded (defined as having 1.01 or more persons per room). There are no units in the Borough units that lack telephone service available and 39 units that lack complete kitchen facilities. See Table 10, Selected Quality Indicators, Occupied Housing Stock, 2013, for further information.

Table 10. Selected Quality Indicators, Occupied Housing Stock, 2013

	Overcrowded	No Telephone Service Available	Lacking Complete Plumbing	Lacking Complete Kitchen Facilities
Units	52	0	39	39

Source: American Community Survey, 2009-2013

General Population Characteristics

There has been an overall decrease in Waldwick's population in the years since 1980, from 1980 to 1990 (i.e., -9.7 percent) in particular. In 2010, Waldwick's population was observed at 9,625 persons. The County's population increased between 1990 (i.e., 825,380 persons) and 2010 (i.e., 905,116 persons) after an initial decrease of -2.4 percent between 1980 and 1990. See Table 11, Population Change, 1980-2010, for more information.

Table 11. Population Change, 1980-2010

	1980	1990	Percent Change (1980-1990)	2000	Percent Change (1990-2000)	2010	Percent Change (2000-2010)
Waldwick	10,802	9,757	-9.7	9,622	-1.4	9,625	0.0
Bergen County	845,385	825,380	-2.4	884,118	7.1	905,116	2.4

Source: 1980, 1990, 2000, and 2010 U.S. Census

From 2000 to 2010, there were shifts in Waldwick's age distribution. The age group 15 through 24 increased from 845 persons to 1,013 persons (i.e., 20 percent). The age group 25 through 34 decreased from 1,269 persons to 929 persons (i.e., -27 percent). The age group 55 through 64 increased from 850 persons to 1,109 persons (i.e., 30 percent), and the age group 75 and older increased from 676 persons to 766 persons (i.e., 13 percent). See Table 12, Age Distribution, 2000-2010, for additional details.

Table 12. Age Distribution, 2000-2010

Age Group	2000	Percent	2010	Percent	Percent Change
Under 5	734	7.6%	628	6.5%	-14.4%
5-14	1,383	14.4%	1,388	14.4%	0.4%
15-24	845	8.8%	1,013	10.5%	19.9%
25-34	1,269	13.2%	929	9.7%	-26.8%
35-44	1,765	18.3%	1,505	15.6%	-14.7%
45-54	1,317	13.7%	1,658	17.2%	25.9%
55-64	850	8.8%	1,109	11.5%	30.5%
65-74	783	8.1%	629	6.5%	-19.7%
75+	676	7.0%	766	8.0%	13.3%
Totals	9,622	100.0%	9,625	100.0%	-

Source: 2000 and 2010 U.S. Census

Household Characteristics

A household is defined by the U.S. Census Bureau as those persons who occupy a single room or group of rooms constituting a housing unit; however these persons may or may not be related. As a subset of households, a family is identified as a group of persons including a householder and one or more persons related by blood, marriage or adoption, all living in the same household. In 2013, there were 3,420 households in Waldwick, with an average of 2.81 persons per household and an average of 3.20 persons per family. Approximately 78 percent of the households are comprised of married couples with or without children. Almost 22 percent of the Waldwick households are non-family households, which includes individuals.

Income Characteristics

Persons residing in Waldwick have, on average, higher incomes than that of Bergen County as a whole. Annual median income for Borough households in 2010 was \$108,339, whereas annual median income for Bergen County households was \$83,795. Table 13, Household and Family Income by Income Brackets for Waldwick and Bergen County, 2013, further illustrates these findings by noting the number of households in each of the income categories.

Table 13. Household and Family Income by Income Brackets for Waldwick and Bergen County, 2013

	Waldwick		Bergen County	
	Households	Percent	Households	Percent
Less than \$10,000	47	1.4%	15,429	4.6%
\$10,000 - \$14,999	51	1.5%	10,398	3.1%
\$15,000 - \$24,999	108	3.2%	22,809	6.8%
\$25,000 - \$34,999	261	7.7%	22,473	6.7%
\$35,000 - \$49,999	275	8.1%	30,859	9.2%
\$50,000 - \$74,999	393	11.6%	49,642	14.8%
\$75,000 - \$99,999	369	10.9%	42,263	12.6%
\$100,000 - \$149,999	840	24.8%	60,376	18.0%
\$150,000 - \$199,999	454	13.4%	35,555	10.6%
\$200,000 or more	590	17.4%	45,617	13.6%
Total	3389	100.0%	335,422	100.0%
Median Income	\$108,339		\$83,795	

Source: American Community Survey, 2009-2013

Although the Census data does not provide a breakdown of household income by household size, COAH's 2013 Regional Income Limits for Bergen/Hudson/Passaic/Sussex County (Region 1) for a household of one person was \$59,095. As such, the moderate-income threshold for a household of one person was \$47,276 (80 percent of \$59,095). In attempting to approximate the number of low- and moderate-income households in the Borough, using the household size of one person is a conservative approach that represents just a minimum threshold. Table 13 shows that the percentage of households in the Borough for which income was below this minimum threshold was approximately 22 percent.

The percentage of persons and household below the poverty level, as defined by the 2013 American Community Survey, equates to 3.1 percent of all Waldwick residents. This is lower than the County as a whole, wherein 7.2 percent of County residents were living below the poverty level in 2013.

Employment Characteristics

Table 14, Employment Status, 2103, indicates the number of Borough residents 16 years and over who are in the labor force, the type of labor force (i.e., civilian or armed forces) and employment status. Approximately 73 percent of Waldwick residents 16 and over are in the in the labor force and, among those in the labor force, all are in the civilian labor force. Of the residents in the civilian labor force, approximately 91 percent are employed and approximately 9 percent are unemployed.

Table 14. *Employment Status, 2013*

	Number in Waldwick	Percent in Waldwick
Population 16 years and over	7,586	-
In Labor Force	5,533	72.9%
Civilian Labor Force	5,553	72.9%
<i>Employed</i>	<i>5,025</i>	<i>90.8%</i>
<i>Unemployed</i>	<i>508</i>	<i>9.1%</i>
Armed Forces	0	0.0%
Not in Labor Force	2,053	27.1%

Source: American Community Survey, 2009-2013

Table 15, Employment by Occupation, Waldwick, 2013, identifies the occupations of employed persons. While Waldwick residents work in a variety of industries, 48 percent of employed residents work in Management, Business, Science, and Arts occupations; 29 percent are employed in Sales and Office occupations; and a relatively small number, 13 percent, work in Service-related occupations.

Table 15. *Employment by Occupation, Waldwick, 2013*

Sector Jobs	Number	Percent
Management, Business, Science, and Arts Occupations	2,417	48.1%
Service	641	12.8%
Sales and Office	1,432	28.5%
Natural Resources, Construction, and Maintenance	264	5.3%
Production, Transportation, and Moving	271	5.4%
Total	5,025	100.0%

Source: American Community Survey, 2009-2013

Table 16, Distribution of Employment by Industry, Borough Residents, 2013, shows the distribution of employment by industry for employed Waldwick residents. The four industries to capture the largest segments of the population were the Educational, Health and Social Services sector at 26 percent; the Professional, Scientific, Management, Administrative, and Waste Management Services sector at 14 percent; the Retail Trade sector at 14 percent; and the Financing, Insurance, Real Estate, Renting, and Leasing sector at 10 percent.

Table 16. Distribution of Employment by Industry, Borough Residents, 2013

Sector Jobs	Number	Percent
Agriculture, Forestry, Fishing and Hunting, and Mining	12	0.2%
Construction	181	3.6%
Manufacturing	366	7.3%
Wholesale Trade	175	3.5%
Retail Trade	689	13.7%
Transportation and Warehousing, and Utilities	221	4.4%
Information	190	3.8%
Financing, Insurance, Real Estate, Renting, and Leasing	478	9.5%
Professional, Scientific, Management, Administrative, and Waste Management Services	692	13.8%
Educational, Health and Social Services	1,296	25.8%
Arts, Entertainment, Recreation, Accommodation and Food Services	358	7.1%
Public Administration	204	4.1%
Other	163	3.2%
Total	5,025	100.0%

Source: American Community Survey, 2009-2013

Of employed Borough residents, approximately 78 percent are private wage and salary workers; 19 percent are government workers; and 3 percent are self-employed. See Table 17, Distribution by Class of Worker, 2013, for additional details.

Table 17. Distribution by Class of Worker, 2013

	Number in Waldwick	Percent in Waldwick
Private Wage and Salary Workers	3,904	77.7%
Government Workers	954	19.0%
Self-employed in own not incorporated business workers	161	3.2%
Unpaid family workers	6	0.1%
Total	5,025	100.0%

Source: American Community Survey, 2009-2013

The New Jersey Department of Labor and Statistics tracks covered employment throughout the State. See Table 18, Employment in Waldwick by Industry Sector, 2002, 2007, 2011, for additional details. According to the New Jersey Department of Labor and Statistics, there were 2,823 private sector jobs in Waldwick in 2011. Educational Services; Health Care and Social Assistance; and Waste Management and Remediation were the largest sectors of in-town employment, with 580, 366 and 331 jobs, respectively. Table 18 also shows the number of employees by sector in Waldwick in 2002 and 2007. The sector which saw the largest increase in local employment between 2002 and 2011

was the Educational Services sector, with an increase of 271 jobs (or 88 percent). The Manufacturing sector saw the largest decrease in local employment during the same time period, with a loss of 174 jobs (or 61 percent).

Table 18. Public Sector Employment in Waldwick by Industry Sector, 2002, 2007, 2011

PRIVATE SECTOR JOBS	2002		2007		2011	
	COUNT	SHARE	COUNT	SHARE	COUNT	SHARE
Agriculture, Forestry, Fishing and Hunting, and Mining	1	0.0%	0	0.0%	0	0.0%
Mining, Quarrying, and Oil and Gas Extraction	0	0.0%	0	0.0%	0	0.0%
Utilities	48	1.7%	53	1.8%	57	2.0%
Construction	213	7.5%	333	11.1%	246	8.7%
Manufacturing	283	10.0%	136	4.5%	109	3.9%
Wholesale Trade	148	5.2%	139	4.6%	127	4.5%
Retail Trade	283	10.0%	338	11.3%	257	9.1%
Transportation and Warehousing	15	0.5%	3	0.1%	4	0.1%
Information	9	0.3%	24	0.8%	27	1.0%
Finance and Insurance	84	3.0%	99	3.3%	72	2.6%
Real Estate and Rental and Leasing	29	1.0%	37	1.2%	65	2.3%
Professional, Scientific and Technical Services	190	6.7%	331	11.0%	93	3.3%
Management of Companies and Enterprises Administration & Support	4	0.1%	4	0.1%	5	0.2%
Waste Management and Remediation	352	12.5%	211	7.0%	331	11.7%
Educational Services	309	10.9%	532	17.7%	580	20.5%
Health Care and Social Assistance	254	9.0%	243	8.1%	366	13.0%
Arts, Entertainment, and Recreation	139	4.9%	161	5.4%	103	3.6%
Accommodation and Food Services	242	8.6%	151	5.0%	196	6.9%
Other Services (Excluding Public Administration)	189	6.7%	113	3.8%	95	3.4%
Public Administration	33	1.2%	90	3.0%	90	3.2%
TOTAL PRIVATE SECTOR	2,825	100.0%	2,998	100.0%	2,823	100.0%

Source: State of New Jersey Department of Labor and Workforce Development Local Employment Dynamics; <http://onthemap.ces.census.gov/>

Growth Trends and Projections

Residential Trends and Projections

According to the New Jersey Construction Reporter, between 2004 and 2014, Waldwick issued 135 certificates of occupancy, all of which were for one- and two-family dwelling units. See Table 19, Residential Certificates of Occupancy, 2004-2014, for additional details.

Table 19. Residential Certificates of Occupancy, 2004-2014

	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	Total
1 & 2 Family	2	32	13	3	9	12	9	10	6	10	29	135
Multifamily	0	0	0	0	0	0	0	0	0	0	0	0
Total	2	32	13	3	9	12	9	10	6	10	29	135

Source: New Jersey Construction Reporter

Waldwick is essentially a fully developed community, with environmental constraints on the remaining undeveloped tracts zoned for residential use. There has been some residential development in the past decade as remaining vacant or redevelopable tracts were developed with residential uses. As shown on Table 19, the Borough has had an average of 12 dwelling units constructed each year between 2004 and 2014. Given the lack of vacant, developable land in the municipality, it is not anticipated there will be much new housing development in coming years other than redevelopment of existing developed properties. One such property is described in Chapter V, the DeMartini Lumber site, which was recently developed with a new multifamily residential building adjacent to the Waldwick train station. Aside from this project, the Borough anticipates little additional multifamily housing development.

Nonresidential Trends and Projections

According to the New Jersey Construction Reporter, between 2003 and 2013, Waldwick issued certificates of occupancy for a total of ±147,346 square feet of non-residential building space. See Table 20, Non-Residential Certificates of Occupancy, 2003-2013, for additional details. The majority of the non-residential growth can be attributed to:

- 59,550 square feet of office space, for which certificates of occupancy were issued in 2003, 2006-2009 and 2010,
- 37,251 square feet of educational space, for which certificates of occupancy were issued in 2004, 2007 and 2013, and
- 34,171 square feet of assembly space (i.e., libraries, restaurants, lecture halls, art galleries), for which certificates of occupancy were issued in 2004, 2008 and 2012.

Table 20. Non-Residential Certificates of Occupancy, 2003-2013

	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	Total
Office	11,000	0	0	2,148	3,438	30,760	3,957	0	8,247	0	0	59,550
Retail	0	0	0	0	0	0	0	0	0	0	0	0
A-1	0	0	0	0	0	0	0	0	0	0	0	0
A-2	0	0	0	0	0	0	0	0	0	0	0	0
A-3	0	1,996	0	0	0	21,000	0	0	0	11,175	0	34,171
A-4	0	0	0	0	0	0	0	0	0	0	0	0
A-5	0	0	0	0	0	0	0	0	0	0	0	0
Multifamily/ Dormitories	0	0	0	0	0	0	0	0	0	0	0	0
Hotel/ Motel	0	0	0	0	0	0	0	0	0	0	0	0
Education	0	31,001	0	0	4,940	0	0	0	0	0	1,310	37,251
Industrial	0	0	0	0	0	0	0	0	0	0	0	0
Hazardous	0	0	0	0	0	0	0	0	0	0	0	0
Institutional	0	0	0	0	0	0	0	0	0	0	0	0
Storage	0	0	0	0	0	0	0	0	0	0	0	0
Signs, Fences, Utility and Misc.	10,738	0	1,825	0	853	2,134	824	0	0	0	0	16,374
TOTAL	21,738	32,997	1,825	2,148	9,231	53,894	4,718	0	8,247	11,175	1,310	147,346

Source: New Jersey Construction Reporter

Capacity for Growth

Waldwick is essentially fully developed, which has been previously been recognized by COAH in granting the Borough a vacant land adjustment. A map is attached showing vacant properties as well as environmental constraints as determined by the New Jersey Department of Environmental Protection. This map is an update of prior maps prepared by Waldwick to demonstrate the lack of available developable land. As this map shows, there are no sizable vacant tracts available for development in the municipality. Vacant lots include a number of isolated parcels in residential neighborhoods that are too small for affordable housing development while others are irregularly shaped or otherwise constrained. The only other realistic development opportunity is the reuse of existing developed properties for residential use, as was the case with the redevelopment of the DeMartini Lumber property for apartments as discussed below. Therefore, any existing vacant or potentially redeveloped parcels have been taken into account in this document.

V. Fair Share Plan

Waldwick's Affordable Housing Efforts

The Borough of Waldwick has made good faith efforts in recent years to address its affordable housing obligations. Waldwick received Second Round substantive certification from COAH on September 6, 2000 as a result of a petition for substantive certification filed September 20, 1997. In 2005 and 2008, the Planning Board adopted a housing element and fair share plan and the governing body petitioned COAH for Third Round substantive certification. These housing plans addressed Waldwick's obligations as they were determined at that time, while recognizing the Borough has limited resources and developable land. A number of affordable housing units have been built and occupied in Waldwick in the past few decades, more are proposed to be constructed, and the Borough's zoning ordinance requires the provision of affordable housing units in certain zones. This fair share plan identifies additional realistic mechanisms for new affordable housing construction and rehabilitation projects.

Affordable Housing Obligations

In accordance with an agreement reached between the Borough of Waldwick and Fair Share Housing Center (FSHC), a Supreme Court-designated interested party in affordable housing proceedings statewide (the "settlement agreement"), Waldwick's affordable housing obligations are as follows:

Present Need (Rehabilitation Share): 50

Prior Round Obligation (1987 to 1999, pursuant to N.J.A.C. 5:93): 81

Third Round (1999 to 2025) Prospective Need: 228

The Present Need and Prospective Need are based upon a report entitled "New Jersey Low and Moderate Income Housing Obligations for 1999-2025 Calculated Using the NJ COAH Prior Round (1987-1999) Methodology," May 2016, prepared by David N. Kinsey, PhD, PP, FAICP (the "Kinsey Report"). The Prospective Need was adjusted as part of the settlement agreement.

Present Need

A municipality's present need, also referred to as its "rehabilitation obligation," is based upon the estimated amount of substandard housing occupied by low- and moderate-income households. As noted, the Borough's present need is 50 units. Waldwick has had an active rehabilitation program as a participant in the Bergen County Housing Improvement Program. The Borough will continue in that program and will implement a local rental rehabilitation program.

Since 2000, the Bergen County Home Improvement Program has awarded eight low interest home improvement loans for the rehabilitation of dwelling units in Waldwick (See Table 21, Rehabilitation Activity Since 2000). COAH rules require that in order to receive credit for Third Round rehabilitated units, a minimum of \$10,000 per unit must be spent (\$8,000 for rehabilitation, \$2,000 for administration). While two units listed below had loans under \$10,000, they both exceed the \$8,000 minimum for actual rehabilitation activity. In addition, the average for all of these units is over \$10,000 per unit for rehabilitation activity.

Table 21. Rehabilitation Activity Since 2000

Address	Block	Lot	Loan Amount	Date
26 Centre Street	16	9	\$11,675	8/10/00
40 Douglass Street	72.02	53	\$14,110	2/21/01
118 Bergen Avenue	36	42	\$8,920	3/9/01
7 MacDonald Court	72.04	47	\$16,250	8/8/01
32 Dora Avenue	19	6	\$17,500	11/21/02
99 Franklin Turnpike	74	5	\$11,600	6/6/03
78 W. Prospect Street	128	43	\$17,500	5/7/04
101 E. Prospect Street	41	56	\$9,900	7/10/06
TOTAL: 8 units	TOTAL EXPENDITURE:		\$107,455	
	Average Expenditure:		\$13,432	

Sources: 2008 Waldwick Housing Element and Fair Share Plan; correspondence from Bergen County Community Development, November 18, 2015

Therefore, the Borough is entitled to **eight credits** for rehabilitated dwelling units. Waldwick will continue to promote rehabilitation of existing units which will be funded through programs such as the Bergen County Housing Improvement Program and Community Development Block Grant Program, as well as through its affordable housing trust fund and other sources, as funds become available.

Prior Round and Prospective Need Compliance Mechanisms

As noted above, the Borough has a Prior Round Obligation of 81 units and a Third Round Prospective Need of 228 units, for a combined 1987-2025 fair share prospective need of 309 units.

As part of its Prior Round compliance, Waldwick received a “vacant land adjustment,” which determined the Borough’s “realistic development potential” was 32 units. The Prior Round realistic development potential of 32 units subtracted from the obligation of 81 units leaves an “unmet need” of 49 units. The Borough of Waldwick is eligible for **32 credits** towards the Prior Round Obligation. These projects are detailed below and summarized in Table 1.

1. **West Bergen Mental Healthcare – Block 11, Lot 43:** This four-bedroom low-income group home is located on Franklin Turnpike and opened in 1992. N.J.A.C. 5:93-1.3 defines a group home for the developmentally disabled as licensed and/or regulated by the New Jersey Department of Human Services as an “alternative living arrangement.” Per N.J.A.C. 5:93-5.8 alternative living arrangements may be used to address a municipal housing obligation. The unit of credit is the bedroom and each unit may be used to address a municipality’s rental obligation. Per N.J.A.C. 5:97-3.5, units created and occupied after December 15, 1986 may receive rental bonuses for the Prior Round Obligation. Thus, the above home is eligible for four rental bonus credits.
2. **Eastern Christian Children’s Retreat – Block 134, Lot 7.03:** This six-bedroom group home recently opened on a property located on Wyckoff Avenue. N.J.A.C. 5:93-1.3 defines a group

home for the developmentally disabled as licensed and/or regulated by the New Jersey Department of Human Services as an “alternative living arrangement.” Per N.J.A.C. 5:93-5.8 alternative living arrangements may be used to address a municipal housing obligation. The unit of credit is the bedroom and each unit may be used to address a municipality’s rental obligation. Four credits are being applied to the Prior Round Obligation. It is also eligible for rental bonus credits.

3. **Riverside Condominium – Block 128, Lot 34.01:** This development is located on Vernon Court. It includes seven affordable ownership dwelling units that were constructed in 1994. Six credits are being applied to the Prior Round Obligation.
4. **Regional Contribution Agreements:** Waldwick is entitled to credit for 10 units transferred through Regional Contribution Agreements from properties in an affordable housing zone. The first of these was funded by the White Pond Landing development (Block 154, Lots 14, 15, 16, and 33), which transferred four units to the City of Bayonne. The second was funded by the owner of Block 154, Lot 35.01, a former industrial site that has been redeveloped. It transferred six units to the City of Bayonne.

Table 22. Prior Round Affordable Housing Credits

<i>Affordable Development</i>	<i>Type</i>	<i>Rental or Sale</i>	<i>Units</i>	<i>Potential Bonus Credits</i>	<i>Total Credits</i>
West Bergen Mental Healthcare Group Home	Alternative Living Arrangements	Rental	4 bedrooms	Yes	4
Eastern Christian Children’s Retreat	Alternative Living Arrangements	Rental	6 bedrooms	Yes (rental)	4 (of 6)
Riverside Condominium	New Affordable Family Units	Sale	7 units	No	6 (of 7)
Regional Contribution Agreements	Regional Contribution Agreement	Rental	10 units	No	10
Bonus Credits	Rental Bonuses		–	–	8
TOTAL					32

Although the Borough of Waldwick’s Third Round Obligation is 228 units, it is also eligible for a vacant land adjustment in the Third Round. As calculated in Appendix 1, the Borough has a Third Round realistic development potential of 49 units, which is addressed through the projects detailed below and summarized in Table 2.

1. **DeMartini Lumber Site (Waldwick Station) – Block 129, Lot 17:** A multifamily residential development was approved for this property in 2015, was recently constructed and is now occupied after receiving its certificate of occupancy in late 2017. The development, known as Waldwick Station, includes 111 rental units and has a setaside of 11 low- and moderate-income units. The development is located adjacent to Waldwick’s New Jersey Transit railroad station and is therefore a “transit-oriented development,” making it eligible for a bonus of 0.33 credits per unit for an affordable housing unit in a transit-oriented development in Planning

Area 1 as designated by the New Jersey State Development and Redevelopment Plan. This development is also eligible for rental bonus credits.

2. **The Solana Assisted Living Residence – Block 163, Lots 11, 12, 12.01, 13:** An assisted living residence was approved for this property in 2016 and is currently under construction. The development will include 79 units and 85 beds, of which ten percent must be occupied by Medicaid-eligible residents per State requirements. These Medicaid units qualify as affordable units per COAH’s regulations, meaning this project will include eight affordable units. They are also eligible for rental bonuses, within certain limitations.
3. **Habitat for Humanity – Block 128, Lot 54:** This development at 101 Wyckoff Avenue includes four affordable ownership dwelling units. It was constructed in 2011.
4. **DePippo Farm – Block 163.08, Lot 15:** This townhouse development is located on DePippo Court, King Street, Masterson Court and Pineview Drive. It includes seven affordable ownership dwelling units that were constructed in 2009.
5. **112 Franklin Turnpike – Block 105, Lot 48.01:** This mixed-use development includes one affordable rental dwelling unit, which was constructed in 2008. It is eligible for one rental bonus credit.

Table 23. Third Round Affordable Housing Credits

<u>Affordable Development</u>	<u>Type</u>	<u>Rental or Sale</u>	<u>Units</u>	<u>Potential Bonus Credits</u>	<u>Total Credits</u>
Eastern Christian Children’s Retreat	Alternative Living Arrangements	Rental	6 bedrooms	Yes	2 (of 6)
Habitat for Humanity	New Affordable Family Units	Sale	4 units	No	4
Riverside Condominium	New Affordable Family Units	Sale	7 units	No	1 (of 7)
DePippo Farm	New Affordable Family Units	Sale	7 units	No	7
Solana Assisted Living Residence	Assisted Living	Rental	8 units	Yes	8
DeMartini Lumber Site	New Affordable Family Units	Rental	11 rental units	Yes	11
112 Franklin Turnpike	New Affordable Family Unit	Rental	1 unit	Yes	1
Riverside Condominium	Extension of Controls	Sale	2 units	No	2
Bonus Credits	Rental Bonuses		–	–	13
TOTAL					49

Mechanisms to Address Unmet Need

Affordable Housing Overlay Zones: Two inclusionary overlay districts are proposed to address unmet need:

- The AHO-1 Affordable Housing Overlay Zone-1 is proposed to cover the existing VC-3 zone and the portion of the VC-2 zone on the east side of the New Jersey Transit railroad tracks. This area is located proximate to the Waldwick New Jersey Transit railroad station and is partly within the Borough's central business district. This new overlay zone would permit multifamily residential and mixed-use development with upper floor residential units. The proposed compensatory benefits for the provision of a setaside of affordable housing in this zone include an increase in permitted density and relaxation of certain bulk requirements (e.g. height, lot coverage, setbacks).
- The AHO-2 Affordable Housing Overlay Zone-2 includes two properties located a short distance from the Borough's central business district. These are the shopping center located on the north side of Wyckoff Avenue between Harrison Avenue and Walter Hammond Place and the Hamilton Square shopping center on the west side of Franklin Turnpike to the north of North Street. This new overlay zone also would permit multifamily residential as part of mixed-use development, with similar compensatory benefits to those in the AHO-1 zone. The proposed bulk regulations are somewhat different given the larger size of each of these properties compared to the smaller lots in the AHO-1 zone.

The minimum affordable housing set-aside would be 20 percent of the dwelling units for sale units and 15 percent for rental units. Draft versions of these zones are included in the Appendix.

Inclusionary Zoning Requirements: While there are no other large vacant parcels available for redevelopment at this time, it is possible that existing developed areas may be proposed for redevelopment. This ordinance is proposed to be added to the Affordable Housing Controls section of the Borough's General Ordinances by creating the following new subsection 97-120.3(d):

(d) Inclusionary Housing Requirements for Rezonings and Variances. Any multifamily residential development consisting of five or more dwelling units shall produce low- and moderate-income housing on-site or elsewhere in the Borough or pay a fee in lieu of providing affordable units. The number of affordable units to be provided or in lieu payment shall be equal to 20 percent of the residential units in the development, or 15 percent for affordable rental units. The amount of the payment in lieu of providing housing shall be as determined by the appropriate rules of the New Jersey Council on Affordable Housing and any other relevant state regulations.

Spending Plan

The Borough of Waldwick has a development fee ordinance which provides a dedicated revenue source for affordable housing. All development fees, payments in lieu of constructing affordable units on site, funds from the sale of units with extinguished controls, and interest generated by the fees are

deposited in a separate interest-bearing affordable housing trust fund for the purposes of affordable housing. These funds shall be spent for purposes including a housing rehabilitation program, costs associated with affordable housing construction, providing affordability assistance to low-income households and professional services related to the planning for affordable housing.

Summary

This Fair Share Plan provides realistic opportunities for the provision of new affordable housing units and rehabilitation of existing substandard units, in light of the Borough's limited resources – both in monetary terms and with regard to the limited amount of vacant land in the municipality.

Appendices

Appendix 1: Proposed Zoning Amendments

Appendix 2: Spending Plan

Appendix 3: Vacant Land Adjustment Data and Map

**Borough of Waldwick
Draft Proposed Zoning Amendments**

May 2018

AMEND THE FOLLOWING SECTION:

(deletions are shown in ~~striketrough~~, additions are underlined):

97-119.3. Village Residential District.

Within the R-3 Village Residential District the following standards shall apply:

A. Permitted uses.

1. Single-family detached dwellings.
2. ~~Two family dwellings with a minimum lot size of ten thousand (10,000) square feet.~~
3. Public buildings, public parks, public schools and public recreation sites.
4. Professional offices.
5. Assisted living residences and hospitals.

B. Permitted accessory uses, buildings and structures.

1. Private garages.
2. Private swimming pools (see Section 97-123.10).
3. Off-street parking (see Section 97-123.7).
4. Signs (see Section 97-123.9).
5. Fences and walls (see Section 97-123.3).
6. Home occupations (see Section 97-123.14).
7. Other customary accessory uses, buildings and structures which are clearly incidental to the principal use and building.

C. Area and bulk requirements: as specified in Section 97-117.2 and contained in the zoning schedule located at the end of this chapter.

D. Conditional uses. The following are subject to the conditions contained in Section 97-124 of this ordinance:

1. Churches and places of worship and religious instruction.
2. Philanthropic, charitable and eleemosynary uses.
3. Private preschools and private schools.
4. Public utilities.

ADD THE FOLLOWING NEW SECTIONS:

97-119.15. AHO-1 Affordable Housing Overlay Zone-1

The AHO-1 Affordable Housing Overlay Zone-1 covers the entire VC-3 zone and the portion of the VC-2 zone on the east side of the New Jersey Transit railroad tracks. Within the AHO-1 zone, the following standards shall apply:

A. **Permitted uses in the AHO-1 Zone.** In addition to any use permitted in the underlying zone district, the following uses shall be permitted:

1. Multifamily residential.
2. Mixed-use development. Permitted uses on the ground floor of a mixed-use development shall include the following permitted uses in the C-1 District as listed in Section 97-119.9A1, 2, 3, 4 and 13: retail trade stores, service uses, business and professional offices, personal services and child day care centers. Dwelling units in a mixed-use development shall only be permitted on upper floors.

B. **Required Conditions.** The regulations of the underlying zone district are still applicable. However, properties within this overlay zone may also be developed with multifamily residential or mixed-use development in accordance with the following requirements:

- Minimum Lot Area: 10,000 square feet
- Minimum Lot Frontage: 75 feet
- Minimum Front Yard Setback: 5 feet
- Minimum Side Yard Setback: 5 feet
- Minimum Rear Yard Setback: 20 feet
- Maximum Building Coverage: 40%
- Maximum Impervious Coverage: 85%
- Maximum Building Height: 3 stories/42 feet
- Maximum Gross Residential Density: 10 dwelling units/acre
- Residential Parking: per the New Jersey Residential Site Improvement Standards
- Nonresidential Parking: 1 space per 250 square feet of floor area.

C. **Affordable Housing Requirements.** Low- and moderate-income dwelling units shall be provided in accordance with this subsection. The minimum affordable housing set-aside shall be 20 percent of the dwelling units in the development, except that the minimum set-aside shall be 15 percent where affordable rental units are provided. Of these, at least half must be reserved for, and affordable to, low income households. A minimum of 13 percent of the affordable units shall be affordable to households earning 30 percent or less of the area median income for the Council on Affordable Housing region. Low and moderate income housing units shall be governed by the standards set forth in the Uniform Housing Affordability Controls, N.J.A.C. 5:80-26.1 et seq., and shall comply with the applicable rules of the Council on Affordable Housing and any other relevant state regulations. All development including affordable dwelling units shall also be subject to 97-120, Affordable Housing Controls of the Borough of Waldwick Land Use and Development Code.

97-119.16. AHO-2 Affordable Housing Overlay Zone-2

The AHO-2 includes two properties located a short distance from the Borough's central business district, Block 101, Lot 6.01 and Block 109.02, Lot 6.04. Within the AHO-2 zone, the following standards shall apply:

A. **Permitted uses in the AHO-2 Zone.** In addition to any use permitted in the underlying zone district, mixed-use development shall be permitted. Permitted uses on the ground floor of a mixed-use development shall include the following permitted uses in the C-1 District as listed in Section 97-119.9A1, 2, 3, 4 and 13: retail trade stores, service uses, business and professional offices, personal services and child day care centers. Dwelling units shall only be permitted on upper floors, except that

ground floor dwelling units shall be permitted on the portion of a property located more than 80 feet from any public street.

B. Required Conditions. The regulations of the underlying zone district are still applicable. However, properties within this overlay zone may also be developed in accordance with the following requirements:

- Minimum Lot Area: 30,000 square feet
- Minimum Lot Frontage: 200 feet
- Minimum Front Yard Setback: 10 feet
- Minimum Side Yard Setback: 15 feet
- Minimum Rear Yard Setback: 30 feet
- Maximum Building Coverage: 35%
- Maximum Impervious Coverage: 85%
- Maximum Building Height: 3 stories/42 feet
- Maximum Gross Residential Density: 10 dwelling units/acre
- Residential Parking: per the New Jersey Residential Site Improvement Standards
- Nonresidential Parking: 1 space per 250 square feet of floor area.

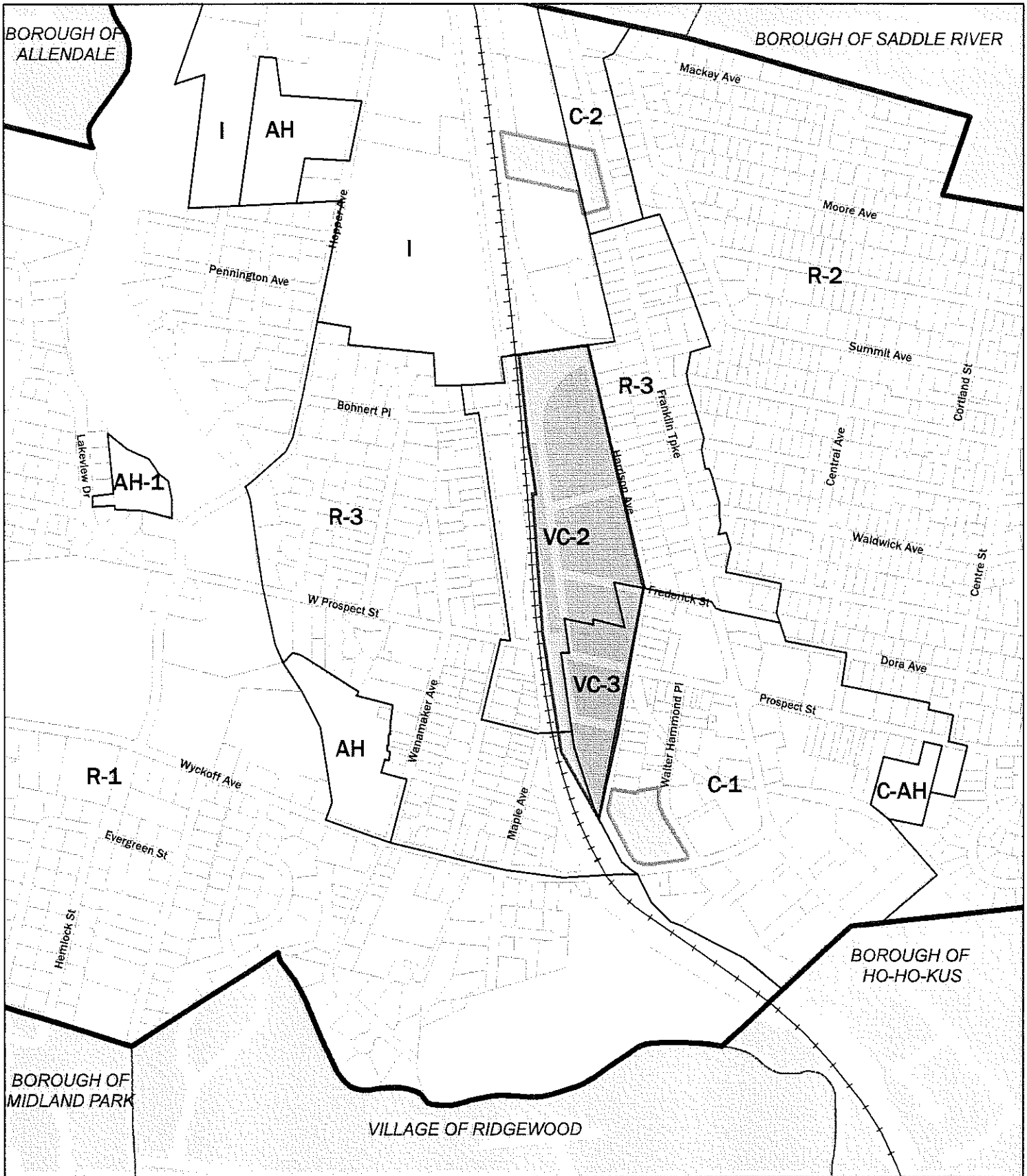
C. Affordable Housing Requirements. Low- and moderate-income dwelling units shall be provided in accordance with this subsection. The minimum affordable housing set-aside shall be 20 percent of the dwelling units in the development, except that the minimum set-aside shall be 15 percent where affordable rental units are provided. Of these, at least half must be reserved for, and affordable to, low income households. A minimum of 13 percent of the affordable units shall be affordable to households earning 30 percent or less of the area median income for the Council on Affordable Housing region. Low and moderate income housing units shall be governed by the standards set forth in the Uniform Housing Affordability Controls, N.J.A.C. 5:80-26.1 et seq., and shall comply with the applicable rules of the Council on Affordable Housing and any other relevant state regulations. All development including affordable dwelling units shall also be subject to 97-120, Affordable Housing Controls of the Borough of Waldwick Land Use and Development Code.

97-120. Affordable Housing Controls



3. Affordable Housing Programs

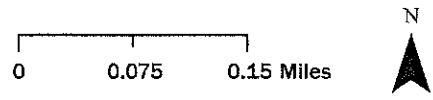
(d) Inclusionary Housing Requirements for Rezonings and Variances.

Any multifamily residential development consisting of five or more dwelling units shall produce low- and moderate-income housing on-site or elsewhere in the Borough or pay a fee in lieu of providing affordable units. The number of affordable units to be provided or in lieu payment shall be equal to 20 percent of the residential units in the development, or 15 percent for affordable rental units. The amount of the payment in lieu of providing housing shall be as determined by the appropriate rules of the New Jersey Council on Affordable Housing and any other relevant state regulations.



**Proposed Affordable Housing Overlay Zones
Borough of Waldwick, New Jersey**

-  AHO-1
-  AHO-2



Phillips Preiss Grygiel Leheny Hughes LLC
 Planning & Real Estate Consultants
 May 2018

Sources: NJGIN, Bergen County, Borough of Waldwick

DRAFT – FOR DISCUSSION PURPOSES ONLY

**Affordable Housing Trust Fund Spending Plan
Borough of Waldwick
May 2018**

INTRODUCTION

The Borough of Waldwick, Bergen County has prepared a Housing Element and Fair Share plan that addresses its regional fair share of the affordable housing need in accordance with the Municipal Land Use Law (N.J.S.A. 40:55D-1 et seq.), the Fair Housing Act (N.J.S.A. 52:27D-301) and the regulations of the Council on Affordable Housing (COAH) (N.J.A.C. 5:97-1 et seq. and N.J.A.C. 5:96-1 et seq.). A development fee ordinance creating a dedicated revenue source for affordable housing was approved by COAH and adopted by the municipality. The ordinance establishes the Waldwick affordable housing trust fund for which this spending plan is prepared.

As of December 31, 2009, the Waldwick affordable housing trust fund had a balance of \$118,729.14. Between January 1, 2010 and December 31, 2017, Waldwick collected \$658,863.27, and expended \$656,636.78, resulting in a balance of \$120,955.63 as of December 31, 2017. All development fees, payments in lieu of constructing affordable units on site, funds from the sale of units with extinguished controls, and interest generated by the fees are deposited in a separate interest-bearing affordable housing trust fund for the purposes of affordable housing. These funds shall be spent in accordance with N.J.A.C. 5:97-8.7-8.9 as described in the sections that follow.

Waldwick received Second Round substantive certification in 2000, and filed for Third Round substantive certification in 2005 and 2008.

The Borough reserves the right and authority to further amend or modify the within spending plan to address or take into account changes which may be warranted due to new rules or rule amendments promulgated by COAH, or judicial determinations, which may change standards or establish new criteria for the Borough to address its affordable housing obligation.

DRAFT – FOR DISCUSSION PURPOSES ONLY

1. REVENUES FOR CERTIFICATION PERIOD

To calculate a projection of revenue anticipated during the period of third round substantive certification, Waldwick considered the following:

(a) Development fees:

1. Residential and nonresidential projects which have had development fees imposed upon them at the time of preliminary or final development approvals;
2. All projects currently before the planning and zoning boards for development approvals that may apply for building permits and certificates of occupancy; and
3. Future development that is likely to occur based on historical rates of development.

(b) Payment in lieu (PIL):

Actual and committed payments in lieu (PIL) of construction from developers as follows: none.

(c) Other funding sources:

Funds from other sources, including, but not limited to, the sale of units with extinguished controls, repayment of affordable housing program loans, rental income and proceeds from the sale of affordable units. No other funds have been or are anticipated to be collected.

(d) Projected interest:

Interest on the projected revenue in the municipal affordable housing trust fund at the current average interest rate.

DRAFT – FOR DISCUSSION PURPOSES ONLY

SOURCE OF FUNDS	PROJECTED REVENUES-HOUSING TRUST FUND - 2018 THROUGH 2025 – PART 1 OF 2			
	2018	2019	2020	2021
(a) Development fees:				
1. Approved Development	\$0	\$0	\$0	\$0
2. Development Pending Approval	\$0	\$0	\$0	\$0
3. Projected Development	\$85,000	\$85,000	\$85,000	\$85,000
(b) Payments in Lieu of Construction	\$0	\$0	\$0	\$0
(c) Other Funds (Specify source(s))	\$0	\$0	\$0	\$0
(d) Interest	\$1,500	\$1,500	\$1,500	\$1,500
Total	\$86,500	\$86,500	\$86,500	\$86,500

SOURCE OF FUNDS	PROJECTED REVENUES-HOUSING TRUST FUND - 2018 THROUGH 2025 – PART 2 OF 2				
	2022	2023	2024	2025	Total
(a) Development fees:					
1. Approved Development	\$0	\$0	\$0	\$0	\$0
2. Development Pending Approval	\$0	\$0	\$0	\$0	\$0
3. Projected Development	\$85,000	\$85,000	\$85,000	\$85,000	\$680,000
(b) Payments in Lieu of Construction	\$0	\$0	\$0	\$0	\$0
(c) Other Funds (Specify source(s))	\$0	\$0	\$0	\$0	\$0
(d) Interest	\$1,500	\$1,500	\$1,500	\$1,500	\$12,000
Total	\$86,500	\$86,500	\$86,500	\$86,500	\$692,000

Waldwick projects a total of \$692,000 in revenue to be collected between January 1, 2018 and December 31, 2025. All interest earned on the account shall accrue to the account to be used only for the purposes of affordable housing.

DRAFT – FOR DISCUSSION PURPOSES ONLY

2. ADMINISTRATIVE MECHANISM TO COLLECT AND DISTRIBUTE FUNDS

The following procedural sequence for the collection and distribution of development fee revenues shall be followed by Waldwick:

(a) Collection of development fee revenues:

Collection of development fee revenues shall be consistent with Waldwick's development fee ordinance for both residential and non-residential developments in accordance with COAH's rules and P.L.2008, c.46, sections 8 (C. 52:27D-329.2) and 32-38 (C. 40:55D-8.1 through 8.7).

(b) Distribution of development fee revenues:

The disbursement of monies in Waldwick's affordable housing trust fund will be coordinated by its Municipal Housing Liaison. In some instances, funds will be provided to other entities, such as an entity responsible for administering a rehabilitation program, for eventual disbursement.

DRAFT – FOR DISCUSSION PURPOSES ONLY

3. DESCRIPTION OF ANTICIPATED USE OF AFFORDABLE HOUSING FUNDS

(a) Rehabilitation program (N.J.A.C. 5:97-8.7)

Waldwick will dedicate \$405,958 to its rehabilitation program.

(b) Affordability Assistance (N.J.A.C. 5:97-8.8)

Projected minimum affordability assistance requirement:

Actual development fees through 12/31/17		\$658,863
Actual payments in lieu of housing through 12/31/17	+	\$0
Actual interest earned through 12/31/17	+	\$0
Development fees projected 2018-2025	+	\$680,000
Interest projected 2018-2025	+	\$12,000
Less housing activity expenditures through 12/31/17	-	\$656,637
Total	=	\$694,226
30 percent requirement	x 0.30 =	\$208,268
Less Affordability assistance expenditures through 12/31/2017	-	\$0
PROJECTED MINIMUM Affordability Assistance Requirement 1/1/2018 through 12/31/2025	=	\$208,268
PROJECTED MINIMUM Very Low-Income Affordability Assistance Requirement 1/1/2018 through 12/31/2025	÷ 3 =	\$69,423

Waldwick will dedicate \$208,268 from the affordable housing trust fund to render units more affordable, including \$69,423 to render units more affordable to households earning 30 percent or less of median income by region, as follows:

Waldwick will address this requirement through subsidizing the provision of very low-income housing and through other means such as down payment assistance, security deposit assistance, low interest loans, rental assistance, assistance with homeowners association or condominium fees and special assessments and assistance with emergency repairs.

(c) Administrative Expenses (N.J.A.C. 5:97-8.9)

Waldwick projects that \$80,000 will be available from the affordable housing trust fund to be used for administrative purposes. Projected administrative expenditures, subject to the 20 percent cap, are as follows:

- Administering a housing rehabilitation program
- Managing the provision of affordability assistance to low-income households
- Provision of professional planning and legal services related to the planning for affordable housing

DRAFT – FOR DISCUSSION PURPOSES ONLY

4. EXPENDITURE SCHEDULE

Waldwick intends to use affordable housing trust fund revenues for the creation and/or rehabilitation of housing units. Where applicable, the creation/rehabilitation funding schedule below parallels the implementation schedule set forth in the Housing Element and Fair Share Plan and is summarized as follows.

Program	PROJECTED EXPENDITURE SCHEDULE			
	2018 -2025 – PART 1 OF 2			
	2018	2019	2020	2021
Rehabilitation	\$50,744	\$50,744	\$50,745	\$50,745
Affordability Assistance	\$26,037	\$26,033	\$26,033	\$26,033
Administration	\$10,000	\$10,000	\$10,000	\$10,000
Total	\$86,781	\$86,777	\$86,778	\$86,778

Program	PROJECTED EXPENDITURE SCHEDULE				
	2018 -2025 – PART 2 OF 2				
	2022	2023	2024	2025	Total
Rehabilitation	\$50,745	\$50,745	\$50,745	\$50,745	\$405,958
Affordability Assistance	\$26,033	\$26,033	\$26,033	\$26,033	\$208,268
Administration	\$10,000	\$10,000	\$10,000	\$10,000	\$80,000
Total	\$86,778	\$86,778	\$86,778	\$86,778	\$694,226

DRAFT – FOR DISCUSSION PURPOSES ONLY

5. EXCESS OR SHORTFALL OF FUNDS

Pursuant to the Housing Element and Fair Share Plan, the governing body of Waldwick will adopt a resolution agreeing to fund any shortfall of funds required for implementing the rehabilitation program, providing affordability assistance and helping with the creation of new affordable housing. In the event that a shortfall of anticipated revenues occurs, Waldwick will utilize a capital ordinance to provide the necessary funds. A copy of the adopted resolution of intent to adopt such an ordinance if necessary is attached.

In the event of excess funds, any remaining funds above the amount necessary to satisfy the municipal affordable housing obligation will be used to provide affordability assistance, aid with the rehabilitation of units and/or encourage provision of affordable accessory apartments.

DRAFT – FOR DISCUSSION PURPOSES ONLY

SUMMARY

Waldwick intends to spend affordable housing trust fund revenues pursuant to N.J.A.C. 5:97-8.7 through 8.9 and consistent with the housing programs outlined in its housing element and fair share plan.

Waldwick had a balance of \$120,955.63 as of December 31, 2017 and anticipates an additional \$692,000 in revenues during the next eight years. The municipality will dedicate \$405,958 towards rehabilitation, \$208,268 to render units more affordable, and \$80,000 to administrative costs. Any shortfall of funds will be offset by funds appropriated from general revenue. The municipality will dedicate any excess funds toward providing affordability assistance, aiding with the rehabilitation of units and/or encouraging provision of affordable accessory apartments.

SPENDING PLAN SUMMARY	
Balance as of December 31, 2017	\$120,956
PROJECTED REVENUE 2018-2025	
Development fees	+ \$680,000
Payments in lieu of construction	+ \$0
Other funds	+ \$0
Interest	+ \$12,000
TOTAL REVENUE	= \$692,000
EXPENDITURES	
Funds used for Rehabilitation	- \$405,958
Affordability Assistance	- \$208,268
Administration	- \$80,000
TOTAL PROJECTED EXPENDITURES	= \$694,226
REMAINING BALANCE	= \$118,730

Block	Lot	Address	Owner	Listed Acreage	Constrained Acreage	Developable Acreage	Constraint Description	Additional Notes	ZONE
VACANT LAND ZONED FOR RESIDENTIAL USE: Property Class 1									
18.01	14.02	FRANKLIN TURNPIKE REAR	JOE NELL II, LLC	0.597	0	0	Lot too small; under 0.83 Ac	Lot too small	R100
18.01	37.01	36 EAST PROSPECT STREET	NEWMAN, BARRY & VIVIANE (TRUSTES)	0.218	0.218	0	Lot too small; under 0.83 Ac	Lot too small	R100
44	39	DONALD PLACE	DAVIS, THOMAS & EILEEN	0.0247	0.0247	0	Lot too small; under 0.83 Ac		R100
44	40	DONALD PLACE	MODELSKI, EDWARD A. & GAIL R.	0.0436	0.0436	0	Lot too small; under 0.83 Ac	Lots 39-41 contiguous. Combined acreage = 0.1073, which is less than 0.83 Ac.	R100
44	41	DONALD PLACE	STIEGLER, JONATHAN & JEANETTE	0.039	0.039	0	Lot too small; under 0.83 Ac		R100
44	43	DONALD PLACE	RICHARDS, DAVID B. & CAROLINE W.	0.0367	0.0367	0	Lot too small; under 0.83 Ac		R100
44	44	DONALD PLACE	EARL, ROBERT P. & MERYL L.	0.0367	0.0367	0	Lot too small; under 0.83 Ac		R100
44	45	DONALD PLACE	MCNERNEY, DENNIS & CATHERINE	0.0436	0.0436	0	Lot too small; under 0.83 Ac	Lots 43-47 contiguous. Combined acreage = 0.1969, which is less than 0.83 Ac.	R100
44	46	DONALD PLACE	PAQUIN, WILLIAM A. & WENDY D	0.0629	0.0629	0	Lot too small; under 0.83 Ac		R100
71	4	SHERIDAN AVENUE REAR	PEIFFER, SUZANNE C.	0.439	0	0	Lot too small; under 0.83 Ac		R100
71	5	407 ARDMORE ROAD, REAR	MONTGOMERY, JUNE	0.2726	0.2726	0	Lot too small; under 0.83 Ac		R100
71	6	SHERIDAN AVENUE	BASCIO, RAYMOND & KERRY ANN	0.2009	0.2009	0	Lot too small; under 0.83 Ac		R100
71	7.01	119 ARDMORE ROAD	FINAN, THOMAS M. & MARGARET A	0.2009	0.2009	0	Lot too small; under 0.83 Ac		R100
71	7.02	125 ARDMORE ROAD	MORLEY, DENIS P. & KATHLEEN	0.287	0.287	0	Lot too small; under 0.83 Ac	Lots 4-7.03 contiguous. Combined acreage = 1.593. Rear yards of lots in Ho-Ho-Kus.	R100
71	7.03	505 ARDMORE ROAD	CLYNE, BARBARA ANN	0.1924	0.1924	0	Lot too small; under 0.83 Ac		R100
73	1	WEST SADDLE RIVER ROAD	HIGHLANDS COMM ASSN INC % O'NEILL	0	0	0	Wooded Wetlands. 100 Year Floodway; Deciduous	Brook view (HCA) Park	R100
73	4.21	WEST SADDLE RIVER ROAD	FARRELL (EXECS) C/O HARDING & CARBONE	1.387	1.387	0	Wooded Wetlands; Saddle River on eastern edge		R100
73	5	WEST SADDLE RIVER ROAD	A RIVER RUNS THROUGH IT III LLC	0.531	0.531	0	Floodway; Deciduous Wooded Wetlands; Saddle River on eastern edge		R100
73	6	WEST SADDLE RIVER ROAD	HARDESTY, BRUCE J. & DEBORAH R.	0.885	0.885	0	100 Year Floodway; Deciduous	Lots 3.03-3.04, 4-7, 8.01 & 10.02 contiguous. Combined developable acreage = 2.0564 non-contiguous acres. Environmental Constraints. Rear yards of lots in Saddle River.	R100
73	7.9	EAST SADDLE RIVER ROAD	MALTESE, ANTHONY J., JR. & CYNTHIA	2.254	2.254	0	Wooded Wetlands; Saddle River on eastern edge		R100
73	8.01	ACKERMAN STREET REAR	ARIZ, SERGIO & BRENDA	0.904	0.904	0	Lot too small; under 0.83 Ac		R100
111	27	WEST PROSPECT STREET	PUBLIC SERVICE ELEC & GAS CO	0.4	0.4	0	Lot too small; under 0.83 Ac		R100
113	1	38-38A WEST PROSPECT ST	DENARO, FRANK V.	0.071	0.071	0	Lot too small; under 0.83 Ac	Lots 1-8 contiguous. Total developable acreage is 0.7797, which is less than 0.83 Ac.	R100
115	26	HARRISON AVENUE	PUBLIC SERVICE ELEC & GAS CO	0.43	0.43	0	No Environmental Constraints	Electric Utility Easement.	R100
116	16	29 HEWSON AVENUE	J.R.W. ASSOCIATES LLC	0.1905	0.1905	0	Lot too small; under 0.83 Ac	Lot too small	R100
120.01	27	BARNES DRIVE REAR	KEELEY DONALD & ROBERTA	0.198	0.198	0	Lot too small; under 0.83 Ac	Lot too small	R100
124	21.01	22 CLEVELAND AVENUE	ESTATE OF D'O'KEEFE C/O P. O'KEEFE	0.1435	0.1435	0	Lot too small; under 0.83 Ac	Lot too small	R100
127	5	46 WEST PROSPECT STREET	LOPES, MANUEL & CATHERINE	0.245	0.245	0	Lot too small; under 0.83 Ac	Lot too small	R100
130	1	10 CLINTON PLACE	CANNIZZARO, LINDA C.	0.2152	0.2152	0	Lot too small; under 0.83 Ac		R100
130	4	CLINTON PLACE	RICCARDI, ANDREW	0.1435	0.1435	0	Lot too small; under 0.83 Ac	Lots 1, 4 & 6 contiguous. Combined acreage = 0.5022, which is under 0.83 Ac.	R100
130	6	34 ZAZZETTI ST	RICCARDI, ALBERT	0.1435	0.1435	0	Lot too small; under 0.83 Ac	Lots 15 & 51 contiguous. Combined acreage = 0.5596, which is under 0.83 Ac.	R100
130	15	20 ZAZZETTI STREET	DURANTE SARATOGA HOLDINGS LP	0.3444	0.3444	0	Lot too small; under 0.83 Ac	Lot too small	R100
130	51	59 WANAMAKER AVENUE	WARRINGTON, PHYLLIS & MORDYK, LOUISE	0.2152	0.2152	0	Lot too small; under 0.83 Ac		R100
134	6.02	64 MONROE STREET	HUIZING, RUSSELL & MARGARET	0.4302	0.4302	0	Lot too small; under 0.83 Ac	Lot too small	R100
135	2.01	216 WYCKOFF AVENUE	DURANTE INVESTMENT GROUP	0.4821	0	0.4821	Lot too small; under 0.83 Ac		R100
135	2.02	214 WYCKOFF AVENUE	DURANTE SARATOGA HOLDINGS LP	0.474	0	0.474	Lot too small; under 0.83 Ac		R100
135	16.01	53 CRESCENT AVENUE	DURANTE, RON	0.3444	0	0.3444	Lot too small; under 0.83 Ac	Lots 2.01, 2.02, 16.01 & 18 contiguous. Combined acreage = 1.7205	R100
135	18	18 LEE COURT	ROCKET VENTURES	0.402	0	0.402	Lot too small; under 0.83 Ac		R100
135	22	14 LEE COURT	DURANTE SARATOGA HOLDINGS LP	0.3868	0.3868	0	Lot too small; under 0.83 Ac	Lots 22 & 24 contiguous. Combined acreage = 0.7288, which is less than 0.83 Ac.	R100
135	24	12 LEE COURT	ROCKET VENTURES	0.4711	0.4711	0	Lot too small; under 0.83 Ac	Lot too small	R100
135	28.8	LEE COURT	ROCKET VENTURES	0.458	0.458	0	Lot too small; under 0.83 Ac	Lot too small	R100
135	31.2	LEE COURT	DURANTE INVESTMT GROUP LP	0.582	0.582	0	Lot too small; under 0.83 Ac	Lot too small	R100
143	27	103 CRESCENT AVENUE	BALDI, CEASAR D	0.541	0.541	0	Lot too small; under 0.83 Ac	Lot too small	R100
154	37	HOPPER AVENUE	ALLENDALE WHITNEY LLC	0.541	0.541	0	Lot too small; under 0.83 Ac	Lot too small	R100

154	38	HOPPER AVENUE	GRAVINA, JOSEPH & CAROLEE	1.67	1.67	0	100 Year Floodway; Deciduous Wooded Wetland; Ho-Ho-Kus Brook	Ho-Ho-Kus Brook and Floodway in western portion of property. Wetlands in eastern portion. Land locked, no road access, irregularly shaped. Environmental constraints = 0.693, which is under 0.83 Ac. Developable acreage too small. Lots 7.01-7.04 & 28.01-28.03 contiguous. Combined developable acreage = 0.4296, which is under 0.83 Ac. Environmental constraints. Lot too small.	R100
157	13.02	24 SHERMAN AVENUE	DE MARTINI, PAUL III	1.72	1.72	0	100 Year Floodway	0.83 Ac. Developable acreage too small.	R100
161.01	28.01	46 CYLI PLACE	MC GUIRE, JOSEPH R. & MARYBETH	0.0574	0.0574	0	Lot too small; under 0.83 Ac.	Lots 7.01-7.04 & 28.01-28.03 contiguous. Combined developable acreage = 0.4296, which is under 0.83 Ac. Environmental constraints.	R100
162.01	28.02	CYLI PLACE	ILARDI, GREGG A. & LAURA	0.56	0.56	0	Lot too small; under 0.83 Ac.	0.83 Ac. Developable acreage too small.	R100
162.01	28.03	SCOTT STREET-REAR	BUCHMANN, GARY & CLAIRE B. T/E	0.2313	0.2313	0	Deciduous Wooded Wetlands	0.83 Ac. Environmental constraints.	R100
162.03	32.01	45 KENNEDY DRIVE	MUSCO, RALPH S. & ELISA	0.0052	0.0052	0	Lot too small; under 0.83 Ac.	0.83 Ac. Environmental constraints.	R100
162.07	9.03	45 LEONARD DRIVE	GATTONI, RICHARD & RUTH	0.0459	0.0459	0	Lot too small; under 0.83 Ac.	Lots 9.03-9.05 contiguous. Combined developable acreage = 0.32054, which is under 0.83 Ac. Environmental constraints.	R100
162.07	9.04	CATHY LANE	MELLS, STEPHEN J. & PATRICIA M.	0.3058	0.3058	0	Lot too small; under 0.83 Ac.	0.83 Ac. Environmental constraints.	R100
162.07	9.05	GATHY LANE REAR	GATTONI, RICHARD & RUTH	0.2376	0.2376	0	Deciduous Wooded Wetlands	0.83 Ac. Environmental constraints.	R100
163.03	60.01	CRESCENT AVENUE REAR	RAKSHAN, MARYAM	2.14	2.14	0	No Environmental Constraints	Lot too narrow to develop	R100
163.37	23	94 VAN BLARCOM LANE REAR	PETRETTI, GREGORY V. & MAYRA V.	0.503	0.503	0	Lot too small; under 0.83 Ac.	Lot too small	R100
163.37	26.78	VAN BLARCOM LANE REAR	KWATRA, LALL G & PROMILA H.	0.8163	0.8163	0	Lot too small; under 0.83 Ac.	Lot too small	R100

VACANT LAND ZONED FOR NON-RESIDENTIAL USE: Property Class 1

18.01	9	33 FRANKLIN TURNPIKE	PUBLIC SERVICE ELEC & GAS CO	1.69	1.69	0	Lot too small; under 0.83 Ac.	Lot utilized for electrical utility easement. Too narrow to develop.	C-1
18.01	14.01	118 FRANKLIN TURNPIKE	JOE NELL II LLC	0.225	0.225	0	Lot too small; under 0.83 Ac.	Lot too small	C-1
107	9	39 HARRISON AVENUE	WALDWICK DEVELOPMENT CORP	0.1576	0.1576	0	Lot too small; under 0.83 Ac.	Lot too small	C-1
107	10	37 HARRISON AVENUE	WALDWICK DEVELOPMENT CORP	0.1455	0.1455	0	Lot too small; under 0.83 Ac.	Lot too small	C-1
110	2.02	12-14 FRANKLIN TURNPIKE	GALASSO, AMATO A / STEVE / ROSE / PAT	0.426	0.426	0	Lot too small; under 0.83 Ac.	Lot too small	C-1
129	17	41 WEST PROSPECT STREET	D & R WALDWICK LLC	1.66	1.66	0	No Environmental Constraints	110-unit MFR building approved 6/15. Construction began 7/16.	VC-2
154	46	12 INDUSTRIAL PARK	HFZ WALDWICK, LLC	1.673	1.673	0	No Environmental Constraints	Parking for commercial business.	

VACANT LAND WITH ZONE NOT SPECIFIED: Property Class 1

22	127	CENTRE STREET	GRUBMAN, DAWN (TAVITIAN)	0.113	0.113	0	Lot too small; under 0.83 Ac.	Lot too small	
38	46	117 MANHATTAN AVENUE	DI PERI JR, JOHN	0.1722	0.1722	0	Lot too small; under 0.83 Ac.	Lot too small	
44	47	ASSESSED IN HO-HO-KUS	VAN VLIET, JACQUELYN C.	0.017	0.017	0	Lot too small; under 0.83 Ac.	Lot too small	
109.01	17	WALTER HAMMOND PLACE	17 WH PLACE ASSOC, L.L.C.	0.218	0.218	0	Lot too small; under 0.83 Ac.	Lot too small	
109.01	5	FRANKLIN TURNPIKE	PUBLIC SERVICE ELECTRIC & GAS CO	0.467	0.467	0	Lot too small; under 0.83 Ac.	Lot too small	
109.01	5.02	FRANKLIN TURNPIKE REAR	17 WH PLACE ASSOC, L.L.C.	0.063	0.063	0	Lot too small; under 0.83 Ac.	Lot too small	
109.01	6.04	WALTER HAMMOND PLACE	WALDWICK SHOPPING CENTER, LLC	0.14	0.14	0	Lot too small; under 0.83 Ac.	Lot too small	
116	36	64 HARRISON AVENUE	PUBLIC SERVICE ELEC & GAS CO	0.946	0.946	0	No Environmental Constraints	Electric utility easement.	
117	1.01	HEWSON AVENUE	NJ DEPT OF TRANS C/O GM & SON TRUCK	2	2	0	No Environmental Constraints	Active commercial businesses-OM & Son	
117	1.02	RAILROAD	D & R WALDWICK LLC	0	0	0	Lot too small; under 0.83 Ac.	Lot too small	
134.01	18	EVERGREEN STREET	COVNEY, GEORGE & MARCELLA	0.113	0.113	0	Lot too small; under 0.83 Ac.	Lot too small	
134.01	19	SMITHFIELD ROAD	MCCONVILLE, JAMES T. & DOLORES	0.034	0.034	0	Lot too small; under 0.83 Ac.	Lot too small	
134.02	14	41 HEMLOCK STREET	BENEVENTI, (ETAL/ TRUSTEE) NORA E	0	0	0	Lot too small; under 0.83 Ac.	Lot too small	
134.03	1	60 EVERGREEN STREET	MOLICA, VINCENT & KAHWATY, PAUJA	0.09	0.09	0	Lot too small; under 0.83 Ac.	Lot too small	
134.03	20	40 HEMLOCK STREET	ROSS, ROBERT & MARIAN	0.094	0.094	0	Lot too small; under 0.83 Ac.	Lot too small	
134.04	15.01	27 FLORAL LANE	RUBERTO, ALFRED	0.065	0.065	0	Lot too small; under 0.83 Ac.	Lot too small	
134.04	16	FLORAL LANE	HUFNAGEL, GERARD J. & CAROLA	0.02	0.02	0	Lot too small; under 0.83 Ac.	Lot too small	
134.04	17	FLORAL LANE	DAILEY, JAMES E. & HELEN	0.069	0.069	0	Lot too small; under 0.83 Ac.	Lot too small	
134.04	18	CECELIA DRIVE	PISACANE, JOSEPH & ROSE	0.161	0.161	0	Lot too small; under 0.83 Ac.	Lot too small	
134.05	9	CECELIA DRIVE	MARRONE, CHRISTOPHER J. & VALDEZ, M	0.059	0.059	0	Lot too small; under 0.83 Ac.	Lot too small	
134.05	12	CRESCENT AVENUE	LANE, JOHN V. & MARGO, L.	0.071	0.071	0	Lot too small; under 0.83 Ac.	Lot too small	
162.01	6.05	ASSESSED IN WYCKOFF	REGEN, CLAIRE	0.0948	0.0948	0	Lot too small; under 0.83 Ac.	Acres calculated in GIS = 0.0948	
162.01	7.01	ASSESSED IN WYCKOFF	SCIBETTA, JOSEPH & JANET	0.2667	0.2667	0	Lot too small; under 0.83 Ac.	Lot too small	
162.01	7.02	ASSESSED IN WYCKOFF	BYRNES, THOMAS J. & DONNA G.	0.1396	0.1396	0	Lot too small; under 0.83 Ac.	Lot too small	
162.01	7.03	ASSESSED IN WYCKOFF	FERRO, ALBERT P. & JOAN M.	0.1271	0.1271	0	Lot too small; under 0.83 Ac.	Lot too small	

162.01	7.04	ASSESSED IN WYCKOFF	MICELLI, WILLIAM J. & GEMMA H.	0.1359	0.1359	0	Decidious Wooded Wetlands	for lots 7.01-7.04 calculated in GIS.
162.08	13	GERARD DRIVE	WHITNEY, CYRUS B. & EILEEN A.	0.004	0.004	0	Lot too small: under 0.83 Ac.	Lot too small. Property located and assessed in Wyckoff. Land description says site is 93 x282 square feet, which = 0.602 acres. GIS calculated acres = 0.0778
162.11	11	200 ANTHONY PLACE	WERNER, WILFRIED & JOEL L.	0.602	0.602	0	Lot too small: under 0.83 Ac.	
162.11	14	ANTHONY PLACE REAR	BABASADE, WOLFGANG & ANDREA L.	0.0778	0.0778	0	Lot too small: under 0.83 Ac.	
162.11	22	191 ANTHONY PLACE	PFEIFER, KARL & CANDACE M.	0.0125	0.0125	0	Lot too small: under 0.83 Ac.	GIS calculated acres = 0.0125

Potential Developable Vacant Sites Property Class 1 (Residential and Non-Residential) 1.70

FARMLAND: Property class 3B

Potential Developable Acreage: Vacant Sites Property Class 3B

Block	Lot	Address	Owner	Listed Acreage	Constrained Acreage	Developable Acreage	Constraint Description	Additional Notes	Zone
PUBLIC PROPERTY 15C (2015 Tax Assessors data)									
3	1	SUMMIT AVENUE	WALDWICK BORO	0.1033	0.1033	0	Lot too small; Under 0.83 Ac	Lot too small	
6	70.01	MOORE AVE REAR	BOROUGH OF WALDWICK	0	0	0	Lot too small; Under 0.83 Ac	GIS calculated acreage = 0.0277	
17	60.02	63 FRANKLIN TURNPIKE	BOROUGH OF WALDWICK	0.6259	0.6259	0	Lot too small; Under 0.83 Ac	Waldwick Administration Building & parking	
17	62.02	DORA AVENUE	BOROUGH OF WALDWICK	0.3576	0.3576	0	Lot too small; Under 0.83 Ac	Waldwick Administration Building & parking	
17	63	15 EAST PROSPECT STREET	BOROUGH OF WALDWICK	0.81	0.81	0	Lot too small; Under 0.83 Ac	Lot too small	
18.04	20	PLAY AREA ENMET PL	BORO OF WALDWICK	1.12	1.12	0	No Environmental Constraints	Emmet Park	
19	44	LIBRARY PROSPECT STREET	BORO OF WALDWICK	0.4992	0.4992	0	Lot too small; Under 0.83 Ac	Lot too small	
27	1	NORDHAM ST	BOROUGH OF WALDWICK	0.06	0.06	0	Lot too small; Under 0.83 Ac	Lot too small; Ted Bell Park	
29	17	ASTOR PLACE	WALDWICK BORO	0.263	0.263	0	Lot too small; Under 0.83 Ac	Lot too small	
42	43	EAST PROSPECT STREET	BORO OF WALDWICK	0.0459	0.0459	0	Lot too small; Under 0.83 Ac	Lot too small	
64	1	BERGEN AVENUE	WALDWICK BORO MUNICIPAL BLDG	0.0086	0.0086	0	Lot too small; Under 0.83 Ac	Lot too small	
64	35	LINCOLN PLACE	WALDWICK BORO	0.0086	0.0086	0	Lot too small; Under 0.83 Ac	Lot too small	
65	1	LINCOLN PLACE	WALDWICK BORO MUNICIPAL BUILDING	0.0086	0.0086	0	Lot too small; Under 0.83 Ac	Lot too small	
66	25	MANHATTAN AVENUE	WALDWICK BORO	0.0086	0.0086	0	Lot too small; Under 0.83 Ac	Lot too small	
72.04	56.02	MACLAREN COURT REAR	WALDWICK BORO	0.0643	0.0643	0	Lot too small; Under 0.83 Ac	Lot too small	
73	3.03	37-39 MALCOLM STREET	BOROUGH OF WALDWICK	14.86	14.31398	0	100 Year Floodway; Deciduous Wooded Wetland	lots 3.03-3.04, 4.7, 8.01 & 10.02 contiguous.	
73	3.04	WEST SADDLE RIVER ROAD	BORO OF WALDWICK	0.0574	0.0574	0	100 Year Floodway; Deciduous Wooded Wetland	Combined developable acreage = 2.0564 non-contiguous acres. Environmental Constraints. Rear yards of lots in Saddle River.	
73	10.02	MALCOLM ST. WATER DEPT.	BORO OF WALDWICK	1.61	1.61	0	100 Year Floodway; Deciduous Wooded Wetland; Saddle River	Borough Composting Facility. Due to access location and topography issues determined to not be feasibly redevelopable.	
110	4	ROSENCRANTZ LANE	BOROUGH OF WALDWICK	2.324	2.324	0	No Environmental Constraints		
111	27.01	LAND PROSPECT ST	BORO OF WALDWICK	0.02	0.02	0	Lot too small; Under 0.83 Ac	Lot too small	
116	29	HARRISON AVENUE	BORO OF WALDWICK	0.25	0.25	0	Lot too small; Under 0.83 Ac	Lot too small	
117	2	HARRISON AVENUE	DIR COMMUTER SERV NJ DEPT OF TRANSP	0.25	0.25	0	Lot too small; Under 0.83 Ac	Lot too small	
119	1.05	WYCKOFF AVE	BORO OF WALDWICK FIREHOUSE NO 2	0.84	0.84	0	No Environmental Constraints	Fire Department	
132	16	POOL&BLDG HOPPER AV	BORO OF WALDWICK	3	3	0	100 Year Floodway; Ho-Ho-Kus Brook along eastern edge	Waldwick Municipal Pool	
148	1	VET PARK LINDBGH PKY	BORO OF WALDWICK	3.704	3.704	0	No Environmental Constraints	Veteran's Park	
153	15	GATEWAY COURT REAR	BOROUGH OF WALDWICK	2.59	2.59	0	100 Year Floodway; Deciduous Wooded Wetlands; Ho-Ho-Kus Brook	Ho-Ho-Kus Brook; Floodway & wetlands on eastern portion of site. Land locked; no road access; bounded by park, school, and single-family home.	
153.04	21.01	LAND DRAINAGE DITCH	BORO OF WALDWICK	0.1175	0.1175	0	Lot too small; Under 0.83 Ac	Lot too small; Covered by Whites Pond	
154	33.01	LAND DRAINAGE DITCH	BORO OF WALDWICK	0.184	0.184	0	Lot too small; Under 0.83 Ac	Lot too small	
154	34	217 PINE STREET	BORO OF WALDWICK	38.05	38.05	0	100 Year Floodway; Deciduous Wooded Wetlands; Ho-Ho-Kus & Allendale Brooks	Borough Park	
154	42	INDUSTRIAL PARK	BOROUGH OF WALDWICK	1.25	1.25	0	100 Year Floodway	Waldwick Recycling Center	
166	6	MARY LANE	BOROUGH OF WALDWICK	0.1286	0.1286	0	Lot too small; Under 0.83 Ac	Lot too small	
PUBLIC PROPERTY 15C (2015 Tax Assessors data): Lakes									
153.04	21.01	LAND DRAINAGE DITCH	BORO OF WALDWICK	0.1175	0.1175	0	Lot too small; Under 0.83 Ac	Lot too small; Covered by Whites Pond	

Block	Lot	Property Class	Address	Owner	Listed Acreage	Constrained Acreage	Developable Acreage	Constraint Description	Additional Notes	Zone
OTHER PROPERTY APPROPRIATE FOR REDEVELOPMENT (2015 Tax Assessor's data)										
113	2	4A	11 LAFAYETTE PLACE	GENERATION III PROPERTY MGMT, LLC	0.063	0.063	0	Lot too small; under 0.83 Ac	Lot too small	
113	3	4A	34 WEST PROSPECT STREET	34 W PROSPECT LLC	0.0717	0.0717	0	Lot too small; under 0.83 Ac	Lot too small	
113	4	4A	32 WEST PROSPECT STREET	ASH DEVELOPERS INC	0.1435	0.1435	0	Lot too small; under 0.83 Ac	Lot too small	
113	5	4A	28 WEST PROSPECT STREET	ORION REALTY CORP, NJ CORP	0.287	0.287	0	Lot too small; under 0.83 Ac	Lot too small	
113	8	4A	24-26 WEST PROSPECT ST.	JVS WALDWICK LLC	0.1435	0.1435	0	Lot too small; under 0.83 Ac	Lot too small	
114	1	4A	9 HEWSON AVENUE	DURANTE INVEST, GP, LIMIT. PRTN.	0.53	0.53	0	Lot too small; under 0.83 Ac	Lot too small	
114	7	15F	7 HEWSON AVENUE	VFW POST 1049	0.14	0.14	0	Lot too small; under 0.83 Ac	Lot too small	
114	9	2	27 WEST PROSPECT STREET	LEE, JOHN	0.202	0.202	0	Lot too small; under 0.83 Ac	Lot too small	
114	11	4A	25 WEST PROSPECT STREET	WANAMAKER, CHARLES & PATRICIA	0.35	0.35	0	Lot too small; under 0.83 Ac	Lot too small	
114	15	4A	19 WEST PROSPECT STREET	19 W PROSPECT ST, LLC	0.073	0.073	0	Lot too small; under 0.83 Ac	Lot too small	
114	16	2	18 FREDERICK STREET	J.K.M. ASSOCIATES	0.3669	0.3669	0	Lot too small; under 0.83 Ac	Lot too small	
124	24	4B	24 FREDERICK STREET	DURANTE, RON	0.68	0.68	0	Lot too small; under 0.83 Ac	Lot too small	
114	25	2	5 HEWSON AVENUE	DINARO, MICHELE	0.1148	0.1148	0	Lot too small; under 0.83 Ac	Lot too small	
114	26	4A	37 WEST PROSPECT STREET	DINARO, MICHELE	0.167	0.167	0	Lot too small; under 0.83 Ac	Lot too small	
115	1	2	23 HEWSON AVENUE	DCCHIPINTI, VINCENTO J.	0.1905	0.1905	0	Lot too small; under 0.83 Ac	Lot too small	
115	2	2	21 HEWSON AVENUE	ADDAMO, DOMINICK R. & GIOVANNA	0.1871	0.1871	0	Lot too small; under 0.83 Ac	Lot too small	
115	3	2	19 HEWSON AVENUE	CUZCO MANAGEMENT LLC	0.2581	0.2581	0	Lot too small; under 0.83 Ac	Lot too small	
115	4	4A	23 FREDERICK STREET	MANT, MOSES LLC	0.5	0.5	0	Lot too small; under 0.83 Ac	Lot too small	
115	9	2	58 HARRISON AVENUE	MARTIN, LETAL, JESSICA ANNE	0.1377	0.1377	0	Lot too small; under 0.83 Ac	Lot too small	
115	11	2	56 HARRISON AVENUE	ROLLER, EDMUND & SANDRA	0.0556	0.0556	0	Lot too small; under 0.83 Ac	Lot too small	
115	13	2	54 HARRISON AVENUE	MELCHIOR, TRAVIS G & CORY	0.1389	0.1389	0	Lot too small; under 0.83 Ac	Lot too small	
115	15	2	52 HARRISON AVENUE	SCHULTZ, JAMES & JUDITH	0.1435	0.1435	0	Lot too small; under 0.83 Ac	Lot too small	
115	17	2	50 HARRISON AVENUE	DELVALLE, MARIO & JUDITH	0.1435	0.1435	0	Lot too small; under 0.83 Ac	Lot too small	
115	19	2	48 HARRISON AVENUE	DAUGHTREY, MICHAEL J & STEPHANIE S	0.1458	0.1458	0	Lot too small; under 0.83 Ac	Lot too small	
115	21	2	46 HARRISON AVENUE	DUNN, MARIA	0.1469	0.1469	0	Lot too small; under 0.83 Ac	Lot too small	
115	23	2	44 HARRISON AVENUE	CHART, PATRICIA A	0.2014	0.2014	0	Lot too small; under 0.83 Ac	Lot too small	
116	1	4B	45 HEWSON AVENUE	HARTIG, GARY G	0.33	0.33	0	Lot too small; under 0.83 Ac	Lot too small	
116	4	4B	41 HEWSON AVENUE	HESSLER, C. & WANAMAKER, C & N.J.	0.5	0.5	0	Lot too small; under 0.83 Ac	Lot too small	
116	9	4A	39 HEWSON AVENUE	J.R.W. ASSOCIATES LLC	0.75	0.75	0	Lot too small; under 0.83 Ac	Lot too small	
116	18	2	15 WALTER NIGHTINGALE PL	J.R.W. ASSOCIATES LLC	0.4025	0.4025	0	Lot too small; under 0.83 Ac	Lot too small	
116	27	2	60 HARRISON AVENUE 2X-COT	INCARDONA, GIUSEPPE & SUTTILES, MARIA	0.1825	0.1825	0	Lot too small; under 0.83 Ac	Lot too small	
116	25	2	62 HARRISON AVENUE	MANN, DAVID & MARIBEL	0.109	0.109	0	Lot too small; under 0.83 Ac	Lot too small	
116	27	2	64 HARRISON AVENUE	SALEMME, FRANK & ANGELINA	0.0976	0.0976	0	Lot too small; under 0.83 Ac	Lot too small	
136	6.01	4A	205 WYCKOFF AVENUE	PETTERUIT, MICHAEL & EVELYN	2.4	2.4	0	No Environmental Constraints	lots 6.01 & 6.02 contiguous. Total contiguous acreage = 4.4.	
136	6.02	2	197 WYCKOFF AVENUE 2X	WAGNER, ROBERT P	2	2	0	No Environmental Constraints		
129	17	4A	41 WEST PROSPECT STREET	DEMARTINI COAL & LUMBER CO INC	1.66	1.66	0	No Environmental Constraints	Currently occupied by Hamilton Square	
101	6.01	4A	140 FRANKLIN TURNPIKE	HAMILTON-FRANKLIN ASSOC C/O VANICK	2.53	2.53	0	No Environmental Constraints	Currently occupied by Ston N Shop.	
109.02	6.04	4A	WYCKOFF & HARRISON	WYCKOFF AVE ASSOC LLC	2.133	2.133	0	No Environmental Constraints	Lot too small	
111	1	4A	33 HARRISON AVENUE	AMROSE PROPERTY LLC	0.04	0.04	0	Lot too small; under 0.83 Ac	Lot too small	
111	6	4A	21 HARRISON AVENUE	BERARDI, ROCCO	0.61	0.61	0	Lot too small; under 0.83 Ac	Lot too small	
111	8	4A	1 HARRISON AVENUE	COOK, WM R & CHARLENE G	0.229	0.229	0	Lot too small; under 0.83 Ac	Lot too small	
111	18	4A	20 WALTER HAMMOND PL	BERARDI, ROCCO	0.0574	0.0574	0	Lot too small; under 0.83 Ac	Lot too small	
111	23	4A	12 WEST PROSPECT STREET	REINAUER REALTY CORP	0.123	0.123	0	Lot too small; under 0.83 Ac	lots 23-26 contiguous. Total developable acreage = 0.41515,	
111	24	4A	14 WEST PROSPECT STREET	GSAG LLC	0.0445	0.0445	0	Lot too small; under 0.83 Ac	which is less than 0.83 Ac.	
111	24	4A	16 WEST PROSPECT STREET	8&J GARDEN REALTY INC	0.107	0.107	0	Lot too small; under 0.83 Ac		

Block	Lot	Address	Owner	Listed Acreage	Constrained Acreage	Developable Acreage	Constraint Description	Additional Notes	ZONE
Vacant Land Zoned for Residential Use: Property Class 1									
135	2.01	216 WYCKOFF AVENUE	DURANTE INVESTMENT GROUP	0.4821	0	0.4821	Lot too small: under 0.83 Ac		R100
135	2.02	214 WYCKOFF AVENUE	DURANTE SARATOGA HOLDINGS LP	0.474	0	0.474	Lot too small: under 0.83 Ac	Lots 2.01, 2.02, 16.01 & 18 contiguous. Combined acreage = 1.7205	R100
135	16.01	53 CRESCENT AVENUE	DURANTE, RON	0.3444	0	0.3444	Lot too small: under 0.83 Ac		R100
135	18.18	LEE COURT	ROCKET VENTURES	0.402	0	0.402	Lot too small: under 0.83 Ac		R100

Total Developable Acreage (1)	1.70
Total Listed Acreage (Property Class 1)	36.9499

FARMLAND: Property class 3B

Total Developable Acreage (3B)	0.00
Total Listed Acreage (Property Class 3B)	0

Total Property Class 3B & 1 Developable Acreage

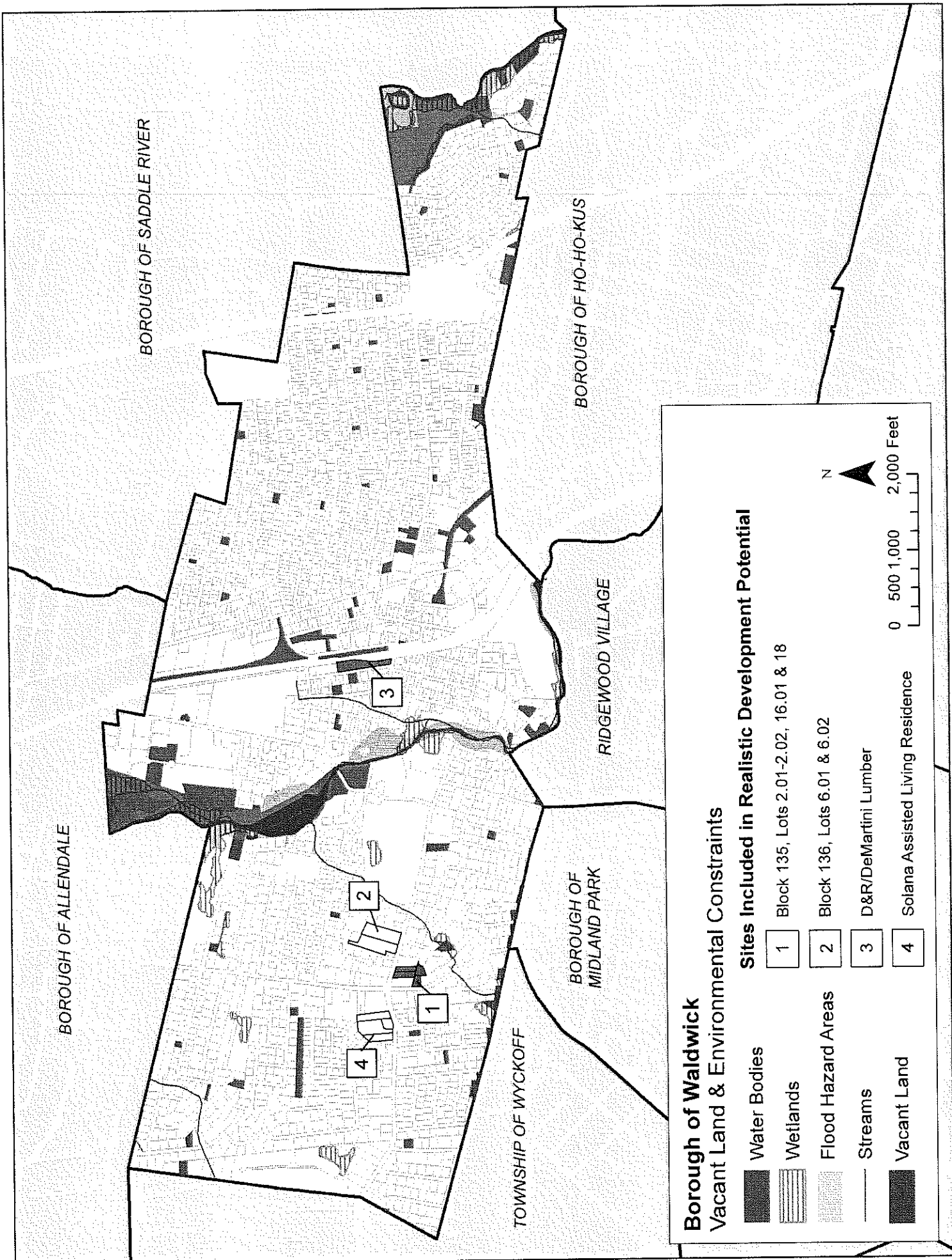
Public Property 15C Vacant Land (Zone Not Specified)

Total Developable Property Class 15C	0.00
Total Property Class 15C Acreage	73.22

OTHER PROPERTY APPROPRIATE FOR REDEVELOPMENT (2015 Tax Assessors data)									
136	6.01	4A	205 WYCKOFF AVENUE	2.4	0	2.4	No Environmental Constraints	Lots 6.01 & 6.02 contiguous. Total contiguous acreage = 4.4.	R100
136	6.02	2	197 WYCKOFF AVENUE 2X	2	0	2	No Environmental Constraints		R100
129	17	4A	41 WEST PROSPECT STREET	1.66	0	1.66	No Environmental Constraints		VC-2
163	11	2	237 WYCKOFF AVENUE	0	0	0	No Environmental Constraints		R100
163	12	2	239 WYCKOFF AVENUE	0.3476	0	0.3476		Solana Assisted Living Residence site. Currently under construction.	R100
163	12.01	2	241 WYCKOFF AVENUE	1.477	0	1.477			R100
163	13	2	247 WYCKOFF AVENUE	0.75	0	0.75		Combined acreage = 2.57 Ac.	R100










Total Developable Acreage (Other)	8.6346
--	---------------

Total Developable 15C, 1, 3B, Other	10.34
--	--------------



Borough of Waldwick

Vacant Land & Environmental Constraints

-  Water Bodies
 -  Wetlands
 -  Flood Hazard Areas
 -  Streams
 -  Vacant Land
-
- Sites Included in Realistic Development Potential**
-  1 Block 135, Lots 2.01-2.02, 16.01 & 18
 -  2 Block 136, Lots 6.01 & 6.02
 -  3 D&R/DeMartini Lumber
 -  4 Solana Assisted Living Residence

