

**COUNCIL OF THE BOROUGH OF RAMSEY****RESOLUTION NO. 039-2025****Resolution by: M. GUTWETTER****Seconded by: G. POPOLO****Page 1 of 5**

**WHEREAS**, the Borough of Ramsey, Bergen County, State of New Jersey (hereinafter the “Borough” or Ramsey”) has a demonstrated history of voluntary compliance as evidenced by its Third Round record; and

**WHEREAS**, pursuant to In re N.J.A.C. 5:96 and 5:97, 221 N.J. 1 (2015) (Mount Laurel IV), on July 2, 2015, the Borough of Ramsey filed a Declaratory Judgment Complaint in Superior Court, Law Division seeking, among other things, a judicial declaration that its Third Round Housing Element and Fair Share Plan, to be amended as necessary, satisfies its “fair share” of the regional need for low and moderate income housing pursuant to the “Mount Laurel doctrine,” and

**WHEREAS**, that culminated in a Court-approved Third Round Housing Element and Fair Share Plan and a Final Judgment of Compliance and Repose, which precludes all Mount Laurel lawsuits, including builder’s remedy lawsuits until July 1, 2025; and

**WHEREAS**, on March 20, 2024, Governor Murphy signed into law P.L. 2024, c.2, which amended the 1985 New Jersey Fair Housing Act (hereinafter the “Amended FHA”); and

**WHEREAS**, the Amended FHA required the Department of Community Affairs (“DCA”) to provide an estimate of the Fourth Round affordable housing obligations for all municipalities on or before October 20, 2024, based upon the criteria described in the Amended FHA; and

**WHEREAS**, the DCA issued a report on October 18, 2024 (“DCA Report”) wherein it reported its estimate of the Fourth Round affordable housing obligations for all municipalities based upon its interpretation of the standards in the Amended FHA; and

**WHEREAS**, the DCA Report calculates the Borough’s Fourth Round (2025-2035) obligations as follows: a Present Need (Rehabilitation) Obligation of 51 and a Prospective Need (New Construction) Obligation of 503; and

**WHEREAS**, the Amended FHA further provides that, irrespective of the DCA’s calculations, municipalities have the ability to either accept, or provide alternate calculations for, the DCA’s “present and prospective fair share obligation(s)...by binding resolution no later than January 31, 2025”, a deadline which was later extended to February 3, 2025 by the Administrative Office of the Courts (“AOC”) via a directive issued on December 19, 2024; and

**WHEREAS**, the Borough accepts the DCA’s Fourth Round Present Need (Rehabilitation) calculation of 51, but does not accept the DCA’s calculation of the Borough’s **Land Capacity Allocation Factor**, which is a factor that is part of the DCA’s calculation of the Borough’s Fourth Round Prospective Need (New Construction) calculation of 503; and

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**WHEREAS**, as to the **Land Capacity Allocation Factor**, the Borough notes that the DCA belatedly provided the data it used to establish this factor, i.e., on or about November 25, 2024, instead of by October 20, 2024; and

**WHEREAS**, the Borough further notes that the link to the DCA GIS data that the DCA belatedly made available to municipalities includes the following language: “The land areas identified in this dataset are based on ... the best available data using publicly available data enumerated in N.J.S.A. 52:27D-304.3c.(4) to estimate the area of developable land, within municipal and regional boundaries, that may accommodate development. **It is important to note that the identified areas could be over or under inclusive depending on various conditions and that municipalities are permitted to provide more detailed mappings as part of their participation in the Affordable Housing Dispute Resolution Program.**” (emphasis added); and

**WHEREAS**, the Borough maintains that the areas the DCA identified as developable are indeed overinclusive and, consequently, the Borough’s Affordable Housing Planner, has prepared an expert report, attached hereto as **Exhibit A**; and

**WHEREAS**, correcting the Land Capacity Allocation Factor results in the reduction of Ramsey’s Fourth Round Prospective Need (New Construction) Obligation from 503 to 351; and

**WHEREAS**, Section 3 of the Amended FHA provides that: “the municipality’s determination of its fair share obligation shall have a presumption of validity, if established in accordance with sections 6 and 7” of the Amended FHA; and

**WHEREAS**, the Borough’s acceptance of the Fourth Round obligations calculated by the DCA are entitled to a “presumption of validity” because it complies with Sections 6 and 7 of the Amended FHA; and

**WHEREAS**, in addition to the foregoing, the Borough specifically reserves the right to adjust its fair share obligations in accordance with applicable Council on Affordable Housing (“COAH”) regulations or other applicable law based on one or more of the foregoing adjustments if applicable: 1) a Structural Conditions Survey or similar exterior survey which accounts for a higher-resolution estimate of present need; 2) a Vacant Land Adjustment predicated upon a lack of vacant, developable and suitable land; 3) a Durational Adjustment, whether predicated upon lack of sewer or lack of water; and/or 4) an adjustment predicated upon regional planning entity formulas, inputs or considerations, including but not limited to, the Highlands Council Regional Master Plan and its build out, or the Pinelands Commission or Meadowlands Commission regulations and planning document; and

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**WHEREAS**, in addition to the foregoing, the Borough specifically reserves all rights to revoke or amend this resolution and commitment, as may be necessary, in the event of a successful challenge to the Amended FHA in the context of the case The Borough of Montvale v. the State of New Jersey (MER-L-1778-24), any other such action challenging the Amended FHA, or any legislation adopted and signed into law by the Governor of New Jersey that alters the deadlines and/or requirements of the Amended FHA; and

**WHEREAS**, in addition to the foregoing, the Borough reserves the right to take a position that its Fourth Round Present or Prospective Need Obligations are lower than described herein in the event that a third party challenges the calculations provided for in this Resolution (a reservation of all litigation rights and positions, without prejudice); and

**WHEREAS**, in addition to the foregoing, nothing in the Amended FHA requires or can require an increase in the Borough's Fourth Round Present or Prospective Need Obligations based on a successful downward challenge of any other municipality in the region since the plain language and clear intent of the Amended FHA is to establish unchallenged numbers by default on March 1, 2025; and

**WHEREAS**, in addition to the foregoing, the New Jersey Institute of Local Government Attorneys (NJILGA) has expressed its support for proposed legislation (hereinafter "NJILGA Legislation") that would reduce the Borough's Fourth Round Prospective Need (New Construction) Obligation to from 503 to 103 and would give the Borough "90 days from receipt of revised fair share obligations from the [DCA] to provide amended Housing Element and Fair Share Plans addressing the new number"; and

**WHEREAS**, Ramsey supports the NJILGA Legislation and would have the right to reduce its Round 4 obligation in the event that the Legislature enacts the NJILGA Legislation; and

**WHEREAS**, in addition to the foregoing, the Acting Administrative Director of the AOC issued Directive #14-24 on December 19, 2024; and

**WHEREAS**, pursuant to Directive #14-24, a municipality seeking a Fourth Round Compliance Certification from the entity created by the Amended FHA known as the Affordable Housing Dispute Resolution Program (hereinafter "the Program"), shall file an action in the appropriate venue with the Program, in the form of a Declaratory Judgment Complaint within 48 hours after adoption of the municipal resolution accepting or challenging its Fourth Round fair share obligations, or by February 3, 2025, whichever is sooner; and

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**WHEREAS**, nothing in this Resolution shall be interpreted as an acknowledgment of the legal validity of AOC Directive #14-24 and the Borough reserves any and all rights and remedies in relation to the AOC Directive; and

**WHEREAS**, the Borough seeks a Compliance Certification from the Program and, therefore, wishes to file a Declaratory Judgment Complaint in the appropriate venue with the Program, along with a copy of this Resolution, within 48 hours of the adoption of this Resolution; and

**WHEREAS**, in light of the above, the Mayor and Borough Council finds that it is in the best interest of the Borough to declare its obligations in accordance with this Resolution; and

**NOW, THEREFORE, BE IT RESOLVED** on this 22<sup>nd</sup> day of January of 2025, by the Governing Body of the Borough of Ramsey, Bergen County, State of New Jersey, as follows:

1. All of the Whereas Clauses are incorporated into the operative clauses of this Resolution as if set forth in full.

2. For the reasons set forth in this Resolution, the Mayor and Borough Council hereby commit to the DCA Fourth Round Present Need (Rehabilitation) Obligation of 51 and the Fourth Round Prospective Need (New Construction) Obligation of 351 as described in this Resolution, subject to all reservations of rights, which specifically include, without limitation, the following:

- a) The right to adjust the Borough’s fair share obligations based on a Structural Conditions Survey or similar survey, a Vacant Land Adjustment, a Durational Adjustment, and all other applicable adjustments, permitted in accordance with applicable COAH regulations or other applicable law; and
- b) The right to revoke or amend this Resolution in the event of a successful legal challenge, or legislative change, to the Amended FHA; and
- c) The right to take any contrary position, or adjust its fair share obligations, in the event of a third party challenge to the Borough’s fair share obligations.

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3. Pursuant to the requirements of the FHA as amended, and the Administrator of the Court's (AOC) Directive #14-24 issued on December 19, 2024, the Borough Council hereby directs its Affordable Housing Counsel to file a Declaratory Judgment Complaint, along with this Resolution, a Case Information Statement (Civil CIS), and supporting expert report, in the appropriate venue with the Program or any other such entity as may be determined to be appropriate, to initiate an action within 48 hours of the adoption of this Resolution, so that the Borough's Fourth Round Housing Element and Fair Share Plan can be reviewed and approved.

4. This resolution shall take effect immediately, according to law.

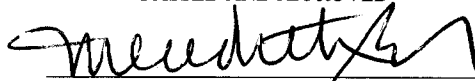
	YES	NO	A B S T A I N	A B S E N T
DILLON, D. MAYOR				
CUSICK, J.	X			
GUTWETTER, M.	X			
KILMAN, P.	X			
POPOLO, G.	X			
POPPE, S.	X			
WOODS, J.	X			


I CERTIFY THAT THIS IS A TRUE COPY OF A RESOLUTION PASSED AND APPROVED AT THE REGULAR COUNCIL MEETING OF THE MAYOR AND COUNCIL

  
 MEREDITH BENDIAN, MUNICIPAL CLERK

JANUARY 22, 2025

PASSED AND APPROVED

  
 CLERK

  
 MAYOR

## EXHIBIT A

# Fourth Round Present and Prospective Need Analysis

Borough of Ramsey  
Bergen County, New Jersey



Community Planning  
Land Development and Design  
Landscape Architecture

B U R G I S  
A S S O C I A T E S , I N C .

Principals:

*Joseph H. Burgis PP, AICP*  
*Edward Snieckus, Jr. PP, LLA, ASLA*  
*David Novak PP, AICP*

# Fourth Round Present and Prospective Need Analysis

Borough of Ramsey  
Bergen County, New Jersey

Prepared for the Borough of Ramsey  
Mayor and Council

BA# 4161.03

The original document was appropriately signed and sealed on January 16, 2025 in accordance with Chapter 41 of Title 13 of the State Board of Professional Planners

Joseph H. Burgis, AICP, PP  
Professional Planner #2450

Robyn K. Welch, AICP, PP  
Professional Planner #5971

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# Executive Summary

The following Present and Prospective Need Analysis has been prepared for the Borough of Ramsey in Bergen County, New Jersey.

By way of background, Governor Murphy signed A-40/S-50 into law on March 20, 2024 after the Senate and Assembly adopted it. This legislation (hereinafter "Amended FHA" or "Act") overhauled the Fair Housing Act (FHA) by abolishing the Council on Affordable Housing (COAH) and created a new process that involved the Department of Community Affairs (DCA) and the Administrative Office of the Courts (AOC).

The Amended FHA directed the New Jersey Department of Community Affairs ("DCA") to report the present need (also referred to as the rehab obligation) and the prospective need for Round Four based upon the standards set forth in the Act. The DCA issued its report on October 18, 2024; and, in accordance with the Act, made clear that the report was advisory only. For Ramsey, the DCA Report identifies a Present Need of 51 and a Prospective Round Four Need of 503.

Since the DCA report is non-binding, each municipality has the opportunity to study and define why its obligations should be different based on the standards in the Act. However, the municipality must adopt a binding resolution by January 31, 2025, identifying the present and prospective need obligation to which it is committing.

As to the Present Need (also known as the rehab obligation), the Act allows municipalities to rely on COAH standards that the Act has not eliminated. N.J.S.A 52:27D-311(m). Over each housing cycle, COAH permits municipalities to adjust their rehab obligation through a structural conditions survey. Accordingly, while the Borough could conduct a structural conditions survey pursuant to NJAC 5:93-5.2(a) to more accurately reflect those units in need of rehabilitation, the Borough has chosen to accept the DCA statistical calculation of the Borough's Present Need Obligation of 51 units at this time. The Borough reserves the right to perform such structural conditions survey in accordance with the applicable regulations at a later time.

As to the Round Four Prospective Need of 503 units that the DCA reported on October 18, 2024, the methodology used to determine a municipality's prospective fair share obligation requires an initial determination of the regional prospective need. The region that Ramsey is in consists of all municipalities in Bergen, Hudson, Passaic and Sussex counties. To determine a municipality's share of the regional need, the Act requires a calculation of three factors: (1) the equalized nonresidential valuation factor; (2) the income capacity factor; and (3) the land capacity factor. The Act then requires these three factors to be averaged and applied to the regional need to determine the share of the regional need for each municipality that is not a Qualified Urban Aid Municipality ("QUAM"). The Act therefore imposes no prospective need obligation on QUAMs; it instead distributes the obligation to the other municipalities in the respective housing region.

The Borough does not dispute the DCA’s calculation of the Equalized Nonresidential Valuation Factor or the Income Capacity Factor. However, the Borough does dispute the calculation of the Land Capacity Factor. More specifically, the Borough accepts the DCA’s invitation to examine the Land Capacity Factor and the lands that the DCA deemed developable for purposes of calculating this factor.

For the reasons set forth herein, the DCA calculation under the Land Capacity Factor analysis was overinclusive. Once appropriate corrections are made to the land that is developable, the Borough’s Prospective Need Obligation should be adjusted from the 503 figure the DCA reported to 351 units. With the findings in this report, the following summarizes the comparison of the three allocation factors as adjusted by the analysis provided herein.

Table 1: Summary of Adjusted Factors

	Equalized Nonresidential Valuation Factor	Income Capacity Factor	Land Capacity Factor
DCA Analysis	1.60%	1.50%	2.34%
Borough Analysis	1.60%	1.50%	0.71%

Accordingly, the remainder of this report reviews the Land Capacity Factor calculated by the DCA. It finds that an analysis of the lands identified as being “developable” by the DCA revealed several inaccuracies. Correcting these inaccuracies adjusts the Borough’s weighted land area from 46.40 acres to 13.96 acres. This results in an adjustment of the Borough’s calculated share of the region’s land capacity from 2.34% to 0.71%.

The methodology used to identify and exclude parcel types listed in the analysis contained within this report is consistent with the published DCA Report. The data, data sources, methodology, criteria and formulas relied upon in completing this analysis and arriving at these opinions, including the calculation of the Borough’s Prospective Need Obligation, was performed in accordance with sections 6 and 7 of P.L. 2024, c. 2 (N.J.S.A. 52:27D-304.2 and N.J.S.A. 52:27D-304.3). All opinions and conclusions set forth herein are within a reasonable degree of professional planning certainty. We reserve the right to amend and supplement our findings, opinions and conclusions should additional information be made available at a later date.

# Land Capacity Factor Analysis

The DCA issued the data and mapping that was the basis for the land capacity factor on November 25<sup>th</sup>, over a month after the DCA deadline to issue its non-binding numbers under the Amended FHA.

The following language is contained in the link to the DCA GIS data and the description section (<https://njdca.maps.arcgis.com/home/item.html?id=12acdfe0a5104f8f8a2f604e96063e74>):

"The land areas identified in this dataset are based on an [sic] the best available data using publicly available data enumerated in N.J.S.A. 52:27D-304.3c.(4) to estimate the area of developable land, within municipal and regional boundaries, that may accommodate development. It is important to note that the identified areas could be over or under inclusive depending on various conditions and that municipalities are permitted to provide more detailed mappings as part of their participation in the Affordable Housing Dispute Resolution Program." (emphasis added)

The areas identified as developable in the DCA's calculation of the Land Capacity Factor are indeed overinclusive. Accordingly, we believe that the land capacity allocation factor should be adjusted from 46.40 acres to 13.96 acres. When this correction is made, Ramsey's Round Four Prospective Need number should be 351 instead of the 503-unit figure identified by DCA.

While the basis for removing land treated as developable in the DCA's calculation is set forth below, it is important to note that the analysis to correct the land allocation factor is different than the analysis used to determine a municipality's entitlement to a vacant land adjustment. While the analysis to correct the Land Capacity Factor focuses on developable land, the analysis to support a vacant land adjustment focuses on land suitable for inclusionary development. Therefore, just because a site was not removed for purposes of calculating the Land Capacity Factor has no bearing on whether it should be removed to calculate entitlement to a vacant land adjustment.

In this regard, the Borough secured court approval of a vacant land adjustment in Round Three and will necessarily seek an adjustment in Round Four in conjunction with its preparation of a Housing Element and Fair Share Plan. Nothing herein should be construed as a waiver of those rights that are explicitly reserved.

An analysis of the lands identified by the DCA as being "developable" revealed several inaccuracies. In summary, these inaccuracies generally included lands which were: artifacts of error as described by the DCA; located on developed properties or inaccessible lots; located within the regulatory floodway; and located on open space or common element properties. Correcting these inaccuracies adjusts the Borough's weighted land area from 46.40 acres to 13.96 acres. This results in an adjustment of the Borough's calculated share of the region's land capacity from 2.34% to 0.71%.

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## 1: Basis of Calculation

As per the adopted legislation, a municipality's Land Capacity Factor shall be determined by:

*"estimating the area of developable land in the municipality's boundaries, and regional boundaries, that may accommodate development through the use of the 'land use / land cover data' most recently published by the Department of Environmental Protection, data from the American Community Survey and Comprehensive Housing Affordability Strategy dataset thereof, MOD-IV Property Tax List data from the Division of Taxation in the Department of the Treasury, and construction permit data from the Department of Community Affairs and weighing such land based on the planning area type in which such land is located. After the weighing factors are applied, the sum of the total developable land area that may accommodate development in the municipality and in the region shall be determined. The municipality's share of its region's developable land shall be its land capacity factor. Developable land that may accommodate development shall be weighted based on the planning area type in which such land is located."*

The legislation identifies the primary data sources and weighing factors to utilize in calculating a municipality's land capacity factor. However, unlike the equalized nonresidential valuation factor and the income capacity factor, the legislation did not establish a delineated process to combine the aforementioned data sources into one comprehensive and coherent formula.

The DCA subsequently released a workbook entitled "Affordable Housing Obligations for 2025-2035 (Fourth Round) Methodology and Background" (herein referred to as the "DCA Workbook" or the "Workbook") which established that department's interpretation on how to calculate the land capacity factor. In summary, that workbook identified the following steps:

1. First, the DCA divided the weighing regions established by the legislation by municipality.
2. Next, land use/land cover areas were used to identify vacant, developable lands. The workbook identifies the codes and descriptions of the land use/land cover data used in this process. In short, they include: cropland and pastureland; orchards/vineyards/nurseries/horticultural areas; deciduous forest areas; coniferous forest areas; plantations; mixed forest areas; old field areas; phragmites dominate old field areas; deciduous brush/shrubland; coniferous brush/shrubland; mixed deciduous/coniferous brush/shrubland; severe burned upland vegetation; and undifferentiated barren lands.
3. These initial vacant, developable lands were then refined to remove rights-of-way as well as developed properties. For the latter, the DCA utilized MOD-IV tax data and selected underlying tax parcels with property class codes for residential, commercial, industrial, apartment, railroad, and school.

4. Construction permit data was then analyzed to capture more recent development activities that may not have otherwise been reflected by the land use/land cover data or MOD-IV tax data.
5. Other limiting factors were utilized to remove initial vacant, developable lands. These include: open space, preserved farmland, category 1 waterways and wetlands (and associated buffers based on special area restrictions), steep slopes exceeding 15 percent, and open waters.
6. Due to limitations resulting from inconsistencies between data sources, the resulting mapping included instances of small land areas caused by an incongruous alignment of geospatial layers. To eliminate these "slivers" of leftover land, the DCA eliminated any feature part with an area of less than 2,500 square feet. This presumed that a 25' by 100' foot area could be a developable property.
7. Finally, the resulting land area for each municipality was summed with the resulting land areas for all other municipalities within each housing region to then determine the municipal percentage of land capacity for the housing region.

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## **2: Analysis of Calculation**

The calculation conducted by the DCA determined that the Borough has 46.40 acres of developable land which accounts for a 2.34% share of the region's land capacity factor. Overall, the Borough finds the general methodology utilized by the DCA to calculate its land capacity factor acceptable. However, an analysis of the DCA's resultant mapping discovered the following:

1. Several of the lands identified as "developable" by the DCA represent slivers which "are considered artifacts of error that are common when overlaying polygons and vectors from non-coincident data sources." The DCA initially tried to eliminate these slivers by deleting any feature parts with an area of less than 2,500 square feet. However, areas less than the minimum 25' width threshold identified by DCA for developability were nevertheless identified as developable.
2. Other lands identified as "developable" by the DCA are located on properties with development. To eliminate "developable" lands on developed properties, the DCA had removed any lands where the underlying tax parcels had property class codes for residential, commercial, industrial, apartments, railroad, and school. However, the property classifications identified by the DCA did not account for houses of worship, properties developed with nonprofit facilities, and properties developed with public facilities.
3. Several lands identified as "developable" by the DCA were in fact located on open space, common elements for homeowner's associations, or properties containing infrastructure (e.g. detention basins, flood collection areas, rights-of-way, etc.).

4. Finally, some “developable” areas did not account for areas restricted by the regulatory floodway of streams and other mapped watercourses.

These discrepancies are summarized in Table 2 utilizing the Land Capacity Analysis and are detailed in the mapping in Appendix A of this analysis. Removing these lands would adjust the Borough’s weighted land area from 46.40 acres to 13.96 acres. This results in an adjustment of the Borough’s calculated share of the region’s land capacity from 2.34% to 0.71%.

Irrespective of the land capacity factor analysis established herein, the Borough reserves the right to conduct a vacant land adjustment (VLA) to determine its realistic development potential (RDP) at a later date.

Table 2: Summary of Land Capacity Factor Analysis – Ramsey

Map ID #	Shapefile Object ID*	Initial Weighted Area* (acres)	Developable?	Comments	Weighted Area Recalculated (acres)
1	28459	0.1321	No	Parcel has no street frontage.	0.000
2	28460	0.0848	No	Completely constrained by floodway.	0.000
3	28461	0.0692	No	Parcel has no street frontage.	0.000
4	28462	1.1212	No	Subject to restrictive covenant limiting use to park and recreation purposes. Not developable.	0.000
5	28463	0.3884	No	Completely constrained by floodway.	0.000
6	28464	0.1746	No	Not vacant. Developed with place of worship.	0.000
7	28465	0.0958	No	Sliver less than 25 feet wide.	0.000
8	28466	4.3157	No	Not vacant. Developed with place of worship.	0.000
9	28467	0.0723	No	Not vacant. Developed with place of worship.	0.000
10	28468	0.6423	No	Not vacant. Developed with place of worship / parochial school.	0.000
11	28469	0.0591	No	Sliver less than 25 feet wide. Not vacant. Developed with place of worship / parochial school.	0.000
12	28470	0.5511	No	Not vacant. Developed with place of worship / parochial school.	0.000
13	28471	0.0958	No	Not vacant. Developed with Ramsey Fire Department.	0.000
14	28472	0.2873	Yes		0.287
15	28473	4.6290	No	Subject to restrictive covenant limiting use to public works, recreation use, preservation of open space, or water pumping and/or storage facilities. Not developable.	0.000
16	28474	1.0823	Partial	Partially constrained by floodway.	0.792
17	28475	0.3711	No	Majority of site constrained by floodway. Remainder is less than 2,500 s.f. threshold to qualify as developable.	0.000
18	28476	0.0705	No	Sliver less than 25 feet wide.	0.000
19	28477	0.0828	No	Partially constrained by floodway. Remainder is sliver less than 25 feet wide.	0.000
20	28478	0.5727	No	Completely constrained by floodway.	0.000
21	28479	1.2198	Partial	Partially constrained by floodway.	1.126
22	28480	0.0633	No	Sliver less than 25 feet wide.	0.000
23	28481	0.1261	Yes		0.126
24	28482	0.9644	Partial	Partially constrained by floodway.	0.687
25	28483	0.8682	Yes		0.868

Map ID #	Shapefile Object ID*	Initial Weighted Area* (acres)	Developable?	Comments	Weighted Area Recalculated (acres)
26	28484	0.1632	No	Sliver less than 25 feet wide.	0.000
27	28485	0.1251	No	Not vacant. Public utility.	0.000
28	28486	0.0782	No	Open space lot created as part of subdivision approved pursuant to cluster/reduced-sized lot zoning.	0.000
29	28487	1.8544	No	Not vacant. Public utility.	0.000
30	28488	0.0967	No	Not vacant. Public utility.	0.000
31	28489	0.1267	No	Not vacant. Public utility.	0.000
32	28490	0.1628	No	Open space lot created as part of subdivision approved pursuant to cluster/reduced-sized lot zoning.	0.000
33	28491	0.1031	No	Part of residentially developed lot assessed in Mahwah (Block 139 Lot 41).	0.000
34	28492	0.1105	No	Part of residentially developed lot assessed in Mahwah (Block 139 Lot 41).	0.000
35	28493	2.3147	No	Portion (Block 1602 Lot 1) developed with place of worship, and portion (Block 1602 Lot 6.01) part of residentially developed lot assessed in Mahwah (Block 139 Lot 41).	0.000
36	28494	0.2150	No	Open space lot created as part of subdivision approved pursuant to cluster/reduced-sized lot zoning.	0.000
37	28495	0.0761	No	Open space lot created as part of subdivision approved pursuant to cluster/reduced-sized lot zoning.	0.000
38	28496	0.5272	No	Open space lot created as part of subdivision approved pursuant to cluster/reduced-sized lot zoning.	0.000
39	28497	0.1375	No	Sliver less than 25 feet wide. Open space lot created as part of subdivision approved pursuant to cluster/reduced-sized lot zoning.	0.000
40	28498	0.0988	No	Parcel has no street frontage.	0.000
41	28499	0.2597	No	Open space lot created as part of subdivision approved pursuant to cluster/reduced-sized lot zoning.	0.000
42	28500	0.0720	No	Not vacant. Borough-owned property developed with public utility.	0.000
43	28501	0.0655	No	Sliver less than 25 feet wide and preserved open space. (Misalignment of open space and parcel shapefiles.)	0.000



Map ID #	Shapefile Object ID*	Initial Weighted Area* (acres)	Developable?	Comments	Weighted Area Recalculated (acres)
44	28502	1.3662	No	Open space lots created as part of subdivision approved pursuant to cluster/reduced-sized lot zoning.	0.000
45	28503	4.6847	No	Open space lots created as part of subdivision approved pursuant to cluster/reduced-sized lot zoning.	0.000
46	28504	0.0674	No	Open space lot created as part of subdivision approved pursuant to cluster/reduced-sized lot zoning.	0.000
47	28505	0.1960	Yes		0.196
48	28506	0.1674	No	Not vacant. Borough-owned property developed with public utility.	0.000
49	28507	0.0898	Yes		0.090
50	28508	0.3619	Yes		0.362
51	28509	0.6240	No	Not vacant. Borough-owned property developed with public utility.	0.000
52	28510	2.4026	Partial	Portion on Block 1401 Lot 1.12 is sliver less than 25 feet wide; portion on Block 1201 Lot 15.16 is open space lot created as part of subdivision approved pursuant to cluster/reduced-sized lot zoning; portion on Block 1201 Lot 20 is developable.	0.222
53	28511	0.1650	Yes		0.165
54	28512	0.0746	No	Not vacant. Developed with place of worship / parochial school.	0.000
55	28513	0.5743	No	Not vacant. Developed with place of worship / parochial school.	0.000
56	28514	2.0849	Yes		2.085
57	28515	1.7815	Yes		1.782
58	28516	0.0772	No	Sliver less than 25 feet wide.	0.000
59	28517	1.5443	No	Not vacant. Developed with place of worship / parochial school.	0.000
60	28518	0.1482	No	Portion of developable area is sliver less than 25 feet wide. Remainder is less than 2,500 s.f. threshold to qualify as developable.	0.000
61	28519	0.5507	Yes		0.551
62	28520	0.5843	Yes		0.584
63	28521	0.6626	Yes		0.663
64	28522	2.6802	Yes		2.680
65	28523	0.7880	Partial	Partially constrained by floodway.	0.694
			<b>TOTAL</b>		<b>13.960</b>

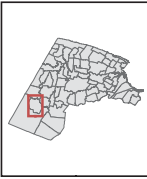
\* Object ID and area computations identified were obtained from the NJDCA published Vacant and Developable Land Analysis.

## Appendix A: Land Capacity Factor Analysis Map

The following map shows in more detail the specific mapping of the various land capacity areas as identified in the DCA analysis provided through the Land Capacity Analysis for P.L. 2024, c.2. They are obtained from the web based ArcGIS online mapping utilizing feature layers (hosted) by NJDCA and incorporating other layer features available through NJDEP and ArcGIS Online services.

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**4th Round  
 Affordable  
 Housing**  
 BOROUGH OF RAMSEY  
 BERGEN COUNTY, NEW JERSEY



**Surrounding Municipalities**  
 Ramsey

**DCA Vacant Land**  
 Output

**Parcels**

**Waterbody**

**Floodway**

**Wetland**

**Wetland Buffer 50 ft**

**Preserved Open Space**

**Slopes**  
 Slopes < 15%  
 Slopes > 15%

**Analysis of DCA  
 Land Capacity Factor**

Map Scale: 0 400 800 1600 Feet

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Drawn	AE
Scale	1" = 1,000'



Source: Environmental Constraint data from FEMA and NJDEP  
 Parcel and Municipal boundary data from NJGN.