

Res. No. 25-97

**RESOLUTION NO. 25-97**

WHEREAS, the Village of Ridgewood has demonstrated a history of voluntary compliance with its constitutional mandate to provide affordable housing units as evidenced by its compliance and approval of its First, Second and Third Round obligation; and

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

WHEREAS, on March 20, 2024, Governor Murphy signed into law P.L. 2024, c.2 (hereinafter “Amended FHA”) which required the Department of Community Affairs (“DCA”) to produce non-binding estimates of need for each municipality in the State on or before October 20, 2024, which it did provide on October 18, 2024 (“DCA Report”); and

WHEREAS, the DCA Report calculated the Village’s Round 4 (2025 – 2035) obligations with an identified Present Need of 4 units and a Prospective Need obligation of 427 units; and

WHEREAS, the Village of Ridgewood acknowledges receipt of the calculations and conclusions as determined by DCA in its Reported 4<sup>th</sup> Round estimates; and

WHEREAS, the Village, through its Affordable Housing Planner Elizabeth McManus of Kyle + McManus Associates of Hopewell, New Jersey, has already begun the preliminary examination of the Village of Ridgewood’s land areas and development potential in accordance with the Amended FHA formulas established therein and has determined a need to adjust its Prospective Need Obligation; and

I hereby certify that this is a true copy of a resolution adopted by the Village Council of the Village of Ridgewood, Bergen County, New Jersey on January 29, 2025

Heather A. Mailander  
 Heather A. Mailander, Village Clerk

I hereby certify that this Resolution, consisting of 3 pages, was adopted at a meeting of the Village Council of the Village of Ridgewood, held this 29th day of January, 2025.

	Moved	Second	Ayes	Nays	Absent	Abstain
Mortimer			X			
Perron	X		X			
Weitz		X	X			
Winograd			X			
Vagianos			X			

Paul Vagianos  
 Paul Vagianos  
 Mayor

Heather A. Mailander  
 Heather A. Mailander  
 Village Clerk

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WHEREAS, the Village has reviewed the DCA Report and the properties considered for inclusion by DCA in the Land Capacity Factor (hereinafter "LCF") calculation utilized by DCA for the Village's Prospective Need Obligation determination; and

WHEREAS, the Village Affordable Housing Planner has prepared a Report entitled "Ridgewood Village, Bergen County, Declares the Following Fourth Round Affordable Housing Obligation:" (hereinafter "McManus Report") attached hereto, and made a part hereof, which addresses the LCF as calculated by DCA in its October 18, 2024 estimates; and

WHEREAS, the Village accepts and supports the methodology of the calculations of the Prospective Need Obligation of the Village and takes an exception to the conclusions drawn by DCA in its October 18, 2024 Affordable Housing Obligations for 2025-2035 as to the LCF identification and calculations. It is asserted that corrections to the DCA's calculation of the LCF will adjust the Village's Prospective Need Obligation to 394 units at this time; and

WHEREAS, this preliminary evaluation conducted in the McManus Report is consistent with the criteria and basis for developable land to be included in the LCF as established by the Amended FHA; and

WHEREAS, as the Village seeks to comply with the Amended FHA, it specifically reserves the right to adjust the numbers calculated by DCA based on one or any of the foregoing adjustments: 1) a windshield survey or similar 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 which has been identified, accepted and certified in compliance with the earlier second and third round obligations; 3) a Durational Adjustment (whether predicated upon lack of sewer or lack of water, environmental constraints and other site specific information such as steep slope, wetland buffers); and/or 4) an adjustment predicated upon regional planning entity formulas, inputs or considerations, including, but not limited to the Highlands Regional Master Plan and its build out, the Pinelands or Meadowlands regulations and planning document; and

WHEREAS, in addition to the foregoing, the Village reserves the right to take a position that its Round 4 Present or Prospective Need Obligations as calculated by DCA 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, the Village acknowledges that in addition to the foregoing, nothing in the Amended FHA requires or can require an increase in the Village's Fourth Round calculated 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, for example, unchallenged numbers by default on March 1, 2025; and

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WHEREAS, in light of the above, the Village Council of the Village of Ridgewood finds that it is in the best interest of the Village to declare its obligations in accordance with this binding Resolution and in accordance with the Amended FHA; and

WHEREAS, the Village seeks the Certification of Compliance with the Amended FHA and, therefore, directs its Affordable Housing Counsel to file a declaratory relief action within the prescribed time period set forth by the Amended FHA and its regulations.

NOW, THEREFORE, BE IT RESOLVED, on this 29th day of January, 2025, by the Village Council of the Village of Ridgewood, in the County of Bergen and State of New Jersey, as follows:

1. All of the WHEREAS Clauses are incorporated into the operative clauses of this Resolution.
2. The Report of the Village Affordable Housing Planner referenced above is adopted and included herein as if set forth in its entirety.
3. The Village Council hereby acknowledges and accepts the methodology utilized by DCA on a state wide basis and will study and evaluate Present Need and Prospective Need Obligation as calculated by DCA, which establishes a Fourth Round Present Need Obligation of 4 units and a Prospective Need Obligation of 427 units as described in this Resolution, subject to all reservations of rights, which specifically include:
  - a) The right to adjust the number based on a windshield survey, lack of land, sewer, water, regional planning inputs, or any combination thereof;
  - b) As described in the WHEREAS section, all rights to revoke or amend this resolution in the event of a legal challenge, legislative change or other amendment to the Amended FHA;
  - c) All rights to take any contrary position in the event of a third party challenge to the obligations;
  - d) The Village Council of the Village of Ridgewood voluntarily commits to the adoption of a Fourth Round Housing Element and Fair Share Plan prior to June 30, 2025.
4. The Village Council of the Village of Ridgewood hereby directs its Affordable Housing Counsel to file a Declaratory Judgment complaint within the prescribed time period set forth by the Amended FHA and its regulations; and
5. The Village Council of the Village of Ridgewood hereby directs its Municipal Clerk or any other designated party to file this Resolution with the "Program" pursuant to the requirements on the Amended FHA.



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**Ridgewood Village, Bergen County, Declares the Following Fourth Round Affordable Housing Obligation:**

1. Present Need: 4
2. Fourth Round / Prospective Need Obligation: 394

As stated in the Amended Fair Housing Act (P.L. 2024, CHAPTER 2,) (hereinafter the "FHA"), municipalities must adopt a binding resolution declaring their fourth round affordable housing obligation prior to January 31, 2025 to maintain immunity from exclusionary zoning litigation and obtain a compliance certification through the Affordable Housing Dispute Resolution Program. This resolution shall describe the basis for the municipality's determination of the obligation. Ridgewood Village adopted said resolution, which references this Report, at their January 29, 2025 Governing Body meeting.

As stated in the FHA, the municipality shall determine its present and prospective fair share obligation for affordable housing in accordance with the formulas established therein. As also stated in the FHA, the municipality's determination of the obligation shall have a presumption of validity, if established in accordance with the FHA. Ridgewood Village's declaration of its affordable housing obligation is consistent with the methodology set forth in the FHA.

Notwithstanding the following report, the Village specifically reserves the right to adjust the stated obligation based on one or any of the following adjustments: 1) a windshield survey or similar 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 Regional Master Plan and its build out, the Pinelands or Meadowlands regulations and planning document.

The Village also specifically reserves all rights to revoke or amend this resolution and commitment, as may be necessary, in the event of a successful challenge to A4 in the context of the Ridgewood case (MER-L-1778-24), any other such action challenging A4, or any legislation adopted and signed into law by the Governor of New Jersey that alters the deadlines and/or requirements of A4.

Additionally, the Village reserves the right to take a position that its Round 4 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.



### **Present Need**

Ridgewood Village supports and accepts the methodology and calculation of the present need as set forth by the Department of Community Affairs in *Affordable Housing Obligations for 2025-2035 (Fourth Round) Methodology and Background*, released on or about October 18, 2024. As such, the Village declares its fourth round present need obligation to be 4.

### **Fourth Round Prospective Need**

With one exception, Ridgewood Village supports and accepts the methodology and calculation of the prospective need as set forth by the Department of Community Affairs in *Affordable Housing Obligations for 2025-2035 (Fourth Round) Methodology and Background*, released on or about October 18, 2024 (hereinafter the "DCA Report"). The exception addresses the land capacity factor (hereinafter "LCF"); all other figures and calculations (regional need, income capacity factor, nonresidential valuation factor) used by Ridgewood Village to calculate the prospective need are consistent with the DCA Report.

The LCF identifies developable land in each municipality and is used to allocate the regional affordable housing obligation to those municipalities with available land to accommodate the obligation (as one of three factors responsible for the allocation). The FHA states the LCF 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.* It goes on to state that developable land that may accommodate development shall be weighted based on the planning area in which such land is located.

The process for Fourth Round affordable housing compliance and the criteria, methodology and formulas each municipality must rely upon to determine its present and prospective need obligation are now set forth within N.J.S.A. 52:27D-304.1 thru -304.3 of the FHA. The March 8, 2018 unpublished decision of the Superior Court, Law Division, Mercer County, In re Application of Municipality of Princeton ("Jacobson Decision") is also to be referenced as to datasets and methodologies that are not explicitly addressed in N.J.S.A. 52:27D-304.3. Furthermore, both the Jacobson Decision and N.J.S.A. 52:27D-304.3a of the FHA explain that the datasets and information must be reliable and updated to the greatest extent practicable. For example, N.J.S.A. 52:27D-304.3a explicitly states: "[t]hese calculations of municipal present and prospective need shall use necessary datasets that are updated to the greatest extent practicable."

Consistent 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), we have considered the DCA Report, along with the underlying data and data sets relied upon by the DCA in reaching its non-binding calculations for the Village, and have further carefully considered and analyzed the most up-to-date localized data pertaining to the Village, including amongst other verifiable information, land use approvals, environmental constraints (including wetlands, wetland buffers, and steep slopes) and other site specific information, construction permits, and MOD-IV data maintained and on file with the Village.



The DCA issued the data that was the basis for the land allocation factor on November 27th, over a month after the DCA deadline to issue its non-binding numbers under the Amended FHA. The link to the DCA GIS data, and the description section<sup>1</sup> 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.*

Based upon our analysis of the DCA Report, the data and data sets relied upon by the DCA and our analysis of the Village's up-to-date localized verifiable data, we have determined that the DCA arrived at the Village's land capacity factor using incorrect assumptions and outdated data and/or or incorrect or inaccurate data.

The areas identified as developable in the DCA's calculation of the Land Capacity factor are indeed overinclusive. Accordingly, the land capacity allocation factor should be adjusted from 8.148 acres to 1.001 acres. When this correction is made, Ridgewood Village's round 4 prospective need number should be 394, not 427. For further details on the below two categories of corrections, see the table and mapping attached to this Report.

#### 1. Flood Conditions

- a. Floodway – 2.217 acres of developable lands identified by DCA are within the floodway. The floodway is land that is required to carry and discharge floodwaters resulting from the 100-year flood under certain conditions. The floodway always includes the channel and often includes land adjacent to the channel. The floodway is normally characterized by faster and deeper flows than the flood fringe, which is the portion of the flood hazard area outside the floodway<sup>2</sup>.

Development within the floodway is severely restricted. Generally, only development that must occur within the floodway is permitted, such as bridges, culverts, outfalls, retaining walls, water control structures, or bank stabilization measures. New buildings are prohibited in the floodway. Buildings are prohibited in the floodway not only to protect those members of the public that could be present in the building during a flood, but also to protect other members of the public (or other pre-existing structures) downstream from floating debris that could result from construction within the floodway<sup>3</sup>.

As such, construction, particularly residential construction, within this environmental feature creates not only significant environmental impact but is a life safety hazard for

<sup>1</sup> <https://njdca.maps.arcgis.com/home/item.html?id=12acdf0a5104f8f8a2f604e96063e74>

<sup>2</sup> <https://dep.nj.gov/wim/lrp/flood-hazard-areas/#floodway>

<sup>3</sup> <https://dep.nj.gov/wim/lrp/flood-hazard-areas/#floodway>



residents and emergency responders seeking to provide assistance during a flood. Note also that these lands (LCF ID 16) are part of the Village's firehouse property, which is critical infrastructure, and also serve as a wooded buffer.

- b. Flood Hazard Area – 4.176 acres of developable land identified by DCA are entirely or partially within the special flood hazard area. NJDEP limits residential development in a fluvial special flood hazard area such that the building and the access to it must be above the design flood elevation. While residential development may be *technically* permitted, construction in that area is often prohibited due to lack of “dry access”. Furthermore, it is clearly inconsistent with State, as well as Federal, policy to direct growth to these environmental areas and it is inconsistent with affordable housing rules given that flood hazard areas are excluded in vacant land adjustment calculations (N.J.A.C. 5:93-4.2(e)2.ii). Consider also the importance of this State policy given the millions of dollars expended by the State's Blue Acres program to purchase properties which are subject to repetitive flooding in order to reduce the number of people living in a flood hazard area.

The following excerpt from the State's Flood Hazard Area Control Act Rules, N.J.A.C 7:13-11.3., further addresses the overarching policy of the State, which is to reduce development with lands subject to flooding, including both the floodway and special flood hazard area.

*1. Flooding presents a significant risk to the public health, safety, and welfare due to loss of life, injury, and property damage. Unless properly controlled, development within flood hazard areas obstructs and displaces floodwaters, which exacerbates the frequency, intensity, duration, and extent of flooding. Loss of life, injury, and property damage also result from collapsed structures, unsecured materials, and other debris carried by floodwaters. Furthermore, improperly built structures are subject to severe and repetitive flood damage, resulting in the displacement of residents and prolonged economic disruption or loss.*

*2. Vegetation adjacent to surface waters is essential for maintaining bank stability and water quality. The indiscriminate disturbance of such vegetation destabilizes the channels and banks of surface waters, which leads to increased erosion and sedimentation that exacerbates the intensity and frequency of flooding. The loss of vegetation adjacent to surface waters also reduces filtration of stormwater runoff and subjects surface waters to increased sun exposure, which causes water temperatures to rise and dissolved oxygen content to fall. Such impacts adversely affect the health and habitat of fish and wildlife that depend upon clean surface waters and therefore disrupt the ecological balance that is necessary for life. Humans are ultimately affected by this imbalance, since clean water is essential for all life.*

2. Undevelopable Configurations – 2.971 acres of developable lands identified by DCA are within undevelopable configurations. These areas represent slivers of land that due to their configuration are not developable or do not otherwise signal development capacity in the Village.
  - a. Buffers – areas that serve as buffers between a nonresidential use (such as an active park



and ride parking lot or a rail line) and a residential neighborhood are not developable because the land is, in principle, included in the developed portion of the property in that it serves the important function of screening, setback, and mitigating noise and activity on the site. As such, the configuration of these areas is insufficient for hosting additional development while continuing to serve their buffer purpose. Additionally, should these areas be developed, they would be unable to accommodate an adequate buffer given their narrow configuration.

- b. Lack of Road Access – areas that are not served by road access at this time and are not part of a larger tract that may be redeveloped simultaneously are not developable and do not represent development capacity. These identified areas are included as part of a municipal park, and do not have road access due to adjacency of the preserved land. As such, the areas are not developable since there is no opportunity to provide road access given the adjacent park (preserved open space) or incorporate the lands into a larger redevelopment.

The above listed corrections are necessary to properly account for the amount of developable land within Ridgewood, as compared to the Region. These corrections are appropriate to best allocate the regional obligation proportionately to those municipalities that have the land capacity to fulfill the obligation. Application of accurate LCF to municipalities in a Region may reduce the extent of vacant land and durational adjustment obligations, resulting in the increased creation of affordable housing in the Region.

The Village's corrections are consistent with the FHA and the approach in the DCA Report. The State Agency interpreted the FHA as was thought necessary to calculate an accurate LCF for each municipality. Ridgewood Village's LCF calculation continues this principle by correcting the Agency's identification of "developable" property. The Program should recognize that the DCA took steps beyond those specified in the FHA it deemed necessary to calculate the LCF. There are multiple examples of the DCA deviating from the strict and minimum language in the FHA as necessary to calculate a reasonably accurate LCF. In each of the following examples, these environmental features are not addressed in the NJDEP Land Use Land Cover data, FHA, or the "Jacobson Decision" but yet they are excluded from the DCA's calculation of the LCF.

- Minimum area of 2,500 s.f.;
- Steep slopes exceeding 15%;
- Category 1 waterway buffers; and
- Wetland buffers.

Additionally, the Village's corrections are consistent with the following guiding language and documents:

- FHA: The law states, in N.J.S.A. 52:27D-304.3a, "calculations of municipal present and prospective need shall use necessary datasets that are updated to the greatest extent practicable." The Jacobson decision explained this point further: "Any reasonable methodology must have as its keystone three ingredients: reliable data, as few assumptions as possible, and an internal system of checks and balances. Reliable data refers to the best source available for the information needed and the rejection of data which is suspect. The need to make as few assumptions as





possible refers to the desirability of avoiding subjectivity and avoiding any data which requires excessive mathematical extrapolation. An internal system of checks and balances refers to the effort to include all important concepts while not allowing any concept to have a disproportionate impact.” The Village serves as a check for this step in the DCA process to ensure an accurate calculation of developable land using all applicable and appropriate datasets. .

- The Village’s corrections regarding undevelopable configurations are based on reliable and updated data that is reflected in the MOD IV database as well as publicly available and State-wide available aerial photography.
- The Village’s corrections regarding floodway and special flood hazard area are a correction to DCA’s attempt to exclude environmentally sensitive lands. The Village incorporated an additional publicly available data set – FEMA Flood Zones.
- FHA: The findings in N.J.S.A. 52:27D-302.2.s., states *[t]he Legislature, in amending and supplementing the "Fair Housing Act," P.L.1985, c.222 (C.52:27D-301 et al.), intends to facilitate comprehensive planning in alignment with smart growth principles, and the State Development and Redevelopment Plan.* (emphasis added)
  - An accurate LCF, one that reflects lands that are eligible for residential development, promotes comprehensive planning by allocating the regional obligation proportionately to those municipalities that have the land capacity to fulfill the obligation.
  - The Village’s corrections are consistent with the adopted State Development and Redevelopment Plan, including but not limited to, Flood Control Policy 28 (*Protect and enhance wetlands and avoid development and redevelopment in designated flood plains.*) The Village specifically reserves all rights to revoke or amend this statement of consistency with the State Development and Redevelopment Plan should it be amended in the future.
- Mt. Laurel II Decision<sup>4</sup>: This 1983 Supreme Court decision states municipal obligations should reflect conservation and environmental conditions,
 

*We reassure all concerned that Mount Laurel is not designed to sweep away all land use restrictions or leave our open spaces and natural resources prey to speculators. Municipalities consisting largely of conservation, agricultural, or environmentally sensitive areas will not be required to grow because of Mount Laurel. No forests or small towns need be paved over and covered with high-rise apartments as a result of today's decision.*
- AMG Decision<sup>5</sup>: This 1984 Superior Court decision sets forth the original basis for determining municipal affordable housing obligations. While subsequent efforts by COAH and the FHA provide alterations to the methodology, the basic framework remains – including the three allocation factors. The AMG decision refers to the “growth area” factor for what is now referred to at the

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<sup>4</sup> Southern Burlington County NAACP v. Village of Mt. Laurel (II), 92 N.J. 158, 456 A.2d 390 (1983)

<sup>5</sup> AMG Realty Co. v. Warren Tp., 207 N.J. Super. 388 (1984)



LCF. This decision recognizes the need for an accurate accounting of developable land for the regional allocation.

*Any reasonable methodology must account for a municipality's physical capacity to provide space for new construction. The growth area factor is designed to reflect that capacity. It identifies that area within the municipality which has been earmarked by the SDGP as an appropriate place for development.*

...

*It should be recognized that a municipality's capacity to accept lower income housing would be better measured by a factor which identifies the amount of vacant developable land within the growth area. Not all growth area land is vacant or suitable for development. Some towns designated as growth are fully developed. Other vacant land is either physically constrained due to slopes, watercourses or other conditions or is inappropriate for Mount Laurel high density development because of other planning or environmental concerns.*

(Emphasis added)

### **Opinions and Conclusions**

As part of our analysis, this office has prepared a "Land Capacity Factor Correction" chart which details the parcels/land included in the DCA Report that must be corrected, as well as more detailed mappings of same. The "Land Capacity Correction" chart and mappings are incorporated at the end of this report.

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 Village'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) and the Jacobson Decision. 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.

It is important to note that the analysis to correct the land allocation factor is different than the analysis to use the determine a municipality's entitlement to 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.



The below table provides the summary calculation of fourth round obligation for the Village of Ridgewood, Bergen County.

**Ridgewood Village Fourth Round Obligation Methodology Summary**

<b>Factor</b>	<b>DCA</b>	<b>Corrected</b>
Region 1 Household Change 2010-2020	69,358	69,358
Region 1 Low & Mod Home Estimate	27,743	27,743
Ridgewood Nonresidential Valuation Factor	1.19%	1.19%
Ridgewood Regional Income Capacity Factor	3.02%	3.02%
<i>Ridgewood Land Capacity Factor</i>	0.41%	0.05%
<i>Average Factor</i>	1.54%	1.42%
<b><i>Ridgewood's Fourth Round Obligation</i></b>	<b>427</b>	<b>394</b>

VILLAGE OF RIDGEWOOD LAND CAPACITY FACTOR DEVELOPABLE LAND								
LCF ID	Block	Lot	Property Location	Owner Address	Property Use	DCA Area	Reason(s) for Exclusion	Corrected Area
15	1405	12	UPPER BLVD	131 NO. MAPLE AVE	Vacant & Wooded	-	Lot is approximately 30 feet wide at the widest point, constrained by steep slopes, and functions as a buffer between the adjacent rail line and single-family homes. The area is not a portion of a larger tract that may be developed or redeveloped.	0
2	1405	13	INSIDE LOT	131 NO. MAPLE AVE	Vacant & Wooded	0.080	Lot is approximately 70 feet wide at the widest point, constrained by steep slopes, and functions as a buffer between the adjacent rail line and single-family homes. The area is not a portion of a larger tract that may be developed or redeveloped.	0
15	1405	13	INSIDE LOT	131 NO. MAPLE AVE	Vacant & Wooded	0.551		0
4 & 12	1903	7	UPPER BLVD (OFF OF)	274 MOUNTAIN AVE	Vacant & Wooded; No Road Access	0.102	None	0.686
4 & 12	1903	7	UPPER BLVD (OFF OF)	421 UPPER BLVD	Vacant & Wooded; No Road Access	0.583	None	

VILLAGE OF RIDGEWOOD LAND CAPACITY FACTOR DEVELOPABLE LAND								
LCF ID	Block	Lot	Property Location	Owner Address	Property Use	DCA Area	Reason(s) for Exclusion	Corrected Area
9	2515	11	MARLBOROUGH ROAD	660 EAST GLEN AVE	Vacant & Wooded; No Road Access (King Pond Park)	0.619	Area has no road access, is constrained by steep slopes and the .2% annual flood hazard area, and functions as part of King Pond Park. The area is not a portion of a larger tract that may be developed or redeveloped.	0
3 & 9	2515	12	MARLBOROUGH ROAD	268 MOUNTAIN AVE	Vacant & Wooded; No Road Access (King Pond Park)	-	Area has no road access, is constrained by steep slopes and the .2% annual flood hazard area, and functions as part of King Pond Park. The area is not a portion of a larger tract that may be developed or redeveloped.	0

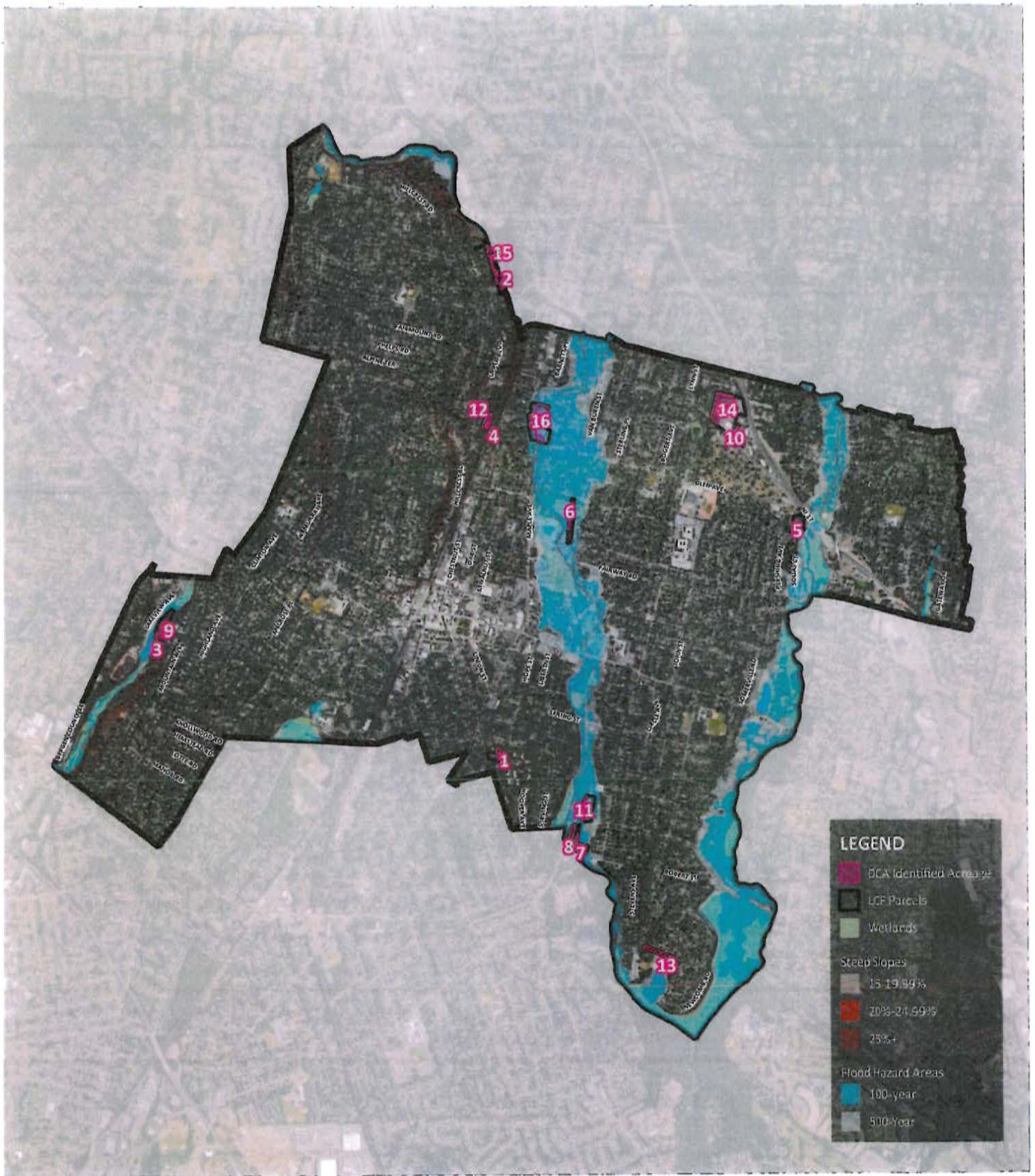
VILLAGE OF RIDGEWOOD LAND CAPACITY FACTOR DEVELOPABLE LAND								
LCF ID	Block	Lot	Property Location	Owner Address	Property Use	DCA Area	Reason(s) for Exclusion	Corrected Area
3 & 9	2605	1	MARLBOROUGH RD	131 N MAPLE AVE	Vacant & Wooded; No Road Access	0.124	Area has no road access, is constrained by steep slopes and the .2% annual flood hazard area, and functions as part of King Pond Park. The area is not a portion of a larger tract that may be developed or redeveloped.	0
16	3107	33.02	E GLEN AVE	131 N. MAPLE AVENUE	Ridgewood Fire Department & Recycling Center	2.217	Area is entirely within the Special Flood Hazard Area and the floodway. The property, a firehouse, is critical infrastructure.	0
6	3209	2	200 NORTHERN PKWY	305 NICOLAS CT.	Maple Park Parking Lot	0.116	Area is entirely within the Special Flood Hazard Area, the lot is approximately 100 feet wide, and it serves as a parking area associated with Graydon Park. The area is not a portion of a larger tract that may be developed or redeveloped.	0

VILLAGE OF RIDGEWOOD LAND CAPACITY FACTOR DEVELOPABLE LAND								
LCF ID	Block	Lot	Property Location	Owner Address	Property Use	DCA Area	Reason(s) for Exclusion	Corrected Area
5	3306	3	714 ROUTE 17	246 MOUNTAIN AVE	Old Paramus Reformed Church	0.116	None	0.116
1	4101	18	303 PROSPECT ST.	2 ROUTE 21	Community Church & Preschool	0.199	None	0.199
11	4107	29	475 GROVE ST.	475 GROVE ST.	Temple Israel & Jewish Community Center	0.299	Area is entirely within the Special Flood Hazard Area, including the access, and is a sliver of land adjacent to a commercial use.	0
8	4407	2	446 GROVE ST	421 UPPER BLVD	Vacant & Wooded	0.615	Area is entirely within the Special Flood Hazard Area, including its access. The area is not developable.	0
8	4407	3	GROVE ST	131 N MAPLE AVE	Vacant & Wooded	-	Area is entirely within the Special Flood Hazard Area, including its access.	0

VILLAGE OF RIDGEWOOD LAND CAPACITY FACTOR DEVELOPABLE LAND								
LCF ID	Block	Lot	Property Location	Owner Address	Property Use	DCA Area	Reason(s) for Exclusion	Corrected Area
7	4407	5	GROVE ST	131 NORTH MAPLE AVE	Vacant & Wooded	0.186	Area is entirely within the Special Flood Hazard Area, including its access, and the triangular shaped lot is approximately 55 feet at the widest point.	0
7	4407	6	AMSTERDAM AV	131 NORTH MAPLE AVE	Vacant & Wooded	-	Area is entirely within the Special Flood Hazard Area, including its access, and the triangular shaped lot that is approximately 55 feet at the widest point. The area is not developable.	0
13	4606	28	STEVENS AVE	2 ROUTE 21	Vacant & Wooded (Hawes Elementary School)	0.764	Lot is approximately 50 feet in width and serves as a buffer between adjacent elementary school playing fields and single family homes. The area is not a portion of a larger tract that may be developed or redeveloped.	0
10 & 14	4703	21	541 FRANKLIN TPKE	131 NO. MAPLE AVE	Park & Ride	0.212	Area is an active park and ride, which is important for advancing climate and transit goals. Area serves as	0

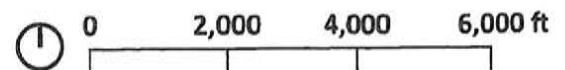


VILLAGE OF RIDGEWOOD LAND CAPACITY FACTOR DEVELOPABLE LAND								
LCF ID	Block	Lot	Property Location	Owner Address	Property Use	DCA Area	Reason(s) for Exclusion	Corrected Area
10 & 14	4703	21	541 FRANKLIN TPKE	131 N. MAPLE AVE	Park & Ride	1.364	periphery buffer area between park and ride site and single-family homes. The area is not a portion of a larger tract that may be developed or redeveloped.	0
<b>Total:</b>							<b>8.148</b>	<b>1.001</b>



# LAND CAPACITY FACTOR ANALYSIS

**4TH ROUND AFFORDABLE HOUSING**  
**VILLAGE OF RIDGEWOOD | BERGEN COUNTY**  
DATA SOURCES: Google Earth 2023; NJGIN Parcels 2023





# LAND CAPACITY FACTOR ANALYSIS (LCF ID 1)

4TH ROUND AFFORDABLE HOUSING  
VILLAGE OF RIDGEWOOD | BERGEN COUNTY

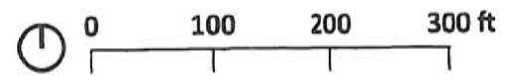
DATA SOURCES: Google Earth 2023; NJGIN Parcels 2023

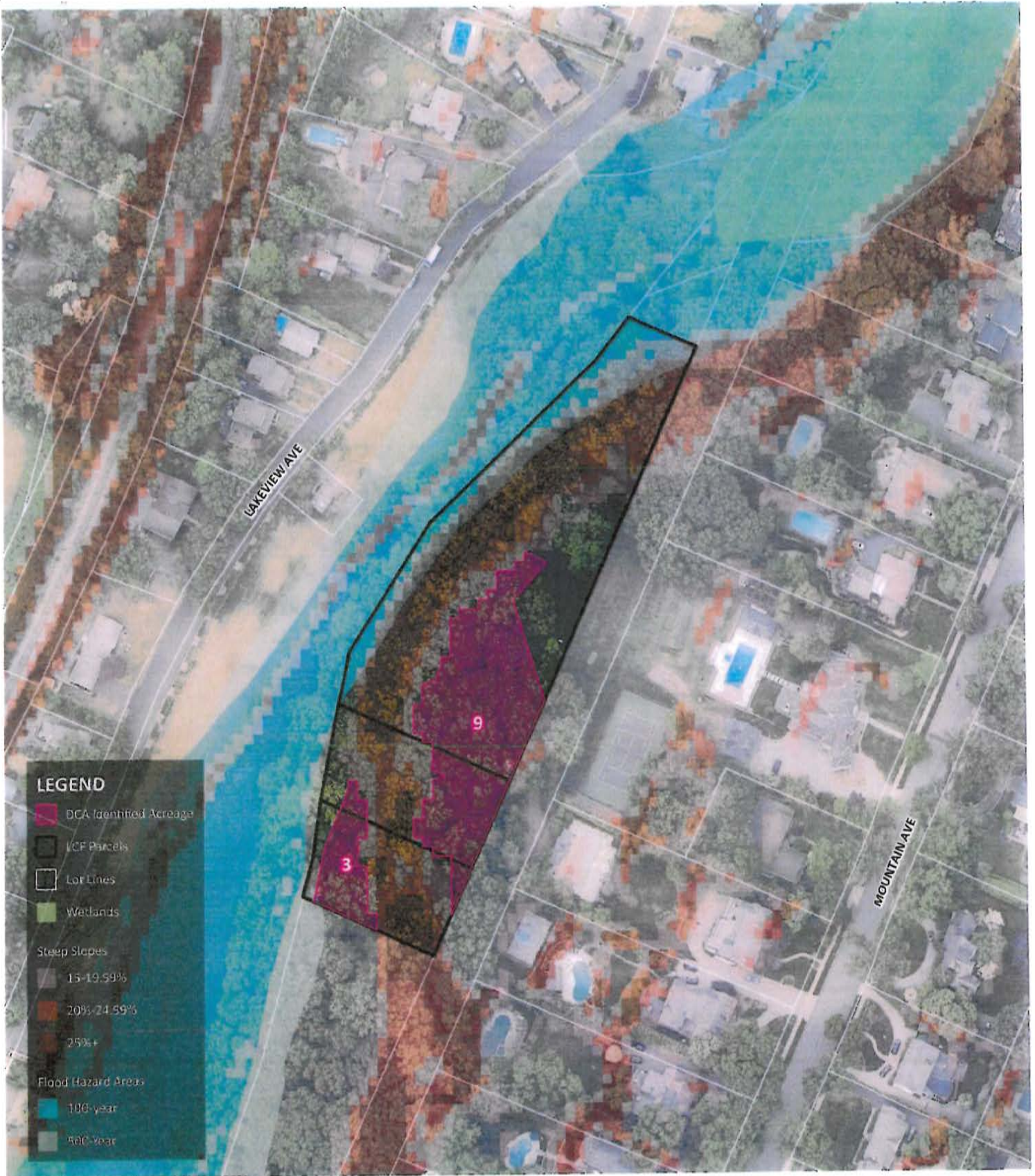




# LAND CAPACITY FACTOR ANALYSIS (LCF IDS 2 & 15)

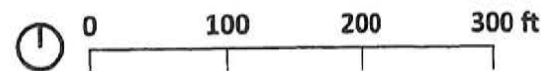
**4TH ROUND AFFORDABLE HOUSING**  
VILLAGE OF RIDGEWOOD | BERGEN COUNTY  
DATA SOURCES: Google Earth 2023; NJGIN Parcels 2023

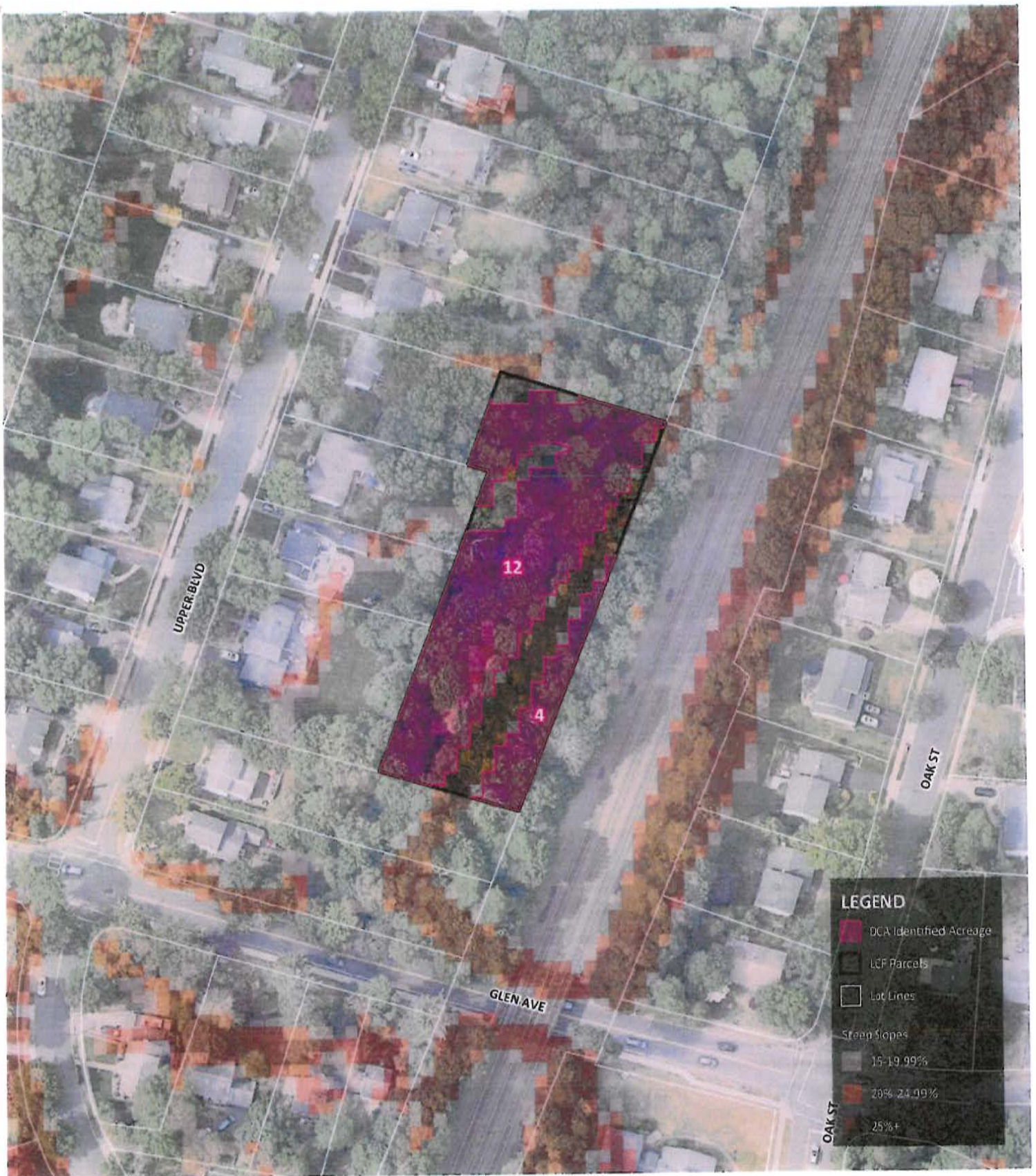




# LAND CAPACITY FACTOR ANALYSIS (LCF IDS 3 & 9)

**4TH ROUND AFFORDABLE HOUSING**  
VILLAGE OF RIDGEWOOD | BERGEN COUNTY  
DATA SOURCES: Google Earth 2023; NJGIN Parcels 2023





# LAND CAPACITY FACTOR ANALYSIS (LCF IDS 4 & 12)

**4TH ROUND AFFORDABLE HOUSING**  
VILLAGE OF RIDGEWOOD | BERGEN COUNTY  
DATA SOURCES: Google Earth 2023; NJGIN Parcels 2023

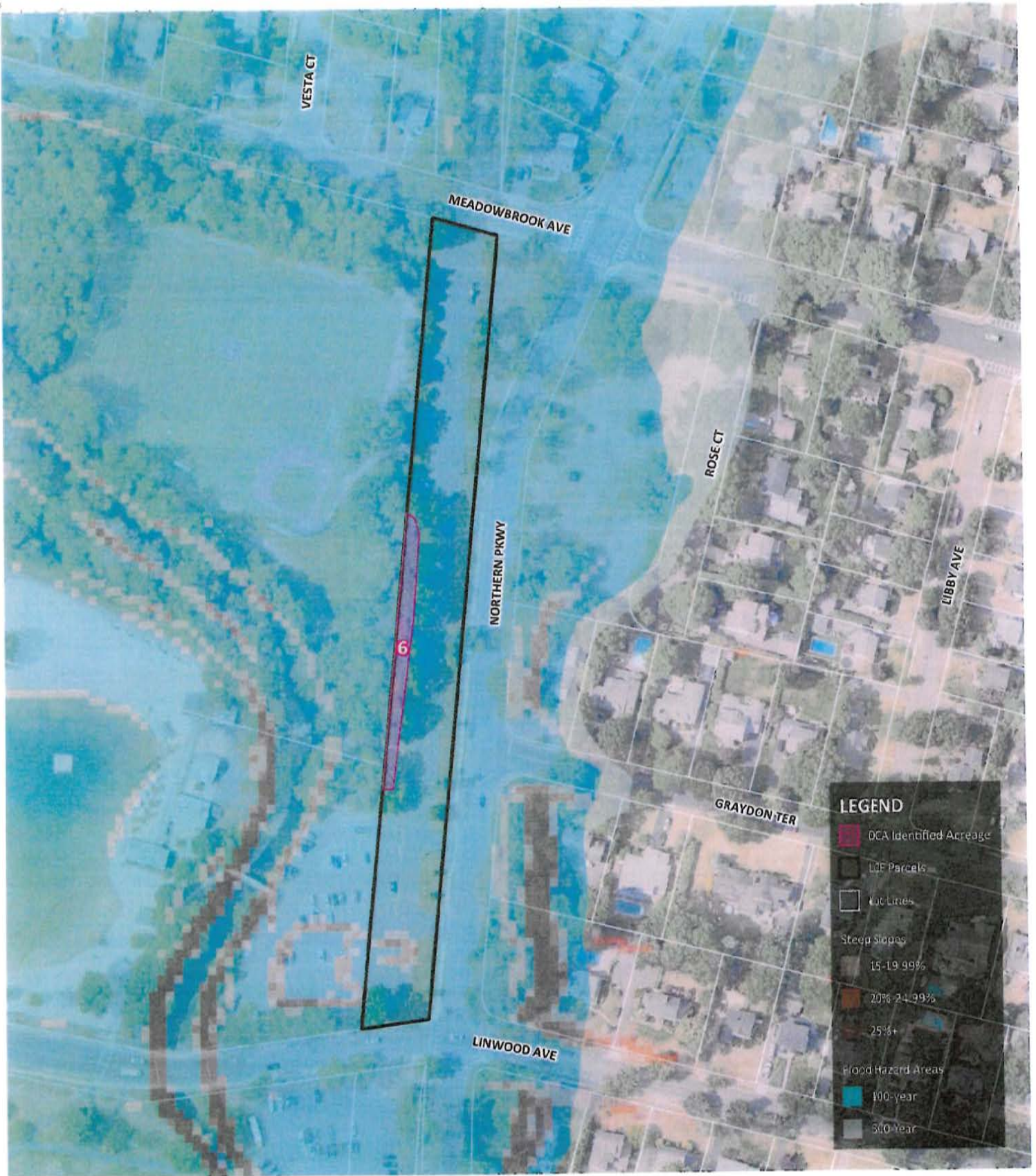




## LAND CAPACITY FACTOR ANALYSIS (LCF ID 5)

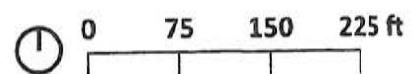
**4TH ROUND AFFORDABLE HOUSING**  
VILLAGE OF RIDGEWOOD | BERGEN COUNTY  
DATA SOURCES: Google Earth 2023; NJGIN Parcels 2023



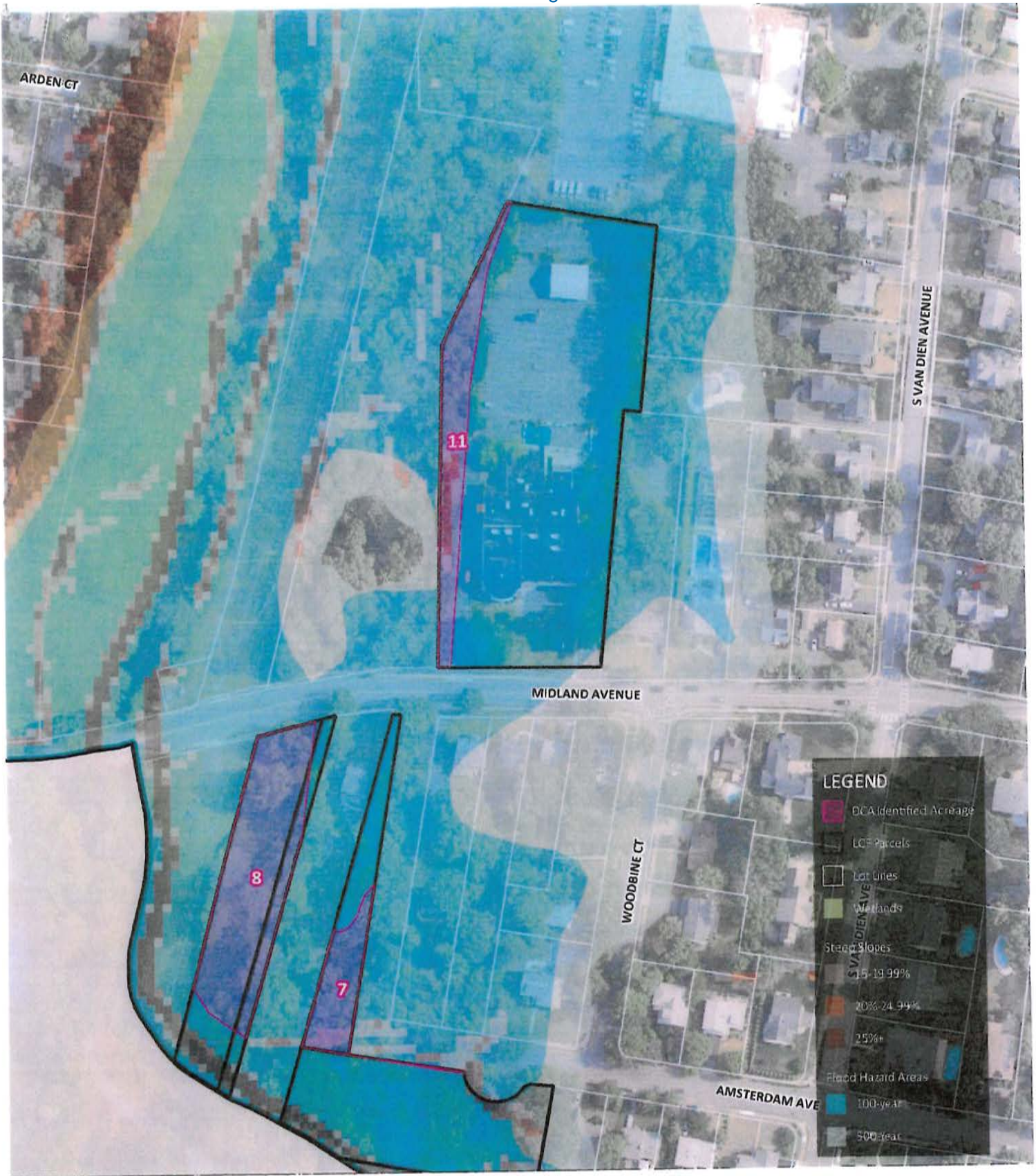


# LAND CAPACITY FACTOR ANALYSIS (LCF ID 6)

**4TH ROUND AFFORDABLE HOUSING**  
VILLAGE OF RIDGEWOOD | BERGEN COUNTY  
DATA SOURCES: Google Earth 2023; NJGIN Parcels 2023





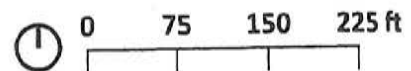


# LAND CAPACITY FACTOR ANALYSIS (LCF IDS 7 8 & 11)

## 4TH ROUND AFFORDABLE HOUSING

VILLAGE OF RIDGEWOOD | BERGEN COUNTY

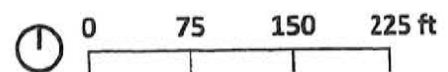
DATA SOURCES: Google Earth 2023; NJGIN Parcels 2023

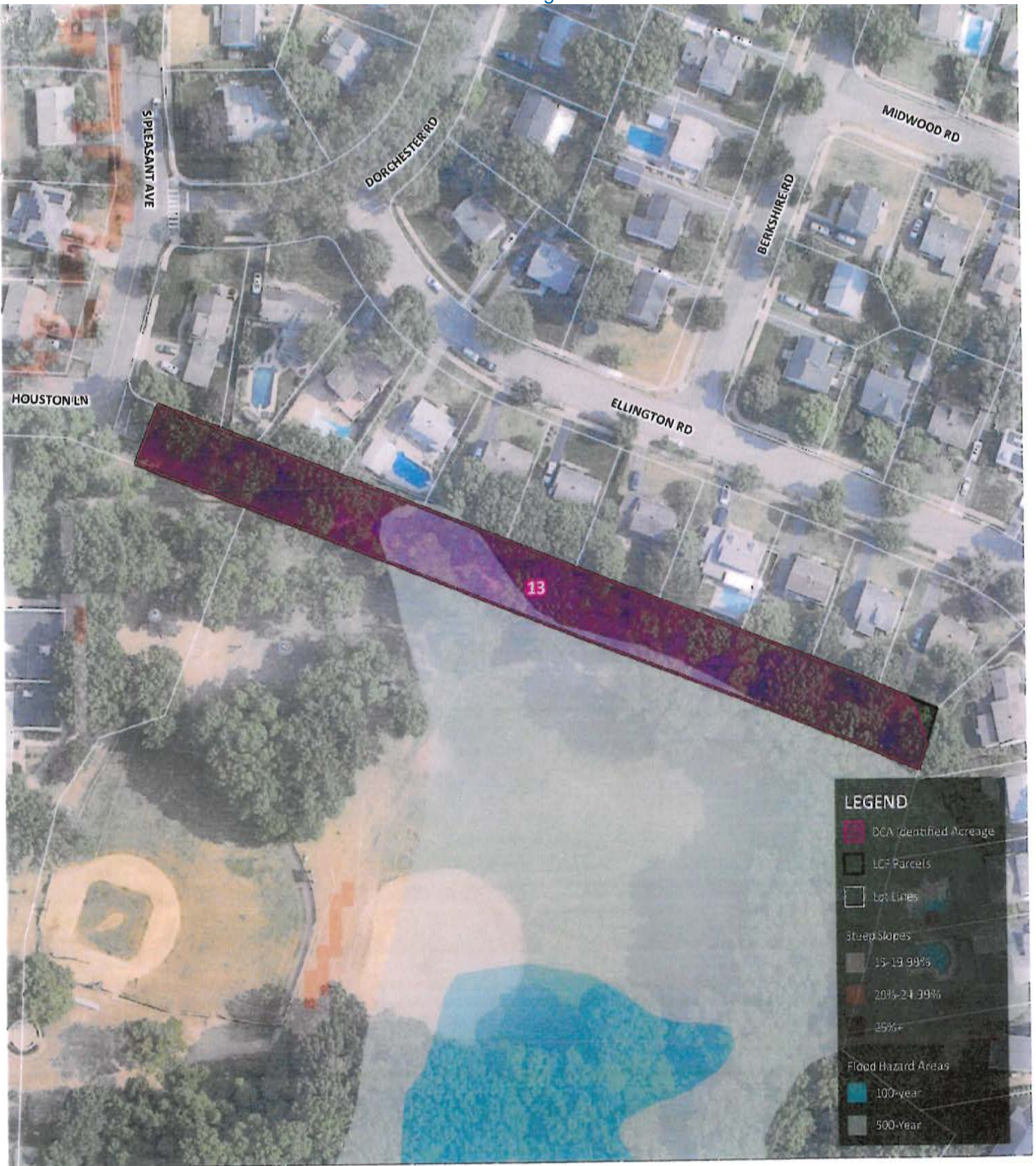




# LAND CAPACITY FACTOR ANALYSIS (LCF IDS 10 & 14)

**4TH ROUND AFFORDABLE HOUSING**  
VILLAGE OF RIDGEWOOD | BERGEN COUNTY  
DATA SOURCES: Google Earth 2023; NJGIN Parcels 2023





# LAND CAPACITY FACTOR ANALYSIS (LCF ID 13)

**4TH ROUND AFFORDABLE HOUSING**  
**VILLAGE OF RIDGEWOOD | BERGEN COUNTY**  
 DATA SOURCES: Google Earth 2023; NJGIN Parcels 2023





# LAND CAPACITY FACTOR ANALYSIS (LCF ID 16)

**4TH ROUND AFFORDABLE HOUSING**  
**VILLAGE OF RIDGEWOOD | BERGEN COUNTY**  
 DATA SOURCES: Google Earth 2023; NJGIN Parcels 2023

