EXHIBIT 1

**TOWNSHIP OF ROCKAWAY**
**COUNTY OF MORRIS, STATE OF NEW JERSEY**
**RESOLUTION # R-25-32**

**RESOLUTION OF THE TOWNSHIP OF ROCKAWAY, COUNTY OF MORRIS, STATE OF NEW JERSEY COMMITTING TO ROUND 4 PRESENT AND PROSPECTIVE NEED AFFORDABLE HOUSING OBLIGATIONS**

**WHEREAS**, the Township of Rockaway, County of Morris, State of New Jersey, (hereinafter, "Rockaway") has a demonstrated history of voluntary compliance with its constitutional affordable housing obligations; and

**WHEREAS**, on March 20, 2024, Governor Phil Murphy signed into law P.L. 2024, c.2, an Amendment to the 1985 Fair Housing Act (hereinafter "Amended FHA" or "Act"); and

**WHEREAS**, the Amended FHA requires the Department of Community Affairs ("DCA") to provide an estimate of the fair share affordable housing obligations of all municipalities on or before October 20, 2024 based upon the criteria on the Amended FHA; and

**WHEREAS**, the DCA issued a report on October 18, 2024 ("DCA Report") wherein it reported its estimate of the fair share affordable housing obligation for all municipalities based upon its interpretation of the standards in the Act; and

**WHEREAS**, the DCA Report calculates Rockaway's Round 4 (2025-2035) fair share affordable housing obligations as follows: a Present Need (Rehabilitation) Obligation of 20 and a Prospective Need (New Construction) Obligation of 435; and

**WHEREAS**, the Amended FHA provides that the DCA Report is non-binding, thereby inviting municipalities to demonstrate that the Amended FHA would support revised calculations of Round 4 fair share affordable housing obligations; and

**WHEREAS**, the Amended FHA gives municipalities the opportunity to propose a different fair share affordable housing obligation from those reported by the DCA on October 18, 2024 based upon the standards in Sections 6 and 7 of the Act; and

**WHEREAS**, the Amended FHA further provides that "[a]ll parties shall be entitled to rely upon regulations on municipal credits, adjustments, and compliance mechanisms adopted by the Council on Affordable Housing ("COAH") unless those regulations are contradicted by statute, including the Act, or binding court decisions" (N.J.S.A 52:27D-311 (m)); and

**WHEREAS**, COAH regulations empower municipalities to secure vacant land adjustments, durational adjustments and other adjustments; and

**WHEREAS**, Rockaway has accepted the Present Need (Rehabilitation) Obligation of 20 as reported by the DCA in its October 18, 2024 Report, subject to the right to undertake a Structural Conditions Survey (hereinafter, "Windshield Survey") as part of the adoption of the Housing Element and Fair Share Plan (hereinafter "HEFSP"); and

**WHEREAS**, Rockaway has exercised its right to demonstrate that the data, when correctly applied, supports a lower Round 4 Prospective Need obligation than that reported by the DCA on October 18, 2024; and

**WHEREAS**, more specifically, Rockaway maintains that its Round 4 prospective need number is 301 based upon its examination of the data used to calculate each of the three (3) allocation factors; and

**WHEREAS**, as to the **Equalized Nonresidential Allocation Factor,** Rockaway has examined the data the DCA used to establish this factor and concluded that DCA has accurately calculated this Factor; and

**WHEREAS**, as to the **Income Capacity Allocation Factor,** Rockaway has examined the data the DCA used to establish this factor and concluded that DCA has accurately calculated this Factor; and

**WHEREAS**, as to the **Land Capacity Allocation Factor,** Rockaway notes that the DCA belatedly provided the data it used to establish this factor, i.e., on or about November 27, 2024 instead of by October 20, 2024; and

**WHEREAS**, Rockaway 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 an 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**, Rockaway maintains that the areas the DCA identified as developable are indeed overinclusive and, consequently, its Professional Planner has prepared a report, attached hereto as Exhibit A,, showing the lands that Rockaway contends should be removed from the inventory of sites used to fashion the **Land Capacity Allocation Factor;** and

**WHEREAS**, it is therefore important that Rockaway not commit to an incorrect obligation; and

**WHEREAS**, correcting the allocation factors results in Rockaway's Round 4 Prospective Need Obligation being 301 rather than the obligation established by DCA; and

2

**WHEREAS**, 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 Act; and

**WHEREAS**, Rockaway's calculation of need is entitled to a "presumption of validity" because it complies with Sections 6 and 7 of the Act; and

**WHEREAS**, in addition to setting forth its Round 4 fair share affordable housing obligations for the reasons summarized above, substantial activity has occurred and is ongoing that warrants the reservation of certain rights to avoid any claim that it has waived them; and

**WHEREAS**, for example, the New Jersey Institute of Local Government Attorneys (NJILGA) has expressed its support for proposed legislation (hereinafter "NJILGA Legislation") would reduce Rockaway's Round 4 Prospective Need to 75 and would give Rockaway "90 days from receipt of revised fair share obligations from the [DCA] to provide amended HEFSP addressing the new number); and

**WHEREAS**, Rockaway 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**, similarly, a number of municipalities, led by the Borough of Montvale, have filed suit (MER-L-1778-24) (hereinafter "Montvale Litigation") challenging the validity of the Act and other aspects deriving from the Act, including, without limitation, Directive 14-24, issued by the Acting Director of the Administrative Office of the Courts (hereinafter, respectively, "Director" and "AOC"), as further referenced below; and

**WHEREAS,** the process established by the Amended FHA creates an opportunity to object by interested parties opposing the obligations to which a municipality commits, thereby creating the potential for litigation over the obligations of the municipality; and

**WHEREAS** the court approved a vacant land adjustment (hereinafter, "VLA") and a realistic development potential (hereinafter, "RDP") for Rockaway in Round 3; and

**WHEREAS**, because there has been no material change in vacant land in Rockaway since the approval of its VLA and RDP, and because Rockaway provided a realistic opportunity for the satisfaction of its RDP approved by the Court in Round 3, Rockaway is entitled to a VLA in Round 4 and a minimal RDP in Round 4 that will be fully addressed and included in the HEFSP it submits by the June 30, 2025 deadline; and

**WHEREAS**, the Amended FHA requires municipalities to adopt a binding resolution no later than January 31, 2025 as to its obligations; and

**WHEREAS**, in light of the above, Rockaway finds that it is in its best interest to declare its obligations in accordance with this binding resolution in accordance with the Act; and

3

**WHEREAS**, in addition to the above, the Director issued Directive #14-24, dated December 13, 2024, and made the Directive available later in the week that followed; and

**WHEREAS**, pursuant to Directive #14-24, a municipality seeking compliance certification with the Act shall file an action in the form of a declaratory judgment complaint within 48 hours after adoption of the municipal resolution of fair share obligations, or by February 3, 2025, whichever is sooner; and

**WHEREAS**, Rockaway seeks a compliance certification with the Act and, therefore, directs its Affordable Housing Counsel to file a declaratory relief action within 48 hours of the adoption of this resolution.

**NOW, THEREFORE, BE IT RESOLVED** on this 21st day of January, 2025 by the Governing Body of the Township of Rockaway, County of Morris, State of New Jersey, as follows:

1.   The preamble of this resolution is incorporated into the operative clauses of this resolution as if set forth in full.

2.   For the reasons set forth in this resolution and its attachments, Rockaway commits to a Round 4 Present Need (Rehabilitation) Obligation of 20 (, subject to the right to undertake a Windshield Survey as part of the adoption of the HEFSP), and a Round 4 Prospective Need (New Construction) obligation of _301, as set forth in the Exhibit to this Resolution, subject to all reservations of all rights, which specifically include, without limitation, the following:

> a)   The right to a vacant land adjustment, durational adjustments, and all other applicable adjustments permitted in accordance with the Act and COAH regulations;
>
> b)   The right to comply with the NJILGA Legislation if enacted, including the right to adjust its fair share obligations;
>
> c)   The right to adjust its fair share obligation in the event of any future legislation that adjusts the fair share obligations that the DCA reported on October 18, 2024;
>
> d)   The right to adjust its fair share obligations based upon any ruling in the Montvale Litigation or other litigation;
>
> e)   The right to adjust its fair share obligations in the event of a third party challenge to the fair share obligations and Rockaway's response thereto; and
>
> f)   The right to undertake a Windshield Survey as part of the adoption of the HEFSP .

4

3.      Rockaway hereby directs its Affordable Housing Counsel to file a declaratory judgment complaint in the appropriate venue  within 48 hours after adoption of this resolution attaching this resolution.

4.      Rockaway hereby authorizes its Affordable Housing Counsel to file this resolution with the Program or any other such entity as may be determined to be appropriate.

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

## CERTIFICATION

I, **Adele Wadleigh**, Acting Municipal Clerk for the Township of Rockaway, County of Morris, State of New Jersey, hereby certifies the foregoing to be a true copy of a Resolution adopted by the Governing Body of the Township of Rockaway on **January 21, 2025**.

Adele Wadleigh, Acting Municipal Clerk

Approved:

Howard Morrison, Council President

5

# Present and Prospective Need Analysis

Dated 01-10-25

Township of Rockaway | Morris County, New Jersey

Community Planning
Land Development and Design
Landscape Architecture

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

**BURGIS**
ASSOCIATES, INC.

# Present and Prospective Need Analysis

Township of Rockaway
Morris County, New Jersey

Prepared for the Township of Rockaway
Mayor and Council

BA# 4164.13

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

_____
David Novak, AICP, PP
Professional Planner #6269

# Executive Summary

The following **Present and Prospective Need Analysis** has been prepared for the Township of Rockaway in Morris County, New Jersey.

By way of background, the State of New Jersey adopted A-40/S-50 on March 20, 2024. This legislation overhauled the Fair Housing Act (FHA) by abolishing the Council on Affordable Housing (COAH) and splitting its duties between the Department of Community Affairs (DCA) and the Administrative Office of the Courts (AOC).

The DCA was designated as the entity responsible for calculating the state's regional needs as well as each municipality's present and prospective fair share obligations. These municipal calculations, which were released on October 18, 2024, are advisory only. Each municipality is responsible for setting its own obligation utilizing a similar methodology by January 31, 2025 through the adoption of a resolution.

The methodology to calculate a municipality's prospective fair share obligation consists of three factors: the equalized nonresidential valuation factor; the income capacity factor; and the land capacity factor. These factors are described in greater detail herein.

The purpose of this analysis is to review the DCA's calculation of the Township of Rockaway's Present Need Obligation and Prospective Need Obligation for the years 2025 to 2035. In summary, and as reflected by Council Resolution regarding this matter, this analysis finds that the methodology utilized by the DCA to determine the Township's obligations was appropriately conducted in accordance with the March 8, 2018 decision of the Superior Court, Law Division, Mercer County, in re: Application of Municipality of Princeton.

However, and as described in greater detail herein, several corrections are offered to amend the data utilized by the DCA to determine the Township's Prospective Need Obligation. As a result, the Township's land capacity factor has been revised. This is summarized in Table 1. These corrections alter the **Township's Prospective Need Obligation from 435 to 301 affordable units**.

Furthermore, and as detailed herein, the DCA calculated **a Present Need Obligation of 20 units for the Township**. The Township finds that the methodology utilized to calculate this obligation is acceptable. However, it retains the right to conduct a Structural Conditions Survey pursuant to NJAC 5:93-5.2 at a later date.

Table 1: Summary of Adjusted Factors

|  | Equalized Nonresidential Valuation Factor | Income Capacity Factor | Land Capacity Factor |
|---|---|---|---|
| DCA Analysis | 2.52% | 1.60% | 2.24% |
| Township Analysis | 2.52% | 1.60% | 0.29% |

Accordingly, the remainder of this Prospective Needs Analysis is divided into the following sections:

- ❖ <u>Section 1: Present Need Obligation</u>

  The first section of this analysis reviews the Present Need Obligation calculated by the DCA for the Township. The DCA calculated a Present Need Obligation of 20 units for the Township. The Township finds that the methodology utilized to calculate this obligation is acceptable. However, it retains the right to conduct a Structural Conditions Survey pursuant to NJAC 5:93-5.2 at a later date.

- ❖ <u>Section 2: Equalized Nonresidential Valuation Factor</u>

  Next, Section 2 of this analysis reviews the equalized nonresidential valuation factor calculated by the DCA. It finds that the methodology utilized by the DCA to calculate its nonresidential valuation factor is acceptable. Furthermore, the Township's tax assessor has also confirmed the proper valuations and equalization ratios were utilized.

- ❖ <u>Section 3: Income Capacity Factor</u>

  Section 3 reviews the income capacity factor calculated by the DCA. It finds that the data and methodology utilized by the DCA relating to the Township's income capacity factor are both acceptable.

- ❖ <u>Section 4: Land Capacity Factor</u>

  Finally, Section 4 reviews the land capacity factor calculated by the DCA. The analysis finds that the lands identified as being "developable" by the DCA includes a number of errors. Correcting for these errors adjusts the Township's weighted land area from 120.70 acres to 15.359. This results in an adjustment of the Township's calculated share of the region's land capacity from 2.24% to 0.29%.

# Section 1: Present Need

The following section reviews the Township's Present Need as calculated by the DCA. In short, the Township finds that the methodology utilized by the DCA to calculate its Prospective Need Obligation is acceptable. However, it retains the right to conduct a Structural Conditions Survey pursuant to NJAC 5:93-5.2 at a later date.

## 1.1: Present Need Background

As per the adopted legislation, a municipality's Present Need obligation shall be determined:

> "by estimating the deficient housing units occupied by low- and moderate-income households in the region, following a methodology similar to the methodology used to determine third round municipal present need, through the use of most recent datasets made available through the federal decennial census and the American Community Survey, including the Comprehensive Housing Affordability Strategy dataset thereof."

The "Affordable Housing Obligations for 2025-2035 (Fourth Round) Methodology and Background" workbook released by the DCA (herein referred to as the "DCA Workbook" or the "Workbook") noted that the Present Need calculations used three factors to calculate its present need: the number of housing units lacking complete kitchen facilities, the number of units lacking complete plumbing facilities, and the number of overcrowded units.

The analysis employed by DCA utilizes data from HUD's Comprehensive Housing Affordability Strategy (CHAS) dataset, which has municipal-level data on the number and percentage of low- and moderate-income households from a special tabulation of the US Census's American Community Survey (ACS) data. For a full explanation of how this data was utilized, see the DCA Workbook.

## 1.2: Analysis of Calculation

The DCA calculated a Present Need Obligation of 20 units for the Township. The Township finds that the methodology utilized to calculate this obligation is acceptable. However, it retains the right to conduct a Structural Conditions Survey pursuant to NJAC 5:93-5.2 at a later date.

# Section 2: Equalized Nonresidential Valuation Factor

The following section reviews the equalized nonresidential valuation factor calculated by the DCA. The following is summarized:

1.  The Township finds that the methodology utilized by the DCA to calculate its nonresidential valuation factor is acceptable.

2.  The Township's tax assessor has also confirmed the proper valuations and equalization ratios were utilized.

## 2.1: Basis of Calculation

As per the adopted legislation, a municipality's equalized nonresidential valuation factor shall be determined as follows:

> *"To determine this factor, the changes in nonresidential property valuations in the municipality, since the beginning of the round preceding the round being calculated, shall be calculated using data published by the Division of Local Government Services in the department. For the purposes of such, the beginning of the round of affordable housing obligations preceding the fourth round shall be the beginning of the gap period in 1999. The change in the municipality's nonresidential valuations shall be divided by the regional total change in the nonresidential valuations to determine the municipality's share of the regional change as the equalized nonresidential valuation factor."*

## 2.2: Analysis of Calculation

The calculation conducted by the DCA determined that the Township has a 2.52% share of the region's equalized nonresidential valuation.

Table 2 summarizes the DCA's calculation of the Township's equalized nonresidential valuations from 1999 and 2023. As shown, the DCA calculated an equalized nonresidential valuation change of $649,581,584 between 1999 and 2025. When divided by the region's total calculated nonresidential valuation change of $25,808,891,055 for that same time period, this results in a regional share of 2.52%.

~ 5 ~

Table 2: DCA Equalized Nonresidential Valuation Calculation Summary

| Year | Non-equalized Nonresidential Valuation | Equalization Ratio | Equalized Nonresidential Valuation |
|---|---|---|---|
| 1999 | $253,818,100 | 0.5488 | $462,496,538 |
| 2023 | $970,844,200 | 0.873 | $1,112,078,121 |
| *Difference* | | | *$649,581,583* |

*Source: DCA Fair Share Housing Obligations for 2025-2035 (Fourth Round) Workbook*

The Township has reviewed the methodology and data utilized by the DCA for this calculation. The Township's tax assessor has also confirmed the proper valuations and equalization ratios were utilized.

# Section 3: Income Capacity Factor

The following section reviews the income capacity factor calculated by the DCA. It finds that the data and methodology utilized by the DCA relating to the Township's income capacity factor are both acceptable.

## 3.1: Basis of Calculation

As per the adopted legislation, a municipality's income capacity factor shall be determined by calculating the average of the following measures:

> *"The municipal share of the regional sum of the differences between the median municipal household income, according to the most recent American Community Survey Five-Year Estimates, and an income floor of $100 below the lowest median household income in the region; and the municipal share of the regional sum of the differences between the median municipal household incomes and an income floor of $100 below the lowest median household income in the region, weighted by the number of the households in the municipality."*

## 3.2: Analysis of Calculation

The calculation conducted by the DCA determined that the Township has a 1.60% share of the region's income capacity factor. Table 3 summarizes the methodology utilized by the DCA to determine this share.

The Township has reviewed the data and the methodology utilized by the DCA for this calculation and finds both to be acceptable.

Table 3: Income Capacity Factor

| Number of Households | Median household income in the past 12 months (in 2022 inflation-adjusted dollars)* | $100 Below Regional Median HH Income Floor | Diff. from Median Household Income Floor with Household Weight | HH Weighted Income Difference % of Region Total | Diff from Median Household Income Floor | Income Difference % of Region Total | Income Capacity Factor |
|---|---|---|---|---|---|---|---|
| 9,163 | $137,260 | $46,360 | $832,916,700 | 2.1% | $90,900 | 1.1% | 1.60% |

# Section 4: Land Capacity Factor

The following section reviews the land capacity factor calculated by the DCA. It finds that while the methodology utilized by the DCA is acceptable, the data utilized to calculate the Township's land capacity is flawed. Specifically, the following is noted:

1. The Township finds that the methodology utilized by the DCA to calculate it land capacity factor is acceptable. However, an analysis of the lands identified by the DCA as being "developable" includes several errors. In summary, these errors include: undeveloped segments of otherwise developed properties that were identified as developable, the most notable of which being Picatinny Arsenal; and preserved open spaces or otherwise encumbered lots that are not available for development including common open space elements on condominiums and multi-family developments that are not available for additional development.

2. Correcting for these errors adjusts the Township's weighted land area from 120.70 acres to 15.359 acres.

3. This adjustment to the Township's weighted land area also adjusts the region's weighted land area from 5,358 acres to 5,254 acres.

4. This results in an adjustment of the Township's calculated share of the region's land capacity from 2.24% to 0.29%.

## 4.1: Basis of Calculation

As per the adopted legislation, a municipality's income 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 its 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 weighting 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 areas 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 land areas for all other municipalities within each housing region to then determine the municipal percentage of land capacity for the housing region.

## 4.2: Analysis of Calculation

The calculation conducted by the DCA determined that the Township has 120.07 acres of developable land which accounts for a 2.24% share of the region's developable land. Overall, the Township 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. Approximately 89.54 acres of lands identified as "developable" by the DCA are located in Picatinny Arsenal which has been a major source of munitions in wartime throughout much of the twentieth century. Currently, its primary mission is research, development, and pilot plant production of explosives and propellants for the United States Army. It currently serve as the headquarters of the US Army Combat Capabilities Development Command Armaments Center. In addition, the site is also identified by the Environmental Protection Agency (EPA) as a superfund site. As noted by the EPA, studies from an Installation Restoration Program established that "many areas on the arsenal are contaminated by manufacturing waste and unexploded ordinance. At least 54 potential hazardous waste areas exist on the base...they include areas for testing rocket fuels, munitions, and propellants; areas where chemicals and shells were buried; surface impoundments; landfills; drum storage areas; and a sludge bed."

2. Several of the lands identified as "developable" by the DCA are located on properties with development. To eliminate "developable" lands on developable 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 failed to account for houses of worship, properties developed with nonprofit facilities, and residential dwellings with associated farmland.

3. Other lands identified as "developable" by the DCA were in fact located on open space, common elements for homeowners associations, or properties containing infrastructure (e.g. detention basins, flood collection areas, rights-of-way, etc.).

4. There were several instances of lands identified as "developable" by the DCA being located on properties which are presently under construction. This is likely due to a lag in construction permit reporting.

These discrepancies are summarized in Table 4 and are detailed in Appendix A of this analysis. Removing these lands would adjust the Township's weighted land area from 120.07 acres to 15.359 acres. This adjustment to the Township's weighted land area also adjusts the region's weighted land area from 5,358 acres to 5,254 acres.

This results in an adjustment of the Township's calculated share of the region's land capacity from 2.24% to 0.29%.

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

Table 4: Summary of Land Capacity Factor Analysis

| ID # | Weighted Area | Status | Weighted Area - Recalculated |
|------|---------------|--------|------------------------------|
| 1 | 0.20 | Developable | 0.20 |
| 2 | 0.07 | Developable | 0.07 |
| 3 | 0.06 | Not Developable | 0.00 |
| 4 | 1.34 | Not Developable | 0.00 |
| 5 | 1.34 | Not Developable | 0.00 |
| 6 | 0.77 | Developable | 0.77 |
| 7 | 0.10 | Not Developable | 0.00 |
| 8 | 0.20 | Developable | 0.20 |
| 9 | 0.21 | Developable | 0.21 |
| 10 | 0.43 | Developable | 0.43 |
| 11 | 0.11 | Developable | 0.11 |
| 12 | 0.21 | Developable | 0.21 |
| 13 | 0.08 | Developable | 0.08 |
| 14 | 0.28 | Developable | 0.28 |
| 15 | 0.62 | Developable | 0.62 |
| 16 | 0.32 | Developable | 0.32 |
| 17 | 0.15 | Not Developable | 0.00 |
| 18 | 0.06 | Not Developable | 0.00 |
| 19 | 2.67 | Not Developable | 0.00 |
| 20 | 1.13 | Not Developable | 0.00 |
| 21 | 0.14 | Developable | 0.14 |
| 22 | 0.65 | Developable | 0.65 |
| 23 | 0.90 | Not Developable | 0.00 |
| 24 | 0.11 | Not Developable | 0.00 |
| 25 | 1.61 | Developable | 1.61 |
| 26 | 1.25 | Developable | 1.25 |
| 27 | 0.08 | Not Developable | 0.00 |
| 28 | 0.86 | Not Developable | 0.00 |
| 29 | 0.11 | Not Developable | 0.00 |

| ID # | Weighted Area | Status | Weighted Area - Recalculated |
|------|---------------|--------|------------------------------|
| 30 | 0.14 | Not Developable | 0.00 |
| 31 | 0.20 | Developable | 0.20 |
| 32 | 0.28 | Developable | 0.28 |
| 33 | 0.11 | Developable | 0.11 |
| 34 | 0.24 | Developable | 0.24 |
| 35 | 0.23 | Developable | 0.23 |
| 36 | 1.89 | Developable | 1.89 |
| 37 | 0.26 | Developable | 0.26 |
| 38 | 0.30 | Not Developable | 0.00 |
| 39 | 0.08 | Developable | 0.08 |
| 40 | 0.71 | Not Developable | 0.00 |
| 41 | 1.29 | Not Developable | 0.00 |
| 42 | 0.38 | Developable | 0.38 |
| 43 | 0.26 | Developable | 0.26 |
| 44 | 1.02 | Developable | 1.02 |
| 45 | 0.15 | Developable | 0.15 |
| 46 | 0.17 | Developable | 0.17 |
| 47 | 0.13 | Developable | 0.13 |
| 48 | 0.06 | Developable | 0.06 |
| 49 | 0.22 | Developable | 0.22 |
| 50 | 0.15 | Developable | 0.15 |
| 51 | 0.10 | Developable | 0.10 |
| 52 | 0.08 | Developable | 0.08 |
| 53 | 0.17 | Developable | 0.17 |
| 54 | 0.30 | Developable | 0.30 |
| 55 | 0.09 | Not Developable | 0.00 |
| 56 | 0.10 | Developable | 0.00 |
| 57 | 0.07 | Constrained | 0.02 |
| 58 | 0.31 | Not Developable | 0.00 |
| 59 | 0.23 | Not Developable | 0.00 |
| 60 | 0.11 | Developable | 0.11 |
| 61 | 0.32 | Developable | 0.32 |
| 62 | 0.16 | Developable | 0.16 |
| 63 | 0.15 | Developable | 0.15 |
| 64 | 0.07 | Developable | 0.07 |
| 65 | 0.08 | Not Developable | 0.00 |
| 66 | 0.10 | Not Developable | 0.00 |
| 67 | 0.63 | Developable | 0.63 |
| 68 | 0.06 | Developable | 0.06 |
| 69 | 1.32 | Not Developable | 0.00 |

| ID # | Weighted Area | Status | Weighted Area - Recalculated |
|---|---|---|---|
| 70 | 0.12 | Constrained | 0.09 |
| 71 | 0.07 | Constrained | 0.06 |
| 72 | 0.17 | Not Developable | 0.00 |
| 73 | 0.15 | Not Developable | 0.00 |
| 74 | 0.22 | Not Developable | 0.00 |
| 75 | 0.06 | Not Developable | 0.00 |
| 76 | 0.58 | Not Developable | 0.00 |
| 77 | 0.08 | Not Developable | 0.00 |
| 78 | 1.37 | Not Developable | 0.00 |
| 79 | 0.45 | Not Developable | 0.00 |
| 80 | 0.06 | Developable | 0.06 |
| 81 | 0.50 | Not Developable | 0.00 |
| 82 | 0.08 | Not Developable | 0.00 |
| 83 | 0.08 | Not Developable | 0.00 |
| 84 | 0.31 | Not Developable | 0.00 |
| 85 | 0.22 | Not Developable | 0.00 |
| 86 | 0.95 | Not Developable | 0.00 |
| 87 | 0.17 | Not Developable | 0.00 |
| 88 | 0.07 | Not Developable | 0.00 |
| 89 | 1.83 | Not Developable | 0.00 |
| 90 | 0.07 | Not Developable | 0.00 |
| 91 | 0.14 | Not Developable | 0.00 |
| 92 | 0.16 | Not Developable | 0.00 |
| 93 | 1.01 | Not Developable | 0.00 |
| 94 | 0.74 | Not Developable | 0.00 |
| 95 | 1.80 | Not Developable | 0.00 |
| 96 | 0.46 | Not Developable | 0.00 |
| 97 | 0.14 | Not Developable | 0.00 |
| 98 | 0.99 | Not Developable | 0.00 |
| 99 | 0.42 | Not Developable | 0.00 |
| 100 | 0.14 | Not Developable | 0.00 |
| 101 | 0.38 | Not Developable | 0.00 |
| 102 | 0.08 | Not Developable | 0.00 |
| 103 | 0.48 | Not Developable | 0.00 |
| 104 | 0.23 | Not Developable | 0.00 |
| 105 | 0.22 | Not Developable | 0.00 |
| 106 | 0.43 | Not Developable | 0.00 |
| 107 | 0.07 | Not Developable | 0.00 |

| ID # | Weighted Area | Status | Weighted Area - Recalculated |
|------|---------------|--------|------------------------------|
| 108 | 1.51 | Not Developable | 0.00 |
| 109 | 0.27 | Not Developable | 0.00 |
| 110 | 0.16 | Not Developable | 0.00 |
| 111 | 1.36 | Not Developable | 0.00 |
| 112 | 0.83 | Not Developable | 0.00 |
| 113 | 0.17 | Not Developable | 0.00 |
| 114 | 0.46 | Not Developable | 0.00 |
| 115 | 1.09 | Not Developable | 0.00 |
| 116 | 0.16 | Not Developable | 0.00 |
| 117 | 0.12 | Not Developable | 0.00 |
| 118 | 0.70 | Not Developable | 0.00 |
| 119 | 0.07 | Not Developable | 0.00 |
| 120 | 0.26 | Not Developable | 0.00 |
| 121 | 0.20 | Not Developable | 0.00 |
| 122 | 0.15 | Not Developable | 0.00 |
| 123 | 2.47 | Not Developable | 0.00 |
| 124 | 0.11 | Not Developable | 0.00 |
| 125 | 0.22 | Not Developable | 0.00 |
| 126 | 4.77 | Not Developable | 0.00 |
| 127 | 2.61 | Not Developable | 0.00 |
| 128 | 0.54 | Not Developable | 0.00 |
| 129 | 0.21 | Not Developable | 0.00 |
| 130 | 0.18 | Not Developable | 0.00 |
| 131 | 0.07 | Not Developable | 0.00 |
| 132 | 0.08 | Not Developable | 0.00 |
| 133 | 1.40 | Not Developable | 0.00 |
| 134 | 0.85 | Not Developable | 0.00 |
| 135 | 0.75 | Not Developable | 0.00 |
| 136 | 0.11 | Not Developable | 0.00 |
| 137 | 0.10 | Not Developable | 0.00 |
| 138 | 0.06 | Not Developable | 0.00 |
| 139 | 0.08 | Not Developable | 0.00 |
| 140 | 1.16 | Not Developable | 0.00 |
| 141 | 0.12 | Not Developable | 0.00 |
| 142 | 2.21 | Not Developable | 0.00 |
| 143 | 0.30 | Not Developable | 0.00 |
| 144 | 0.89 | Not Developable | 0.00 |

| ID # | Weighted Area | Status | Weighted Area - Recalculated |
|------|---------------|--------|------------------------------|
| 145 | 0.06 | Not Developable | 0.00 |
| 146 | 0.90 | Not Developable | 0.00 |
| 147 | 1.88 | Not Developable | 0.00 |
| 148 | 4.13 | Not Developable | 0.00 |
| 149 | 0.17 | Not Developable | 0.00 |
| 150 | 0.57 | Not Developable | 0.00 |
| 151 | 0.07 | Not Developable | 0.00 |
| 152 | 0.38 | Not Developable | 0.00 |
| 153 | 1.30 | Not Developable | 0.00 |
| 154 | 1.00 | Not Developable | 0.00 |
| 155 | 0.07 | Not Developable | 0.00 |
| 156 | 0.54 | Not Developable | 0.00 |
| 157 | 4.76 | Not Developable | 0.00 |
| 158 | 0.09 | Not Developable | 0.00 |
| 159 | 0.35 | Not Developable | 0.00 |
| 160 | 0.18 | Not Developable | 0.00 |
| 161 | 0.40 | Not Developable | 0.00 |
| 162 | 0.12 | Not Developable | 0.00 |
| 163 | 3.03 | Not Developable | 0.00 |
| 164 | 0.14 | Not Developable | 0.00 |
| 165 | 0.20 | Not Developable | 0.00 |
| 166 | 0.40 | Not Developable | 0.00 |
| 167 | 0.27 | Not Developable | 0.00 |
| 168 | 0.08 | Not Developable | 0.00 |
| 169 | 2.23 | Not Developable | 0.00 |
| 170 | 0.09 | Not Developable | 0.00 |
| 171 | 0.08 | Not Developable | 0.00 |
| 172 | 0.15 | Not Developable | 0.00 |
| 173 | 0.46 | Not Developable | 0.00 |
| 174 | 0.34 | Not Developable | 0.00 |
| 175 | 0.74 | Not Developable | 0.00 |
| 176 | 0.17 | Not Developable | 0.00 |
| 177 | 0.52 | Not Developable | 0.00 |
| 178 | 0.61 | Not Developable | 0.00 |
| 179 | 0.88 | Not Developable | 0.00 |
| 180 | 0.12 | Not Developable | 0.00 |
| 181 | 1.32 | Not Developable | 0.00 |

| ID # | Weighted Area | Status | Weighted Area - Recalculated |
|---|---|---|---|
| 182 | 1.38 | Not Developable | 0.00 |
| 183 | 0.08 | Not Developable | 0.00 |
| 184 | 0.41 | Not Developable | 0.00 |
| 185 | 0.07 | Not Developable | 0.00 |
| 186 | 1.21 | Not Developable | 0.00 |
| 187 | 0.55 | Not Developable | 0.00 |
| 188 | 0.25 | Not Developable | 0.00 |
| 189 | 0.24 | Not Developable | 0.00 |
| 190 | 0.08 | Not Developable | 0.00 |
| 191 | 0.25 | Not Developable | 0.00 |
| 192 | 0.93 | Not Developable | 0.00 |
| 193 | 0.64 | Not Developable | 0.00 |
| 194 | 0.10 | Not Developable | 0.00 |
| 195 | 0.70 | Not Developable | 0.00 |
| 196 | 0.15 | Not Developable | 0.00 |
| 197 | 0.17 | Not Developable | 0.00 |
| 198 | 0.22 | Not Developable | 0.00 |
| 199 | 1.54 | Not Developable | 0.00 |
| 200 | 0.26 | Not Developable | 0.00 |
| 201 | 0.27 | Not Developable | 0.00 |
| 202 | 1.06 | Not Developable | 0.00 |
| 203 | 0.07 | Not Developable | 0.00 |
| 204 | 0.09 | Not Developable | 0.00 |
| 205 | 0.82 | Not Developable | 0.00 |
| 206 | 0.20 | Not Developable | 0.00 |
| 207 | 0.30 | Not Developable | 0.00 |
| 208 | 0.07 | Not Developable | 0.00 |
| 209 | 0.18 | Not Developable | 0.00 |
| 210 | 2.29 | Not Developable | 0.00 |
| 211 | 0.24 | Not Developable | 0.00 |
| 212 | 0.18 | Not Developable | 0.00 |
| 213 | 0.59 | Not Developable | 0.00 |
| 214 | 0.07 | Not Developable | 0.00 |
| 215 | 0.22 | Not Developable | 0.00 |
| 216 | 1.23 | Not Developable | 0.00 |
| 217 | 0.38 | Not Developable | 0.00 |
| 218 | 0.06 | Not Developable | 0.00 |

| ID # | Weighted Area | Status | Weighted Area - Recalculated |
|------|---------------|--------|------------------------------|
| 219 | 0.06 | Not Developable | 0.00 |
| 220 | 1.61 | Not Developable | 0.00 |
| 221 | 0.17 | Not Developable | 0.00 |
| 222 | 0.08 | Not Developable | 0.00 |
| 223 | 0.17 | Not Developable | 0.00 |
| 224 | 0.57 | Not Developable | 0.00 |

# Section 5: Conclusion

This analysis does not find fault with the methodology utilized by DCA in determining municipal affordable housing obligations. However, the analysis did uncover data that was relied upon by the DCA which incorrectly includes sites and acreage which should not have been included in the determination of the Township's Prospective Need Obligation.

As detailed within this analysis, the adjustments noted herein reduce the Township's Prospective Need Obligation from 435 affordable units to 301 affordable units. The Township reserves the right to conduct a vacant land adjustment (VLA) to determine its realistic development potential (RDP) at a later date.

Furthermore, and as detailed herein, the DCA calculated a Present Need Obligation of 20 units for the Township. The Township finds that the methodology utilized to calculate this obligation is acceptable. However, it retains the right to conduct a Structural Conditions Survey pursuant to NJAC 5:93-5.2 at a later date.

# Appendix A:
# Land Capacity Factor Details

## ID #1 and #2



Map 1: ID #1 and #2 (scale: 1" = 200')

| ID # | Weighted Acres | Status | Weighted Acres - Recalculated |
|------|----------------|--------|-------------------------------|
| 1 | 0.20 | Developable | 0.20 |
| 2 | 0.07 | Developable | 0.07 |

| Analysis | The ID #s identified above account for approximately 0.27 acres. They are located on Block 10101 Lot 24 which is currently vacant and available for development. |
|----------|---|

## ID #3, #4, and #5
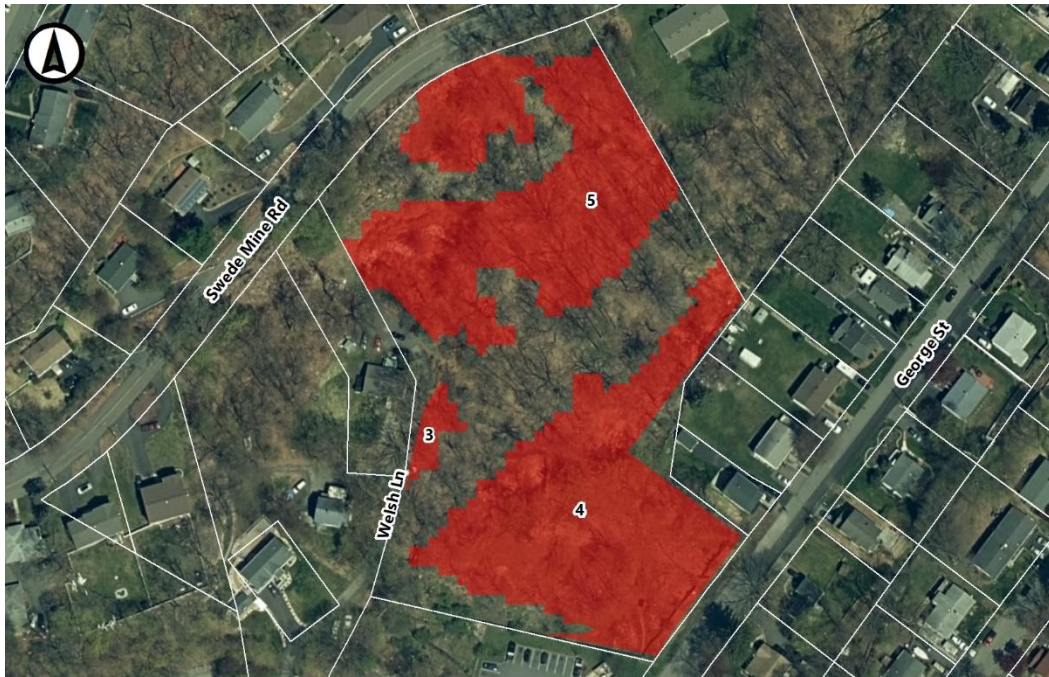


Map 2: ID #3, #4, and #5 (scale: 1" = 200')

| ID # | Weighted Acres | Status | Weighted Acres - Recalculated |
|------|----------------|--------|-------------------------------|
| 3 | 0.06 | Constrained | 0.00 |
| 4 | 1.34 | Constrained | 0.00 |
| 5 | 1.34 | Constrained | 0.00 |

| Analysis | The ID #s identified above account for approximately 2.73 acres. They are located on Block 10301 Lot 18.02 which is currently vacant. However, and as noted in the Township's 2020 Housing Element and Fair Share Plan (HE&FSP), this property contains an abandoned mine as per a 1992 DOL Report. |
|----------|----|

Due to this condition, these lands are not in fact developable.

## ID #6



Map 3: ID #6 (scale: 1" = 400')

| ID # | Weighted Acres | Status | Weighted Acres - Recalculated |
|------|----------------|--------|-------------------------------|
| 6 | 0.77 | Developable | 0.77 |

| Analysis | ID #6 is located on Block 10402 Lots 66 and 67. Both properties are presently vacant and available for development. |
|----------|----------------------------------------------------------------------------------------------------------------------|

## ID #7 and #8



Map 4: ID #7 and #8 (scale: 1" = 200')

| ID # | Weighted Acres | Status | Weighted Acres - Recalculated |
|------|----------------|--------|-------------------------------|
| 7 | 0.10 | Not Developable | 0.00 |
| 8 | 0.20 | Developable | 0.20 |
| Analysis | ID #7 is located on Block 10715 Lot 8. While this property is assigned a vacant property tax code, it is in fact developed with a single-family dwelling. Thus, ID #7 is not developable. | | |

ID #8 is located on Block 10715 Lot 10. This property is currently vacant.

## ID #9, #15, and #16



Map 5: ID #9, #15, and #16 (scale: 1" = 400')

| ID # | Weighted Acres | Status | Weighted Acres - Recalculated |
|---|---|---|---|
| 9 | 0.21 | Developable | 0.21 |
| 15 | 0.62 | Developable | 0.62 |
| 16 | 0.32 | Developable | 0.32 |

| Analysis | |
|---|---|
| | ID #9 and ID #15 are located on Block 10802 Lot 34.06, and ID #16 is located on Block 10803 Lot 34.04. These properties were granted subdivision approval. Since that time, a developer's agreement was signed and clearance has begun on the site.

Therefore, the Township questions whether these properties are in fact developable due to their approval status. Nevertheless, they have been considered developable for the purposes of this analysis only. |

## ID #10



Map 6: ID #10 (scale: 1" = 200')

| ID # | Weighted Acres | Status | Weighted Acres - Recalculated |
|---|---|---|---|
| 10 | 0.43 | Developable | 0.43 |

| Analysis | ID #10 is located on Block 10802 Lot 44. This property is presently vacant and available for developable. |
|---|---|

## ID #11 and #13
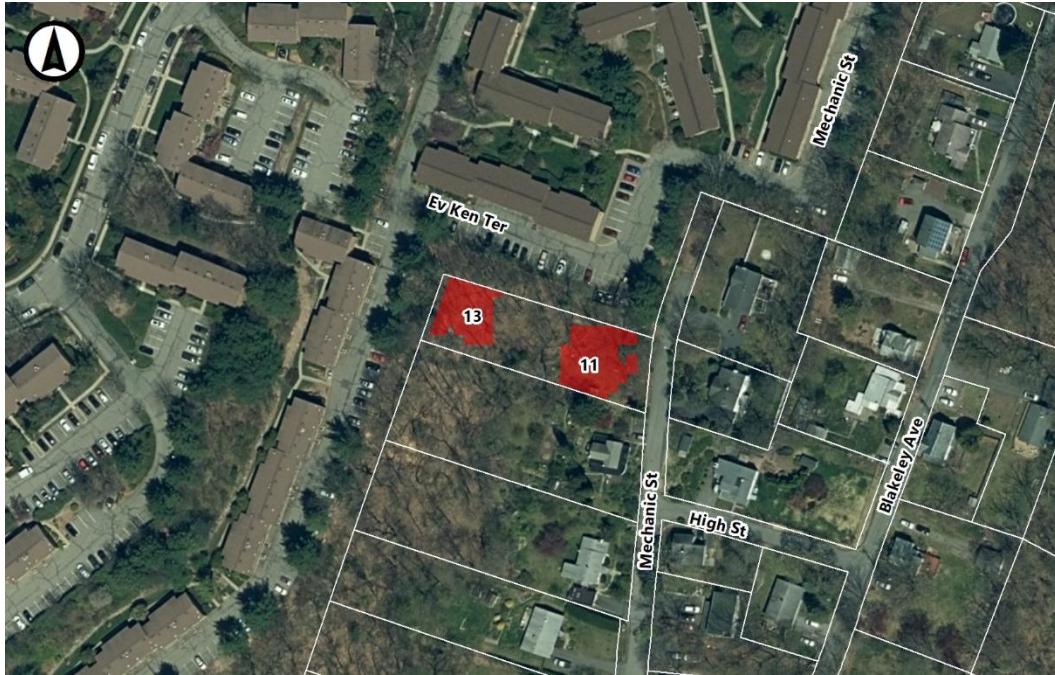


Map 7: ID #11 and #13 (scale: 1" = 400')

| ID # | Weighted Acres | Status | Weighted Acres - Recalculated |
|------|----------------|--------|-------------------------------|
| 11 | 0.11 | Developable | 0.11 |
| 13 | 0.08 | Developable | 0.08 |
| Analysis | The ID #s identified above account for approximately 0.19 acres. They are located on Block 10715 Lot 27 which is currently vacant and available for development. | | |

## ID #12



Map 8: ID #12 (scale: 1" = 200')

| ID # | Weighted Acres | Status | Weighted Acres - Recalculated |
|------|----------------|--------|-------------------------------|
| 12 | 0.21 | Developable | 0.21 |

| Analysis | ID #12 is located on Block 10801 Lot 32. A NJP&L right-of-way extends through the eastern extent of the property. The majority of this property is vacant and available for development. |
|----------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

## ID #14



Map 9: ID #14 (scale: 1" = 200')

| ID # | Weighted Acres | Status | Weighted Acres - Recalculated |
|------|----------------|--------|-------------------------------|
| 14 | 0.28 | Developable | 0.28 |
| Analysis | ID #14 is located on Block 10706 Lot 22. This property is presently vacant and available for development. | | |

## ID #17
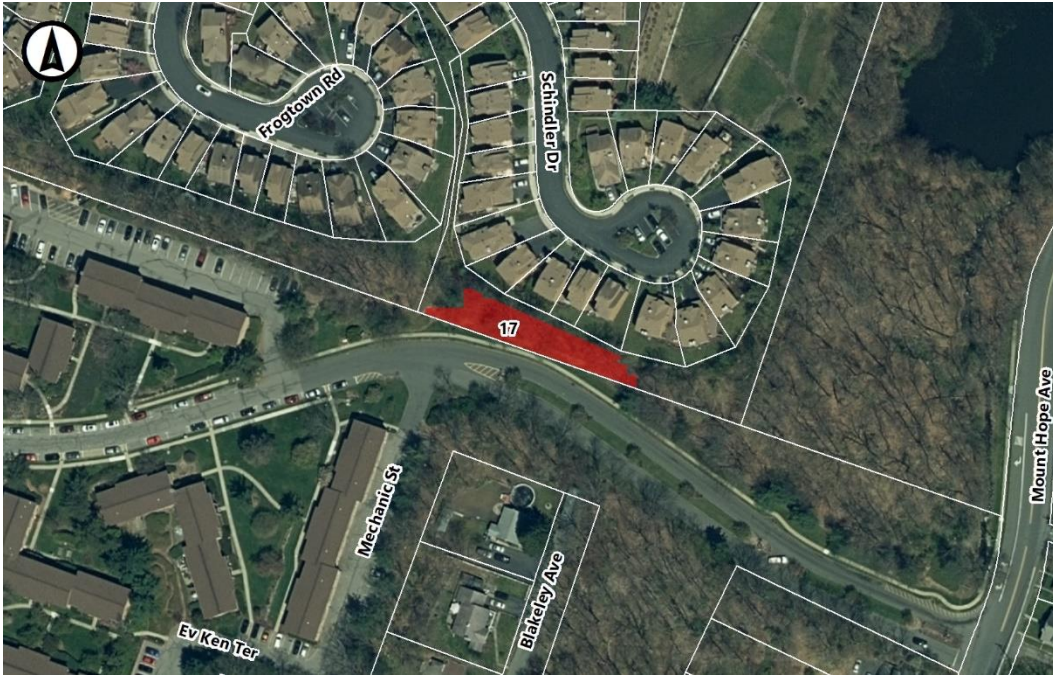


Map 10: ID #17 (scale: 1" = 200')

| ID # | Weighted Acres | Status | Weighted Acres - Recalculated |
|------|----------------|--------|-------------------------------|
| 17 | 0.15 | Not Developable | 0.00 |

| Analysis | ID #17 is located on Block 11004 Lot 1.01. This property is utilized as a common element for the Rustic Ridge multifamily development. |
|----------|------|

Thus, this land is not developable.

## ID #18



Map 11: ID #18 (scale: 1" = 200')

| ID # | Weighted Acres | Status | Weighted Acres - Recalculated |
|------|----------------|--------|-------------------------------|
| 18 | 0.06 | Not Developable | 0.00 |

| Analysis | ID #18 is located on Block 10802 Lot 40. This property is presently developed with the Faith Family Fellowship house of worship.

Due to the predeveloped nature of this property, this land is not in fact developable. |

## ID #19



Map 12: ID #19 (scale: 1" = 200')

| ID # | Weighted Acres | Status | Weighted Acres - Recalculated |
|------|----------------|--------|-------------------------------|
| 19 | 2.67 | Not Developable | 0.00 |

| Analysis | ID #19 is located on Block 10802 Lots 31 and 32. The former property is developed with the Kingdom Hall of Jehovah's Witnesses house of worship, while the latter property is developed with the St. Clement Pope and Martyr Roman Catholic Church house of worship. |
|---|---|
| | Due to the predeveloped nature of these properties, this land is not in fact developable. |

## ID #20
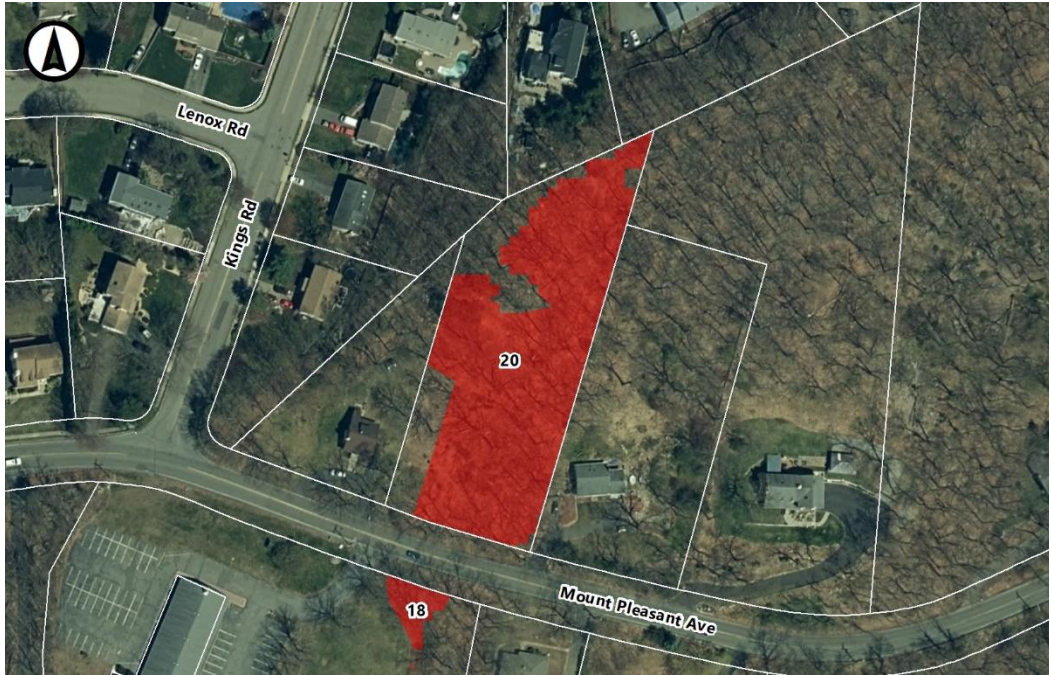


Map 13: ID #20 (scale: 1" = 200')

| ID # | Weighted Acres | Status | Weighted Acres - Recalculated |
|---|---|---|---|
| 20 | 1.13 | Not Developable. | 0.00 |

| Analysis | ID #20 is located on Block 11115 Lot 35.02. While this property is assigned a vacant property tax code, it is in fact developed with a single-family dwelling. Thus, it is not developable. |
|---|---|

## ID #21, #22, #25, and #26



Map 14: ID #21, #22, #25, and #26 (scale: 1" = 500')

| ID # | Weighted Acres | Status | Weighted Acres - Recalculated |
|---|---|---|---|
| 21 | 0.14 | Developable | 0.14 |
| 22 | 0.65 | Developable | 0.65 |
| 25 | 1.61 | Developable | 1.61 |
| 26 | 1.25 | Developable | 1.25 |
| Analysis | The ID #s identified above are located on Block 11116 Lot 42. The site contains a NJP&L right-of-way. Otherwise, it is presently vacant and available for development. | | |

## ID #23



Map 15: ID #23 (scale: 1" = 200')

| ID # | Weighted Acres | Status | Weighted Acres - Recalculated |
|------|----------------|--------|-------------------------------|
| 23 | 0.90 | Not Developable | 0.00 |

| Analysis | ID #23 is located on Block 11116 Lot 49. This property is presently developed with a 100% affordable age-restricted multifamily development |
|----------|----------------------------------------------------------------------|
| | Thus, due to the predeveloped nature of this property, this land is not developable. |

## ID #24



Map 16: ID #24 (scale: 1" = 200')

| ID # | Weighted Acres | Status | Weighted Acres - Recalculated |
|------|----------------|--------|-------------------------------|
| 24 | 0.11 | Not Developable | 0.00 |

| Analysis | |
|----------|--|
| | ID #24 is located on Block 11116 Lot 64.12. This property is presently developed with a detention basin. |
| | Therefore, this land is not developable. |

## ID #27, #28, #29, and #30



Map 17: ID #27, #28, #29, and #30 (scale: 1" = 400')

| ID # | Weighted Acres | Status | Weighted Acres - Recalculated |
|------|----------------|--------|-------------------------------|
| 27 | 0.08 | Not Developable | 0.00 |
| 28 | 0.86 | Not Developable | 0.00 |
| 29 | 0.11 | Not Developable | 0.00 |
| 30 | 0.14 | Not Developable | 0.00 |
| Analysis | The above ID #s are located on Block 11504 Lot 1. This property is presently developed with a JCP&L substation. Therefore, these lands are not developable. | | |

## ID #31, #37, #42, and #44
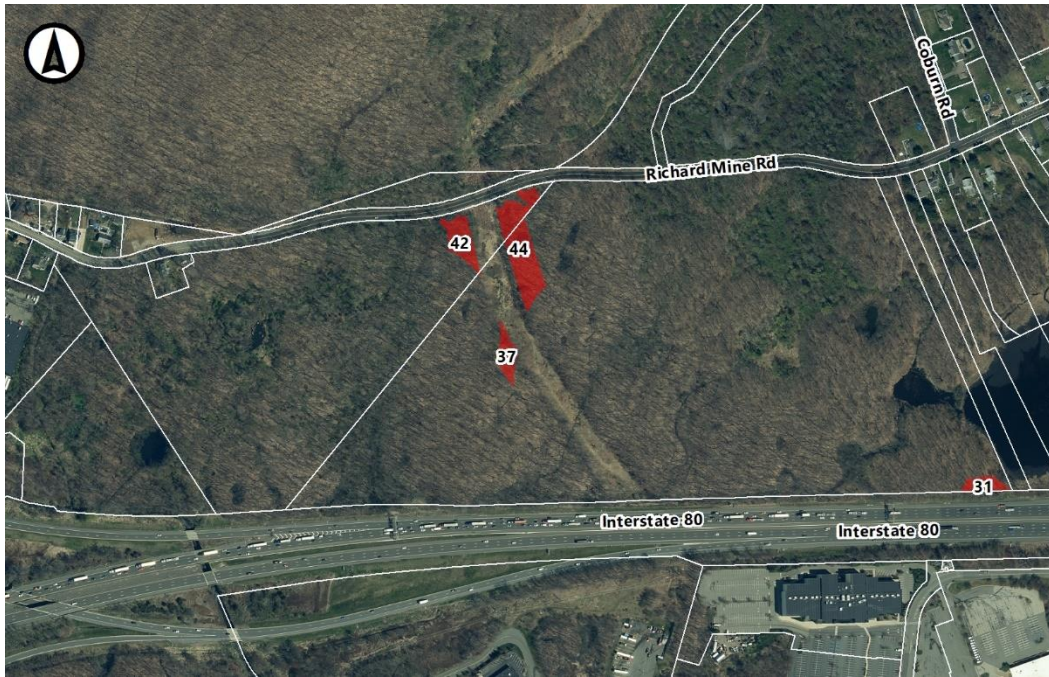


Map 18: ID #31, #37, #42, and #44 (scale: 1" = 750')

| ID # | Weighted Acres | Status | Weighted Acres - Recalculated |
|------|----------------|--------|-------------------------------|
| 31 | 0.20 | Developable | 0.20 |
| 37 | 0.26 | Developable | 0.26 |
| 42 | 0.38 | Developable | 0.38 |
| 44 | 1.02 | Developable | 1.02 |
| Analysis | The above ID #s are located on Block 10002 Lots 1 and 2. A powerline runs through both properties. Otherwise, they are presently vacant and available for development. | | |

## ID #32



Map 19: ID #32 (scale: 1" = 200')

| ID # | Weighted Acres | Status | Weighted Acres - Recalculated |
|------|----------------|--------|-------------------------------|
| 32 | 0.28 | Developable | 0.28 |

| Analysis | ID #32 is located on Block 11401 Lot 47. This property is presently vacant and available for development. |
|----------|------------------------------------------------------------------------------------------------------------|

## ID #33



Map 20: ID #33 (scale: 1" = 200')

| ID # | Weighted Acres | Status | Weighted Acres - Recalculated |
|------|----------------|--------|-------------------------------|
| 33 | 0.11 | Developable | 0.11 |

| Analysis | ID #33 is located on Block 21906 Lot 15. This property is presently vacant and available for development. |
|----------|--------------------------------------------------------------------------------|

## ID #34



Map 21: ID #34 (scale: 1" = 200')

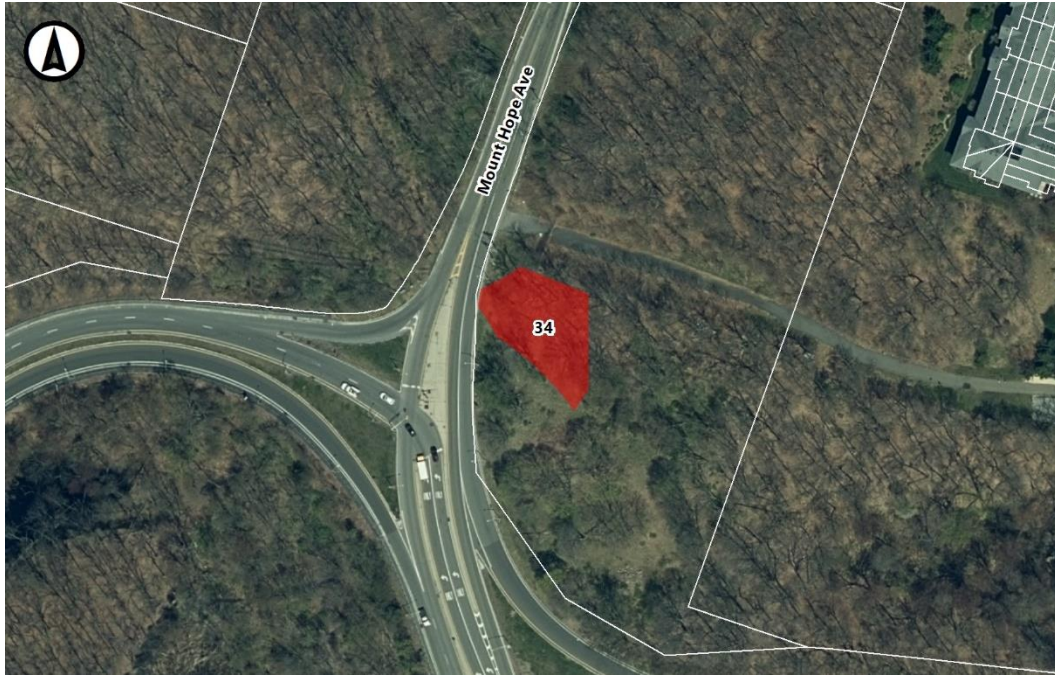| ID # | Weighted Acres | Status | Weighted Acres - Recalculated |
|------|----------------|--------|-------------------------------|
| 34 | 0.24 | Developable | 0.24 |
| Analysis | ID #34 is located on Block 11302 Lot 50.01. This property is presently vacant and available for development. | | |

## ID #35 and #36



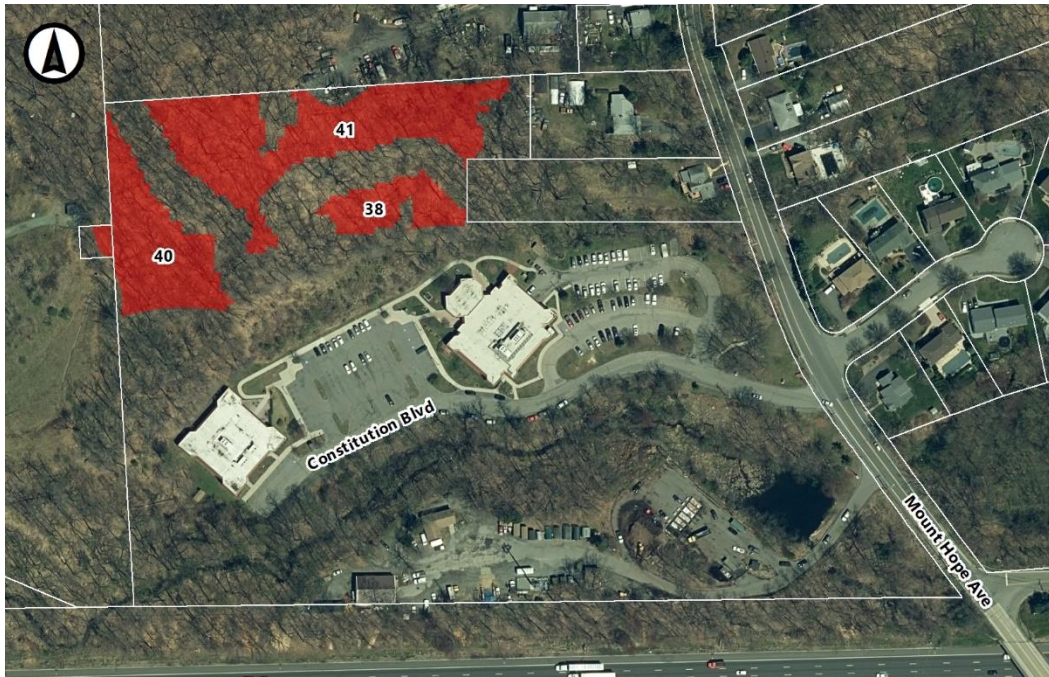Map 22: ID #35 and 36 (scale: 1" = 200')

| ID # | Weighted Acres | Status | Weighted Acres - Recalculated |
|------|----------------|--------|-------------------------------|
| 35 | 0.23 | Developable | 0.23 |
| 36 | 1.89 | Developable | 1.89 |

| Analysis | ID #35 and ID #36 are located on Block 22102 Lot 5.02. This property was previously granted site plan approval for the development of a hotel. |
|----------|---|
| | Therefore, the Township questions whether this property is in fact developable due to its approval status. Nevertheless, it has been considered developable for the purposes of this analysis only. |

## ID #38, #40, and #41



Map 23: ID #38, #40, and #41 (scale: 1" = 300')

| ID # | Weighted Acres | Status | Weighted Acres - Recalculated |
|------|----------------|--------|-------------------------------|
| 38 | 0.30 | Not Developable | 0.00 |
| 40 | 0.71 | Not Developable | 0.00 |
| 41 | 1.29 | Not Developable | 0.00 |

**Analysis**

ID #38, #40, and #41 are located on Block 11301 Lot 1 which is presently developed with the Townshp's municipal building and library. ID #40 is also located on Block 11301 Lot 10.03 which is developed with a well.

Due to the predeveloped nature of these properties, these lands are not developable.

## ID #39



Map 24: ID #39 (scale: 1" = 200')

| ID # | Weighted Acres | Status | Weighted Acres - Recalculated |
|------|----------------|--------|-------------------------------|
| 39 | 0.08 | Developable | 0.08 |

| Analysis | ID #39 is located on Block 21801 Lot 34. This property is presently vacant and available for development. |
|----------|------------------------------------------------------------------------------------------------------------|

## ID #43



Map 25: ID #43 (scale: 1" = 200')

| ID # | Weighted Acres | Status | Weighted Acres - Recalculated |
|------|----------------|--------|-------------------------------|
| 43 | 0.26 | Developable | 0.26 |

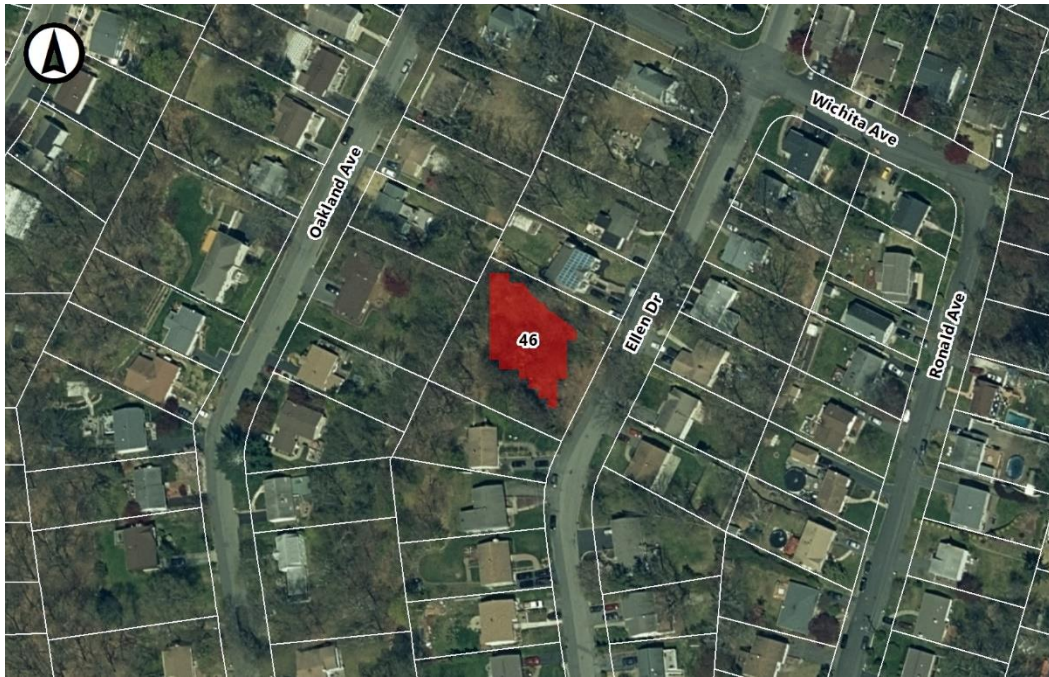| Analysis | ID #43 is located on Block 11509 Lots 7 and 8. These properties are presently vacant and available for development. |
|----------|----------------------------------------------------------------------------------------------------------------------|

## ID #45



Map 26: ID #45 (scale: 1" = 200')

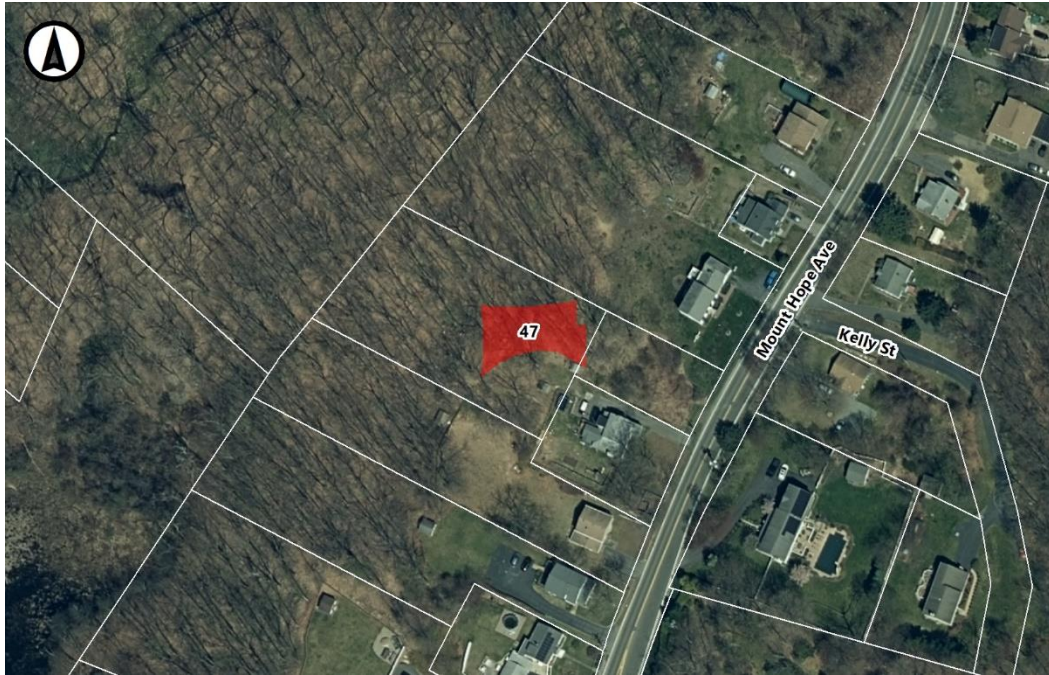| ID # | Weighted Acres | Status | Weighted Acres - Recalculated |
|---|---|---|---|
| 45 | 0.15 | Developable | 0.15 |
| Analysis | ID #45 is located on Block 11501 Lots 1.01 and 2. These properties are presently vacant and available for development. | | |

## ID #46



Map 27: ID #46 (scale: 1" = 200')

| ID # | Weighted Acres | Status | Weighted Acres - Recalculated |
|------|----------------|--------|-------------------------------|
| 46 | 0.17 | Developable | 0.17 |

| Analysis | ID #46 is located on Block 22002 Lot 41. This property is presently vacant and available for development. |
|----------|------------------------------------------------------------------------|

## ID #47



Map 28: ID #47 (scale: 1" = 200')

| ID # | Weighted Acres | Status | Weighted Acres - Recalculated |
|------|----------------|--------|-------------------------------|
| 47 | 0.13 | Developable | 0.13 |

| Analysis | ID #47 is located on Block 11401 Lots 35 and 37. These properties are presently vacant and available for development. |
|----------|---|

## ID #48, #51, #54, and #55
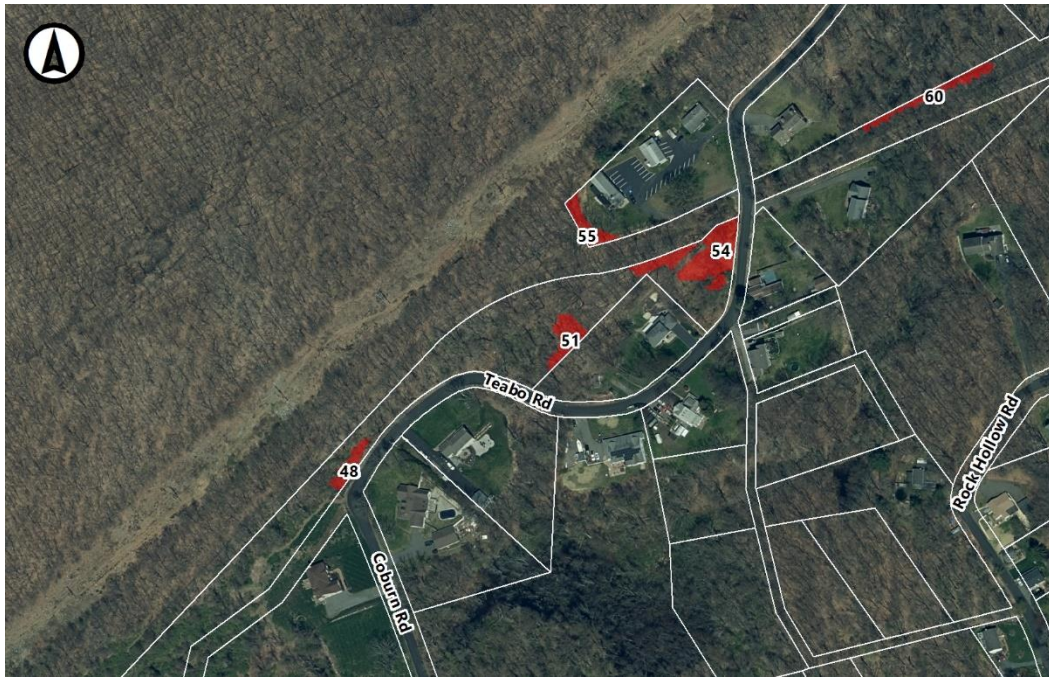


Map 29: ID #48, #51, #54, and #55 (scale: 1" = 400')

| ID # | Weighted Acres | Status | Weighted Acres - Recalculated |
|------|----------------|--------|-------------------------------|
| 48 | 0.06 | Developable | 0.06 |
| 51 | 0.10 | Developable | 0.10 |
| 54 | 0.30 | Developable | 0.30 |
| 55 | 0.09 | Not Developable | 0.00 |

| Analysis | ID #48, #51, and #54 on Block 11409 Lot 2. This property was granted subdivision approval. Therefore, the Township questions whether these properties are in fact developable due to their approval status. Nevertheless, they have been considered developable for the purposes of this analysis only.

ID #55 is located on Block 11410 Lot 1. This property is presently developed with a house of worship. Thus, this land is not developable. |

ID #49



Map 30: ID #49 (scale: 1" = 200')

| ID # | Weighted Acres | Status | Weighted Acres - Recalculated |
|------|----------------|--------|-------------------------------|
| 49 | 0.22 | Developable | 0.22 |

| Analysis | ID #49 is located on Block 20204 Lot 21. This property is presently vacant and available for development. |
|----------|---------------------------------------------------------------------------------------------------------|

## ID #50



Map 31: ID #50 (scale: 1" = 200')

| ID # | Weighted Acres | Status | Weighted Acres - Recalculated |
|------|----------------|--------|-------------------------------|
| 50 | 0.15 | Developable | 0.15 |

| Analysis | ID #50 is located on Block 11406 Lot 10. This property is presently vacant and available for development. |
|----------|------------------------------------------------------------------------------------------------------------|

## ID #52



Map 32: ID #52 (scale: 1" = 200')

| ID # | Weighted Acres | Status | Weighted Acres - Recalculated |
|------|----------------|--------|-------------------------------|
| 52 | 0.08 | Developable | 0.08 |
| Analysis | ID #52 is located on Block 21501 Lot 51. This property is presently vacant and available for development. | | |