# Exhibit 1

Explanation: A Resolution of the Township of Scotch Plains Committing to the New Jersey Department of Community Affairs Fourth Round Affordable Housing Present Need and Prospective Need Numbers As Modified pursuant to P.L. 2024, c. 2 and Fair Housing Act, N.J.SA. 52:27D-302.

## TOWNSHIP OF SCOTCH PLAINS

## RESOLUTION NO. 2025-61

WHEREAS, on March 20, 2024, Governor Murphy signed into law Bill A4/S50 (P.L. 2024, c. 2), which legislation amends the Fair Housing Act, N.J.SA. 52:27D-302 et. seq. ("Amended FHA") and requires each municipality to provide its fair share of affordable housing obligation under the Mount Laurel Doctrine based on a new process and updated methodology; and

WHEREAS, the Amended FHA requires the Department of Community Affairs ("DCA") to produce non-binding estimates of fair share obligations on or before October 20, 2024; and

WHEREAS, on October 18, 2024, the DCA calculated the non-binding statewide and regional affordable housing needs and released a non-binding determination of each municipality's Fourth Round (2025 to 2035) affordable housing obligation as set forth in DCA's report, entitled "Affordable Housing Obligations for 2025-2035 (Fourth Round) Methodology and Background" (the "DCA Report"); and

WHEREAS, pursuant to the DCA Report the Township of Scotch Plains' non-binding Present Need or Rehabilitation Obligation is 53 and the Township's non-binding Prospective Need is 244; and

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

WHEREAS, pursuant to N.J.SA. 52:27D-304.3, a municipality's average allocation factor is comprised of the equalized nonresidential factor, income capacity factor, and land capacity factor and shall be averaged to yield the municipality's average allocation factor, and

WHEREAS, pursuant to N.J.SA. 52:27D-304.3(c)(3), a municipality's income capacity factor shall be "determined by calculating the average of the following measures: (a) 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 (b) 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"; and

WHEREAS, the DCA calculated the income capacity factor for each municipality in New Jersey using the Census Bureau's American Community Survey 2018-22 5-Year Estimates, which

was the most recent American Community Survey Five-Year Estimates at the time of the release of the DCA Report; and

- WHEREAS, on December 12, 2024, the United States Census Bureau released American Community Survey 2019-23 5-Year Estimates data, therefore establishing the American Community Survey 2019-23 5-Year Estimates as the most recent American Community Survey Five-Year Estimates at the time of this resolution; and
- WHEREAS, the Township Affordable Housing Planner, Michael Mistretta of Harbor Consultants (the "Township Planner"), has recommended a re-calculation of the Township's income capacity factor using the American Community Survey 2019-23 5-Year Estimates data in accordance with the methodology established in the Amended FHA; and
- **WHEREAS**, as detailed in the Township Planner's Report, which is attached hereto and incorporated herein as <u>Exhibit A</u>, the Township's income capacity factor is re-calculated as 2.06% rather than 2.29% as provided in the DCA Report; 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 COAH unless those regulations are contradicted by statute, including P.L. 2024, c.2, or binding court decisions" (N.J.SA. 52:27D-311(m)); and
- WHEREAS, COAH regulations authorize vacant land adjustments as well as durational adjustments; and
- WHEREAS, the DCA has released a Geographic Information Systems spatial data representation of the Land Capacity Analysis for P.L. 2024, c.2 (the "DCA Land Capacity Analysis") containing the Vacant and Developable land information that serves as the basis for calculating the land capacity factor; and
- WHEREAS, the DCA Land Capacity Analysis identified 36.492 acres of "developable" land within the Township of Scotch Plains, therefore resulting in a land capacity factor calculation of 0.68% for the Township as detailed in the DCA Report; and
- WHEREAS, the Township of Scotch Plains (the "Township") and Township Planner have reviewed the lands identified by the DCA Land Capacity Analysis with respect to the MOD-IV Property Tax List data, construction permit data, land use board approvals, configuration, and accessibility to ascertain whether these identified developable lands may accommodate development; and
- WHEREAS, the Township and Township Planner find that several areas identified as "developable" in the Township by the DCA Land Capacity Analysis are in fact not "developable" and shall be removed from the land capacity factor calculation, which are detailed further within the Township Planner's Report; and
- WHEREAS, the Township finds that +/- 31.789 acres of the 36.492 acres of "developable" land identified in the DCA Report are to be removed from the land capacity factor calculation,

resulting in a re-calculation of the land capacity factor as 0.09% based on +/- 4.703 total acres of "developable" land within the Township; and

WHEREAS, based on a review of the DCA Report and findings made by the Township Planner, it is recommended that the Township Council adopt a binding resolution accepting the Present Need obligation of 53 as calculated by the DCA; and

WHEREAS, based on a review of the DCA Report and findings made by the Township Planner, it is recommended that the Township Council adopt a binding resolution determining a reduced municipal Prospective Need obligation of 188 based on a re-calculation of the income capacity factor and land capacity factor as supported by the Township's Planner's report and detailed mapping, attached hereto and incorporated herein as <a href="Exhibit A">Exhibit A</a>; and

WHEREAS, based on the foregoing, the Township relies on the DCA calculations of the Township's fair share obligations as modified to account for the Township's review of the American Community Survey Five-Year Estimates data used for the income capacity factor and the lands identified by the DCA for the land capacity factor with respect to the MOD-IV Property Tax List data, construction permit data, land use board approvals, configuration, and accessibility to ascertain whether these identified developable lands may accommodate development, and as further set forth in detail and recommended in the attached report prepared by Township's affordable housing planner; and

WHEREAS, the Township seeks to commit to provide its fair share of 53 units present need and 188 units of prospective need, subject to any vacant land and/or durational adjustments it may seek as part of the Housing Plan element and Fair Share Plan element it subsequently submits in accordance with the Amended FHA; and

WHEREAS, the Township reserves the right to comply with any additional amendments to the FHA that the Legislature may enact; and

WHEREAS, the Township also reserves the right to adjust its position in the event of any rulings in the *Montvale* case (MER-L-1778-24) or any other such action that alters the deadlines and/or requirements of the Amended FHA; and

WHEREAS, in the event that a third party challenges the calculations provided for in this Resolution, Township reserves the right to take such position as it deems appropriate in response thereto, including that its Round 4 Prospective Need obligation should be lower than described herein; and

WHEREAS, in light of the above, the Township Council finds that it is in the best interest of the Township to commit to the modified present need and prospective need Fourth Round affordable housing fair share numbers set forth herein, subject to the reservations set forth herein; and

WHEREAS, in accordance with AOC Directive #14-24 dated December 13, 2024, the Township Council finds that, as a municipality seeking a certification of compliance with the FHA, it is in the best interests of the Township to direct the filing of an action in the form of a declaratory

judgment complaint within 48 hours after adoption of the within resolution of fair share obligations, or by February 3, 2025, whichever is sooner; and

**NOW, THEREFORE, BE IT RESOLVED** by the Township Council of the Township of Scotch Plains, in the County of Union, State of New Jersey, as follows:

- 1. The foregoing recitals are incorporated herein as if set forth in full; and
- 2. The Township Council of the Township of Scotch Plains, hereby accepts a Present Need obligation of 53 and a Prospective Need obligation of 188 as its Fourth Round (2025 to 2035) affordable housing obligation pursuant to P.L. 2024, c. 2 and the Fair Housing Act, N.J.SA. 52:27D-302 et. seq., as explained above and in the attached memo from the Township's affordable housing planner, and subject to all reservations of rights set forth above; and
- 3. The Township Council hereby directs Hoagland Longo Moran Dunst & Doukas, LLP, its Affordable Housing Attorney, to file a declaratory judgment complaint in Union County within 48 hours after adoption of the within resolution and attaching this resolution as an exhibit with the attached memo; and
- 4. The Township Council authorizes Hoagland Longo Moran Dunst & Doukas, LLP to submit and/or file the within resolution with attached memo with the Program or any other such entity as may be determined to be appropriate; and
  - 5. This resolution shall take effect immediately, according to law.

Dated: January 21, 2025

RECORDOEVOTE

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Certified copy of a resolution adopted at a regular meeting of the Township Council of the Township of Scotch Plains, Union County, New Jersey on

\_January 21, 2025

Bozena Lacina, RMC Municipal Clerk

# Exhibit A

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Date: January 17, 2025

To: Anthony Iacocca, Esq., Township Affordable Housing Attorney

From: Michael Mistretta, PP, LLA, Harbor Consultants, Inc.

Wyatt Grant, Harbor Consultants, Inc.

Re: Fourth Round (2025-2035) Affordable Housing Obligation Calculation

Township of Scotch Plains, New Jersey

This memo has been prepared to outline the municipal requirements for the Township of Scotch Plains to establish its Fourth Round (July, 2025 - July, 2035) present and prospective fair share obligation as mandated by the A4/S50 legislation, as well as detail the process and calculations used to determine the Township's Fourth Round present need obligation and prospective need obligation, which are to be adopted by binding resolution prior to January 31, 2025.

### **Background**

On March 20, 2024, Governor Murphy signed into law affordable housing bill A4/S50, which established new guidelines for determining and regulating the affordable housing obligations of New Jersey municipalities for the fourth 10-year-round (July, 2025 – July, 2035). Per A4/S50, before a municipality establishes its Fourth Round present and prospective fair share obligation, "the [Department of Community Affairs] shall prepare and submit a report to the Governor, and, pursuant to section 2 of P.L.1991, c.164 (C.52:14-19.1), to the Legislature providing a report on the calculations of regional need and municipal obligations for each region of the State within the earlier of seven months following the effective date of P.L.2024, c.2 (C.52:27D-304.1 et al.) or December 1, 2024" (N.J. Stat. § 52:27D-304.1). Then, "with consideration of the calculations contained in the relevant report published by the department... for each 10-year round of affordable housing obligations beginning with the fourth round, a municipality shall determine its present and prospective fair share obligation for affordable housing in accordance with the formulas established in sections 6 and 7 of P.L.2024, c.2 (C.52:27D-304.2 and C.52:27D-304.3) by resolution, which shall describe the basis for the municipality's determination and bind the municipality to adopt a housing element and fair share plan" (N.J. Stat. § 52:27D-304.1). For the Fourth Round, the municipal "determination of present and prospective fair share obligation shall be made by binding resolution no later than January 31, 2025" (N.J. Stat. § 52:27D-304.1).

In compliance with the aforementioned requirements, the Department of Community Affairs (DCA) released a report on October 18, 2024, titled "Affordable Housing Obligations for 2025-2035 (Fourth Round) Methodology and Background," inclusive of a calculation spreadsheet, which detailed the datasets and calculations used to generate the non-binding affordable housing obligation for each municipality within New Jersey for the Fourth Round. This report was amended several days later to include revised language on the methodology for the land capacity factor calculation. Per this report, the Township's Fourth Round present need was calculated as 53 and the Township's Fourth Round prospective need was calculated as 244.

The Township has reviewed the DCA report and methodology established in A4/S50, which serve as the basis for the Township's evaluation and determination of its Fourth Round present and prospective fair share obligation. The ensuing sections of this memo provide an analysis of the process used to calculate the Township's Fourth Round present and prospective fair share obligation.

### **Present Need**

Per A4/S50, "A municipality's present need obligation shall be determined by estimating the existing deficient housing units currently occupied by low- and moderate-income households within the municipality, following a methodology comparable to the methodology used to determine third round present need, through the use of datasets made available through the federal decennial census and the American Community Survey, including the Comprehensive Housing Affordability Strategy dataset thereof" (N.J. Stat. § 52:27D-304.2). A4/S50 further defines "deficient housing units" as "housing that: (1) is over fifty years old and overcrowded; (2) lacks complete plumbing; or (3) lacks complete kitchen facilities" (N.J. Stat. § 52:27D-304).

In the Third Round, municipal present need calculations were based on the number of housing units lacking complete kitchen facilities, the number of units lacking complete plumbing facilities, and the number of overcrowded units. The present need calculations for the Fourth Round conducted by the DCA similarly use datasets measuring these three factors, but as explained in their report, "The US Department of Housing and Urban Development (HUD) and the US Census Bureau publish separate tables on housing age, lack of plumbing facilities, lack of kitchen facilities, and overcrowding. However, there is no data source that reports the number of units that meet any one of those three conditions. Therefore, this number must be estimated using data from existing tables, with measures taken to account for overlap and to narrow the scope to deficient housing units occupied by low- and moderate-income [(LMI)] households." The DCA therefore used a combination of the latest data from HUD's Comprehensive Housing Affordability Strategy (CHAS) LMI dataset corresponding to the latest Census Bureau American Community Survey (ACS) data (which was 2017-2021 5 Year Estimates at the time of the report's release), data from the IPUMS Center for Data Integration, and the ACS Public Data Microdata Sample (PUMS) at the Public Use Microdata Area (PUMA) level to estimate the number of substandard/deficient low- and moderate-income occupied units ("present need") for each municipality in New Jersey.

Per the methodology outlined above and described in further detail in the DCA report, the Fourth Round present need obligation for the Township of Scotch Plains is calculated as 53. The Township has reviewed the datasets and methodology used to calculate the Township's Fourth Round present need as published in the DCA report and spreadsheet, and the Township concurs with the report's Fourth Round present need calculation of 53 for the Township of Scotch Plains.

### **Prospective Need**

As described in A4/S50 and summarized in the DCA report, a municipality's Fourth Round prospective need obligation is calculated by multiplying its average allocation factor to the total prospective need of its corresponding Housing Region.

The average allocation factor is the average of three measures indicative of a municipality's capacity/potential to address the regional prospective need (equalized nonresidential valuation

factor, income capacity factor, and land capacity factor), which are further explained in the subsections below.

The Fourth Round prospective need for each Housing Region is determined by calculating the change in the number of households within each Housing Region between the 2010 Census and 2020 Census. Per A4/S50, "this household change, if positive, shall be divided by 2.5 to estimate the number of low- and moderate-income homes needed to address low- and moderate-income household change in the region and to determine the regional prospective need for a 10-year round of low- and moderate-income housing obligations. If household change is zero or negative, the number of low- and moderate-income homes needed to address low- and moderate-income household change in the region and the regional prospective need shall be zero" (N.J. Stat. § 52:27D-304.2).

The Township of Scotch Plains is in Housing Region 2, which consists of Essex County, Morris County, Union County, and Warren County. Per the DCA report, the regional prospective need for Housing Region 2 is calculated as 20,506, and the Township's average allocation factor is calculated as 1.19%. The regional need of 20,506 multiplied by the Township's average allocation factor of 1.19% therefore results in a non-binding Fourth Round prospective need obligation calculation of 244.

The Township has evaluated the accuracy of the methodology and datasets used to calculate each of the three measures (equalized nonresidential valuation factor, income capacity factor, and land capacity factor) used to compute the average allocation factor and resulting Fourth Round prospective need, and based on this analysis, has arrived at a reduced Fourth Round prospective need obligation calculation of 188. The process for the Township's adjustment to the Fourth Round prospective need obligation published in the DCA report is detailed in the subsections below.

## **Equalized Nonresidential Valuation Factor**

The equalized nonresidential valuation factor is one of the three components of the average allocation factor for each municipality. The equalized nonresidential valuation factor is representative of a municipality's share of the change in nonresidential property value within its Housing Region.

Per A4/S50, "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 this paragraph, 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 nonresidential valuations to determine the municipality's share of the regional change as the equalized nonresidential valuation factor" (N.J. Stat. § 52:27D-304.3).

Following this methodology and as described in the DCA report, the equalized nonresidential factor for each municipality is calculated as follows:

1. The valuations of commercial properties and industrial properties in each municipality in 2023, per data from the NJ Division of Local Government Services, is summed and then

- divided by the 2023 State Equalization Table Average Ratio corresponding with the municipality to obtain a total equalized nonresidential valuation for 2023.
- The valuations of commercial properties and industrial properties in each municipality in 1999, per data from the NJ Division of Local Government Services, is summed and then divided by the 1999 State Equalization Table Average Ratio corresponding with the municipality to obtain a total equalized nonresidential valuation for 1999.
- 3. The difference in total equalized nonresidential valuation from 1999-2023 is calculated for each municipality.
- 4. The difference in total nonresidential valuation from 1999-2023 is summed for all municipalities (excluding Qualified Urban Aid municipalities) within each Housing Region.
- The difference in total nonresidential valuation from 1999-2023 for each municipality is divided by the sum of differences in total nonresidential valuation from 1999-2023 for its corresponding Housing Region to compute the municipality's share of the regional nonresidential valuation change from 1999-2023.

Following this methodology, the Township of Scotch Plains' equalized nonresidential valuation factor of 0.61% is calculated as follows:

- \$50,928,200 (2023 commercial valuation) + \$6,078,000 (2023 industrial valuation) = \$57,006,200 (2023 total nonresidential valuation).
   \$57,006,200 (2023 total nonresidential valuation).
   \$57,006,200 (2023 total nonresidential valuation) / 0.1874 (2023 State Equalization Table Average Ratio) = \$304,195,304 (2023 total equalized nonresidential valuation).
- \$64,931,800 (1999 commercial valuation) + \$6,276,900 (1999 industrial valuation) = \$71,208,700 (1999 total nonresidential valuation).
   \$71,208,700 (1999 total nonresidential valuation).
   \$71,208,700 (1999 total nonresidential valuation)
   \$71,208,700 (1999 total nonresidential valuation)
   \$147,674,616 (1999 total equalized nonresidential valuation)
- 3. \$304,195,304 (2023 total equalized nonresidential valuation) \$147,674,616 (1999 total equalized nonresidential valuation) = \$156,520,688 (difference in total equalized nonresidential valuation from 1999-2023).
- 4. Housing Region 2 sum of differences in total equalized nonresidential valuation from 1999-2023, excluding Qualified Urban Aid municipalities = \$25,808,891,055.
- \$156,520,688 (difference in total equalized nonresidential valuation from 1999-2023) /
   \$25,808,891,055 (Housing Region 2 sum of differences in total equalized nonresidential valuation from 1999-2023, excluding Qualified Urban Aid municipalities) = 0.0061 or 0.61%

The Township has reviewed the datasets and methodology used to calculate the Township's Fourth Round equalized nonresidential valuation factor as published in the DCA report and spreadsheet (see above), and the Township concurs with the report's Fourth Round equalized nonresidential valuation factor calculation of 0.61% for the Township of Scotch Plains.

#### **Income Capacity Factor**

The second component of the average allocation factor for each municipality is the income capacity factor. The income capacity factor measures the degree to which a municipality's median household income differs from an income floor of \$100 below the lowest median household income in its Housing Region.

Per A4/S50, a municipality's income capacity factor shall be "determined by calculating the average of the following measures:

- (a) 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
- (b) 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" (N.J. Stat. § 52:27D-304.3).

At the time of the release of the DCA report on October 18, 2024, the most recent American Community Survey Five-Year Estimates data for median household income and number of households were found in Table S1903 of the Census Bureau's American Community Survey 2018-22 5-Year Estimates.

Using the American Community Survey 2018-22 5-Year Estimates data, and following the methodology in A4/S50 outlined above, the Township of Scotch Plains' income capacity factor of 2.29% was calculated in the DCA report as follows:

- \$179,241 (Median household income in the past 12 months in Scotch Plains per 2022 ACS)
   - \$46,360 (\$100 below the lowest median household income in Housing Region 2 of
   \$46,460 belonging to the City of Newark) = \$132,881 (Municipal difference in median
   household income from Housing Region 2 income floor). \$132,881 (Municipal difference in
   median household income from Housing Region 2 income floor) / \$8,307,878 (Housing
   Region 2 sum of differences from income floor, excluding Qualified Urban Aid
   municipalities) = 0.0160 or 1.60% (Scotch Plains' share of the sum of the differences from
   the income floor in Housing Region 2, excluding Qualified Urban Aid municipalities).
- 2. \$132,881 (Municipal difference in median household income from Housing Region 2 income floor) x 8,836 (Number of households in Scotch Plains) = \$1,174,136,516 (Municipal difference in median household income from Housing Region 2 income floor, excluding Qualified Urban Aid municipalities, weighted by households). \$1,174,136,516 (Municipal difference in median household income from Housing Region 2 income floor, excluding Qualified Urban Aid municipalities, weighted by households) / \$39,453,600,987 (Housing Region 2 sum of differences from income floor, excluding Qualified Urban Aid municipalities, weighted by households) = 0.0298 or 2.98% (Scotch Plains' share of the sum of the differences from the income floor in Housing Region 2, excluding Qualified Urban Aid municipalities, weighted by households).
- 3. Average of 1.60% (Scotch Plains' share of the sum of the differences from the income floor in Housing Region 2, excluding Qualified Urban Aid municipalities) and 2.98% (Scotch Plains' share of the sum of the differences from the income floor in Housing Region 2, excluding Qualified Urban Aid municipalities, weighted by households) = 0.0229 or 2.29%

While the Township agrees with the Township's income capacity factor calculation of 2.29% at the time of the DCA report, A4/S50 states that the income capacity factor shall be calculated

"according to the most recent American Community Survey Five-Year Estimates." On December 12, 2024, the United States Census Bureau released American Community Survey 2019-23 5-Year Estimates data. The Township therefore seeks to adjust its income capacity factor calculation based on the American Community Survey 2019-23 5-Year Estimates data for the municipalities in Housing Region 2, which can be found in Table S1903. The adjusted calculation of the Township's income capacity factor using the American Community Survey 2019-23 5-Year Estimates data is detailed below:

- \$173,564 (Median household income in the past 12 months in Scotch Plains per 2023 ACS)
   - \$48,316 (\$100 below the lowest median household income in Housing Region 2 of
   \$48,416 belonging to the City of Newark) = \$125,248 (Municipal difference in median
   household income from Housing Region 2 income floor). \$125,418 (Municipal difference in
   median household income from Housing Region 2 income floor) / \$8,646,298 (Housing
   Region 2 sum of differences from income floor, excluding Qualified Urban Aid
   municipalities) = 0.0145 or 1.45% (Scotch Plains' share of the sum of the differences from
   the income floor in Housing Region 2, excluding Qualified Urban Aid municipalities).
- 2. \$125,248 (Municipal difference in median household income from Housing Region 2 income floor) x 8,751 (Number of households in Scotch Plains) = \$1,096,045,248 (Municipal difference in median household income from Housing Region 2 income floor, excluding Qualified Urban Aid municipalities, weighted by households). \$1,096,045,248 (Municipal difference in median household income from Housing Region 2 income floor, excluding Qualified Urban Aid municipalities, weighted by households) / \$41,118,073,874 (Housing Region 2 sum of differences from income floor, excluding Qualified Urban Aid municipalities, weighted by households) = 0.0267 or 2.67% (Scotch Plains' share of the sum of the differences from the income floor in Housing Region 2, excluding Qualified Urban Aid municipalities, weighted by households).
- 3. Average of 1.45% (Scotch Plains' share of the sum of the differences from the income floor in Housing Region 2, excluding Qualified Urban Aid municipalities) and 2.67% (Scotch Plains' share of the sum of the differences from the income floor in Housing Region 2, excluding Qualified Urban Aid municipalities, weighted by households) = 0.0206 or 2.06%

Based on the re-calculation of the Township's income capacity factor based on the most recent American Community Survey Five-Year Estimates, the Township derives an income capacity factor calculation of 2.06% rather than 2.29% as calculated in the DCA report.

## **Land Capacity Factor**

The third component of the average allocation factor for each municipality is the land capacity factor. The land capacity factor indicates the percentage share of total "developable" land in a Housing Region accounted for by each municipality within that Region, excluding land area corresponding to Qualified Urban Aid municipalities.

A4/S50 states that the land capacity factor "shall be determined by estimating the area of developable land in the municipality's boundaries, and regional boundaries, that may accommodate development through the use of the 'land use / land cover data' most recently published by the Department of Environmental Protection, data from the American Community Survey and Comprehensive Housing Affordability Strategy dataset thereof, MOD-IV Property Tax List data from the Division of Taxation in the Department of the Treasury, and construction

permit data from the Department of Community Affairs and weighing such land based on the planning area type in which such land is located. After the weighing factors are applied, the sum of the total developable land area that may accommodate development in the municipality and in the region shall be determined. The municipality's share of its region's developable land shall be its land capacity factor" (N.J. Stat. § 52:27D-304.3).

Following this methodology, the DCA conducted a GIS analysis to identify the "developable" land within the state using several publicly-available datasets, including but not limited to 2020 land use/land cover (LULC) data, New Jersey State Plan Planning Areas weighted by area type, statewide parcel data, open space and preserved farmland, category 1 waterways and wetlands, steep slopes, and open waters.

The steps below provide a summary of the analysis conducted by DCA to identify the "developable" land in the state and calculate each municipality's land capacity factor, which is further expanded upon in the their report.

- 1. Weights were applied to all New Jersey State Plan Planning Areas as specified in A4/S50.
- 2. The layer of weighted Planning Areas was merged with land use/land cover (LULC) data for the entire state sourced from 2020 aerial imagery. 18 different types of LULC, such as cropland and pastureland, deciduous forest, and coniferous forest, were identified and extracted as "vacant, developable land" from this merged dataset.
- 3. Of these areas identified as "developable" from the merged dataset, areas without underlying parcel data and areas with MOD-IV Property Tax data with property class codes for residential, commercial, industrial, apartment, railroad, and school uses were removed to prevent rights-of-way, tree-covered rear yards on residential properties and buffer areas on non-residential development from being included in the "developable" land calculation.
- 4. Municipally-reported construction permit data was used to remove properties otherwise identified as vacant through the LULC analysis.
- Areas mapped as open space, preserved farmland, category 1 waterways and wetlands (and associated buffers based on special resource area restrictions) were removed from the "developable" land dataset.
- Using 10 foot digital elevation LiDAR data, steep slope areas exceeding 15% and steep slope areas consisting of 5,000 square feet or less were removed from the "developable" land dataset.
- 7. DCA reviewed an unspecified 22,000 vacant parcels to further remove homeowner association common areas, detention basins, and road and utility rights of way.
- 8. After the removal of all the aforementioned layers from the "developable" land dataset, remaining "slivers" of land with an area of 2,500 square feet or less were also removed due to their inability to support development.
- The remaining land was identified as "developable" land and was summed based on the limits of each Housing Region and its corresponding municipalities.
- 10. The municipality's percentage of total identified "developable" land within its Housing Region constitutes its land capacity factor.

Through this analysis, the DCA reported 36.492 acres of "developable" land in the Township of Scotch Plains and 5,358.483 acres of "developable" land in Housing Region 2, therefore computing a land capacity factor of 0.68% for the Township.

On November 27, 2024, the DCA released the output geospatial data (titled "Land Capacity Analysis for P.L. 2024, c.2") generated from the GIS analysis used to compute the land capacity factor as described in the October 18, 2024 report. However, the DCA indicates in the description of this dataset that, "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."

The Township has therefore reviewed and mapped this dataset to evaluate the accuracy of the 36.492 acres of "developable" land identified in the Township used to calculate the Township's land capacity factor of 0.68% in the DCA report. Under further analysis, the Township finds that several areas identified as "developable" in the Township by the DCA's geoprocessing model are in fact not "developable."

As part of this analysis, the Township has prepared the following:

- 1. A map of the "developable" lands within the Township as identified in the DCA report (see Exhibit A).
- 2. A redlined spreadsheet of the "developable" lands within the Township as identified in the DCA report (see Exhibit B), which was prepared by merging the "vacant and developable" land spatial data features in the "Land Capacity Analysis for P.L. 2024, c.2" dataset released by the DCA with current parcel MOD-IV data for the Township as provided by the Union County Board of Taxation. The spreadsheet details the "developable" land areas to be removed from the land capacity factor calculation, which are outlined in red, as well as a description of the reason for removal.

Based on this analysis, the Township finds that  $\pm$  31.789 acres of the 36.492 acres of "developable" land identified in the DCA report are to be removed from the land capacity factor calculation, resulting in a recalculation of the land capacity factor based on  $\pm$  4.703 total acres of "developable" land within the Township. The adjustment to the "developable" land within the Township consequently reduces the total "developable" land within Housing Region 2 from 5,358.483 acres to 5,326.694 acres.

The land capacity factor is therefore re-calculated as follows:

4.703 acres of "developable" land in the Township of Scotch Plains / 5,326.694 acres of "developable" land in Housing Region 2 = 0.0009 or 0.09%.

#### **Summary**

Based on the adjustments to the income capacity factor and land capacity factor as described above, the Township's average allocation factor is reduced from 1.192% to 0.917%, which when

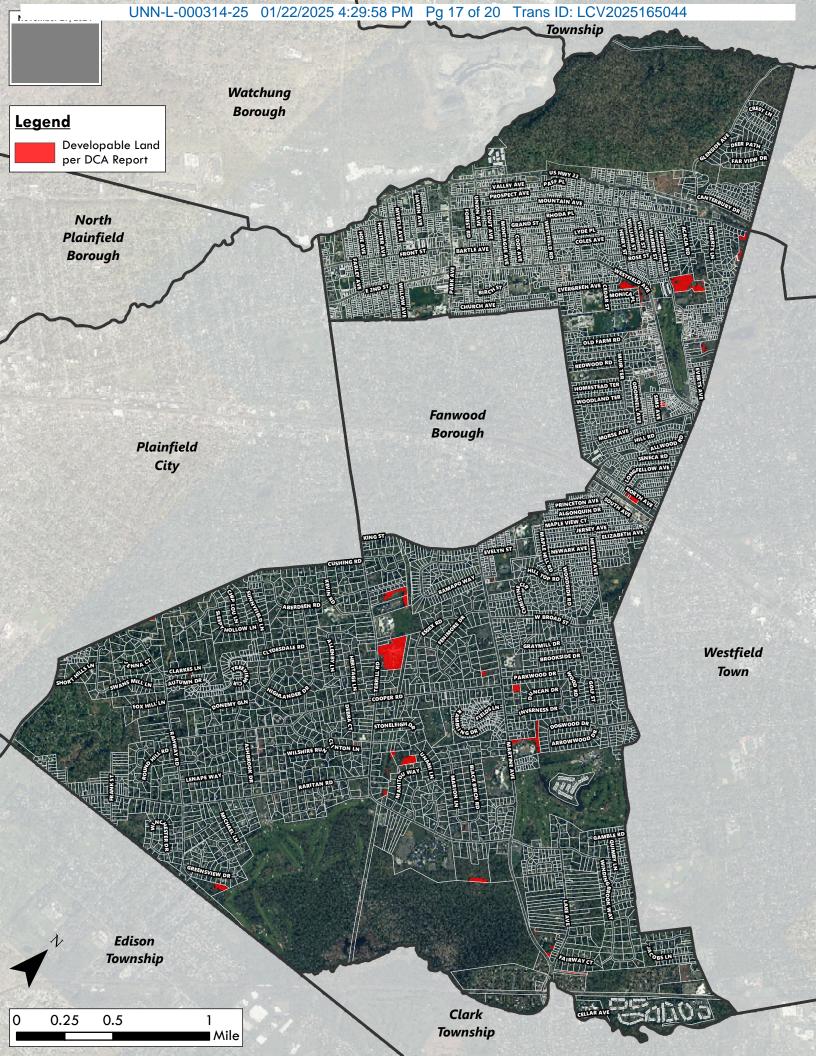
applied to the regional perspective need of 20,506 for Housing Region 2, lowers the Township's prospective need obligation from 244 to 188.

The table below summarizes the Township's Fourth Round present need obligation and prospective need obligation compared to the Township's Fourth Round obligations as calculated in the DCA report. Cells shaded **red** indicate an adjustment to a calculation provided in the DCA report.

	SCOTCH	PLAINS FOUR	TH ROUND OB	LIGATION S	UMMARY	TABLE	
		PRES	ENT NEED OB	LIGATION			
DCA Calculation	Township Calculation						
53	53 (Township accepts DCA calculation)						
		PROSP	ECTIVE NEED C		1		
			DCA Calculati	on			
Equalized	Income	Lan Housing	d Capacity Factor	Land	Average	Regional	Scotch Plains
Nonresidential Valuation Factor	Capacity Factor	Region 2 "Developable" Land (acres)	Township "Developable" Land (acres)	Capacity Factor Calculation	Allocation Factor	Perspective Need	Prospective Need Obligation
0.61%	2.29%	5,358.483	36.492	0.68%	1.192%	20,506	244
			Township Calcul	ation			
Equalized	Income	Lan Housing	d Capacity Factor	Land	Average	Regional	Scotch Plains
Nonresidential Valuation Factor	Capacity Factor	Region 2 "Developable" Land (acres)	Township "Developable" Land (acres)	Capacity Factor Calculation	Allocation Factor	Perspective Need	Prospective Need Obligation
0.61% (Township accepts DCA calculation)	2.06%	5,326.694	4.703	0.09%	0.917%	20,506 (Township accepts DCA calculation)	188

# **EXHIBIT A**

"Map of the 'Developable' Lands within the Township of Scotch Plains per the DCA Report"



# **EXHIBIT B**

"Redlined Spreadsheet of the 'Developable' Lands within the Township of Scotch Plains per the DCA Report"

# UNN-L-000314-25 01/22/2025 4:29:58 PM Pg 19 of 20 Trans ID: LCV2025165044

	Ambeig receverapment Han	0.001	30,400	37.13129	1010303.726		37.9	37.9 ACRES		07078	SHORT HILLS, NO	920 MICHAE SI E. 301	DAMIDER IS MILL VILDAGE ASSOCIATE	ROAD	ŧ	-	TO:07
Martine   Mart		0.537	23,385.482	0.76523	33333.35674		0.64	.64 ACRE		07006	WEST CALDWELL, NJ.	33 CLINTON RD	DORNBUSCH, H % BAYBERRY GARDENS		1		
	Senior Housing Corporation Scotch Plains; age-restricte housing used in prior AH credi		31,286.413	7.28638	317393.5265	SENIOR HOUSING	7.5	7.5 ACRES		07076	SCOTCH PLAINS, N J	430 PARK AVE	TOWNSHIP OF SCOTCH PLAINS	2002 LAKE AVENUE	150		12801 14
Professor   Prof	Single Family Residence	0.002	88.994	0.28081	12232.18903		0.296	000.296 AC	1S F 1AG	33852	LAKE PLACID FL	165 AUTUMN AVE	HEREDIA, ESTEBAN F & ANARITA F	2010 LAKE AVE	2		12801 8
The column		0.015	648.203	0.09598	4180.73653	RIGHT OF WAY	0.092	.092 ACRE		07076	SCOTCH PLAINS, N.J.	430 PARK AVE	TOWNSHIP OF SCOTCH PLAINS	9A MANITOU WAY	15C		12301 12
	Twp. Pumping Station; in floo		1,880.378	0.66288	28874.96943	PUMPINGSTATION	0.6864	130X230		07076	SCOTCH PLAINS N.J.	430 PARK AVE	TOWNSHIP OF SCOTCH PLAINS	1601 RARITAN RD	15C		12301 6
	group home, operated by Community Access Unlimit	0.279	12,149.989	1.70605	74315.36579	RESIDENCE	1.83	1.83 ACRE	25 F 2 2BG	07202	ELIZABETH, NJ. J	80 WEST GRAND STREET	CREATIVE PROPERTY MANAGEMENT OF N J	1655 TERRILL RD	15D		12301 4
Professor   Prof	Single Family Residence	0.006	276.948	0.92861	40450.15743		0.958	000.958 AC	15 F S 2AG	07076	SCOTCH PLAINS, NJ	11 MANITOU WAY	REISS, SCOTT & JESSICA	11 MANITOU WAY	2		12101 51
	Single Family Residence	0.002	68.926 296.303	0.927	40380.06431 40174.64747		0.918	000.918 AC	15 F S 2AG	07076	SCOTCH PLAINS, NJ	17 MANITOU WAY	BANIC, MICHAEL & FAYE AMORIN. ROBERT	17 MANITOU WAY	2		12101 49 12101 50
	Deed restricted for opens purposes (Book 6306, Page	2.075	90,402.169	4.98626	217200.6518	VACANT LAND	5	5 ACRES		07076	SCOTCH PLAINS, NJ	430 PARK AVE	TOWNSHIP OF SCOTCH PLAINS	REAR OF 9A MANITOU WAY	15C		12101 41
		0.315	13,710.661	7.1179	310054.2661		7	7.00 ACRES		07059		10 TECHNOLOGY DRIVE NORTH	WESTFIELD HALL INC	1591 TERRILL ROAD	1		12101 39
	single i aimy residence	0.100	4,343.478	0.51829	22576.81667	VACANT LAND	0.5172	88X256	231,1250	07076	SCOTCH PLAINS, N J	430 PARKAVE	TOWNSHIP OF SCOTCH PLAINS	8 COLONIAL DRIVE	15C		12101 33
	Single Family Residence		49.475	0.89242	38873.45366		0.899	000 899 AC	15 F 2AG	07076	SCOTCH PLAINS, NJ	1381 TERRILL ROAD	CRUZ, ANTHONY	1381 TERRILL ROAD	2		12001 8
	housing development (Orci Park aka Parker Gardem		481,255.392	13.14501	572594.1446		14.0996	14.0996 AC		08869	RARITAN, NJ	929 RT 202	GHTERRILL LAND LLC	1325 TERRILL ROAD	p		12001 4.01
	Single Family Residence Terrill Middle School	0.004	185.473 71.122	0.95983 19.64238	41810.1006 85 5618.7109	TERRILL JR. HIGH	19.517	001.007 AC 19.517 ACRES	2S F 2AG 2S BCB	07076	SCOTCH PLAINS, N.J.	13 BRANDYWINE CT EVERGREEN AVE & CEDAR ST	PECORARO, DANIEL & MARY ROSE BOARD OF EDUCATION	13 BRANDYWINE COURT 1301 TERRILL RD	2 15A		11905 21 12001 1
	for expansion Chabad of Union Count		16,988.598	2.00837	87484.28089	CHURCH	2.009	002.009 AC	1S F R 2AG	07076	SCOTCH PLAINS, NJ	1400 MARTINE AVE	CHABAD OF UNION COUNTY	1400 MARTINE AVE	150		11905 19
	Site Plan approval obtained expansiojn of Church Evangel Church - site plan ap		85,849.817	4.99395	217535.4587	O COLOR	5.199	005.199 AC		07076	SCOTCH PLAINS, NJ	1251 TERRILL RD	EVANGEL CHURCH	1235 TERRILL ROAD	1		11603 12
	Shackamaxon Golf Club; 140 of developable land area - s		140.429	131.81581	5741873.59		130.58	130.58 A CRES	1S B A CC	20171	HERNDON,VA	13873 PARK CENTER RD, 203N	HGC SHACKAMAXON LLC	100 TILLINGHAST TURN	4A	ь	11301 1.01
	Catholic Church; portions w 100 feet of Winding Broc	2.498	108,824.693	10.48163	456577.8695	CHURCH	10.26	10.26AC	1S BCB	07076	SCOTCH PLAINS N.J	1571 MARTINE AVE	IMMACULATE HEART OF MARY R C CHURCH	1571 MARTINE AVE	150		10902 21
	Single Family Residence	0.005	202.159	1.06001	46173.80985		1.065	001.065 AC	15 F 2AG	07076	SCOTCH PLAINS, NJ	1080 RARITAN ROAD	SIVANERI, CINMAYAN; SPIRAMGAM, M	1942 STONY BROOK CIR	2		10902 14
	pending Twp. construction paper application		40,569.629	1.27937	55729.28873		1.28	1.28 AC		07060	WATCHUNG, NJ.	23 OXFORD LANDING	CUCCOLO, MICHAELA & NOEL	2 NORWEGIAN WOODS	1	ω	10801 3.03
	Single Family Residenc	0.000	1.817	0.87532	38128.66471		0.918	000.918 AC	1.55 F O 2AG	07076	SCOTCH PLAINS, NJ	1451 MARTINE AVE	VENKATA, SRINIVAS G & VIRUTHAGIRI, N	1451 MARTINE AVE	2		10801 2
	100 ft. of Ash Brook	0.064	2,794.318	0.88458	38532.09522	SYNAGOGUES	0.8963	137X285	SYNAGOGUE	07076	SCOTCH PLAINS, NJ	1920 CLIFFWOOD ST	TEMPLE ISRAEL OF S P & FAN	1920 CLIFFWOOD ST	15D		8802 11
	Kramer Manor Park; 571.2 developable land area - s		571.289	9.52323	414830.3286	KRAMER MANOR PARK	9.29	9.29 ACRES	CB FIELD HOUSE	07076	SCOTCH PLAINS N J	430 PARKAVE	TOWNSHIP OF SCOTCH PLAINS	1950 EVELYN ST	15C		8802 10
	Land is part of part of N- Avenue inclusionary develo site (Villane)		45,052.892	1.05409	45915.77554		1.0744	260X180		07076	SCOTCH PLAINS, NJ	2376 SOUTH AVE	RWV 2344 LLC	2344 NORTH AVE	1		8301 7
	Township open space and n by DEP floodway		2,841.940	0.21247	9255.13009	RIGHT OF WAY	0.2054	50X179		07076	SCOTCH PLAINS N J	430 PARKAVE	TOWNSHIP OF SCOTCH PLAINS	2336 NORTH AVENUE	150		8301 6
	Land to be dedicated as p North Avenue inclusion development site (Villa	0.250	10,897.355	0.40017	17431.33856		0.408	000.408 AC		07076	SCOTCH PLAINS, NJ	2376 SOUTH AVE	RWV 2344 LLC	2328 NORTH AVE	1		8301 5
	family home Parcel is a railroad	0.016	706.259	5.50165	239651.0427	RAILROAD	6.27	6.27 ACRES		07101	NE WARK, NJ	MCCARTER HWY & MARKET ST	NEW JERSEY TRANSIT	HETFIELD AVENUE	5A		
	family home Twp. permit issued for a	0.134	5,857.393	0.13587	5918.26481	VACANT IAND	0.138	.138 ACRE	VACANT IAND	07076	SCOTCH PIAINS, N.J.	843 SIMS AVE	PP 843 SIMS LLC	843 SIMS AVE	. ,.		7303 31
	Two permit issued for a	0.143	6,224.599	0.1429	6224.59861	VACANT LAND	0.138	.138 ACRE	VACANT LAND	07076	SCOTCH PLAINS, N.J.	845 SIMS AVE	PP 845 SIMS LLC	845 SIMS AVE	1		
	St. Johns Baptist Chu	0.023	995.729	2.24093	9761436432	CHURCH	2.27	2.27 ACRES		07076	SCOTCH PLAINS, NJ	2387 MORSE AVENUE	ST JOHN BAPTIST CHURCH	2387 MORSE AVENUE	15D		Ħ
The propertical	Twp. permit issued for a	0.145	6,306.945	0.14789	6442.19197	VACANT LAND	0.138	.138 ACRE	VACANT LAND	07076	SCOTCH PLAINS, N J	2406 PARK PLACE	PP 2406 PARK LLC	2406 PARK PLACE	<b>1</b>		7303 8
ADDITIONALIUM   PROPRIETY CASS.   ADDRESS.	rmit issued	0.063	2,759.079 5,280 ans	0.22246	9690.46188	VACANT LAND	0.2244	85X115		07076	SCOTCH PLAINS NJ	430 PARKAVE	TOWNSHIP OF SCOTCH PLAINS	2347 WALDHEIM AVE	150		6801 20
ADDITIONAL PROPRETY CASE   ADDITION   ADDI	Single Family Residen	0.004	190.439	0.50971	22 202.68763		0.569	000.569 AC	15 F 1AG	07076	SCOTCH PLAINS, N.J.	2287 OLD FARM ROAD	SHILSTAT, JEROME & LAURA	2287 OLD FARM ROAD	2		+
ADDITIONALIUS   MODERN   MO	Developed with active con	0.001	46.228	1.06135	46232,03422		1.0375	204.5 X 221 AVG		07076	SCOTCH PLAINS, NJ	2450 PLAINFIELD AVE.	PAXICO LLC	2450 PLAINFIELD AVE.	4A		6502 1.01
ADDITIONAL IOTS PROPERTY CLASS STATES PROPERTY CLASS STATES PROPERTY CLASS STATES STATES AND DESCRIPTORY CONTRIBUTION CORREST BELLINGARISMS AND DESCRIPTORY CONTRIBUTION CORREST BELLINGARISMS AND DESCRIPTORY CORREST BELLIN	or grant arriver resource	1.301	56,650.010 18,374.373	2.82132	12 2896. 2835		2.926	2.926 ACRES	20120	07092	MOUNTAINSIDE, NJ.	1260 RT 22, W	CAMELOT, LLC JERSEYLAND COMMUNITY CENTER	2680 MOUNTAIN AVE			5701 30
ADDITIONAL LOTS  PROPERTY CLASS  ADDRESS  ADDRES	Single Family Residen	0.001	54.401	0.34612	15076.79295		0.34	000.340 AC	15 F 2BG	07076	SCOTCH PLAINS, NJ	7 ARCHER LN	MADEIROS, GARRY & STACEY A	7 ARCHER LN	2 2 4		5701 20
ADDITIONALIONS PROPERTY CLASS PROPER	contributed to the Townsh		268,520.905	8.09969	35 2821.0015		8.06	8.06 AC		08102	CAMDEN, NJ	C/O TAX DEPT PO BOX 2738	NEW JERSEY AMER WATER CO, INC	579 JERUSALEM RD		2	4401 13.02
ADDITIONALLUNS PROPERTY CLASS POWER ADDRESS PROPERTY CORE PARCE NOT CORE PARCE NO	Public Utility; NJAW proper		1,705.535	8.01200	349334.372		200	0.02.00	SI IMMA A	20100	CAMPOEN, 18	Q 1200 DEF 1 FO BOX 27 36	NEW JENSET AWIER WATER CO, INC.	363 JEROSALENI RO	. #		+
ADDITIONALIUTS PROPERTY CLASS DOMES ADDRESS DOMES ADDRESS STATE DESCRIPTO COMPERADORESS PRILIDANG CESCE AND DESCRIPTO PARAME PARAMETRA (STATE DEVELOPMENT AND PRANCE AND ACCOUNT AND ACCOU	Single Family Residen	0.004	158.433	0.26008	11329.2487		0.2583	75 X 150	15 F S 1BG	07076	SCOTCH PLAINS, N.J.	2415 MONICA PLACE	GOETZ, HAROLD & JULIE	2415 MONICA PL	2 1		3401 20
ADDITIONALIUNS PROPERTY CLASS POMPER ADDRESS POMPER	Single Family Residen	0.000	6.697	0.25114	10939.77433		0.2583	75 X 150	15 F 1BG	07076	SCOTCH PLAINS, NJ	2391 MONICA PL	KELMARTIN, PATRICK &  ULLRICH, JENNIFE  GODDONEILA BOBERT & KAREN	2391 MONICA PL	2		3401 17
ADDITIONALIUTS PROPERTY CLASS ADDRESS OWNER NAME OWNER ADDRESS OWNER NAME WORK ANDRESS OWNER ADDRESS	Single Family Residen	0.007	308.317	0.37339	16264.87678		0.4066	108 X 164 AVG	15 F S 18G	94108	SAN FRANCISCO, CA	650 CALIFORNIA ST S1800	UNISON MIDGARD HOLDINGS LLC	2383 MONICA PL	2		3401 16
ADDITIONALIUNS PROPERTY CLASS ADDRESS OWNER NAME OWNER ADDRESS OWNER NAME OWNER ADDRESS OWNER ADDRES	Single Family Residence	0.004	184,100	0.20187	8793.31823		0.2096	83 X 110	15 F S 1BG	07076	SCOTCH PLAINS, NJ	2367 MONICA PL	ODEE, JOSE PH	2367 MONICA PL	2 .		3401 14
ADDITIONALIUTS PROPERTY CLASS ADDRESS OWNER NAME OWNER NAME OWNER NAME OWNER ADDRESS OF OWNER NAME OWNER NAM	Single Family Residence Single Family Residence	0.000	0.100 132.845 183.453	0.19966 0.20142 0.20063	8697.04507 8773.92001 8739.2146		0.2058	83 X 108 83 X 108	15 F 2 UG 15 F 1 A G	07076	SCOTCH PLAINS, N.J. SCOTCH PLAINS, N.J. SCOTCH PLAINS, N.J.	2343 MONICA PLACE 2351 MONICA PLACE 2359 MONICA PLACE	SURALIK, RICHARD A GUSSIS, LAURA AMABILE COIMAN RICHARD & SHIRLEY	2343 MONICA PL 2351 MONICA PL 2359 MONICA PI	2 2		3401 11 3401 12
ADDITIONALIUS PROPERTY CLASS ADDRESS OWNER NAME OWNER N	Land is part of the 2406 & 2 Plainfield Ave Redevelopmer		18,488.339	2.7797	121083.0306	VACANT LAND	2.71	2.71 ACRES		07076	SCOTCH PLAINS NJ	430 PARKAVE	TOWNSHIP OF SCOTCH PLAINS	2416 PLAINFIELD AVE	15C	2	3401 1.02
ADDITIONALIDIS PROPETI CLASS ADDRESS OWNER NAME OWNER ADDRESS OWNER ADDRESS STATE CODE (MOD_IV) IV) AC (MOD_IV) PLANE PROL); PLANE PROL	Land is partially included in 2406 & 2416 Plainfield a Redevelopment Plan		67,520.607	3.22627		VACANT LAND	3.18	3.18 ACRES		07076	SCOTCH PLAINS, N J	430 PARKAVE	TOWNSHIP OF SCOTCH PLAINS	2406 PLAINFIELD AVE	15C	ja .	3401 1.01
	COMMENTS		SF (STATE PLANE PROJ.)	PLANE PROJ.)			AC (MOD-IV)		(MOD_IV)	CODE	STATE	OWNER ADDRESS	OWNER NAME	ADDRESS	PROPERTY CLASS		вьоск сот

ENGINEERS, SURVEYORS, AND PLANNERS 320 NORTH AVENUE EAST CRANFORD, NJ 07106 TEL (908) 276-2715 FAX (908) 709-1738	HARBOR CONSULTANTS		A CONTRACTOR OF THE PARTY OF TH	Prepared on 1/16/2025 by:	15601 9	15601 7	15205 1	15201 9.09	15201 9.08 WETLANDS	14901 49.01	14901 44	14901 43	14401 34	14201 1	14101 1	13901 3	(MOD-IV)
ANNERS T 9-1738	v				1	2	1	2	DS 1	1	2	15F	15C	15C	15C	15C	5
					REAR OF 1612 PROSPECT AVE	1201 RAHWAY ROAD	AUTUMN DRIVE	9 AUTUMN DRIVE	AUTUMN DRIVE	3 HERITAGE LANE	1471 COOPER ROAD	1461 COOPER ROAD	1751 RAHWAY ROAD	1210 RARITAN RD	2001 MARTINE AVENUE	1806 RARITAN ROAD	
					MONOPOLI, CARL AND LESLIE	TONG, WEIDONG & LIU, MICHAEL W	BERWYCK CHASE % WENTWORTH PROPERTY	JANOFSKY, DENNIS & TALIA RACHEL	BERWYCK CHASE % FIRSTSERVICE R	NIHALANI, ANISH & SHUBHAMVADA	AJWANI, VISHAL & BHAVNA	KOURY, NICHOLAS & DUMES, KATHLEEN	TOWNSHIP OF SCOTCH PLAINS	UNION COUNTY DEPT OF PARKS & RECREA	UNION COUNTY DEPT OF PARKS & RECREA	UNION COUNTY DEPT OF PARKS & RECREA	
					1612 PROSPECT AVE	1201 RAHWAY ROAD	8900 BRITTANY DR	9 AUTUMN DRIVE	PO BOX 30368	3 HERITAGE LANE	1471 COOPER ROAD	1461 COOPER ROAD	430 PARK AVE	FACILITIES MGT 2 BROAD ST	PO BOX 275	PO BOX 275	
					PLAINFIELD, NJ	SCOTCH PLAINS, NJ	WAYNE, NJ	SCOTCH PLAINS, NJ	CHARLOTTE, NC	SCOTCH PLAINS, NJ	SCOTCH PLAINS, NJ	SCOTCH PLAINS, NJ	SCOTCH PLAINS, N.J.	ELIZABETH, NJ	ELIZABETH, N.J	ELIZABETH, NJ	SIAID
					07060	07076	07470	07076	28230	07076	07076	07076	07076	07207	07207	07207	CODE
							ROADWAY					1.55 F L 2UG	DETENTION BASIN				(141,00,141)
					60X275	004.760 AC	1.02 AC	.236 ACRE	1.306 ACRES	1.027 AC	000.944 AC	000.892 AC	5.726 ACRES		265.35 ACRE	13 A CRES	(4)
					0.3788	4.76	1.02	0.236	1.306	1.027	0.944	0.892	5.726	0	265.35	13	אר (ומוסטיומ)
												DISABLED VETERAN	VACANT LAND	GOLF COURSE	BIRD SANCTUARY	PARK	(MICOSIA)
					15099.63843	202480.1813	106074.9035	9600.93402	57726.64113	43032.69049	42149.3674	36816.47741	235678.0413	13543268.26	10973533.92	624779.9425	FDAME FROM
					0.34664	4.64832	2.43515	0.22041	1.32523	0.9879	0.96762	0.84519	5.41044	310.9119	251.91868	14.34303	PEMINE PROM
TOTAL DEVELOPABLE LAND REMAINING AFTER REMOVING REDLINED PARCELS	TOTAL DEVELOPABLE LAND TO BE REMOVED	TOTAL DEVELOPABLE AREA PER DCA REPORT	TOTAL DEVELOPABLE LAND OUTSIDE PARCEL LINES	TOTAL DEVELOPABLE LAND WITHIN PARCEL LINES	8,440.987	344.680	153.807	11.828	6,643.769	3,027.988	82.357	276.177	43,003.102	2,569.924	973.752	46,569.034	or (SIMIE POWE PROM)
4.703	31.789	36.492	0.085	36.407	0.194	0.008	0.004	0.000	0.153	0.070	0.002	0.006	0.987	0.059	0.022	1.069	PLANE PROJ.)
						Single Family Residence	Parcel is a roadway. Configuration unsuitable for development.	Single Family Residence			Single Family Residence	Single Family Residence	Used as a detention basin; Deed Restricted (3418, Page 502)	ROSI property - Ash Brook Reservation	ROSI property - Ash Brook Reservation	ROSI property - Ash Brook Reservation	COMMENTS

FOURTH ROUND OBL	FOURTH ROUND OBLIGATION CALCULATION				
Existing Region 2 Developable Land per DCA	Existing Region 2  Developable Land per Land  DCA  Proposed Region 2 Developable  Land				Regional Persp. Need
5,358.483	5,326.694				20,506
Existing Developable Land (acres) per DCA	Existing Developable Existing Land Capacity Factor Equalized Norress. Valuation Income Capacity Factor per Land (acres) per DCA Per DCA Factor per DCA DCA Factor per DCA Factor per DCA	Equalized Nonres. Valuation Factor per DCA	Income Capacity Factor per DCA	Average Allo cation Factor per DCA	Existing Obligation
36.492	0.68%	0.61%	2.29%	1.192%	244
Proposed Developable Land (acres)	Proposed  Developable Land Proposed Land Capacity Factor (acres)	Proposed Equalized Nonres. Valuation Factor	Proposed Equalized Norres. Proposed Income Capacity Proposed Average Valuation Factor Factor Allocation Factor	Proposed Average Allocation Factor	Proposed Obligation