

Explanation: This resolution of the Township Committee of the Township of Springfield is committing to Fourth Round Present and Prospective Need Affordable Housing Obligations.

**TOWNSHIP OF SPRINGFIELD
RESOLUTION NO. 2025-59**

WHEREAS, the Township of Springfield (hereinafter the “Township” or Springfield”) has a demonstrated history of voluntary compliance as evidenced by its Third Round record; and

WHEREAS, pursuant to In re N.J.A.C. 5:96 and 5:97, 221 N.J. 1 (2015) (Mount Laurel IV), on July 7, 2015, the Township of Springfield filed a Declaratory Judgment Complaint in Superior Court, Law Division seeking, among other things, a judicial declaration that its Third Round Housing Element and Fair Share Plan, to be amended as necessary, satisfies its “fair share” of the regional need for low and moderate income housing pursuant to the “Mount Laurel doctrine,” and

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

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

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

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

WHEREAS, the DCA Report calculates the Township’s Fourth Round (2025-2035) obligations as follows: a Present Need (Rehabilitation) Obligation of 53 and a Prospective Need (New Construction) Obligation of 284; and

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

WHEREAS, the Township accepts the conclusions in the DCA Report, which includes accepting the DCA’s Fourth Round Present Need (Rehabilitation) calculation of 53, but does not accept the DCA’s calculations of the Township’s Income Capacity Factor and Land Capacity

Factor, which are factors that are part of the DCA's calculation of the Township's Fourth Round Prospective Need (New Construction) calculation of 284; and

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

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

WHEREAS, the Township maintains that the Income Capacity Allocation factor has to be adjusted and that the areas the DCA identified as developable are indeed overinclusive and, consequently, the Township's Affordable Housing Planner, has prepared an expert report, attached hereto as **Exhibit A**; and

WHEREAS, correcting the Income Capacity Factor and Land Capacity Allocation Factor results in the reduction of Springfield Township's Fourth Round Prospective Need (New Construction) Obligation from 284 to 239; and

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

WHEREAS, the Township's acceptance of the Fourth Round obligations calculated by the DCA are entitled to a "presumption of validity" because it complies with Sections 6 and 7 of the Amended FHA; and

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

WHEREAS, in addition to the foregoing, the Township specifically reserves all rights to revoke or amend this resolution and commitment, as may be necessary, in the event of a

successful challenge to the Amended FHA in the context of the case The Borough of Montvale v. the State of New Jersey (MER-L-1778-24), any other such action challenging the Amended FHA, or any legislation adopted and signed into law by the Governor of New Jersey that alters the deadlines and/or requirements of the Amended FHA; and

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

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

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

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

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

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

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

NOW, THEREFORE, BE IT RESOLVED on this 28th day of January of 2025, by the Committee of the Township of Springfield, Union County, State of New Jersey, as follows:

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


2. For the reasons set forth in this Resolution, the Mayor and Township Committee hereby commit to the DCA Fourth Round Present Need (Rehabilitation) Obligation of 53 and the Fourth Round Prospective Need (New Construction) Obligation of 239 as described in this Resolution, subject to all reservations of rights, which specifically include, without limitation, the following:

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

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

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

TOWNSHIP OF SPRINGFIELD

By: 
Richard Huber, Mayor

Adopted:
January 28, 2025
I hereby certify that this is a true and correct copy.

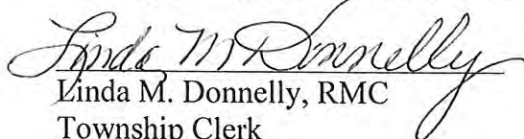

Linda M. Donnelly, RMC
Township Clerk





EXHIBIT A

Date: January 22, 2025

To: Erik Nolan, 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 Springfield, Union County, New Jersey**

This memo has been prepared to outline the municipal requirements for the Township of Springfield 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 284.

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 Springfield 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 Springfield.

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 Springfield 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 1.39%. The regional need of 20,506 multiplied by the Township's average allocation factor of 1.39% therefore results in a non-binding Fourth Round prospective need obligation calculation of 284.

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 239. 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.
2. 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.
5. 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 Springfield's equalized nonresidential valuation factor of 2.07% is calculated as follows:

1. **\$637,429,400** (2023 commercial valuation) + **\$199,968,900** (2023 industrial valuation) = **\$837,398,300** (2023 total nonresidential valuation). **\$837,398,300** (2023 total nonresidential valuation) / **0.9337** (2023 State Equalization Table Average Ratio) = **\$896,860,126** (2023 total equalized nonresidential valuation).
2. **\$217,726,900** (1999 commercial valuation) + **\$60,095,900** (1999 industrial valuation) = **\$277,822,800** (1999 total nonresidential valuation). **\$277,822,800** (1999 total nonresidential valuation) / **0.7652** (1999 State Equalization Table Average Ratio) = **\$363,072,138** (1999 total equalized nonresidential valuation).
3. **\$896,860,126** (2023 total equalized nonresidential valuation) - **\$363,072,138** (1999 total equalized nonresidential valuation) = **\$533,787,988** (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.**
5. **\$533,787,988** (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) = **0.0207 or 2.07%**

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 2.07% for the Township of Springfield.

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 Springfield's income capacity factor of 1.37% was calculated in the DCA report as follows:

1. **\$141,759** (Median household income in the past 12 months in Springfield 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) = **\$95,399** (Municipal difference in median household income from Housing Region 2 income floor). **\$95,399** (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) = **0.0115 or 1.15%** (Springfield's share of the sum of the differences from the income floor in Housing Region 2, excluding Qualified Urban Aid municipalities).
2. **\$95,399** (Municipal difference in median household income from Housing Region 2 income floor) x **6,610** (Number of households in Springfield) = **\$630,587,390** (Municipal difference in median household income from Housing Region 2 income floor, weighted by households). **\$630,587,390** (Municipal difference in median household income from Housing Region 2 income floor, weighted by households) / **\$39,453,600,987** (Housing Region 2 sum of differences from income floor, excluding Qualified Urban Aid municipalities, weighted by households) = **0.0160 or 1.60%** (Springfield's 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 1.15%** (Springfield's share of the sum of the differences from the income floor in Housing Region 2, excluding Qualified Urban Aid municipalities) **and 1.60%** (Springfield's share of the sum of the differences from the income floor in Housing Region 2, excluding Qualified Urban Aid municipalities, weighted by households) = **0.0137 or 1.37%**

While the Township agrees with the Township's income capacity factor calculation of 1.37% 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:

1. **\$146,059** (Median household income in the past 12 months in Springfield 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) = **\$97,743** (Municipal difference in median household income from Housing Region 2 income floor). **\$97,743** (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) = **0.0113 or 1.13%** (Springfield's share of the sum of the differences from the income floor in Housing Region 2, excluding Qualified Urban Aid municipalities).
2. **\$97,743** (Municipal difference in median household income from Housing Region 2 income floor) x **6,615** (Number of households in Springfield) = **\$646,569,945** (Municipal difference in median household income from Housing Region 2 income floor, weighted by households). **\$646,569,945** (Municipal difference in median household income from Housing Region 2 income floor, weighted by households) / **\$41,118,073,874** (Housing Region 2 sum of differences from income floor, excluding Qualified Urban Aid municipalities, weighted by households) = **0.0157 or 1.57%** (Springfield's 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 1.13%** (Springfield's share of the sum of the differences from the income floor in Housing Region 2, excluding Qualified Urban Aid municipalities) **and 1.57%** (Springfield's share of the sum of the differences from the income floor in Housing Region 2, excluding Qualified Urban Aid municipalities, weighted by households) = **0.0135 or 1.35%**

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 1.35% rather than 1.37% 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 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.
5. 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.
6. 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.
9. 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 38.397 acres of “developable” land in the Township of Springfield and 5,358.483 acres of “developable” land in Housing Region 2, therefore computing a land capacity factor of 0.72% 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 38.397 acres of “developable” land identified in the Township used to calculate the Township’s land capacity factor of 0.72% 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 +/- 34.043 acres of the 38.397 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 +/- 4.354 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 5,324.440 acres.

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

4.354 acres of “developable” land in the Township of Springfield / 5,324.440 acres of “developable” land in Housing Region 2 = 0.0008 or 0.08%.

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 1.386% to 1.167%, which when

applied to the regional perspective need of 20,506 for Housing Region 2, lowers the Township's prospective need obligation from 284 to 239.

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.

SPRINGFIELD FOURTH ROUND OBLIGATION SUMMARY TABLE							
PRESENT NEED OBLIGATION							
DCA Calculation	Township Calculation						
53	53 (Township accepts DCA calculation)						
PROSPECTIVE NEED OBLIGATION							
DCA Calculation							
Equalized Nonresidential Valuation Factor	Income Capacity Factor	Land Capacity Factor			Average Allocation Factor	Regional Perspective Need	Springfield Prospective Need Obligation
		Housing Region 2 "Developable" Land (acres)	Township "Developable" Land (acres)	Land Capacity Factor Calculation			
2.07%	1.37%	5,358.483	38.397	0.72%	1.386%	20,506	284
Township Calculation							
Equalized Nonresidential Valuation Factor	Income Capacity Factor	Land Capacity Factor			Average Allocation Factor	Regional Perspective Need	Springfield Prospective Need Obligation
		Housing Region 2 "Developable" Land (acres)	Township "Developable" Land (acres)	Land Capacity Factor Calculation			
2.07% (Township accepts DCA calculation)	1.35%	5,324.440	4.354	0.08%	1.167%	20,506 (Township accepts DCA calculation)	239

EXHIBIT A

“Map of the ‘Developable’ Lands within the Township of Springfield per the DCA Report”



HARBOR CONSULTANTS
ENGINEERS, SURVEYORS, AND PLANNERS
330 NORTH AVENUE EAST
CRANFORD, NJ 07016



Summit City

Millburn
Township

Union
Township

Mountainside
Borough

Kenilworth
Borough

Westfield
Town

Cranford
Township

Legend



Developable Land
per DCA Report

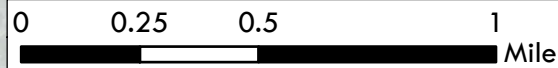
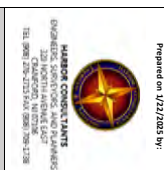


EXHIBIT B

“Redlined Spreadsheet of the ‘Developable’ Lands within the Township of
Springfield per the DCA Report”

BOOK	LOT	PROPERTY CLASS	ADDRESS	FACILITY NAME (MOD-V)	OWNER NAME	OWNER ADDRESS	OWNER ADDRESS CTRY/STATE	OWNER ADDRESS ZIP CODE	BUILDING DESCR. (MOD-V)	LAND DESCR. (MOD-V)	CALCULATED LOT AREA - AC (MOD-V)	FACILITY NAME (MOD-V)	ZONE	PARCEL AREA - SF (STATE PARCEL PROJ.)	PARCEL AREA - AC (STATE PARCEL PROJ.)	DEVELOPABLE LAND AREA - AC (STATE PARCEL PROJ.)	DEVELOPABLE LAND PLANE PROJ.)	COMMENTS
2601	8	1	SUMMIT RD - 604R		JAGP, ABHETER & DARBRA, SHERVAL	126 BALTIUSO, MD	SUMMIT, NJ	7901		877.688	0		S120	63961.34023	1.46836	10211.97207	0.23414	Env. constraints, used as retention basin, property owned by Township. Retention basin is 1.46836 ac. The developable land area from "55,000 SF to 0.75 acre (2,670 sq. ft.)
2602	17	15C	THEE TOP DR	PUMPING STATION	TOWNSHIP OF SPRINGFIELD	100 MOUNTAIN AVE	SPRINGFIELD, NJ	7081	RETENTION BASIN	14418 SF	0.3315	PUMPING STATION	S120	201950.471	4.61617	54913.53111	0.75	Env. constraints, used as retention basin, property owned by Township. Retention basin is 1.46836 ac. The developable land area from "55,000 SF to 0.75 acre (2,670 sq. ft.)
2602	34	15C	STONDALE ROAD	RIGHT OF WAY	DEPARTMENT OF TRANSPORTATION	1035 MOUNTAIN AVENUE	TRINICON, NJ	8425		29342	0.252	RIGHT OF WAY	S120	159118515	0.22721	1159.97932	0.2112	
2602	38	15C	BALTIUSO ROAD	RIGHT OF WAY	DEPARTMENT OF TRANSPORTATION	1035 MOUNTAIN AVENUE	TRINICON, NJ	8425		103956	0.2341	RIGHT OF WAY	S120	229192911	0.26480	1071.92892	0.23110	
3002	1	15C	NEWFIELD ROAD	PAK	DIV PARKS & RECREATION CO ADMIN BLDG	ELIZABETHOWN PLAZA	ELIZABETH NJ	7207		33505F	0.0808	PAK	OS6U	15598.9357	0.35603	0.17171	0	Red property - Village of Elizabethtown. Also 0.18 SF of developable land area - "Env. constraints" and area - "Env. constraints"
3002	2	15C	NEWFIELD ROAD	RIGHT OF WAY	DEPARTMENT OF TRANSPORTATION	1035 MOUNTAIN AVENUE	TRINICON, NJ	8425		84095F	0.1926	RIGHT OF WAY	OS6U	159121452	0.44035	1154.42912	0.29853	
3002	1	15C	NEWFIELD ROAD	RIGHT OF WAY	DEPARTMENT OF TRANSPORTATION	1035 MOUNTAIN AVENUE	TRINICON, NJ	8425		102095F	0.2341	RIGHT OF WAY	OS6U	3482.21425	0.78657	12283.24972	0.28199	
3003	2	15C	SUMMIT RD	RIGHT OF WAY	TOWNSHIP OF SPRINGFIELD	100 MOUNTAIN AVENUE	SPRINGFIELD NJ	7081	15B	6185 SF	0.142	RIGHT OF WAY	OS6U	6271.20228	0.14397	638.80683	0.01667	Used as ROW by Township. Also 638.80683 SF of developable land area - "Env. constraints"
3004	1	1	BALTIUSO ROAD		NJV JESSE BELI CEO BUIFF & HILFINS	PO BOX 2149	ARLINGTON, TX	75201		26702 SF	0.567		OS6U	3157.24152	0.36626			

Prepared on 1/22/2025 by: [Name]



UNION COUNTY BOARD OF TRANSPORTATION
 BOARD OF TRANSPORTATION
 200 NORTH AVENUE, 6TH FLOOR
 ELIZABETH, NJ 07208-2128
 TEL: 908.262.2128 FAX: 908.262.2128

Note: This spreadsheet was not prepared or officially released by the DCA. The DCA only provided spatial data of the land areas identified as "vacant and developable" as part of the land capacity factor calculation. Our office prepared this spreadsheet of properties containing "vacant and developable" land as identified by the DCA by merging the spatial data for the "Land Capacity Analysis by P.L. 2004, c.27" released by the DCA with the "Parcel Capacity Analysis by P.L. 2004, c.27" released by the DCA.

CALCULATION		EXISTING		PROPOSED		TOTAL DEVELOPABLE LAND		TOTAL DEVELOPABLE LAND		TOTAL DEVELOPABLE LAND		TOTAL DEVELOPABLE LAND	
DEVELOPABLE LAND	EXISTING	DEVELOPABLE LAND	EXISTING	DEVELOPABLE LAND	EXISTING	DEVELOPABLE LAND	EXISTING	DEVELOPABLE LAND	EXISTING	DEVELOPABLE LAND	EXISTING	DEVELOPABLE LAND	EXISTING
5,324,410	38,397	5,324,410	38,397	5,324,410	38,397	5,324,410	38,397	5,324,410	38,397	5,324,410	38,397	5,324,410	38,397
0.72%	0.08%	0.72%	0.08%	0.72%	0.08%	0.72%	0.08%	0.72%	0.08%	0.72%	0.08%	0.72%	0.08%
1.38%	1.38%	1.38%	1.38%	1.38%	1.38%	1.38%	1.38%	1.38%	1.38%	1.38%	1.38%	1.38%	1.38%
234	234	234	234	234	234	234	234	234	234	234	234	234	234