

Appendix D  
Sample Residential Allocation Calculations (May 2008)

Parcel Example	Municipality	Parcel Size (Acres)	Net Yield (Potential Lots)	Applicable ZF (see Appendix A)	Applicable LF (see Appendices B & C)		HDC Allocation	Value of HDC Allocation*	HDC Value Per Lot	HDC Value Per Acre
A	Chester Twp 3 acre lots	20	6	1.37	3.23	26.55	\$ 424,809.60	\$ 70,801.60	\$ 21,240.48	
B	Bethlehem 3 acre lots	16	5	1.37	1.45	9.93	\$ 158,920.00	\$ 31,784.00	\$ 13,243.33	
C	Tewksbury 12 acre lots	84	7	2.44	9.07	154.92	\$ 2,478,649.60	\$ 354,092.80	\$ 34,425.69	
D	West Milford 2 acre lots	12	6	1.00	1.44	8.64	\$ 138,240.00	\$ 23,040.00	\$ 11,520.00	
E	Chester Twp 3 acre lots; 5 acres wet (High Conservation Value)	20	6.25	1.37	3.23	27.66	\$ 442,510.00	\$ 70,801.60	\$ 22,125.50	

Examples A through D assume no pre-Highlands Act environmental constraints

Example E assumes that parcel located in High Value Conservation Priority Area

\* HDC Price = \$16,000 per HDC (see Initial HDC Price Memo dated May 15, 2008)