

# ***Bernard & Nebenzahl, L.L.C.***

Housing and Land Use Planners  
Municipal Consultants

June 7, 2010  
VIA FEDEX PRIORITY OVERNIGHT

Sean Thompson, Acting Executive Director  
New Jersey Council On Affordable Housing  
Department of Community Affairs  
101 South Broad Street  
Trenton, New Jersey 08625

JUN 08 2010

31393

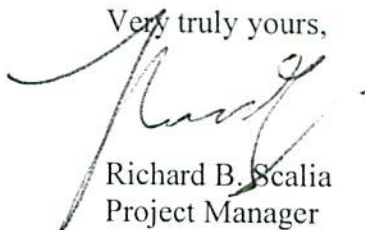
RE: Third Round Petition Application  
Borough of Wanaque  
Passaic County, New Jersey  
***B&N File No. 2009 Wanaque (HSG)***

Dear Mr. Thompson:

In accordance with the filing requirements for Third Round Petition Application (NJAC 5:96-2.1, et. seq.), please find enclosed the Third Round Petition Application for the Borough of Wanaque. This application is submitted pursuant to the adoption of the Housing Element and Fair Share Plan by the Borough Planning Board on May 20, 2010, and subsequent endorsement of the adopted Housing Element and Fair Share Plan by the Borough Council on June 1, 2010.

A list of enclosures (support documentation) is attached for your reference. Should you require any additional information or have any questions concerning this submission, please do not hesitate to contact me at our East Brunswick office, or Mr. Art Bernard at our Lambertville office.

Very truly yours,



Richard B. Scalia  
Project Manager  
***Bernard & Nebenzahl, L.L.C.***

Enclosures

Cc: Eileen Swan, Exec. Director, Highlands Council (w/enclosures)  
Thomas F. Carroll, Borough Administrator  
Art Bernard, P.P.  
Service List

## List of Enclosures

- 1) Third Round Petition Application;
- 2) Three (3) copies of the Borough of Wanaque Housing Plan and Fair Share Plan, adopted May 20, 2010;
- 3) Ramsey Planning Board Resolution of Adoption of the Wanaque Borough Housing Element and Fair Share Plan, dated May 20, 2010;
- 4) Borough of Wanaque Council Resolution No. 91-0-10, endorsing the May 2010 Housing Element and Fair Share Plan, dated June 1, 2010;
- 5) Program Forms;
- 6) Service List;
- 7) Re-examination Report, Borough of Wanaque (CD-ROM);
- 8) Highlands Element, Wanaque Master Plan (CD-ROM).

**BOROUGH OF WANAQUE  
PLANNING BOARD  
RESOLUTION  
ADOPTING THE HOUSING ELEMENT & FAIR SHARE PLAN**

WHEREAS, the Planning Board of the Borough of Wanaque, State of New Jersey, adopted its current Master Plan pursuant to N.J.S.A. 40:55D-28 on March 18, 2010; and

WHEREAS, the Master Plan includes a Housing Element pursuant to N.J.S.A. 40:55D-28b(3); and

WHEREAS, N.J.A.C. 5:97-2.1(a) requires the adoption of the Housing Element by the Planning Board and endorsement by the Governing Body; and

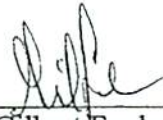
WHEREAS, N.J.A.C. 5:97-3.1(a) requires the preparation of a Fair Share Plan to address the total 1987-2018 fair share obligation of the Borough of Wanaque; and

WHEREAS, N.J.A.C. 5:97-3.1(b) required the adoption of the Fair Share Plan by the Planning Board and endorsement by the Governing Body; and

WHEREAS, upon notice duly provided pursuant to N.J.S.A. 40:55D-13, the Planning Board of the Borough of Wanaque held a public hearing on the Housing Element and Fair Share Plan on May 20, 2010; and

WHEREAS, the Planning Board has determined that the Housing Element and Fair Share Plan are consistent with the goals and objectives of the Borough of Wanaque's March 18, 2010 Master Plan and that adoption and implementation of the Housing Element and Fair Share Plan are in the public interest and protect public health and safety and promote the general welfare.

**NOW, THEREFORE, BE IT RESOLVED** by the Planning Board of the Borough of Wanaque, State of New Jersey, that the Planning Board hereby adopts the May 20, 2010 Housing Element and Fair Share Plan.



\_\_\_\_\_  
Gilbert Foulon  
Chairman of the Planning Board

I hereby certify that this is a true copy of the Resolution adopting the Housing Element and Fair Share Plan of the Borough of Wanaque on May 20, 2010.



\_\_\_\_\_  
Jennifer A. Fiorito  
Secretary of the Planning Board

BOROUGH OF WANAUQUE  
COUNTY OF PASSAIC  
STATE OF NEW JERSEY

RESOLUTION #91-0-10

**WHEREAS**, the Planning Board of the Borough of Wanaque, State of New Jersey, adopted the Housing Element of the Master Plan on May 20, 2010 and

**WHEREAS**, a true copy of the resolution of the Planning Board adopting the Housing Element is attached pursuant to N.J.A.C. 5:96-2.2(a)2; and

**WHEREAS**, the Planning Board adopted the Fair Share Plan on May 20, 2010; and  
**WHEREAS**, a true copy of the resolution of the Planning Board adopting the Fair Share Plan is attached pursuant to N.J.A.C. 5:96-2.2(a)2.


**NOW THEREFORE BE IT RESOLVED** that the Governing Body of the Borough of Wanaque, Passaic County, State of New Jersey, hereby endorses the Housing Element and Fair Share Plan as adopted by the Wanaque Planning Board; and

**BE IT FURTHER RESOLVED** that the Governing Body of the Borough of Wanaque pursuant to the provisions of N.J.S.A. 52:27D-301 et seq. and N.J.A.C. 5:96-3.2(a), submits this petition for substantive certification of the Housing Element and Fair Share Plan to the Council on Affordable Housing for review and certification; and

**BE IT FURTHER RESOLVED** that a list of names and addresses for all owners of sites in the Housing Element and Fair Share Plan has been included with the petition; and

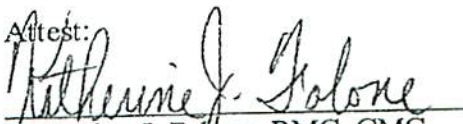
**BE IT FURTHER RESOLVED** that notice of this petition for substantive certification shall be published in a newspaper of countywide circulation pursuant to N.J.A.C. 5:96-3.5 within seven days of issuance of the notification letter from the Council on Affordable Housing's Executive Director indicating that the submission is complete and that a copy of this resolution, the adopted Housing Element and Fair Share Plan and all supporting documentation shall be made available for public inspection at the Borough of Wanaque municipal clerk's office located at 579 Ringwood Avenue, Wanaque, NJ during the hours of 8:30 a.m. to 4:30 p.m. on Monday through Friday for a period of 45 days following the date of publication of the legal notice pursuant to N.J.A.C. 5:96-3.5. A copy is also available at [www.wanaqueborough.com](http://www.wanaqueborough.com).

Dated: June 1, 2010



Daniel Mahler  
Mayor

Attest:



Katherine J. Falone, RMC, CMC  
Municipal Clerk



# MUNICIPALITY, COUNTY SERVICE LIST

N.J.A.C. 5:96-3.7



A municipality that petitions the Council on Affordable Housing (COAH) for substantive certification or is otherwise participating in COAH's substantive certification process must include an updated service list in order for COAH to review its submittal. At the time it files or petitions for substantive certification a municipality must provide COAH with a Service List which includes the following information (Please print clearly):

1. Current names and addresses of owners of sites included in previously certified or court settled plans that were zoned for low- and moderate-income housing and/or were to pay a negotiated fee(s). Owners of sites that have been completely developed may be excluded;

		<b>BLOCK</b>	<u>240</u>
<b>PROJECT NAME</b>	<u>RSK DEVELOPMENT</u>	<b>LOT</b>	<u>4</u>
<b>PROPERTY OWNER</b>	<u>Stan Kazanowski</u>	<b>TITLE</b>	<u>Owner</u>
<b>EMAIL</b>	_____	<b>PHONE NO.</b>	<u>973-616-8426</u>
<b>ADDRESS</b>	<u>P.O. Box 75</u> <u>Pompton Lakes, NJ</u>	<b>FAX NO.</b>	_____

		<b>BLOCK</b>	<u>313</u>
<b>PROJECT NAME</b>	<u>Wanaque Reserve</u>	<b>LOT</b>	<u>1</u>
<b>PROPERTY OWNER</b>	<u>Pulte Communities</u>	<b>TITLE</b>	_____
<b>EMAIL</b>	_____	<b>PHONE NO.</b>	_____
<b>ADDRESS</b>	<u>222 Mt. Airy Rd., Ste 210</u> <u>Basking Ridge, NJ 07920</u>	<b>FAX NO.</b>	_____

		<b>BLOCK</b>	<u>307</u>
<b>PROJECT NAME</b>	<u>Sierra Landscape</u>	<b>LOT</b>	<u>2</u>
<b>PROPERTY OWNER</b>	<u>Sierra Landscape</u>	<b>TITLE</b>	_____
<b>EMAIL</b>	_____	<b>PHONE NO.</b>	<u>973-248-7387</u>
<b>ADDRESS</b>	<u>852 Ringwood Avenue</u> <u>Haskell, NJ 07420</u>	<b>FAX NO.</b>	_____

		<b>BLOCK</b>	<u>472</u>
<b>PROJECT NAME</b>	<u>Bi-Coastal Property</u>	<b>LOT</b>	<u>8</u>
<b>PROPERTY OWNER</b>	<u>Timberhill Properties</u>	<b>TITLE</b>	_____
<b>EMAIL</b>	_____	<b>PHONE NO.</b>	_____
<b>ADDRESS</b>	_____ _____	<b>FAX NO.</b>	_____



# MUNICIPALITY, COUNTY SERVICE LIST

N.J.A.C. 5:96-3.7



2. The names and addresses of owners of all new or additional sites included in the Fair Share Plan:

<b>PROJECT NAME</b>	<u>Overlay Zone</u>	<b>BLOCK</b>	<u>430</u>
		<b>LOT</b>	<u>14</u>
<b>PROPERTY OWNER</b>	<u>Prodani Group LLC</u>	<b>TITLE</b>	
<b>EMAIL</b>		<b>PHONE NO.</b>	
<b>ADDRESS</b>	<u>413 Essex Street</u> <u>Hackensack, NJ 07601</u>	<b>FAX NO.</b>	

<b>PROJECT NAME</b>	<u>Overlay Zone</u>	<b>BLOCK</b>	<u>448</u>
		<b>LOT</b>	<u>15, 16</u>
<b>PROPERTY OWNER</b>	<u>Haskell Properties LLC</u>	<b>TITLE</b>	
<b>EMAIL</b>		<b>PHONE NO.</b>	
<b>ADDRESS</b>	<u>489 Essex St</u> <u>Hackensack, NJ 07601</u>	<b>FAX NO.</b>	

<b>PROJECT NAME</b>	<u>Overlay Zone</u>	<b>BLOCK</b>	<u>448</u>
		<b>LOT</b>	<u>16.02</u>
<b>PROPERTY OWNER</b>	<u>Pulte Lifestyle</u>	<b>TITLE</b>	
<b>EMAIL</b>		<b>PHONE NO.</b>	
<b>ADDRESS</b>	<u>222 Mt. Airy Rd. Ste 210</u> <u>Basking Ridge, NJ 07920</u>	<b>FAX NO.</b>	

<b>PROJECT NAME</b>	<u>Overlay Zone</u>	<b>BLOCK</b>	<u>478</u>
		<b>LOT</b>	<u>5</u>
<b>PROPERTY OWNER</b>	<u>JIF Enterprises, Inc.</u>	<b>TITLE</b>	
<b>EMAIL</b>		<b>PHONE NO.</b>	
<b>ADDRESS</b>	<u>7 Orchard Rd</u> <u>Kennelon, NJ 07405</u>	<b>FAX NO.</b>	

<b>PROJECT NAME</b>	<u>Overlay Zone</u>	<b>BLOCK</b>	<u>478</u>
		<b>LOT</b>	<u>6</u>
<b>PROPERTY OWNER</b>	<u>Susan Storms</u>	<b>TITLE</b>	
<b>EMAIL</b>		<b>PHONE NO.</b>	
<b>ADDRESS</b>	<u>77 Clark Street</u> <u>Bloomington, NJ 07403</u>	<b>FAX NO.</b>	



# MUNICIPALITY, COUNTY SERVICE LIST

N.J.A.C. 5:96-3.7



<b>PROJECT NAME</b>	<u>Overlay Zone</u>	<b>BLOCK</b>	<u>478</u>
		<b>LOT</b>	<u>7</u>
<b>PROPERTY OWNER</b>	<u>Steven &amp; Linda Brooks</u>	<b>TITLE</b>	
<b>EMAIL</b>		<b>PHONE NO.</b>	
<b>ADDRESS</b>	<u>53 Gifford St.</u>	<b>FAX NO.</b>	
	<u>Butler, NJ 07405</u>		

<b>PROJECT NAME</b>	<u>Inclusionary Zoning</u>	<b>BLOCK</b>	<u>430</u>
		<b>LOT</b>	<u>1</u>
<b>PROPERTY OWNER</b>	<u>Donus, David &amp; Onello, Diana</u>	<b>TITLE</b>	
<b>EMAIL</b>		<b>PHONE NO.</b>	
<b>ADDRESS</b>	<u>1049 Rinwood Avenue</u>	<b>FAX NO.</b>	
	<u>Wanaque, NJ 07465</u>		

<b>PROJECT NAME</b>	_____	<b>BLOCK</b>	_____
		<b>LOT</b>	_____
<b>PROPERTY OWNER</b>	_____	<b>TITLE</b>	_____
<b>EMAIL</b>	_____	<b>PHONE NO.</b>	_____
<b>ADDRESS</b>	_____	<b>FAX NO.</b>	_____
	_____		

3. Except for Mayors, Clerks, Municipal Attorneys and Municipal Housing Liaisons, which are automatically added to every Service List by COAH, the names and addresses of all municipal employees or designees that the municipality would like notified of all correspondence relating to the filing or petition;

<b>NAME</b>	<u>Katherine Falone</u>	<b>TITLE</b>	<u>Boro Clerk</u>
<b>EMAIL</b>	_____	<b>PHONE NO.</b>	<u>973-839-3000</u>
<b>ADDRESS</b>	<u>579 Ringwood Ave.</u>	<b>FAX NO.</b>	<u>973-839-4959</u>
	<u>Wanaque, NJ 07465</u>		

<b>NAME</b>	<u>Michael Cristaldi</u>	<b>TITLE</b>	<u>Boro Engineer</u>
<b>EMAIL</b>	_____	<b>PHONE NO.</b>	<u>973-839-3000</u>
<b>ADDRESS</b>	<u>579 Ringwood Ave.</u>	<b>FAX NO.</b>	<u>973-839-4959</u>
	<u>Wanaque, NJ 07465</u>		



# MUNICIPALITY, COUNTY SERVICE LIST

N.J.A.C. 5:96-3.7



<b>NAME</b>	<u>Anthony Fiorello, Esq</u>	<b>TITLE</b>	<u>Boro Attorney</u>
<b>EMAIL</b>	_____	<b>PHONE NO.</b>	<u>973-890-5800</u>
<b>ADDRESS</b>	<u>16 Furler Street, Po Box</u> <u>285</u> <u>Totowa, NJ 07511</u>	<b>FAX NO.</b>	<u>973-890-9279</u>
	_____		

<b>NAME</b>	<u>Michael LaPlace</u>	<b>TITLE</b>	<u>Dir of Planning</u>
<b>EMAIL</b>	_____	<b>PHONE NO.</b>	<u>973-569-4040</u>
<b>ADDRESS</b>	<u>Passaic County Plan. Bd.</u> <u>Passaic Cty Admin. Bldg.</u> <u>401 Grand Street</u> <u>Paterson, NJ 07505</u>	<b>FAX NO.</b>	<u>973-812-3450</u>
	_____		

4. The names and addresses of relevant County, Regional and/or State entities; AND

<b>NAME</b>	<u>Eileen Swan</u>	<b>TITLE</b>	<u>Executive Dir.</u>
<b>EMAIL</b>	_____	<b>PHONE NO.</b>	<u>908-879-6737</u>
<b>ADDRESS</b>	<u>NJ Highlands Council</u> <u>100 North Road, Route 513</u> <u>Chester, NJ 07930</u>	<b>FAX NO.</b>	<u>908-879-4205</u>
	_____		

<b>NAME</b>	<u>Robert W. Hadley</u>	<b>TITLE</b>	_____
<b>EMAIL</b>	_____	<b>PHONE NO.</b>	_____
<b>ADDRESS</b>	<u>Wanaque Valley Regional</u> <u>Sewer Authority</u> <u>101 Highland Avenue</u> <u>Wanaque, NJ 07465</u>	<b>FAX NO.</b>	_____
	_____		





# MUNICIPALITY, COUNTY SERVICE LIST

N.J.A.C. 5:96-3.7



5. Names of known interested party(s).

NAME	<u>Jeffrey L. Kantowitz, Esq</u>	TITLE	_____
EMAIL	_____	PHONE NO.	<u>973-966-6300</u>
ADDRESS	<u>Goldberg, Mufson &amp; Spar, PA</u>	FAX NO.	_____
	<u>200 Executive Drive West Orange, NJ 07052</u>		

NAME	<u>Skylands CLEAN, Inc.</u>	TITLE	_____
EMAIL	_____	PHONE NO.	_____
ADDRESS	<u>PO Box 85</u>	FAX NO.	_____
	<u>Ringwood, NJ 07456</u>		

NAME	<u>Sandy Lawson</u>	TITLE	_____
EMAIL	_____	PHONE NO.	_____
ADDRESS	<u>Wanaque REACH</u>	FAX NO.	_____
	<u>PO Box 181 Haskell, NJ 07420</u>		

NAME	<u>Dan McGuire</u>	TITLE	_____
EMAIL	_____	PHONE NO.	_____
ADDRESS	<u>Homeless Solutions</u>	FAX NO.	_____
	<u>540 W Hanover Ave Suite 100 Morristown, NJ 07960</u>		

NAME	_____	TITLE	_____
EMAIL	_____	PHONE NO.	_____
ADDRESS	_____	FAX NO.	_____
	_____		

NAME	_____	TITLE	_____
EMAIL	_____	PHONE NO.	_____
ADDRESS	_____	FAX NO.	_____
	_____		



**STATE OF NEW JERSEY  
DEPARTMENT OF COMMUNITY AFFAIRS  
COUNCIL ON AFFORDABLE HOUSING  
PETITION APPLICATION**



This application is a guideline for creating a Housing Element and Fair Share Plan. A completed version of this application must be submitted as part of your petition for substantive certification to COAH. This application will be used by COAH staff to expedite review of your petition. This application can serve as your municipality's Fair Share Plan. A brief narrative component of the Fair Share Plan should be included with this application and can serve primarily to supplement the information included in the application form. Additionally, the narrative section of the Fair Share plan would include a description of any waivers being requested.

This form reflects COAH's newly adopted procedural and substantive rules and the amendments to those rules adopted on September 22, 2008. Footnotes and links to some helpful data sources may be found at the end of each section. To use this document electronically, use the TAB KEY to navigate from field to field. Enter data or use the Right Mouse Button to check boxes.

<b>MUNICIPALITY</b>	Borough Of Wanaque	<b>COUNTY PLANNING AREA(S)</b>	Passaic
<b>COAH REGION</b>	<u>Region 1</u>		PA-1, PA-2, PA-5
<b>SPECIAL RESOURCE AREA(S)</b>	Highlands Management Area		
<b>PREPARER NAME</b>	Richard B. Scalia	<b>TITLE</b>	Project Manager
<b>EMAIL</b>	Rscaliabnlc@Aol.Com	<b>PHONE NO.</b>	732-257-4040
<b>ADDRESS</b>	40 Brunswick Woods Drive East Brunswick, Nj 08816	<b>FAX NO.</b>	732-257-7953
<b>MUNICIPAL HOUSING LIAISON</b>	Thomas F. Carroll	<b>TITLE</b>	Administrator
<b>EMAIL</b>	Carroll@Wanaqueborough.Com	<b>PHONE NO.</b>	973-839-3000
<b>ADDRESS</b>	<u>579 Ringwood Avenue</u> <u>Wanaque, Nj 07465</u>	<b>FAX NO.</b>	973-839-4959

Enter the date(s) that COAH granted Substantive Certification or that the Court granted a Judgment of Compliance (JOC) on the Housing Element and Fair Share Plan.

<b>History of Approvals</b>	<u>COAH</u>	<u>JOC</u>	<u>N/A</u>
First Round	_____	_____	<input checked="" type="checkbox"/>
Second Round	<u>10/3/2001</u>	_____	<input type="checkbox"/>
Extended Second Round	_____	_____	<input checked="" type="checkbox"/>

Does the Petition include any requests for a waiver from COAH Rules?  Yes  No  
If Yes, Please note rule section from which waiver is sought and describe further in a narrative section: \_\_\_\_\_

**FILING/PETITION DOCUMENTS (N.J.A.C. 5:96-2.2/3.2 & N.J.A.C. 5:97-2.3/3.2)**

All of the following documents must be submitted in order for your petition to be considered complete. Some documents may be on file with COAH. Please denote by marking the appropriate box if a document is attached to the Housing Element and Fair Share Plan or if you are using a document on file with COAH from your previous third round submittal to support this petition. Shaded areas signify items that must be submitted anew.

Included	On File	Required Documentation/Information
<input checked="" type="checkbox"/>		Certified Planning Board Resolution adopting or amending the Housing Element & Fair Share Plan
<input checked="" type="checkbox"/>		Certified Governing Body Resolution endorsing an adopted Housing Element & Fair Share Plan and either (check appropriate box): <input checked="" type="checkbox"/> Petitioning <input type="checkbox"/> Filing <input type="checkbox"/> Re-petitioning <input type="checkbox"/> Amending Certified Plan
<input checked="" type="checkbox"/>		Service List (in the new format required by COAH)
<input checked="" type="checkbox"/>		Adopted Housing Element & Fair Share Plan narrative (including draft and/or adopted ordinances necessary to implement the Plan)
<input type="checkbox"/> <input checked="" type="checkbox"/> N/A		If applicable, Implementation Schedule(s) with detailed timetable for the creation of units and for the submittal of all information and documentation required by N.J.A.C. 5:97-3.2(a)4
<input type="checkbox"/> <input checked="" type="checkbox"/> N/A	<input type="checkbox"/>	If applicable, Litigation Docket No., OAL Docket No., Settlement Agreement and Judgment of Compliance or Court Master's Report
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Municipal Master Plan (most recently adopted; if less than three years old, the immediately preceding, adopted Master Plan)
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Municipal Zoning Ordinance (most recently adopted) Date of Last Amendment: _____ Date of Submission to COAH: _____
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Municipal Tax Maps (most up-to-date, electronic if available) Date of Last Revision: _____ Date of Submission to COAH: _____
<input type="checkbox"/>	<input type="checkbox"/>	Other documentation pertaining to the review of the adopted Housing Element & Fair Share Plan(list):

SEE ENCLOSED CD-ROM  
CURRENT ORDINANCE AVAILABLE ON BOROUGH WEBSITE

FOR OFFICE USE ONLY			
Date Received _____	Affidavit of Public Notice _____	Date Deemed _____	
Complete/Incomplete _____	Reviewer's Initials _____		

<sup>1</sup> Pursuant to N.J.S.A. N.J.S.A. 52:27D-307, as amended by PL 2008 c.46, any residential development resulting from a zoning change made to a previously non-residentially-zoned property, where the change in zoning precedes or follows the application for residential development by no more than 24 months, shall require that a percentage be reserved for occupancy by low or moderate income households.

## HOUSING ELEMENT

(N.J.A.C. 5:97-2 & N.J.S.A. 40:55D-1 et seq.)

The following issues and items must be addressed in the Housing Element for completeness review. Where applicable, provide the page number(s) on which each issue and/or item is addressed within the narrative Housing Element.

1. The plan includes an inventory of the municipality's housing stock by<sup>1</sup>:

- Age;
- Condition;
- Purchase or rental value;
- Occupancy characteristics; and
- Housing type, including the number of units affordable to low and moderate income households and substandard housing capable of being rehabilitated

Yes, Page Number: 1 - 12       No (incomplete)

2. The plan provides an analysis of the municipality's demographic characteristics, including, but not necessarily limited to<sup>2</sup>:

- Population trends
- Household size and type
- Age characteristics
- Income level
- Employment status of **residents**

Yes, Page Number: 13 - 19       No (incomplete)

3. The plan provides an analysis of existing and future employment characteristics of the **municipality**, including but not limited to<sup>3</sup>:

- Most recently available in-place employment by industry sectors and number of persons employed;
- Most recently available employment trends; and
- Employment outlook

Yes, Page Number: 20 & App A       No (incomplete)

4. The plan includes a determination of the municipality's present and prospective fair share for low and moderate income housing and an analysis of how existing or proposed changes in zoning will provide adequate capacity to accommodate residential and non-residential growth projections.  
AND

The analysis covers the following:

- The availability of existing and planned infrastructure;
- The anticipated demand for the types of uses permitted by zoning based on present and anticipated future demographic characteristics of the municipality;
- Anticipated land use patterns;
- Municipal economic development policies;
- Constraints on development including State and Federal regulations, land ownership patterns, presence of incompatible land uses or sites needing remediation and environmental constraints; and
- Existing or planned measures to address these constraints.

Yes, Page Number: 19     No (incomplete)

5. The plan includes a consideration of lands that are most appropriate for construction of low and moderate income housing and of the existing structures most appropriate for conversion to, or rehabilitation for, low and moderate income housing, including a consideration of lands of developers who have expressed a commitment to provide low and moderate income housing.

Yes, Page Number: 21     No (incomplete)

6. The plan relies on household and employment projections for the municipality as provided in Appendix F of COAH's rules (if yes check the yes box below and check no in lines 6a-8).

Yes, Page Number: 19     No (go to 6a)

- 6a. The Plan relies on higher household and employment projections for the municipality as permitted under N.J.A.C. 5:97-2.3(d) (optional - see Fair Share Plan section starting on page 7 of this application).

Yes (go to 7 and 8)                       No (go to 6b)

- 6b. The Plan relies on a request for a downward adjustment to household and employment projections for the municipality as provided in N.J.A.C. 5:97-5.6 (optional - see Fair Share Plan section starting on page 7 of this application).

Yes, Page Number: \_\_\_\_\_     No

7. If the municipality anticipates higher household projections than provided by COAH in Appendix F, the plan projects the municipality's probable future construction of housing for fifteen years covering the period January 1, 2004 through December 31, 2018 using the following minimum information for residential development:

- Number of units for which certificates of occupancy were issued since January 1, 2004;
- Pending, approved and anticipated applications for development;
- Historical trends, of at least the past 10 years, which includes certificates of occupancy issued; and
- The worksheet for determining a higher residential growth projection provided by COAH. (Worksheets are available at [www.nj.gov/dca/affiliates/coah/resources/gsworksheets.html](http://www.nj.gov/dca/affiliates/coah/resources/gsworksheets.html))

- Yes, Page Number: \_\_\_\_\_
- No (incomplete)
- Not applicable (municipality accepts COAH's projections)

8. If the municipality anticipates higher employment projections than provided by COAH in Appendix F, the plan projects the probable future jobs based on the use groups outlined in Appendix D for fifteen years covering the period January 1, 2004 through December 31, 2018 for the municipality using the following minimum information for non-residential development:

- Square footage of new or expanded non-residential development authorized by certificates of occupancy issued since January 1, 2004;
- Square footage of pending, approved and anticipated applications for development;
- Historical trends, of at least the past 10 years, which shall include square footage authorized by certificates of occupancy issued;
- Demolition permits issued and projected for previously occupied non-residential space; and
- The worksheet for determining a higher non-residential growth projection provided by COAH.

- Yes, Page Number: \_\_\_\_\_  No (incomplete)
- Not applicable (municipality accepts COAH's projections)

9. The plan addresses the municipality's :

- Rehabilitation share (from Appendix B);
- Prior round obligation (from Appendix C); and
- Projected growth share in accordance with the procedures in N.J.A.C. 5:97-2.4.

Yes, Page Number: 19 - 49

No (incomplete)

10. If applicable, the plan includes status of the municipality's application for plan endorsement from the State Planning Commission.

Yes, Page Number: \_\_\_\_\_

No (incomplete)

Not Applicable

Petition date: \_\_\_\_\_

Endorsement date: \_\_\_\_\_

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<sup>1</sup> Information available through the U.S. Census Bureau at [http://factfinder.census.gov/servlet/ACSSAFFHousing?\\_sse=on&\\_submenuId=housing\\_0](http://factfinder.census.gov/servlet/ACSSAFFHousing?_sse=on&_submenuId=housing_0)

<sup>2</sup> Information available through the U.S. Census Bureau at <http://factfinder.census.gov/home/saff/main.html>.

<sup>3</sup> Information available through the New Jersey Department of labor at <http://www.wnjp.in.net/OneStopCareerCenter/LaborMarketInformation/lmi14/index.html>

## FAIR SHARE PLAN (N.J.A.C. 5:97-3)

Please provide a summary of the Fair Share Plan by filling out all requested information. Enter N/A where the information requested does not apply to the municipality. A fully completed application may serve as the actual Fair Share Plan. A brief narrative should be attached to supplement the information included in the application form. Additionally, the narrative section of the Fair Share plan would fully describe, under a separate heading, any waivers that are being requested.

### Determining the 1987-2018 Fair Share Obligation

The following tables will assist you in determining your overall 1987-2018 fair share obligation. For each cycle of the affordable housing need and rehabilitation share, please use the "need" column to enter the number of units addressed in the municipal petition. Where the municipality has received and/or is proposing any adjustments to its rehabilitation share, prior round and/or growth share obligation, use the footnotes providing rule references and follow the procedures for determining the municipal need and/or for calculating any adjustments applicable to the municipality. Enter the affordable housing need as provided by COAH or that results from the adjustment under the "Need" column.

Line	<u>Need</u>
1 <input type="radio"/> Rehabilitation Share (From N.J.A.C. 5:97 Appendix B) <b>OR</b>	<u>35</u>
2 <input type="radio"/> Optional Municipally Determined Rehabilitation Share (If a municipally determined rehabilitation share is being used, attach the survey results as an exhibit to this application and indicate that it is attached as Exhibit _____.)	_____
	<u>Need</u>
3 <input type="radio"/> Prior Round (1987-1999) Affordable Housing Obligation (From N.J.A.C. 5:97 Appendix C)	<u>275</u>
<input type="radio"/> Prior Round Adjustments:	
<input type="radio"/> 20% Cap Adjustment	_____
<input type="radio"/> 1000 Unit Cap Adjustment	_____
4    Total Prior Round Adjustments	<u>0</u>
5 <b>Adjusted Prior Round Obligation:</b> (Number in Appendix C <b>minus</b> Total Prior Round Adjustment(s))	<u>275</u>
<hr/>	
<input type="radio"/> Prior Round Vacant Land Adjustment (Unmet Need)	<u>229</u>
6    Realistic Development Potential(RDP) <sup>1</sup>	<u>46</u>

<sup>1</sup> RDP = Adjusted Prior Round Obligation minus Vacant Land Adjustment



## Determining the Growth Share Obligation

All municipalities must complete the "COAH projections" table below. Only municipalities that anticipate higher projections or that are seeking a growth projection adjustment based on a demonstration that insufficient land capacity exists to accommodate COAH projections need complete the corresponding additional table. COAH has published three workbooks in Excel format to assist with preparing this analysis. All municipalities must complete Workbook A. Workbook B must be used when the municipality anticipates that its growth through 2018 is likely to exceed the growth through 2018 that has been projected by COAH and the municipality wants to plan accordingly. Workbook C must be used by municipalities seeking a downward adjustment to the COAH-generated growth projections based on an analysis of municipal land capacity. Workbooks may be found at the following web location:

[www.nj.gov/dca/affiliates/coah/resources/gsworksheets.html](http://www.nj.gov/dca/affiliates/coah/resources/gsworksheets.html).

The applicable workbook has been completed and is attach to this application as Exhibit A\*.

Line	<i>○ Required 2004-2018 COAH Projections and Resulting Projected Growth Share</i>			
	Household Growth (From Appendix F)	_____	Employment Growth (From Appendix F)	_____
	Household Growth After Exclusions (From Workbook A)	_____	Employment Growth After Exclusions (From Workbook A)	_____
	Residential Obligation (From Workbook A)	_____	Non-Residential Obligation (From Workbook A)	_____
7	Total 2004-2018 Growth Share Obligation			_____
	<i>○ Optional 2004-2018 Municipal Projections Resulting in Higher Projected Growth Share</i>			
	Household Growth After Exclusions (From Workbook B)	_____	Employment Growth After Exclusions (From Workbook B)	_____
	Residential Obligation (From Workbook B)	_____	Non-Residential Obligation (From Workbook B)	_____
8	Total 2004-2018 Projected Growth Share Obligation			_____
	<i>○ Optional Municipal Adjustment to 2004-2018 Projections and Resulting Lower Projected Growth Share</i>			
	Household Growth After Exclusions (From Workbook C)	_____	Employment Growth After Exclusions (From Workbook C)	_____
	Residential Obligation (From Workbook C)	_____	Non-Residential Obligation (From Workbook C)	_____
9	Total 2004-2018 Growth Share Obligation			<u>131.00</u>
10	<b>Total Fair Share Obligation</b> (Line 1 or 2 + Line 5 or 6 + Line 7, 8 or 9)			<u>212.00</u>

\* WORKSHEET & ALTERNATE CALCULATION PURSUANT TO MEMORANDUM OF UNDERSTANDING (MOU)

## Summary of Plan for Total 1987-2018 Fair Share Obligation

(For each mechanism, provide a description in the Fair Share Plan narrative. In the table below, specify the number of completed or proposed units associated with each mechanism.)

	<u>Completed</u>	<u>Proposed</u>	<u>Total</u>
<b>Rehabilitation Share</b>			<u>35</u>
<i>Less: Rehabilitation Credits</i>	<u>21</u>		<u>21</u>
Rehab Program(s)		_____	_____
<b>Remaining Rehabilitation Share</b>			<u>14</u>
<b>Prior Round (1987-1999 New Construction) Obligation</b>			<u>275</u>
<i>Less: Vacant Land Adjustment (If Applicable)</i>			
<i>(Enter unmet need as the adjustment amount. Unmet need = Prior round obligation minus RDP):</i>			
Unmet Need			<u>229</u>
RDP	_____	<u>46</u>	<u>46</u>
<b>Mechanisms addressing Prior Round</b>			
Prior Cycle Credits (1980 to 1986)		_____	_____
Credits without Controls	_____	_____	_____
Inclusionary Development/Redevelopment	_____	_____	_____
100% Affordable Units	_____	_____	_____
Accessory Apartments	_____	_____	_____
Market-to-Affordable	_____	_____	_____
Supportive & Special Needs	<u>22</u>	_____	<u>22</u>
Assisted Living	_____	_____	_____
RCA Units previously approved	<u>24</u>	_____	<u>24</u>
Other	_____	_____	_____
Prior Round Bonuses	_____	_____	_____
<b>Remaining Prior Round Obligation</b>	_____	_____	<u>0</u>
<b>Third Round Projected Growth Share Obligation</b>			<u>131</u>
<i>Less: Mechanisms addressing Growth Share</i>			
Inclusionary Zoning	<u>10</u>	<u>30</u>	<u>40</u>
Redevelopment	_____	<u>4</u>	<u>4</u>
100% Affordable Development	_____	_____	_____
Accessory Apartments	_____	_____	_____
Market-to-Affordable Units	_____	_____	_____
Supportive & Special Need Units	_____	_____	_____
Assisted Living: post-1986 Units	_____	_____	_____
Other Credits	_____	_____	_____
Compliance Bonuses	<u>23</u>	_____	<u>23</u>
Smart Growth Bonuses	_____	_____	_____
Redevelopment Bonuses	<u>4</u>	_____	<u>4</u>
Rental Bonuses	_____	_____	_____
<b>Growth Share Total</b>	_____	_____	<u>71</u>
<b>Remaining (Obligation) or Surplus</b>	_____	_____	<u>60</u>

PARAMETERS<sup>1</sup>

<u>Prior Round 1987-1999</u>			
RCA Maximum	<u>30</u>	RCAs Included	<u>24</u>
Age-Restricted Maximum	<u>5</u>	Age-Restricted Units Included	<u>0</u>
Rental Minimum	<u>10</u>	Rental Units Included	<u>10</u>

<u>Growth Share 1999-2018</u>			
Age-Restricted Maximum	<u>32</u>	Age-Restricted Units Included	<u>10</u>
Rental Minimum	<u>33</u>	Rental Units Included	<u>8</u>
Family Minimum	<u>65</u>	Family Units Included	<u>26</u>
Very Low-Income Minimum <sup>2</sup>	<u>17</u>	Very Low-Income Units Included	<u>*</u>

TO BE DETERMINED

<sup>1</sup> Pursuant to the procedures in N.J.A.C. 5:97-3.10-3.12

<sup>2</sup> Pursuant to N.J.S.A. 52:27D-329.1, adopted on July 17, 2008, at least 13 percent of the housing units made available for occupancy by low-income and moderate income households must be reserved for occupancy by very low income households.

## Summary of Built and Proposed Affordable Housing

Provide the information requested regarding the proposed program(s), project(s) and/or unit(s) in the Fair Share Plan. Use a separate line to specify any bonus associated with any program, project and/or unit in the Plan. As part of completeness review, all monitoring forms must be up-to-date (i.e. 2007 monitoring must have been submitted previously or included with this application) and all proposed options for addressing the affordable housing obligation must be accompanied by the applicable checklist(s) (found as appendices to this application). Enter whether a project is proposed or completed and attach the appropriate form or checklist for each mechanism as appendices to the plan. Please note that bonuses requested for the prior round must have been occupied after December 15, 1986 and after June 6, 1999 for the third round.

Please make sure that a corresponding mechanism checklist is submitted for each mechanism being employed to achieve compliance. Separate checklists for each mechanism are available on the COAH website at [www.nj.gov/dca/affiliates/coah/resources/checklists.html](http://www.nj.gov/dca/affiliates/coah/resources/checklists.html).

**Table 1. Projects and/or units addressing the Rehabilitation Share**

Project/Program Name	Proposed (use Checklists) or Completed (use <u>Rehabilitation Unit Survey Form</u> )	Rental, Owner Occupied or Both	Checklist or Form Appendix Location <sup>1</sup>
1. <u>Municipal Progra</u>	<u>Completed</u>	<u>Both</u>	<u>21</u>
2. <u>Municipal Progra</u>	<u>Proposed</u>	<u>Both</u>	<u>14</u>
3. _____	_____	_____	_____

<sup>1</sup> If all completed units have already been reported to COAH as part of 2007 monitoring or subsequent CTM updates, there is no need to re-submit Rehabilitation Unit Survey Forms. If additional units have been completed subsequent to 2007 monitoring, the municipality may submit updated forms. If the plan relies only on completed units previously reported via 2007 monitoring, enter "on file" in this column.

Table 2. Programs, Projects and/or units addressing the Prior Round.

Project/Program Name	Mechanism or Bonus Type	Proposed (use checklists) or Completed (use Project/Unit Program Information Forms)		Units Addressing (Note with "BR" where Special Needs bedrooms apply)		Number Addressing Rental Obligation)	Number Subject to Age-Restricted Cap	Checklist or Form Appendix Location <sup>1</sup>
		Completed	Information Forms)	Addressing	Obligation (Note with "BR" where Special Needs bedrooms apply)			
1. Hoboken Rca	RCA	Completed		24				
2. Homeless Woman Shelt	Alternative Living	Completed		12		10		
3.								
4.								
5.								
6.								
7.								
8.								
9.								
10.								
11.								
12.								
13.								
14.								
15.								
<b>Subtotal from any additional pages used</b>						0		
<b>Total units (proposed and completed)</b>						36		
Total rental						10		
Total age-restricted						0		
Total very-low						0		
Total bonuses						10		

Please add additional sheets as necessary.

<sup>1</sup> If all completed units have already been reported to COAH as part of 2007 monitoring or subsequent CTM updates, there is no need to re-submit monitoring forms. If additional units have been completed subsequent to 2007 monitoring, the municipality may submit updated forms. If the plan relies only on completed units previously reported via 2007 monitoring, enter "on file" in this column.

Table 3. Programs, Projects and/or Units Addressing the Third Round.

Project Name	Mechanism or Bonus Type	Proposed (use checklist(s)) or Completed (use Project/Unit Program Information Form)	Units Addressing Obligation (Note with "BR" where Special Needs bedrooms apply)	Units Addressing Rental Obligation	Units Addressing Family Obligation	Units Subject to Age-restricted Cap	Checklist or Form Appendix Location <sup>1</sup>
16. Powder Hollow	Site Specific Zoning	Completed	<u>10</u>			<u>10</u>	
17. Rsk Site	Site Specific Zoning	Proposed	<u>2</u>		<u>2</u>		
18. Candle Factory	Site Specific Zoning	Proposed	<u>20</u>		<u>20</u>		
19. Redevelopment - Doty Rd	Site Specific Zoning	Proposed	<u>2</u>		<u>2</u>		
20. First Ave Redevelopment	Site Specific Zoning	Proposed	<u>2</u>		<u>2</u>		
21. Block 430, Lot 1 Site	Site Specific Zoning	Proposed	<u>8</u>	<u>8</u>			
22.							
23.							
24.							
25.							
26.							
27.							
28.							
29.							
30.							
<b>Subtotal from any additional pages used</b>			<u>0</u>	<b>Total units (proposed and completed)</b>		<u>44</u>	
Total family units			<u>26</u>	Total rental units		<u>8</u>	
Total age-restricted units			<u>10</u>	Total family rental units		<u>26</u>	
Total Supportive/Special Needs units			<u>0</u>	Total very-low units		<u>0</u>	
Total Special Needs bedrooms			<u>0</u>	Total bonuses		<u>27</u>	

Please add additional sheets as necessary.

<sup>1</sup> If all completed units have already been reported to COAH as part of 2007 monitoring or subsequent CTM updates, there is no need to re-submit monitoring forms. If additional units have been completed subsequent to 2007 monitoring, the municipality may submit updated forms. If the plan relies only on completed units previously reported via 2007 monitoring, enter "on file" in this column.

Please answer the following questions necessary for completeness review regarding the municipality's draft and/or adopted implementing ordinances.

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**AFFORDABLE HOUSING TRUST FUND (N.J.A.C. 5:97-8)**

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1. Does the municipality have an affordable housing trust fund account? (Note: Pursuant to P.L. 2008 c.46, municipalities that do not submit a fully executed escrow agreement will forfeit the ability to retain development fees.)

Yes, Bank Name \_\_\_\_\_

(Choose account type)  Separate interest-bearing account

State of New Jersey cash management fund

No (Skip to the Affordable Housing Ordinance section)

2. Has an escrow agreement been executed?  Yes  No  
(If no, petition is incomplete. Submit an executed escrow agreement.) \* TO BE PROVIDED

3. Is all trust fund monitoring up-to-date as of December 31, 2007?  Yes  No  
(If no, petition is incomplete. Submit an updated trust fund monitoring report.)

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**DEVELOPMENT FEE ORDINANCES (N.J.A.C. 5:97-8.3)**

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1. Does the Fair Share Plan include a proposed or adopted development fee ordinance? (Note: Pursuant to P.L. 2008 c.46, municipalities that do not submit a development fee ordinance will forfeit the ability to retain non-residential development fees)

Yes,

Adopted OR  Proposed

No Skip to the next category; Payments-in-Lieu

2. If adopted, specify date of COAH/Court approval here: \_\_\_\_\_

■ Have there been any amendments to the ordinance since COAH or the Court approved the ordinance?

Yes, Ordinance Number. \_\_\_\_\_ Adopted on<sup>1</sup> \_\_\_\_\_

No (Skip to the next category; Payments-in-Lieu)

■ If yes, is the amended ordinance included with your petition?

Yes

No, (Petition is incomplete. Submit ordinance with governing body resolution requesting COAH approval of amended ordinance)

3. Does the ordinance follow the ordinance model **updated September 2008** and available at [www.nj.gov/dca/affiliates/coah/resources/planresources.html](http://www.nj.gov/dca/affiliates/coah/resources/planresources.html)? If yes, skip to question 5.

- Yes       No

4. If the answer to 3. above is no, indicate that the necessary items below are addressed before submitting the Development Fee ordinance to COAH:

**Information and Documentation**

The ordinance imposes a residential development fee of 1.50% and a Non-residential fee of 2.5 %

- A description of the types of developments that will be subject to fees per N.J.A.C. 5:97-8.3(c) and (d);
- A description of the types of developments that are exempted per N.J.A.C. 5:97-8.3(e)
- A description of the amount and nature of the fees imposed per N.J.A.C. 5:97-8.3(c) and (d)
- A description of collection procedures per N.J.A.C. 5:97-8.3(f)
- A description of development fee appeals per N.J.A.C. 5:97-8.3(g)
- A provision authorizing COAH to direct trust funds in case of non-compliance per N.J.A.C. 5:97-8.3(h)
- If part of a court settlement, submit court ordered judgment of compliance, implementation ordinances, information regarding period of time encompassed by the judgment of compliance and a request for review by the court

5. Does the ordinance include an affordability assistance provision per N.J.A.C. 5:97-8.8 (**Note: must be at least 30 percent of all development fees plus interest**)?

Yes (Specify actual or anticipated amount) \$ \_\_\_\_\_

No **Submit an amended ordinance with provisions for affordability assistance along with a governing body resolution requesting COAH approval of the amended ordinance.)**

■ If yes, what kind of assistance is offered?

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

■ Has an affordability assistance program manual been submitted?     Yes     No

<sup>1</sup> Any amendment to a previously approved and adopted development fee ordinance must be submitted to COAH along with a resolution requesting COAH's review and approval of the amendment prior to the adoption of said amendment by the municipality.



**PAYMENTS-IN-LIEU OF CONSTRUCTING AFFORDABLE UNITS ON  
SITE (N.J.A.C. 5:97-8.4)**

1. Does the Fair Share Plan include an inclusionary zoning ordinance that provides for payments-in-lieu as an option to the on-site construction of affordable housing?  
 Yes  No (**Skip to the next category; Barrier Free Escrow**)
  
2. Does the plan identify an alternate site and/or project for the payment-in-lieu funds? (Optional)  
 Yes (**attach applicable checklist**)  
 No (identify possible mechanisms on which payment in lieu will be expended in narrative section of plan.)
  
3. Does the ordinance include minimum criteria to be met before the payments-in-lieu becomes an available option for developers? (Optional)  
 Yes (indicate ordinance section) \_\_\_\_\_  
 No

**BARRIER FREE ESCROW/OTHER FUNDS (N.J.A.C. 5:97-8.5/8.6)**

1. Has the municipality collected or does it anticipate collecting fees to adapt affordable unit entrances to be accessible in accordance with the Barrier Free Subcode, N.J.A.C. 5:23-7?  
 Yes  No
  
2. Does the municipality anticipate collecting any other funds for affordable housing activities?  
 Yes (specify funding source and amount) \_\_\_\_\_  
 No

**SPENDING PLANS (N.J.A.C. 5:97-8.10)**

1. Does the petition include a Spending Plan? (Note: Pursuant to P.L. 2008 c.46, municipalities that do not submit a Spending Plan will forfeit the ability to retain development fees.) \* TO BE SUBMITTED

Yes       No

2. Does the Spending Plan follow the Spending Plan model updated October 2008 and available at [www.nj.gov/dca/affiliates/coah/resources/planresources.html](http://www.nj.gov/dca/affiliates/coah/resources/planresources.html)? If yes, skip to next section - Affordable Housing Ordinance.

Yes       No

3. If the answer to 1. above is no, indicate that the necessary items below are addressed before submitting the spending plan to COAH:

**Information and Documentation**

- A projection of revenues anticipated from imposing fees on development, based on actual proposed and approved developments and historical development activity;
- A projection of revenues anticipated from other sources (specify source(s) and amount(s));
- A description of the administrative mechanism that the municipality will use to collect and distribute revenues;
- A description of the anticipated use of all affordable housing trust funds pursuant to N.J.A.C. 5:97-8.7;
- A schedule for the expenditure of all affordable housing trust funds;
- A schedule for the creation or rehabilitation of housing units;
- If the municipality envisions being responsible for public sector or non-profit construction of housing, a detailed pro-forma statement of the anticipated costs and revenues associated with the development, consistent with standards required by HMFA or the DCA Division of Housing in its review of funding applications;
- If the municipality maintains an existing affordable housing trust fund, a plan to spend the remaining balance as of the date of its third round petition within four years of the date of petition;
- The manner through which the municipality will address any expected or unexpected shortfall if the anticipated revenues from development fees are not sufficient to implement the plan;
- A description of the anticipated use of excess affordable housing trust funds, in the event more funds than anticipated are collected, or projected funds exceed the amount necessary for satisfying the municipal affordable housing obligation; and
- If not part of the petition, a resolution of the governing body requesting COAH review and approval of spending plan or an amendment to an approved spending plan.

AFFORDABLE HOUSING ORDINANCE (N.J.A.C. 5:80-26.1 et seq.)

1. Does the Fair Share Plan include an Affordable Housing Ordinance?  
 Yes       No
2. Does the ordinance follow the ordinance model available at [www.nj.gov/dca/affiliates/coah/resources/planresources.html](http://www.nj.gov/dca/affiliates/coah/resources/planresources.html)?       Yes       No
3. If the answer to 1. or 2. above is no, indicate that the required items below are addressed before submitting to COAH. If the required items are addressed in ordinances other than an Affordable Housing Ordinance, please explain in a narrative section of the Fair Share Plan.

**Required Information and Documentation**

- Affordability controls
- Bedroom distribution
- Low/moderate-income split and bedroom distribution
- Accessible townhouse units
- Sale and rental pricing
- Municipal Housing Liaison
- Administrative Agent
- Reference to the Affirmative marketing plan or ordinance (N.J.A.C. 5:80-26.15)

AFFORDABLE HOUSING ADMINISTRATION (As Applicable)

Items that must be submitted with the petition:

- Governing body resolution designating a municipal housing liaison (COAH must approve) \* ON FILE (TO BE SUBMITTED)

Items that must be submitted prior to COAH's grant of Substantive Certification:

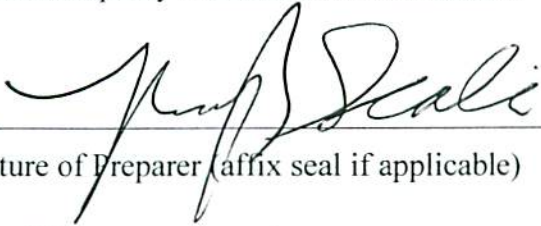
- Operating manual for rehabilitation program
- Operating manual for affordability assistance
- Operating manual for an Accessory Apartment program
- Operating manual for a Market-to-Affordable program
- COAH approved administrative agent if municipal wide

Items that must be submitted prior to any time prior to marketing completed units:

- COAH approved administrative agent(s) is project specific
- Operating manual for sale units
- Operating manual for rental units
- Affirmative marketing plan or ordinance (N.J.A.C. 5:80-26.15)

**CERTIFICATION**

I, RICHARD B. SCALIA, have prepared this petition application for substantive certification on behalf of WANAUKE BOROUGH, NEW JERSEY. I certify that the information submitted in this petition is complete, true and accurate to the best of my knowledge. I understand that knowingly falsifying the information contained herein may result in the denial and/or revocation of the municipality's substantive certification.



Signature of Preparer (affix seal if applicable)

JUNE 7, 2010

Date

PROJECT MANAGER

Title

BERNARD & NEBENZAHL, LLC  
CONSULTING PLANNERS

N.J.S.A. 2C:21-3, which applies to the certifications, declares it to be a disorderly person offense to knowingly make a false statement or give false information as part of a public record.

## Narrative Section

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### Comparative Analysis Detail For Wanaque Borough

The following chart applies the exclusions permitted pursuant to N.J.A.C 5:97-2.4 to both the COAH growth projections and the projected growth that results from the Highlands RMP build-out analysis plus actual growth for the period January 1, 2004 through December 31, 2008.

	COAH		Highlands	
	Residential	Non-Residential	Residential	Non-Residential
<b>Projected Growth From COAH Appendix F(2)</b>	369	1,014		
<b>Residential Exclusions per 5:97-2.4(a) from "Exclusions" tab</b> COs for prior round affordable units built or projected to be built post 1/1/04				
Inclusionary Development	0		0	
Supportive/Special Needs Housing	0		0	
Accessory Apartments	0		0	
Municipally Sponsored or 100% Affordable	0		0	
Assisted Living	0		0	
Other	0		0	
Market Units in Prior Round Inclusionary development built post 1/1/04	0		0	
<b>Subtract the following Non-Residential Exclusions per 5:97-2.4(b) from "Exclusions" tab</b>				
Affordable units	0		0	
Associated Jobs		0		0
<b>Net Growth Projection</b>	<b>369</b>	<b>1,014</b>	<b>558</b>	<b>315</b>
<b>Projected Growth Share (Residential divided by 5 and jobs divided by 16)</b>	<b>73.80</b>	<b>63.38</b>	<b>111.60</b>	<b>19.69</b>
<b>Total Projected Growth Share Obligation</b>	<b>137</b>	<b>Affordable Units</b>	<b>131</b>	<b>Affordable Units</b>

[Return to Main Page \(Workbook D Intro\)](#)  
[Return to COAH Data and RMP Module 2 Build-out Data](#)  
[Return to Actual Growth](#)  
[Return to Exclusions](#)

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## REHABILITATION PROGRAM (N.J.A.C. 5:97-6.2)

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### General Description

Municipality/County: Wanaque Borough/Passaic County

Program Name: Loca Program

Number of proposed units to be rehabilitated: 14

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### Information and Documentation Required with Petition

- Determination of Rehabilitation Share
- Accept number in N.J.A.C. 5:97 – Appendix B; **OR**
- Exterior Housing Survey conducted by the municipality
- Information regarding the rehabilitation program on forms provided by the Council. (If relying on previously submitted 2007 monitoring and/or subsequent CTM update, also check here  in lieu of submitting forms.)
- Documentation demonstrating the source(s) of funding
- Municipal resolution appropriating funds from general revenue or a resolution of intent to bond in the event of a funding shortfall
- Schedule illustrating how the rehabilitation share will be addressed within the period of substantive certification

### Information and Documentation Required Prior to Substantive Certification

- Resolution or executed contract designating an experienced Administrative Agent, and a statement of his/her qualifications, in accordance with N.J.A.C. 5:96-18
- Draft or adopted rehabilitation operating manual that includes a description of the program procedures and administration including a copy of sample deed restriction and/or lien.
- Affirmative Marketing Plan for the re-rental of rehabilitated rental units, in accordance with UHAC

## Rehabilitation Narrative Section

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**PROPOSED REDEVELOPMENT AREAS (N.J.A.C. 5:97-6.6)**

(Submit separate checklist for each site or zone)

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**General Description**

Municipality/County: Wanaque Borough/Passaic County

Project Name/Redevelopment Designation: Ringwood Ave -First & Coles

Block(s) and Lot(s): Block 436 (various lots)

Total acreage: \_\_\_\_\_ Proposed density (units/gross acre): \_\_\_\_\_

Affordable Units Proposed: 2

Family: 2 Sale: \_\_\_\_\_ Rental: 2

Very low-income units: 0 Sale: \_\_\_\_\_ Rental: \_\_\_\_\_

Age-Restricted: 0 Sale: \_\_\_\_\_ Rental: \_\_\_\_\_

Market-Rate Units Anticipated: \_\_\_\_\_

Non-Residential Development Anticipated (in square feet): \_\_\_\_\_

Will the proposed development be financed in whole or in part with State funds, be constructed on State-owned property or be located in an Urban Transit Hub or Transit Village?  Yes  No

Bonuses for affordable units, if applicable:

Rental bonuses as per N.J.A.C. 5:97-3.5: 2

Rental bonuses as per N.J.A.C. 5:97-3.6(a): \_\_\_\_\_

Very low income bonuses as per N.J.A.C. 5:97-3.7<sup>1</sup>: \_\_\_\_\_

Smart growth bonuses as per N.J.A.C. 5:97-3.18: \_\_\_\_\_

Redevelopment bonuses as per N.J.A.C. 5:97-3.19: \_\_\_\_\_

Compliance bonuses as per N.J.A.C. 5:97-3.17 \_\_\_\_\_

Date zoning or redevelopment plan adopted: \_\_\_\_\_

Date development approvals granted: \_\_\_\_\_

**Information and Documentation Required with Petition or in Accordance with an  
Implementation Schedule**

**The municipality is providing an implementation schedule for this project/program.**

- Yes. Skip to and complete implementation schedule found at the end of this checklist.  
NOTE: The remainder of this checklist must be submitted in accordance with the implementation schedule.
- No. Continue with this checklist.

- Project/Program Information Form (previously known as Project/Program Monitoring Form. If relying on previously submitted 2007 monitoring and/or subsequent CTM update, also check here  in lieu of submitting forms.)
- Adopted Resolution designating Redevelopment Area
- Demonstration of DCA's approval of Redevelopment Area designation. Check here  if non-applicable.
- Redevelopment plan adopted by the governing body which includes the requirements for affordable housing
- A description of the site, including its location, acreage and existing and intended use
- An anticipated timeline and development process expected for the site

**If payments in lieu of on-site construction of the affordable units is an option:**

- Proposed or adopted ordinance establishing the amount of the payments
- Spending plan

**A general description of the site, including:**

- Name and address of owner
- Subject property street location
- Subject property block(s) and lot(s)
- Indicate if urban center or workforce housing census tract
- Subject property total acreage
- Previous zoning designation and date previous zoning was changed
- Current zoning and date current zoning was adopted
- Description of any changes to bulk standards intended to accommodate the proposed densities
- Tax maps showing the location of site(s) with legible dimensions (electronic if available)
- Map of Redevelopment Area

**Information and Documentation Required prior to Substantive Certification or in Accordance  
with an Approved Implementation Schedule**

**A description of the suitability of the site, including:**

- Description of surrounding land uses
- Demonstration that the site has street access
- Planning Area and/or Special Resource Area designation(s) e.g., PA1, PA2, PA3, PA4, PA5, CAFRA, Pinelands, Highlands, Meadowlands, etc., including a discussion on consistency with the State Development and Redevelopment Plan (SDRP) and/or other applicable special resource area master plans
- Demonstration that there is or will be adequate water capacity per N.J.A.C. 5:97-1.4 to serve the proposed redevelopment area or that the site is subject to a durational adjustment per N.J.A.C. 5:97-5.4
- Demonstration that there is or will be adequate sewer capacity per N.J.A.C. 5:97-1.4 to serve the proposed redevelopment area or that the site is subject to a durational adjustment per N.J.A.C. 5:97-5.4

**A description (including maps if applicable) of any anticipated impacts that result from the following environmental constraints:**

- Wetlands and buffers
  - Steep slopes
  - Flood plain areas
  - Stream classification and buffers
  - Critical environmental site
  - Historic or architecturally important site/district
  - Contaminated site(s); proposed or designated brownfield site
  - Based on the above, a quantification of buildable and non-buildable acreage
- 
- A copy of the final Request for Proposals, which includes the requirements for affordable housing. Check here  if non-applicable.
  - Demonstration that the municipality or redeveloper either has control of the site or an option on the property or a plan in place for obtaining site control, in accordance with the LHRL
  - An executed redevelopment agreement that results in the creation of affordable housing units and which shall include the following:
    - Number, tenure and type of units
    - A schedule for the overall development plan, including phasing of residential development
    - Compliance with N.J.A.C. 5:94-6.4(i)-(k)

- Demonstration that the first floor of all townhouse or other multistory dwelling units is accessible and adaptable per N.J.A.C. 5:97-3.14
- If applicable, current status of the municipality's Workable Relocation Assistance Program (WRAP)

**Information and Documentation Required Prior to Marketing the Completed Units**

- Resolution or executed contract designating an experienced Administrative Agent, and a statement of his/her qualifications, in accordance with N.J.A.C. 5:96-18
- Adopted operating manual that includes a description of program procedures and administration or a statement indicating that the Administrative Agent designated to run the program uses a COAH-approved manual in accordance with UHAC
- An affirmative marketing plan in accordance with UHAC, except for low- and moderate-income households displaced by redevelopment that are given preference for new units

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**PROPOSED REDEVELOPMENT AREAS (N.J.A.C. 5:97-6.6)**

**IMPLEMENTATION SCHEDULE**

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The implementation schedule sets forth a detailed timetable that demonstrates a "realistic opportunity" as defined under N.J.A.C. 5:97-1.4 and a timetable for the submittal of all information and documentation required by N.J.A.C. 5:97-6.

The timetable, information, and documentation requested below are required components of the implementation schedule.

Please note that all information and documentation requested below is required to be submitted to COAH no later than two years prior to the scheduled implementation of the mechanism. The fully completed checklist from above must be submitted at that time.

**PROVIDE THE INFORMATION REQUESTED IN THE SECTIONS BELOW**

**(A) Redevelopment Area information, including the following:**

Redevelopment Area Documentation	Date Anticipated to be Completed	Date Supporting Documentation to be Submitted to COAH
Adopted resolution designating Redevelopment Area		
Demonstration of DCA's approval of Redevelopment Area designation (enter N/A if not applicable)		

Redevelopment plan adopted by the governing body which includes the requirements for affordable housing		
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**(B) Development schedule, including, but not limited to, the following:**

Redevelopment Process Action	Date Anticipated to Begin	Date Anticipated to be Completed	Date Supporting Documentation to be Submitted to COAH
Site Identification			
RFP Process (enter N/A if not applicable)			
Developer Selection			
Site Plan Preparation			
Development Approvals			
Contractor Selection			
Building Permits			
Construction			
Occupancy			

## Redevelopment Narrative Section

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<sup>1</sup> Pursuant to PL 2008 c.46, Very Low-Income bonuses may only be granted for very low-income units that exceed 13 percent of the of the housing units made available for occupancy by low-income and moderate income households.

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**PROPOSED REDEVELOPMENT AREAS (N.J.A.C. 5:97-6.6)**

(Submit separate checklist for each site or zone)

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**General Description**

Municipality/County: Wanaque Borough/Passaic County

Project Name/Redevelopment Designation: Ringwood & Doty

Block(s) and Lot(s): Block 430, Lot 12 & 13

Total acreage: 0.37 Proposed density (units/gross acre): N/A

Affordable Units Proposed: 2

Family: 2 Sale: \_\_\_\_\_ Rental: 2

Very low-income units: 0 Sale: \_\_\_\_\_ Rental: \_\_\_\_\_

Age-Restricted: 0 Sale: \_\_\_\_\_ Rental: \_\_\_\_\_

Market-Rate Units Anticipated: 0

Non-Residential Development Anticipated (in square feet): completed

Will the proposed development be financed in whole or in part with State funds, be constructed on State-owned property or be located in an Urban Transit Hub or Transit Village?  Yes  No

Bonuses for affordable units, if applicable:

Rental bonuses as per N.J.A.C. 5:97-3.5: 2

Rental bonuses as per N.J.A.C. 5:97-3.6(a): \_\_\_\_\_

Very low income bonuses as per N.J.A.C. 5:97-3.7<sup>1</sup>: \_\_\_\_\_

Smart growth bonuses as per N.J.A.C. 5:97-3.18: \_\_\_\_\_

Redevelopment bonuses as per N.J.A.C. 5:97-3.19: \_\_\_\_\_

Compliance bonuses as per N.J.A.C. 5:97-3.17 \_\_\_\_\_

Date zoning or redevelopment plan adopted: \_\_\_\_\_

Date development approvals granted: \_\_\_\_\_

**Information and Documentation Required with Petition or in Accordance with an  
Implementation Schedule**

**The municipality is providing an implementation schedule for this project/program.**

- Yes. Skip to and complete implementation schedule found at the end of this checklist.  
NOTE: The remainder of this checklist must be submitted in accordance with the implementation schedule.
- No. Continue with this checklist.

- Project/Program Information Form (previously known as Project/Program Monitoring Form. If relying on previously submitted 2007 monitoring and/or subsequent CTM update, also check here  in lieu of submitting forms.)
- Adopted Resolution designating Redevelopment Area
- Demonstration of DCA's approval of Redevelopment Area designation. Check here  if non-applicable.
- Redevelopment plan adopted by the governing body which includes the requirements for affordable housing
- A description of the site, including its location, acreage and existing and intended use
- An anticipated timeline and development process expected for the site

**If payments in lieu of on-site construction of the affordable units is an option:**

- Proposed or adopted ordinance establishing the amount of the payments
- Spending plan

**A general description of the site, including:**

- Name and address of owner
- Subject property street location
- Subject property block(s) and lot(s)
- Indicate if urban center or workforce housing census tract
- Subject property total acreage
- Previous zoning designation and date previous zoning was changed
- Current zoning and date current zoning was adopted
- Description of any changes to bulk standards intended to accommodate the proposed densities
- Tax maps showing the location of site(s) with legible dimensions (electronic if available)
- Map of Redevelopment Area



**Information and Documentation Required prior to Substantive Certification or in Accordance  
with an Approved Implementation Schedule**

**A description of the suitability of the site, including:**

- Description of surrounding land uses
- Demonstration that the site has street access
- Planning Area and/or Special Resource Area designation(s) e.g., PA1, PA2, PA3, PA4, PA5, CAFRA, Pinelands, Highlands, Meadowlands, etc., including a discussion on consistency with the State Development and Redevelopment Plan (SDRP) and/or other applicable special resource area master plans
- Demonstration that there is or will be adequate water capacity per N.J.A.C. 5:97-1.4 to serve the proposed redevelopment area or that the site is subject to a durational adjustment per N.J.A.C. 5:97-5.4
- Demonstration that there is or will be adequate sewer capacity per N.J.A.C. 5:97-1.4 to serve the proposed redevelopment area or that the site is subject to a durational adjustment per N.J.A.C. 5:97-5.4

**A description (including maps if applicable) of any anticipated impacts that result from the following environmental constraints:**

- Wetlands and buffers
  - Steep slopes
  - Flood plain areas
  - Stream classification and buffers
  - Critical environmental site
  - Historic or architecturally important site/district
  - Contaminated site(s); proposed or designated brownfield site
  - Based on the above, a quantification of buildable and non-buildable acreage
- 
- A copy of the final Request for Proposals, which includes the requirements for affordable housing. Check here  if non-applicable.
  - Demonstration that the municipality or redeveloper either has control of the site or an option on the property or a plan in place for obtaining site control, in accordance with the LHRL
  - An executed redevelopment agreement that results in the creation of affordable housing units and which shall include the following:
    - Number, tenure and type of units
    - A schedule for the overall development plan, including phasing of residential development
    - Compliance with N.J.A.C. 5:94-6.4(i)-(k)

- Demonstration that the first floor of all townhouse or other multistory dwelling units is accessible and adaptable per N.J.A.C. 5:97-3.14
- If applicable, current status of the municipality's Workable Relocation Assistance Program (WRAP)

**Information and Documentation Required Prior to Marketing the Completed Units**

- Resolution or executed contract designating an experienced Administrative Agent, and a statement of his/her qualifications, in accordance with N.J.A.C. 5:96-18
- Adopted operating manual that includes a description of program procedures and administration or a statement indicating that the Administrative Agent designated to run the program uses a COAH-approved manual in accordance with UHAC
- An affirmative marketing plan in accordance with UHAC, except for low- and moderate-income households displaced by redevelopment that are given preference for new units

**PROPOSED REDEVELOPMENT AREAS (N.J.A.C. 5:97-6.6)**

**IMPLEMENTATION SCHEDULE**

The implementation schedule sets forth a detailed timetable that demonstrates a "realistic opportunity" as defined under N.J.A.C. 5:97-1.4 and a timetable for the submittal of all information and documentation required by N.J.A.C. 5:97-6.

The timetable, information, and documentation requested below are required components of the implementation schedule.

Please note that all information and documentation requested below is required to be submitted to COAH no later than two years prior to the scheduled implementation of the mechanism. The fully completed checklist from above must be submitted at that time.

**PROVIDE THE INFORMATION REQUESTED IN THE SECTIONS BELOW**

**(A) Redevelopment Area information, including the following:**

Redevelopment Area Documentation	Date Anticipated to be Completed	Date Supporting Documentation to be Submitted to COAH
Adopted resolution designating Redevelopment Area		
Demonstration of DCA's approval of Redevelopment Area designation (enter N/A if not applicable)		

Redevelopment plan adopted by the governing body which includes the requirements for affordable housing		
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**(B) Development schedule, including, but not limited to, the following:**

<b>Redevelopment Process Action</b>	<b>Date Anticipated to Begin</b>	<b>Date Anticipated to be Completed</b>	<b>Date Supporting Documentation to be Submitted to COAH</b>
Site Identification			
RFP Process (enter N/A if not applicable)			
Developer Selection			
Site Plan Preparation			
Development Approvals			
Contractor Selection			
Building Permits			
Construction			
Occupancy			

## Redevelopment Narrative Section

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<sup>1</sup> Pursuant to PL 2008 c.46, Very Low-Income bonuses may only be granted for very low-income units that exceed 13 percent of the of the housing units made available for occupancy by low-income and moderate income households.

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**ZONING FOR INCLUSIONARY DEVELOPMENT (N.J.A.C. 5:97-6.4)**

(Submit separate checklist for each site or zone)

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**General Description**

Municipality/County: Wanaque Borough/Passaic County

Project Name/Zoning Designation: RSK Site

Block(s) and Lot(s): Block 240, Lot 14

Total acreage: 2.5 acres Proposed density (units/gross acre): 4

Affordable Units Proposed: 2

Family: 2 Sale: 2 Rental: \_\_\_\_\_

Very low-income units: \_\_\_\_\_ Sale: \_\_\_\_\_ Rental: \_\_\_\_\_

Age-Restricted: \_\_\_\_\_ Sale: \_\_\_\_\_ Rental: \_\_\_\_\_

Market-Rate Units Anticipated: 8

Non-Residential Development Anticipated (in square feet), if applicable: N/A

Will the proposed development be financed in whole or in part with State funds, be constructed on State-owned property or be located in an Urban Transit Hub or Transit Village?  Yes  No

Bonuses for affordable units, if applicable:

Rental bonuses as per N.J.A.C. 5:97-3.5: \_\_\_\_\_

Rental bonuses as per N.J.A.C. 5:97-3.6(a): \_\_\_\_\_

Very low income bonuses as per N.J.A.C. 5:97-3.7<sup>1</sup>: \_\_\_\_\_

Smart growth bonuses as per N.J.A.C. 5:97-3.18: \_\_\_\_\_

Redevelopment bonuses as per N.J.A.C. 5:97-3.19: \_\_\_\_\_

Compliance bonuses as per N.J.A.C. 5:97-3.17: \_\_\_\_\_

Date inclusionary zoning adopted: \_\_\_\_\_ Date development approvals granted: \_\_\_\_\_

## Information and Documentation Required with Petition

- Project/Program Information Form (previously known as Project/Program Monitoring Form. If relying on previously submitted 2007 monitoring and/or subsequent CTM update, check here  in lieu of submitting forms.)
- Draft or adopted zoning or land use ordinance, which includes the affordable housing requirement and minimum presumptive density for the site/zone.
- Copies of all decisions made on applications for affordable housing development subsequent to adoption of the current zoning

### **If payments in lieu of on-site construction of the affordable units is an option, submit:**

- Proposed or adopted ordinance establishing the amount of the payments
- Spending plan

### **A general description of the site or zone, including:**

- Name and address of owner
- Name and address of developer(s)
- Subject property street location
- Indicate if urban center or workforce housing census tract
- Previous zoning designation and date previous zoning was adopted
- Current zoning and date current zoning was adopted
- Description of any changes to bulk standards intended to accommodate the proposed densities
- Tax maps showing the location of site(s) with legible dimensions (electronic if available)

### **A description of the suitability of the site, including:**

- Description of surrounding land uses
- Demonstration that the site has street access
- Planning Area and/or Special Resource Area designation(s) i.e., PA1, PA2, PA3, PA4, PA5, CAFRA, Pinelands, Highlands, Meadowlands, etc., including a discussion on consistency with the State Development and Redevelopment Plan (SDRP) and/or other applicable special resource area master plans
- Demonstration that there is or will be adequate water capacity per N.J.A.C. 5:97-1.4 or that the site is subject to a durational adjustment per N.J.A.C. 5:97-5.4
- Demonstration that there is or will be adequate sewer capacity per N.J.A.C. 5:97-1.4 or that the site is subject to a durational adjustment per N.J.A.C. 5:97-5.4

### **A description (including maps if applicable) of any anticipated impacts that result from the following environmental constraints:**

- Wetlands and buffers
- Steep slopes
- Flood plain areas

- Stream classification and buffers
- Critical environmental site
- Historic or architecturally important site/district
- Contaminated site(s); proposed or designated brownfield site
- Based on the above, a quantification of buildable and non-buildable acreage

**Agreements with developers or approvals for development of specific property, which shall include:**

- Number, tenure and type of units
- Compliance with N.J.A.C. 5:97-9 and UHAC
- Progress points at which the developer shall coordinate with the Municipal Housing Liaison

**Information and Documentation Required Prior to Marketing the Completed Units**

- Resolution or executed contract designating an experienced Administrative Agent, and a statement of his/her qualifications, in accordance with N.J.A.C. 5:96-18
- Adopted operating manual that includes a description of program procedures and administration or a statement indicating that the Administrative Agent designated to run the program uses a COAH-approved manual
- An affirmative marketing plan in accordance with UHAC

**Zoning Narrative Section**

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<sup>1</sup> Pursuant to PL 2008 c.46, Very Low-Income bonuses may only be granted for very low-income units that exceed 13 percent of the of the housing units made available for occupancy by low-income and moderate income households.

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**ZONING FOR INCLUSIONARY DEVELOPMENT (N.J.A.C. 5:97-6.4)**

(Submit separate checklist for each site or zone)

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**General Description**

Municipality/County: Wanaque Borough/Passaic County

Project Name/Zoning Designation: Ringwood Avenue Site

Block(s) and Lot(s): Block 430, Lot 1

Total acreage: 4.98

Proposed density (units/gross acre): 8

Affordable Units Proposed: 8

Family: 8

Sale: \_\_\_\_\_

Rental: \_\_\_\_\_

Very low-income units: \_\_\_\_\_

Sale: \_\_\_\_\_

Rental: \_\_\_\_\_

Age-Restricted: \_\_\_\_\_

Sale: \_\_\_\_\_

Rental: \_\_\_\_\_

Market-Rate Units Anticipated: 32

Non-Residential Development Anticipated (in square feet), if applicable: N/A

Will the proposed development be financed in whole or in part with State funds, be constructed on State-owned property or be located in an Urban Transit Hub or Transit Village?  Yes  No

Bonuses for affordable units, if applicable:

Rental bonuses as per N.J.A.C. 5:97-3.5: \_\_\_\_\_

Rental bonuses as per N.J.A.C. 5:97-3.6(a): \_\_\_\_\_

Very low income bonuses as per N.J.A.C. 5:97-3.7<sup>1</sup>: \_\_\_\_\_

Smart growth bonuses as per N.J.A.C. 5:97-3.18: \_\_\_\_\_

Redevelopment bonuses as per N.J.A.C. 5:97-3.19: \_\_\_\_\_

Compliance bonuses as per N.J.A.C. 5:97-3.17: \_\_\_\_\_

Date inclusionary zoning adopted: \_\_\_\_\_ Date development approvals granted: \_\_\_\_\_



### Information and Documentation Required with Petition

- Project/Program Information Form (previously known as Project/Program Monitoring Form. If relying on previously submitted 2007 monitoring and/or subsequent CTM update, check here  in lieu of submitting forms.)
- Draft or adopted zoning or land use ordinance, which includes the affordable housing requirement and minimum presumptive density for the site/zone.
- Copies of all decisions made on applications for affordable housing development subsequent to adoption of the current zoning

**If payments in lieu of on-site construction of the affordable units is an option, submit:**

- Proposed or adopted ordinance establishing the amount of the payments
- Spending plan

**A general description of the site or zone, including:**

- Name and address of owner
- Name and address of developer(s)
- Subject property street location
- Indicate if urban center or workforce housing census tract
- Previous zoning designation and date previous zoning was adopted
- Current zoning and date current zoning was adopted
- Description of any changes to bulk standards intended to accommodate the proposed densities
- Tax maps showing the location of site(s) with legible dimensions (electronic if available)

**A description of the suitability of the site, including:**

- Description of surrounding land uses
- Demonstration that the site has street access
- Planning Area and/or Special Resource Area designation(s) i.e., PA1, PA2, PA3, PA4, PA5, CAFRA, Pinelands, Highlands, Meadowlands, etc., including a discussion on consistency with the State Development and Redevelopment Plan (SDRP) and/or other applicable special resource area master plans
- Demonstration that there is or will be adequate water capacity per N.J.A.C. 5:97-1.4 or that the site is subject to a durational adjustment per N.J.A.C. 5:97-5.4
- Demonstration that there is or will be adequate sewer capacity per N.J.A.C. 5:97-1.4 or that the site is subject to a durational adjustment per N.J.A.C. 5:97-5.4

**A description (including maps if applicable) of any anticipated impacts that result from the following environmental constraints:**

- Wetlands and buffers
- Steep slopes
- Flood plain areas

- Stream classification and buffers
- Critical environmental site
- Historic or architecturally important site/district
- Contaminated site(s); proposed or designated brownfield site
- Based on the above, a quantification of buildable and non-buildable acreage

**Agreements with developers or approvals for development of specific property, which shall include:**

- Number, tenure and type of units
- Compliance with N.J.A.C. 5:97-9 and UHAC
- Progress points at which the developer shall coordinate with the Municipal Housing Liaison

**Information and Documentation Required Prior to Marketing the Completed Units**

- Resolution or executed contract designating an experienced Administrative Agent, and a statement of his/her qualifications, in accordance with N.J.A.C. 5:96-18
- Adopted operating manual that includes a description of program procedures and administration or a statement indicating that the Administrative Agent designated to run the program uses a COAH-approved manual
- An affirmative marketing plan in accordance with UHAC

**Zoning Narrative Section**

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<sup>1</sup> Pursuant to PL 2008 c.46, Very Low-Income bonuses may only be granted for very low-income units that exceed 13 percent of the of the housing units made available for occupancy by low-income and moderate income households.

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**ZONING FOR INCLUSIONARY DEVELOPMENT (N.J.A.C. 5:97-6.4)**

(Submit separate checklist for each site or zone)

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**General Description**

Municipality/County: Wanaque Borough/Passaic County

Project Name/Zoning Designation: Candle Factory

Block(s) and Lot(s): Block 432, Lot 36 & 38

Total acreage: +3.1 acres                      Proposed density (units/gross acre): \_\_\_\_\_

Affordable Units Proposed: 20

Family: 20                                      Sale: 20                                      Rental: \_\_\_\_\_

Very low-income units: \_\_\_\_\_                      Sale: \_\_\_\_\_                                      Rental: \_\_\_\_\_

Age-Restricted: \_\_\_\_\_                      Sale: \_\_\_\_\_                                      Rental: \_\_\_\_\_

Market-Rate Units Anticipated: 78

Non-Residential Development Anticipated (in square feet), if applicable: N/A

Will the proposed development be financed in whole or in part with State funds, be constructed on State-owned property or be located in an Urban Transit Hub or Transit Village?     Yes     No

Bonuses for affordable units, if applicable:

Rental bonuses as per N.J.A.C. 5:97-3.5: \_\_\_\_\_

Rental bonuses as per N.J.A.C. 5:97-3.6(a): \_\_\_\_\_

Very low income bonuses as per N.J.A.C. 5:97-3.7<sup>1</sup>: \_\_\_\_\_

Smart growth bonuses as per N.J.A.C. 5:97-3.18: \_\_\_\_\_

Redevelopment bonuses as per N.J.A.C. 5:97-3.19: \_\_\_\_\_

Compliance bonuses as per N.J.A.C. 5:97-3.17:                      13

Date inclusionary zoning adopted: \_\_\_\_\_      Date development approvals granted: \_\_\_\_\_

### Information and Documentation Required with Petition

- Project/Program Information Form (previously known as Project/Program Monitoring Form. If relying on previously submitted 2007 monitoring and/or subsequent CTM update, check here  in lieu of submitting forms.)
- Draft or adopted zoning or land use ordinance, which includes the affordable housing requirement and minimum presumptive density for the site/zone.
- Copies of all decisions made on applications for affordable housing development subsequent to adoption of the current zoning

**If payments in lieu of on-site construction of the affordable units is an option, submit:**

- Proposed or adopted ordinance establishing the amount of the payments
- Spending plan

**A general description of the site or zone, including:**

- Name and address of owner
- Name and address of developer(s)
- Subject property street location
- Indicate if urban center or workforce housing census tract
- Previous zoning designation and date previous zoning was adopted
- Current zoning and date current zoning was adopted
- Description of any changes to bulk standards intended to accommodate the proposed densities
- Tax maps showing the location of site(s) with legible dimensions (electronic if available)

**A description of the suitability of the site, including:**

- Description of surrounding land uses
- Demonstration that the site has street access
- Planning Area and/or Special Resource Area designation(s) i.e., PA1, PA2, PA3, PA4, PA5, CAFRA, Pinelands, Highlands, Meadowlands, etc., including a discussion on consistency with the State Development and Redevelopment Plan (SDRP) and/or other applicable special resource area master plans
- Demonstration that there is or will be adequate water capacity per N.J.A.C. 5:97-1.4 or that the site is subject to a durational adjustment per N.J.A.C. 5:97-5.4
- Demonstration that there is or will be adequate sewer capacity per N.J.A.C. 5:97-1.4 or that the site is subject to a durational adjustment per N.J.A.C. 5:97-5.4

**A description (including maps if applicable) of any anticipated impacts that result from the following environmental constraints:**

- Wetlands and buffers
- Steep slopes
- Flood plain areas

- Stream classification and buffers
- Critical environmental site
- Historic or architecturally important site/district
- Contaminated site(s); proposed or designated brownfield site
- Based on the above, a quantification of buildable and non-buildable acreage

**Agreements with developers or approvals for development of specific property, which shall include:**

- Number, tenure and type of units
- Compliance with N.J.A.C. 5:97-9 and UHAC
- Progress points at which the developer shall coordinate with the Municipal Housing Liaison

**Information and Documentation Required Prior to Marketing the Completed Units**

- Resolution or executed contract designating an experienced Administrative Agent, and a statement of his/her qualifications, in accordance with N.J.A.C. 5:96-18
- Adopted operating manual that includes a description of program procedures and administration or a statement indicating that the Administrative Agent designated to run the program uses a COAH-approved manual
- An affirmative marketing plan in accordance with UHAC

**Zoning Narrative Section**

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<sup>1</sup> Pursuant to PL 2008 c.46, Very Low-Income bonuses may only be granted for very low-income units that exceed 13 percent of the of the housing units made available for occupancy by low-income and moderate income households.