

HOUSING ELEMENT AND FAIR SHARE PLAN



Prepared for the **Planning Board of the Borough of Woodcliff Lake**

by **PHILLIPS PREISS GRYGIEL LEHENY HUGHES LLC**

Planning & Real Estate Consultants

Adopted June 11, 2018

HOUSING ELEMENT AND FAIR SHARE PLAN FOR THE BOROUGH OF WOODCLIFF LAKE

Prepared for:

Planning Board and Borough Council
Borough of Woodcliff Lake
188 Pascack Road
Woodcliff Lake, N.J., 07677

Prepared by:

Phillips Preiss Grygiel Leheny Hughes LLC
Planning and Real Estate Consultants
33-41 Newark Street
Hoboken, New Jersey 07307

Adopted
June 11th, 2018

The original copy of this document was signed and sealed
in accordance with N.J.S.A. 45:14 A-1 et seq.



Richard Preiss
New Jersey Professional Planner License #3461

Acknowledgments

Planning Board

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Carlos Rendo, Mayor

Corrado Belgiovine

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Vincent Corrado, Board Secretary

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Evan Jacobs, Neglia Engineering, Engineer

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Richard Preiss, PP, Borough Planner

Mayor and Council

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I. Introduction

The Borough of Woodcliff Lake, Bergen County, has prepared this Housing Plan Element and Fair Share Plan in accordance with the Municipal Land Use Law (“MLUL”) per N.J.S.A. 40:55D-28b(3), the Fair Housing Act (N.J.S.A. 52:27D-301 et seq.) and the Second Round Substantive Rules (N.J.A.C. 5:93 et seq.) of the New Jersey Council on Affordable Housing (COAH). This document supersedes and replaces the Borough’s 2015 Housing Element and Fair Share Housing Plan, hereinafter referred to as the “Borough’s 2015 Housing Plan.”

The Municipal Land Use Law, N.J.S.A. 40:55D-1 et seq., requires that a municipal master plan include a Housing Element in order for the municipality to exercise the power to zone and regulate land use. The Housing Element and Fair Share Plan are adopted by the Borough Planning Board and endorsed by the governing body prior to the submission of a municipal petition to the New Jersey Council on Affordable Housing (COAH) or the courts for substantive certification of the Housing Element and Fair Share Plan pursuant to N.J.A.C. 5:96-1 et seq. The Housing Element and Fair Share Plan are drawn to achieve the goal of meeting the Borough’s obligation to plan and regulate land use to provide for a fair share of the regional need for affordable housing.

There are three components to a municipality’s affordable housing obligation: the Rehabilitation share, the Prior Round obligation¹ and the Third Round obligation. The previous two iterations of COAH’s Third Round rules have been invalidated by the court. As a result of its March 10, 2015 ruling, In the Matter of the Adoption of N.J.A.C. 5:96 and 5:97 by the New Jersey Council on Affordable Housing, the New Jersey Supreme Court ruled that the courts would accept Mt. Laurel cases and, as such, the municipal affordable housing obligation will be determined by the trial court on a case-by-case basis. The Supreme Court directed that trial courts use the methodologies from the First and Second Rounds as developed by COAH and approved by court decisions. The court also preserved Prior Round obligations.

Woodcliff Lake remains committed to meeting its constitutional obligation to provide, through its land use regulations, a realistic opportunity for a fair share of the region’s present and prospective needs for housing for low- and moderate-income families. Woodcliff Lake has fulfilled its Prior Round obligation and will address its Third Round Prospective and Rehabilitation obligations, as provided for in this Housing Element and Fair Share Plan.

¹ In 1994, the Council on Affordable Housing (COAH) adopted N.J.A.C. 5:93, et seq., which established criteria for the calculation of each municipality’s low- and moderate-income housing obligation. The obligation was cumulative for the period between 1987 and 1999 (i.e., COAH’s First and Second Rounds), which is commonly referred to as the Prior Round.

II. Affordable Housing in New Jersey

In 1975 the Supreme Court of New Jersey in South Burlington County N.A.A.C.P. v. Township of Mount Laurel, 67 N.J. 151 (1975), ruled that the developing municipalities in the State of New Jersey exercising their zoning power, in general, had a constitutional obligation to provide a realistic opportunity for the construction of their fair share of the region's low- and moderate-income housing needs. In 1983, the Supreme Court refined that constitutional obligation in South Burlington County N.A.A.C.P. v. Township of Mount Laurel, 92 N.J. 158 (1983), to apply to those municipalities having any portion of their boundaries within the growth area as shown on the State Development Guide Plan. In 1985, the New Jersey Legislature adopted, and the Governor signed, the Fair Housing Act ("FHA") N.J.S.A. 52:2D-301 et seq. which transformed the judicial doctrine which became known as the "Mount Laurel doctrine" into a statutory one and provided an alternative administrative process in which municipalities could elect to participate in order to establish a Housing Element and Fair Share Plan ("HEFSP") that would satisfy its constitutional obligation by creating an administrative agency known as the Council on Affordable Housing ("COAH") to develop regulations to define the obligation and implement it. COAH proceeded to adopt regulations for First Round obligations applicable from 1987 to 1993 and Second Round obligations that created a cumulative obligation from 1987 to 1999.

COAH first proposed Third Round Substantive and Procedural Rules in October 2003. 35 N.J.R. 4636(a); 35 N.J.R. 4700(a). Those rules remained un-adopted and COAH re-proposed both the Substantive and Procedural Third Round Rules (N.J.A.C. 5:94 and 5:95) in August of 2004 and adopted the same effective on December 20, 2004 (the "2004 Regulations"). The 2004 Regulations were challenged and on January 25, 2007, the Appellate Division invalidated various aspects of those regulations and remanded considerable portions of the rules to COAH with direction to adopt revised rules. In the Matter of the Adoption of N.J.A.C. 5:94 and 5:95 by the New Jersey Council on Affordable Housing, 390 N.J. Super. 1 (App. Div.), certif. denied, 192 N.J. 72 (2007) (the "2007 Case"). On January 22, 2008, COAH proposed and published revised Third Round regulations in the New Jersey Register. 40 N.J.R. 237.

On May 6, 2008, COAH adopted the revised Third Round regulations and advised that the new regulations would be published in the June 2, 2008 New Jersey Register, thereby becoming effective. On May 6, 2008, COAH simultaneously proposed amendments to the revised Third Round rules it had just adopted. Those amendments were published in the June 16, 2008 New Jersey Register, 40 N.J.R. 3373 (Procedural N.J.A.C. 5:96); 40 N.J.R. 3374 (Substantive N.J.A.C. 5:97). The amendments were adopted on September 22, 2008 and made effective on October 20, 2008.

N.J.A.C. 5:96 and 5:97 as adopted in 2008 were challenged in an appeal entitled In the Matter of the Adoption of N.J.A.C. 5:96 and 5:97 by the New Jersey Council on Affordable Housing, 416 N.J. Super. 462 (App. Div. 2010) (the "2010 Case"). In its October 8, 2010 decision, the Appellate Division determined,

among other things, that the growth share methodology was invalid and that COAH should adopt regulations utilizing methodologies similar to the ones utilized in the First and Second Rounds (i.e., 1987-1999). On September 26, 2013, the Supreme Court of New Jersey affirmed the Appellate Division's invalidation of the third iteration of the Third Round regulations, sustained their determination that the growth share methodology was invalid, and directed COAH to adopt new regulations based upon the methodology utilized in the First and Second Rounds. In the Matter of the Adoption of N.J.A.C. 5:96 and 5:97 by the New Jersey Council on Affordable Housing, 215 N.J. 578 (2013) (the "2013 Case"). COAH proceeded to propose such regulations in accordance with the schedule and amended schedule established by the New Jersey Supreme Court in the 2013 Case. On October 20, 2014, COAH deadlocked with a 3-3 vote and failed to adopt the revised Third Round regulations.

Due to COAH's failure to adopt the revised regulations and subsequent inaction, Fair Share Housing Center ("FSHC"), a party in the 2010 Case and the 2013 Case, filed a motion with the New Jersey Supreme Court to enforce litigant's rights. On March 10, 2015 the New Jersey Supreme Court issued its decision on FSHC's motion to enforce litigant's rights. The Supreme Court in the 2015 Case found that the COAH administrative process had become non-functioning and, as a result, returned primary jurisdiction over affordable housing matters to the trial courts. In the Matter of the Adoption of N.J.A.C. 5:96 and 5:97 by the New Jersey Council on Affordable Housing, 221 N.J. (2015) (the "2015 Case"). In doing so, the Supreme Court declined to adopt a specific methodology or formula to calculate the Third Round affordable housing obligations of the municipalities. The court did provide some guidance by reiterating its endorsement of the previous methodologies employed in the First and Second Round rules as the template to establish Third Round affordable housing obligations. Importantly, the court preserved Prior Round obligations.

The March 2015 Supreme Court decision recognized that a number of municipalities attempted to address their affordable housing obligations in 2008 by preparing a housing element and fair share plan and petitioning COAH for substantive certification of the plan. Through no fault of its own, Woodcliff Lake, like a number of other municipalities, did not receive substantive certification of its 2008 plan due to inaction by COAH and subsequent legal challenges. Such towns are considered "participating municipalities" and were afforded an opportunity to prepare a new housing element and fair share plan to address their affordable housing obligations.

III. Housing Element/ Fair Share Plan Requirements

In accordance with the Municipal Land Use Law (N.J.S.A. 40:55D-1, et seq.), a municipal Master Plan must include a housing element as the foundation for the municipal zoning ordinance. Pursuant to the Fair Housing Act, a municipality's housing element must be designed to provide access to affordable housing to meet present and prospective housing needs, with particular attention to low- and moderate-income housing. The housing element must contain at least the following, as per FHA at N.J.S.A. 52:27D-310:

- An inventory of the municipality's housing stock by age, condition, purchase or rental value, occupancy characteristics, and type, including the number of units affordable to low- and moderate-income households and substandard housing capable of being rehabilitated;
- A projection of the municipality's housing stock, including the probable future construction of low- and moderate-income housing, for the next ten years, taking into account, but not necessarily limited to, construction permits issued, approvals of applications for development, and probable residential development trends;
- An analysis of the municipality's demographic characteristics, including, but not necessarily limited to, household size, income level and age;
- An analysis of the existing and probable future employment characteristics of the municipality;
- A determination of the municipality's present and prospective fair share of low- and moderate-income housing and its capacity to accommodate its present and prospective housing needs, including its fair share of low- and moderate-income housing; and
- A consideration of the lands 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.

IV. Housing Stock and Demographic Analysis

Housing Stock Inventory

In 2016, there were 2,137 housing units in Woodcliff Lake, of which 23, or approximately 1 percent, were vacant. Of the 2,114 occupied units, 89 percent were owner-occupied and 11 percent were renter-occupied. Table 1, Housing Units by Occupancy Status, 2016, illustrates this occupancy status.

Table 1. Housing Units by Occupancy Status, 2016

	Housing Units	Owner-Occupied	Renter-Occupied
Occupied	2,114	1,892	222
Vacant	23	-	-
Total	2,137	-	-

Source: American Community Survey, 2012-2016

Approximately 93 percent (1,988 housing units) of the Borough's total housing stock consists of single-family detached units. Structures with three or more units make up 6 percent of the total housing stock. See Table 2, Housing Units by Number of Units in Structure, 2016, for a detailed explanation of Borough housing units in 2016.

Table 2. Housing Units by Number of Units in Structure, 2016

Number of Units	Total	Percent
1, Detached	1,988	93.0%
1, Attached	8	0.4%
2	10	0.5%
3 or 4	27	1.3%
5 to 9	6	0.3%
10 to 19	11	0.5%
20 +	87	4.1%
Mobile Home	0	0.0%
Boat, RV, Van, etc.	0	0.0%
Total	2,137	100.0%

Source: American Community Survey, 2012-2016

Table 3, Housing Units by Age, 2016, illustrates the age of the Borough's housing stock. The majority of the Borough's housing units, or approximately 50 percent, were constructed between 1950 and 1979. Only

approximately 8 percent of housing units in Woodcliff Lake were built in the years after 2000, and 11 percent were built prior to 1940.

Table 3. Housing Units by Age, 2016

Year Built	Total Units	Percent
2014 or Later	0	0.0%
2010 - 2013	52	2.4%
2000 - 2009	111	5.2%
1990 - 1999	218	10.2%
1980 - 1989	284	13.3%
1970 - 1979	304	14.2%
1960 - 1969	456	21.3%
1950 - 1959	319	14.9%
1940 -1949	149	7.0%
1939 or Earlier	244	11.4%
Total	2,137	100.0%

Source: American Community Survey, 2012-2016

Table 4, Housing Units by Number of Rooms for Woodcliff Lake Borough and Bergen County, 2016, shows that in Woodcliff Lake, 3 percent of housing units have between one and three rooms; 16 percent have between four and six rooms; and 81 percent have seven or more rooms. Nearly 47 percent of housing units in Woodcliff Lake have nine or more rooms. In Bergen County, 15 percent of housing units have between one and three rooms; 46 percent have between four and six rooms; and 39 percent have seven or more rooms. The mean number of rooms per unit in Woodcliff Lake is 8.3, which indicates that housing units in the Borough are, on average, larger in size than that of Bergen County (i.e., 5.8 rooms per unit).

Table 4. Housing Units by Number of Rooms for Woodcliff Lake Borough and Bergen County, 2016

Rooms	Number of Units in Woodcliff Lake	Percent of Units in Woodcliff Lake	Number of Units in Bergen County	Percent of Units in Bergen County
1	72	3.4%	7,028	2.0%
2	0	0.0%	7,938	2.2%
3	0	0.0%	39,222	11.1%
4	37	1.7%	49,219	13.9%
5	55	2.6%	54,640	15.4%
6	248	11.6%	58,962	16.6%
7	247	11.6%	47,347	13.3%
8	483	22.6%	37,605	10.6%
9+	995	46.6%	52,811	14.9%

Total	2,137	100.0%	354,772	100.0%
Median Rooms	8.3		5.8	

Source: American Community Survey, 2012-2016

Tables 5 and 6, Housing Values, Owner-Occupied, 2010 and 2016, respectively, show that the median housing values of owner-occupied housing in Woodcliff Lake decreased by 4 percent between 2010 and 2016. During this same time period, the median value of owner-occupied housing in Bergen County decreased by 8 percent. In 2010, Woodcliff Lake's median housing value of \$788,300 was 63 percent higher than that of Bergen County (i.e., \$482,300); and in 2016, Woodcliff Lake's median housing value of \$756,100 was 71 percent higher than that of Bergen County (i.e., \$443,400).

Table 5. Housing Values, Owner-Occupied, 2010

Housing Value	Number in Woodcliff Lake	Percent in Woodcliff Lake	Number in Bergen County	Percent in Bergen County
Less than \$50,000	0	0.0%	2,329	1.0%
\$50,000 - \$99,999	0	0.0%	1,949	0.9%
\$100,000 - \$149,999	19	1.1%	3,184	1.4%
\$150,000 - \$199,999	19	1.1%	3,632	1.6%
\$200,000 - \$299,999	5	0.3%	16,720	7.4%
\$300,000 - \$499,999	226	13.2%	93,750	41.6%
\$500,000 - \$999,999	1,023	59.7%	87,076	38.7%
\$1,000,000 or more	423	24.7%	16,612	7.4%
Total	1,715	100.0%	225,252	100.0%
2010 Median Value	\$788,300		\$482,300	

Source: 2010 U.S. Census

Table 6. Housing Values, Owner-Occupied, 2016

Housing Value	Number in Woodcliff Lake	Percent in Woodcliff Lake	Number in Bergen County	Percent in Bergen County
Less than \$50,000	29	1.5%	4,053	1.9%
\$50,000 - \$99,999	10	0.5%	2,202	1.0%
\$100,000 - \$149,999	0	0.0%	3,204	1.5%
\$150,000 - \$199,999	26	1.4%	5,339	2.4%

\$200,000 - \$299,999	33	1.7%	24,234	11.1%
\$300,000 - \$499,999	215	11.4%	94,342	43.3%
\$500,000 - \$999,999	1,268	67.0%	69,350	31.8%
\$1,000,000 or more	311	16.4%	15,317	7.0%
Total	1,892	100.0%	218,041	100.0%
2016 Median Value	\$756,100		\$443,400	

Source: American Community Survey, 2012-2016

Monthly rental costs in Woodcliff Lake are higher than monthly rental costs in Bergen County, with just under half of Borough renters paying \$3,000 or more per month in rent versus only 4 percent in the County. The median rent in Woodcliff Lake (i.e., \$2,411) is 75 percent greater than that of Bergen County (i.e., \$1,380). See Table 7, Comparison of Woodcliff Lake and Bergen County, Monthly Rental Cost, 2016, for additional details.

Table 7. Comparison of Woodcliff Lake and Bergen County, Monthly Rental Cost, 2016

Monthly Rent	Number in Woodcliff Lake	Percent in Woodcliff Lake	Number in Bergen County	Percent in Bergen County
Less than \$500	0	0.0%	5,888	5.1%
\$500 - \$999	36	16.2%	12,890	11.3%
\$1,000 - \$1,499	52	23.4%	50,071	43.7%
\$1,500 - \$1,999	0	0.0%	25,380	22.2%
\$2,000 - \$2,499	28	12.6%	10,640	9.3%
\$2,500 - \$2,999	0	0.0%	4,767	4.2%
\$3,000 or more	106	47.7%	4,818	4.2%
Total	222	100.0%	114,454	100.0%
Median Rent	\$2,411		\$1,380	

Source: American Community Survey, 2012-2016

In 2016, 31 percent of Woodcliff Lake's 1,892 owner-occupied households contributed 30 percent or more of their income towards monthly housing costs, whereas 45 percent of Woodcliff Lake owner-occupied households contributed less than 20 percent of their income towards monthly housing costs. See Table 8, Monthly Housing Costs as Percentage of Household Income in the Past 12 Months – Owner-Occupied Units, 2016, for further information.

Table 8. Monthly Housing Costs as Percentage of Household Income in the Past 12 Months, Owner-Occupied Housing Units, 2016

	Less than 20 Percent	20 to 29 Percent	30 percent or more
Less than \$20,000	0	0	20
\$20,000 - \$34,999	0	0	78
\$35,000 - \$49,999	10	9	19
\$50,000 - \$74,999	22	10	109
\$75,000 or more	819	430	366
Total	851	449	592
Percent	45%	24%	31%

Source: American Community Survey, 2012-2016

In 2016, 47 percent of Woodcliff Lake’s 222 renter-occupied households contributed 30 percent or more of their income towards monthly housing costs, whereas only 5 percent of Woodcliff Lake renter-occupied households contributed less than 20 percent. See Table 9, Monthly Housing Costs as a Percentage of Household Income in the Past 12 Months – Renter-Occupied Units, 2016, for further information.

Table 9. Monthly Housing Costs as a Percentage of Household Income in the Past 12 Months – Renter-Occupied Units, 2016

	Less than 20 Percent	20 to 29 Percent	30 percent or more
Less than \$20,000	0	0	0
\$20,000 - \$34,999	0	0	48
\$35,000 - \$49,999	0	25	28
\$50,000 - \$74,999	10	27	0
\$75,000 or more	0	30	29
Total	10	82	105
Percent	5%	37%	47%

Zero or Negative Income	25
Percent	11%
No Cash Rent	0
Percent	0%

Source: American Community Survey, 2012-2016

Woodcliff Lake has 57 housing units that lack complete kitchen facilities and 15 units that have no telephone service available. There are no units that are considered to be overcrowded (1.01 or more

occupants per room) or lack complete plumbing facilities. See Table 10, Selected Quality Indicators, Occupied Housing Stock, 2016, for further information.

Table 10. Selected Quality Indicators, Occupied Housing Stock, 2016

	Overcrowded (1.01 or More Occupants per Room)	No Telephone Service Available	Lacking Complete Plumbing	Lacking Complete Kitchen Facilities
No. Units	0	15	0	57

Source: American Community Survey, 2012-2016

General Population Characteristics

The population of Woodcliff Lake has increased overall since 1980, despite a loss in population from 1980 to 1990 (i.e., -6 percent) and, less significantly, 2000 to 2010 (i.e., -0.3 percent). From 1990 to 2000, the population of Woodcliff Lake grew by 8 percent; during this same time period, Bergen County's population increased by 7 percent. The Borough's estimated 2016 population is 5,844 persons. See Table 11, Population Growth, for additional information.

Table 11. Population Growth

	1980	1990	Percent Change (1980- 1990)	2000	Percent Change (1990- 2000)	2010	Percent Change (2000- 2010)	2016	Percent Change (2010- 2016)
Woodcliff Lake	5,644	5,303	-6.0%	5,745	8.3%	5,730	-0.3%	5,844	2.0%
Bergen County	845,385	825,380	-2.4%	884,118	7.1%	905,116	2.4%	930,310	2.8%

Source: 1980, 1990, 2000, and 2010 U.S. Census, American Community Survey, 2012-2016

From 2000 to 2010, there were several shifts observed in the age distribution of Woodcliff Lake. Those residents under age 5 decreased from 406 persons to 282 persons (i.e., -31 percent). The age group 15 through 24 increased from 532 persons to 639 persons (i.e., 20 percent). The age group 35 through 44 decreased from 1,057 persons to 710 persons (i.e., -33 percent). The age group 75 years and older increased from 366 persons to 477 persons (i.e., 30 percent). See Table 12, Comparison of Age Distribution, 2000-2010, for additional details.

Table 12. Comparison of Age Distribution, 2000-2010

Age Group	2000	Percent	2010	Percent	Percent Change

Under 5	406	7.1%	282	4.9%	-30.5%
5-14	1,039	18.1%	981	17.1%	-5.6%
15-24	532	9.3%	639	11.2%	20.1%
25-34	346	6.0%	269	4.7%	-22.3%
35-44	1,057	18.4%	710	12.4%	-32.8%
45-54	976	17.0%	1,140	19.9%	16.8%
55-64	621	10.8%	770	13.4%	54.0%
65-74	402	7.0%	462	8.1%	14.9%
75+	366	6.4%	477	8.3%	30.3%
Total	5,745	100.0%	5,730	100.0%	100.0%

Source: 2000 and 2010 U.S. Census

Household Characteristics

A household is defined by the U.S. Census Bureau as those persons who occupy a single room or group of rooms constituting a housing unit; these persons may or may not be related. As a subset of households, a family is identified as a group of persons including a householder and one or more persons related by blood, marriage or adoption, all living in the same household. In 2016, there were 2,114 households in Woodcliff Lake, with an average of 2.71 persons per household and an average of 3.01 persons per family. Approximately 75 percent of the households in the Borough (1,584 households) are comprised of married couples with or without children. Almost 17 percent of Woodcliff Lake households (349 households) are non-family households, which includes individuals.

Income Characteristics

Persons residing in Woodcliff Lake have, on average, higher incomes than that of Bergen County as a whole. Annual median income for Borough households was \$150,862 in 2016, whereas annual median income for County households was \$88,487. Table 13, Household and Family Income by Income Brackets for Woodcliff Lake and Bergen County, 2016, further illustrates these findings by noting the number of households in each of the income categories.

Table 13. Household and Family Income by Income Brackets for Woodcliff Lake and Bergen County, 2016

	Woodcliff Lake		Bergen County	
	Households	Percent	Households	Percent
Less than \$10,000	35	1.7%	15,972	4.7%
\$10,000 - \$14,999	0	0.0%	10,193	3.0%
\$15,000 - \$24,999	42	2.0%	20,103	6.0%
\$25,000 - \$34,999	94	4.4%	21,589	6.4%

\$35,000 - \$49,999	91	4.3%	29,771	8.8%
\$50,000 - \$74,999	178	8.4%	48,117	14.3%
\$75,000 - \$99,999	181	8.6%	40,265	11.9%
\$100,000 - \$149,999	426	20.2%	61,658	18.3%
\$150,000 to \$199,999	304	14.4%	38,150	11.3%
\$200,000 or more	763	36.1%	51,251	15.2%
Total	2,114	100%	337,069	100%
Median Income	\$150,862		\$88,487	

Source: American Community Survey, 2012-2016

Employment Characteristics

Table 14, Employment Status, 2016, indicates the number of Borough residents 16 years and over who are in the labor force, the type of labor force (i.e., civilian or armed forces) and employment status. Approximately 63 percent of Woodcliff Lake residents 16 years and over are in the in the labor force and, among those in the labor force, all are in the civilian labor force. Of the residents in the civilian labor force, nearly 98 percent are employed and approximately 2 percent are unemployed.

Table 14. *Employment Status, 2016*

	Number	Percent
Population 16 years and over	4,713	-
In Labor Force	2,956	62.7%
Civilian Labor Force	2,956	62.7%
<i>Employed</i>	2,886	97.6%
<i>Unemployed</i>	70	2.4%
Armed Forces	0	0.0%
Not in Labor Force	1,757	37.3%

Source: American Community Survey, 2012-2016

Table 15, Employment by Occupation, Woodcliff Lake, 2016, identifies the occupations of employed persons in the Borough. While Woodcliff Lake residents work in a variety of industries, approximately 61 percent of employed residents work in Management, Business, Science, and Arts-related occupations; and 25 percent are employed in Sales and Office-related occupations. A small number of residents, approximately 2 percent, work in Production, Transportation and Moving-related occupations.

Table 15. *Employment by Occupation, Woodcliff Lake, 2016*

Sector Jobs	Number	Percent
Management, Business, Science, and Arts Occupations	1,754	60.8%
Service	191	6.6%

Sales and Office	732	25.4%
Natural Resources, Construction, and Maintenance	156	5.4%
Production, Transportation, and Material Moving	53	1.8%
Total	2,886	100.0%

Source: American Community Survey, 2012-2016

Table 16, Distribution of Employment by Industry, Borough Residents, 2016, shows the distribution of employment by industry for employed Woodcliff Lake residents. The four industries to capture the largest segments of the population were the Educational, Health, and Social Services sector at 24 percent; the Professional, Scientific, Management, Administrative, and Waste Management Services sector at 18 percent; the Retail Trade sector at 12 percent; and the Financing, Insurance, Real Estate, Renting, and Leasing sector at 11 percent.

Table 16. Distribution of Employment by Industry, Borough Residents, 2016

Sector Jobs	Number	Percent
Agriculture, Forestry, Fishing and Hunting, and Mining	27	0.9%
Construction	119	4.1%
Manufacturing	186	6.4%
Wholesale Trade	253	8.8%
Retail Trade	342	11.9%
Transportation and Warehousing, Utilities	111	3.8%
Information	93	3.2%
Financing, Insurance, Real Estate, Rental and Leasing	304	10.5%
Professional, Scientific, Management, Administrative and Waste Management Services	510	17.7%
Educational Services, Health Care and Social Assistance	677	23.5%
Arts, Entertainment, Recreation, Accommodation, and Food Services	165	5.7%
Public Administration	9	0.3%
Other	90	3.1%
Total	2,886	100.0%

Source: American Community Survey, 2012-2016

Of employed Borough residents, approximately 81 percent are private wage and salary workers; 12 percent are government workers; and 8 percent are self-employed. See Table 17, Distribution by Class of Worker, 2016, for additional details.

Table 17. Distribution by Class of Worker, 2016

	Number	Percent
Private Wage For-Profit and Salary Workers	2,225	77.1%
Private Wage Not-For-Profit and Salary Workers	102	3.5%
Local Government Workers	235	8.1%
State Government Workers	43	1.5%
Federal Government Workers	61	2.1%
Self-Employed in Own Not Incorporated Business Workers and Unpaid Family Workers	220	7.6%
Total	2,886	100.0%

Source: American Community Survey, 2012-2016

Growth Trends and Projections

Residential Trends and Projections

According to the New Jersey Construction Reporter, between 2006 and 2016, Woodcliff Lake issued 89 certificates of occupancy: 75 for one- and two-family dwellings; 13 for multifamily dwellings; and one for a mixed use dwelling. See Table 18, Residential Certificates of Occupancy, 2006-2016, for additional details.

Table 18. Residential Certificates of Occupancy, 2006-2016

	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	Total
1 & 2 Family	25	11	8	5	2	3	5	6	3	3	4	75
Multifamily	0	0	0	0	0	0	0	0	13	0	0	13
Mixed Use	1	0	0	0	0	0	0	0	0	0	0	1
Total	26	11	8	5	2	3	5	6	16	3	4	89

Source: New Jersey Construction Reporter

Nonresidential Trends and Projections

According to the New Jersey Construction Reporter, between 2006 and 2016, Woodcliff Lake issued certificates of occupancy for a total of ±520,366 square feet of non-residential building space. See Table

19, Non-Residential Certificates of Occupancy, 2006-2016, for additional details. The majority of the non-residential growth can be attributed to:

- 327,455 square feet of office space in 2007, 2008 and 2010;
- 132,774 square feet of institutional space in 2013;
- 35,316 square feet of educational space in 2006; and
- 21,380 square feet of multifamily space in 2014.

Table 19. Non-Residential Certificates of Occupancy, 2006-2016

	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	Total
Office	0	206,740	109,764	0	10,951	0	0	0	0	0	0	327,455
Retail	0	0	0	0	0	0	0	0	0	0	0	0
A-1	0	0	0	0	0	0	0	0	0	0	0	0
A-2	0	0	0	0	0	0	0	0	0	0	0	0
A-3	0	0	0	0	0	0	0	0	0	0	0	0
A-4	0	0	0	0	0	0	0	0	0	0	0	0
A-5	0	0	0	0	0	0	0	0	0	0	0	0
Multifamily/ Dormitories	0	0	0	0	0	0	0	0	21,380	0	0	21,380
Hotel/ Motel	0	0	0	0	0	0	0	0	0	0	0	0
Education	35,316	0	0	0	0	0	0	0	0	0	0	35,316
Industrial	0	0	0	0	0	0	0	0	0	0	0	0
Hazardous	0	0	0	0	0	0	0	0	0	0	0	0
Institutional	0	0	0	0	0	0	0	132,774	0	0	0	132,774
Storage	0	0	0	0	0	0	0	0	0	0	0	0
Signs, Fences, Utility and Misc.	280	2,225	702	0	234	0	0	0	0	0	0	3,441
TOTAL	35,596	208,965	110,466	0	11,185	0	0	132,774	21,380	0	0	520,366

Source: New Jersey Construction Reporter

Capacity for Growth (Vacant Land Analysis: Realistic Development Potential)

Woodcliff Lake is essentially fully developed. Per COAH's Second Round Rules, municipalities may seek an adjustment to their prospective need by undertaking a vacant land analysis and determining their capacity to provide new housing in which affordable housing has the potential to be accommodated, known as the realistic development potential (RDP). Such an analysis of all vacant lands was conducted. The analysis is set forth in Appendix A, containing maps and tables. The maps in Appendix A also indicate the location of

vacant parcels and environmental constraints. While there are a number of parcels identified as potentially developable based on the most recent parcel and tax assessment data for the Borough, most of these are also encumbered by flood hazard areas, water bodies, steep slopes, and/or wetlands. Many of these parcels are isolated lots in residential neighborhoods that are too small for affordable housing development, while others are irregularly shaped or otherwise constrained. The Vacant Land Adjustment map, also in Appendix A, illustrates those sites that can realistically accommodate affordable housing in the Borough.

V. Fair Share Plan

Woodcliff Lake's Affordable Housing Efforts

The Borough of Woodcliff Lake has made good faith efforts to address its affordable housing obligations. The Borough was granted Second Round certification in November 2002. In 2008, the planning board adopted a Third Round Housing Element and Fair Share Plan, and the governing body petitioned COAH for substantive certification of the Plan. The 2008 Housing Plan addressed Woodcliff Lake's obligations as they were determined at that time, while recognizing that the Borough has limited resources and developable land. This current Fair Share Plan identifies additional realistic mechanisms for affordable housing construction.

Affordable Housing Obligations

In accordance with an agreement reached between the Borough of Woodcliff Lake and Fair Share Housing Center (FSHC), a Supreme Court-designated interested party in affordable housing proceedings statewide (the "settlement agreement"), Woodcliff Lake's affordable housing obligations are as follows:

- Rehabilitation Share (Present Need) (per Kinsey Report²): 19
- Prior Round Obligation (pursuant to N.J.A.C. 5:93): 170
- Third Round (1999-2025) Prospective Need (per Kinsey Report, as adjusted through the settlement agreement): 386

Satisfaction of the Rehabilitation Obligation

A municipality's rehabilitation obligation, also referred to as its present need, is based upon the estimated amount of substandard housing occupied by low- and moderate-income households. As noted, the Borough's present need is 19 units.

Woodcliff Lake will participate in programs such as the Bergen County Housing Improvement Program (BCHIP) and Community Development Block Grant (CDBG) program as a means to address its rehabilitation obligation. To the extent necessary, if there is a shortfall in funding from BCHIP or CDBG, Woodcliff Lake would create a program to provide for the rehabilitation of existing units, which will be funded through its affordable housing trust fund and other sources, as funds become available.

² David N. Kinsey, PhD, P.P., FAICP, New Jersey Low and Moderate Income Housing Obligations for 1999-2025 Calculated Using the NJ COAH Prior Round (1987-1999) Methodology, May 2016

Prior Round Compliance Mechanisms

Narrative of Existing Compliance with the 1987-1999 Prior Round Obligation

The Borough was the subject of Mount Laurel litigation in 1985 after COAH assigned the Borough a First Round obligation of 193 units. A Builder's Remedy lawsuit was brought against the Borough by four parties: East Crescent, Whiteweld, Tice, and Mahoney. A vacant land adjustment prepared by a court-appointed master lowered Woodcliff Lake's obligation to 82 units based on the realistic development potential (RDP) of vacant lands in the Borough. The master calculated that the Borough should plan to satisfy the 82-unit affordable housing obligation based on an analysis of the parcels in Table 20, Development Potential of Select Sites, First Round, Borough of Woodcliff Lake, below.

Table 20. Development Potential of Select Sites, First Round, Borough of Woodcliff Lake

Site	Block/Lot	Number of Affordable Units	Current Status
East Crescent	B: 302/L: 5	8	Constructed prior to 2004
Tice Mahoney	B: 301/ L: 3.05	15	\$525,000 developer's contribution for 15 units which were complete in 2006
Mulholland	B: 2201/L: 1, 2 and 3	17	COs issued 2004
BMW	B: 602/L: 1.01	13	\$455,000 developer's contribution for units
Perillo	B: 201/ L: 5.01 and 6	4	Constructed prior to 2004
Finn	B: 908/ L: 2	10	No change
Bliss	B: 1505/ L: 17	7	Constructed prior to 2004
Folding	B: 1701/ L: 1	8	COs issued 2005 to 2007
Total	-	82	-

The Borough was granted a Judgement of Repose on November 29, 1993, wherein the court-approved plan was satisfied as follows: 18 rental units at Broadway Village; 22 affordable family for-sale units at Centennial Way; and a 39 unit RCA agreement with the City of Paterson.

Woodcliff Lake's 1987-1999 cumulative pre-credited need was determined to be 170 units, all new construction. As described above, the Borough was granted a First Round vacant land adjustment by the court, resulting in an 82-unit realistic development potential (RDP). The Borough petitioned COAH for substantive certification for its Second Round Fair Share Plan on October 19, 1999 and repeted on June 17, 2002 as a result of mediation.

Woodcliff Lake received credit for 18 affordable rental units that were constructed on property acquired by the Borough known as the Broadway site. Twelve (12) of the 18 units were age-restricted; the remaining six units were not age-restricted. Including age-restricted and family rental bonuses, the Broadway site produced a total of 27 credits.

In accordance with its 1993 court-approved compliance plan, the Borough acquired and developed the Hill site (i.e., Centennial Way) with 22 affordable owner-occupied units.

A regional contribution agreement (RCA) between Woodcliff Lake and the City of Paterson was approved on June 1, 1995. The RCA funded the gut rehabilitation of 39 family rental units in Paterson and the project was completed in January 1999.

Unmet need was to be addressed with an approved development fee ordinance and spending plan, surplus units and the adoption of an overlay zone. The Borough rezoned a site on Broadway (Block 2303, Lots 6 and 7) as an affordable housing overlay district to accommodate 10 affordable units. Within the Affordable Housing Overlay (“AHO”) zone, in addition to those uses permitted in the B-1 district, multifamily dwelling units for low- and moderate-income residents in accordance with the regulations set forth by COAH were permitted. This was to address the unmet need as determined through mediation of the Mulholland objection to the Borough’s Second Round housing plan. Subsequently, COAH granted Second Round certification on November 6, 2002 with 88 credits.

The Borough of Woodcliff Lake is eligible for **88 credits** towards the Prior Round Obligation, leaving an unmet need of 82 units. These projects are detailed below and summarized in Table 21, Entitlement to Prior Round Affordable Housing Credits for Constructed Projects.

Table 21. Entitlement to Prior Round Affordable Housing Credits for Constructed Projects

Plan Component	Type	Units	Bonus Credits	Total Credits
RCA with Paterson	RCA	39	0	39
Broadway Village Site	Age-Restricted Rentals	12	3	15
Broadway Village Site	Family Rentals	6	6	12
Centennial Way (Hill)	For Sale	22	0	22
Total	-	79	9	88

Satisfaction of the Third Round Obligation

Woodcliff Lake has prepared a Vacant Land Adjustment (VLA) to determine the Borough’s realistic developmental potential (RDP), which is set forth in Appendix A of this report. Based on the VLA analysis, approximately 19 acres of vacant land exist within the Borough which would be suitable for inclusionary multifamily residential development. Assuming that all such parcels suitable for inclusionary multifamily residential development were rezoned accordingly at the presumptive minimum density of 10 units per acre and with a mandatory set-aside of 20 percent, the Borough has an RDP of 29 affordable housing units.

The proposed affordable housing mechanisms that would address Woodcliff Lake’s Third Round RDP are discussed below.

1. Centennial Court (Extend Affordability Controls): 5 units

In accordance with its 1993 court-approved compliance plan, Woodcliff Lake acquired and developed the Hill site (Block 302, Lots 1.1-1.22), also known as Centennial Court, with 22 affordable owner-occupied units. Affordability controls were placed on these units in June 1995 and were imposed for a period of at least 20 years, unless extended by municipal resolution. The Borough will establish a program to extend affordability controls on for-sale units set to expire within the Centennial Court development. The Borough will offer eligible homeowners a figure that more than adequately exceeds the 5 percent return to which the seller is entitled to, plus an additional amount as an incentive to extend controls. Some eligible homeowners may decline participation in the extension of controls program and may place such units on the market for sale. In an effort to retain existing affordable housing, the Borough will purchase these units. The Borough will then sell these units to low- and moderate-income residents as part of the extension of controls program.

2. North Broadway (100% Affordable): 16 units

Since the Second Round in the 1990s, the Borough has spent over a million dollars from its Affordable Housing Trust Fund to purchase three lots located on Broadway (Block 2602, Lots 1, 2 and 9), just north of Highview Avenue, to build a 100% affordable housing project. The site is proximate to the Woodcliff Lake New Jersey Transit train station, as well as shopping areas along Broadway to the south of the site. The Borough will provide all 16 units as affordable family rental housing by soliciting proposals from affordable housing developers.

Table 22. Entitlement to Third Round Affordable Housing Credits for Planned Projects

Plan Component	Type	Units	Anticipated Bonus Credits	Total Credits
Centennial Court	Extend Affordability Controls	5	N/A	5
North Broadway	100% Affordable Family Rentals	16	8	24
Total		21	8	29

Mechanisms to Address Unmet Need

The RDP of 29 units subtracted from the Third Round obligation of 386 units, as noted above, results in an unmet need of 357 units. This unmet need, plus the unmet need of 82 units from the Prior Round, will be addressed through the following mechanisms:

1. Round 2 Surplus Units: 6 units

2. Centennial Way Extension of Controls (Family For-Sale)

As described above, the Borough agreed to build 22 affordable housing units on Centennial Way, which it did, and imposed a restriction requiring occupancy/ownership by low- and moderate-income

households for 20 years. Such controls have expired, or are due to expire. The Borough will offer each owner a payment to extend such controls for an additional 30 years.

3. Teva Overlay Zone (Block 402, Lot 2)

The Borough will adopt overlay zoning that will still permit the reuse of the vacant Teva office building as is, or in its place, a 100 unit age-restricted project with either 15 affordable units if the project is rental (i.e., 15 percent set-aside) or 20 affordable units if the units are for sale (i.e., 20 percent set-aside).

4. VFW Property (Block 25, Lot 1)

If, and only when the VFW facility ceases to function, a 12-unit affordable rental project for veterans and their families will be permissible on this Borough-owned site, which is located to the north of Woodcliff Avenue on North Broadway. The site will be developed by a 100% affordable developer working with the Borough.

5. AHO Overlay Zone Continuance (Block 2303, Lots 6 and 7)

An affordable housing overlay zone was adopted by the Borough over the Comfort Auto Rental site (at the Hillsdale border) in the Second Round. This overlay zone will remain as part of the Borough's affordable housing plan and will continue to mandate that 20 percent of the units in any future residential project be restricted to low- and moderate-income households.

6. Mandatory Set-Aside Ordinance

As an additional mechanism to address unmet need, the Borough will adopt a mandatory set-aside ordinance so as to establish zoning standards that provide for an inclusionary zoning requirement on future multifamily development of five or more units in the Borough developed through planning or zoning board approval or a redevelopment or rehabilitation plan, requiring a set-aside of at least 15 percent of all units in rental developments as affordable and 20 percent of all units in for-sale developments.

Rosengren Settlement

The Borough has negotiated a settlement with Rosengren, the owner of a ±7 acre parcel located on Old Pascack Road and Pascack Road ("Rosengren Site"), to build 15 townhouse units, all of which would be high-end, market rate townhouses. The site was previously approved for a five lot single-family subdivision, and Rosengren sought to have the site rezoned to permit 43 townhouses. Essentially, instead of permitting 43 townhouses, a three-unit townhouse would be permitted in place of each of the five single-family homes. The cul-de-sac road that has already been constructed would still be utilized to provide access to these units. In exchange for this rezoning, Rosengren will contribute \$600,000 to the Borough's Affordable Housing Trust Fund. These funds will be utilized to support and supplement Borough expenditures on extending affordability controls at Centennial Way and the development of the North Broadway affordable family rental project, as described above.

Summary

This Fair Share Plan provides realistic opportunities for the provision of new affordable housing units and rehabilitation of existing substandard units, in light of the Borough's limited resources – both in monetary

terms and with regard to the limited amount of vacant land in the Borough. Table 23, The Borough of Woodcliff Lake Entitlement to Affordable Housing Credits, summarizes the affordable housing mechanisms that address Woodcliff Lake’s Prior Round and Third Round obligations.

Table 23. The Borough of Woodcliff Lake Entitlement to Affordable Housing Credits

CREDITS APPLIED TOWARDS PRIOR ROUND OBLIGATION				
<u>Affordable Development</u>	<u>Type</u>	<u>Units</u>	<u>Bonus Credits</u>	<u>Total Credits Plus Bonuses</u>
RCA with Paterson	RCA	39	N/A	39
Broadway Village Site	Age Restricted Rentals	12	3	12 + 3 = 15
Broadway Village Site	Family Rentals	6	6	6 + 6 = 12
Centennial Way (Hill)	For Sale	22	N/A	22
Total		79	9	88
CREDITS APPLIED TOWARDS THIRD ROUND OBLIGATION				
<u>Affordable Development</u>	<u>Type</u>	<u>Units</u>	<u>Bonus Credits</u>	<u>Total Credits Plus Bonuses</u>
Centennial Court	Extension of Affordability Controls	5	N/A	5
North Broadway	100% Affordable Family Rentals	16	8	16 + 8 = 24
Total		27	8	29

Other Requirements

The Borough will require that 13 percent of all units referenced in this plan, excepting those units that were constructed or granted preliminary or final site plan approval prior to July 17, 2008, to be very low-income units, with half of the very low-income units being available to families. The Borough will comply with these requirements as follows:

- North Broadway: five units of very low-income family housing, including at least three two-bedroom, very low-income units and at least one three-bedroom very low-income unit. The remaining 11 units in the North Broadway development will include a minimum of three low-income and a maximum of eight moderate-income units.
- Thirteen (13) percent of the affordable units in each of developments developed pursuant to the Borough-wide set-aside ordinance and each of the three overlay zones (i.e., VFW, Teva and “AHO” zone) will be very low-income.

At least 50 percent of the units addressing the Third Round RDP and Unmet Need shall be affordable to very low-income and low-income households with the remainder affordable to moderate-income households.

At least 25 percent of the Third Round RDP and Unmet Need shall be met through rental units, including at least half in rental units available to families.

At least half of the units addressing the Third Round Realistic Development Potential and Unmet Need in total must be available to families.

The Borough will comply with an age-restricted cap of 25 percent. The Borough will, in no circumstance, claim credit towards its fair share obligation for age-restricted units that exceed 25 percent of all units developed or planned to meet is cumulative Prior Round and Third Round Fair Share obligation.

All units shall include the required bedroom distribution, be governed by controls on affordability and affirmatively marketed in conformance with the Uniform Housing Affordability Controls N.J.A.C. 5:80-26.1 et seq. or any successor regulation, with the exception that in lieu of 10 percent of affordable units in rental projects being required to be at least 35 percent of median income, 13 percent of affordable units in such projects shall be required to be at 30 percent of median income, and all other applicable laws, provided the that Borough shall require a control period pursuant to N.J.A.C. 5:80-26.11 of not less than 50 years for the North Broadway site and the VFW site.

Spending Plan

The Borough of Woodcliff Lake has a development fee ordinance (Chapter 380, Article X) which provides a dedicated revenue source for affordable housing. All development fees, payments in lieu of constructing affordable units on site, funds from the sale of units with extinguished controls, and interest generated by the fees are deposited in a separate interest-bearing affordable housing trust fund for the purposes of affordable housing. These funds shall be spent for purposes including a housing rehabilitation program, costs associated with affordable housing construction, providing affordability assistance to low-income households and professional services related to the planning for affordable housing. A more complete Spending Plan will be adopted by the Borough as part of its compliance with the settlement with Fair Share Housing Center, when details related to the amount of expenditure from the Affordable Housing Trust Fund for the extension of controls on the Centennial project and the North Broadway 100% affordable housing project becomes more certain.

APPENDICES

Appendix A-1. Suitability Analysis of all Vacant Land in Woodcliff Lake for Potential Inclusionary Affordable Housing Developments (Realistic Development Potential)

Appendix A-1. Suitability Analysis of all Vacant Land in Woodcliff Lake for Potential Inclusionary Affordable Housing Developments (Realistic Development Potential)

Block	Lot	Address	Owner	Property Class	SDRP Plan Area	Sewer Service Area	Listed Acreage	Constrained Acreage	Developable Acreage	Potential Affordable Units Generated	Constraint Description	Additional Notes
<u>104</u>	<u>22</u>	HOLLY COURT	WOODCLIFF LAKE BOROUGH OF	15C			0.0567	0.0567	0	0	Lot is too small. Under the 0.83 ac COAH threshold.	Lot is under 0.83 ac and therefore, at a density of 6 du/ac with a 20% set aside lot would not generate 1 affordable housing unit.
<u>106</u>	<u>1</u>	DIANE COURT	WOODCLIFF LAKE BOROUGH OF	15C			0.0138	0.0138	0	0	Lot is too small. Under the 0.83 ac COAH threshold.	VACANT LAND; Lot is under 0.83 ac and therefore, at a density of 6 du/ac with a 20% set aside lot would not generate 1 affordable housing unit. No Parcel or MODIV data.
<u>202</u>	<u>1.01</u>	CHESTNUT RIDGE ROAD	KPMG PEAT MARWICK	1	1	Y	0.0083	0.0083	0	0	Lot is too small. Under the 0.83 ac COAH threshold.	Lot is under 0.83 ac and therefore, at a density of 6 du/ac with a 20% set aside lot would not generate 1 affordable housing unit.
<u>204</u>	<u>2</u>	NO ROAD FRONTAGE	SONY CORP OF AMERICA (TAX DEPT)	1	1	Y	0.30	0.30	0	0	Lot is too small. Under the 0.83 ac COAH threshold.	Lot is under 0.83 ac and therefore, at a density of 6 du/ac with a 20% set aside lot would not generate 1 affordable housing unit.
<u>301.01</u>	<u>6</u>	411 CHESTNUT RIDGE RD	BOROUGH OF WOODCLIFF LAKE	15C			0.4132	0.4132	0	0	Green Acres Program Land (Tice Senior Center). Lot is too small. Under the 0.83 ac COAH threshold.	SENIOR CENTER; Lot is under 0.83 ac and therefore, at a density of 6 du/ac with a 20% set aside lot would not generate 1 affordable housing unit. No parcel data
<u>509</u>	<u>1</u>	WYANDEMERE DRIVE	WJJ 75 WYANDEMERE FMLY LP	1	1	Y	0.4823	0.4823	0	0	Lot is too small. Under the 0.83 ac COAH threshold.	Lot is under 0.83 ac and therefore, at a density of 6 du/ac with a 20% set aside lot would not generate 1 affordable housing unit.
<u>509</u>	<u>11</u>	GLEN ROAD	STEWART, ROBERT JR & DAWN SEDLEMEIR	1	1	Y	0.0836	0.0836	0	0	Lot is too small. Under the 0.83 ac COAH threshold.	Lot is under 0.83 ac and therefore, at a density of 6 du/ac with a 20% set aside lot would not generate 1 affordable housing unit.
<u>509</u>	<u>9.02</u>	16 WYANDERMERE DRIVE	WOODCLIFF LAKE BOROUGH	15C			0.1722	0.1722	0	0	Lot is too small. Under the 0.83 ac COAH threshold.	VACANT LAND; Lot is under 0.83 ac and therefore, at a density of 6 du/ac with a 20% set aside lot would not generate 1 affordable housing unit.

Appendix A-1. Suitability Analysis of all Vacant Land in Woodcliff Lake for Potential Inclusionary Affordable Housing Developments (Realistic Development Potential)

Block	Lot	Address	Owner	Property Class	SDRP Plan Area	Sewer Service Area	Listed Acreage	Constrained Acreage	Developable Acreage	Potential Affordable Units Generated	Constraint Description	Additional Notes
601	1	CHESTNUT RIDGE ROAD	THE RIDGE AT SADDLE RIVER LLC	1	1	Y	1.4	1.4	0	0	Part of existing townhome development, the Saddle River Grand. Majority of development is in Saddle River. This is open space along Chestnut Ridge Road.	Undeveloped land along Chestnut Ridge Road that is apart of the Saddle River Grand Townhome Development.
605	16	GLEN ROAD	JP DECANDIDO/DEC. FAM. PTNSHP	3B	1	Y	5.6	0.6	5	6	Relatively land locked, Only access point is through the Bedford Road cul-de-sac. Bear Brook Tributary runs through the northern tip of the parcel. 0.16 ac is soil classification WeuD: 15-25%. 1.64 ac is WeuC soil classification: 8-15% slopes. Additional 0.44 ac of stream buffer constraint. (0.16ac is also constrained by slopes for a total of .6 ac of stream buffer constraint).	2015 assessors data building description indicates parcel is vacant land. Listed as QFARM. With Buffer on the stream more constrained acreage could be added. Owners also own adjacent parcel (property class 3A): block 605 lot 6. Not included in the 2008 Housing and Fair Share Plan's Vacant Land Analysis.
701	4	257 CHESTNUT RIDGE RD	ESTEVEZ, JUAN & MARIA	1	1	Y	0.567	0.567	0	0	Lot is too small. Under the 0.83 ac COAH threshold.	Lot is under 0.83 ac and therefore, at a density of 6 du/ac with a 20% set aside lot would not generate 1 affordable housing unit.

Appendix A-1. Suitability Analysis of all Vacant Land in Woodcliff Lake for Potential Inclusionary Affordable Housing Developments (Realistic Development Potential)

Block	Lot	Address	Owner	Property Class	SDRP Plan Area	Sewer Service Area	Listed Acreage	Constrained Acreage	Developable Acreage	Potential Affordable Units Generated	Constraint Description	Additional Notes
<u>808</u>	<u>3</u>	SADDLE RIVER RD	DEL BEN, RENO	1	1	Y	4.9	4.077	0.823	0	Musquapsink Brook Tributary runs through the southern edge of the property, but parcel is NOT in the 100 year flood zone. 0.74 ac on the eastern edge is WemE soil classification: 25-35% slope. Another 1.57 ac in the southern half of the parcel is WeuC soil classification 8-15% slope. And the northwest corner is .452 ac of WemC soil classification: 8-15% slopes. Additional 3.337 ac of stream buffer constrains parcel. (Total of 4.077 but some overlaps with slope constraint).	Applying a buffer to the stream increases constrained land. 2008 Plan applied a 300 foot stream buffer and to get 4.07 ac of constrained land, but still would have 0.83 ac left unconstrained and eligible for development.
<u>903</u>	<u>1</u>	WERIMUS ROAD	WOODCLIFF LAKE BOROUGH OF	15C		N	10.4	10.4	0	0	Green Acres Program Land (Old Mill Park)	VACANT LAND

Appendix A-1. Suitability Analysis of all Vacant Land in Woodcliff Lake for Potential Inclusionary Affordable Housing Developments (Realistic Development Potential)

Block	Lot	Address	Owner	Property Class	SDRP Plan Area	Sewer Service Area	Listed Acreage	Constrained Acreage	Developable Acreage	Potential Affordable Units Generated	Constraint Description	Additional Notes
<u>908</u>	<u>2</u>	88 OVERLOOK DR	JENSEN,FINN KENNETH	3B	1	Y	5	0.04	4.96	6	Eastern frontage is on the Garden State Parkway. An additional 0.1 ac is property class 3A (same block and lot) with 1,160 sq. feet of building described as 1S-F-R-DG-AG-1U boundary unknown but included in GIS parcel with the 3B .Northwestern corner is 0.04 ac of WeuD: 25-35% Slope. Southern edge .16 ac is WemC soil classification: 8-15% slope.	2015 assessors data building description indicates parcel is vacant land. Listed as QFARM. Aerial shows 7 structures on the lot. Not included in the 2008 Housing and Fair Share Plan's Vacant Land Analysis.
<u>1105</u>	<u>2</u>	OVERLOOK DRIVE	WOODCLIFF LAKE BOROUGH OF	15C			0.0805	0.0805	0	0	Lot is too small. Under the 0.83 ac COAH threshold.	VACANT LAND; Lot is under 0.83 ac and therefore, at a density of 6 du/ac with a 20% set aside lot would not generate 1 affordable housing unit.
<u>1108</u>	<u>4</u>	24 HUNTER RIDGE	HIRSCHBERG, GARY & BETH	1	1	Y	1.9712	1.9712	0	0	Wetlands (0.7ac) Remaining 1.2 ac is split in half by the wetland which runs through the center of the parcel. Less than 0.83 ac of contiguous unconstrained land.	Applying a wetlands buffer could increase constrained land. Wetland splits parcel into two pieces (.64 ac and 0.62 ac) under the 0.83 COAH threshold which at a density of 6 du/ac with a 20% set aside lot would not generate 1 affordable housing unit. Also, eliminated from development in the 2008 Housing and Fair Share Plan's Vacant Land Analysis.
<u>1110</u>	<u>10</u>	133 BLUEBERRY DRIVE	CLARK, MARY HIGGINS	1	1	Y	0.0	0.0	0	0	Lot is too small. Under the 0.83 ac COAH threshold.	2015 assessors data lists 0 acres, online NJ state assessors records search indicates 0.42 ac. Regardless, Lot is under 0.83 ac and therefore, at a density of 6 du/ac with a 20% set aside lot would not generate 1 affordable housing unit.

Appendix A-1. Suitability Analysis of all Vacant Land in Woodcliff Lake for Potential Inclusionary Affordable Housing Developments (Realistic Development Potential)

Block	Lot	Address	Owner	Property Class	SDRP Plan Area	Sewer Service Area	Listed Acreage	Constrained Acreage	Developable Acreage	Potential Affordable Units Generated	Constraint Description	Additional Notes
<u>1201</u>	<u>7</u>	OVERLOOK DR	BOROUGH OF WOODCLIFF LAKE	15C			1.5	1.5	0	0	Green Acres Program Land (Parkway Property)	VACANT LAND
<u>1202</u>	<u>4</u>	WERIMUS ROAD	UNITED WATER C/O ALTUS GROUP US INC	1	1	Y	1.6	1.6	0	0	United Water Reservoir Lands	Per the 2002 Master Plan "Land Use Plan Classifications": "The land holdings of the United Water Resources are designated as reservoir lands and are anticipated to remain as open space owned by the water company."
<u>1202</u>	<u>2</u>	55 WERIMUS RD	BOROUGH OF WOODCLIFF LAKE	15C			3.36	3.36	0	0	Green Acres Program Land (Duffy Property)	VACANT LAND; adjacent to Garden State Parkway;
<u>1202</u>	<u>3.01</u>	47 WERIMUS ROAD	BOROUGH OF WOODCLIFF LAKE	15C			0.9883	0.9883	0	0	Green Acres Program Land	VACANT LAND; adjacent to Garden State Parkway
<u>1202</u>	<u>3.02</u>	39 WERIMUS ROAD	BOROUGH OF WOODCLIFF LAKE	15C			0.8236	0.8236	0	0	Green Acres Program Land	VACANT LAND; adjacent to Garden State Parkway
<u>1304</u>	<u>7</u>	10 DAVID LANE	FUCCILLI, ANTHONY & FILOMENA	1	1	Y	0.5917	0.5917	0	0	Lot is too small. Under the 0.83 ac COAH threshold.	Lot is under 0.83 ac and therefore, at a density of 6 du/ac with a 20% set aside lot would not generate 1 affordable housing unit.
<u>1305</u>	<u>5</u>	PINECREST DRIVE	WOODCLIFF LAKE BOROUGH OF	15C			0.0689	0.0689	0	0	Lot is too small. Under the 0.83 ac COAH threshold.	VACANT LAND; Lot is under 0.83 ac and therefore, at a density of 6 du/ac with a 20% set aside lot would not generate 1 affordable housing unit.
<u>1305</u>	<u>15.01</u>	WERIMUS LANE	BOROUGH OF WOODCLIFF LAKE	15C			0.0436	0.0436	0	0	Lot is too small. Under the 0.83 ac COAH threshold.	VACANT LAND; Lot is under 0.83 ac and therefore, at a density of 6 du/ac with a 20% set aside lot would not generate 1 affordable housing unit. No Parcel or MODIV data.

Appendix A-1. Suitability Analysis of all Vacant Land in Woodcliff Lake for Potential Inclusionary Affordable Housing Developments (Realistic Development Potential)

Block	Lot	Address	Owner	Property Class	SDRP Plan Area	Sewer Service Area	Listed Acreage	Constrained Acreage	Developable Acreage	Potential Affordable Units Generated	Constraint Description	Additional Notes
<u>1305</u>	<u>16</u>	PINECREST DRIVE	WOODCLIFF LAKE BOROUGH OF	15C			1.5932	1.5932	0	0	Land locked parcel between the rear of residential lots with the Musquapsink Brook running through it. Lot is very narrow and almost completely constrained by wetlands and floodway.	VACANT LAND; Tax assessors data lists facility as "drainage."
<u>1305</u>	<u>19</u>	BROOKVIEW DRIVE	WOODCLIFF LAKE BOROUGH OF	15C			0.0853	0.0853	0	0	Lot is too small. Under the 0.83 ac COAH threshold.	VACANT LAND; Lot is under 0.83 ac and therefore, at a density of 6 du/ac with a 20% set aside lot would not generate 1 affordable housing unit. Tax assessors data lists facility as "drainage."
<u>1305</u>	<u>23</u>	BROOKVIEW DRIVE	WOODCLIFF LAKE BOROUGH OF	15C			0.0855	0.0855	0	0	Lot is too small. Under the 0.83 ac COAH threshold.	VACANT LAND; Lot is under 0.83 ac and therefore, at a density of 6 du/ac with a 20% set aside lot would not generate 1 affordable housing unit. Tax assessors data lists facility as "drainage."
<u>1401</u>	<u>4.09</u>	FERN STREET	BOROUGH OF WOODCLIFF LAKE	15C			0.2107	0.2107	0	0	Green Acres Program Land. Lot is too small on own. No longer under the 0.83 ac COAH threshold if combined with adjacent vacant lot 5.	VACANT LAND; Lot is under 0.83 ac and therefore, at a density of 6 du/ac with a 20% set aside lot would not generate 1 affordable housing unit.
<u>1401</u>	<u>5</u>	WERIMUS ROAD	WOODCLIFF LAKE BOROUGH OF	15C			4.7	4.7	0	0	Green Acres Program Land (Old Mill Park)	VACANT LAND; aerial imagery shows 6 tennis courts and one baseball field on the site.
<u>1401</u>	<u>1</u>	OLD MILL ROAD	WOODCLIFF LAKE BOROUGH OF	15C			4.9	4.9	0	0	Green Acres Program Land (Old Mill Park)	1S-B-R-1U

Appendix A-1. Suitability Analysis of all Vacant Land in Woodcliff Lake for Potential Inclusionary Affordable Housing Developments (Realistic Development Potential)

Block	Lot	Address	Owner	Property Class	SDRP Plan Area	Sewer Service Area	Listed Acreage	Constrained Acreage	Developable Acreage	Potential Affordable Units Generated	Constraint Description	Additional Notes
<u>1401</u>	<u>2</u>	127 WERIMUS ROAD	BOROUGH OF WOODCLIFF LAKE	15C			2.9	2.9	0	0	Green Acres Program Land (Westervelt-Lydecker)	1S-S-O-AG-1U
<u>1402</u>	<u>10</u>	WOODCLIFF AVENUE	CATHERWOOD , GEORGE J EILEEN	1	1	Y	4.2	2.334	1.866	2	2.124 Ac of land constrained by wetlands and 100 year floodplain. Constraints split parcel into three unconstrained pieces, two of which are too small for development (0.05 ac and 0.16 ac). The two smaller parcels, 0.21 additional ac, are constrained by the Musquapsink Brook buffer that aren't already by wetlands and slopes. (0.26 ac of the wetlands is also constrained by WeuD soil or 25-35% slopes)	Street frontage on Woodcliff Ave., has approximately 1 ac of contiguous developable land. Applying a wetland/ stream buffer could increase constrained acreage. 2008 Housing plan's vacant land adjustment included a 300ft stream buffer and had a total of 3.44 ac of constrained land. Such buffer would leave less than 0.83 ac developable.
<u>1502</u>	<u>4</u>	DORCHESTER ROAD	BOROUGH OF WOODCLIFF LAKE	15C			0.49	0.49	0	0	Lot is too small. Under the 0.83 ac COAH threshold.	Lot is under 0.83 ac and therefore, at a density of 6 du/ac with a 20% set aside lot would not generate 1 affordable housing unit.
<u>1601</u>	<u>6.01</u>	BERKSHIRE DRIVE	BOROUGH OF WOODCLIFF LAKE	15C			0.1835	0.1835	0	0	Lot is too small. Under the 0.83 ac COAH threshold.	Lot is under 0.83 ac and therefore, at a density of 6 du/ac with a 20% set aside lot would not generate 1 affordable housing unit. No parcel data.

Appendix A-1. Suitability Analysis of all Vacant Land in Woodcliff Lake for Potential Inclusionary Affordable Housing Developments (Realistic Development Potential)

Block	Lot	Address	Owner	Property Class	SDRP Plan Area	Sewer Service Area	Listed Acreage	Constrained Acreage	Developable Acreage	Potential Affordable Units Generated	Constraint Description	Additional Notes
<u>1701</u>	<u>2.01</u>	32 BIRCHWOOD DRIVE EXT.	ESPOSITO, ANTONIO & DENIELLE	1	1	Y	0.8196	0.8196	0	0	Majority of parcel is WeuD soil classification: 15-25% Slopes. Remaining is eastern edge is WemE soil classification: 25-35% Slopes	Not included in the 2008 Housing and Fair Share Plan's Vacant Land Analysis.
<u>1702</u>	<u>1</u>	GLEN ROAD	SCHACK, WILLIAM & JOANN	1	1	Y	0.10	0.10	0	0	Lot is too small. Under the 0.83 ac COAH threshold.	Lot is under 0.83 ac and therefore, at a density of 6 du/ac with a 20% set aside lot would not generate 1 affordable housing unit.
<u>1702</u>	<u>19</u>	REAR-GLEN RD	BOROUGH OF WOODCLIFF LAKE	15C			5.65	5.65	0	0	Green Acres Program Land (Atkins Glen)	
<u>1707</u>	<u>12</u>	179 GLEN ROAD	LINRICH REALTY LLC	1	1	Y	0.9126	0	0.9126	1	0.10 ac is WeuC soil classification: 8-15 % slope	Listed as having no constraints in the 2008 Housing and Fair Share Plan.
<u>1902</u>	<u>4.01</u>	ROW-FAIRVIEW	BOROUGH OF WOODCLIFF LAKE	15C			0.23	0.23	0	0	Lot is too small. Under the 0.83 ac COAH threshold.	ROW; Lot is under 0.83 ac and therefore, at a density of 6 du/ac with a 20% set aside lot would not generate 1 affordable housing unit.
<u>1906</u>	<u>3.01</u>	3 ELLIS LANE	SMITH, BARBARA S	1	1	Y	0.643	0.643	0	0	Lot is too small. Under the 0.83 ac COAH threshold.	Lot is under 0.83 ac and therefore, at a density of 6 du/ac with a 20% set aside lot would not generate 1 affordable housing unit. MODIV and parcel data does not reflect subdivision from lot 3. Lot 3.02 is property class 2.
<u>2004</u>	<u>5</u>	55 WOODCLIFF AVE	RASMUSSEN JR, RONALD	1	1	Y	0.899	0	0.899	1	Entire parcel is RkrC soil classification: 8 to 15% slope	There is an existing one story building on the lot according to aerial and "building description in assessors data. However, the parcel's assessed value (\$288,800) is only for the land. Not included in the 2008 Housing and Fair Share Plan's Vacant Land Analysis.

Appendix A-1. Suitability Analysis of all Vacant Land in Woodcliff Lake for Potential Inclusionary Affordable Housing Developments (Realistic Development Potential)

Block	Lot	Address	Owner	Property Class	SDRP Plan Area	Sewer Service Area	Listed Acreage	Constrained Acreage	Developable Acreage	Potential Affordable Units Generated	Constraint Description	Additional Notes
2005.01	13	107 WOODCLIFF AVE	SACCHIERI, PAUL & LINDA	3B	1	Y	5	3.97	1.03	1	<p>Pascack Brook Tributary runs along eastern edge of property. 4.29 Ac is a constrained by C1 Stream Buffer. Within the already constrained land in the stream buffer 0.32 ac is an artificial lake, .36 ac is wetlands, .11 ac is in the floodway. (without knowing the 3A/3B boundary hard to tell how much of the environmental constraints are in the .9ac of 3A property). 0.58 ac is WemE soil classification: 25-35% slope in the southern portion of the lot. Northern 4.36 ac is RkrC soil classification: 8-15% slope (part of this acreage is also constrained by the wetlands, stream buffer and lake). Another 1.26 ac is WemC soil classification: 8-15% slope. 3A parcel included in GIS parcel with the 3B so 0.9 ac of the 4.87 total constrained land is most likely 3A property and thus leaving almost an acre of 3B Land unconstrained .</p>	<p>2015 assessors data building description indicates 3B parcel is vacant land. Listed as QFARM. Parcel data under old block and lot block 2005, lot 13. Additional .9 ac is property class 3A with the same owner and a building described as 1S-F-R-DG-AG-1U and 1,523 square feet. Aerial shows an additional 2 story building on the property. According to the aerial the structures front Woodcliff Ave on the north end of the lot. Not included in the 2008 Housing and Fair Share Plan's Vacant Land Analysis.</p>

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Block	Lot	Address	Owner	Property Class	SDRP Plan Area	Sewer Service Area	Listed Acreage	Constrained Acreage	Developable Acreage	Potential Affordable Units Generated	Constraint Description	Additional Notes
<u>2105</u>	<u>1</u>	7 PASCACK RD	UNITED WATER C/O ALTUS GROUP US INC	1	1	Y	3.1	3.1	0	0	United Water Reservoir Lands	Per the 2002 Master Plan "Land Use Plan Classifications": "The land holdings of the United Water Resources are designated as reservoir lands and are anticipated to remain as open space owned by the water company."
<u>2106</u>	<u>3</u>	WELTER AVE	LAUER, LAWRENCE	1	1	Y	0.2443	0.2443	0	0	Lot is too small. Under the 0.83 ac COAH threshold.	Lot is under 0.83 ac and therefore, at a density of 6 du/ac with a 20% set aside lot would not generate 1 affordable housing unit.
<u>2106</u>	<u>13</u>	51 WEST HILL ROAD	MIRONIDIS, AN ASTASIOS & MARILENA	1	1	Y	0.2338	0.2338	0	0	Lot is too small. Under the 0.83 ac COAH threshold.	Lot is under 0.83 ac and therefore, at a density of 6 du/ac with a 20% set aside lot would not generate 1 affordable housing unit.
<u>2106</u>	<u>15</u>	WEST HILL ROAD	MIRONIDIS, AN ASTASIOS & MARILENA	1	1	Y	0.2066	0.2066	0	0	Lot is too small. Under the 0.83 ac COAH threshold.	Lot is under 0.83 ac and therefore, at a density of 6 du/ac with a 20% set aside lot would not generate 1 affordable housing unit.
<u>2112</u>	<u>1</u>	PASCACK ROAD	UNITED WATER C/O ALTUS GROUP US INC	1	1	Y	0.29	0.29	0	0	Lot is too small. Under the 0.83 ac COAH threshold.	Lot is under 0.83 ac and therefore, at a density of 6 du/ac with a 20% set aside lot would not generate 1 affordable housing unit.
<u>2201.01</u>	<u>13</u>	28 MULHOLLAND DRIVE	MULHOLLAND, CLARIEL	1	1	Y	0.651	0.651	0	0	Lot is too small. Under the 0.83 ac COAH threshold. Part of Mulholland Estates Subdivision.	Lot is under 0.83 ac and therefore, at a density of 6 du/ac with a 20% set aside lot would not generate 1 affordable housing unit.
<u>2201.01</u>	<u>14</u>	14 VALLEY VIEW DRIVE	14 VALLEY VIEW DR LLC	1	1	Y	0.563	0.563	0	0	Lot is too small. Under the 0.83 ac COAH threshold. Part of Mulholland Estates Subdivision.	Lot is under 0.83 ac and therefore, at a density of 6 du/ac with a 20% set aside lot would not generate 1 affordable housing unit.
<u>2205</u>	<u>9</u>	PASCACK ROAD	GROSS, PAUL L. & GAYLE	1	1	Y	3.2	0	3.2	4	Parcel is relatively landlocked. Entire parcel is WemC and WeuC soil classification: 8 to 15% slope	Not included in the 2008 Housing and Fair Share Plan's Vacant Land Analysis.

Appendix A-1. Suitability Analysis of all Vacant Land in Woodcliff Lake for Potential Inclusionary Affordable Housing Developments (Realistic Development Potential)

Block	Lot	Address	Owner	Property Class	SDRP Plan Area	Sewer Service Area	Listed Acreage	Constrained Acreage	Developable Acreage	Potential Affordable Units Generated	Constraint Description	Additional Notes
2205	10	11 BLUEFIELD COURT	ROSENBLATT, LEWIS M & JOANNE M	1	1	Y	0.0111	0.0111	0	0	Lot is too small. Under the 0.83 ac COAH threshold.	Lot is under 0.83 ac and therefore, at a density of 6 du/ac with a 20% set aside lot would not generate 1 affordable housing unit.
2205	11	9 BLUEFIELD COURT	LAWRENCE, KEITH & MALA	1	1	Y	0.0519	0.0519	0	0	Lot is too small. Under the 0.83 ac COAH threshold.	Lot is under 0.83 ac and therefore, at a density of 6 du/ac with a 20% set aside lot would not generate 1 affordable housing unit.
2205	12	BLUEFIELD COURT	KREY PHILIP W & DOLORES E	1	1	Y	0.0723	0.0723	0	0	Lot is too small. Under the 0.83 ac COAH threshold.	Lot is under 0.83 ac and therefore, at a density of 6 du/ac with a 20% set aside lot would not generate 1 affordable housing unit.
2205.01	3	3 ROSENGREN COURT	LANE, E. & MCGUINNESS, P.	1	1	Y	1.0	1.0	0	0	Entire parcel is WemE soil classification: 25-35% Slopes;	NOT included in 2008 Housing and Fair Share Plan's Vacant land adjustment
2205.01	4	10 ROSENGREN COURT	LANE, E. & MCGUINNESS, P.	1	1	Y	1.5	1.5	0	0	Entire parcel is WemE soil classification: 25-35% Slopes;	NOT included in 2008 Housing and Fair Share Plan's Vacant land adjustment
2205.01	5	6 ROSENGREN COURT	LANE, E. & MCGUINNESS, P.	1	1	Y	1.3	1.3	0	0	Entire parcel is WemE soil classification: 25-35% Slopes;	Same owner as adjacent lots 3, 4 and 6, but zone not specified.
2205.01	6	2 ROSENGREN COURT	LANE, E. & MCGUINNESS, P.	1	1	Y	1.4	1.4	0	0	Entire parcel is WemE soil classification: 25-35% Slopes;	NOT included in 2008 Housing and Fair Share Plan's Vacant land adjustment
2206	3.01	REAR 5 NANCY DR	FISHBEIN, ALLEN & DOREEN	1	1	Y	0.1745	0.1745	0	0	Lot is too small. Under the 0.83 ac COAH threshold.	Lot is under 0.83 ac and therefore, at a density of 6 du/ac with a 20% set aside lot would not generate 1 affordable housing unit. Parcel is a narrow landlocked strip on the Woodcliff Lake Hillsdale border.
2206	4	CHURCH ROAD	UNITED WATER C/O ALTUS GROUP US INC	1	1	Y	0.80	0.80	0	0	United Water Reservoir Lands.	Per the 2002 Master Plan "Land Use Plan Classifications": "The land holdings of the United Water Resources are designated as reservoir lands and are anticipated to remain as open space owned by the water company." Across Church Road from the Woodcliff Lake.

Appendix A-1. Suitability Analysis of all Vacant Land in Woodcliff Lake for Potential Inclusionary Affordable Housing Developments (Realistic Development Potential)

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2301	1	PASCACK RD WOODCLIFF LK	UNITED WATER C/O ALTUS GROUP US INC	1	1	N	134.84	134.84	0	0	Woodcliff Lake Reservoir. United Water Reservoir Lands	Woodcliff Lake Reservoir. Per the 2002 Master Plan "Land Use Plan Classifications": "The land holdings of the United Water Resources are designated as reservoir lands and are anticipated to remain as open space owned by the water company."
2301	2	COLES CROSSING	UNITED WATER C/O ALTUS GROUP US INC	1	1	Y	2.6676	2.6676	0	0	United Water Reservoir Lands	Per the 2002 Master Plan "Land Use Plan Classifications": "The land holdings of the United Water Resources are designated as reservoir lands and are anticipated to remain as open space owned by the water company."
2301	3	BROADWAY	UNITED WATER C/O ALTUS GROUP US LLC	1	1	Y	1.2	1.2	0	0	United Water Reservoir Lands	Per the 2002 Master Plan "Land Use Plan Classifications": "The land holdings of the United Water Resources are designated as reservoir lands and are anticipated to remain as open space owned by the water company."
2301	5	COLES CROSSING	UNITED WATER C/O ALTUS GROUP US INC	1	1	Y	1.9	1.9	0	0	United Water Reservoir Lands	Per the 2002 Master Plan "Land Use Plan Classifications": "The land holdings of the United Water Resources are designated as reservoir lands and are anticipated to remain as open space owned by the water company."
2303	1	BROADWAY	UNITED WATER C/O ALTUS GROUP US LLC	1	1	Y	0.449	0.449	0	0	Lot is too small. Under the 0.83 ac COAH threshold. United Water Reservoir Lands	Lot is under 0.83 ac and therefore, at a density of 6 du/ac with a 20% set aside lot would not generate 1 affordable housing unit.
2303	6	BROADWAY	COMFORT PARA TRANSIT SYSTEMS INC	1	1	Y	0.2984	0.2984	0	0	Lot is too small. Under the 0.83 ac COAH threshold.	Lot is under 0.83 ac and therefore, at a density of 6 du/ac with a 20% set aside lot would not generate 1 affordable housing unit. Part of the Affordable Housing Overlay Zone along with lot 7. Together = .533 AC, with lot 7 currently property class 4A.

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<u>2303</u>	<u>2</u>	49 BROADWAY	BERGEN COUNTY COMMUNITY HOUSING	15C			1.1078	1.1078	0	0	Parcel is and part of the Broadway Village affordable housing development.	2SF; Broadway Village rentals / CHIP in partnership with the Bergen County Community Housing
<u>2401</u>	<u>1</u>	PASCACK ROAD	WOODCLIFF LAKE BOROUGH OF	15C			0.515	0.515	0	0	Lot is too small on own. No longer under the 0.83 ac COAH threshold if combined with adjacent vacant lot 2. Police Station.	POLICE STATION, designated for a use other than housing. Lot is under 0.83 ac and therefore, at a density of 6 du/ac with a 20% set aside lot would not generate 1 affordable housing unit.
<u>2401</u>	<u>2</u>	PASCACK ROAD	WOODCLIFF LAKE BOROUGH OF	15C			0.562	0.562	0	0	Lot is too small on own. No longer under the 0.83 ac COAH threshold if combined with adjacent vacant lot 1. Woodcliff Lake Fire Department.	VOLUNTEER FIRE CO, designated for a use other than housing. Lot is under 0.83 ac and therefore, at a density of 6 du/ac with a 20% set aside lot would not generate 1 affordable housing unit.
<u>2404</u>	<u>6</u>	11 WOODCLIFF AVE	UNITED WATER C/O ALTUS GROUP US INC	1	1	Y	0.69	0.69	0	0	Lot is too small. Under the 0.83 ac COAH threshold. United Water Reservoir Lands	Lot is under 0.83 ac and therefore, at a density of 6 du/ac with a 20% set aside lot would not generate 1 affordable housing unit.
<u>2406</u>	<u>1</u>	BROADWAY	WALLENIUS HOLDING, INC.	1	1	Y	0.1435	0.1435	0	0	Lot is too small on own. Under the 0.83 ac COAH threshold.	Lot is under 0.83 ac and therefore, at a density of 6 du/ac with a 20% set aside lot would not generate 1 affordable housing unit. It is adjacent to lot 2, which is United Water Reservoir Lands and reserved as open space.
<u>2406</u>	<u>2</u>	BROADWAY	UNITED WATER C/O ALTUS GROUP US INC	1	1	Y	0.82	0.82	0	0	United Water Reservoir Lands	Per the 2002 Master Plan "Land Use Plan Classifications": "The land holdings of the United Water Resources are designated as reservoir lands and are anticipated to remain as open space owned by the water company."

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<u>2406</u>	<u>11</u>	BROADWAY	UNITED WATER C/O ALTUS GROUP US LLC	1	1	Y	1.0	1.0	0	0	United Water Reservoir Lands	Per the 2002 Master Plan "Land Use Plan Classifications": "The land holdings of the United Water Resources are designated as reservoir lands and are anticipated to remain as open space owned by the water company."
<u>2501</u>	<u>12</u>	MILL ROAD	UNITED WATER C/O ALTUS GROUP US INC	1	1	Y	1.26	1.26	0	0	United Water Reservoir Lands	Per the 2002 Master Plan "Land Use Plan Classifications": "The land holdings of the United Water Resources are designated as reservoir lands and are anticipated to remain as open space owned by the water company."
<u>2501</u>	<u>13</u>	WOODCLIFF AVE	UNITED WATER C/O ALTUS GROUP US INC	1	1	N	62.83	62.83	0	0	Woodcliff Lake Reservoir and Bear Brook runs through the parcel. United Water Reservoir Lands	Woodcliff Lake Reservoir. Per the 2002 Master Plan "Land Use Plan Classifications": "The land holdings of the United Water Resources are designated as reservoir lands and are anticipated to remain as open space owned by the water company."
<u>2501</u>	<u>14</u>	CENTRAL AVE	WOODCLIFF LAKE BOROUGH OF	15C		N	0.743	0.743	0	0	Lot is too small. Under the 0.83 ac COAH threshold.	Lot is under 0.83 ac and therefore, at a density of 6 du/ac with a 20% set aside lot would not generate 1 affordable housing unit.
<u>2504</u>	<u>4</u>	PASCACK ROAD	WOODCLIFF LAKE BOROUGH	15C			0.655	0.655	0	0	Lot is too small. Under the 0.83 ac COAH threshold. Site of the Borough Municipal Building and Court.	ADMINISTRATIVE BLDG, designated for a use other than housing. Lot is under 0.83 ac and therefore, at a density of 6 du/ac with a 20% set aside lot would not generate 1 affordable housing unit.
<u>2505</u>	<u>6</u>	LAKEVIEW TERR	UNITED WATER C/O ALTUS GROUP US INC	1	1	Y	0.16	0.16	0	0	Lot is too small. Under the 0.83 ac COAH threshold.	Lot is under 0.83 ac and therefore, at a density of 6 du/ac with a 20% set aside lot would not generate 1 affordable housing unit.

Appendix A-1. Suitability Analysis of all Vacant Land in Woodcliff Lake for Potential Inclusionary Affordable Housing Developments (Realistic Development Potential)

Block	Lot	Address	Owner	Property Class	SDRP Plan Area	Sewer Service Area	Listed Acreage	Constrained Acreage	Developable Acreage	Potential Affordable Units Generated	Constraint Description	Additional Notes
<u>2601</u>	<u>5</u>	ELM PLACE	KORDULA CHARLES & ALBERTE	1	1	Y	0.8529	0	0.8529	1	0.133 ac is WeuC soil classification: 8-15% slope	Not included in the 2008 Housing and Fair Share Plan's Vacant Land Analysis.
<u>2601</u>	<u>15</u>	240 BROADWAY	WILSON, ELIZABETH F	1	1	Y	4.91	4.91	0	0	Alphonse Mahe House is on the property, but it is NOT officially on the state register of historic places. The western road frontage 0.54 ac is OtsD soil classification with 15-25% slope. The 2.66 ac in the middle of the parcel with the House on it is WemE soil classification: 25-35% slope. 1.57 ac is WeuD soil classification: 15-25% slope. Total slope constrained acreage of 4.77. The eastern edge of the lot is 0.4 ac of WeuC soil classification: 8-15% slope. *parcel data gives lot a total acreage of 5.16. Regardless majority of the lot is most likely constrained by slopes. 1.46 ac is in the 300 ft. reservoir buffer, but that western portion is also constrained by slopes	Alphonse Mahe House (ID#3545): BCDCHA Recommendation,(professional recommendation from the Bergen county Historic Sites Survey that the property is probably eligible for the state register of historic places. State Historic Preservation Officer Opinion: 12/4/1997. (There is no date following the opinion stating it is on the state register). Not included in the 2008 Housing and Fair Share Plan's Vacant Land Analysis.

Appendix A-1. Suitability Analysis of all Vacant Land in Woodcliff Lake for Potential Inclusionary Affordable Housing Developments (Realistic Development Potential)

Block	Lot	Address	Owner	Property Class	SDRP Plan Area	Sewer Service Area	Listed Acreage	Constrained Acreage	Developable Acreage	Potential Affordable Units Generated	Constraint Description	Additional Notes
<u>2702</u>	<u>7</u>	38 PROSPECT AVE	ERICK DEVINE TRST	1	1	Y	0.287	0.287	0	0	Lot is too small. Under the 0.83 ac COAH threshold.	Lot is under 0.83 ac and therefore, at a density of 6 du/ac with a 20% set aside lot would not generate 1 affordable housing unit.
<u>2702</u>	<u>23</u>	35 CAMPBELL AVE	SOCHAN, IHOR & HELEN	1	1	Y	0.3081	0.3081	0	0	Lot is too small. Under the 0.83 ac COAH threshold.	Lot is under 0.83 ac and therefore, at a density of 6 du/ac with a 20% set aside lot would not generate 1 affordable housing unit.
<u>2801</u>	<u>1</u>	KINDERKAMAC K ROAD	NANCY ALINERI, TRUSTEE C/O LARGE	1	1	Y	0.3673	0.3673	0	0	Lot is too small. Under the 0.83 ac COAH threshold.	Lot is under 0.83 ac and therefore, at a density of 6 du/ac with a 20% set aside lot would not generate 1 affordable housing unit.
<u>2801</u>	<u>4</u>	KINDERKAMAC K ROAD	NANCY ALINERI, TRUSTEE C/O LARGE	1	1	Y	0.1148	0.1148	0	0	Lot is too small. Under the 0.83 ac COAH threshold.	Lot is under 0.83 ac and therefore, at a density of 6 du/ac with a 20% set aside lot would not generate 1 affordable housing unit.
<u>2801</u>	<u>2</u>	LINCOLN AVE	WOODCLIFF LAKE BOROUGH OF	15C			0.344	0.344	0	0	Green Acres Program Land. Lot is too small. Under the 0.83 ac COAH threshold.	VACANT LAND; Lot is under 0.83 ac and therefore, at a density of 6 du/ac with a 20% set aside lot would not generate 1 affordable housing unit.
<u>2801</u>	<u>18</u>	PROSPECT AVE	BERGEN COUNTY PARK COMM	15C		N	34.8	34.8	0	0	Wood Dale County Park; Bergen County Park Commission land.	VACANT LAND; Bergen County Park Commission land for Wood Dale County Park, listed in the 2004 Bergen County's Green Acres Recreation and Open Space Inventory (33.41 ac listed). Parcel is wrongly listed as block 2101 on Woodcliff Lake's Green Acres Inventory. Park includes: pond (with fishing & ice skating); tennis courts; picnic facilities; children's play ground.

Appendix A-1. Suitability Analysis of all Vacant Land in Woodcliff Lake for Potential Inclusionary Affordable Housing Developments (Realistic Development Potential)

Block	Lot	Address	Owner	Property Class	SDRP Plan Area	Sewer Service Area	Listed Acreage	Constrained Acreage	Developable Acreage	Potential Affordable Units Generated	Constraint Description	Additional Notes
<u>2902</u>	<u>22</u>	24 AMY COURT	QUATTRONE, ROBERT & TIZIANA	1	1	Y	1.1278	1	0.1278	0	Majority of the lot, 1.00 ac is WueD soil classification: 15-25% Slope.	Is owned by the same owner of the adjacent parcel block 2902 lot 21, which is property class 2 containing a 5,542 sq. foot 2 story residence with a detached garage. Not included in the 2008 Housing and Fair Share Plan's Vacant Land Analysis. Is 215-245 ft. from an artificial lake in Wood Dale County Park.
<u>2903</u>	<u>1</u>	PROSPECT AVE	BERGEN COUNTY PARK COMM	15C		N	21.9	21.9	0	0	Green Acres Program Land (Wood Dale County Park); Bergen County Park Commission land.	Bergen County Park Commission land for Wood Dale County Park as listed in the 2004 Bergen County's Green Acres Recreation and Open Space Inventory. Park includes: pond (with fishing and ice skating); tennis courts; picnic facilities; children's play ground.
Total Acreage							365.679	346.0077	19.6713			

Appendix A-2. Properties in Woodcliff Lake Deemed Potentially Suitable for Inclusionary Affordable Housing (Realistic Development Potential)

Appendix A-2. Properties in Woodcliff Lake Deemed Potentially Suitable for Inclusionary Affordable Housing (Realistic Development Potential)

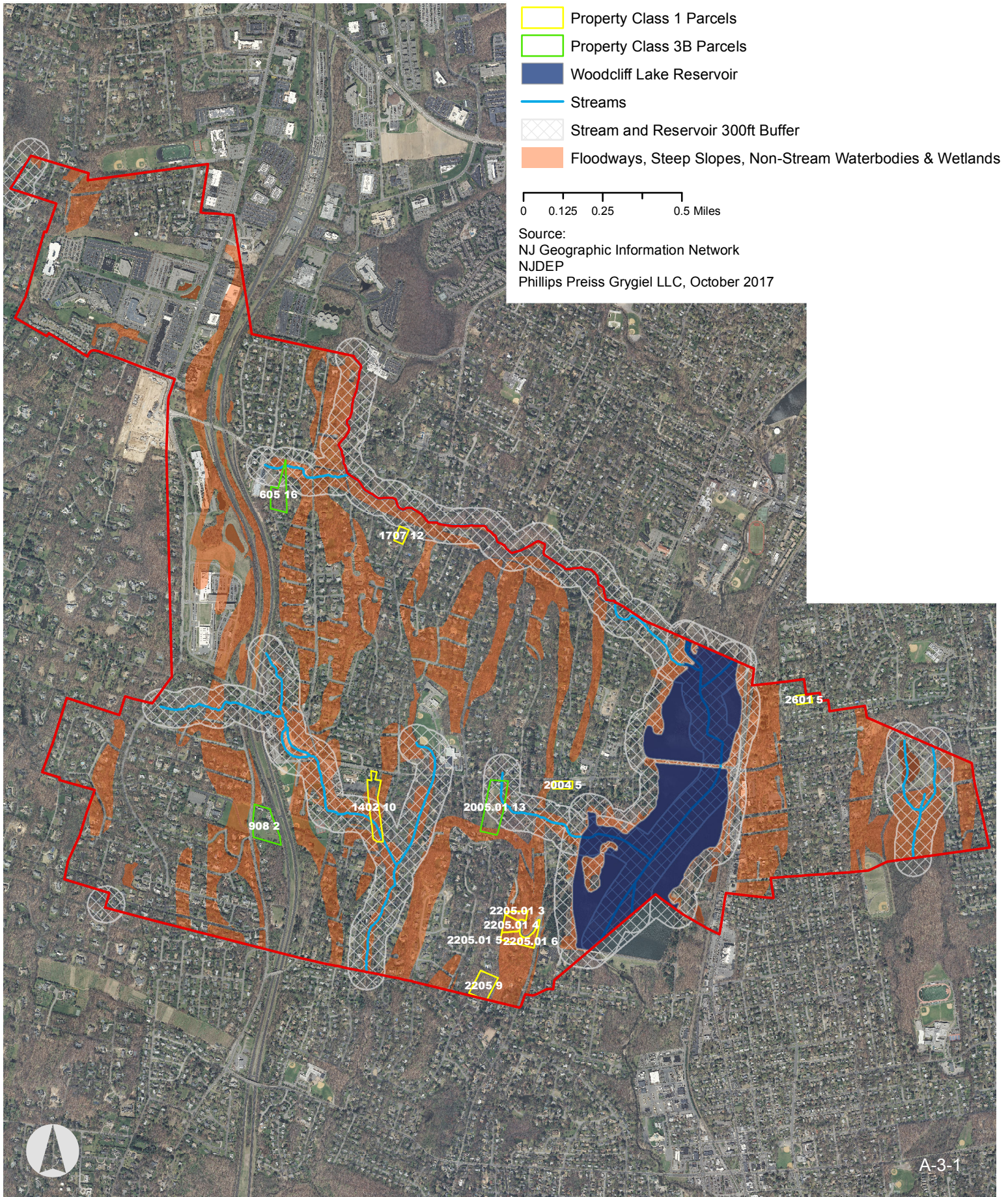
Block	Lot	Address	Owner	Property Class	SDRP Plan Area	Sewer Service Area	Listed Acreage	GIS Calculated Acreage	Constrained Acreage	Developable Acreage	Potential Affordable Units Generated	Constraint Description	Additional Notes	ZONE
605	16	GLEN ROAD	JP DECANDIDO/D EC. FAM. PTNSHP	3B	1	Y	5.6	-	0.6	5	10.0	Relatively land locked, Only access point is through the Bedford Road cul-de-sac. Bear Brook Tributary runs through the northern tip of the parcel. 0.16 ac is soil classification WeuD: 15-25%. 1.64 ac is WeuC soil classification: 8-15% slopes. Additional 0.44 ac of stream buffer constraint. (0.16ac is also constrained by slopes for a total of .6 ac of stream buffer constraint).	5.0 acres are suitable at 10 units/acre, resulting in 50 units with a 20% set-aside of 10 units	R-22.5
908	2	88 OVERLOOK DR	JENSEN,FINN KENNETH	3B	1	Y	5	-	0.04	4.96	9.7	Eastern frontage is on the Garden State Parkway. An additional 0.1 ac is property class 3A (same block and lot) with 1,160 sq. feet of building described as 1S-F-R-DG-AG-1U boundary unknown but included in GIS parcel with the 3B .Northwestern corner is 0.04 ac of WeuD: 25-35% Slope. Southern edge .16 ac is WemC soil classification: 8-15% slope.	4.69 acres are suitable at 10 units/acre, resulting in 49.6 units at a set-aside of 9.7 units	R-30
1402	10	WOODCLIFF AVENUE	CATHERWOOD , GEORGE J EILEEN	1	1	Y	4.2	-	2.334	1.866	3.73	2.124 Ac of land constrained by wetlands and 100 year floodplain. Constraints split parcel into three unconstrained pieces, two of which are too small for development (0.05 ac and 0.16 ac). The two smaller parcels, 0.21 additional ac, are constrained by the Musquapsink Brook buffer that aren't already by wetlands and slopes. (0.26 ac of the wetlands is also constrained by WeuD soil or 25-35% slopes)	Narrow parcel with limited access, and aside from wetlands, also has a large area to the rear within the 100-year floodplain. A density of 10 units per acre was applied to the developable portion.	R-22.5
1707	12	179 GLEN ROAD	LINRICH REALTY LLC	1	1	Y	0.9126	-	0	0.9126	1.8	0.10 ac is WeuC soil classification: 8-15 % slope	Listed as having no constraints in the 2008 Housing and Fair Share Plan. 10 units/acre resulting in 1.8 affordable unit set-aside.	R-22.5
2004	5	55 WOODCLIFF AVE	RASMUSSEN JR, RONALD	1	1	Y	0.899	-	0	0.899	1.8	Entire parcel is RkrC soil classification: 8 to 15% slope	There is an existing one story building on the lot according to aerial and "building description in assessors data. However, the parcel's assessed value (\$288,800) is only for the land. 10 units/acre resulting in 1.8 affordable unit set-aside.	R-22.5

Appendix A-2. Properties in Woodcliff Lake Deemed Potentially Suitable for Inclusionary Affordable Housing (Realistic Development Potential)

Block	Lot	Address	Owner	Property Class	SDRP Plan Area	Sewer Service Area	Listed Acreage	GIS Calculated Acreage	Constrained Acreage	Developable Acreage	Potential Affordable Units Generated	Constraint Description	Additional Notes	ZONE
2005.01	13	107 WOODCLIFF AVE	SACCHIERI, PAUL & LINDA	3B	1	Y	5	-	3.97	1.03	0.0	Pascack Brook Tributary runs along eastern edge of property. 4.29 Ac is a constrained by C1 Stream Buffer. Within the already constrained land in the stream buffer 0.32 ac is an artificial lake, .36 ac is wetlands, .11 ac is in the floodway. (without knowing the 3A/3B boundary hard to tell how much of the environmental constraints are in the .9ac of 3A property). 0.58 ac is WemE soil classification: 25-35% slope in the southern portion of the lot. Northern 4.36 ac is RkrC soil classification: 8-15% slope (part of this acreage is also constrained by the wetlands, stream buffer and lake). Another 1.26 ac is WemC soil classification: 8-15% slope. 3A parcel included in GIS parcel with the 3B so 0.9 ac of the 4.87 total constrained land is most likely 3A property and thus leaving almost an acre of 3B Land unconstrained.	The property was presumed to have 1 acre of unconstrained land leading to an RDP of one unit. However, upon reexamination it was discovered that the portion that is unconstrained is inaccessible, located to the rear of the site and requiring a crossing of a C-1 SWRPA buffer, and therefore cannot be developed.	R-22.5
2205	9	PASCACK ROAD	GROSS, PAUL L. & GAYLE	1	1	Y	3.2	-	0	3.2	0.0	Parcel is landlocked. Entire parcel is WemC and WeuC soil classification: 8 to 15% slope	Cannot be accessed and too steep for residential development.	R-22.5
2205.01	3	3 ROSENGREN COURT	LANE, E. & MCGUINNESS, P.	1	1	Y	1.0	-	1.0	0		Entire parcel is WemE soil classification: 25-35% Slopes;	The overall property is ±580 feet deep from its Old Pascack Road/Pascack Road frontage to the rear property line - with a change in grade from 128 feet above MSL at the front property line to 240 feet above MSL at the rear property line. This indicates a change in grade of just under 20%. COAH's second round rules permit sites which have slopes in excess of 15% to be excluded from the RDP analysis in those cases where the municipality has a steep slope protection ordinance - which Woodcliff Lake does have.	R-22.5
2205.01	4	10 ROSENGREN COURT	LANE, E. & MCGUINNESS, P.	1	1	Y	1.5	-	1.5	0		Entire parcel is WemE soil classification: 25-35% Slopes;		R-22.5
2205.01	5	6 ROSENGREN COURT	LANE, E. & MCGUINNESS, P.	1	1	Y	1.3	-	1.3	0		Entire parcel is WemE soil classification: 25-35% Slopes;		R-22.5
2205.01	6	2 ROSENGREN COURT	LANE, E. & MCGUINNESS, P.	1	1	Y	1.4	-	1.4	0	0.0	Entire parcel is WemE soil classification: 25-35% Slopes;		R-22.5
2601	5	ELM PLACE	KORDULA CHARLES & ALBERTE	1	1	Y	0.8529	-	0	0.8529	1.7	0.133 ac is WeuC soil classification: 8-15% slope	10 units/acre applied to the parcel resulting in 1.7 units	R-15
Total							30.8645	-	12.144	18.7205	28.73			

Appendix A-3. Maps of Properties in Woodcliff Lake Deemed Suitable for Potential Inclusionary Affordable Housing (Realistic Development Potential)

Woodcliff Lake, NJ Environmental Constraints and Vacant Land Inventory



Woodcliff Lake, NJ: Property Class 3B
Block 605, Lot 16

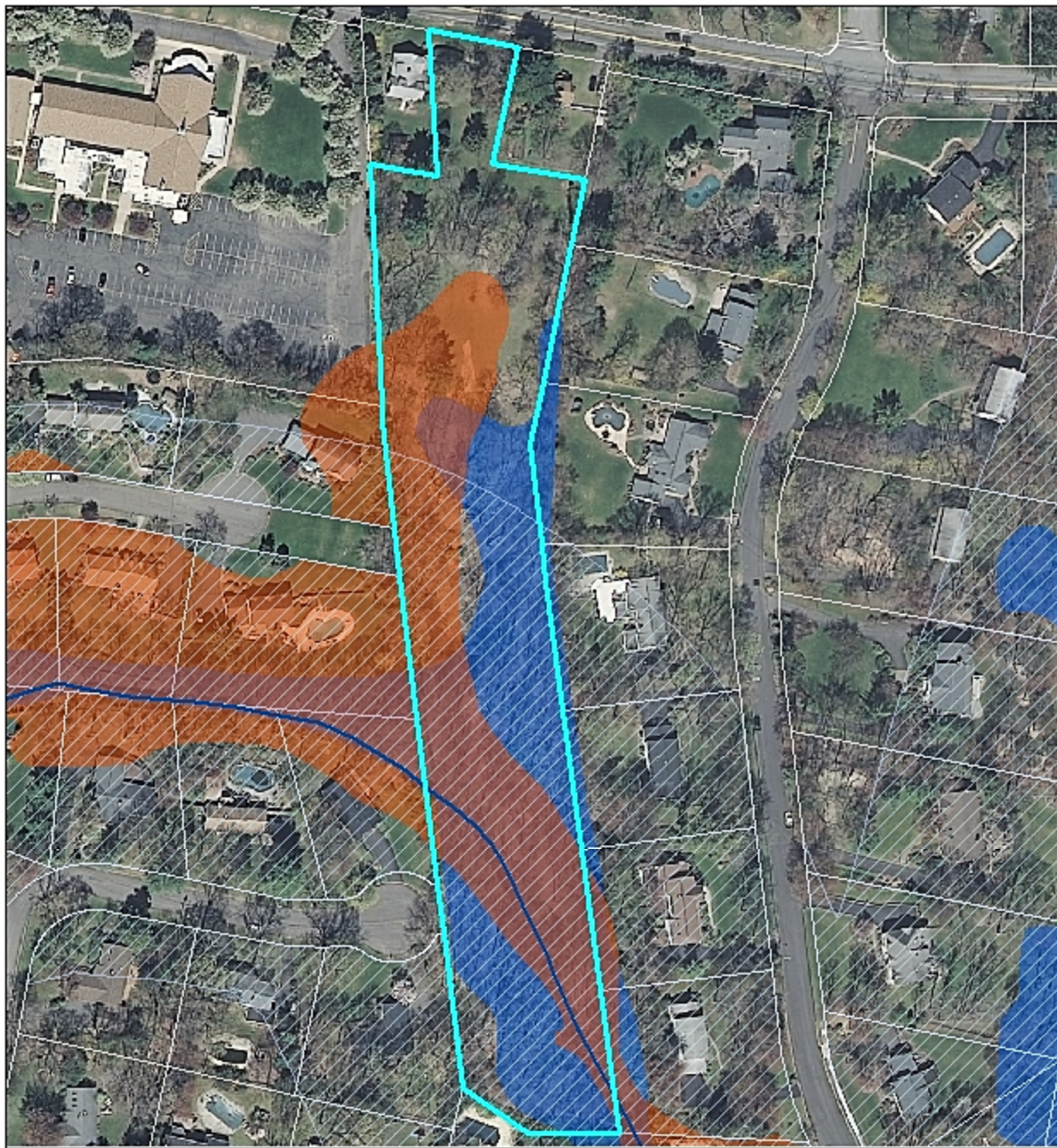





-  UR: Urban Land
-  WemC: 8-15% Slope
-  WeuC: 8-15% Slope
-  WeuD: 25-35% Slope
-  Property Class 3B Developable Parcels

Woodcliff Lake, NJ: Property Class 3B
Block 908 lot 2



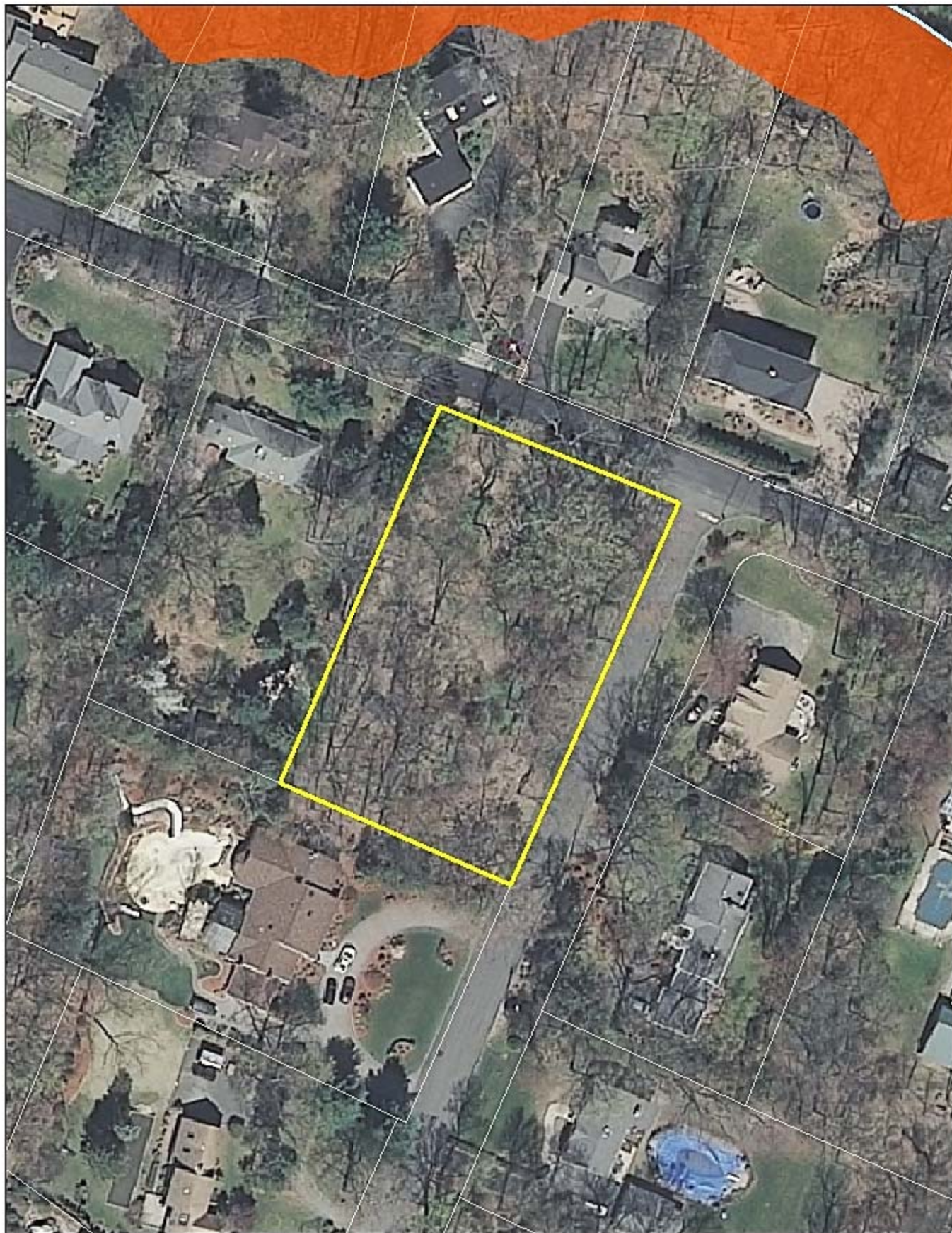


-  Property Class 1 Developable Parcels
-  300 ft Reservoir Buffer
-  300 ft Stream Buffer
-  100 Year Floodplain
-  Wetlands
-  Streams

Woodcliff Lake, NJ: Property Class 1
Block 1402, Lot 10



Woodcliff Lake, NJ: Property Class 1
Block 1707, Lot 12



-  Property Class 1 Developable Parcel
-  Environmental Constraints
-  Streams





- RkrC: 8-15% Slopes
- WeuD: 25-35% Slope



Woodcliff Lake, NJ: Property Class 1
Block 2004 lot 5

Woodcliff Lake, NJ: Property Class 3B
Block 2005.01 Lot 13

Parcel includes 0.9 ac of Property Class 3A
(Boundary unknown - according to aerial most likely the
northern portion of the lot is 3A)



-  Property Class 3B Developable Parcels
-  Streams
-  Stream and Reservoir 300ft Buffer
-  Floodway, Steep Slopes, Non-Stream Waterbodies, Wetlands
-  RkrC: 8-15% Slopes
-  WemC: 8-15% Slope
-  WemE: 25-35% Slope
-  WeuC: 8-15% Slope






Woodcliff Lake, NJ: Property Class 1
Block 2205, Lot 9

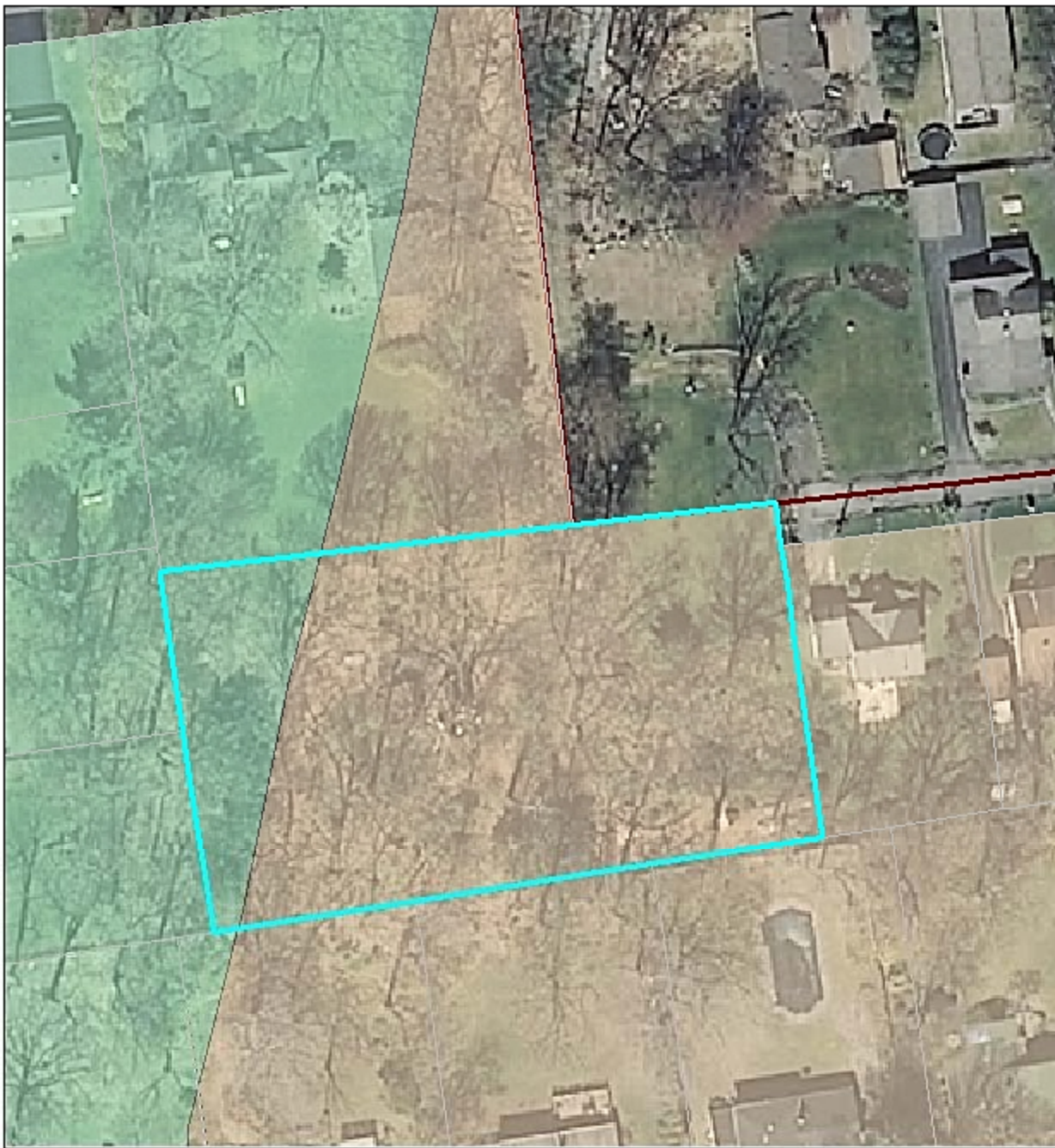


-  Property Class 1 Developable Parcel
-  Environmental Constraints
-  Streams

Woodcliff Lake, NJ: Property Class 1
Block 2205.01, Lots 3, 4, 5 & 6



-  Property Class 1 Developable Parcels
 -  Stream and Reservoir 300ft Buffer
 -  WemE: 25-35% Slope
- A-3-9



Woodcliff Lake, NJ: Property Class 1
Block 2601 lot 5

-  WeuB: 3-8% Slope
-  WeuC: 8-15% Slope
-  Property Class 1 Development
-  300 ft Reservoir Buffer

