

BOROUGH OF NORTH PLAINFIELD MASTER PLAN HOUSING ELEMENT AND FAIR SHARE PLAN

Prepared for:

Planning Board
Borough of North Plainfield
263 Somerset Street
North Plainfield, NJ 07060

Prepared by:

Phillips Preiss Grygiel Leheny Hughes LLC
Planning and Real Estate Consultants
33-41 Newark Street
Hoboken, New Jersey 07030

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

A handwritten signature in black ink, appearing to read "Paul Grygiel", is written over a horizontal line.

Paul Grygiel
New Jersey Professional Planner License # 5518

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I. Introduction

This Housing Element and Fair Share Plan has been prepared on behalf of the Borough of North Plainfield, Somerset County, in accordance with the New Jersey Municipal Land Use Law 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 2008 Housing Element and Fair Share 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 Prior Round Obligation¹, Present Need and Prospective Need. 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. Importantly, the Court preserved Prior Round obligations.

North Plainfield 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. North Plainfield has fulfilled its Prior Round Obligation and addressed its Prospective Need, and will address a reasonable portion of its Present Need, while asking for a waiver from addressing the full obligation.

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. The Court also 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, North Plainfield, 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 its 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 the 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 2013, there were 7,868 housing units in North Plainfield, of which 516, or 6 percent, were vacant. Of the 7,352 occupied units, 56 percent were owner occupied and 44 percent were renter occupied. Table 1, Housing Units by Occupancy Status, 2013, illustrates this occupancy status in 2013.

Table 1. Housing Units by Occupancy Status, 2013

	Housing Units	Owner Occupied	Renter Occupied
Occupied	7,352	4,154	3,198
Vacant	516	-	-
Total	7,868	-	-

Source: American Community Survey, 2009-2013

Approximately 48 percent of the total housing stock consists of single-family detached units. Structures with three or more units make up 30 percent of the total housing stock. See Table 2, Housing Units by Number of Units in Structure, 2013, for a detailed explanation of housing units in 2013.

Table 2. Housing Units by Number of Units in Structure, 2013

Number of Units	Total	Percent
1, Detached	3,801	48.3%
1, Attached	219	2.8%
2	1,491	19.0%
3 or 4	497	6.3%
5 to 9	618	7.9%
10 to 19	337	4.3%
20+	905	11.5%
Mobile Home	0	0.0%
Other	0	0.0%
Total	7,868	100.0%

Source: American Community Survey, 2009-2013

Table 3, Housing Units by Age, 2013 illustrates the age of the Borough's housing stock. As one would expect from an older, largely built-out community, a large portion of the housing (i.e., 30 percent) was constructed before 1940. However, the majority of the housing (i.e., 63 percent) was constructed in the years between 1940 and 1979. Less than 4 percent of the Borough's housing was constructed in the years following 1990.

Table 3. *Housing Units by Age, 2013*

Year Built	Total Units	Percent
2010 or later	0	0.0%
2000-2010	77	1.0%
1990-2000	205	2.6%
1980-1989	307	3.9%
1970-1979	607	7.7%
1960-1969	1,644	20.9%
1950-1959	1,546	19.6%
1940-1949	1,122	14.3%
Before 1940	2,360	30.0%
Total	7,868	100.0%

Source: American Community Survey, 2009-2013

Table 4, Housing Units by Number of Rooms for North Plainfield and Somerset County, 2013, shows that in North Plainfield, 22 percent of housing units have between one and three rooms; 50 percent have between four and six rooms; and 29 percent have seven or more rooms. In Somerset County, 10 percent of housing units have between one and three rooms; 42 percent have between four and six rooms; and 48 percent have seven or more rooms. The mean number rooms per unit in North Plainfield is 5.2, which indicates that housing stock in the Borough has, on average, fewer rooms than that of housing units County-wide (i.e., 6.4 rooms per unit).

Table 4. Housing Units by Number of Rooms for North Plainfield and Somerset County, 2013

Rooms	Number of Units in North Plainfield	Percent of Units in North Plainfield	Number of Units in Somerset County	Percent of Units in Somerset County
1	206	2.6%	1,331	1.1%
2	215	2.7%	1,301	1.1%
3	1,275	16.2%	9,059	7.3%
4	1,180	15.0%	14,665	11.8%
5	1,430	18.2%	18,446	14.9%
6	1,286	16.3%	19,244	15.5%
7	1,112	14.1%	16,292	13.2%
8	704	8.9%	16,869	13.6%
9+	460	5.8%	26,578	21.5%
Total	7,868	100.0%	123,785	100.0%
Mean Rooms per Unit	5.2		6.4	

Source: American Community Survey, 2009-2013

Tables 5 and 6, Housing Values, Owner Occupied, 2000 and 2013, respectively, show that the median housing value of owner-occupied housing in North Plainfield increased 86 percent between 2000 and 2013. During this same time, the median value of owner-occupied housing in Somerset County increased by 79 percent. In 2000, North Plainfield's median housing value of \$150,700 was 32 percent lower than that of Somerset County's median value of \$222,400. In 2013, North Plainfield's median housing value of \$280,800 was 30 percent lower than that of the median value of \$398,800 for Somerset County.

Table 5. Housing Values, Owner Occupied, 2000

Housing Value	Number in North Plainfield	Percent in North Plainfield	Number in Somerset County	Percent in Somerset County
Less than \$50,000	93	2.2%	722	0.9%
\$50,000 to \$99,999	326	7.7%	3,965	4.7%
\$100,000 to \$149,999	1,659	39.3%	14,984	17.8%
\$150,000 to \$199,999	1,767	41.8%	17,502	20.8%
\$200,000 to \$299,999	339	8.0%	20,315	24.1%
\$300,000 to \$499,999	37	0.9%	18,122	21.5%
\$500,000 to \$999,999	4	0.1%	7,089	8.4%
\$1,000,000 or more	0	0.0%	1,454	1.7%
Total	4,225	100.0%	84,153	100.0%
2000 Median Value	\$150,700		\$222,400	

Source: 2000 U.S. Census

Table 6. Housing Values, Owner Occupied, 2013

Housing Value	Number in North Plainfield	Percent in North Plainfield	Number in Somerset County	Percent in Somerset County
Less than \$50,000	47	1.1%	951	1.1%
\$50,000 to \$99,999	84	2.0%	787	0.9%
\$100,000 to \$149,999	188	4.5%	1,599	1.8%
\$150,000 to \$199,999	400	9.6%	2,981	3.3%
\$200,000 to \$299,999	1,787	43.0%	19,103	21.2%
\$300,000 to \$499,999	1,528	36.8%	33,576	37.3%
\$500,000 to \$999,999	120	2.9%	26,385	29.3%
\$1,000,000 or more	0	0.0%	4,681	5.2%
Total	4,154	100.0%	90,063	100.0%
2013 Median Value	\$280,800		\$398,800	

Source: American Community Survey, 2009-2013

Monthly rental costs in North Plainfield are somewhat lower than that of Somerset County, with almost 77 percent of Borough renters paying over \$1,000 per month in rent. In North Plainfield, the largest percentage of renters (i.e., 50 percent) pay between \$1,000 and \$1,499 per month in rent. See Table 7, Comparison of North Plainfield and Somerset County, Monthly Rental Cost, 2013, for additional details.

Table 7. Comparison of North Plainfield and Somerset County, Monthly Rental Cost, 2013

Monthly Rent	Number in North Plainfield	Percent in North Plainfield	Number in Somerset County	Percent in Somerset County
Less than \$200	0	0.0%	158	0.6%
\$200 - \$299	28	0.9%	332	1.4%
\$300 - \$499	47	1.6%	624	2.5%
\$500 - \$749	69	2.3%	753	3.1%
\$750 - \$999	546	18.1%	2,460	10.0%
\$1,000 - \$1,499	1,506	49.9%	9,968	40.7%
\$1,500 or more	825	27.3%	10,216	41.7%
Total	3,021	100.0%	24,511	100.0%
Median Rent	\$1,219	-	\$1,386	-

Source: American Community Survey, 2009-2013

In 2013, 49 percent of North Plainfield owner occupied households contributed 30 percent or more of their income towards monthly housing costs, whereas 26 percent of North Plainfield owner occupied households expended less than 20 percent of their income on monthly housing costs. See Table 8, Monthly Housing Costs as Percentage of Household Income in the Past 12 Months – Owner Occupied Units, for further information.

Table 8. Monthly Housing Costs as Percentage of Household Income in the Past 12 Months – Owner Occupied Housing Units, 2013

	Less than 20 percent	20 to 29 percent	30 percent or more
Less than \$20,000	0.0%	0.0%	4.0%
\$20,000 - \$34,999	0.0%	0.5%	6.4%
\$35,000 - \$49,999	1.0%	2.1%	8.8%
\$50,000 - \$74,999	2.3%	5.5%	13.7%
\$75,000 or more	22.6%	16.6%	16.5%
Zero or Negative Income	0.0%		

Source: American Community Survey, 2009-2013

In 2013, approximately 50 percent of North Plainfield renter occupied households contributed 30 percent or more of their income to monthly housing costs. In contrast, 22 percent of North Plainfield renter occupied households contributed less than 20 percent of their income on monthly housing costs. See Table 9, Monthly Housing Costs as a Percentage of Household Income in the Past 12 Months – Renter Occupied Units, 2013, for further information.

Table 9. Monthly Housing Costs as a Percentage of Household Income in the Past 12 Months – Renter Occupied Housing Units, 2013

	Less than 20 percent	20 to 29 percent	30 percent or more
Less than \$20,000	0.0%	0.9%	14.9%
\$20,000 - \$34,999	0.0%	0.9%	18.5%
\$35,000 - \$49,999	1.2%	3.7%	11.1%
\$50,000 - \$74,999	6.2%	8.1%	5.0%
\$75,000 or more	15.0%	8.5%	0.2%
Zero or Negative Income	1.1%		
No Cash Rent	4.6%		

Source: American Community Survey, 2000-2013

North Plainfield has 58 housing units that lack complete plumbing facilities and 454 units that are overcrowded (defined as having 1.01 or more persons per room). The Borough also has 105 units that have no telephone service available and 104 units that lack complete kitchen facilities. See Table 10, Selected Quality Indicators, Occupied Housing Stock, 2013, for further information.

Table 10. Selected Quality Indicators, Occupied Housing Stock, 2013

	Overcrowded	No Telephone Service Available	Lacking Complete Plumbing Facilities	Lacking Complete Kitchen Facilities
Units	454	105	58	104

Source: American Community Survey, 2009-2013

General Population Characteristics

The population of North Plainfield has increased overall between 1980 and 2010. Though the Borough’s population decreased slightly between 1980 and 1990 (i.e., -1.5%), it grew by 12 percent between 1990 and 2000. In 2010, the Borough’s population was observed at 21,936 persons. See Table 11, Population Change, 1980-2010, for more information.

Table 11. Population Change, 1980-2010

	1980	1990	Percent Change (1980-1990)	2000	Percent Change (1990-2000)	2010	Percent Change (2000-2010)
North Plainfield	19,108	18,820	-1.5%	21,103	12.1%	21,936	3.9%
Somerset County	203,129	240,279	18.3%	297,490	23.8%	323,444	8.7%

Source: 1980, 1990, 2000, and 2010 U.S. Census

From 2000 through 2010, there were shifts in the age distribution of North Plainfield. The age group 15 to 24 increased from 2,625 persons to 2,849 persons (i.e., 9 percent). The age group 25 to 34 decreased from 3,837 persons to 3,589 persons (i.e., -7 percent). The largest decrease was for the age group 75 and older, which decreased from 1,038 persons to 815 persons (i.e., -22 percent). The largest increase was for the age group 55 to 64, which increased from 1,434 persons to 2,259 persons (i.e., 58 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	1,654	7.8%	1,611	7.3%	-2.6%
5-14	2,990	14.2%	2,869	13.1%	-4.0%
15-24	2,625	12.4%	2,849	13.0%	8.5%
25-34	3,837	18.2%	3,589	16.4%	-6.5%
35-44	3,872	18.3%	3,650	16.6%	-5.7%
45-54	2,695	12.8%	3,267	14.9%	21.2%
55-64	1,434	6.8%	2,259	10.3%	57.5%
65-74	958	4.5%	1,027	4.7%	7.2%
75+	1,038	4.9%	815	3.7%	-21.5%
Totals	21,103	100.0%	21,936	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; however, 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 2013, there were 7,350 households in North Plainfield, with an average of 2.94 persons per household and an average of 3.40 persons per family. Approximately 71 percent of the households are comprised of married

couples with or without children. Almost 29 percent of the North Plainfield households are non-family households, which includes individuals.

Income Characteristics

Persons residing in North Plainfield have, on average, lower incomes than that of Somerset County. Annual median income for Borough households in 2013 was \$64,503, whereas annual median income for households County-wide was \$99,020. Table 13, Household and Family Income by Income Brackets for North Plainfield and Somerset County, 2013, 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 North Plainfield and Somerset County, 2013

	North Plainfield		Somerset County	
	Households	Percent	Households	Percent
Less than \$10,000	221	3.0%	2,888	2.5%
\$10,000 - \$14,999	206	2.8%	2,311	2.0%
\$15,000 - \$24,999	654	8.9%	5,545	4.8%
\$25,000 - \$34,999	632	8.6%	6,816	5.9%
\$35,000 - \$49,999	1,000	13.6%	9,474	8.2%
\$50,000 - \$74,999	1,551	21.1%	15,943	13.8%
\$75,000 - \$99,999	1,176	16.0%	15,481	13.4%
\$100,000 - \$149,999	1,147	15.6%	22,760	19.7%
\$150,000 - \$199,999	456	6.2%	14,210	12.3%
\$200,000 or more	309	4.2%	20,102	17.4%
Total	7,352	100.0%	115,531	100.0%
Median Income	\$64,503		\$99,020	

Source: American Community Survey, 2009-2013

Although the Census data does not provide a breakdown of household income by household size, COAH's 2013 Regional Income Limits for Hunterdon/Middlesex/Somerset County (Region 3) for a household of one person was \$73,500. As such, the moderate-income threshold for a household of one person was \$58,800 (i.e., 80 percent of \$73,500). In attempting to approximate the number of low- and moderate-income households in the Borough, using a household size of one is a conservative approach that represents just a minimum threshold. Table 13 above shows that the percentage of households in the Borough for which income was below this minimum threshold was approximately 37 percent.

The percentage of persons and households below the poverty level, as defined by the 2013 American Community Survey, equates to 11 percent of all North Plainfield residents. This is higher than that of the County as a whole, wherein 5 percent of County residents were living below the poverty level in 2013.

Employment Characteristics

Table 14, Employment Status, 2013, 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 78 percent of North Plainfield residents 16 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, approximately 92 percent are employed and approximately 8 percent are unemployed.

Table 14. *Employment Status, 2013*

	Number in North Plainfield	Percent in North Plainfield
Population 16 years and over	16,995	-
In Labor Force	13,268	78.1%
Civilian Labor Force	13,268	78.1%
<i>Employed</i>	12,183	91.8%
<i>Unemployed</i>	1,085	8.1%
Armed Forces	0	0.0%
Not in Labor Force	3,727	21.9%

Source: American Community Survey, 2009-2013

Table 15, Employment by Occupation, North Plainfield, 2013, identifies the occupations of employed persons in the Borough. While North Plainfield residents work in a variety of industries, 27 percent of employed residents work in Management, Business, Science, and Arts-related occupations; 26 percent work in Sales and Office-related occupations; and 20 percent work in Service-related occupations.

Table 15. *Employment by Occupation, North Plainfield, 2013*

Sector Jobs	Number	Percent
Management, Business, Science, and Arts Occupations	3,251	26.7%
Service	2,412	19.8%
Sales and Office	3,223	26.5%
Natural Resources, Construction, and Maintenance	912	7.5%
Production, Transportation, and Moving	2,385	19.6%
Total	12,183	100.0%

Source: American Community Survey, 2009-2013

Table 16, Distribution of Employment by Industry, Borough Residents, 2013, shows the distribution of employment by industry for employed North Plainfield residents. The four industries to capture the largest segments of the population were the Educational, Health, and Social Services sector at 21 percent; the Manufacturing sector at 15 percent; the Retail Trade sector at 13 percent; and the Professional, Scientific, Management, Administrative, and Waste Management Services sector at 10 percent.

Table 16. Distribution of Employment by Industry, Borough Residents, 2013

Sector Jobs	Number	Percent
Agriculture, Forestry, Fishing and Hunting, and Mining	38	0.3%
Construction	575	4.7%
Manufacturing	1,786	14.7%
Wholesale Trade	301	2.5%
Retail Trade	1,538	12.6%
Transportation and Warehousing, and Utilities	1,008	8.3%
Information	451	3.7%
Financing, Insurance, Real Estate, Renting, and Leasing	695	5.7%
Professional, Scientific, Management, Administrative, and Waste Management Services	1,202	9.9%
Educational, Health and Social Services	2,571	21.1%
Arts, Entertainment, Recreation, Accommodation and Food Services	986	8.1%
Public Administration	684	5.6%
Other	348	2.9%
Total	12,183	100.0%

Source: American Community Survey, 2009-2013

Of employed Borough residents, approximately 81 percent are private wage and salary workers; 14 percent are government workers; and 4 percent are self-employed. See Table 17, Distribution by Class of Worker, 2013, for additional details.

Table 17. Distribution by Class of Worker in North Plainfield, 2013

	Number	Percent
Private Wage and Salary Workers	9,898	81.2%
Government Workers	1,737	14.3%
Self-employed in own not incorporated business workers	531	4.4%
Unpaid family workers	17	0.1%
Total	12,183	100.0%

Source: American Community Survey, 2009-2013

The New Jersey Department of Labor and Statistics tracks covered employment throughout the State. See Table 18, Public Sector Employment in North Plainfield by Industry Sector, 2002, 2007, 2011, for additional details. According to the New Jersey Department of Labor and Statistics, there were 2,686 private sector jobs in North Plainfield in 2011. Educational Services; Retail Trade; and Health Care and Social Assistance were the largest sectors of in-town employment, with 668, 596, and 298 jobs,

respectively. Table 18 also shows the number of employees by sector in North Plainfield in 2002 and 2007. The largest decreases in local employment between 2002 and 2011 were in the Retail Trade (177 jobs) and Construction (89 jobs) sectors, which experienced decreases of 23 percent and 42 percent, respectively. The sector that saw the largest local increase in employment between 2002 and 2011 was the Educational Services sector, with an increase of 143 jobs (or 27 percent).

Table 18. Public Sector Employment in North Plainfield by Industry Sector, 2002, 2007, 2011

PRIVATE SECTOR JOBS	2002		2007		2011	
	COUNT	SHARE	COUNT	SHARE	COUNT	SHARE
Agriculture, Forestry, Fishing and Hunting, and Mining	2	0.1%	0	0.0%	0	0.0%
Mining, Quarrying, and Oil and Gas Extraction	0	0.0%	0	0.0%	0	0.0%
Utilities	2	0.1%	0	0.0%	0	0.0%
Construction	210	7.0%	167	5.0%	121	4.5%
Manufacturing	40	1.3%	13	0.4%	46	1.7%
Wholesale Trade	72	2.4%	45	1.4%	29	1.1%
Retail Trade	773	25.6%	928	27.9%	596	22.2%
Transportation and Warehousing	23	0.8%	48	1.4%	20	0.7%
Information	7	0.2%	5	0.2%	12	0.4%
Finance and Insurance	109	3.6%	118	3.6%	77	2.9%
Real Estate and Rental and Leasing	60	2.0%	61	1.8%	59	2.2%
Professional, Scientific and Technical Services	152	5.0%	114	3.4%	107	4.0%
Management of Companies and Enterprises Administration & Support	0	0.0%	0	0.0%	4	0.1%
Waste Management and Remediation	86	2.8%	148	4.5%	93	3.5%
Educational Services	525	17.4%	526	15.8%	668	24.9%
Health Care and Social Assistance	350	11.6%	500	15.1%	298	11.1%
Arts, Entertainment, and Recreation	1	0.0%	3	0.1%	40	1.5%
Accommodation and Food Services	175	5.8%	156	4.7%	153	5.7%
Other Services (Excluding Public Administration)	238	7.9%	152	4.6%	153	5.7%
Public Administration	193	6.4%	338	10.2%	210	7.8%
TOTAL PRIVATE SECTOR	3,018	100.0%	3,322	100.0%	2,686	100.0%

Source: State of New Jersey Department of Labor and Workforce Development Local Employment Dynamics; <http://onthemap.ces.census.gov/>

Growth Trends and Projections

Residential Trends and Projections

According to the New Jersey Construction Reporter, between 2004 and 2014, North Plainfield issued 10 residential certificates of occupancy: nine were for one- and two-family dwelling units and one was for a multifamily dwelling unit. See Table 19, Residential Certificates of Occupancy, 2004-2014, for additional details.

Table 19. Residential Certificates of Occupancy, 2004-2014

	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	Total
1 & 2 Family	1	1	0	0	0	0	2	5	0	0	0	9
Multifamily	1	0	0	0	0	0	0	0	0	0	0	1
Total	2	1	0	0	0	0	2	5	0	0	0	10

Source: New Jersey Construction Reporter

North Plainfield is essentially a fully developed community, with environmental constraints on the remaining undeveloped tracts zoned for residential use. As evidenced by Table 19, the Borough has had on average only one new dwelling unit constructed each year over the past decade. Given the lack of vacant, developable land in the municipality, it is not anticipated there will be much new housing development in coming years other than redevelopment of existing developed properties. One such property is described in Chapter V, the Villa Maria site.

Non-Residential Trends and Projections

According to the New Jersey Construction Reporter, between 2003 and 2013, North Plainfield issued certificates of occupancy for a total of ±274,035 square feet of non-residential building space. See Table 20, Non-Residential Certificates of Occupancy, 2003-2013, for additional details. The majority of the non-residential growth can be attributed to:

- A total of 262,250 square feet of multifamily/dormitory space in 2003 and 2004; and
- A total of 11,785 square feet of office space in 2010, 2012 and 2013.

Table 20. Non-Residential Certificates of Occupancy, 2003-2013

	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	Total
Office	0	0	0	0	0	0	0	4,297	0	3,648	3,840	11,785
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	261,000	1,250	0	0	0	0	0	0	0	0	0	262,250
Hotel/ Motel	0	0	0	0	0	0	0	0	0	0	0	0
Education	0	0	0	0	0	0	0	0	0	0	0	0
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	0	0	0	0	0
Storage	0	0	0	0	0	0	0	0	0	0	0	0
Signs, Fences, Utility & Misc.	0	0	0	0	0	0	0	0	0	0	0	0
TOTAL	261,000	1,250	0	0	0	0	0	4,297	0	3,648	3,840	274,035

Source: New Jersey Construction Reporter

Capacity for Growth

North Plainfield is essentially fully developed. A map is attached showing the existing land use categories as identified in the 2014 North Plainfield Master Plan, as well as environmental constraints as determined by the New Jersey Department of Environmental Protection. While there are a number of parcels identified as vacant in the 2014 Master Plan, most of these are also encumbered by flood hazard areas, water bodies and/or wetlands. This map does not even factor in required buffer areas for these environmental features, which would further restrict development potential.

As this map shows, there is only one sizable tract (Villa Maria, discussed in the following chapter) and various smaller parcels that are identified as vacant and that have development potential. A number 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. Therefore, any existing vacant or potentially redeveloped parcels have been taken into account in this document, with affordable housing proposed for the one site that can realistically accommodate a significant amount of development.

V. Fair Share Plan

North Plainfield's Affordable Housing Efforts

The Borough of North Plainfield has made good faith efforts to address its affordable housing obligations. In 2008, the Planning Board adopted a housing element and fair share plan and the governing body petitioned COAH for substantive certification of the plan. The 2008 housing plan addressed North Plainfield's obligations as they were determined at that time, while recognizing the Borough has limited resources to spend on the largest part of its obligation, the rehabilitation component. For example, North Plainfield has a development fee ordinance intended to bolster the Borough's affordable housing trust fund, but with minimal development activity, the trust fund has not received any development fees.

However, affordable housing units have been created and rehabilitated in North Plainfield in recent years, and the 2008 housing plan and this fair share plan identify realistic mechanisms for new affordable housing construction and rehabilitation projects.

Affordable Housing Obligations

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

Present Need (Rehabilitation Share): 266

Prior Round Obligation (1987 to 1999, pursuant to N.J.A.C. 5:93): 0

Third Round (1999 to 2025) Prospective Need: 173

The Present Need and Prospective Need are based upon a report entitled "New Jersey Low and Moderate Income Housing Obligations for 1999-2025 Calculated Using the NJ COAH Prior Round (1987-1999) Methodology," May 2016, prepared by David N. Kinsey, PhD, PP, FAICP (the "Kinsey Report"). The Prospective Need was adjusted as part of the settlement agreement.

Present Need

A municipality's present need, also referred to as its "rehabilitation obligation," is based upon the estimated amount of substandard housing occupied by low- and moderate-income households. As noted, the Borough's present need is 266 units. North Plainfield is requesting a waiver from addressing the entirety of its Present Need within this compliance period.

North Plainfield has a significant Present Need, but limited resources. As a minimum of \$10,000 per unit is required to obtain credit for rehabilitation, and the cost can often be much higher than the minimum, a municipal expenditure of over \$2 million will be required to address North Plainfield's obligation, unless other funding sources can be utilized. The Borough does not have the financial resources of other communities, most of which have much lower rehabilitation obligations. Further,

North Plainfield is essentially fully developed and thus does not expect to collect anywhere near the amount of affordable housing development fees to fund a rehabilitation program that addresses this obligation. Therefore a waiver is warranted for North Plainfield from addressing its full Present Need within this compliance period. The Spending Plan in Appendix 3 does provide funding to address part of the Borough's Present Need during the Third Round.

It should be noted, however, a number of substandard dwelling units in North Plainfield have been rehabilitated in the past few years.

Since 1988 a non-profit housing corporation, "Friends of the Carpenter," has administered a rehabilitation program for substandard dwelling units in North Plainfield occupied by low- and moderate-income households. This program is funded by the Borough of North Plainfield and provides interest-free loans to homeowners that meet income guidelines. The loan principal is forgiven at a rate of 10 percent a year, and is fully forgiven at the end of 10 years. The minimum loan amount through this program is \$10,000. The following is a list of properties included in this program and the year the loan was made:

1. 37 Duer Street, 1988
2. 38 Duer Street, 1988
3. 151 Manning Avenue, 1988
4. 214 Brook Avenue, 1989
5. 41 Harmony Street, 1989
6. 76 Summit Avenue, 1989
7. 223 Delacy Drive, 1991
8. 26 Stone Street, 1993
9. 205 Willow Avenue Ext., 1995
10. 98 Fairview Avenue, 1997
11. 468 Greenbrook Road, 1997
12. 369 West End Avenue, 1997
13. 36 Harmony Street, 1999
14. 31 Myrtle Avenue, 1999
15. 63 Myrtle Avenue, 1999
16. 208 Grove Street, 2000
17. 34 Rockview Avenue, 2000
18. 166 Sandford Avenue, 2014

Friends of the Carpenter has rehabilitated a number of other units throughout North Plainfield as well, but as the amount spent was less than \$10,000 per unit, credits are not being sought for these additional units.

In addition, North Plainfield participates in the Somerset County Community Development Block Grant Program, which has rehabilitated a number of housing units in recent years. These are as follows:

1. 28 Stone Street, 2001
2. 162 Netherwood Avenue, 2001
3. 457 Catalpa Avenue, 2003
4. 590 Mountainview Avenue, 2003
5. 153 Sycamore Avenue, 2003
6. 147 Delacy Avenue, 2005
7. 284 Leonard Place, 2005
8. 255 Carol Road, 2005
9. 512 Rockview Avenue, 2005

Although 27 housing units have been rehabilitated in North Plainfield in recent years, Fair Share Housing Center has indicated only rehabilitations completed since 2010 can be counted in the Third Round. Therefore, the Borough is requesting formal credit for one rehabilitated dwelling unit. North Plainfield will continue to promote rehabilitation of existing units through the above programs, which will be funded through its affordable housing trust fund and other sources.

Prior Round and Prospective Need Compliance Mechanisms

As noted above, the Borough has a Prior Round Obligation of 0 units, meaning no mechanisms are necessary to address this obligation. North Plainfield's Third Round Prospective Need obligation is 173 units.

A vacant land adjustment (included in Appendix 4) was prepared for North Plainfield in order to determine the municipality's realistic development potential (RDP) for the creation of new affordable housing units. This analysis determined that there are limited vacant and/or redevelopable properties in the municipality, with the result that North Plainfield has an RDP of 21 units. The RDP will be satisfied through the following compliance mechanisms, which are summarized in Table 21:

Group Homes

There are six existing group homes with a total of 23 bedrooms in North Plainfield:

1. **The Arc of Somerset County – Block 13, Lot 5:** This four-bedroom group home is located on Mobus Avenue and opened in 1987.
2. **Community Options, Inc. – Block 7, Lot 11:** This four-bedroom group home is located on Jefferies Place and opened in 1997.
3. **Devereux Foundation – Block 156.01, Lot 11:** This three-bedroom group home is located on Maple Terrace and opened in 1999.
4. **Community Options, Inc. – Block 147, Lot 16:** This four-bedroom group home is located on Myrtle Avenue and opened in 1997.
5. **Everas Community Services, Inc. – Block 154.01, Lot 2:** This four-bedroom group home is located on West End Avenue and opened in 2014.
6. **Keystone Community Living, Inc. – Block 194, Lot 17:** This four-bedroom group home is located on Lawrence Avenue and opened in 2012.

N.J.A.C. 5:93-1.3 defines a group home for the developmentally disabled as licensed and/or regulated by the New Jersey Department of Human Services as an “alternative living arrangement.” Per N.J.A.C. 5:93-5.8 alternative living arrangements may be used to address a municipal housing obligation.

The Borough is claiming credit for the three above group homes constructed in 1999 or later. The unit of credit is the bedroom and each unit may be used to address a municipality’s rental obligation. Therefore North Plainfield is eligible for 11 credits for these three group homes. Per N.J.A.C. 5:97-3.5, units created and occupied after December 15, 1986 may receive rental bonuses for the Prior Round Obligation. Thus, the above homes are eligible for rental bonuses. Documentation for these group homes is attached in Appendix 2.

Villa Maria Site

This 14.32-acre site is located in the north-central portion of the Borough of North Plainfield between Grove Street, Somerset Street and Interhaven Avenue and is identified as Block 110, Lots 2.02 through 2.14 on the Borough’s tax records. The property is currently developed with multiple vacant buildings and related improvements. It was previously used as a nursing home and rehabilitation facility, which closed in 2002. The oldest buildings on the Villa Maria site were originally constructed in the Nineteenth Century as part of a tuberculosis sanitarium. The site is in an area with established infrastructure and is readily available for redevelopment.

This approximately 14-acre property has also been under consideration for acquisition as open space. However, it would be possible to provide both open space and affordable housing on this property. The North Plainfield Planning Board approved a subdivision a few years ago that created 13 single-family residential lots along Grove Street and one large lot for the remainder of the property. The total area of these smaller residential lots is 2.36 acres (102,758 square feet). Subtracting the lot at the corner of Grove Street and Interhaven Avenue that is already developed with an existing dwelling in separate ownership, the area of the remaining 12 lots fronting on Grove Street is 2.07 acres (90,048 square feet). It is anticipated 13 low- and moderate-income units could be provided on this portion of the site. A redevelopment plan has been prepared for this property that permits residential development and requires the provision of a minimum of 13 low- and moderate-income units.

Table 21. Affordable Housing Credits to Address Realistic Development Potential

<u>Affordable Development</u>	<u>Type</u>	<u>Units</u>	<u>Bonus Credits</u>	<u>Total Credits Plus Bonuses</u>
Group Homes	Alternative Living Arrangements	11 bedrooms	0	11
Villa Maria Site	Inclusionary Development	13 units	6	19
TOTAL				30

Compliance Mechanisms to Address Unmet Need

The above-referenced 30 credits and bonuses, subtracted from the Third Round obligation of 173 units, results in an unmet need of 143 units, which shall be addressed through the following mechanisms:

1. **“Old Mill” – Brook Avenue and Pearl Street:** This 2.8-acre property is currently developed with older industrial buildings occupied by various commercial uses. The developable area of this property after accounting for environmentally constrained areas is 2.2 acres. The existing zoning of the property (B-1) permits apartment buildings up to four stories in height. An overlay zone will be created for this property that would require the provision of low- and moderate-income units but would allow for increased height and density. It is estimated that approximately 98 units could be constructed on the site in accordance with the proposed zoning regulations. With a set aside of 15% for rental units, this property would provide 15 affordable units, plus potential bonus credits; a 20% set aside for sale units would provide 20 affordable units.
2. **Inclusionary Zoning Requirements:** While there are no other large vacant parcels available for redevelopment at this time, it is possible that existing developed areas may be proposed for redevelopment. Article IXA of the Borough’s Revised General Ordinances, “Growth-Share Affordable Housing Obligation,” requires a set-aside of affordable units for new housing developments. This ordinance was adopted in response to the “growth share” methodology in COAH’s 2008 Substantive Rules and thus will need to be amended. The revised ordinance will require any housing development that creates six or more new dwelling units at a density of six or more units per acre to include a minimum affordable housing set aside of 15% for rental units or 20% for sale units.

Drafts of the above ordinance amendments are included in Appendix 1.

Spending Plan

The Borough of North Plainfield has a development fee ordinance which is intended to provide 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 detailed spending plan is included in Appendix 3.

Other Information

The Borough agrees to require 13% of all units referenced in this plan, with the exception of units constructed as of July 1, 2008, and units subject to preliminary or final site plan approval, to be very

low income units, with half of the very low income units being available to families. The municipality will comply with those requirements by adopting said provisions in its affordable housing ordinances.

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

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 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 law, provided that the Borough shall require a control period pursuant to N.J.A.C. 5:80-26.11 of not less than 50 years for all units addressing its prospective need obligation that have not yet been constructed, or for projects receiving nine percent Low Income Housing Tax Credits, a control period of not less than a 30 year compliance period plus a 15 year extended use period; all such units will receive one credit toward Prospective Need and may receive up to one bonus credit in accordance with the other terms of this Agreement.

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 municipality.

Appendices

Appendix 1: Proposed Ordinance Amendments

Appendix 2: Group Home Documentation

Appendix 3: Spending Plan

Appendix 4: Vacant Land Analysis

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Proposed Affordable Housing Zoning Amendments
Borough of North Plainfield

22-113B AHO AFFORDABLE HOUSING OVERLAY ZONE

22-113B.1 Uses.

In the AHO Affordable Housing Overlay Zone, in addition to any use permitted in the underlying zone district, multifamily residential development is permitted with development incentives for the provision of affordable housing.

22-113B.2 Required Conditions.

- a. Height. No building shall exceed a height of five (5) stories or sixty (60) feet.
- b. Minimum Lot Area. There shall be a minimum lot area of forty thousand (40,000) square feet.
- c. Front Yard. There shall be a front yard of not less than ten (10) feet along any street.
- d. Rear Yard. There shall be a rear yard of not less than twenty-five (25) feet.
- e. Side Yards. The minimum side yard width shall be fifteen (15) feet.
- f. Maximum Building Coverage. The total ground floor area of all buildings shall not exceed forty (40%) percent of the total lot area.
- g. Maximum Impervious Coverage. The total area of all impervious surfaces shall not exceed eighty-five (85%) percent of the total lot area.
- h. Maximum Gross Residential Density. The maximum gross residential density shall be thirty-five (35) dwelling units/acre, which shall be considered a “compensatory benefit” in exchange for the required provision of low- and moderate-income dwelling units as required by Subsection 22-113B.3.
- i. Off-Street Parking and Loading Requirements. Off-street parking and loading shall be provided in accordance with Section 22-117 of the Borough Code, except that the minimum off-street parking requirements shall be as follows:

Bedrooms	Spaces (Parking)
0	1.00
1	1.50

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2	1.75
3 or more	2.00

- i. Landscaping. All portions of the property surrounding the principal building not used for off-street parking or loading shall be landscaped with ornamental trees, shrubs and grass lawn area, subject to approval by the Approving Authority.
- j. Lighting. All on-site lighting in connection with off-street parking, pedestrian walkways and/or building lighting shall be so arranged and shielded as to reflect the light downward and away from adjoining streets or properties.
- k. Signs. Signs shall comply with the requirements of Section 22-119 of the Borough Code.

22-113B.3 Affordable Housing Requirements.

Multifamily residential development shall be required to provide low- and moderate-income dwelling units in accordance with this subsection. The minimum affordable housing set-aside shall be 20 percent of the dwelling units in the development, except that the minimum setaside shall be 15 percent where affordable rental units are provided. Of these, at least half must be reserved for, and affordable to, low income households. A minimum of 13 percent of the affordable units shall be affordable to households earning 30 percent or less of the area median income for the Council on Affordable Housing region. Low and moderate income housing units shall be governed by the standards set forth in the Uniform Housing Affordability Controls, N.J.A.C. 5:89-26.1 et seq., and shall comply with the applicable rules of the Council on Affordable Housing and any other relevant state regulations.

Note: additions shown in underline, deletions in ~~strikethrough~~

ARTICLE IXA AFFORDABLE HOUSING OBLIGATION

22-133 INCLUSIONARY HOUSING REQUIREMENTS FOR REZONINGS AND VARIANCES.

Any residential development consisting of 10 or more dwelling units, at a density above six units per acre, that is permitted pursuant to a variance or rezoning shall produce low- and moderate-income housing on-site or elsewhere in the Borough ~~or pay a fee in lieu of providing affordable units~~. The number of affordable units to be provided ~~or in lieu payment~~ shall be equal to 20 percent of the residential units in the development, or 15 percent for affordable rental units. ~~The amount of the payment in lieu of providing housing shall be as determined by the appropriate rules of the New Jersey Council on Affordable Housing and any other relevant state regulations.~~

as of June 3, 2020

**Council on Affordable Housing (COAH)
Special Needs Housing Survey**

Municipality: North Plainfield County: Somerset

Sponsor: _____ Developer: _____

Block: 194 Lot: 17 Street Address: 239 Lawrence Ave, N. Plainfield, NJ

Facility Name: Keystone Community Living, Inc.

Type of Facility:

- Group Home for developmentally disabled as licensed and/or regulated by the NJ Dept. of Human Services (Division of Developmental Disabilities (DDD))
- Group Home for mentally ill as licensed and/or regulated by the NJ Dept. of Human Services (Division of Mental Health Services) (DMHS))
- Transitional facility for the homeless
- Residential health care facility (licensed by NJ Dept. of Community Affairs)
- Congregate living arrangement
- Other - Please Specify: _____

Sources of funding committed to the project:

- Capital funding from State - Amount \$ _____
- Balanced Housing - Amount \$ _____
- HUD - Amount \$ _____
- Federal Home Loan Bank - Amount \$ _____
- Farmers Home Administration - Amount \$ _____
- Development fees - Amount \$ _____
- Bank financing - Amount \$ _____
- Other - Please specify: _____
- Please provide a pro forma for proposed projects

Total # of clients 4
 # of very low-income (<30%) clients _____
 # of low-income (<50%) clients _____
 # of moderate-income (<80%) clients _____
 # of market-income clients _____

Total of total bedrooms (excluding supervisor) 3
 # of very low-income (<30%) bedrooms _____
 # of low-income (<50%) bedrooms _____
 # of moderate-income (<80%) bedrooms _____
 # of market-income bedrooms _____

Length of Controls: _____ years
 Effective Date of Controls: ___/___/___
 Expiration Date of Controls: ___/___/___
 Average Length of Stay: _____ months (transitional facilities only)

CO Date: 11/ / 2013
 Indicate licensing agency:
 DDD DMHS DHSS DCA
 Initial License Date: ___/___/___
 Current License Date: ___/___/___

The following verification is attached:

- Copy of deed restriction or mortgage and/or mortgage note with deed restriction (30-year minimum, HUD, FHA, FHLB, BHP deed restriction, etc.)
- Copy of capital Application Funding Unit (CAFU) or DHS Capital Application Letter (20-year minimum, no deed restriction required)
- Award letter/financing commitment (proposed new construction projects only)

Residents 18 yrs or older? Yes No
 Age-restricted (55+)? Yes No
 Population Served (describe): _____
 Accessible (in accordance with NJ Barrier Free Subcode)? Yes No

Affirmative Marketing Strategy (check all that apply):

- DDD/DMHS/DHSS waiting list
- Other (please specify): _____

CERTIFICATIONS

I certify that the information provided is true and correct to the best of my knowledge and belief.

Certified by: _____ Date _____
 Project Administrator

Certified by: _____ Date _____
 Municipal Housing Liaison

**Council on Affordable Housing (COAH)
Special Needs Housing Survey**

Municipality: Borough of North Plainfield County: somerset

Sponsor: _____ Developer: _____

Block: 13 Lot: 5 Street Address: 305 Mobus Ave.

Facility Name: The Arc of Somerset County - Mobus Group Home

Type of Facility:

- Group Home for developmentally disabled as licensed and/or regulated by the NJ Dept. of Human Services (Division of Developmental Disabilities (DDD))
- Group Home for mentally ill as licensed and/or regulated by the NJ Dept. of Human Services (Division of Mental Health Services) (DMHS))
- Transitional facility for the homeless
- Residential health care facility (licensed by NJ Dept. of Community Affairs)
- Congregate living arrangement
- Other – Please Specify: _____

Sources of funding committed to the project:

- Capital funding from State – Amount \$ _____
- Balanced Housing – Amount \$ _____
- HUD – Amount \$ _____
- Federal Home Loan Bank – Amount \$ _____
- Farmers Home Administration – Amount \$ _____
- Development fees – Amount \$ _____
- Bank financing – Amount \$ _____
- Other – Please specify: _____

Please provide a pro forma for proposed projects

Total # of clients 4
 # of very low-income (<30%) clients 4
 # of low-income (<50%) clients _____
 # of moderate-income (<80%) clients _____
 # of market-income clients _____

Total of total bedrooms (excluding supervisor) 5
 # of very low-income (<30%) bedrooms 5
 # of low-income (<50%) bedrooms _____
 # of moderate-income (<80%) bedrooms _____
 # of market-income bedrooms _____

Length of Controls: _____ years
 Effective Date of Controls: __/__/__
 Expiration Date of Controls: __/__/__
 Average Length of Stay: _____ months (transitional facilities only)

CO Date: __/__/__
 Indicate licensing agency:
 DDD DMHS DHSS DCA
 Initial License Date: __/__/__ 1987
 Current License Date: 8/31/19

The following verification is attached:

- Copy of deed restriction or mortgage and/or mortgage note with deed restriction (30-year minimum, HUD, FHA, FHLB, BHP deed restriction, etc.)
- Copy of capital Application Funding Unit (CAFU) or DHS Capital Application Letter (20-year minimum, no deed restriction required)
- Award letter/financing commitment (proposed new construction projects only)

Residents 18 yrs or older? Yes No

Age-restricted (55+)? Yes No

Population Served (describe): adults with intellectual/developmental disabilities

Accessible (in accordance with NJ Barrier Free Subcode)? Yes No

Affirmative Marketing Strategy (check all that apply):

- DDD/DMHS/DHSS waiting list
- Other (please specify): _____

CERTIFICATIONS

I certify that the information provided is true and correct to the best of my knowledge and belief.

Certified by: Louise Tracy, Exec. Director 12/27/19
 Project Administrator The Arc of Somerset CO Date

Certified by: _____
 Municipal Housing Liaison Date

Paul Grygiel

From: Renee Mariano <RMARIANO@devereux.org>
Sent: Monday, February 26, 2018 5:04 PM
To: Paul Grygiel
Subject: Block 156.01, Lot 11 Maple Terrace Reply
Attachments: 20180220084848680.pdf

Hello Paul,

I am in receipt of your letter dated Feb. 6 regarding Block 156.01, Lot 11 Maple Terrace Group Home. This home is a DHS/DDD licensed group home for individuals with developmental disabilities and is regulated by DHS/DDD. It is a 4 bedroom home. Attached you will find our annual license. Our current contract is good until November 9, 2019 at which time we will renew our contract as needed.

Should you require any further information, please do not hesitate to reach out to me Thank you, Renee'

Devereux Advanced Behavioral Health – Unlocking Human Potential.
Please consider the environment before printing this e-mail.

This email (including any attached files) may contain confidential information and/or protected health information (PHI) intended solely for the use of Devereux Advanced Behavioral Health and the recipients named above. If you are not the intended recipient or the employee or agent responsible for delivering this message to the intended recipient, you are hereby notified that any review, transmission, distribution, printing or copying of this email and/or any attachments is strictly prohibited. If you have received this transmission in error, please immediately notify us by leaving a voice mail at 800-385-6353 and permanently delete this email and any attachments. Unless specifically attributed, the opinions expressed within this email do not necessarily represent the official position of Devereux Advanced Behavioral Health.



December 23, 2019

Keystone Community Living, Inc.
154 Front Street
South Plainfield, NJ 07080

RE: **Information Request for Use in Municipal Affordable Housing Compliance
Lawrence Avenue Group Home – Borough of North Plainfield**

Dear Sir or Madam:

I am the municipal planning consultant for the Borough of North Plainfield. I prepared North Plainfield's housing element and fair share plan, which is required pursuant to the state Fair Housing Act and various court decisions, and am assisting with providing documentation to the Superior Court of New Jersey on behalf of the Borough. As part of this process, I am compiling information on existing affordable housing.

North Plainfield's tax records list Keystone Community Living, Inc. as the owner of a group home on Lawrence Avenue (Block 194, Lot 17). According to the rules of the New Jersey Council on Affordable Housing (COAH), a municipality may claim credit toward its affordable housing obligation for "group homes for the developmentally disabled and mentally ill as licensed and/or regulated by the New Jersey Department of Human Services."

The Superior Court judge reviewing this matter has asked me to provide you with the enclosed form so that he can confirm the home at the location noted above complies with all of the applicable regulations for municipal affordable housing crediting purposes. Could you please complete this form and return it to me by January 10, 2020? I can provide this form as a Word file – please let me know and I can send it by email.

Please feel free to contact me at (201) 420-6262 or pgrygiel@phillipspreiss.com if you have any questions or need additional information.

Thank you for your consideration.

Sincerely yours,

Paul Grygiel, AICP, PP

c: David Hollod, North Plainfield Borough Administrator

15201



December 23, 2019

The ARC of Somerset County
141 South Main Street
Manville, NJ 08835

RE: **Information Request for Use in Municipal Affordable Housing Compliance
Mobus Avenue Group Home – Borough of North Plainfield**

Dear Sir or Madam:

I am the municipal planning consultant for the Borough of North Plainfield. I prepared North Plainfield's housing element and fair share plan, which is required pursuant to the state Fair Housing Act and various court decisions, and am assisting with providing documentation to the Superior Court of New Jersey on behalf of the Borough. As part of this process, I am compiling information on existing affordable housing.

North Plainfield's tax records list the ARC of Somerset County as the owner of a group home on Mobus Avenue (Block 13, Lot 5). According to the rules of the New Jersey Council on Affordable Housing (COAH), a municipality may claim credit toward its affordable housing obligation for "group homes for the developmentally disabled and mentally ill as licensed and/or regulated by the New Jersey Department of Human Services."

The Superior Court judge reviewing this matter has asked me to provide you with the enclosed form so that he can confirm the home at the location noted above complies with all of the applicable regulations for municipal affordable housing crediting purposes. Could you please complete this form and return it to me by January 10, 2020? I can provide this form as a Word file – please let me know and I can send it by email.

Please feel free to contact me at (201) 420-6262 or pgrygiel@phillipspreiss.com if you have any questions or need additional information.

Thank you for your consideration.

Sincerely yours,

Paul Grygiel, AICP, PP

c: David Hollod, North Plainfield Borough Administrator

15201



December 23, 2019

Community Options, Inc.
16 Farber Road
Princeton, NJ 08540

RE: **Information Request for Use in Municipal Affordable Housing Compliance
Jeffries Place and Myrtle Avenue Group Homes – Borough of North Plainfield**

Dear Sir or Madam:

I am the municipal planning consultant for the Borough of North Plainfield. I prepared North Plainfield's housing element and fair share plan, which is required pursuant to the state Fair Housing Act and various court decisions, and am assisting with providing documentation to the Superior Court of New Jersey on behalf of the Borough. As part of this process, I am compiling information on existing affordable housing.

North Plainfield's tax records list Community Options, Inc. as the owner of group homes on Jeffries Place (Block 7, Lot 11) and Myrtle Avenue (Block 147, Lot 16). According to the rules of the New Jersey Council on Affordable Housing (COAH), a municipality may claim credit toward its affordable housing obligation for "group homes for the developmentally disabled and mentally ill as licensed and/or regulated by the New Jersey Department of Human Services."

The Superior Court judge reviewing this matter has asked me to provide you with the enclosed form so that he can confirm the home at the location noted above complies with all of the applicable regulations for municipal affordable housing crediting purposes. Could you please complete this form for each of these homes and return them to me by January 10, 2020? I can provide this form as a Word file – please let me know and I can send it by email.

Please feel free to contact me at (201) 420-6262 or pgrygiel@phillipspreiss.com if you have any questions or need additional information.

Thank you for your consideration.

Sincerely yours,

Paul Grygiel, AICP, PP

c: David Hollod, North Plainfield Borough Administrator

15201



December 23, 2019

Everas Community Services, Inc.
24K Worlds Fair Drive
Somerset, NJ 08873

RE: **Information Request for Use in Municipal Affordable Housing Compliance
West End Avenue Group Home – Borough of North Plainfield**

Dear Sir or Madam:

I am the municipal planning consultant for the Borough of North Plainfield. I prepared North Plainfield's housing element and fair share plan, which is required pursuant to the state Fair Housing Act and various court decisions, and am assisting with providing documentation to the Superior Court of New Jersey on behalf of the Borough. As part of this process, I am compiling information on existing affordable housing.

North Plainfield's tax records list Everas Community Services, Inc. as the owner of a group home on West End Avenue (Block 154.01, Lot 2). According to the rules of the New Jersey Council on Affordable Housing (COAH), a municipality may claim credit toward its affordable housing obligation for "group homes for the developmentally disabled and mentally ill as licensed and/or regulated by the New Jersey Department of Human Services."

The Superior Court judge reviewing this matter has asked me to provide you with the enclosed form so that he can confirm the home at the location noted above complies with all of the applicable regulations for municipal affordable housing crediting purposes. Could you please complete this form and return it to me by January 10, 2020? I can provide this form as a Word file – please let me know and I can send it by email.

Please feel free to contact me at (201) 420-6262 or pgrygiel@phillipspreiss.com if you have any questions or need additional information.

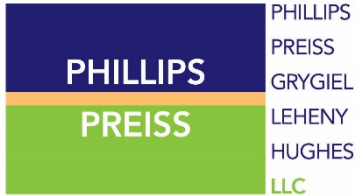
Thank you for your consideration.

Sincerely yours,

Paul Grygiel, AICP, PP

c: David Hollod, North Plainfield Borough Administrator

15201



Planning & Real Estate Consultants

December 23, 2019

Renee Mariano
Devereux Foundation
286 Mantua Grove Road, #4
West Deptford, NJ 08066

VIA ELECTRONIC MAIL - RMARIANO@devereux.org

**RE: Information Request for Use in Municipal Affordable Housing Compliance
11 Maple Terrace Group Home – Borough of North Plainfield**

Dear Ms. Mariano:

I am the municipal planning consultant for the Borough of North Plainfield. I prepared North Plainfield's housing element and fair share plan, which is required pursuant to the state Fair Housing Act and various court decisions, and am assisting with providing documentation to the Superior Court of New Jersey on behalf of the Borough. As part of this process, I am compiling information on existing affordable housing.

North Plainfield's tax records list the Devereux Foundation as the owner of a group home at 11 Maple Terrace (Block 156.01, Lot 11). According to the rules of the New Jersey Council on Affordable Housing (COAH), a municipality may claim credit toward its affordable housing obligation for "group homes for the developmentally disabled and mentally ill as licensed and/or regulated by the New Jersey Department of Human Services."

The Superior Court judge reviewing this matter has asked me to provide you with the enclosed form so that he can confirm the home at the location noted above complies with all of the applicable regulations for municipal affordable housing crediting purposes. Could you please complete this form and return it to me by January 10, 2020?

Please feel free to contact me at (201) 420-6262 or pgrygiel@phillipspreiss.com if you have any questions or need additional information.

Thank you for your consideration.

Sincerely yours,

Paul Grygiel, AICP, PP

c: David Hollod, North Plainfield Borough Administrator

15201

DRAFT – FOR DISCUSSION PURPOSES ONLY

Affordable Housing Trust Fund Spending Plan
Borough of North Plainfield
June 2020

INTRODUCTION

The Borough of North Plainfield, Somerset County has prepared a Housing Element and Fair Share plan that addresses its regional fair share of the affordable housing need in accordance with the Municipal Land Use Law (N.J.S.A. 40:55D-1 et seq.), the Fair Housing Act (N.J.S.A. 52:27D-301) and the regulations of the Council on Affordable Housing (COAH) (N.J.A.C. 5:97-1 et seq. and N.J.A.C. 5:96-1 et seq.). A development fee ordinance creating a dedicated revenue source for affordable housing was adopted by the Borough. The ordinance establishes the North Plainfield affordable housing trust fund for which this spending plan is prepared.

As of May 8, 2020, North Plainfield has a balance of \$261,681. 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 in Unity Bank, North Plainfield branch, for the purposes of affordable housing. These funds shall be spent in accordance with N.J.A.C. 5:97-8.7-8.9 as described in the sections that follow.

The Borough reserves the right and authority to further amend or modify the within spending plan to address or take into account changes which may be warranted due to new rules or rule amendments promulgated by COAH, or judicial determinations, which may change standards or establish new criteria for the Borough to address its affordable housing obligation.

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1. REVENUES FOR CERTIFICATION PERIOD

To calculate a projection of revenue anticipated during the period of third (3rd) round substantive certification, North Plainfield considered the following:

(a) Development fees:

1. Residential and nonresidential projects which have had development fees imposed upon them at the time of preliminary or final development approvals;
2. All projects currently before the planning and zoning boards for development approvals that may apply for building permits and certificates of occupancy; and,
3. Future development that is likely to occur based on historical rates of development.

(b) Payment in lieu (PIL):

Actual and committed payments in lieu (PIL) of construction from developers as follows: None.

(c) Other funding sources:

Funds from other sources, including, but not limited to, the sale of units with extinguished controls, repayment of affordable housing program loans, rental income and proceeds from the sale of affordable units. No other funds have been or are anticipated to be collected.

(d) Projected interest:

Interest on the projected revenue in the municipal affordable housing trust fund shall be calculated at the current average interest rate.

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SOURCE OF FUNDS	PROJECTED REVENUES-HOUSING TRUST FUND - 2020 THROUGH 2025 – PART 1 OF 2			
	2020	2021	2022	2023
(a) Development fees:				
1. Approved Development	\$0	\$0	\$0	\$0
2. Development Pending Approval	\$0	\$0	\$0	\$0
3. Projected Development	\$3,000	\$5,000	\$5,000	\$6,000
(b) Payments in Lieu of Construction	\$0	\$0	\$0	\$0
(c) Other Funds (Specify source(s))	\$0	\$0	\$0	\$0
(d) Interest	\$2,500	\$2,200	\$1,700	\$1,300
Total	\$5,500	\$7,200	\$6,700	\$7,300

SOURCE OF FUNDS	PROJECTED REVENUES-HOUSING TRUST FUND - 2020 THROUGH 2025 – PART 2 OF 2		
	2024	2025	Total
(a) Development fees:			
1. Approved Development	\$0	\$0	\$0
2. Development Pending Approval	\$0	\$0	\$0
3. Projected Development	\$6,000	\$6,000	\$31,000
(b) Payments in Lieu of Construction	\$0	\$0	\$0
(c) Other Funds (Specify source(s))	\$0	\$0	\$0
(d) Interest	\$800	\$300	\$8,800
Total	\$6,800	\$6,300	\$39,800

North Plainfield projects a total of \$39,800 in revenue to be collected between May 9, 2020 and December 31, 2025. All interest earned on the account shall accrue to the account to be used only for the purposes of affordable housing.

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2. ADMINISTRATIVE MECHANISM TO COLLECT AND DISTRIBUTE FUNDS

The following procedural sequence for the collection and distribution of development fee revenues shall be followed by North Plainfield:

(a) Collection of development fee revenues:

Collection of development fee revenues shall be consistent with North Plainfield’s development fee ordinance for both residential and non-residential developments in accordance with COAH’s rules and P.L.2008, c.46, sections 8 (C. 52:27D-329.2) and 32-38 (C. 40:55D-8.1 through 8.7).

(b) Distribution of development fee revenues:

The disbursement of monies in North Plainfield’s affordable housing trust fund will be coordinated by its Municipal Housing Liaison. In some instances, funds will be provided to other entities, such as an entity responsible for administering a rehabilitation program, for eventual disbursement.

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3. DESCRIPTION OF ANTICIPATED USE OF AFFORDABLE HOUSING FUNDS

(a) Rehabilitation program (N.J.A.C. 5:97-8.7)

North Plainfield will dedicate \$165,481 to its rehabilitation program. The anticipated cost per unit for rehabilitation is \$15,000. Therefore, it is estimated that 11 units will be rehabilitated through North Plainfield’s rehabilitation program through 2025.

(b) Affordability Assistance (N.J.A.C. 5:97-8.8)

Projected minimum affordability assistance requirement:

Actual development fees through 5/8/20		\$261,681
Actual payments in lieu of housing through 5/8/20	+	\$0
Actual interest earned through 5/8/20	+	\$0
Development fees projected 2020-2025	+	\$31,000
Interest projected 2020-2025	+	\$8,800
Less housing activity expenditures through 5/8/20	-	\$0
Total	=	\$301,481
30 percent requirement	x 0.30 =	\$90,444
Less Affordability assistance expenditures through 5/8/2020	-	\$0
PROJECTED MINIMUM Affordability Assistance Requirement 4/1/20 through 12/31/2025	=	\$90,444
PROJECTED MINIMUM Very Low-Income Affordability Assistance Requirement 5/16/20 through 12/31/2025	÷ 3 =	\$30,148

North Plainfield will dedicate \$90,000 from the affordable housing trust fund to render units more affordable, including \$30,000 to render units more affordable to households earning thirty (30%) percent or less of median income by region, as follows:

North Plainfield will address this requirement through subsidizing the provision of very low-income housing and through other means such as down payment assistance, security deposit assistance, low interest loans, rental assistance, assistance with homeowners association or condominium fees and special assessments and assistance with emergency repairs.

(c) Administrative Expenses (N.J.A.C. 5:97-8.9)

North Plainfield projects that \$37,500 will be available from the affordable housing trust fund to be used for administrative purposes. Projected administrative expenditures, subject to the twenty (20%) percent cap, are as follows:

- Administering a housing rehabilitation program
- Managing the provision of affordability assistance to low-income households

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- Provision of professional planning and housing consulting services related to the planning for affordable housing

Legal or other fees related to litigation opposing affordable housing sites or objecting to COAH's regulations and/or action are not eligible uses of the affordable housing trust fund.

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4. EXPENDITURE SCHEDULE

To the best of our knowledge, North Plainfield did not spend any trust fund revenues prior to 2020. North Plainfield intends to use affordable housing trust fund revenues for the creation and/or rehabilitation of housing units. Where applicable, the creation/rehabilitation funding schedule below parallels the implementation schedule set forth in the Housing Element and Fair Share Plan and is summarized as follows.

Program	PROJECTED EXPENDITURE SCHEDULE			
	2020-2025 – PART 1 OF 2			
	2020	2021	2022	2023
Rehabilitation	\$15,000	\$30,000	\$30,000	\$30,000
Affordability Assistance	\$10,000	\$15,000	\$17,500	\$17,500
Administration	\$4,500	\$6,500	\$6,500	\$6,500
Total	\$29,000	\$51,500	\$54,000	\$54,000

Program	PROJECTED EXPENDITURE SCHEDULE		
	2020-2025 – PART 2 OF 2		
	2024	2025	Total
Rehabilitation	\$30,000	\$30,481	\$165,481
Affordability Assistance	\$17,500	\$20,000	\$97,500
Administration	\$7,000	\$7,500	\$38,500
Total	\$54,500	\$57,981	\$301,481

5. EXCESS OR SHORTFALL OF FUNDS

Pursuant to the Housing Element and Fair Share Plan, the governing body of North Plainfield will adopt a resolution agreeing to fund any shortfall of funds required for implementing the rehabilitation program, providing affordability assistance and helping with the creation of new affordable housing. In the event that a shortfall of anticipated revenues occurs, North Plainfield will utilize a capital ordinance to provide the necessary funds. A copy of the adopted resolution of intent to adopt such an ordinance, if necessary, is attached.

In the event of excess funds, any remaining funds above the amount necessary to satisfy the municipal affordable housing obligation will be used to provide affordability assistance and aid with the rehabilitation of units.

DRAFT – FOR DISCUSSION PURPOSES ONLY

SUMMARY

North Plainfield intends to spend affordable housing trust fund revenues pursuant to N.J.A.C. 5:97-8.7 through 8.9 and consistent with the housing programs outlined in the housing element and fair share plan adopted in December 2017, as amended through May 2020.

North Plainfield had a balance of \$261,681 as of May 8, 2020 and anticipates an additional \$39,800 in revenues through 2025. The Borough will dedicate \$165,481 towards rehabilitation, \$97,500 to render units more affordable, and \$38,500 to administrative costs. Any shortfall of funds will be offset by funds appropriated from general revenue. The municipality will dedicate any excess funds toward providing affordability assistance, aiding with the rehabilitation of units and/or encouraging provision of affordable accessory apartments.

SPENDING PLAN SUMMARY	
Balance as of May 8, 2020	\$261,681
PROJECTED REVENUE 2020-2025	
Development fees	+ \$31,000
Payments in lieu of construction	+ \$0
Other funds	+ \$0
Interest	+ \$8,800
TOTAL REVENUE	= \$301,481
EXPENDITURES	
Funds used for Rehabilitation	- \$165,481
Affordability Assistance	- \$97,500
Administration	- \$38,500
TOTAL PROJECTED EXPENDITURES	= \$301,481
REMAINING BALANCE	= \$0



PHILLIPS PREISS GRYGIEL LLC

Planning & Real Estate Consultants

33-41 Newark Street

Third Floor, Suite D

Hoboken, NJ 07030

201.420.6262

Fax 420.6222

www.ppgplanners.com

MEMORANDUM

To: Eric M. Bernstein, Esq., Borough/COAH Attorney
Borough of North Plainfield

From: Paul Grygiel, AICP, PP

Date: December 21, 2016

Re: **Vacant Land Adjustment – Borough of North Plainfield**

In accordance with the request of Special Master Peter Buchsbaum, JSC (retired), I have prepared a vacant land adjustment for North Plainfield in order to determine the municipality's "realistic development potential" for the creation of new affordable housing units. This memorandum summarizes the findings of this analysis, and explains the information in the attached tables.

This analysis demonstrates that the municipal response to its housing obligation is limited by the lack of land capacity. The municipality has identified sites that are realistic for inclusionary development in order for the Council to calculate the municipality's RDP. The attached tables provide an inventory of all privately and municipally-owned vacant parcels and other sites that could likely redevelop. This inventory lists the amount of acreage that is suitable for development and the amount of acreage that is unsuitable for development and the reasons why the acreage is unsuitable. Most of the vacant properties that are excluded are isolated parcels of a size which would accommodate less than five dwelling units. There are also many sites that are environmentally sensitive lands: wetlands; Category One waterways; flood hazard areas; and sites with slopes in excess of 15 percent.

Given North Plainfield's established development patterns, there are limited vacant, developable parcels and no uses such as golf courses, farms, driving ranges or nurseries that could be considered realistic candidates for potential redevelopment. However there are two sizable vacant and/or redevelopable properties in the municipality.

The first is the former Villa Maria sanitarium. This approximately 14-acre property has frontage on Somerset Street, Grove Street and Interhaven Avenue. The North Plainfield Planning Board approved a subdivision a few years ago that created 13 single-family residential lots along Grove Street and one large lot for the remainder of the property. Subtracting the lot at the corner of Grove Street and Interhaven Avenue that is already developed with an existing dwelling in separate ownership, the area of the other 12 vacant lots fronting on Grove Street and the larger parcel is 14.3 acres. The developable area of this property after accounting for environmentally constrained areas is 11.9 acres.

The second is the "Old Mill" on Brook Avenue and Pearl Street. This 2.8-acre property is currently developed with older industrial buildings occupied by various commercial uses. The developable area of this property after accounting for environmentally constrained areas is 2.2 acres.



PHILLIPS PREISS GRYGIEL LLC

Planning & Real Estate Consultants

There are three other vacant parcels that meet the minimum size threshold and are not environmentally constrained. These lots have a total area of 3.7 acres and are located along Route 22. It seems unlikely any of these parcels will redevelop for residential use given their location and shape, as well as their access from a six-lane divided highway, but they have been included to be conservative in estimating development potential in North Plainfield. Attached is a map showing the location of these properties and environmental constraints within the Borough.

In total, the above properties have a combined developable area of 17.81 acres. The minimum presumptive density in COAH's regulations is six units per acre and the maximum presumptive set-aside shall be 20 percent. Using these figures, the realistic development potential for North Plainfield is 21 low- and moderate-income dwelling units.

15201

Vacant Land Inventory Key

1. Property records highlighted in *blue* represent undevelopable properties.
2. Properties for which the Constraint Description is "*Lot too small*" are smaller than the COAH threshold of 0.83 acres needed to develop one affordable housing unit with a 20% set aside at a density of six dwelling units per acre.
3. Properties with description "*Developable acreage too small*" are those properties that are larger than the 0.83 acres, but that have less than 0.83 acres of developable land due to the presence of environmental constraints.
4. All North Plainfield parcels are located within State Plan Area 1.
5. All North Plainfield parcels are located within the Middlesex County Utility Authority sewer service area.

North Plainfield Vacant Parcels

Block	Lot	Address	Owner	Listed Acreage	Constrained Acreage	Developable Acreage	Constraint Description	Additional Notes	Zone
Vacant Land Zoned for Residential Use: Property Class 1									
1	41	100 LELAND AVE	PISCATAWAY ASSOC.-LELAND GARDENS	0.053	0.053	0	Lot too small: under 0.83 Ac	Lot too small	R1
3.03	4.01	399-401 BROOK AVENUE	VAZQUEZ, DAYBE AND MELISSA	0.1209	0.1209	0	Lot too small: under 0.83 Ac	Lot too small	R1
8	9	260-62 LEWIS ST	KSENICZ, JOHN & CHRISTINE	0.0918	0.0918	0	Lot too small: under 0.83 Ac	Lot too small	R1
14	6	245-49 MOBUS AVENUE	ODJAKJIAN, SUSAN, TRUSTEE	0.1377	0.1377	0	Lot too small: under 0.83 Ac	Lot too small	R1
15.01	6	187-93 EDWARD PLACE	OSBOURNE, OSWALD	0.2755	0.2755	0	Lot too small: under 0.83 Ac	Lot too small	R1
23	9.01	145 BELMONT AVENUE	PINTO, JOSE & PAUL & SEABRA,AMERICO	0.0973	0.0973	0	Lot too small: under 0.83 Ac	Lot too small	R1
23	9.03	174-76 MURIEL AVEUNE	PINTO,JOSE & PAULA & SEABRA,AMERICO	0.0937	0.0937	0	Lot too small: under 0.83 Ac	Lot too small	R1
23	39	217 RUTLEDGE COURT	BERLIN, RICHARD & DARIA	0.1125	0.1125	0	Lot too small: under 0.83 Ac	Lot too small	R1
28.03	15.01	201 DELACY DR	TRIOL, FRANCIS & JEANETTE, TRUSTEES	0.1755	0.1755	0	Lot too small: under 0.83 Ac	Lot too small. Plans approved for construction of single-family home on site	R1
29	7.02	193-95 NORWOOD AVE	THOMAS,JAMES C. & CHRISTY	0.1618	0.1618	0	Lot too small: under 0.83 Ac	Lot too small	R1
16.01	25.01	318 MANNING AVE	DOUGHERTY,CHRISTOPHER A.	0.1377	0.1377	0	Lot too small: under 0.83 Ac	Lot too small	R2
16.01	35.02	352 MANNING AVENUE	LONERGAN, MARTIN J. & SHARON I.	0.1067	0.1067	0	Lot too small: under 0.83 Ac	Lot too small	R2
17.01	25.01	REAR BROOK AVENUE	STONE BROOK ASSOCIATES,LLC	0.1584	0.1584	0	Lot too small: under 0.83 Ac	Lot too small	R2
17.01	25.02	BROOK AVENUE REAR	STONE BROOK ASSOCIATES, LLC	0.1331	0.1331	0	Lot too small: under 0.83 Ac	Lot too small	R2
20	10	206 N JACKSON AVE	BRADY, EDWARD J. JR. & BARBARA ANN	0.1136	0.1136	0	Lot too small: under 0.83 Ac	Lot too small	R2
45	1	56-8 MANNING AVE	NUNEZ, RICHARD & ACOSTA, FERNANDO	0.0593	0.0593	0	Lot too small: under 0.83 Ac	Lot too small	R3
Vacant Land Zoned for Non-residential Use: Property Class 1									
45	30	96 Watchung Avenue	Bond, Brian R. & Linda	0.0808	0.0808	0	Lot too small: under 0.83 Ac	Lot too small	B1
6.04	4	559-73 Highway 22	559 RT.#22, L.L.C.	4.5	4.5	0	100 year floodway	Floodway in front portion of property. Parking lot for North Plainfield Nissan. Integral part of commercial use.	B3
6.04	6	545 Highway 22W	NBO Stores, Inc.-Bristol Motors	0	0	0	No Environmental Constraint	GIS calculated acreage is 1.417 ac. Parking lot for North Plainfield Nissan pre-owned vehicle sales. Integral part of commercial	B3
28.04	1	492-540 Highway 22	492 Highway 22 LLC	1.147	0	1.147	No Environmental Constraint	Fronts Route 22. Contiguous with Lot 2.01. Lot 2.01 not developable.	B3
28.04	2.01	542-546 Highway 22	Car Rentals, Inc.	0.2066	0.2066	0	Lot too small: under 0.83 Ac	Lot too small. Floodway covers western corner of lot. Contiguous with Lot 1, which has 1.147 ac developable land. Parking lot for car rental company. Integral part of commercial use.	B3
6.02	4	239-287 Highway 22	Reel Land Associates LLC	1.2162	0	1.2162	No Environmental Constraint	Fronts Route 22. Contiguous with Block 6.02, Lot 5 and Block 6.01, Lot 56, which are not developable.	B5

Vacant Land with Zone no Specified: Property Class 1

6.03	1	EAST DRIVE	JOHANSSON, BENGT & MARIE	0.0374	0.0374	0	Lot too small: under 0.83 Ac	Lot too small
48	24.02	75 JACKSON AVENUE	ALVES, RUI	0	0	0	Lot too small: under 0.83 Ac	Lot too small. Parcel data does not reflect subdivision. Only has lot 24. MOD IV has no tax data for lot 24 and no tax and parcel data for Lot 24.02. Land description says lot is irregular and 0.55 acres, while acreage listed is 0. Same owners listed for
58	18	59 CODDINGTON AVE.	ESTATE 22 PROPERTIES, LLC	0.0985	0.0985	0	Lot too small: under 0.83 Ac	Lot too small
64.02	13	JENNINGS LANE	TRIANAFYLLOU, TSAMPIKOS & JANET	0.4609	0.4609	0	Lot too small: under 0.83 Ac	Lot too small
64.02	14	JENNINGS LANE	WINTER WAY ESTATES, LLC	0.1359	0.1359	0	Lot too small: under 0.83 Ac	Lot too small
65	1.02	101 JOHSTON DRIVE EXT.	ORRICO, RUSSELL A. & ANNA MARIE	0.1065	0.1065	0	Lot too small: under 0.83 Ac	Lot too small
66	1.01	95 JOHNSTON DRIVE	KNORR, DOUGLAS C. & NOREEN A.	0.1762	0.1762	0	Lot too small: under 0.83 Ac	Lot too small
66	1.02	75 JOHNSTON DRIVE	KONDAK, GERALDINE T.	0.0589	0.0589	0	Lot too small: under 0.83 Ac	Lot too small
83	16	37 HARMONY STREET	ANITA BUILDERS, LLC	0.0895	0.0895	0	Lot too small: under 0.83 Ac	Lot too small
85	20	29 PEARL STREET	OJI, OMOBOLA	0.2126	0.2126	0	Lot too small: under 0.83 Ac	Lot too small
85	28	150 SOMERSET ST	HADZITHEODOROU, JOHN & HELEN	0.1653	0.1653	0	Lot too small: under 0.83 Ac	Lot too small
87	1	49-53 WATCHUNG AVE	UN-BLDG CORP.	0.2176	0.2176	0	Lot too small: under 0.83 Ac	Lot too small
88	1	42 PEARL ST	LUBECK NORTH PLAINFIELD FMLY.,L.P.	0.1343	0.1343	0	Lot too small: under 0.83 Ac	Lot too small. Lots 1-5.08 are contiguous. Combined acreage is < 0.83 acres.
88	2	38-40 PEARL ST	LUBECK NORTH PLAINFIELD FMLY.,L.P.	0.2454	0.2454	0	Lot too small: under 0.83 Ac	
88	3	36 PEARL STREET	LUBECK NORTH PLAINFIELD FMLY.,L.P.	0.1745	0.1745	0	Lot too small: under 0.83 Ac	
88	5	REAR - 20 PEARL ST.	TEN PEARL HOMEOWNERS ASSOC. INC.	0.0003	0.0003	0	Lot too small: under 0.83 Ac	
88	5.08	20 PEARL ST.	TEN PEARL HOMEOWNERS ASSOC.INC	0.0528	0.0528	0	Lot too small: under 0.83 Ac	
89	20.02	47 SOMERSET SREET	MASTRIANA, MAURENE	0.0347	0.0347	0	Lot too small: under 0.83 Ac	Lot too small
94	14.02	58-60 DUER STREET	DUER LINCOLN,LLC	0.0735	0.0735	0	Lot too small: under 0.83 Ac	Lot too small
99	2	164-6 DUER ST	PEREZ, JULIO G. & NAZARIA E.	0.0947	0.0947	0	Lot too small: under 0.83 Ac	Lot too small
99	15	17-21 GREENBROOK RD	VADI PROPERTIES,L.L.C.	0.424	0.424	0	Lot too small: under 0.83 Ac	Lot too small. Contiguous with Lot 45. Combined acreage < 0.83 acre.
99	20	409-11 SOMERSET STREET	JACOT, JANET, ESTATE OF	0.1825	0.1825	0	Lot too small: under 0.83 Ac	Lot too small
99	45	44-6 STEINER PLACE	VADI PROPERTIES,L.L.C.	0.1435	0.1435	0	Lot too small: under 0.83 Ac	Lot too small. Contiguous with Lot 15. Combined acreage < 0.83 ac.
102	9.02	441-43 SOMERSET ST., REAR	WARWICK, THOMAS & INEZ	0.0319	0.0319	0	Lot too small: under 0.83 Ac	Lot too small
104	32	268-70 GROVE ST	MAYORGA, MILTON & MARTHA	0.1435	0.1435	0	Lot too small: under 0.83 Ac	Lot too small
108	18.02	18 HOWARD STREET, REAR	UNKNOWN	0.0287	0.0287	0	Lot too small: under 0.83 Ac	Lot too small
109	12	726 NJSH 22E	VINCE, WILLIAM P. TRUST TRUSTEES	0.6433	0.6433	0	Lot too small: under 0.83 Ac	Lot too small
110	2.02	GROVE STREET	WH@NP C/O BRIAN M.CHEWCASKIE,ESQ.	0.1723	0	0.1723	Lot too small: under 0.83 Ac	
110	2.03	GROVE STREET	WH@NP C/O BRIAN M. CHEWCASKIE, ESQ.	0.1723	0	0.1723	Lot too small: under 0.83 Ac	
110	2.04	GROVE STREET	WH@NP C/O BRIAN M. CHEWCASKIE, ESQ.	0.1723	0	0.1723	Lot too small: under 0.83 Ac	
110	2.05	GROVE STREET	WH@NP C/O BRIAN M. CHEWCASKIE, ESQ.	0.1723	0	0.1723	Lot too small: under 0.83 Ac	
110	2.06	GROVE STREET	WH@NP C/O BRIAN M. CHEWCASKIE, ESQ.	0.1723	0	0.1723	Lot too small: under 0.83 Ac	
110	2.07	GROVE STREET	WH@NP C/O BRIAN M.CHEWCASKIE, ESQ.	0.1723	0	0.1723	Lot too small: under 0.83 Ac	
110	2.07	GROVE STREET	WH@NP C/O BRIAN M.CHEWCASKIE, ESQ.	0.1723	0	0.1723	Lot too small: under 0.83 Ac	

110	2.08	GROVE STREET	WH@NP C/O BRIAN M. CHEWCASKIE, ESQ.	0.1723	0	0.1723	Lot too small: under 0.83 Ac		
110	2.09	GROVE STREET	WH@NP C/O BRIAN M. CHEWCASKIE, ESQ.	0.1723	0	0.1723	Lot too small: under 0.83 Ac		
110	2.1	GROVE STREET	WH@NP C/O BRIAN M. CHEWCASKIE, ESQ.	0.1723	0	0.1723	Lot too small: under 0.83 Ac		
110	2.11	GROVE STREET	WH@NP C/O BRIAN M. CHEWCASKIE, ESQ.	0.1723	0	0.1723	Lot too small: under 0.83 Ac		
110	2.12	GROVE STREET	WH@NP C/O BRIAN A. CHEWCASKIE, ESQ.	0.1723	0	0.1723	Lot too small: under 0.83 Ac		
110	2.13	GROVE STREET	WH@NP C/O BRIAN M. CHEWCASKIE, ESQ.	0.1723	0	0.1723	Lot too small: under 0.83 Ac	Lots are contiguous. Total developable area = 11.863 ac.	R-9
110	2.14	641 SOMERSET STREET	WH@NP C/O BRIAN A. CHEWCASKIE, ESQ.	12.2485	2	9.7949	100 Year Floodway		
110	5.02	REAR SOMERSET ST	FZA INVESTMENT, LLC	0.2745	0.2745	0	Lot too small: under 0.83 Ac	Lot too small. Lots 5.02 & 9 contiguous.	
110	9	14-16 STONYBROOK PLACE	FZA INVESTMENT, LLC	0.2137	0.2137	0	Lot too small: under 0.83 Ac	Combined acreage is < 0.83 ac.	
110	11	24-28 STONYBROOK PLACE	GONZALEZ, EFRAIN R.	0.2498	0.2498	0	Lot too small: under 0.83 Ac	Lot too small	
110	12	747 NJSH 22W	OUTDOOR SYSTEMS INC	0.0901	0.0901	0	Lot too small: under 0.83 Ac	Lot too small	
112	10.02	116 RIDGE AVENUE	TAGMAN, SCOTT & MILGRED G.	0.2296	0.2296	0	Lot too small: under 0.83 Ac	Lot too small	
114	18	170 INTERHAVEN AVE	MUZIK, DAVID	0.0746	0.0746	0	Lot too small: under 0.83 Ac	Lot too small. Lots 18-20 contiguous. Combined acreage < 0.83 ac.	
114	19	164 INTERHAVEN AVENUE	FORMATO, PETER B. & ELIZABETH	0.0505	0.0505	0	Lot too small: under 0.83 Ac		
114	20	INTERHAVEN AVENUE	CALDAROLA, NICOLO	0.0189	0.0189	0	Lot too small: under 0.83 Ac		
116	1	896 NJSH 22E	TASTE OF NORTH PLAIN FIELD, LLC	0.0018	0.0018	0	Lot too small: under 0.83 Ac	Lot too small	
116	2	886 NJSH 22E	OUTDOOR SYSTEMS INC	0.0724	0.0724	0	Lot too small: under 0.83 Ac	Lot too small	
117	10	151 RIDGE AVENUE	PHIDA CORP.	0.1148	0.1148	0	Lot too small: under 0.83 Ac	Lot too small	
131	18.02	207 GROVE STREET	PONTE, JOSEPH	0.1564	0.1564	0	Lot too small: under 0.83 Ac	Lot too small	
131	29	22-24 ROCKVIEW AVE	YESHIVA TIFERES BORUCH, INC.	0.6421	0.6421	0	Lot too small: under 0.83 Ac	Lot too small	
132	19.02	41 ROCKVIEW AVENUE	EVANS, TROY & MICHELLE	0.3053	0.3053	0	Lot too small: under 0.83 Ac	Lot too small	
140	21.01	40-42 WASHINGTON AVENUE	CRIMSON BUILDERS LLC,	0.2686	0.2686	0	Lot too small: under 0.83 Ac	Lot too small. Adding a 50 foot wetlands buffer further constrains development potential. Lots 21.01-21.02 are subdivisions of former Lot 21. Lot subdivided in 2015. Combined acreage of	
140	21.02	WASHINGTON AVENUE	CRIMSON BUILDERS, LLC	0.264	0.264	0	Lot too small: under 0.83 Ac		
147	4	127 MYRTLE AVENUE	FOERSTER, ROBERT G & MARYANNE M	0.225	0.225	0	Lot too small: under 0.83 Ac	Lot too small	
147	35	REAR 65-67 MYRTLE AV	HAHR, PAUL	0.1997	0.1997	0	Lot too small: under 0.83 Ac	Lot too small	
149	7	99 ROCKVIEW AVENUE	CARLEY, BRYAN FRANK & MARY CATHERINE	0.2111	0.2111	0	Lot too small: under 0.83 Ac	Lot too small	
154.01	18	169 GREENBROOK ROAD	BARNETT, MITCHELL W.	2.0218	2.0218	0	100 year floodplain	Entire property is in the 100 year floodplain. Half in "deciduous wooded wetlands" and less than half in "disturbed wetlands." Master Plan recommends Borough acquire property to expand Green Acres Park.	
158	3.01	333 JEFFERSON AVENUE	JOHNSTONE, BRIAN T. & DANA L.	0.2284	0.2284	0	Lot too small: under 0.83 Ac		Lot too small
159	11	WEST END AVE BORO LINE	NORTH PLAINFIELD BOROUGH	0.145	0.145	0	Lot too small: under 0.83 Ac	Lot too small. Listed acreage is 0.145, but GIS acreage is 8.7 ac. Developed as multifamily residential site, even though property class 1. No MODIV tax data.	

160.01	11	197-9 MAPLE AVE	BROCAR,A NJ PARTNERSHIP	0.2697	0.2697	0	Lot too small: under 0.83 Ac	Lot too small	
166	11.01	460 ROCKVIEW AVE.	BENHAM,JOSEPH L.& JAYNE	0.1722	0.1722	0	Lot too small: under 0.83 Ac	Lot too small. Part of the Green Brook	
180	5	242-6 LAWRENCE AVE	SRAGER, JOEL B.	0.2089	0.2089	0	Lot too small: under 0.83 Ac	Preserve open space and conservation	
191	12	705-7 W ROCKVIEW AVE	KRAWCZYK, FRANCES B.	0.1148	0.1148	0	Lot too small: under 0.83 Ac	Lot too small	
194	43	176-178 HARDING AVE	BEVAN, JOHN R. & SUSAN L.	0.1148	0.1148	0	Lot too small: under 0.83 Ac	Lot too small	
201.03	2	2 LINDA LANE	SONA, DALE & MELISSA	0.1274	0.1274	0	Lot too small: under 0.83 Ac	Lot too small	
201.03	6	401 ROCK AVE EXT	CORBACHO, HIPOLITO & ROSE	0.0124	0.0124	0	Lot too small: under 0.83 Ac	Lot too small	
202	1	1-25 LOUISE AVE	HOME JERSEY, INC.	0.2796	0.2796	0	Lot too small: under 0.83 Ac	Lot too small	
203.04	27	REAR 547-553 OAKRIDG	ROTHBERG, H.	0.0794	0.0794	0	Lot too small: under 0.83 Ac	Lot too small	
204	8	WEST END AVE BORO LINE	BAKER RESIDENTIAL LP	0.0439	0.0439	0	Lot too small: under 0.83 Ac	Lot too small	

Potential Developable Vacant Sites Property Class 1 (Residential and Non-Residential)	14.23
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FARMLAND: Property class 3B

Potential Developable Acreage: Vacant Sites Property Class 3B	
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North Plainfield Class 15C Parcels

Block	Lot	Address	Owner	Listed Acreage	Constrained Acreage	Developable Acreage	Constraint Description	Additional Notes	Zone
Public Property 15C Vacant Land (2015 Tax Assessors Data)									
3.03	18	REAR, BROOK AVE.	BOROUGH OF NORTH PLAINFIELD	0.4993	0.4993	0	Lot too small: under 0.83 Ac	Lot too small	
3.03	19	60 FARRAGUT ROAD	BOROUGH OF NORTH PLAINFIELD	1.522	1.522	0	100 year floodplain	Developable acreage too small. Listed as Block 0, Lot 19 in parcel data. Constrained acreage = 1.0823 ac, leaving 0.4397 ac of developable land.	
3.1	4	BROOK AVE	BOROUGH OF NORTH PLAINFIELD	0.792	0.792	0	Lot too small: under 0.83 Ac	Lot too small	R1
4.01	1	557-567 MOUNTAIN AVE	STATE OF NEW JERSEY	0.5091	0.5091	0	Lot too small: under 0.83 Ac	Lot(s) too small. Lots 1-3 are contiguous. Total size of three lots = 1.3181 acres. Environmental constraints (deciduous wooded wetlands). Developable land totals 0.7419 ac., which is less than COAH threshold.	R1
4.01	2	555 MOUNTAIN AVE	STATE OF NEW JERSEY	0.1641	0.1641	0	Lot too small: under 0.83 Ac		
4.01	3	86-106 HIGHWAY 22	STATE OF NEW JERSEY	0.6449	0.6449	0	Lot too small: under 0.83 Ac		
4.01	5	HIGHWAY 22	STATE OF NEW JERSEY	0.8586	0.8586	0	No Environmental Constraints	Lot fronts Route 22. Part of commercial use. Provides access to site.	R1
4.02	1	HIGHWAY 22	STATE OF NEW JERSEY	1.3774	0	1.3774	No Environmental Constraints	Fronts Route 22. Contiguous with Lot 42. Lot 42 not developable.	R1
4.02	42	HIGHWAY 22	STATE OF NEW JERSEY	3.7213	3.7213	0	No Environmental Constraints	Fronts Route 22. Contiguous with Lot 1. Too narrow to develop.	R1
5	1	300-476 HIGHWAY 22	STATE OF NEW JERSEY	3.2025	3.2025	0	Deciduous wooded wetlands	Adding a 50 foot wetland buffer further constrains developable land.	R1
5	19	FARRAGUT ROAD	BOROUGH OF NORTH PLAINFIELD	4.4	4.4	0	Deciduous wooded wetlands	Wetlands located in rear of property. If 50 foot wetland buffer applied, total constrained acreage is 2.8643, leaving 1.5357 of developable acreage. Lot fronts Route 22. Contiguous with Lot 1. Too narrow to develop.	R1
6.01	56	411 HIGHWAY 22	STATE OF NEW JERSEY	3.589	3.589	0	Deciduous wooded wetlands	Wetlands on southwestern side of property. If 50 foot wetlands buffer added, total constrained acreage is 2.773, leaving 0.816 ac of developable land. Lot fronts Route 22. Contiguous with Block 6.02, Lots 4 & 5. Too narrow to develop.	B3
6.02	5	HIGHWAY 22	STATE OF NEW JERSEY	3.59	3.59	0	No Environmental Constraints	Lot fronts Route 22. Contiguous with Block 6.01, Lot 56 and Block 6.02, Lot 4. Too narrow to develop.	B3

71	1	657 HIGHWAY 22	STATE OF NEW JERSEY	0.3595	0.3595	0	Lot too small: under 0.83 Ac	Lot too small
74	9	HWY. 22 & SOMERSET	STATE OF NEW JERSEY	2.9	2.9	0	100 year floodway	Developable acreage too small. 2.19 ac of floodway on property, leaving 0.71 ac of developable land
82	2	248 SOMERSET ST	BOROUGH OF NORTH PLAINFIELD	0.3861	0.3861	0	Lot too small: under 0.83 Ac	Lot too small. Race Street Public Parking Lot.
88	6	80-90 SOMERSET ST	BOROUGH OF NORTH PLAINFIELD	0.264	0.264	0	Lot too small: under 0.83 Ac	Lot too small. Master Plan recommends site be developed for municipal parking lot/public use facility. Pearl Street Parking Lot/Public Use.
89	16	83-5 SOMERSET ST	BOROUGH OF NORTH PLAINFIELD	0.0444	0.0444	0	Lot too small: under 0.83 Ac	Lot too small. Lots 16 & 17 are contiguous.
89	17	79-81 SOMERSET ST	BOROUGH OF NORTH PLAINFIELD	0.0444	0.0444	0	Lot too small: under 0.83 Ac	Combined acreage < 0.83 ac.
92	15	8-10 CRAIG PL	BOROUGH OF NORTH PLAINFIELD	0.3753	0.3753	0	Lot too small: under 0.83 Ac	Lot too small. Craig Street Public Parking Lot.
93	6.01	239-265 SOMERSET ST	BOROUGH OF NORTH PLAINFIELD	0.4614	0.4614	0	Lot too small: under 0.83 Ac	Lot(s) too small. North Plainfield municipal offices. Master Plan proposes property be used as public space in the downtown. Utilized for North Plainfield municipal offices.
93	7	16-18 LINCOLN PLACE	BOROUGH OF NORTH PLAINFIELD	0.1033	0.1033	0	Lot too small: under 0.83 Ac	Lot too small. Both lots entirely within 100 year floodway. No developable acreage. Public works maintenance garage.
103	9	252 STEINER PL	BOROUGH OF NORTH PLAINFIELD	0.344	0.344	0	Lot too small: under 0.83 Ac	Entire property covered by floodplain. Wetlands in the very southern portion of property. Stony Brook in southern portion of property. Part of Stony Brook Field/Fromm Field site. Used for recreational uses by both the Borough and Board of Education.
103	42	252 STEINER PLACE	BOROUGH OF NORTH PLAINFIELD	0.6801	0.6801	0	Lot too small: under 0.83 Ac	Lot too small. North Plainfield Branch Library.
131	13	93 GREENBROOK RD	BOROUGH OF NORTH PLAINFIELD	0.9928	0.9928	0	100 year floodway	Acreage listed in Master Plan and GIS is 0.58 ac. Veteran Monument Park site.
131	25	2-8 ROCKVIEW AVE	BOROUGH OF NORTH PLAINFIELD	0.6863	0.6863	0	Lot too small: under 0.83 Ac	Developable acreage too small. No access via existing streets. Floodway and wetlands on southern portion of property. 0.36 ac constrained, leaving only 0.76 ac developable.
144	5	14-20 MYRTLE AVE	VETERANS MONUMENT-BORO OF NO.PLFD.	0	0	0	Lot too small: under 0.83 Ac	Pond in middle of property; 100 year floodway around pond. Rest of property has wetlands on it. Part of Green Brook Preserve open space and conservation area.
146	19	REAR 19 GERAUD AVE	BOROUGH OF NORTH PLAINFIELD	1.12	1.12	0	100 year floodway; Deciduous wooded wetlands	
147	1	44-66 WEST END AVE	UNION COUNTY PARK COMMISSION	8	8	0	Water body; 100 year floodway; Deciduous wooded wetlands	

154.01	1	319 GREENBROOK RD	BOROUGH OF NORTH PLAINFIELD	59.97	59.97	0	100 year floodway; Deciduous wooded wetlands	Unconstrained portion of property along Greenbrook Road. Location of Green Acres Park.
161.01	1	1012 NJSH 22E	STATE OF NEW JERSEY	0.3641	0.3641	0	Lot too small: under 0.83 Ac	Lot too small
162	9	410-12 WEST END AVE	BOROUGH OF NORTH PLAINFIELD	0.2755	0.2755	0	Lot too small: under 0.83 Ac	Lot too small
162	10	1014 NJSH 22E	STATE OF NEW JERSEY	0	0	0	Lot too small: under 0.83 Ac	GIS measurement = 0.3936 acres. GIS constrained measurement = 0.342. Constrained by 100 year floodway
166	10	481 ROCKVIEW AVENUE	BOROUGH OF NORTH PLAINFIELD	0.7197	0.7197	0	Lot too small: under 0.83 Ac	Lot too small. Contiguous with Lot 11.01 & 11. Environmental constraints (100 year floodplain, wetlands). Part of the Green Brook Preserve open space and conservation area.
166	11	457 ROCKVIEW AVE	BOROUGH OF NORTH PLAINFIELD	0.5165	0.5165	0	Lot too small: under 0.83 Ac	Lot too small. Contiguous with Lot 10 & 11.01. Lot 10 & 11.01 not developable.
170.02	15	45 WEST END AVE	BOROUGH OF NORTH PLAINFIELD	0.6336	0.6336	0	Lot too small: under 0.83 Ac	Lot too small. Master Plan lists parcel size as 16.80 ac. Owned by North Plainfield. Leased to Union County Park Commission for recreational use. Proposed municipal park.
171	1	479-599 PARKVIEW AVE	UNION COUNTY PARK COMMISSION	24.16	24.16	0	100 year floodway; Deciduous wooded wetlands	Stony Brook runs through middle of property and Green Brook runs along southern border. Part of the Green Brook Preserve open space and conservation area.
186	1	LAWRENCE AVE	BOROUGH OF NORTH PLAINFIELD	6	6	0		Part of the Green Brook Preserve open space and conservation area.
187	1	PRINCETON LANE	BOROUGH OF NORTH PLAINFIELD	0	0	0	Lot too small: under 0.83 Ac	GIS measurement of property = 0.7415 acres, Lot is smaller than COAH threshold of 0.83. Property entirely constrained by floodway. Part of the Green Brook Preserve open space and conservation area.
189	1	PRINCETON LANE	BOROUGH OF NORTH PLAINFIELD	6.54	6.54	0	100 year floodway; Deciduous wooded wetlands	Majority of property covered by wetlands. Entirety of property covered by flood hazard area. Part of the Green Brook Preserve open space and conservation area.
194	34	143-51 LAWRENCE AVE	BOROUGH OF NORTH PLAINFIELD	0.2824	0.2824	0	Lot too small: under 0.83 Ac	Lot too small
194	38	HARDING AVE	BOROUGH OF NORTH PLAINFIELD	0.0987	0.0987	0	Lot too small: under 0.83 Ac	Lot too small
199.01	1	614 GREENBROOK RD	BOROUGH OF NORTH PLAINFIELD	1	1	0	No Environmental Constraints	Current location of Vermuele Place.

199.02	14	VERMEULE PLACE	BOROUGH OF NORTH PLAINFIELD	2.5	2.5	0	Wetland	Managed wetland in built-up maintained area located on western half of property. Current location of Vermuele Place.
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Public Property 15C (2015 Tax Assessors data): Lakes

Public Property 15C (2015 Tax Assessors data): Devoted to Community Purposes

6.02	5	HIGHWAY 22	STATE OF NEW JERSEY	3.59
82	2	248 SOMERSET ST	BOROUGH OF NORTH PLAINFIELD	0.3861
93	6.01	239-265 SOMERSET ST	BOROUGH OF NORTH PLAINFIELD	0.4614
93	7	16-18 LINCOLN PLACE	BOROUGH OF NORTH PLAINFIELD	0.1033
131	13	93 GREENBROOK RD	BOROUGH OF NORTH PLAINFIELD	0.9928
131	25	2-8 ROCKVIEW AVE	BOROUGH OF NORTH PLAINFIELD	0.6863
144	5	14-20 MYRTLE AVE	VETERANS MONUMENT-BORO OF NO.PLFD.	0
147	1	44-66 WEST END AVE	UNION COUNTY PARK COMMISSION	8
154.01	1	319 GREENBROOK RD	BOROUGH OF NORTH PLAINFIELD	59.97
166	10	481 ROCKVIEW AVENUE	BOROUGH OF NORTH PLAINFIELD	0.7197
170.02	15	45 WEST END AVE	BOROUGH OF NORTH PLAINFIELD	0.6336
171	1	479-599 PARKVIEW AVE	UNION COUNTY PARK COMMISSION	24.16
186	1	LAWRENCE AVE	BOROUGH OF NORTH PLAINFIELD	6
187	1	PRINCETON LANE	BOROUGH OF NORTH PLAINFIELD	0
189	1	PRINCETON LANE	BOROUGH OF NORTH PLAINFIELD	6.54
194	34	143-51 LAWRENCE AVE	BOROUGH OF NORTH PLAINFIELD	0.2824
199.01	1	614 GREENBROOK RD	BOROUGH OF NORTH PLAINFIELD	1
199.02	14	VERMEULE PLACE	BOROUGH OF NORTH PLAINFIELD	2.5

North Plainfield Developable Parcels

Block	Lot	Address	Owner	Listed Acreage	GIS Calculated Acreage	Constrained Acreage	Developable Acreage	Constraint Description	Additional Notes	ZONE
Vacant Land Zoned for Non-residential Use: Property Class 1										
6.02	4	239-287 Highway 22	Reel Land Associates LLC	1.2162		0	1.2162	No Environmental Constraint	Fronts Route 22. Contiguous with Block 6.02, Lot 5 and Block 6.01, Lot 56, which are not developable.	B5
28.04	1	492-540 Highway 22	492 Highway 22 LLC	1.147		0	1.147	No Environmental Constraint	Fronts Route 22. Contiguous with Lot 2.01, which is not developable.	B3
Vacant Land with No Zone Specified: Property Class 1										
110	2.02	GROVE STREET	WH@NP C/O BRIAN M.CHEWCASKIE,ESQ.	0.1723		0	0.1723	Lot too small: under 0.83 Ac	Lots are contiguous. Total developable area = 11.863 ac.	R-9
110	2.03	GROVE STREET	WH@NP C/O BRIAN M. CHEWCASKIE, ESQ.	0.1723		0	0.1723	Lot too small: under 0.83 Ac		
110	2.04	GROVE STREET	WH@NP C/O BRIAN M. CHEWCASKIE, ESQ.	0.1723		0	0.1723	Lot too small: under 0.83 Ac		
110	2.05	GROVE STREET	WH@NP C/O BRIAN M. CHEWCASKIE, ESQ.	0.1723		0	0.1723	Lot too small: under 0.83 Ac		
110	2.06	GROVE STREET	WH@NP C/O BRIAN M. CHEWCASKIE, ESQ.	0.1723		0	0.1723	Lot too small: under 0.83 Ac		
110	2.07	GROVE STREET	WH@NP C/O BRIAN M.CHEWCASKIE, ESQ.	0.1723		0	0.1723	Lot too small: under 0.83 Ac		
110	2.08	GROVE STREET	WH@NP C/O BRIAN M. CHEWCASKIE, ESQ.	0.1723		0	0.1723	Lot too small: under 0.83 Ac		
110	2.09	GROVE STREET	WH@NP C/O BRIAN M. CHEWCASKIE, ESQ.	0.1723		0	0.1723	Lot too small: under 0.83 Ac		
110	2.10	GROVE STREET	WH@NP C/O BRIAN M. CHEWCASKIE, ESQ.	0.1723		0	0.1723	Lot too small: under 0.83 Ac		
110	2.11	GROVE STREET	WH@NP C/O BRIAN M. CHEWCASKIE, ESQ.	0.1723		0	0.1723	Lot too small: under 0.83 Ac		
110	2.12	GROVE STREET	WH@NP C/O BRIAN A. CHEWCASKIE, ESQ.	0.1723		0	0.1723	Lot too small: under 0.83 Ac		
110	2.13	GROVE STREET	WH@NP C/O BRIAN M. CHEWCASKIE, ESQ.	0.1723		0	0.1723	Lot too small: under 0.83 Ac		
110	2.14	641 SOMERSET STREET	WH@NP C/O BRIAN A. CHEWCASKIE, ESQ.	12.2485		2	9.7949	100 Year Floodway		

Total Developable Acreage (1)	14.23
Total Listed Acreage (Property Class 1)	35.1433

FARMLAND: Property class 3B

Total Developable Acreage (3B)	0.00
Total Listed Acreage (Property Class 3B)	0

Total Property Class 3B & 1 Developable Acreage	14.23
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Public Property 15C Vacant Land (Zoned Residential)

4.02	1	HIGHWAY 22	STATE OF NEW JERSEY	1.3774	0	1.3774	No Environmental Constraints	Fronts Route 22. Contiguous with Lot 42. Lot 42 not developable.	R1
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3.7406

Public Property 15C Vacant Land (Zoned Non-Residential)

Total Developable Property Class 15C 1.38

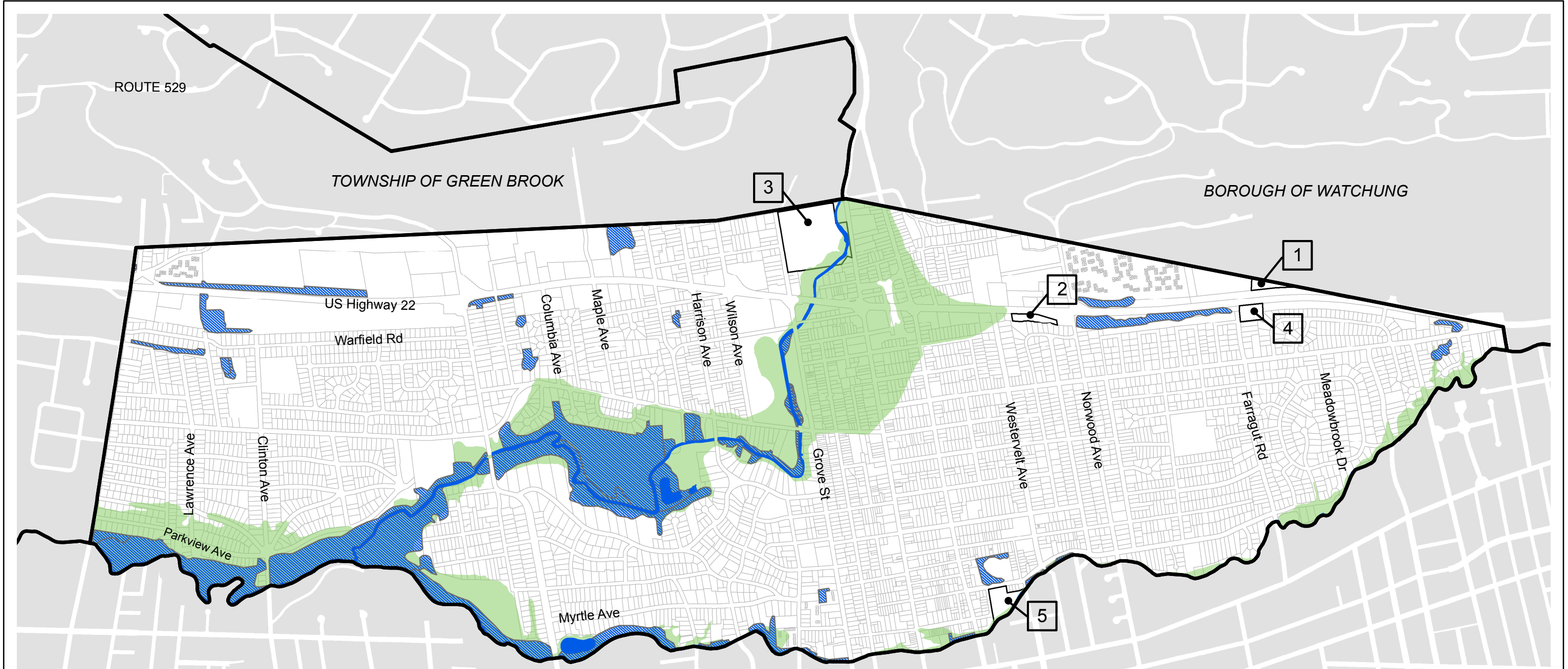
Total Property Class 15C Acreage 144.69

Total Developable 15C, 1, 3B 15.60

Redevelopable Properties not Classified 15C, 1, 3B

43	6	68 BROOK AVE	68 BROOK, L.L.C.	0	2.839	0.6316	2.2074	100 Year Floodway	eastern portion of lot. Listed acreage is 0, while GIS calculation is 2.839 ac. Class 4B. "Old Mill" property. Mentioned in Master Plan as property expected to be redeveloped.	B1
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Total Developable 17.81



Borough of North Plainfield
Housing Element & Fair Share Plan
Developable Land & Environmental Constraints

Constraints	Sites	
Flood Hazard Areas	Block 6.02, Lot 4	Block 4.02, Lot 1
Water Bodies	Block 28.04, Lot 1	Old Mill Site
Wetlands	Villa Maria	

0 0.125 0.25 0.5 Miles