

**BOROUGH OF NORTH PLAINFIELD
COUNTY OF SOMERSET
STATE OF NEW JERSEY**

RESOLUTION NO. 01-27-25-01

**RESOLUTION REGARDING THE BOROUGH OF NORTH PLAINFIELD'S PRESENT
AND PROSPECTIVE FAIR SHARE AFFORDABLE HOUSING OBLIGATIONS FOR
THE FOURTH (4TH) ROUND**

WHEREAS, on March 20, 2024, an Amendment to the Fair Housing Act, N.J.S.A. 52:27D-301 et seq. was signed into law ("Amended FHA"); and,

WHEREAS, the Amended FHA requires the New Jersey Department of Community Affairs ("DCA") to determine non-binding estimates of fair share obligations on or before October 20, 2024; and,

WHEREAS, on October 18, 2024, the DCA issued a report entitled "Affordable Housing Obligations for 2025-2035 (Fourth (4th) Round) Methodology and Background" ("DCA Report"), wherein the DCA reported its estimate of the obligations for all municipalities based upon its interpretation of the standards set forth in the Amended FHA; and,

WHEREAS, the DCA Report calculates the Borough of North Plainfield's ("Borough") Fourth Round (2025-2035) obligations as follows: a Present Need (Rehabilitation) Obligation of four hundred twenty-seven (427) and a Prospective Need (New Construction) Obligation of sixty four (64); and,

WHEREAS, the Amended FHA provides that the DCA Report is non-binding, thereby inviting municipalities to demonstrate that the Amended FHA would support revised calculations of Fourth Round affordable housing obligations; and,

WHEREAS, pursuant to the Amended FHA, the Borough may either accept the determination of its Present and Prospective Need Obligations, as calculated by the DCA, or make its own determination as to same; and,

WHEREAS, the Amended FHA further provides that "[a]ll parties shall be entitled to rely upon regulations on municipal credits, adjustments, and compliance mechanisms adopted by COAH unless those regulations are contradicted by statute, including P.L. 2024, c.2, or binding court decisions". See N.J.S.A. 52:27D-311(m); and,

WHEREAS, said COAH regulations authorize municipalities to secure vacant land adjustments, durational adjustments and other adjustments; and,

WHEREAS, said COAH regulations further authorize municipalities to secure an adjustment to their Present Need (Rehabilitation) Obligation through a windshield survey; and,

WHEREAS, the Borough has performed such a windshield survey as authorized by COAH's rules, a copy of which is attached hereto as Exhibit A, to more accurately determine the number of existing substandard housing units in the Borough and has determined that there is only a Present Need of thirty two (32), not four hundred twenty-seven (427) as determined by DCA; and,

WHEREAS, with respect to the determination of the Prospective Need (New Construction) Obligation, the DCA has released a Geographic Information Systems (GIS) spatial data representation of the Land Capacity Analysis containing the vacant and developable land information that serves as the basis for calculating the Land Capacity Factor that is required by the Amended FHA; and,

WHEREAS, the link to the DCA's GIS data indicates that the lands identified by DCA "could be over or under inclusive depending on various conditions and that municipalities are permitted to provide more detailed mappings as part of their participation in the Affordable Housing Dispute Resolution Program"; and,

WHEREAS, the Borough has reviewed the lands identified by the DCA for the Land Capacity Factor to ascertain whether these identified lands may accommodate development and has determined that the areas the DCA identified as being developable are overinclusive; and,

WHEREAS, the Borough's Affordable Housing Planner, Paul Grygiel, AICP, PP, has prepared a report, a copy of which is attached hereto as Exhibit B, which shows the lands that the Borough contends must be removed from the inventory of sites used to calculate the Land Capacity Factor; and,

WHEREAS, based on the above, the Borough's Present Need Obligation must be revised to thirty two (32) from four hundred (427) as determined by the DCA, to accurately reflect the number of existing substandard housing units in the Borough, and the Borough's Prospective Need Obligation must be revised to fifty nine (59) from sixty four (64) that was determined by DCA, to accurately reflect the developable lands in the Land Capacity Factor, subject to any vacant land, durational and/or other adjustments that the Borough may seek as part of the Housing Element and Fair Share Plan ("HEFSP") it subsequently submits in accordance with the Amended FHA; and

WHEREAS, the Borough reserves the right to comply with any additional amendments to the FHA that the Legislature may enact; and,

WHEREAS, in the event that a third (3rd) party challenges the calculations provided for in this Resolution, the Borough reserves the right to take such position as it deems appropriate in response thereto, including that its Fourth (4th) Round Present or Prospective Need Obligations should be lower than as described herein.


NOW, THEREFORE, BE IT RESOLVED by the Borough Council of the Borough of North Plainfield, Somerset County, New Jersey that the Borough hereby commits to a fair share Present Need (Rehabilitation) Obligation of thirty two (32), as determined by the Borough's


windshield survey, and a Prospective Need (New Construction) Obligation of fifty-nine (59), as determined by the Borough's Affordable Housing Planner for the reasons set forth herein, for the Fourth (4th) Round of affordable housing obligations, subject to any vacant land, durational and/or other adjustments that the Borough may seek as part of its HEFSP that it subsequently submits in accordance with the Amended FHA; and,

BE IT FURTHER RESOLVED that the Borough's Affordable Housing Counsel is hereby directed and authorized to file a declaratory judgment action with the Superior Court of New Jersey, Somerset County no later than forty-eight (48) hours following adoption of this Resolution seeking a compliance certification regarding its fair share affordable housing obligation for the Fourth (4th) Round and that a copy of this Resolution shall be made part of such Court filing; and,

BE IT FURTHER RESOLVED, that the Acting Borough Clerk is further authorized to immediately post a copy of this Resolution on the Borough's website.



Lawrence La Ronde, Mayor

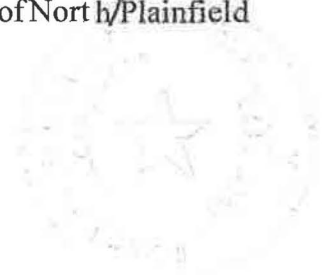

Council President


Council Member

CERTIFICATION

I, Michele Garry, RMC, Borough Clerk of the Borough of North Plainfield, hereby certifies that this is a true copy of a Resolution approved by the Borough Council of the Borough of North Plainfield, Somerset County, New Jersey at a special meeting of the Borough Council held on the 27th day of January, 2025.


Michele Garry, RMC, CMR
Acting Borough Clerk, Borough of North Plainfield



EXTERIOR HOUSING SURVEY

Municipality: Borough of North Plainfield

County: Somerset

Dates of Survey: 1/9-16/2025

Performed by: Insp K. Capobianco, M. Garcia, T. Allen

Title: Borough of North Plainfield Property Inspection Department

Reviewed by: Ken Capobianco

Title: Property Inspector

Areas of Municipality Surveyed:

Entire municipality except non-residential properties

Areas of Municipality Not Surveyed:

Non-Residential properties

BLOCK	LOTS	ADDRESS	INFORMATION	# ISSUES FOUND
1	All Lots		Block surveyed - no units in need of rehabilitation	
2.01	All Lots		Block surveyed - no units in need of rehabilitation	
2.02	All Lots		Block surveyed - no units in need of rehabilitation	
2.03	All Lots		Block surveyed - no units in need of rehabilitation	
3.01	All Lots		Block surveyed - no units in need of rehabilitation	
3.02	All Lots		Block surveyed - no units in need of rehabilitation	
3.03	All Lots		Block surveyed - no units in need of rehabilitation	
3.04	All Lots		Block surveyed - no units in need of rehabilitation	
3.05	All Lots		Block surveyed - no units in need of rehabilitation	
3.06	All Lots		Block surveyed - no units in need of rehabilitation	
3.07	All Lots		Block surveyed - no units in need of rehabilitation	
3.08	All Lots		Block surveyed - no units in need of rehabilitation	
3.09	All Lots		Block surveyed - no units in need of rehabilitation	
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41	All Lots	86 Westervelt Ave Lot 1	Block surveyed - no units in need of rehabilitation except Lot 1. As to Lot 1 - 2 systems in need of rehabilitation - see attached.	2
42	All Lots		Block surveyed - no units in need of rehabilitation	
43	All Lots		Block surveyed - no units in need of rehabilitation	
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53	All Lots		Block surveyed - no units in need of rehabilitation	
54	All Lots	42 Mountain Ave Lot 16.01	Block surveyed - no units in need of rehabilitation except Lot 16.01. As to Lot 16.01 - 2 systems in need of rehabilitation - see attached.	2
55	All Lots		Block surveyed - no units in need of rehabilitation	
56	All Lots	35 Regent St. Lot 10	Block surveyed - no units in need of rehabilitation except Lot 10. As to Lot 10 - 2 systems in need of rehabilitation - see attached.	2
57	All Lots		Block surveyed - no units in need of rehabilitation	
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74	All Lots		Block surveyed - no units in need of rehabilitation
75	All Lots		Block surveyed - no units in need of rehabilitation
76	All Lots		Block surveyed - no units in need of rehabilitation
77	All Lots	434 Somerset St. Lot 19	Block surveyed - no units in need of rehabilitation except Lot 19. As to Lot 19 - 1 system is in need or rehabilitation - see attached.
78	All Lots		Block surveyed - no units in need of rehabilitation
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105	All Lots		Block surveyed - no units in need of rehabilitation

106	All Lots	21 Howard St Lot 9	Block surveyed - no units in need of rehabilitation except Lot 9. As to Lot 9 - 3 systems in need of rehabilitation - see attached
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3

107	All Lots		Block surveyed - no units in need of rehabilitation
108	All Lots		Block surveyed - no units in need of rehabilitation
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131	All Lots		Block surveyed - no units in need of rehabilitation
131	All Lots		Block surveyed - no units in need of rehabilitation

132	All Lots	92 Mercer Ave Lot 12	block surveyed - no units in need of rehabilitation except Lot 12. As to Lot 12 - 1 system in need of rehabilitation - see attached	1
135	All Lots	78 Washington Ave Lot 2	block surveyed - no units in need of rehabilitation except Lot 2. As to lot 2 - 2 systems in need of rehabilitation - see attached	1
136	All Lots		Blocked surveyed - no units in need of rehabilitation	
137	All Lots	135 Grove St Lot 9	Block surveyed - no units in need of rehabilitation except Lot 9. As to Lot 9 - 3 systems in need of rehabilitation - see attached	1
139	All Lots	109-11 Park Place Lot 2	Block surveyed - no units in need of rehabilitation except Lot 2. As to Lot 2 - 5 systems in need of rehabilitation - see attached	1
140	All Lots		Block surveyed - no units in need of rehabilitation	
141	All Lots		Block surveyed - no units in need of rehabilitation	
143	All Lots	116-20 Sycamore Ave Lot 21	Block surveyed - no units in need of rehabilitation except Lot 21. As to Lot 21 - all systems in need of rehabilitation - see attached. House is abandoned for many years.	1
144	All Lots	29 Willow Ave Lot 2	Block surveyed - no units in need of rehabilitation except Lot 2. As to Lot 2 - 4 systems in need of rehabilitation - see attached	1
145	All Lots	59 Willow Ave Lot 1	Block surveyed - no units in need of rehabilitation except Lot 1. As to Lot 1 - 5 systems in need of rehabilitation - see attached.	1
145	All Lots	54 Myrtle Ave Lot 12	Block surveyed - no units in need of rehabilitation except Lot 12. As to Lot 12 - 6 systems in need of rehabilitation - see attached.	1
146	All Lots		Block surveyed - no units in need of rehabilitation	
147	All Lots		Block surveyed - no units in need of rehabilitation	
147	All Lots		Block surveyed - no units in need of rehabilitation	
148	All Lots	107 Willow Ave Lot 10	Block surveyed - no units in need of rehabilitation except Lot 10. As to Lot 10 - 2 systems in need of rehabilitation - see attached.	1
148	All Lots		Block surveyed - no units in need of rehabilitation	

149	All Lots	109 Rockview Ave Lot 4	Block surveyed - no units in need of rehabilitation except Lot 4. As to Lot 4 - 1 system in need of rehabilitation - see attached.	1
150	All Lots		Block surveyed - no units in need of rehabilitation	
151	All Lots		Block surveyed - no units in need of rehabilitation	
152	All Lots	118 Willow Ave Lot 8	Block surveyed - no units in need of rehabilitation except Lot 8. As to Lot 8 - 2 systems in need of rehabilitation - see attached.	1
152	All Lots	114 West End Ave Lot 13	Block surveyed - no units in need of rehabilitation except Lot 13. As to Lot 13 - 1 system in need of rehabilitation - see attached.	1
153	All Lots		Block surveyed - no units in need of rehabilitation	
153	All Lots		Block surveyed - no units in need of rehabilitation	
154.01	All Lots	110 Rockview Ave Lot 14	Block surveyed - no units in need of rehabilitation except Lot 14. As to Lot 14 - all systems in need of rehabilitation - see attached.	1
154.01	All Lots		Block surveyed - no units in need of rehabilitation	
154.02	All Lots		Block surveyed - no units in need of rehabilitation	
154.03	All Lots		Block surveyed - no units in need of rehabilitation	
154.04	All Lots	9 Rockview Terr Lot 3	Block surveyed - no units in need of rehabilitation except Lot 3. As to Lot 3 - 3 systems are in need of rehabilitation - see attached.	1
155	All Lots		Block surveyed - no units in need of rehabilitation	
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170.01	All Lots		Block surveyed - no units in need of rehabilitation
170.02	All Lots	435 Tappan Ave Lot 5	Block surveyed - no units in need of rehabilitation except Lot 5. As to Lot 5 - 1 system in need of rehabilitation - see attached
170.03	All Lots		Block surveyed - no units in need of rehabilitation
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203.05	All Lots		Block surveyed - no units in need of rehabilitation
203.06	All Lots		Block surveyed - no units in need of rehabilitation
203.07	All Lots		Block surveyed - no units in need of rehabilitation
203.08	All Lots	262 Clinton Ave Lot 22	Block surveyed - no units in need of rehabilitation except Lot 22. As to Lot 22 - 2 systems in need of rehabilitation - see attached
204	All Lots		Block surveyed - no units in need of rehabilitation

EXTERIOR HOUSING SURVEY

MUNICIPALITY North Plainfield

COUNTY Somerset

DATE 1/16/25

Street Address	Block/Lot	Number of Dwelling Units	Tenure of Units (owner/occupied/rental/mixed occupancy)	Year Built	MAJOR SYSTEMS <small>One major system is required to indicate that the structure is in need of repair</small>				MINOR SYSTEMS <small>Two minor systems are required to indicate that the structure is in need of repair</small>			Structure in Need of Repair (mark "Yes" or "No")	If Yes, Provide Details
					Foundation	Weatherization		Roof and Chimney	Eaves/Soffits/Gutters/Leader	Rails/Stairs/Steps/Porch	Fire Escape		
						Siding and Walls	Windows and Doors						
92 Mercer Ave	132/12	3	R	1900				1				Y	Slate Roof
78 Washington Ave	135/2	1	O	1900				1	1			Y	Slate Roof/garage Gutters
135 Grove St	137/9	2	R			1		1		1		Y	Roof/Paint Sides/fix Porch
109-110 Park Pl.	139/2	2	M	1900		1	1	1	1	1		Y	Prop is Decrepit
116-20 Sycamore Ave	143/21	2	-	1904	1	1	1	1	1	1	1	Y	Prop is Abandoned
29 Willow Ave	144/2	1	O	1894		1	1	1		1		Y	Conc w/o permits, Broken windows
55-59 Willow Ave	145/1	1	O	1894	1	1	1	1		1		Y	Paint, Rotted wood, slate roof
109 Rockview Ave	149/4	1	O	1904				1				Y	Chimney leaning
107 Willow Ave	148/10	1	O	1929		1			1			Y	Paint Sides, repair Soffits
118 Willow Ave	152/8	1	O	1949		1		1				Y	Chimney Paint, Paint siding
06-110 Rockview Ave	154/1/43	3	U	1900	1	1	1	1	1	1	1	Y	Vacant dilapidated, abandoned
9 Rockview Terr	154/9/3	1	O	1900				1	1			Y	Porch, Roof, Gutters, Down spout
54 Myrtle Ave	145/12	3	-	1899	1	1	1	1	1	1	1	Y	Vacant, windows, Porch, trim siding

I verify that I have conducted this exterior housing survey according to the NJ Department of Community Affairs' criteria.

page ____ of ____

Signature: [Handwritten Signature]

Print Name and Title: Ken Capobianco Housing Inspector

EXTERIOR HOUSING SURVEY

MUNICIPALITY NORTH Plainfield

COUNTY Somerset

DATE 1/16/25

MAJOR SYSTEMS	MINOR SYSTEMS
One major system is required to indicate that the structure is in need of repair	Two minor systems are required to indicate that the structure is in need of repair

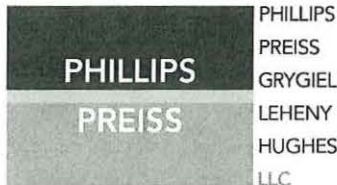
Street Address	Block/Lot	Number of Dwelling Units	Tenure of Units i.e. owner occupied/ rental mixed occupancy	Year Built	Weatherization				Eaves/Gutter/ Gutter/Leader	Rats/Insects/ etc/Porch	Fire Escape	Structure in Need of Repair (Mark "Yes" or "No")	If Yes, Provide Details
					Foundation	Siding and Walls	Windows and Doors	Roof and Chimney					
432/													
434 SOMERSET ST	77/19	2	RENTAL	1904				X				YES	ROOF OVER PORCH NEED REPAIRING
86 WESTMOUNT AVE	41/1	1	OWNER OCCUPIED	1900	X	X						YES	FOUNDATION + WALL CRACKS
35 REGENT ST	56/10	1	OWNER OCCUPIED	1909				X				YES	CHIMNEY CRACKING / SLATES MISSING
42 MOUNTAIN AVE	54/10	2	VACANT	1900		X	X					YES	NO SIDING / MISSING WINDOWS
21 HOWARD ST	106/9	1	OWNER OCCUPIED	1930				X	X	X		YES	MISSING PORCH

I verify that I have conducted this exterior housing survey according to the NJ Department of Community Affairs' criteria.

page 1 of 1

Signature: 

Print Name and Title M. GARCIA PROPERTY MAINT. INSP.



Planning & Real Estate Consultants

DRAFT

MEMORANDUM

To: Borough of North Plainfield Mayor and Council

From: Paul Grygiel, AICP, PP

Date: January 7, 2025

Re: **Recommendations for Proposed Fourth Round Affordable Housing Obligations**

Introduction

This memorandum outlines the next steps and decisions that need to be made by North Plainfield and all other municipalities with regard to Fourth Round affordable housing compliance. The New Jersey Department of Community Affairs (DCA) has calculated statewide and regional affordable housing needs, including municipal obligations. These non-binding determination of each municipality's Fourth Round (2025 to 2035) affordable housing obligations were released on October 18, 2024. A deadline of January 31, 2025 has been set for municipalities to adopt a binding resolution setting forth either their acceptance of the DCA determination of their obligation or the municipal determination of their Fourth Round obligation. This resolution must be filed with the State's new Affordable Housing Dispute Resolution Program within 48 hours of adoption, and must be published on the Borough's website.

DCA's proposed non-binding obligations for North Plainfield are discussed below, along with my analysis and recommendations pertaining to each one.

Present Need

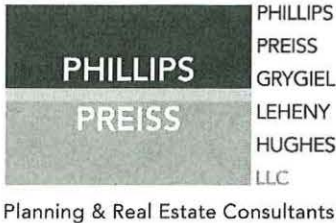
DCA's proposed non-binding Present Need obligation for North Plainfield is 427. Present need, also known as the rehabilitation obligation, is defined in the Affordable Housing Law as the number of substandard existing deficient housing units in the municipality currently occupied by low- and moderate-income (LMI) households.

Prospective Need

DCA's proposed non-binding Prospective Need obligation for North Plainfield is 64. Municipal Prospective Need obligations are calculated as a share of the region in which the municipality is located (North Plainfield's region includes Hunterdon, Middlesex and Somerset Counties). The total Prospective Need for this region is 11,604, with this need allocated to municipalities throughout the region. However, "Qualified Urban Aid Municipalities" are exempt from addressing Prospective Need, which increases the remaining municipalities' obligations. Regional Prospective Need is then allocated across the non-qualified urban aid municipalities in the region by applying three factors.

Equalized Nonresidential Valuation

This factor is the change in nonresidential property valuations in the municipality from



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1999 to 2023 divided by the regional total change in nonresidential valuations. This factor for North Plainfield is 0.90%.

Income Capacity

This factor measures the extent to which a municipality's income level differs from that of the lowest-income municipality in its housing region. This factor for North Plainfield is 0.62%.

Land Capacity

This factor determines the total acreage that is developable in a municipality utilizing the most recent land use / land cover (LULC) data from the New Jersey Department of Environmental Protection (DEP), the most recently available MOD-IV Property Tax List data from the Division of Taxation in the Department of the Treasury, and construction permit data from DCA. The calculation is supposed to exclude lands subject to development limitations. "Weighting factors" as specified in the Affordable Housing Law were applied to developable lands based on the planning area type in which such land was located. For municipalities such as North Plainfield located in Planning Area 1, the weight is 1, meaning there is no reduction, unlike in various other planning areas. (This weighting further increases the obligations for built-up municipalities that are not qualified urban aid municipalities.) This factor for North Plainfield is 0.12%.

Final Prospective Need Calculation

The Equalized Nonresidential Valuation Factor, Land Capacity Factor And Income Capacity Factor for each municipality were averaged to determine an Average Allocation Factor, which is the basis for municipal Prospective Need. North Plainfield's Average Allocation Factor is 0.32%, which results in a Prospective Need of 88.

Analysis of North Plainfield's Obligations

Present Need

Need to determine whether challenging number

Prospective Need

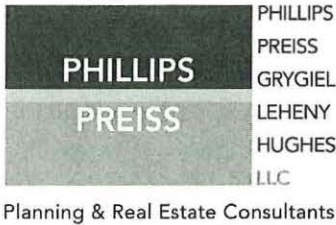
It is my opinion that the Borough's Prospective Need obligation should be lower than the DCA's non-binding obligation due to issues with DCA's calculations as detailed below. In particular, the Land Capacity factor classifies a number of areas in the Borough as "developable" when in reality they are not.

The DCA issued the data that was the basis for the land allocation factor on November 27th, over a month after the DCA deadline to issue its non-binding numbers under the Amended Fair Housing Act.

The link to the DCA GIS data¹, and the description section, includes the following language:

The land areas identified in this dataset are based on an (sic) the best available data using publicly available data enumerated in N.J.S.A. 52:27D-304.3c.(4)

¹ <https://njdca.maps.arcgis.com/home/item.html?id=12acdf0a5104f8f8a2f604e96063e74>



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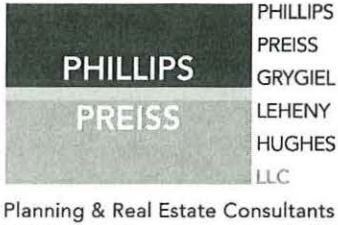
to estimate the area of developable land, within municipal and regional boundaries, that may accommodate development. It is important to note that the identified areas could be over or under inclusive depending on various conditions and that municipalities are permitted to provide more detailed mappings as part of their participation in the Affordable Housing Dispute Resolution Program.

The areas identified as developable in the DCA's calculation of the Land Capacity factor are indeed overinclusive. Accordingly, it is my opinion that the amount of developable land should be adjusted from 12.6148 to 0.4291 acres, which would result in the Land Capacity factor dropping from 0.12% to 0.004%, and the Average Allocation factor being reduced from 0.55% to 0.51%. When this correction is made, North Plainfield's Fourth Round Prospective Need number should be 59 - not 64.² The following analysis sets forth the basis for removing land treated as developable in the DCA's calculation.

The areas identified by DCA as developable include portions of the tax lots listed in the table below:

Block	Lot	Property Class	Property Location	DCA Acreage
3.03	19	15C	60 FARRAGUT ROAD	0.1163
3.10	4	15C	BROOK AVE	0.1634
4.01	3	15C	86-106 HIGHWAY 22	0.0929
4.01	5	15C	HIGHWAY 22	0.1780
4.02	1	15C	HIGHWAY 22	1.1210
4.02	42	15C	HIGHWAY 22	2.9907
5	1	15C	300-476 HIGHWAY 22	0.1433
6.01	56	15C	411 HIGHWAY 22	1.5663
6.02	4	1	239-287 HIGHWAY 22	0.5227
6.02	5	15C	HIGHWAY 22	1.3405
6.04	4	1	559-73 HIGHWAY 22	0.4999
17.01	24	15D	BROOK AVENUE, REAR	0.4016
17.01	25.01	1	REAR BROOK AVENUE	0.0130
28.04	1	1	492-540 HIGHWAY 22	1.1408
28.04	2.01	1	542-546 HIGHWAY 22	0.0018
64.02	13	1	JENNINGS LANE	0.0844
64.02	14	1	JENNINGS LANE	0.3446
74	9	15C	HWY. 22 & SOMERSET	1.3733
146	19	15C	REAR 19 GERAUD AVE	0.5203
TOTAL				12.6148

² This calculation is based on the factors including in DCA's Fourth Round municipal obligations spreadsheets, as it impossible to determine how these numbers would change based on numerous municipalities potentially submitting changes such as those being considered based on this document.

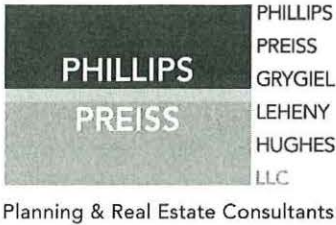


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These areas have been reviewed utilizing the following standards to determine whether a site is developable or not:

1. Areas or portions of areas less than 25 feet wide (because DCA's methodology report states that a 25 foot by 100 foot area was their minimum threshold for developability).
2. Areas within the regulatory floodway.
3. Open space/parkland properties with deed restrictions and/or on ROSI.
4. Properties under construction or recently developed.
5. Sites with site plan approvals for development and/or permits issued for development.
6. Public utility parcels, NJDOT/NJ Turnpike Authority parcels, railroad properties, rights-of-way, stormwater management, etc.
7. Properties with easements restricting development within developable area.

After applying the above standards, the following areas are not considered developable:



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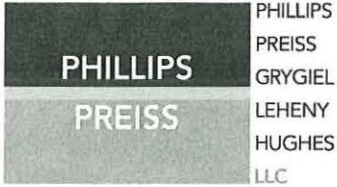
Block	Lot	Property Class	DCA Acreage	Notes
3.03	19	15C	0.1163	Owned by NJDOT, environmental constraints
3.10	4	15C	0.1634	Owned by NJDOT
4.01	3	15C	0.0929	Owned by NJDOT, environmental constraints
4.01	5	15C	0.1780	Owned by NJDOT
4.02	1	15C	1.1210	Owned by NJDOT
4.02	42	15C	2.9907	Owned by NJDOT
5	1	15C	0.1433	Owned by NJDOT
6.01	56	15C	1.5663	Owned by NJDOT
6.02	4	1	0.5227	Lot lacks adequate depth and road access
6.02	5	15C	1.3405	Owned by NJDOT
6.04	4	1	0.4999	Lot owned and used by adjacent commercial property
17.01	24	15D	0.4016	Landlocked parcel all or partly within Regulatory Floodway, owned by church on adjacent lot
17.01	25.01	1	0.0130	Landlocked parcel all or partly within Regulatory Floodway, same owner as apartment complex on adjacent lot
28.04	1	1	1.1408	Lot lacks adequate depth
28.04	2.01	1	0.0018	Lot owned and used by adjacent commercial property
74	9	15C	1.3733	Owned by NJDOT, environmental constraints
146	19	15C	0.5203	Owned by Borough, landlocked parcel within 1% Annual Chance and 0.2% Annual Chance Flood Hazard areas
			12.1857	

The following areas are considered developable:

Block	Lot	Property Class	DCA Acreage
64.02	13	1	0.0844
64.02	14	1	0.3446
			0.4291

Therefore, the developable land in North Plainfield totals 0.4291 acres.

It is important to note that the analysis to correct the Land Capacity factor is different than the analysis to use the determine a municipality's entitlement to a vacant land adjustment (VLA). While the analysis to correct the Land Capacity factor focuses on developable land, the analysis to support a VLA focuses on land suitable for



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inclusionary development. Therefore, just because a site was not removed for purposes of calculating the Land Capacity factor has no bearing on whether it should be removed to calculate entitlement to a VLA.



North Plainfield, NJ

DCA Designated Developable Parcels

Esri, TomTom, Garmin, Foursquare, METI/NASA, USGS, Esri, CGIAR, USGS, Esri, TomTom, Garmin, Foursquare, FAO, METI/NASA, USGS, Maxar

2024

Coordinate System: WGS 1984 Web Mercator Auxiliary Sphere

