MASTER PLAN
AMENDMENT HOUSING
ELEMENT FAIR SHARE PLAN

Bridgewater Township
Somerset County, New Jersey

November 11, 2008

Bridgewater Township
Planning Board

Mayor Patricia Flannery

Councilman Patrick Scaglione

Alan Fross, Chairman

Joanne Kane

Barbara Kane

Beth Knapp

Andrew Levin

Dan Hayes

Steve Rodzinak

Staff

Tom Collins, Esq., Planning Board Attorney

Robert C. Bogart, PP, Board Engineer

Scarlett Doyle, PP, Board Planner

Grace Karanja, Administrative Assistant

TOWNSHIP OF BRIDGEWATER, SOMERSET COUNTY
HOUSING ELEMENT AND FAIR SHARE PLAN

TABLE OF CONTENTS

		PAGE
Introduction		1
I.	**Inventory of Housing Stock**	5
A.	Age	5
B.	Condition	5
C.	Purchase and Rental Values	7
D.	Occupancy Characteristics and Types	9
E.	Units Affordable to Low/Moderate Income Households	9
F.	Number of Home Available to Low and Moderate Income Households	10
G.	Substandard Homes Capable of Being Rehabilitated	13
II.	**Demographic Characteristics**	13
A.	Population	13
B.	Household Size Type	13
C.	Income Level	15
D.	Age	16
E.	Marital Status	17
III.	**Existing and Probable Future Employment Characteristics**	17
IV.	**Present and Prospective Fair Share**	19
A.	Vacant Land Analysis	19
V.	**Projection of Housing Stock**	20
A.	Construction Permits Issued	20
B.	Approvals of Development Applications	21
VI.	**Consideration of Lands**	33
A.	Lands Most Appropriate for LMI Housing	33
B.	Existing Structures most Appropriate for Conversion to or Rehabilitation of LMI Housing	33
C.	Consideration of Lands of Developers Interested in LMI Housing	34
VII.	**Fair Share Plan**	36
A.	Accounting of Developers Fees and Expenditures	41
B.	Description of Projects	42
C.	Shortfall of Funding	59
D.	Assurance of Proportional Allocation	60

Appendix A: A Map of Vacant Land
Appendix B: Vacant Land and Low Density Inventory
Appendix C: Vacant land and Low Density Analysis
Appendix D: Model Growth Share Ordinance within Lieu of Construction Option
Appendix E: Ordinance to Approve the Redevelopment Plan for Bridgewater Township
Appendix F: Vanderhaven and Crossroads Block and Lot Numbers
Appendix G: Resolution- Amendment Housing Element Fair Share Plan - Adopted: November 11, 2008
Addendum 1: Bridgewater Oaks Block and Lot Numbers; Davis-Standard; Modification of Table 24

MASTER PLAN AMENDMENT
HOUSING ELEMENT AND FAIR SHARE PLAN

INTRODUCTION

New Jersey has determined that it faces a shortage of affordable housing, thereby harming communities and hindering economic growth. Such a housing shortfall has led to numerous court cases, most notably the Mt. Laurel decision. In response to the Mt. Laurel decision, the New Jersey legislature created COAH, The Council on Affordable Housing, to implement sweeping changes in the manner that municipalities plan development, requiring them to provide housing for families of low and moderate incomes (LMI). COAH regulations aim to integrate affordable housing into a municipality's planned growth, ideally providing people with the opportunity to live and work in the same community. Affordable housing does more than enhance the quality of life for low and moderate income households; the entire community benefits from the greater capacity for economic growth, enhanced sense of community, and shorter commutes, resulting in less congestion and less environmental damage.

Historical account of Bridgewater's progress in providing affordable housing is as follows:

December 6, 1995	Bridgewater is granted Substantive Certification for Round Two
August 1, 2001	Original grant by COAH of extended Substantive Certification for Round Two
December 8, 2004	Bridgewater again applies for Extended Substantive Certification of Round Two
February 23, 2005	COAH recommends Extended Substantive Certification of Round Two

To more completely address the link between municipal growth and the resulting increased need for affordable housing, COAH has re-released its 3rd Round Fair Share Requirements. The previous two rounds only addressed present and prospective housing needs, based on a calculated regional residential growth. In this 3rd Round, individual municipalities have more control over their future development because each township is responsible for calculating its own Fair Share number based upon a rehabilitation requirement, outstanding obligations, and most significantly, projected growth based upon residential population and employment growth. If a municipality experiences no growth, no additional housing, besides rehabilitations and previously unfulfilled housing requirements, would be necessary. Commissioner Doria and the COAH rules state that the addition of affordable units into the housing stock will not impose a tax burden on the community.

The 3rd Round COAH affordable housing requirements can be met by new construction of LMI housing, housing rehabilitation, rendering units more affordable and several other methods. By using a combination of the strategies enumerated in the regulations, Bridgewater will tailor its affordable housing to comply with its goals and needs.

Bridgewater Township, located in the heart of Somerset County, will comply with its Fair Share Requirement under COAH's 3rd Round regulations. Bridgewater Township's exemplary COAH compliance history has provided the Township with affordable housing credits that shall be applied to its 3rd Round Fair Share housing requirement. Bridgewater has shouldered all of its obligations within its borders. It has never RCA'd out any units to other municipalities. Confirmed by COAH Executive Summary dated February 23, 2005 the township has 409 credits for Round 3.

Compliance with COAH Housing Obligation

As summarized on February 23, 2005 by Principal Planner, Kate Butler, PP, AICP. Noted below, in part:

> *At the time of certification, Bridgewater had addressed its entire new construction obligation and was committed to the continuation of its rehabilitation program. The Township's plan had a 288-unit new construction surplus which, after applying 67 units to address its remaining rehabilitation obligation, left a 221 unit surplus. Since certification, Bridgewater has completed in additional 20 rehabilitation units. The number of surplus new construction units used to satisfy the Township's remaining rehabilitation obligation is thereby reduced from 67 to 47, and the new construction surplus is correspondingly increased to 241 units.*
>
> *At certification, the Township had completed 54 excess age-restricted rental units that were ineligible for COAH credit. Since certification, Bridgewater has completed an additional 114 family for-sale units (17 units at Loft Farms and 97 units at Stratton Meadows). The Township may carry 241 surplus new construction credits forward and may request credit for the 114 family for-sale units and the 54 excess age-restricted units when it petitions COAH for substantive certification of its third round plan.*
>
> ***Recommendation**: Grant Extended Substantive Certification*

Therefore, Bridgewater has 409 credits to apply to Round Three. Further discussion of the need and compliance for unit-type breakdown will follow in this report. The final Fair Share Number has been calculated by COAH. The summation of these numbers results in Bridgewater Township's cumulative Fair Share number of 891 units (plus a 97 unit rehabilitation requirement).

Rehabilitation Units

Bridgewater Township's rehabilitation share requirement, left-over from Round Two and going into Round Three is five units. This obligation was met by the 21 units rehabilitated in 2004. Further discussion of the additional rehabilitation efforts will be provided in this report.

Bridgewater has conducted a Vacant Land Inventory and has completed the Vacant Land Analysis calculations in strict accordance with the requirements of NJAC 5:97-5.1. The resultant obligation is 509 affordable units, which also includes vacant land and projected residential demolition. It is on this basis that the submission will demonstrate full compliance with the Build-Out for Bridgewater through 2018.

The Township intends to spend funds acquired from the developer fees to produce affordable housing and other required activities. The developer fee allows a municipality to charge developers for new construction so that the Township can address its affordable housing needs. Previous COAH Fair Share rounds enabled municipalities to charge 1% of the equalized assessed (EAV) value of a non-residential building on a square foot basis and .5% of the EAV of a residential unit. Current COAH rules allow the Township to levee a 1.5% EAV developer fee on residential development and a 2.5% EAV developer fee on non-residential development. The funds collected under developer fees can only be spent on affordable housing and infrastructure improvements pertaining to affordable housing. Bridgewater Township requests to have authorization to increase the residential development fee in accordance with these new rules.

SOMERSET COUNTY

	June 2, 2008 Adoption					May 2008 Proposal Most Recent				
Municipality	Rehab Share	'87-'99 Obligation	Hsg Projection	Emp Projection	Projected Growth Share	Rehab Share	'87-'99 Obligation	Hsg Projection	Emp Projection	Projected Growth Share
Bedminster Twp*	0	154	546	1967	232	0	154	458	2514	249
Bernards Twp* @	12	508	1141	0	228	12	508	724	3575	368
Bernardsville Boro*	15	127	378	635	115	15	127	292	981	120
Bound Brook Boro	131	0	30	89	12	131	0	31	165	17
Branchburg Twp*	22	302	1001	2707	369	22	302	824	2922	347
Bridgewater Twp*	97	713	2354	8428	998	97	713	2449	6416	891
Far Hills Boro*	2	38	116	122	31	2	38	92	80	23
Franklin Twp*	142	766	2886	3925	823	142	766	3583	6853	1145
Green Brook Twp**	0	151	230	664	88	0	151	296	757	107
Hillsborough Twp**	19	461	2143	2428	580	19	461	1808	4613	650
Manville Boro**	70	0	84	400	42	70	0	154	228	45
Millstone Boro*	2	21	15	27	5	2	21	14	12	4
Montgomery Twp*	11	307	1931	2712	556	11	307	2138	1170	501
N. Plainfield Boro*	282	0	137	131	36	282	0	143	119	36
Peapack-Gladstone Boro* @	6	82	111	0	22	6	82	105	261	37
Raritan Boro*	44	82	311	2231	202	44	82	273	2367	203
Rocky Hill Boro*	4	25	23	17	6	4	25	25	97	11
Somerville Boro	73	153	164	396	58	73	153	280	1038	121
S. Bound Brook Boro	51	0	11	34	4	51	0	123	0	25
Warren Twp*	13	543	1307	643	302	13	543	990	3346	407
Watchung Boro*	12	206	115	1613	124	12	206	131	749	73
COUNTY TOTAL	1008	4639	15034	29169	4830	1008	4639	14933	38263	5378

*3rd Rd petition
**Court town
@ Per N.J.A.C. 5:97-2.4(a)(b) employment projection cannot be less than zero

updated: May 13, 2008

HOUSING ELEMENT

In accordance with N.J.A.C. 5:94-2.2, as a pre-condition for COAH approval, a municipality must include a Housing Element in its municipal Master Plan before it can secure COAH approval. A Housing Element explains the basis upon which Bridgewater Township shall be able to meet its cumulative housing obligation. The Housing Element shall focus on the COAH Fair Share housing obligations and the housing rehabilitation requirement. As required, this Housing Element contains:

I. An Inventory of Bridgewater Township's Housing Stock
II. Demographic Characteristics
III. Existing and Probable Employment Characteristics
IV. Present and Prospective Fair Share
V. Projection of Housing Stock
VI. Consideration of Lands
VII. Fair Share Plan

The following supporting documents are necessary components to a completed Housing Element pursuant to N.J.A.C. 5:94-2.2 for submission of an application for Substantive Certification:

1. Projection of Probable Future Residential Construction, including Certificates of Occupancy issued since 1/04, construction and demolition permits issued in the past thirteen years, projected for the fifteen years period through 2018 and approvals of applications for development.

2. Projection of Probable Future Non-Residential Construction, including Certificates of Occupancy issued since 1/04, construction and demolition permits issued and projected, approvals of applications for development broken down by use group, and demolitions, certificates of occupancy as projected for the fifteen year period through 2018.

3. Analysis of Necessary Zoning Changes to Accommodate Projections, including the existing and planned infrastructure, the anticipated demand for the types of uses permitted by zoning based on present and anticipated future demographic characteristics of the municipality, anticipated land use patterns, municipal economic development policies and constraints on development including state and federal regulations and land ownership patterns, (see Vacant Land and Density Land Use Analysis) presence of incompatible land uses, or sites needing remediation, and existing or planned measures to address these constraints.

4. The Metropolitan Planning Organization (MPO) Growth Projection numbers to 2020.

5. Data to be used as evidence of the Growth Share number was calculated, specifically to Bridgewater's case, in order to achieve greater accuracy specific to Bridgewater Township.

6. A copy of the most recently adopted municipal Master Plan will be submitted to COAH with the application for Substantive Certification.

7. A copy of the most recently adopted municipal zoning ordinance will be submitted to COAH with the application for Substantive Certification.

8. A general description of sites slated for affordable housing, including the acreage, owner, block and lot, current zoning, surrounding land uses, and street access. This information is located within this Housing Element and Fair Share Plan.

9. The most current tax map will be forwarded to COAH as part of the application for Substantive Certification.

10. Any other documentation deemed necessary.

I. INVENTORY OF BRIDGEWATER HOUSING STOCK

A. Age

Forty-five percent of Bridgewater Township's housing was constructed after 1980, with the largest increase in housing units occurring during the 1990's. One of the factors in determining a township's rehabilitation requirement lies in the amount of houses constructed before 1940 because these older houses often need rehabilitation. However, since less than six percent of the Township's housing stock was constructed before 1940, a lower number of necessary rehabilitations seem appropriate as compared to communities with a greater percentage of older housing stock.

TABLE 1

Age of Housing Units

Dates of Construction	Structures	Percent of Total 2000
1939 or earlier	896	5.6
1940-1949	831	5.2
1950-1959	2,079	13.1
1960-1969	3,216	20.3
1970-1979	1,588	10.0
1980-1989	2,505	15.8
1990-1998	4,272	26.9
1999- March 2000	478	3.0
2000 TOTAL STRUCTURES: 15,865		**99.9***

** Total does not equal 100.0% due to rounding*
Source: 2000 U.S. Census of population and Housing

B. Condition

The vast majority of Bridgewater Township's dwellings are in good condition, containing plumbing, kitchen, fuel, sewer, and water facilities. In addition, most homes contain less that 1.01 persons per room, indicating that very few units are considered overcrowded. Units that contain more than 1.01 persons per room or lack necessary facilities are considered deficient. Deficient units occupied by low and moderate income households are subject to the rehabilitation requirement. As noted previously, COAH has determined that Bridgewater Township's 3rd round rehabilitation requirement is 5 units.

TABLE 2

Persons per Room in Occupied Housing Units

Persons Per Room	Occupied
Less than 1.01	15,237
1.01 to 1.50	223
1.51 or more	71

Total: 15,531 Occupied Housing Units

*The discrepancy between the Occupied Housing Units in Tables 2 through 8 is derived from a Census discrepancy. It is unclear which number is accurate, so both are used in the context they were found.
Source: 2000 U.S. Census of Population and Housing

TABLE 3

Plumbing Facilities

	Number	Percent
Complete Plumbing Facilities	15,792	99.6
Lacking Complete Plumbing Facilities	71	.5
Total Units:	**15,863**	**100.1%***

* *Total does not equal 100% due to rounding*
Source: 2000 U.S. Census of Population and Housing

TABLE 4

Kitchen Facilities

	Number	Percent
Complete Kitchen Facilities	15,807	99.6
Lacking Complete Kitchen Facilities	56	.4
Total Units:	**15,863**	**100%**

Source: 2000 U.S. Census of Population and Housing

TABLE 5

Heating Fuel

Type of Fuel	Number	Percent
Utility Gas	13,000	83.7
Bottled, Tank, or LP Gas	112	.7
Electricity	849	5.5
Fuel Oil, Kerosene, ect.	1,387	8.9
Coal or Coke	-	-
Wood	53	.3
Solar Energy	27	.2
Other Fuel	90	.6
No Fuel Used	13	.1
Total Units:	**15,531**	**100%**

Source: 2000 U.S. Census of Population and Housing

C. Purchase and Rental Value

Based on 2000 census data the median Housing Unit value in Bridgewater Township (Table 6) was $268,100. However, due to the sharp rise in housing values since the 2000 U.S. Census, the current average assessment of a housing unit in Bridgewater is $456,633 according to the Bridgewater Tax Assessor. (September 2008)

TABLE 6

Owner-Occupied Housing Unit Values

Value	Number	Percent
Less than $50,000	64	.5
$50,000-90,000	330	2.8
$100,000-$149,999	878	7.4
$150,000-$199,999	2,018	16.9
$200,000- $299,999	3,883	32.5
$300,000-$499,999	3,874	32.4
$500,000-$999,999	864	7.2
$1,000,000 or more	29	.2
Total Owner-Occupied Units:	**11,940**	**99.9%***

**Total does not equal 100% due to rounding.*
***Source: 2000 U.S. Census of Population and Housing*
**** Term "Values" is taken directly from the 2000 census data.*

TABLE 7

Contract Rental Values *

	Number	Percent
With Cash Rent:	**2,070**	**97.2**
Less than $100	50	2.3
$100-$149	17	0.8
$150-$199	0	0.0
$200-$249	22	1.0
$250-$299	16	0.8
$300-$349	40	1.9
$350, $399	22	1.0
$400-$449	6	0.3
$450-$499	48	2.3
$500-$549	39	1.8
$550-$599	44	2.1
$600-$649	35	1.6
$650-$699	11	0.5
$700-$749	191	9.0
$750-$799	68	3.2
$800-$899	227	10.7
$900-$999	380	17.8
$1,000-$1,249	329	15.4
$1,250-$1,499	144	6.8
$1,500-$1,999	175	8.2
$2,000 or more	206	9.7
No Cash Rent:	**60**	**2.8**
Total Contract Rent Units:	**2,130**	**100%**

**Source: 2000 U.S. Census of Population and Housing*

*** Term "Values" taken directly from the 2000 Census data*

D. Occupancy Characteristics and Types

There are 15,879 housing units in Bridgewater Township. Approximately ninety-eight percent of Bridgewater Township's housing units are occupied, indicating a tight housing market. The census data gives conflicting information for the number of occupied housing units in Bridgewater, indicating both 15,531 and 15,561 as the correct number. Due to the resulting data discrepancy, both numbers have been utilized at different points of this report in the location as displayed in the U.S. census report.

TABLE 8

Tenure and Vacancy

Housing	Number	Percent
Occupied	**15,561**	**100%**
Owner-Occupied	13,377	86.0%
Renter Occupied	2,184	14.0%
Vacant	**318**	**100%**
For Rent	NA*	NA*
For Sale Only	NA*	NA*
Rented or Sold, not Occupied	12*	3.6%
For Seasonal, Recreational or Occasional Use	47	14.8%
Other Reason	NA*	NA*
Total Housing Units:	**15,879**	

NA- Information not available*
**Number obtained through percentage*
***Source: 2000 U.S. Census of Population and Housing*

E. Units Affordable to Low/Moderate Income Households

This chart shows the income limits used to classify households as low or moderate income in Region Three. Region Three is comprised of Hunterdon, Middlesex and Somerset Counties. It is among the highest median income of all New Jersey regions. Consequently, the upper limits of low and moderate income classification are also the highest in the state. The income limits for 2003 were significantly lower than 2008 levels. (See Table 10 for 2008 levels).

TABLE 9

2003 Low and Moderate Regional Income Limits for Region 3

	Median	Moderate	Low
1 person	$40,830	$48,664	$30,415
2 persons	$49,520	$55,616	$34,760
3 persons	$78,210	$65,568	$39,105
4 persons	$86,900	$69,520	$43,450

Source: COAH 2003 Region 3 Income Limits

TABLE 10

2008 Regional Income Limits for Region 3

	Median	Moderate	Low	Very Low
1 person	$67,690	$54,152	$33,845	$20,307
1.5 persons	$72,525	$58,020	$36,263	$21,758
2 persons	$77,360	$61,888	$38,680	$23,208
3 persons	$87,030	$69,624	$43,515	$26,109
4 persons	$96,700	$77,360	$48,350	$29,010
4.5 persons	$100,568	$80,454	$50,284	$30,170
5 persons	$104,436	$83,549	$52,218	$31,331
6 persons	$112,172	$89,738	$56,086	$33,652
7 persons	$119,908	$95,926	$59,954	$35,972
8 persons	$127,644	$102,115	$63,822	$38,293

Source: COAH 2008 Region 3 Income Limits

F. Number of Homes Available to Low and Moderate Income Households

The following methodology has been used in determining the sales price for affordable housing in Bridgewater, the current stock of housing within the Township was assessed for its affordability. The maximum price that a LMI household can currently afford is determined by using the 2008 COAH income data.

Spending thirty percent of the gross household income on housing is the limit defined by COAH for housing costs. The resulting number is divided by twelve to yield a maximum monthly housing amount to be spent on housing. As defined by the formula, the following is a breakdown of expenses, which includes conservatively:

Principal and interest (7% fixed rate for 30 years)
Homeowners insurance (for contents of home) ($40/ month)
Mortgage insurance ($7.80 per $1000 of mortgage-annual rate)
Property taxes (including municipal, county, school and open space) ($1.72 per 100 estimated annual value)
Unit maintenance expenses
Association dues ($100 monthly)

These estimates assume a down payment of 5%.

COUNCIL ON AFFORDABLE HOUSING (COAH)

2008 REGIONAL INCOME LIMITS

		1 Person	*1.5 Person	2 Person	*3 Person	4 Person	*4.5 Person	5 Person	6 Person	7 Person	8 Person	Max. Increase** Rents/Sales	Regional Asset Limit***
Region 1	*Median*	$53,950	$57,804	$61,658	$69,365	$77,072	$80,155	$83,238	$89,404	$95,569	$101,735	3.00%	$149,034
Bergen, Hudson, Passaic and Sussex	*Moderate*	$43,160	$46,243	$49,326	$55,492	$61,658	$64,124	$66,590	$71,523	$76,455	$81,388		
	Low	$26,975	$28,902	$30,829	$34,682	$38,536	$40,077	$41,619	$44,702	$47,785	$50,868		
	Very Low	$16,185	$17,341	$18,497	$20,809	$23,122	$24,046	$24,971	$26,821	$28,671	$30,521		
Region 2	*Median*	$58,640	$62,828	$67,017	$75,394	$83,771	$87,122	$90,473	$97,174	$103,876	$110,578	3.00%	$160,715
Essex, Morris, Union and Warren	*Moderate*	$46,912	$50,263	$53,613	$60,315	$67,017	$69,697	$72,378	$77,739	$83,101	$88,462		
	Low	$29,320	$31,414	$33,508	$37,697	$41,886	$43,561	$45,236	$48,587	$51,938	$55,289		
	Very Low	$17,592	$18,848	$20,105	$22,618	$25,131	$26,137	$27,142	$29,152	$31,163	$33,173		
Region 3	*Median*	$67,690	$72,525	$77,360	$87,030	$96,700	$100,568	$104,436	$112,172	$119,908	$127,644	3.00%	$184,132
Hunterdon, Middlesex and Somerset	*Moderate*	$54,152	$58,020	$61,888	$69,624	$77,360	$80,454	$83,549	$89,738	$95,926	$102,115		
	Low	$33,845	$36,263	$38,680	$43,515	$48,350	$50,284	$52,218	$56,086	$59,954	$63,822		
	Very Low	$20,307	$21,758	$23,208	$26,109	$29,010	$30,170	$31,331	$33,652	$35,972	$38,293		
Region 4	*Median*	$59,196	$63,425	$67,653	$76,109	$84,566	$87,949	$91,331	$98,097	$104,862	$111,627	3.00%	$159,071
Mercer, Monmouth and Ocean	*Moderate*	$47,357	$50,740	$54,122	$60,888	$67,653	$70,359	$73,065	$78,477	$83,889	$89,302		
	Low	$29,598	$31,712	$33,826	$38,055	$42,283	$43,974	$45,666	$49,048	$52,431	$55,814		
	Very Low	$17,759	$19,027	$20,296	$22,833	$25,370	$26,385	$27,399	$29,429	$31,459	$33,488		
Region 5	*Median*	$52,010	$55,725	$59,440	$66,870	$74,300	$77,272	$80,244	$86,188	$92,132	$98,076	3.00%	$137,699
Burlington, Camden and Gloucester	*Moderate*	$41,608	$44,580	$47,552	$53,496	$59,440	$61,818	$64,195	$68,950	$73,706	$78,461		
	Low	$26,005	$27,863	$29,720	$33,435	$37,150	$38,636	$40,122	$43,094	$46,066	$49,038		
	Very Low	$15,603	$16,718	$17,832	$20,061	$22,290	$23,182	$24,073	$25,856	$27,640	$29,423		
Region 6	*Median*	$45,355	$48,595	$51,834	$58,314	$64,793	$67,385	$69,976	$75,160	$80,343	$85,527	3.00%	$121,348
Atlantic, Cape May, Cumberland and Salem	*Moderate*	$36,284	$38,876	$41,468	$46,651	$51,834	$53,908	$55,981	$60,128	$64,275	$68,421		
	Low	$22,678	$24,297	$25,917	$29,157	$32,397	$33,692	$34,988	$37,580	$40,172	$42,763		
	Very Low	$13,607	$14,578	$15,550	$17,494	$19,438	$20,215	$20,993	$22,548	$24,103	$25,658		

*These columns are for calculating the pricing for one, two and three bedroom sale and rental units as per N.J.A.C. 5:80-26.6(b) and N.J.A.C. 5:80-26.12(a).

**This column is used for calculating the pricing for resale and rent increases for units as per N.J.A.C. 5:94-7.2(b)2. Affordable prices and rents may be raised a maximum of 3.0 percent, based on the U.S. Department of Labor, Bureau of Labor Statistics, Consumer Price Index (CPI), United States, All Urban Consumers Housing. However, low income tax credit developments may increase based on the low income tax credit regulations.

***The Regional Asset Limit is used in determining an applicant's eligibility for affordable housing pursuant to N.J.A.C. 5:80-26.16(b)3.

(Moderate income is between 80 and 50 percent of the median income. Low income is 50 percent or less of median income. Very low income is 30 percent or less of median income.)

TABLE 11

Home Purchase (Sale) Price for Affordability

Household Size	Income Level	Purchase (Sales Price of Dwelling*	No. of Bedrooms
(1.5) 1 person	Moderate	$124,757.	1
(1.5) 1 person	Low	$84,335.	1
(1.5) 1 person	Very Low	$54,018.	1
(3) 3 persons	Moderate	$153,053	2
(3) 3 persons	Low	$104,546.	2
(3) 3 persons	Very Low	$68,166.	2
(4.5) 4 persons	Moderate	$179,462.	3
(4.5) 4 persons	Low	$123,410.	3
(4.5) 4 persons	Very Flow	$81,371.	3

*The average of all sales in the grouping of household size must not exceed 35% of the median income level for low and 50% of the median income for moderate. To be eligible for moderate income units, a household income must be between 50% and 80% of the median income for the region. Bridgewater, this is $77,360 or less for a family of four. To be eligible for low income units, a household income must be below 50% of the median income for the region. For Bridgewater, this would be $48,350 or less for a family of four. A price for a 3-bedroom for-sales unit at 70% of median income for the region is $158,395.

TABLE 11.1

Rental Limits for Affordability

Median Income 1.5 person *$72,525*
Median Income 3 person *$87,030*
Median Income 4.5 person *$100,568*

Very Low Income (30% Median)

Size	Gross Rent	Utility Allowance*	Net Rents
1 Bedroom	$544	$100	$444
2 Bedroom	$653	$125	$528
3 Bedroom	$754	$151	$603

Low Income (35% Median)

Size	Gross Rent	Utility Allowance*	Net Rents
1 Bedroom	$635	$100	$535
2 Bedroom	$762	$125	$637
3 Bedroom	$880	$151	$729

Low Income (46% Median)

Size	Gross Rent	Utility Allowance*	Net Rents
1 Bedroom	$834	$100	$734
2 Bedroom	$1,001	$125	$876
3 Bedroom	$1,157	$151	$1,006

Moderate Income (60% Median)

Size	Gross Rent	Utility Allowance*	Net Rents
1 Bedroom	$1,088	$100	$988
2 Bedroom	$1,305	$125	$1,180
3 Bedroom	$1,509	$151	$1,358

The maximum average rent must be affordable to households earning 52 percent of the median income. At least 10 percent of all low-and moderate-income units shall be affordable to households earning no more than 35 percent of median income. In addition, the maximum rent price cannot exceed 60 percent of the median income to be considered affordable. Rent, including utilities, may not exceed thirty percent of the gross monthly income. Eligibility requirements noted above remain applicable. As an example for moderate rental of a 3 bedroom unit, with a household income of 60% of the median income for the region, the rental would be $1,358 per month.

Note: One bedroom housing is affordable to a 1.5 person household
Two bedroom housing is affordable to a 3 person household
Three bedroom housing is affordable to a 4.5 person household

G. Substandard Homes Capable of Being Rehabilitated

Based on Bridgewater Township's relatively young housing stock as well as the small proportion of substandard units, COAH has determined Bridgewater Township's rehabilitation requirement to be five units. In 2004, the Township completed this obligation by rehabilitating 21 units. It is recognized that credits for rehabilitation is capped at 5 units. The rehabilitation obligation through 2018 is 97 units. Efforts to meet this target are detailed in this Element.

II. DEMOGRAPHIC CHARACTERISTICS

A. Population

Bridgewater Township's population growth rate during the 1990's is not expected to continue at the same pace into the 21st century. Current projections indicate that the Township's population will continue to rise in the next twenty years, but at a significantly lower rate than previously observed, due to an increasing scarcity of developable land.

TABLE 12

Population Projections

Year	Population CUPR	NJTPA (MPO) Population
1980	29,175	29,175
1990	32,509	32,509
2000	42,940	42,940
2005	44,746*	44,750**
2010	45,342*	45,350**
2015	45,939*	45,940**
2020	46,535*	45,540**

* Projections based upon Final Somerset County Cross-Acceptance Report 3/05
**Projections based upon 2005 NJTPA Approved Demographic and Employment Forecasts (MPO number)
Source: 1980, 1990, & 2000 U.S. Census of Population and Housing, CUPR and NJTPA Growth Projections

B. Household Size and Type

Bridgewater Township experienced a residential expansion and a consequential population boom in the 1990's. However, this rapid growth declined as Bridgewater approached "built-out" status. From 1990 to 2000, the housing sectors for 5-9 units as well as 50+ units experienced the most rapid rates of growth. As Bridgewater exhausted its developable land, major growth slowed and smaller infill projects became more frequent.

TABLE 13

Household and Population Projections

Year	Number of Households	Population	Persons Per Household
1980	8,852	29,175	3.30
1990	11,273	32,509	2.88
2000	15,561	42,940	2.71
2005	15,936	43,852	2.75
2010	16,643	45,286	2.72
2015	17,475	46,847	2.68
2020	18,678	49,183	2.63

Source: 1980, 1990, & 2000 U.S. Census and NJTPA (MPO Number)

TABLE 14

Household Type and Relationship

	1980	1990	2000
In Family Households			
Householder	7,985	9,202	11,953
Spouse	6,946	7,989	10,555
Children			
Natural-born or Adopted	NR*	10,389	13,191
Step	NR*	243	384
Grandchild	NR*	169	258
Other Relatives	12,653	1,044	1,098
Non-relatives	182	358	455
In Non-family Households			
Householder Living Alone	NR*	1,628	2,997
Householder Not Alone	NR*	443	578
Non-relatives	249	568	638
In Group Quarters			
Institution	282	410	632
Other Persons in Group Quarters	11	66	143

NR*- Not Recorded

Source: 1980, 1990, & 2000 U.S. Census of Population and Housing

TABLE 15

Type of Housing Units by Structure

Units in Structure	1980	1990	2000
1, detached	8,307	8,862	11,039
1, attached	133	1,247	2,187
2	233	241	254
3 or 4	259	299	459
5 to 9	309	550	975
10 to 19	NR*	287	381
20-49	NR*	36	52
50 or more	NR*	123	516
Mobile Home or Trailer	2	0	0
Other	NR*	112	0

NR*- Not Recorded

Source: 1980, 1990, & 2000b U.S. Census of Population and Housing

C. Income Level

TABLE 16

Bridgewater Township Household Income

	1979	1979	1990	1990	2000	2000
Household Income	**Number**	**Percent**	**Number**	**Percent**	**Number**	**Percent**
$0-$9,999	683	7.7%	313	2.8%	318	2.0%
$10,000-$14,999	490	5.5%	235	2.1%	479	3.1%
$15,000-$19,999	830	10.7%	289	2.6%	326	2.1%
$20,000-$24,999	1,023	8.7%	335	3.0%	337	2.2%
$25,000-$29,999	1,114	7.9%	520	4.6%	375	2.4%
$30,000-$34,999	1,001	8.8%	563	5.0%	316	2.0%
$35,000-$39,999	962	9.2%	547	4.9%	453	2.9%
$40,000-$44,999	NA*	NA*	635	5.6%	480	3.1%
$45,000-$49,999	NA*	NA*	593	5.3%	526	3.4%
$50,000-$59,999	NA*	NA*	1,090	9.7%	1,141	7.3%
$60,000-$99,999	NA*	NA*	3,674	32.6%	4,213	27.1%
$100,000-$149,999	NA*	NA*	1,788	15.9%	3,301	21.3%
$150,000 and over	NA*	NA*	691	6.1%	3,263	21.0%

*No information available for this segmentation

Source: 1980, 1990, & 2000 Census of Population and Housing

TABLE 17

Bridgewater Township Household Income Levels

	1980	1990	2000
Total Number of Households	8,852	11,273	15,561
Mean Income	$35,081	$74,579	$106,864
Median Income	$31,237	$63,533	$88,308

Source: 1980, 1990, & 2000 U.S. Census of Population and Housing

D. Age

TABLE 18

Selected Population Characteristics for Bridgewater Township

	Number	Percentage
Sex		
Male	20,636	48.1%
Female	22,304	51.9%
Age		
Under 5 Years	3,295	7.7%
5-9 years	3,331	7.8%
10-14 years	2,888	6.7%
15-19 years	2,162	5.0%
20-24 years	1,432	3.3%
25-34 years	5,595	13%
35-44 years	8,421	19.6%
45-54 years	6,344	14.8%
55-59 years	2,273	5.3%
60-64 years	1,756	4.1%
65-74 years	2,797	6.5%
75-84 years	1,868	4.4%
85 years and over	778	1.8%
Total Population:	**42,940**	**100%**

Source: 2000 U.S. Census of Population

E. Marital Status

TABLE 19

Marital Status by Sex- Persons 15 Years and Over

	1980	1990	2000
Male:			
Never Married	3,440	3,665	3,580
Now Married	7,170	8,206	11,070
Separated or other	62	316	423
Widowed	231	195	374
Divorced	232	526	664

	1980	1990	2000
Female:			
Never Married	2,799	3,218	3,083
Now Married	7,079	8,134	11,372
Separated	168	197	714
Widowed	1187	1,397	1,725
Divorced	463	781	1,294

***Source: 1980, 1990, & 2000 U.S. Census of Population and Housing*

III. EXISTING AND PROBABLE FUTURE EMPLOYMENT CHARACTERISTICS

TABLE 20

Employment Projections

	CUPR projections*	NJTPA projections**
2000	28,009	35,790
2005	29,515	34,020
2010	31,021	35,390
2015	32,527	36,250
2020	35,448	38,590
2025	38,368	40,040
2030	41,288	42,990

**Projections based upon Somerset County Cross-Acceptance Report 3/05*
***Projections based upon NJTPA Approved Employment Forecasts (MPO Number)*

TABLE 21

Occupation of Employed Persons 16 Years and Over

	1980	1990	2000
Managerial and Professional Specialty Occupations:	**5147**	**7986**	**12,020**
Executive, Administrative & Managerial	2,394	4,106	
Professional Specialty	2,753	3,880	
Technical, Sales and Administrative Support:	**5145**	**6661**	**5,808**
Technicians and Related Support	684	944	
Sales	1,443	2,430	
Administrative Support, Including Clerical	3,018	3,287	
Service Occupations:	**2815**	**3047**	**1,723**
Private Household	60	49	
Protective Service	173	257	
Service, Except Protective and Household	1,037	1,008	
Farming, Forestry, and Fishing Occupations	85	119	
Precision Production, Craft and Repair Occupations	1,460	1,614	
Operators, Fabricators, and Laborers:	**1,607**	**1,487**	**2,837**
Machine Operators, Assemblers and Inspectors	742	448	
Transportation and Material Moving Occupations	452	614	
Handlers, Equipment Cleaners, Helpers, and Laborers	413	425	

Source: 1980, 1990, & 2000 U.S. Census of Population and Housing

The classifications for occupations in the 2000 U.S. Census differ slightly from those in the previous two censuses. Construction, extraction, maintenance, production, transportation, and material moving occupations have all been grouped under the category Operators, Fabricators, and Laborers.

IV. PRESENT AND PROSPECTIVE FAIR SHARE

A. Vacant Land Analysis

A Vacant Land Analysis was conducted in accordance with COAH regulations found in 5:97-5.1. Based on the rules and on COAH PowerPoint documentation furnished at COAH workshops, the following was published:

Because Bridgewater has little vacant, developable land it requests an adjustment with the following information:

- Map existing vacant land is submitted as an attachment to this document (Appendix A)
- Unsuitable parcels have been excluded, including those which are:
  - Environmentally constrained
  - Preserved Farmland/Open Space
  - Historic or Architecturally Significant Sites
  - Active and Passive Recreation Areas.
- Bridgewater has assumed a presumptive density to developable land with a 20% set-aside
- Residential demolitions have been counted toward obligation in the final calculations
- Credits for inclusionary development have been applied since they were approved during a specified timeframe between December 20, 2004 and June 2, 2008.

The resultant is as follows:

Description	*No. of Affordable Units*
1. Vacant and Low Density Analysis yield based on regulations.	493 COAH units
2. Plus Obligation for Projected Residential Demolitions of 192 units through 2018. This number of COAH units is obtained by dividing demolitions by 4.	48 COAH units
3. Minus Inclusionary Projects,	
Habitat for Humanity - Planning Board approval	
(100% inclusionary - approved 5/8/07)	-9 COAH units
Route 28 Associates - Zoning Board approval	
(7 units inclusionary with 53 market, approved 5/15/07))	-7 COAH units
4. Minus Bonus for above 2 projects based on approval dates by	-16 Bonus units
the Regulations (between December 20, 2004 and June 2, 2008.	
Total Affordable Housing Obligations	509 COAH units

The Vacant Land Analysis is provided as an attachment to this document.

V. PROJECTION OF HOUSING STOCK

Based on the 3rd Round COAH requirements, Bridgewater Township has developed workable strategy to meet its obligation. The Township has allocated funds from its Developer Fee Trust Fund for partial compliance for this option, according to Bridgewater Township's Development Fee Spending Plan, revision submitted to COAH in December, 2008. (See updated Spending Summary in this report.) Bridgewater Township has embarked on municipal land grants and land purchases for this option as well.

A. Construction Permits Issued

The following tables have been provided by COAH in an alternate method for establishing a municipality's growth share number:

Table R-1
Residential Growth Projection

2004- 2018 Housing Change	÷	=	Residential Growth Share
2,449	÷	=	489.8

Based on amendments to NJAC 5:97 proposed on June 16, 2008

Table R-2
Thirteen-Year Historic Trend of Residential Certificates of Occupancy and Demolition Permits

	'95	*'96*	*'97*	*'98*	*'99*	*'00*	*'01*	*'02*	*'03*	*'04*	*'05*	*'06*	*'07*	*Total*
CO's Issued	298	424	468	283	106	66	71	28	50	106	40	38	37	2,015
Demolitions	16	16	17	16	20	15	22	9	13	16	13	4	15	192

The COAH obligation numbers for Round 3 are based, in part on historical data for Certificates of Occupancy, are misleading; tracking Certificates of Occupancy back to the 1990's should not be used as statistical support for Bridgewater projections. While the single-family construction numbers (Certificates of Occupancy) are very high in the 1990's, these figures reflect an artificially-created market activity. This activity was largely due to the fact that COAH Rounds 1 and 2 obligated Bridgewater to certain specific numbers. While certain target numbers were the circumstance throughout the state, there are facts that distinguish Bridgewater:

- Bridgewater put COAH-compliant Zoning Ordinances in place to actually exceed these required numbers. Therefore, more market units were constructed than were needed to comply with Round 1 and 2 Rules.

- While many communities took advantage of the 50% RCA option, Bridgewater did not. Bridgewater constructed all of its COAH units, and exceeded that number, based on zoning which had a 20% set-aside. This also contributed to a larger number of market unit activity than would have been experienced by those municipalities that participated in the RCA option.

Had Bridgewater under-zoned for affordable units and used the 50% RCA option, to make up the shortfall, the historical numbers for issuance of CO's would be greatly reduced. The unique 'blip' in construction activity occurred as a result of state mandate. Since Bridgewater over-zoned to meet that number, and did not use the RCA option, the high construction numbers in the 1990's should not be used for direct statistical projections.

B. Approvals of Development Applications

Table R-3

Anticipated Developments and Number of Residential Units
by the Year that CO's are Anticipated to be Issued

	'08*	'09	'10	'11	'12	'13	'14	'15	'16	'17	'18	Total
Approved Development Applications												
Habitat (100% Inclusionary)			9									9
Route 28 Associates (Inclusionary)					29	31		9				69
Falcon		2										2
Sherid					2	4	2					8
Central Ave.		2	3	1								6
VFV Properties		1										1
Eastpointe (Dow Rd)		1	1									2
Woodmont, I, II							25	25	50	25	19	144
K. Hovnanian	44	30	14									88
Eden Wood Realty, LLC (20% inclusionary)				50	25	25	25	24		31		180
Northwinds Corp (Raymond Hughes)			1	2	1	1						5
Kristine and Stuart Burke				1	2							3
Owens			1	1	1							3
Steven Moss/SJM Nearco Builders LLC				1	1	1	1					4
Michael Abedrabbo (Polizzano)			1									1
Jack and Lucy Pontarollo/Bradley Const. Co.		2										2
Juanita Hawkins			1									1
American Dream Land LLC		1										1
Thomas and Cheryl Wagner		1										1
Other	15	14	14	14	15	15	15	16	18	18	18	172
TOTAL	59	54	45	70	76	77	68	74	68	74	37	

*Actual

Table R-4
Actual and Projected Miscellaneous Residential
Demolition Permits from 2004 and 2007 and projection through 2018

	*'04**	*'05**	*'06**	*'07**	*'08*	*'09*	*'10*	*'11*	*'12*	*'13*	*'14*	*'15*	*'16*	*'17*	*'18*	***Total***
Demolitions	16	13	4	15	20	11	11	11	12	12	12	13	13	14	15	192

*Actual

Demolitions resulting in reconstructed residential units (192) are divided by 4 to obtain the obligation for affordable housing of 48 affordable units used in the Vacant Land Analysis discussion, noted above.

Table R-5
Total Net Residential Growth (Sum of Actual and Projected Growth)

	04-07	*'08*	*'09*	*'10*	*'11*	*'12*	*'13*	*'14*	*'15*	*'16*	*'17*	*'18*	*TOTAL*
Total CO's Issued (from Table R2 and R3)	221	59	54	45	70	76	77	68	74	68	74	37	923

Table R-6

Second Round Affordable and Market-Rate Units in
Inclusionary Developments to be Excluded from Growth Projection
by the Year that CO's are Anticipated to be Issued

'04	*'05*	*'06*	*'07*	*'08*	*'09*	*'10*	*'11*	*'12*	*'13*	*'14*	*'15*	*'16*	*'17*	*'18*
0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

****Table R-7**
Net Residential Growth Projections After Subtracting
Affordable and Inclusionary Market-Rate Units

	*'04**	*'05**	*'06**	*'07**	*'08*	*'09*	*'10*	*'11*	*'12*	*'13*	*'14*	*'15*	*'16*	*'17*	*'18*	*Total*
Net Residential Growth (Table R2 and R-5)	106	40	38	37	59	54	45	70	76	77	68	74	68	74	37	923
Second Round Inclusionary Units (Table R-3)	0	0	0	0	0	0	0	8	4	4	4	4	0	8	0	32
Final Net Growth	106	40	38	37	59	54	45	62	72	73	64	70	68	66	37	891

**Actual*

** * Includes Inclusionary Market Rate Units or Associated Affordable Units and credits for the affordable housing units*

Table R-8

Affordable Housing Unit Growth Projections

	'04	*'05*	*'06*	*'07*	*'08*	*'09*	*'10*	*'11*	*'12*	*'13*	*'14*	*'15*	*'16*	*'17*	*'18*	*Total*
Table R-2 and Table R-5 Total	106	40	38	37	59	54	45	70	76	77	68	74	68	74	37	923
Divided by Five	21.2	8	7.6	7.4	11.8	10.8	9	14	15.2	15.4	13.6	14.8	13.6	14.8	7.4	

Table NR-1

MPO Non-Residential Growth Projection

2018 Employment Allocated	-	2004 Employment	=	Employment Change
39,973		33,557	=	6,416

Based on Amendments to NJAC 5:97 proposed on June 16, 2008

TABLE NR - 2

Historic Trend of Certificates of Occupancy
and Demolitions by Square Feet

	'95 Sq Ft	'96 Sq Ft	'97 Sq Ft	'98 Sq Ft	'99 Sq Ft	'00 Sq Ft	'01 Sq Ft	'02 Sq Ft	'03 Sq Ft	'04 Sq Ft	TOTAL
CO's Issued B - Office	106,726	0	225,944	94,647	34,725	63,779	228,837	184,611	21,268	7,994	968,531
Demo's Issued B - Office	0	0	0	154,342	223,544	61,794	0	120,000	0	0	559,680
CO's Issued M - Retail	39,205	0	0	129,279	70,615	72,158	0	41,591	0	3,025	355,873
Demo's Issued M - Retail	0	0	0	0	0	0	0	0	0	0	0
CO's Issued F -Factories	0	0	0	0	0	0	0	0	0	0	0
Demo's Issued F -Factories	0	0	0	0	0	0	0	0	0	0	0
CO's Issued S -Warehouse	51,033	0	223,932	75,245	4,000	2,410	0	30,506	69,800	12,965	469,891
Demo's Issued S -Warehouse	0	0	0	4,000	0	0	0	0	0	0	4,000
CO's Issued H - Hazard	0	0	0	0	0	0	0	0	0	0	0
Demo's Issued H - Hazard	0	0	0	0	0	0	0	0	0	0	0
CO's Issued A1 - Theaters	0	0	0	0	0	0	0	0	0	0	0
Demo's Issued A1 - Theaters	0	0	0	0	0	0	0	0	0	0	0

TABLE NR - 2

Historic Trend of Certificates of Occupancy
and Demolitions by Square Feet

	'95 Sq Ft	'96 Sq Ft	'97 Sq Ft	'98 Sq Ft	'99 Sq Ft	'00 Sq Ft	'01 Sq Ft	'02 Sq Ft	'03 Sq Ft	'04 Sq Ft	TOTAL
CO's Issued A2-Restaurant	0	0	0	0	0	0	0	0	0	0	0
Demo's Issued A2-Restaurant	0	0	0	0	0	0	0	0	0	0	0
CO's Issued A3 - Libraries	0	0	0	0	0	0	0	0	0	0	0
Demo's Issued A3 - Libraries	0	0	0	0	0	0	0	0	0	0	0
CO's Issued A4 - Arenas	0	0	0	0	0	0	0	0	0	0	0
Demo's Issued A4 - Arenas	0	0	0	0	0	0	0	0	0	0	0
CO's Issued A5 - Stadiums	0	0	0	0	0	0	0	0	0	0	0
Demo's Issued A5 - Stadiums	0	0	0	0	0	0	0	0	0	0	0
CO's Issued I -Institutions	0	0	0	0	0	0	0	0	0	0	0
Demo's Issued I -Institutions	0	0	0	0	0	0	0	0	0	0	0
CO's Issued R1 - Motel	0	0	0	0	0	0	0	0	0	0	0
Demo's Issued R1 - Motel	0	0	0	0	0	0	0	0	0	0	0

TABLE NR - 2

Historic Trend of Certificates of Occupancy
and Demolitions by Square Feet

	'05 Sq Ft	*'06 Sq Ft*	*'07 Sq Ft*	*'08 Sq Ft*	*'09 Sq Ft*	*'10 Sq Ft*	*'11 Sq Ft*	*'12 Sq Ft*	*'13 Sq Ft*	*'14 Sq Ft*	*TOTAL*
CO's Issued B - Office	3,717	11,076	0	0	0	20,000	0	50,000	0	8,000	92,793
Demo's Issued B - Office	0	0	0	0	0	0	0	0	0	0	0
CO's Issued M - Retail	339,543	39,705	12,893	0	0	20,000	0	0	0	0	412,141
Demo's Issued M - Retail	0	0	0	0	0	0	0	0	0	0	0
CO's Issued F -Factories	0	0	0	0	0	0	0	0	0	0	0
Demo's Issued F -Factories	0	0	0	0	0	0	0	0	0	0	0
CO's Issued S -Warehouse	78,000	0	0	0	0	0	0	0	0	0	78,000
Demo's Issued S -Warehouse	0	0	0	0	0	0	0	0	0	0	0
CO's Issued H - Hazard	0	0	0	0	0	0	0	0	0	0	0
Demo's Issued H - Hazard	0	0	0	0	0	0	0	0	0	0	0
CO's Issued A1 - Theaters	0	0	0	0	0	0	0	0	0	0	0
Demo's Issued A1 - Theaters	0	0	0	0	0	0	0	0	0	0	0

TABLE NR - 2

Historic Trend of Certificates of Occupancy
and Demolitions by Square Feet

	'05 Sq Ft	*'06 Sq Ft*	*'07 Sq Ft*	*'08 Sq Ft*	*'09 Sq Ft*	*'10 Sq Ft*	*'11 Sq Ft*	*'12 Sq Ft*	*'13 Sq Ft*	*'14 Sq Ft*	*TOTAL*
CO's Issued A2-Restaurant	0	0	0	0	0	60,000	0	0	0	0	60,000
Demo's Issued A2-Restaurant	0	0	0	0	0	0	0	0	0	0	0
CO's Issued A3 - Libraries	0	0	0	0	40,000	0	0	0	0	0	40,000
Demo's Issued A3 - Libraries	0	0	0	0	0	0	0	0	0	0	0
CO's Issued A4 - Arenas	0	0	0	0	0	0	0	0	0	0	0
Demo's Issued A4 - Arenas	0	0	0	0	0	0	0	0	0	0	0
CO's Issued A5 - Stadiums	0	0	0	0	0	0	0	0	0	0	0
Demo's Issued A5 - Stadiums	0	0	0	0	0	0	0	0	0	0	0
CO's Issued I -Institutions	0	0	0	0	50,000	0	0	0	0	0	50,000
Demo's Issued I -Institutions	0	0	0	0	0	0	0	0	0	0	0
CO's Issued R1 - Motel	0	0	0	0	0	0	0	0	0	0	0
Demo's Issued R1 - Motel	0	0	0	0	0	0	0	0	0	0	0

TABLE NR - 2

Historic Trend of Certificates of Occupancy
and Demolitions by Square Feet

	'15 Sq Ft	*'16 Sq Ft*	*'17 Sq Ft*	*'18 Sq Ft*							*TOTAL*
CO's Issued B - Office	0	0	0	10,000							10,000
Demo's Issued B - Office	0	0	0	0							0
CO's Issued M - Retail	0	10,000	0	0							10,000
Demo's Issued M - Retail	0	0	0	0							0
CO's Issued F -Factories	0	0	0	0							0
Demo's Issued F -Factories	0	0	0	0							0
CO's Issued S -Warehouse	0	0	0	0							0
Demo's Issued S -Warehouse	0	0	0	0							0
CO's Issued H - Hazard	0	0	0	0							0
Demo's Issued H - Hazard	0	0	0	0							0
CO's Issued A1 - Theaters	0	0	0	0							0
Demo's Issued A1 - Theaters	0	0	0	0							0

TABLE NR - 2

Historic Trend of Certificates of Occupancy
and Demolitions by Square Feet

	'15 Sq Ft	*'16 Sq Ft*	*'17 Sq Ft*	*'18 Sq Ft*							*TOTAL*
CO's Issued A2-Restaurant	20,000	0	0	0							20,000
Demo's Issued A2-Restaurant	0	0	0	0							0
CO's Issued A3 - Libraries	0	0	0	0							0
Demo's Issued A3 - Libraries	0	0	0	0							0
CO's Issued A4 - Arenas	0	0	0	0							0
Demo's Issued A4 - Arenas	0	0	0	0							0
CO's Issued A5 - Stadiums	0	0	0	0							0
Demo's Issued A5 - Stadiums	0	0	0	0							0
CO's Issued I -Institutions	0	0	0	0							0
Demo's Issued I -Institutions	0	0	0	0							0
CO's Issued R1 - Motel	0	0	0	0							0
Demo's Issued R1 - Motel	0	0	0	0							0

Use Group Conversion to Jobs

Use Group	Description	Square Feet Generating One Affordable Unit	Jobs Per 1,000 Square Feet
B	Office buildings. Places where business transactions of all kinds occur, Includes banks, corporate offices, government offices, professional offices, car showrooms and out patient clinics	5,714	2.8
M	Mercantile uses. Buildings used to display and sell products. Includes retail stores, strip malls, shops and gas stations.	9,412	1.7
F	Factories where people make, process, or assemble products. Includes automobile manufacturers, electric power plants, foundries, and incinerators. F use group includes F1 and F2.	13,333	1.2
S	Storage uses. Includes warehouses, parking garages, lumberyards, and aircraft hangers but excludes parking garages. S group includes S1 and S2.	16,000	1.0
H	High Hazard manufacturing, processing, generation and storage uses. H group includes H1, H2, H3, H4 and H5.	10,000	1.6
A1	Assembly uses including theaters, concert halls and TV studios.	10,000	1.6
A2	Assembly uses including casinos, night clubs, restaurants and tavern	5,000	3.2
A3	Assembly uses including libraries, lecture halls, arcades, galleries, bowling alleys, funeral parlors, gymnasiums and museums but excluding houses of worship-covered fields and higher education uses.	10,000	1.6
A4	Assembly uses including arenas, skating rinks and pools	4,706	3.4
A5	Assembly uses including amusement park structures and stadiums	6,154	2.6
I	Institutional uses such as hospitals, nursing homes, assisted living facilities and jails. I group include I1, I2, I3 and I4.	6,154	2.6
R1	Hotels and motels	9,412	1.7

In the case of mixed –use development, the jobs calculation will be assigned in proportion to the square footage of each use in the mixed use development.

Table NR-3

"B" USE GROUP: Actual Developments

by Year that CO's Were Issued (2.8) jobs per 1,000 square feet

	'04 - '18	***Total Sq. Ft.***	***Jobs***
TOTAL NEW DEVELOPMENT	8	110,787	310.20
TOTAL DEMOLITIONS (9,300 s.f.demolition was done in 2007)	7	-10,643	-29.8
TOTAL		100,144	280.4

"M" USE GROUP: Actual Developments

by Year that CO's Were Issued (1.7) jobs per 1,000 square feet

	'04 - '18	***Total Sq. Ft.***	***Jobs***
TOTAL NEW DEVELOPMENT	12	119,166	202.58
TOTAL DEMOLITIONS	0	-0	-0
TOTAL		119,166	202.58

"F" USE GROUP: Actual Developments

by Year that CO's Were Issued (1.2) jobs per 1,000 square feet

	'04 - '18	***Total Sq. Ft.***	***Jobs***
TOTAL NEW DEVELOPMENT	0	0	0
TOTAL DEMOLITIONS	0	-0	-0
TOTAL		0	0

"S" USE GROUP: Actual Developments

by Year that CO's Were Issued (1.0) jobs per 1,000 square feet

	'04 - '18	***Total Sq. Ft.***	***Jobs***
TOTAL NEW DEVELOPMENT	2	90,965	90.97
TOTAL DEMOLITIONS	0	-0	-0
TOTAL		90,965	90.97

"H" USE GROUP: Actual Developments
by Year that CO's Were Issued (1.6) jobs per 1,000 square feet

	'04 - '18	***Total Sq. Ft.***	***Jobs***
TOTAL NEW DEVELOPMENT	0	0	0
TOTAL DEMOLITIONS	0	-0	-0
TOTAL		0	0

"A1" USE GROUP: Actual Developments
by Year that CO's Were Issued (1.6) jobs per 1,000 square feet

	'04 - '18	***Total Sq. Ft.***	***Jobs***
TOTAL NEW DEVELOPMENT	0	0	0
TOTAL DEMOLITIONS	0	-0	-0
TOTAL		0	0

"A2" USE GROUP: Actual Developments
by Year that CO's Were Issued (3.2) jobs per 1,000 square feet

	'04 - '18	***Total Sq. Ft.***	***Jobs***
TOTAL NEW DEVELOPMENT	3	80,000	256
TOTAL DEMOLITIONS	0	-0	-0
TOTAL		80,000	256

"A3" USE GROUP: Actual Developments
by Year that CO's Were Issued (1.6) jobs per 1,000 square feet

	'04 - '18	***Total Sq. Ft.***	***Jobs***
TOTAL NEW DEVELOPMENT	1	40,000	64
TOTAL DEMOLITIONS	0	-0	-0
TOTAL		40,000	64

"A4" USE GROUP: Actual Developments
by Year that CO's Were Issued (3.4) jobs per 1,000 square feet

	'04 - '18	***Total Sq. Ft.***	***Jobs***
TOTAL NEW DEVELOPMENT	0	0	0
TOTAL DEMOLITIONS	0	-0	-0
TOTAL		0	0

"A5" USE GROUP: Actual Developments
by Year that CO's Were Issued (2.8) jobs per 1,000 square feet

	'04 - '18	***Total Sq. Ft.***	***Jobs***
TOTAL NEW DEVELOPMENT	0	0	0
TOTAL DEMOLITIONS	0	-0	-0
TOTAL		0	0

"I" USE GROUP: Actual Developments
by Year that CO's Were Issued (2.6) jobs per 1,000 square feet

	'04 - '18	***Total Sq. Ft.***	***Jobs***
TOTAL NEW DEVELOPMENT	1	50,000	130
TOTAL DEMOLITIONS	0	-0	-0
TOTAL		50,000	130

"R1" USE GROUP: Actual Developments
by Year that CO's Were Issued (1.7) jobs per 1,000 square feet

	'04 - '18	***Total Sq. Ft.***	***Jobs***
TOTAL NEW DEVELOPMENT	0	0	0
TOTAL DEMOLITIONS	0	-0	-0
TOTAL		0	0

Table NR-4

"S" USE GROUP: Actual Developments
by Year that CO's Were Issued (1.0) jobs per 1,000 square feet
THIS TABLE WAS EMBODIED IN TABLE NR-3

Table NR-5

"B" USE GROUP: Developments and Anticipated Developments
by Year that CO's are Anticipated to be Issued
(2.8) jobs per 1,000 square feet
THIS TABLE WAS EMBODIED IN TABLE NR-3

Table NR-6

"M" USE GROUP: Developments and Anticipated Developments
by Year that CO's are Anticipated to be
Issued (1.7) job per 1,000 square feet
THIS TABLE WAS EMBODIED IN TABLE NR-3

Table NR-7

"A2- A4" USE GROUP: Developments and Anticipated Developments
by the Year that CO's are Anticipated to be issued
(3.2) jobs per 1,000 square feet
THIS TABLE WAS EMBODIED IN TABLE NR-3

Table NR-8

Net Projected Employment Growth
THIS TABLE WAS EMBODIED IN TABLE NR-3

Table NR-9

Total Net Non-Residential (Employment) Growth (Sum of Actual and Projected Growth)
1/1/2004 through 12/31/2018
THIS TABLE WAS EMBODIED IN TABLE NR-3

Table NR-10
Affordable Housing Unit Obligation Generated by Non-Residential Development
1/1/2004 through 12/31/2018

Information Extracted from Table NR-3

Use Group	Jobs
B	280.4
M	202.58
F	0
S	90.97
H	0
A1	0
A2	256
A3	64
A4	0
A5	0
I	130
R1	0
TOTAL	1023.95
Divided by 16	
Job Obligation	64

TABLE 22

Total Projected Affordable Housing Obligation Generated by Residential and Non-Residential Development (1999-2018) Based on COAH methodology

Components of Calculating Fair Share Number	*Number*
Rehabilitation Share	102
Remaining Prior Round Obligation (1987-1999)	-409
Growth Share (1999-2018)	
*Residential Growth	184.6
**Non-residential growth	64.2
Township Fair Share Obligation	**-160.2**

The data above has been summarized again and differentiated into grouping data into documented data of 2004 through projection data of 2007 and 2008 through 2018. The years of documented growth (2004 through 2007) will be used later in the report as a basis to discuss a realistic Implementation Schedule which is requested for COAH consideration:

Table 22. 1
Residential and Non-Residential Growth
2004 through 2007
(Table information taken from R-5 and NR-3)

Development Type	CO's Issued (No Demos)	Non-Residential Net Jobs Created
Residential	221	
Non-Residential		280.4

Table 22.2
Affordable Unit Requirement
Residential and Non-Residential Growth
2004 through 2007

Development Type	Residential CO's Issued	Non-Residential Net Jobs Created	COAH Calculation	Affordable Units Req'd.
Residential	221		divide by 5	44.2
Non-Residential		280.4	divide by 16	17.5
Total				61.7

Table 22.3
Residential and Non-Residential Growth
2008 through 2018
(Table information taken from R-5 and NR-3)

Development Type	CO's Issued (No Demos)	Non-Residential Net Jobs Created
Residential	702	
Non-Residential		747.4

Table 22.4
Affordable Unit Requirement
Residential and Non-Residential Growth
2008 through 2018

Development Type	Residential CO's Issued	Non-Residential Net Jobs Created	COAH Calculation	Affordable Units Req'd.
Residential	702		divide by 5	140.4
Non-Residential		747.4	divide by 16	46.7
Total				187.1

Table 22.5
Total Affordable Unit Requirement
Residential and Non-Residential Growth
2004 through 2018

Development Type	Units from Requirement 2004-2007	Units from Requirement 2008-2018	Affordable Units Req'd.
Residential	44.2	140.4	184.6
Non-Residential	17.5	46.7	64.2
Total	61.7	187.1	248.8

Summary of the results noted above demonstrate a build-out, based on COAH formulas, of 248.8 affordable units from 2008 through 2018. This number clearly supports Bridgewater's Build Out analysis number of 509.

The Fair Share Plan Summary will describe the adjustments associated with the Vacant Land Analysis which is the target for Build-out.

VI. CONSIDERATION OF LANDS

A. Lands Most Appropriate for Low/Moderate Income Housing

The Township has conducted a vacant land inventory and vacant land analysis and has met with many private landowners, developers, non-profit agencies and governmental agencies in order to find suitable lands which are actually available. These lands are noted in the chart below. Private land owners and developers are shown in italics, non-profit agencies are noted in bold Governmental agencies are noted in plain text.

B. Existing Structures Most Appropriate for Conversion to or Rehabilitation of Low/Moderate Income Housing

The administration has met with several non-profit agencies which intend or already support the affordable housing but are not formally enrolled in the COAH program. These are:

Table VI.i

Non-Profit Agency	Number of Units or Bedrooms	Number of Units with Credits
Alternatives	9 very low (plus 1.25 credit each)	Total of 10 very low income
Allies	8	10
Passages	6	8
United Cerebral Palsy-7	2 existing (plus 1.25 credit each)	Total of 2.5 low income
N. Branch Reformed	2 existing (plus 1.25 credit each)	Total of 2.5 low income

C. Consideration of Lands of Developers Interested in Low/Moderate Income Housing

The Township has been in negotiations with several property owners and developers in order to plan a phased build out compliance. The following is a summary of properties of private land owners that have been investigated and have proven suitable for affordable housing.

Table VI.ii

Project	Project Names and Affordable Units, with Associated Credits	Number of Units with Credits
Eden Woods	Inclusionary Devl.	-
Bendetti	2 mod market to affordable	2
Villages	6 very low rental	8

There are also vacant lands which are currently owned by the Township or lands which the Township has or will contract to purchase and will be in Township control at the time that Bridgewater is advised of a favorable response from COAH of its Substantive Certification. These are as follows:

Table VI.iii

Project	Units	Units with Credit
519/various-Hobbstown(8)	8	11
County-E. Main	108	108
Prince Rogers-Centerbridge	70 possible	70 possible
Whitney Court	4	6

The Township has also afforded itself with extensions of controls which are part of the deeds of prior affordable housing purchases. These projects are noted below and a map of the projects is provided along with a summary of bedroom distribution:

Table VI.iv

Project	Units
Extension – Affordability from Vanderhaven Farms and Crossroads	148

See Appendix F for Block and Lot Numbers.

VII. FAIR SHARE PLAN

According to N.J.A.C. 5:94-4.2, a Fair Share Plan describes a township's plan of how to meet its entire affordable housing obligation (1987-2018). It must include:

A. Accounting of Developer Fees and Expenditures
B. Description of Projects
C. Shortfall of Funding

Bridgewater Township's obligation to provide affordable housing will be met by a variety of means in order to accommodate growth through 2018.

MEETING OUR 3RD ROUND OBLIGATION

Planning for the Future

Bridgewater Township has a total obligation of 509 units based on the vacant land inventory and vacant land analysis. As confirmed by COAH, credits brought to Round 3 are 409 units, leaving 100 units which must be provided to meet the requirements of number, of mix, of income split, each of which is specified in the regulations. Although this number is readily satisfied, the mix of Sales, Rentals, Moderate income, Low Income and Very Low Income creates the need for more units because the credits carried from Round 2 do not meet the *Mix* requirements. According to 5:97-3.3, at least 50% of the total obligation shall be affordable to low income families. These units can be for low income occupancy including for-sale or rental units; the overall rental obligation is 25% of the total; at least 13% of the units must be reserved for very low income persons. There is a maximum of 25% which that can be devoted to age-restricted units. Due to the acknowledged, *Mix Matters*, as coined by a member of the Planning Board, Bridgewater must actually have units and credits which total over 700 units in order to meet all the requirements of the COAH regulations. The maximum is satisfied in this plan.

Implementation Schedule

Bridgewater will plan for its obligation in a phased program, targeting its efforts to the 'mix matters' portion of the obligation. In order to meet its current obligation for development, Bridgewater must provide for units devoted to very low income households. A summary of the phasing, with parameters noted in 5:97-3.2 (a)4 is found in Table VII.iv Entitled, Implementation- Phasing of Affordable Units.

The number of units calculated for Build-out in Bridgewater is 509 and the charts provided in Appendices B and C demonstrate that Bridgewater will be able to accommodate this number and the associated income and bedroom mix for build-out. In order to assure that precious land areas are not consumed, Bridgewater has secured sufficient vacant land and existing property uses to meets its projected build-out. The lands noted in this report are sufficient in area and character to meet the obligation; however, unforeseen opportunities may present themselves in the future to even improve on this compliance. If new opportunities do arise, Bridgewater will seek COAH approval of any modifications it desires to effectuate.

The Fair Share Plan intends to make clear that the 409 credits originating from an excess of units in Round 2 will first be used to satisfy its obligation going forward into Round 3. These Round 2 credits were achieved without the obligation for Very-Low Income housing because that income parameter was only recently introduced into the COAH rules. It is Bridgewater's intent to meet the Round 3 requirements of Moderate/Low/Very-Low housing and bedroom mix after the 409 credits are exhausted. If it is determined that this approach requires a waiver from COAH, we are hereby seeking such a waiver.

However, in order to address the requested Implementation Schedule for the creation of affordable units, Bridgewater will deal with the documented obligation it has to this point and use its projections to plan for a two-year window going-forward. Based on the data provided in this report, the ongoing obligation will be managed through projections provided below and will be modified as data presents itself. The Township will address its 2004-2007 obligations immediately and will begin to plan for a 2-year projection for its ongoing need. It is recognized that the mix of Sales/Rentals and 1 bedroom/2 bedroom/3-4 bedroom will be maintained, as required, for the period of the Round 3 Certification.

Table VII.i
Total Income Mix Obligation (Actual)
Period of 2004 through 2007
Obligation for this period is 61.7 from Table 22.2

Income Mix based on COAH Requirements	2004- 2007 Affordable Housing Requirement
Min. 25% of total are for Rentals	16
Min. 50% of total is for Low Income	31
Min 13% of total is for Very-Low Income	8

Table VII.ii
Total Income Mix Obligation (Projected)
Period 2008 through 2018
Obligation for this period is 187.1 from Table 22.4

Income Mix based on COAH Requirements	2008- 20018 Affordable Housing Requirement
Min. 25% of total are for Rentals	47
Min. 50% of total is for Low Income	93
Min 13% of total is for Very-Low Income	25

Table VII.iii
Total Income Mix Obligation (Actual and Projected)
Period 2004 through 2018
Total obligation for this period is 248.8 from Table 22.5

Income Mix based on COAH Requirements	2008- 20018 Affordable Housing Requirement
Min. 25% of total are for Rentals	63
Min. 50% of total is for Low Income	124
Min 13% of total is for Very-Low Income	33

Appendices B and C depict realistic potential for achieving full build-out and compliance with COAH regulations. The following priority is established from this chart to meet the immediate phased requirements for compliance. Through time, other opportunities may be revealed and will also be considered. The projected priority is applicable to the growth which is experienced through time. Obviously annual monitoring on a regular basis may produce the need to adjust slightly these priorities. The "Phasing of Affordable Units" portion of the Plan reflects a specific policy regarding the priority for implementing projects identified in meeting Bridgewater's fair share obligation.

Table VII.iv

Implementation – Phasing of Affordable Units

Description	Units/ Credits Avail.	Priority	Comments
2nd Round Credits (Unspecified Surplus)	241	Immediate Credit	See details in this document.
2nd Round Family Units Loft & Stratton	114	Immediate Credit	See details in this document.
2nd Round Credits Age-Restricted	54	Immediate Credit	See details in this document.
Route 28 Assoc.	7+7	Immediate Credit	See details in this document.
Habitat for Humanity	9+9	Immediate Credit	See details in this document.
Extension Affordability Controls	148	As Available	This offers low and moderate sales units
Bendetti-Market to Affordable	2	6	Existing two-family (3 bedrooms each)
Passages	8	5	Special needs
Allies	4	2	Special needs
Alternatives-	10	1	This will offer 10 units, incl. credits, for very low income.
United Cerebral Palsy	2.5	3	Special needs
N. Branch Reformed	2.5	4	Special needs
Eden Woods	-	10	* Inclusionary Devl. (See following Ordinance below).
Villages	8	7	Very low income rental
Whitney Court	6	8	Special needs
Eastern Star	-		
519/various- Hobbstown	11	9	Redevelopment area with 8 dwelling units
Twp. Land East Main	108	11	Twp. Purchase from County

* Inclusionary Ordinance

COAH Compliance Summary

	Affordable Units	
Project with Total Obligation of 509 Affordable Units	Potential Affordable Units	Credits Group .25 Redevl .33
2nd Round Credits (Undefined Surplus)	241	
2nd Round Credits Family Units Loft & Stratton	114	
2nd Round Credits Age-Restricted	54	
Route 28 Assoc.	7	7
Habitat for Humanity	9	9
Extension - Affordability	148	
Bendetti	2	
Passages	6	1.98
Allies	4	1
Alternatives	8	2
United Cerebral Palsy	2	0.5
N. Branch Reformed	2	0.5
Eden Woods (inclusionary)	-	-
Villages	6	1.98
Whitney Court	4	1.32
Eastern Star	-	
517-519/various- Hobbstown	8	3
Twp. Land East Main	108	
TOTAL	723	28.28
Build-out maximum of senior units is 25% (128)	Bridgewater Plan has: 68	
Build-out minimum of rental units is 25% (128)	Bridgewater Plan has: 136	
Build-out 50% of total must be low income (255)	Bridgewater Plan has: 278	
Build-out 13% of total must be very low income (67)	Bridgewater Plan has: 67	

Therefore, Bridgewater has complied with meeting the realistic opportunity to satisfy its 2018 and build-out obligations.

AN ORDINANCE OF THE TOWNSHIP OF BRIDGEWATER AMENDING SECTION 126-309.3, SENIOR CITIZEN RESIDENTIAL ZONE

Be It Ordained by the Township Council of The Township of Bridgewater, in the County of Somerset and State of New Jersey that Chapter 126, Section 309.3 (Senior Citizen Residential Zone) is hereby amended as follows:

SECTION I. (New) E. Affordable Housing Requirements

A set aside of 20% of the total units approved shall be provided for low and moderate income families as defined in accordance with the regulations promulgated by the New Jersey Council on Affordable Housing ("COAH"). The Affordable Housing units provided shall be consistent with COAH substantive rules (N.J.A.C.5-93.1 et seq). For each affordable housing unit constructed, the project shall be entitled to one additional market rate unit.

(New) F. All low and moderate income housing units approved pursuant to this Section shall comply with the provisions of Chapter 126, Section 321.4 of the Bridgewater Township Code (Low and Moderate Income Housing).

SECTION II.

If any part of this Ordinance is for any reason held to be invalid, such decision shall not affect the validity of the remaining portions of the Ordinance.

SECTION III.

Should any section, paragraph, sentence or clause of this Ordinance be declared unconstitutional or invalid, for any reason, the remaining portions of this Ordinance shall not be affected thereby and shall remain in full force and effect and, to this end, the provisions of this Ordinance are hereby declared severable.

SECTION IV.

The within ordinance shall take effect in the time and manner provided by law.

Adopted: July 7, 2008
Effective: August 3, 2008

A. Accounting of Developer Fees and Expenditures

Revenue from developer fees supplies Bridgewater Township with funding for its affordable housing program. The Developer fees have been collected in Bridgewater pursuant to N.J.A.C. 5:94-6.6&7. The Township currently collects 1% of the equalized assessed value of a home and 2.5% of the equalized assessed value of a non-residential unit. Although building permits, and therefore developer fees, have sharply declined in recent years, the higher development fee rate will modestly supplement the funds derived from a dwindling number of applicants, although these funds are not viewed as adequately to support the COAH program. By December 31, 2008 the Township expects to collect a total of $8,522,208 not including administrative costs. More than 30% will be set aside to render units more affordable, pursuant with COAH regulations. Some adjustment will occur when the Township is authorized to increase its residential development fee to 1.5% from the existing 1%. It is also recommended that a Growth Share Ordinance With in Lieu of Construction Option be approved by the Council. A draft ordinance is provided in Appendix D.

TABLE 23

Development Fee Spending Plan Through Year 2018
(Amendment to the development fees spending plan was most recently approved by COAH on August 25, 2004)
Projected Funds as of 12/31/08: $9,355,594.97
less 20% administrative costs of $833,386.03
Projected Net Funds through 2018: $8,522,208.94

	Description	Round 3 Through 2018
1.	**A Housing Rehabilitation Program 59 units already rehabilitated. A total of 102 units (97 +5) are required**	**$570,000**
2.	**Regional Contribution Agreement**	**$0.0**
3.	**New Construction -Providing New Affordable Housing**	**$500,000**
3a.	Senior Citizen Housing	
3b.	Rental Housing	
3c.	Assisted Living Residences Grants to Purchase Land for Affordable Housing	
3d.	Extension of Expiring Controls which expire in Round 3	
4.	**Rendering Units More Affordable (30% minimum - $3,473,497.56 including support of households earning 30% or less of median income.)**	**$6,349,000**
4a.	Subsidies	
4b.	Municipal Purchase Land for to render units more affordable (Purchase from private owners and government agencies)	
4c.	Income-eligible Assistance	
4d.	Write-Down/Buy-Down & Lease-Purchase/Mortgage	
4e.	Down Payment Assistance	
4f.	Condominium Maintenance Fee Assistance	
4g.	Support to Market Affordable Units	
4h.	Enrollment of non-restricted, special needs homes in COAH	
5.	**Supplemental support for Inclusionary projects**	**$228,208.94**
6.	**Purchase of Vacant Units to Maintain Affordability**	**$600,000**
7.	**Infrastructure Improvements (specific to affordable units)**	**$275,000.**
	Total	**$8,522,208.94**

- *Rehabilitation funds spent from 1999 to present is $1,310,442.36 on 110 housing rehab units.*
- *Rehabilitation funds spent from 2004 to present is $919,330.82 on 59units ($15,581/du).*
- *Total fees collected since1999 to June 30, 2008 is $10,514,359 per COAH website.*

TABLE 24

An Account Summary through 12/31/2018

Projected minimum affordability assistance requirement:

Actual development fees through 7/17/2008		$9,179,909.17
Actual interest earned through 7/17/2008	+	$992,569.14
Development fees projected* 2008-2018	+	$2,659,807.31
Interest projected* 2008-2018	+	$108,572.70
Less housing activity expenditures through 12/31/04	-	$1,332,368.11
Total	=	$11,608,490.21
30 percent requirement	x 0.30 =	$3,482,547.06
Less Affordability assistance expenditures through 12/31/2004	-	$9,049.50
PROJECTED MINIMUM Affordability Assistance Requirement 1/1/2005 through 12/31/2018	=	$3,473,497.56
PROJECTED MINIMUM Very Low-Income Affordability Assistance Requirement 1/1/2005 through 12/31/2018	x 0.30 =	$1,042,049.27

* Note: The 2008 portion of this projection reflects 2008 subsequent to July 17 as the remainder of 2008 is included in the actual figure reported above.

B. Description of Projects

Bridgewater Township will consider various category scenarios in phases to advance its affordable housing programs:

1. A Housing Rehabilitation Program (not eligible for credit)
2. Market to Affordable Program
3. New Construction
4. Rendering Units More Affordable
5. Inclusionary developments
6. Extension of Expiring Controls
7. Infrastructure Improvements

1. A Housing Rehabilitation Program

Bridgewater Township completed its 5-unit Rehabilitation Obligation in 2004 with the rehabilitation of 21 units. Since that time a total of 59 units completed by September, 2008 are applicable to Round 3. These have been rehabilitated at an average cost of $15,581 per unit. Since 97 + 5 units are required, a total of 102 units will be rehabilitated through the year 2018. The following properties have been rehabilitated:

TABLE 25

2004 – September 1, 2008 Rehabilitation Expenditures

ADDRESS	BLOCK	LOT	EXPENDITURE	REQ. DATE
7 Walter St.	243	9	$10,721.77	1/15/04
1341 Tullo Rd.	700	69	$6,600.00	1/27/04
76 Marie Ave.	243	1	$3,525.00	3/16/04
531 Route 22 W	408	72	$16,537.00	3/31/04
617 Foothill Rd.	536	13	$12,505.00	5/25/04
30 Thruway Dr.	472	22	$19,915.00	5/25/04
405 Porter Way W	405	164.06	$3,750.00	5/28/04
20 Shady Lane	365	18	$5,209.62	8/16/04
838 Brown Rd.	624	5	$21,459.00	8/30/04
423 Van Holten Rd.	426	16	$7,750.00	11/12/04
452 Farmer Rd.	426	44	$6,289.00	12/29/04
369 Foothill Rd.	584	3	$9,519.00	2/1/05
1648 Brookdale Dr.	700	58	$4,997.00	2/7/05
1 Heller Dr.	557	24	$9,031.00	2/18/05
472 Vanderveer Rd.	191	46	$20,252.00	4/14/05
228 Old York Rd.	115	44	$21,990.00	4/25/05
22 Shady Lane	365	19	$5,696.00	4/28/05
459 Milcrip Rd.	408	52	$20,051.00	6/6/05
1050 Hoffman Rd.	718	192	$20,096.00	7/12/05
1355 Roger Ave.	619	18	$125.00	8/2/05
2 Hayward St.	365	22	$17,522.42	9/1/05
21 Bellacone St.	312	2	$20,409.50	9/16/05
103 Linden St.	148	34	$2,875.00	10/4/05
294 Old York Rd.	107	6	$2,117.58	10/5/05
545 Hill Ln.	421	13	$20,000.00	10/31/05
556 Bridgewater Ave.	316	8	$13,308.00	11/7/05
699 Foothill Rd.	549	21	$69,364.43	11/21/05
85 Brahma Ave.	142	42	$16,768.00	1/15/06
66 Leghorn Ave.	143	15	$2,250.00	1/30/06
24 Charlotte Dr.	163.01	10	$20,153.00	3/1/06
22 Perry St.	152	17	$17,179.00	4/15/06
2187 Perrine Rd.	804	14	$8,275.00	4/25/06
174 Oak St	153	7	$19,926.32	5/15/06
2081 Washington Valley Rd.	907	57	$16,076.24	5/31/06
19 4th Ave.	508	9	$7,270.00	6/6/06
516 Foothill Rd.	718	144	$146,335.71	6/16/06
1908 Doolittle Dr	164	1908	$15,643.00	7/13/06
517 Foothill Rd.	501	9	$19,155.40	7/17/06
681 Kline Pl.	255	26	$19,975.00	7/31/06
30 Duval St.	120	5.01	$11,835.81	8/11/06
945 Victor St.	481	1	$14,263.00	8/16/06
295 Yorktown Rd.	230	15	$14,902.00	9/8/06
1015 Lakeview Dr.	606	14	$5,822.00	11/1/06
3702 Riddle Ct.	199	3702	$14,157.00	12/7/06
197 Foothill Rd.	232	45	$367.00	12/21/06

ADDRESS	BLOCK	LOT	EXPENDITURE	REQ. DATE
1416 Wash Valley Rd.	652	43	$19,850.00	1/24/07
28 Ramsey St.	331	7	$19,972.00	1/25/07
81 Loeser Ave.	300	2	$5,450.00	1/26/07
19 Field St.	333	2	$20,102.00	1/29/07
555 Alletra Ave.	408	42	$21,833.85	3/27/07
1017 Papen Rd.	628	1	$19,993.00	5/24/07
1550 Mt. Top Rd.	654	5	$20,147.00	3/17/08
14 N. Adamsville Rd.	240	8	$52.00	3/17/08
1656 Valley View Rd.	700	39	$10,085.00	3/20/08
130 Oak St.	146	3	$20,000.00	4/22/08
107 Brahma Ave.	142	1	$2,463.00	5/16/08
72 Walnut Ave.	142	14	$11,879.00	6/11/08
32 Somerset Ave.	533	6	$14,407.50	7/11/08
521 Foothill Rd.	501	8	$6,993.00	7/16/08
700 Vosseller Ave.	367	6	$17,305.00	7/29/08
23 Evagrod St.	308	4	$15,040.00	7/31/08
685 East Main St.	256	13	$9,229.00	7/31/08
1614 Route 22	359	6	$10,338.00	8/26/08
TOTAL			$987,108.15	

Source: COAH Development Fee Monitoring Forms

Pursuant to N.J.A.C. 5:94-4.3, the average capital costs of the rehabilitation units must now be at least $10,000.00 per unit. Bridgewater's average capital expenditures in 2004 were $8,222.94 per unit, qualifying all of the above units for rehabilitation credit at that time the actual average amount spent on rehabilitation unit is $15,581, which is well within acceptable criterion limits. According to N.J.A.C. 5:94-3.2, a township may only receive affordable housing credit for its rehabilitation share, but not for rehabilitation units exceeding a township's required share.

2. Market to Affordable Program

(a) A market to affordable program include units purchased or subsidized through a written agreement with the property owner and sold or rented to low- and moderate income households. Subject to the provisions of (b)3 below, market to affordable programs may be designed to produce only low-income units, only moderate-income units or both low- and moderate-income units.

(b) The following provisions apply to market to affordable programs:

1. At the time they are offered for sale or rental, eligible units may be new, preowned or vacant.

2. The units shall be certified to be in sound condition as a result of an inspection performed by a licensed building inspector.

3. Bridgewater shall provide a minimum of $25,000 per unit to subsidize each moderate-income unit and/or $30,000 per unit to subsidize the each low-income unit, with additional subsidy depending on the market prices or rents in a municipality.

4. The regulations state that no more than 10 for-sale and 10 rental units, may be used to satisfy the fair share obligation. In addition, the regulations outlined in COAH workshops indicate that it is "limited to 10 units a 10% of the fair share until viability of the program is documented." Bridgewater will take advantage of the 10% of 509units, or up to 51units. In the event that a waiver may be seen as needed, Bridgewater hereby seeks such a waiver. The waiver is supported by the extreme benefits to the program for these unique properties. Three bedroom rental units would be brought into the COAH program. Since Bridgewater has demonstrated a successful history of its affordable program, this number will be increased substantially with the benefits clearly out weighing any potential adverse effects to the COAH initiatives. In addition, the units are already rental units and the Township will have the control (by virtue of the subsidy funds) to assure continuing reasonable rentals and importantly, the contract requirement that assures outstanding property maintenance. Property maintenance is critical in keeping the quality of living intact. The locations proposed are within convenient walking distance to retail stores, offices, and developed parklands.

(c) Market to affordable units shall comply with N.J.A.C. 5:97-9 and UHAC with the following exceptions:

1. Bedroom distribution (N.J.A.C. 5:80-26.3(b) and (c)); however, the ordinance shall not restrict the number of bedrooms per unit;

2. Low/moderate income split (N.J.A.C. 5:80-26.3(a)); subject to the provisions of (a) above, units in a market to affordable program shall be exempt from the requirement that at least 50 percent of the units created shall be affordable to households earning 50 percent or less of regional median income. In programs limited only to moderate-income households, an equivalent number of housing units for low-income households shall be addressed through other mechanisms in the Fair Share Plan; and

3. Affordability average (N.J.A.C. 5:80-26.3(d) and (e)); however:

   i. The maximum rent for a moderate-income unit shall be affordable to households earning no more than 60 percent of median income and the maximum rent for a low-income unit shall be affordable to households earning no more than 44 percent of median income; and

   ii. The maximum sales price for a moderate-income unit shall be affordable to households earning no more than 70 percent of median income and the maximum sales price for a low-income unit shall be affordable to households earning no more than 40 percent of median income.

(d) The following minimum documentation is provided:

- Information regarding the program
  a. The units will be inspected for compliance with the requirements for safe, sanitary and secure premises according to the requirements of the UCC building code.

- A demonstration that there are sufficient market-rate units within the municipality.

  Not only are there sufficient market-rate units within the municipality, but the township has already sought and secured interest from owners of existing units. In all cases, Bridgewater is focusing only on rental units since that is the area that is required for compliance with the regulations. The following market to affordable units have been explored with the owners. The township is in final negotiations and will finalize the agreements within 45 days after COAH approves the concept.

  i. Bendetti on Finderne Avenue (Block 249/22) (two-three-bedroom multiple family dwelling).

- An estimate, based on (d)2 above, of the amount required to subsidize typical for sale and/or rental units, including any anticipated rehabilitation costs.

  The subsidy for the units has been negotiated at $25,000 per low income unit, which is in accordance with regulations. None of these occupied units are currently occupied by very low income units, and the owner wishes not to commit to the rental for very low income tenants for a 30 year period.

- Documentation demonstrating the source(s) of funding;
  The funding source is the Developer Fee Trust fund. A portion of the amount of $2,000,000 is provided in this account for a portion of this purpose.

A municipal resolution appropriating funds will be adopted upon acceptance by COAH

(e) The following minimum documentation,

1. An operating manual that includes a description of the program procedures and administration in accordance with UHAC will be submitted to COAH;

2. An affirmative marketing plan in accordance with UHAC will be submitted to COAH;

3. Designation of an experienced administrative agent, including a statement of his or her qualifications, in accordance with N.J.A.C. 5:96-18 will be submitted to COAH;

3. New Construction – 100% municipal construction projects

No immediate application for these funds have presented themselves, however these opportunities may become available, and Bridgewater wishes to include this in its plan so that it can quickly respond to the offering, should it arise. The Township will offer its land to non-profits for construction of units, however, this is within the program of *Rendering Units More Affordable*.

4. Rendering Units More Affordable

Pursuant to COAH regulations (N.J.A.C. 5:93-8.15) at least thirty percent of the total affordable developer fee budget must be spent rendering units more affordable. Bridgewater Township has updated the allocation to $5,477,208.94 for this purpose. The following are different ways of achieving this goal:

a. subsidies
b. municipal purchase and/or municipal land for affordable housing construction
c. income eligible assistance
d. write-down/buy-down & Lease-Purchase/Mortgage program
e. down payment assistance
f. condominium maintenance fee assistance

a. Subsidy

The Township plans to award a cash subsidy to reduce the cost of necessary construction elements to the residents of an affordable unit. Necessary construction elements include, but are not limited to windows, attic insulation, and thermostats. For receive this cash subsidy, the applicant must meet certain criteria:

- The home must be in the affordable housing program
- The unit must have at least one system below code
- The capital costs of rehabilitation must be between $1,000 and $10,000

According to Bridgewater Township's Code Amendment to Section 126-321.4, residents who have lost their homes due to natural disaster are entitled to a housing subsidy for temporary shelter until the damaged unit has been repaired.

The restrictions on this program are as follows:

- The applicant must be a resident of a low or moderate income house
- The maximum subsidy will be $6,000.00.
- The applicant may get the subsidy once in a lifetime

b. Municipal purchase and/or existing municipal land for affordable housing construction

Within 45 days of COAH approval of the proposed compliance package, Bridgewater will formalize land purchases. The implementation of construction of the low and very low income rental units will be initiated two years in advance of the projected need for the units. Since Bridgewater has 409 credits for Round 3, this will give Bridgewater time to secure the best organization for each of these unique projects and make the necessary assurances that these units will be rendered more affordable and that maintenance programs will be supported and assured.

Bridgewater Township intends to purchase vacant sites for the creation of low and very low family rental and group homes. The Township may consider working with a non-profit organization for a group home created special-needs adults. The following properties are either owned by Bridgewater or have been negotiated for purchase:

Owner	Tax Block / Lot	Possib. No. of Units
Somerset County- to Bridgewater Twp- Main Street	347/1.02	108
Villages	520/17 526/16	6
Eastern Star	252/1	-
Whitney Court	511/3	4
Hobbstown	B517 and B519	8

The benefit of these properties is their unique location. The purchase of Somerset County property will bring low and very low income renters within ¼ mile of a railroad station. In addition, it is within a few thousand feet of a major retail shopping center, locally known as The Promenade. This center offers a job potential for a wide variety of workers due to the establishments of Costco, Target, Home Depot, Michaels, Babies R Us, as well and several other stores. Approximately 108 low/very low income rental units would be constructed on this 11 acre parcel, nine acres of which are to be developable for this housing.

The Villages Project is within an existing inclusionary zone and has been developed in full conformance with the requirements of COAH. This land supports an area which is vacant and eligible for the construction of additional housing. The owner has agreed to construct 6 very low income units which, due to its location and redevelopment area, will offer 6 units plus 2 credits toward the very low income obligation.

Bridgewater Township will consider certain municipally-owned lots for affordable housing. Like the other sites, these sites would be available, by grant, for development of low and very low sale and/or rental units. One proposed development project incorporates the Sixth Avenue Redevelopment Area. Monmouth Avenue will be considered for this project. The following updated listing of Township-owned sites are proposed for such development.

TABLE 26

Targeted Sites to be Combined to Support Affordable Rental Housing Programs

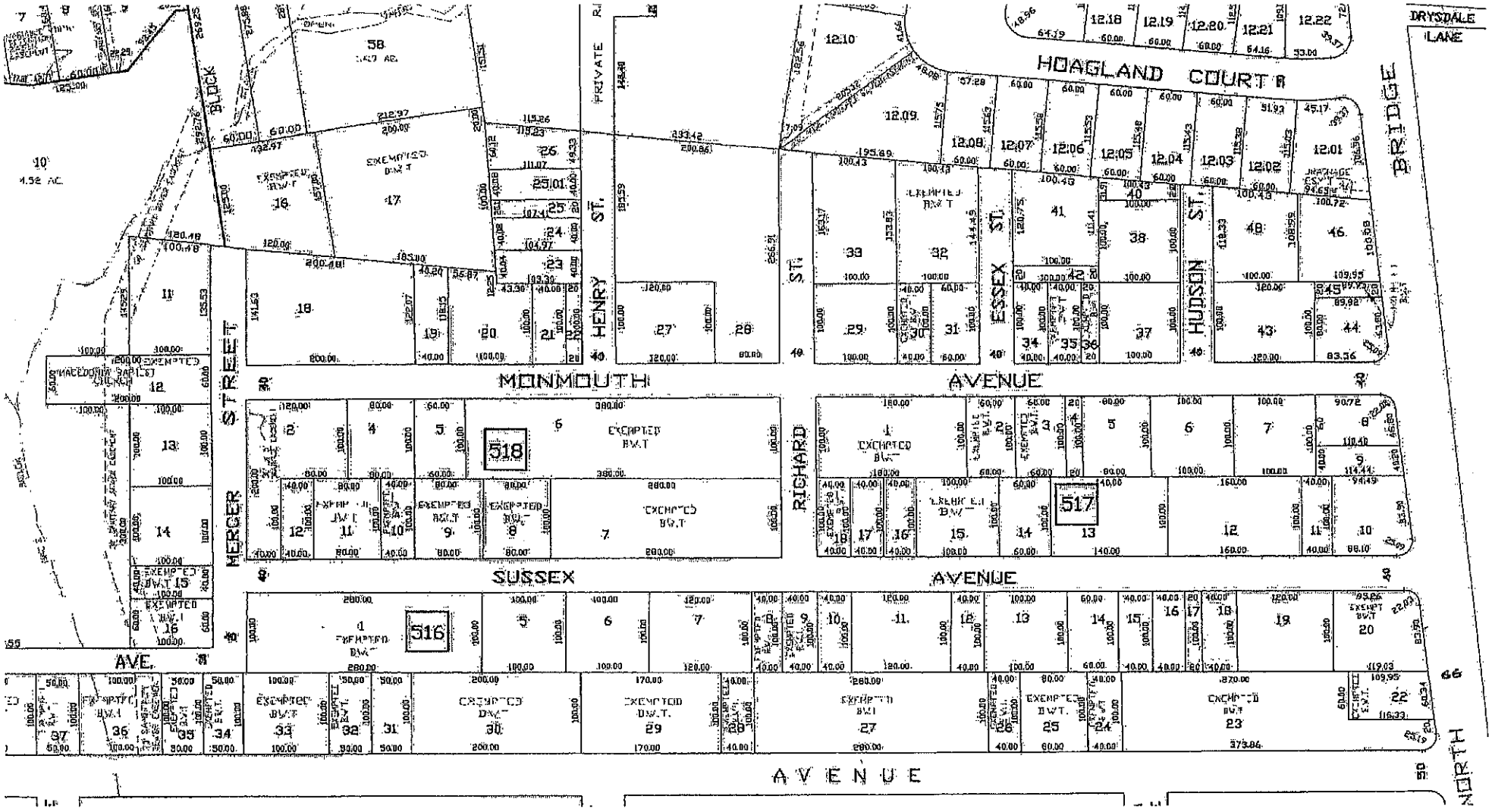
Owner	Block 519, Lot Number:	Size (in ft²)
Bridgewater Township	29	100 x 100
Bridgewater Township	30	40 x 100
Bridgewater Township	31	60 x 100
Bridgewater Township	32	100 x 150
Bridgewater Township	33	100 x 160
Bridgewater Township	34	40 x 100
Bridgewater Township	35	40 x 100
Bridgewater Township	36	40 x 100
Bridgewater Township	41	115 x 100
Bridgewater Township	42	20 x 100
Bridgewater Township	Vacation of Essex Street	40 x144
	Block 517, Lot Number:	
Bridgewater Township	1	100 x 180
Bridgewater Township	2	60 x 100
Bridgewater Township	3	60 x 100

**Source: Monmouth Avenue Tax Map Summary. It is noted that additional municipal lots in this area may also be utilized for his purpose.*

The area is within an existing neighborhood; however, some roadway infrastructure is needed to comply with roadway standards of the RSIS. Funds are reserved for this purpose. A non-profit organization will be engaged when the projections for more units are projected two years out (which is the timeframe used by COAH to assure that adequate time is made for planning and implementation of the project by the time that the units are needed.) Six units can readily be accommodated on the land in Block 519 and an additional 2 units in Block 517.

Bridgewater, like the rest of New Jersey, is facing a very dynamic and unpredictable real estate market and regulatory environment. The Township is committed to satisfying its fair share obligation by, among other things, using municipally-owned lots in the manner described in this Fair Share Plan.

Bridgewater does note, however, that Plan modifications are both permitted and expected in response to changing conditions, and states that if a better use of the municipal lots identified in the Plan arises then the Township may consider that better use, so long as it does not impair Bridgewater's ability to meet its actual COAH obligation. For example, if additional funds were needed for affordable housing rehabilitation, then the Township may consider selling one or more identified lots at fair market value to generate those funds. Alternatively, if the Township's actual growth obviated the need to use the identified municipal lots for COAH purposes, then the Township may elect to retain those lots or to sell then at fair market value for any appropriate purpose.


HOAGLAND COURT
DRYSDALE LANE
BRIDGE
BLOCK
PRIVATE RD.
HENRY ST.
ESSEX ST.
HUDSON ST.
MONMOUTH AVENUE
MERCER STREET
RICHARD
SUSSEX AVENUE
AVE.
AVENUE
NORTH
518
517
516

The reason that these activities are categorized in the *Rendering Units More Affordable* category is that Bridgewater, as owner, will retain the control to assure that the agreement with the non-profit developer will require that the rental units continually be offered at the lowest possible rental rate. There will be RFP's submitted to select the most favorable organization. Uppermost in the strata of advantages is also that Bridgewater, as owner, will be able to assure that this 100% low and very low community will have the highest degree of property maintenance. Bridgewater wants to be proud of its efforts and wants the residents to have that same pride. The township will aggressively watch to be certain that the site is always an asset to the community.

c. Income-Eligible Assistance

Bridgewater Township will consider providing once-in-a-lifetime assistance to a low or moderate income property holder to prevent foreclosure. The requirements for obtaining this subsidy would be:

- The property must be classified as affordable
- The maximum assistance is $2,000.00
- The circumstances which have made the owner unable to pay the taxes are unforeseen and temporary.

d. Write-Down/Buy-Down & Lease-Purchase/Mortgage

This promising strategy would allow people of low and moderate income to own a market-rate housing unit with a grant or loan from the Township paid by the developer. Loans can be granted at one percent interest. The units would require a deed restriction of thirty years, each receiving a minimum subsidy of $25,000.00, pursuant to N.J.A.C. 5:94-4.10. COAH permits a maximum of ten units from this program in fulfilling its Fair Share Number.

Should this program be established, significant expenditures shall result. An affluent community, the average new home in Bridgewater Township is assessed at $456,633 according to the Township Tax Assessor. Bridgewater Township will consider units near the median price of the lower half of Bridgewater Township's sales for this program. The average household size in the last census was 2.71 people per household. Therefore, it can be assumed that the median low or moderate income family living in Bridgewater would have approximately three people per household. Following the housing unit limit price below, it can be concluded that a subsidy of $145,903.00 will be necessary to render a unit affordable for a three person moderate income household. However, at least 50% of buy-downs must be affordable to low income families as well. This suggests that subsidies are more likely for the lower quartile housing prices in Bridgewater.

No immediate application for these funds have presented themselves, however these circumstances often spring up without pre-warning, and Bridgewater wishes to include this in its plan so that it can quickly respond to the need, should it arise.

e. Down Payment Assistance

As it was requested by Bridgewater residents as noted in Bridgewater Township's previous Housing Element and Fair Share Plan, the Township may consider offering a low-interest loan down payment assistance program for its growth share developments, group homes, and age-restricted housing. The following criteria must be fulfilled in order to receive the assistance:

- The maximum loan is $5,000.00
- The purchaser must execute a second mortgage if the loan is approved
- The loan must be paid back to the Township when the unit is sold or thirty years after the execution of the second mortgage, whichever comes first
- The purchaser must maintain a homeowner's insurance policy, with Bridgewater Township included as named insured.

No immediate application for these funds have presented themselves, however these circumstances often spring up without pre-warning, and Bridgewater wishes to include this in its plan so that it can quickly respond to the need, should it arise.

f. Condominium Special Assessment Maintenance Fee

Bridgewater Township has already received COAH approval for fee assistance in the form of grants or low-interest loans, according to "Affordability Assistance Program" ordinance, Section 126-321.4 (98-29). Should Bridgewater Township pursue this option during 3rd Round, applicants must meet the following requirements:

- Only low and moderate income households are eligible for the program
- The applicant will receive assistance if the unit's expenses exceed 40% of the household gross income
- The maximum loan or subsidy is $5,000.00
- applicant must execute a second mortgage if the loan is granted
- The loan must be repaid at the time of the sale of the unit or 30 years after the second mortgage is executed.
- The interest rate of the loan will be the rate at which the Township has most recently borrowed money for a capital project
- The purchaser must maintain a homeowner's insurance policy, including Bridgewater Township, as the named insured.
- The maximum combination of Condominium maintenance, down payment costs, and closing costs shall not exceed $5,000.00 or the appreciation to which the owner of the household unit will be entitled.

All applications will be reviewed individually by the Housing Office and the Housing Advisory Board. No immediate application for these funds have presented themselves, however these circumstances often spring up without pre-warning, and Bridgewater wishes to include this in its plan so that it can quickly respond to the need, should it arise.

h. Supportive and Special Needs Housing

(a) Supportive and special needs housing includes, but is not limited to: residential health care facilities as regulated by the New Jersey Department of Health and Senior Services or DCA; group homes for the developmentally disabled and mentally ill as licensed and/or regulated by the New Jersey Department of Human Services; permanent supportive housing; and supportive shared living housing. Long term health care facilities including nursing homes, and Class A, B, C, D, and E boarding homes do not qualify as supportive and special needs housing.

(b) The following provisions will apply to any supportive and special needs housing that is requested in the request for Substantive Certification of COAH:

1. The unit of credit for group homes, (residential health care facilities) and shared living housing shall be the bedroom.

2. The unit of credit for permanent supportive housing shall be the unit.

3. Supportive and special needs housing that is age-restricted shall be included with the maximum number of units that may be age-restricted pursuant to N.J.A.C. 5:97-3.8.

4. All bedrooms and/or units shall be affordable to low-income households.

5. Units shall serve populations 18 and over.

6. All sites for supportive and special needs housing shall meet the site suitability criteria set forth in N.J.A.C. 5:97-3.13.

7. The municipality or developer/sponsor shall have control or the ability to control the site(s).

(c) The units shall comply with N.J.A.C. 5:97-9 and UHAC with the following exceptions:

1. Affirmative marketing (N.J.A.C. 5:80-26.15); however, group homes, permanent supportive housing and supportive shared living housing shall be affirmatively marketed to individuals with special needs in accordance with a plan approved by the Council's Executive Director;

2. Affordability average and bedroom distribution (N.J.A.C. 5:80-26.3); and

3. Occupancy standards (N.J.A.C. 5:80-26.4(c)) shall be limited to one person per bedroom for residential health care facilities, group homes, and supportive shared living housing.

(d) The following minimum documentation, as detailed further in a checklist provided by the Council, shall be submitted by the municipality upon application for substantive certification or at the time that COAH accepts the plan, but has not granted substantive certification.

1. Information regarding the supportive and/or special needs housing on forms provided by the Council;

2. A description of the site, including the street location, block and lot, and acreage;

3. A demonstration of the suitability of the site;

4. A demonstration that the municipality or provider has control or has the ability to control the site(s); control may be in the form of outright ownership, a contract to purchase or an option on the property;

5. An executed agreement, including a schedule for the construction of the supportive and/or special needs housing, with the provider, sponsor or developer;

6. A pro forma for the supportive and/or special needs housing;

7. Documentation demonstrating the source(s) of funding; and

8. A municipal resolution appropriating funds or a resolution of intent to bond in the event of a shortfall of funds.

(e) The following documentation shall be submitted after acceptance by COAH of this program and prior to marketing the completed units:

1. An affirmative marketing plan in accordance with (c)1 above; and

2. If applicable, proof that the supportive and/or special needs housing is regulated by the New Jersey Department of Health and Senior Services, the New Jersey Department of Human Services or another State agency in accordance with the requirements of this section.

The following supportive and/or special needs houses are in negotiations with the Township. Upon acceptance of the proposal by COAH, the Township will, within 45 days, implement the agreements:

PROVIDER	Bedrooms + Credits	Tax Block/Lot
Alternatives	10	201/4
Allies	4	152/18
Passages	8	509/7
United Cerebral Palsy-7	2.5	164/2711
N. Branch Reformed	2.5	415/1

5. Inclusionary and Growth Share Zoning

Bridgewater Township has zoned for inclusionary development as a component of the following zones: R-MDU-10.5, R-MDU-8, R-MDU-6 and R-MDU-5. Additional zoning provisions for affordable housing is necessary, one zone has been implemented in the Finderne section of the town. Expenses incurred as a result of zoning changes will be paid from the 20% of total funds allocated to administrative fees. The inclusionary growth share ordinance requires that a developer provide affordable units. This ordinance has been adopted and exceeds the minimum density of 12 du/acre for rental housing. This ordinance will be furnished to COAH upon acceptance of the certification report, but before actual substantive certification.

6. Extension of Expiring Controls

(a) Bridgewater will address a portion of its growth share obligation through the extension of affordability controls in accordance with N.J.A.C. 5:97-9 and UHAC, subject to the following:

1. The unit meets the criteria for prior-cycle or post-1986 credits set forth in N.J.A.C. 5:97-4.2 or 4.3;

2. The affordability controls for the unit are scheduled to expire during the 1999 through 2018 period;

3. Bridgewater shall obtain a continuing certificate of occupancy or a certified statement from the municipal building inspector stating that the restricted unit meets all code standards; and

4. If a unit requires repair and/or rehabilitation work in order to receive a continuing certificate of occupancy or certified statement from the municipal building inspector, Bridgewater shall fund and complete the work. Bridgewater may utilize its affordable housing trust fund to purchase the unit and/or complete the necessary repair and/or rehabilitation work.

(b) The following minimum documentation, as detailed further in a checklist provided by the Council is submitting as applicable:

1. Information regarding the development and specific units on forms provided by the Council;

2. A written commitment to extend controls from the owner, or evidence that the controls have been extended in accordance with UHAC;

3. The proposed or filed deed restriction for the extended control period;

4. A pro-forma for any proposed acquisition and/or rehabilitation costs:

5. Documentation demonstrating the source(s) of funding; and

6. A municipal resolution appropriating funds.

(c) The following minimum documentation will be submitted with the application for Substantive Certification:

1. An operating manual that includes a description of the program procedures and administration in accordance with UHAC;

2. An affirmative marketing plan in accordance with UHAC; and

3. Designation of an experienced administrative agent, including a statement of his or her qualifications, in accordance with N.J.A.C. 5:96-18.

Bedroom Mix

The bedroom mix for affordability will be in accordance with COAH regulations as follows:

1 Bedroom at a maximum of 20%
2 Bedroom at a minimum of 30%
3 Bedroom at a minimum of 20%
4 Bedroom is combined with 3 bedroom

Bridgewater has two projects (Vanderhaven Farms and Crossroads) which has 148 low and moderate for-sale family units that fall into this category. Affordability controls for these units will expire before or in 2018. By deed restriction, the township has the right to extend the controls on affordability for an additional 30 years. Bridgewater will exercise that right and therefore, these units will be added to the listing of units that have been secured for Round 3.

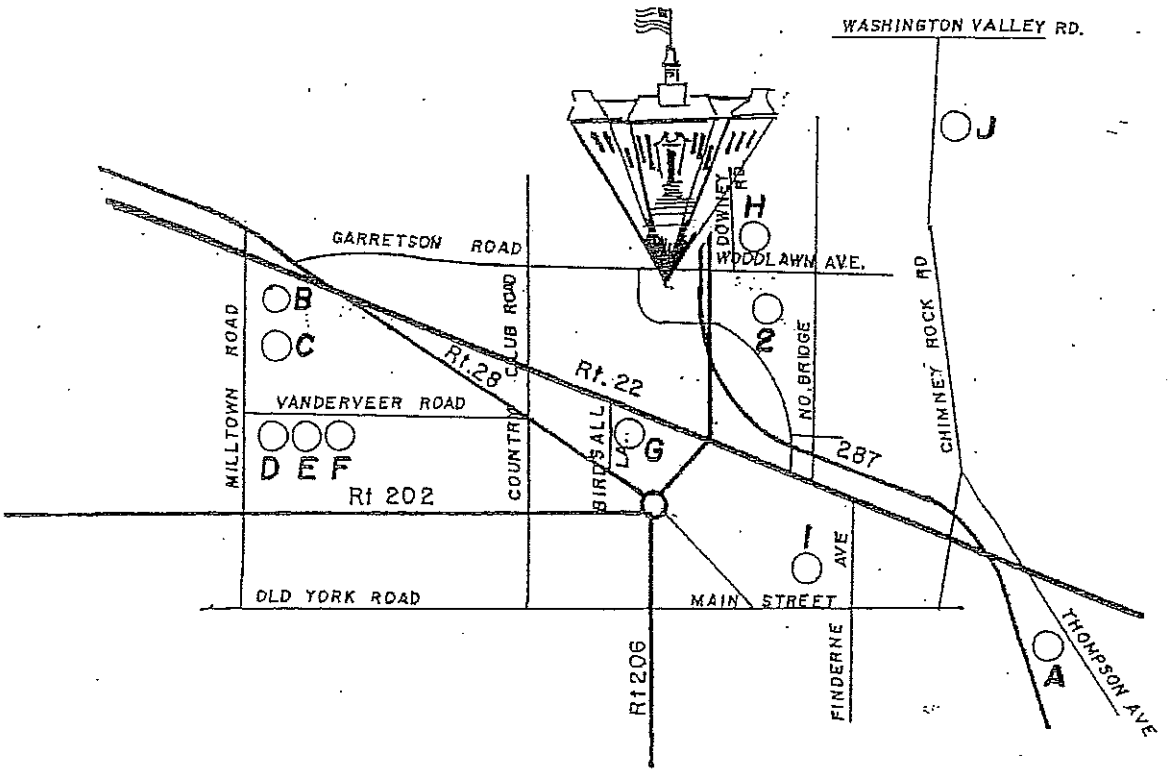
	BEACON HILL	
82 UNITS	41 LOW	41 MODERATE
	28-2 bedroom	28-2 bedroom
	13-3	13-3 bedroom
	BRIDGEWATER OAKS	
26 UNITS	13 LOW	13 MODERATE
	13-2 bedroom	13 2 bedroom
	BRIDLE CLUB	
70 UNITS	27 LOW	43 MODERATE
		13-1 bedroom
	27-2 bedroom	30-2 bedroom
	CROSSROADS	
81 UNITS	40 LOW	41 MODERATE
	5 Efficiency	
	5-1 bedroom	10-1 bedroom
	21-2 bedroom	21-2 bedroom
	9-3 bedroom	10-3 bedroom
	Glenbrooke	
86 UNITS		86 MODERATE
		28-1 bedroom
		28-2 bedroom
		30-3 bedroom
	LOFT FARM	
17 UNITS		17 MODERATE
		17 2-bedroom
	Stratford Place	
28 UNITS	14 LOW	14 MODERATE
	14-2 Bedroom	14-2 bedroom
	Stratton Meadows	
97 UNITS		97 MODERATE
		20-1 bedroom
		57-2 bedroom
		20-3 bedroom
	Vanderhaven Farms	
67 UNITS	34 LOW	33 MODERATE
	23-2 Bedroom	23-2 bedroom
	11-3 Bedroom	10-3 bedroom

Purchases (Condos)

A.	Stratford Place	Thompson Avenue
B.	Stratton Meadows	Milltown Road
C.	Glenbrooke	Milltown Road
D.	Vanderhaven Farms	Vanderveer Road
E.	Beacon Hill	Vanderveer Road
F.	Bridle Club	Vanderveer Road
G.	Bridgewater Oaks	Rt. #22 East
H.	Crossroads	Rts. #202-206 North
J.	Loft Farms	Chimney Rock Road

Rentals (Apartments)

1.	Mount Pleasant Villa	Schindler Terrace
2.	Village at Bridgewater	Griggs Drive Wicklow Way Donegal Drive



7. Infrastructure Improvements

Bridgewater may seek to improve the roadways within Hobbstown to bring the access roads to RSIS standards. The funds will be used to support a 100% affordable project, which is an eligible activity for the use of Development fees.

C. Shortfall of Funding

In compliance with N.J.A.C. 5:94-4.2, Bridgewater Township must submit to COAH a municipal resolution that appropriates funds for affordable housing from a general reserve should there be an unexpected shortfall of funds from the developer fees. The current budget for affordable housing in Bridgewater Township exceeds is approximately $8.7 million dollars. With the rehabilitation projects completed and those underway Bridgewater Township will meet its rehabilitation requirement. These facts indicate that Bridgewater Township is not likely to suffer a shortfall of funds in meeting its 3rd Round Housing requirement. Should such an instance occur, however, the Township will bond to meet the expenses necessary to meet its affordable housing obligation.

FAIR SHARE PLAN SUMMARY
Obligation of 509 Units through Year 2018

Project Name	# Affordable	Affordable Type	Bonus/ Credits
*New Construction (surplus)	241	Family-Sale	0
*Family Units-Loft Stratton	114	Family-Sale	0
*Excess Age Restricted	54	Age Restricted	0
Route 28 Associates, Inc. Approved d-variance:12/6/05 Approved Prelim. & Final Site Plan: 5/15/07	7	Age Restricted	7
Habitat for Humanity Prelim. Major Subdivision Approved: 5/8/07 Final Major Subdivision Approved: 4/28/08	9	Family-Sale	9
Extension of Affordability	148	Family-Sale	0
N. Branch Reformed	2	Special Needs	0.5***
Hobbstown (Redevelopment area)	8	Low-Sales	3**
Allies	4	Special Needs	1***
Alternatives	8	Very Low	2***
Villages	6	Very Low	1.98**
East Main	108	Low/Very Low	0
Bendetti	2	Moderate Rental	0
Whitney Court	4	Special Needs	1.32**
Passages	6	Special Needs	1.98***
United Cerebral Palsy	2	Special Needs	0.5***

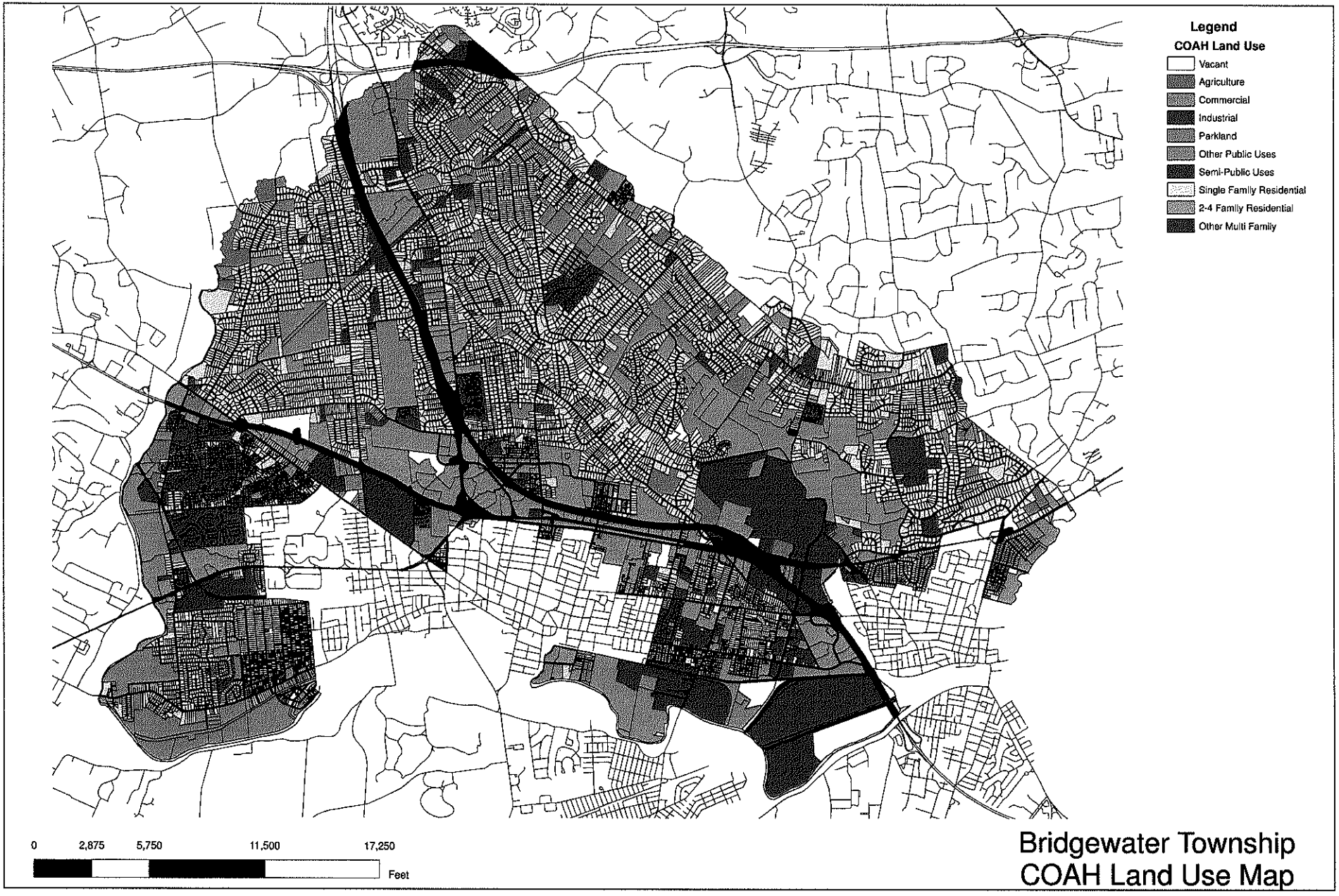
*Credits from Round 2 - 409 Credits (per Executive Summary of Kate Butler 2/23/05)
** This credit of 1.33 (Redevelopment) will be for units addressing growth share which will receive preliminary approval after June 6, 1999, per 5:97-3.19
***This credit is 1.25 for Special Needs Housing Credits.

D. Assurance of Proportional Allocation

The allocations noted in the column "Percent Allocated" will be used to determine the type of credit to be used. The timeframe for allocation and crediting will be based on annual reports of certificates of occupancy. With the inclusionary zoning ordinance in place, the Township may actually exceed the units estimated to be provided during the Round 3 period. If this occurs, the course of action would be to retain existing credits for application in Round 4.

APPENDIX A

A Map of Vacant Land



Bridgewater Township
COAH Land Use Map

APPENDIX B

Vacant Land and Low Density Inventory

NJAC 5:97-5.2(c)3

Vacant Land Inventory

BLOCK	LOT	OWNER	PARCEL ADDRESS	ACREAGE	ZONE	PLANNING AREA	SEWER SERVICE AREA	UNSUITABLE FOR DEVELOPMENT ACREAGE	UNSUITABLE FOR DEVELOPMENT REASON/COMMENT	ACREAGE SUITABLE FOR DEVELOPMENT
102	1.07	AIRA, OTILLIA & HERBERT 21 FRELINGHUYSEN AVE. RARITAN, NJ 08869	OLD YORK RD	0.35	R20	PA1	SRVSA	0.00		0.35
102	1.08	AIRA, OTILLIA & HERBERT 21 FRELINGHUYSEN AVE. RARITAN, NJ 08869	OLD YORK RD	0.45	R20	PA1	SRVSA	0.00		0.45
102	21.01	WHITESELL, VERA 273 OLD YORK RD BRIDGEWATER, NJ 08807	271 OLD YORK ROAD	0.57	R20	PA1	SRVSA	0.57	d2	0.00
107	4	JASION, EDWARD M. 302 OLD YORK ROAD BRIDGEWATER, NJ 08807	OLD YORK ROAD	0.45	R20	PA1	SRVSA	0.45	0.45 d2 0.10 d4ii Wetlands	0.00
108	12	PEEBLES, GEORGIA C. 11 DOUGHTY ST. RARITAN, NJ 08869	MILLTOWN ROAD	0.43	R20	PA1	SRVSA	0.43	d2	0.00
110	13	FRITZEN, ROBERT H. % JANET FRITZEN 125 MILLTOWN ROAD BRIDGEWATER, NJ 08807	125 MILLTOWN ROAD	0.52	R20	PA1	SRVSA	0.52	d2	0.00
112	42.01	TINER, GORDON & EVANKO, MARK S. 999 NEW DURHAM ROAD EDISON, NJ 08817	114 SYCAMORE AVE	0.52	R20	PA1	SRVSA	0.52	d2	0.00
112	64	FAZZARO, MARY T % CUGLIARI 2846 TONY'S DRIVE YORK, PA 17404	SYCAMORE AVENUE	0.37	R10	PA1	SRVSA	0.37	d2	0.00
122	15	ZUCCARINI,THERESA M REVOCABLE TRUST 262 TERRILL ROAD PLAINFIELD, NJ 07060	OLD YORK ROAD	1.40	R20	PA5	SRVSA	1.26	d4ii Wetlands	0.14
122	16	ZUCCARINI,THERESA M REVOCABLE TRUST 262 TERRILL ROAD PLAINFIELD, NJ 07060	OLD YORK ROAD	1.34	R20	PA5	SRVSA	1.18	d4ii Wetlands	0.16
122	17	ZUCCARINI,THERESA M REVOCABLE TRUST 262 TERRILL ROAD PLAINFIELD, NJ 07060	OLD YORK ROAD	0.54	R20	PA5	SRVSA	0.48	d4ii Wetlands	0.06
122	18	ZUCCARINI,THERESA M REVOCABLE TRUST 262 TERRILL ROAD PLAINFIELD, NJ 07060	OLD YORK ROAD	0.56	R20	PA5	SRVSA	0.48	d4ii Wetlands	0.08
122	19	ZUCCARINI,THERESA M REVOCABLE TRUST 262 TERRILL ROAD PLAINFIELD, NJ 07060	OLD YORK ROAD	1.12	R20	PA5	SRVSA	0.96	d4ii Wetlands	0.16
122	20	ZUCCARINI,THERESA M REVOCABLE TRUST 262 TERRILL ROAD PLAINFIELD, NJ 07060	OLD YORK ROAD	1.05	R20	PA5	SRVSA	0.92	d4ii Wetlands	0.13
122	24	BREDENBECK, THEODORE H. & ALWINA P. 4 NORTH STAR DRIVE ANNANDALE, NJ 08801	OLD YORK ROAD	0.83	R20	PA5	SRVSA	0.72	d4ii Wetlands	0.11
124	2	DAWN PATROL MOTORCYCLE CLUB INC P.O. BOX 476 MANVILLE, NJ 08835	TYSLEY STREET	0.61	R20	PA5	SRVSA	0.61	d4ii Floodway	0.00
124	5	RIVER EDGE REALTY, CO. 4 EDGEWATER AVENUE BRIDGEWATER, NJ 08807	ARDEN AVENUE	0.31	R20	PA5	SRVSA	0.31	d4ii Floodway	0.00
124	6	TRAMUTOLA, ANTHONY & ANNA 579 RICHMOND AVE STATEN ISLAND, NY 10302	ARDEN AVENUE	0.29	R20	PA5	SRVSA	0.29	d4ii Floodway	0.00

d2 denotes parcel is not of a size which would accomodate 5 dwelling units pursuant to NJAC5:97-5.2(h)

Vacant Land Inventory

BLOCK	LOT	OWNER	PARCEL ADDRESS	ACREAGE	ZONE	PLANNING AREA	SEWER SERVICE AREA	UNSUITABLE FOR DEVELOPMENT ACREAGE	UNSUITABLE FOR DEVELOPMENT REASON/COMMENT	ACREAGE SUITABLE FOR DEVELOPMENT
124	7	VIGNOLA, CHARLES,% K. HOLETSKY 4 SILVER DR. CENTERREACH, NY 11720	OAK STREET	0.14	R20	PA5	SRVSA	0.14	d4ii Floodway	0.00
124	10	RIVER EDGE REALTY, CO. 4 EDGEWATER AVENUE BRIDGEWATER, NJ 08807	EDGEWATER AVENUE	0.31	R20	PA5	SRVSA	0.31	d4ii Floodway	0.00
125	2	RIVER EDGE REALTY, CO. 4 EDGEWATER AVENUE BRIDGEWATER, NJ 08807	ARDEN AVENUE	0.55	R20	PA5	SRVSA	0.55	d4ii Floodway	0.00
125	3	RIVER EDGE REALTY, CO. 4 EDGEWATER AVENUE BRIDGEWATER, NJ 08807	ARDEN AVENUE	0.30	R20	PA5	SRVSA	0.30	d4ii Floodway	0.00
125	7	BRUNO, VITA & PHILIP 165 TENAFLY ROAD TENAFLY, NJ 07670	ARDEN AVENUE	0.12	R20	PA5	SRVSA	0.12	0.12 d2 0.12 d4ii Floodway	0.00
125	10	DAVES, WILLIAM & EDNA 89 BRYAN CAVE ROAD SO DAYTONA, FL 32119	EDGEWATER AVENUE	0.29	R20	PA5	SRVSA	0.29	d4ii Floodway	0.00
127	1	RIVER EDGE REALTY, CO. 4 EDGEWATER AVENUE BRIDGEWATER, NJ 08807	OAK STREET	0.71	R20	PA5	SRVSA	0.71	d4ii Floodway	0.00
127	2	RIVER EDGE REALTY, CO. 4 EDGEWATER AVENUE BRIDGEWATER, NJ 08807	ARDEN AVENUE	1.67	R20	PA5	SRVSA	1.67	d4ii Floodway	0.00
127	3	RIVER EDGE REALTY, CO. 4 EDGEWATER AVENUE BRIDGEWATER, NJ 08807	ARDEN AVENUE	0.15	R20	PA5	SRVSA	0.15	d4ii Floodway	0.00
127	7	BRUNO, J & L, FRASER & FRASER 142 JORALEMON ST. BROOKLYN, NY 11201	ARDEN AVENUE	0.62	R20	PA5	SRVSA	0.62	d4ii Floodway	0.00
128	1	FAZZARO, MARY T % CUGLIARI 2846 TONY'S DRIVE YORK, PA 17404	WAYNE AVENUE	0.22	R20	PA5	SRVSA	0.22	0.22 d2 0.22 d4ii Floodway	0.00
128	2	FAZZARO, MARY T % CUGLIARI 2846 TONY'S DRIVE YORK, PA 17404	ROBERT STREET	0.53	R20	PA5	SRVSA	0.53	0.53 d2 0.53 d4ii Floodway	0.00
128	4	RIVER EDGE REALTY, CO. 4 EDGEWATER AVENUE BRIDGEWATER, NJ 08807	ROBERT STREET	0.47	R20	PA5	SRVSA	0.47	d4ii Floodway	0.00
128	5	RIVER EDGE REALTY, CO. 4 EDGEWATER AVENUE BRIDGEWATER, NJ 08807	ROBERT STREET	0.46	R20	PA5	SRVSA	0.46	d4ii Floodway	0.00
128	8	DAWN PATROL MOTORCYCLE CLUB INC P.O. BOX 476 MANVILLE, NJ 08835	106 ROBERT STREET	1.21	R20	PA5	SRVSA	1.21	d4ii Floodway	0.00
129	1	RIVER EDGE REALTY, CO. 4 EDGEWATER AVENUE BRIDGEWATER, NJ 08807	HOLLY AVENUE	1.89	R20	PA5	SRVSA	1.89	d4ii Floodway	0.00
129	3	RIVER EDGE REALTY, CO. 4 EDGEWATER AVENUE BRIDGEWATER, NJ 08807	HOLLY AVENUE	0.47	R20	PA5	SRVSA	0.47	d4ii Floodway	0.00
129	4	PRICE AUTO WRECKER, INC. 4 EDGEWATER AVE. BRIDGEWATER, NJ 08807	WAYNE AVENUE	0.14	R20	PA5	SRVSA	0.14	d4ii Floodway	0.00

d2 denotes parcel is not of a size which would accomodate 5 dwelling units pursuant to NJAC5:97-5.2(h)

NJAC 5:97-5.2(c)3

Vacant Land Inventory

BLOCK	LOT	OWNER	PARCEL ADDRESS	ACREAGE	ZONE	PLANNING AREA	SEWER SERVICE AREA	UNSUITABLE FOR DEVELOPMENT ACREAGE	UNSUITABLE FOR DEVELOPMENT REASON/COMMENT	ACREAGE SUITABLE FOR DEVELOPMENT
129	5	PRICE AUTO WRECKER, INC. 4 EDGEWATER AVE. BRIDGEWATER, NJ 08807	LONG AVENUE	0.31	R20	PA5	SRVSA	0.31	d4ii Floodway	0.00
129	6	PRICE AUTO WRECKER, INC. 4 EDGEWATER AVE. BRIDGEWATER, NJ 08807	RIGBY AVENUE	0.43	R20	PA6	SRVSA	0.43	d4ii Floodway	0.00
132	5	JUSTEL, AUGUSTIN CAOBOS PLZA 303 S. PARTRICIO GUAYNABO, PUERTO RICO 00968	WAYNE AVENUE	0.31	R20	PA6	SRVSA	0.31	0.31 d2 0.31 d4ii Floodway	0.00
132	10	DANZO, PETER C/O LUCY 124 NOYES DRIVE APT 302 PARK RIDGE, NJ 07656	WAYNE AVENUE	0.12	R20	PA6	SRVSA	0.12	0.12 d2 0.12 d4ii Floodway	0.00
132	11	DANZO, LUCY 124 NOYES DRIVE APT 302 PARK RIDGE, NJ 07656	WAYNE AVENUE	0.12	R20	PA6	SRVSA	0.12	0.12 d2 0.12 d4ii Floodway	0.00
133	1	PUGLIESE, WANITA % SNOW, WANITA 3301 S. BEAR ST #36B SOUTH COAST METRO, CA 92704	WAYNE AVENUE	0.21	R20	PA6	SRVSA	0.21	d4ii Floodway	0.00
133	2	RIVER EDGE REALTY, CO. 4 EDGEWATER AVENUE BRIDGEWATER, NJ 08807	WAYNE AVENUE	0.44	R20	PA6	SRVSA	0.44	d4ii Floodway	0.00
133	3	RIVER EDGE REALTY, CO. 4 EDGEWATER AVENUE BRIDGEWATER, NJ 08807	WAYNE AVENUE	1.24	R20	PA6	SRVSA	1.24	d4ii Floodway	0.00
134	3	FRATESI, MICHAEL J & FRATESI, T M 15 DOGWOOD CIRCLE FLEMINGTON, NJ 08822	73 OLD YORK ROAD	0.65	C1	PA1	SRVSA	0.65	0.65 d2 0.65 d4ii Floodway	0.00
137	19	MOLL, GABRIEL P.O. BOX M-745 HOBEKEN, NJ 07030	OLD YORK ROAD	0.25	R10	PA1	SRVSA	0.25	d2	0.00
137	24	D'ALESSIO, GEMI & CONCETTA 38 LEGHORN AVENUE BRIDGEWATER, NJ 08807	LEGHORN AVENUE	0.28	R10	PA1	SRVSA	0.28	d2	0.00
140	5.01	MEALHA, JOAGUIM & LUISA 33 ARDMAER DRIVE BRIDGEWATER, NJ 08807	31 ARDMAER DRIVE	0.24	R10	PA1	SRVSA	0.24	d2	0.00
142	8	WENDEL LP 82 WALNUT ST BRIDGEWATER, NJ 08807	88 WALNUT STREET	0.18	R10	PA1	SRVSA	0.18	d2	0.00
144	30.01	LEGHORN ENTERPRISES INC 79 LEGHORN AVENUE BRIDGWATER, NJ 08807	79 LEGHORN AVENUE	0.21	R10	PA1	SRVSA	0.21	d2	0.00
147	13	LANGON, JOSEPH JR & GLORIA K 113 BRAHMA AVE BRIDGEWATER, NJ 08807	102 LINDEN STREET	0.22	R10	PA1	SRVSA	0.22	d2	0.00
148	37	RIGA, BRUNO & ROSINA 111 LINDEN STREET BRIDGEWATER, NJ 08807	113 LINDEN STREET	0.26	R10	PA1	SRVSA	0.26	d2	0.00
152	35	185 OAK STREET PROPERTIES LLC 62 NICOLE TERRACE BRIDGEWATER, NJ 08807	185 OAK STREET	0.48	R10	PA1	SRVSA	0.48	d2	0.00
155	5.03	CIANCO, ARETIE 182 LEGHORN AVE BRIDGEWATER, NJ 08807	SYCAMORE AVE	0.54	R20	PA1	SRVSA	0.54	d2	0.00

d2 denotes parcel is not of a size which would accomodate 5 dwelling units pursuant to NJAC5:97-5.2(h)

Vacant Land Inventory

BLOCK	LOT	OWNER	PARCEL ADDRESS	ACREAGE	ZONE	PLANNING AREA	SEWER SERVICE AREA	UNSUITABLE FOR DEVELOPMENT ACREAGE	UNSUITABLE FOR DEVELOPMENT REASON/COMMENT	ACREAGE SUITABLE FOR DEVELOPMENT
163	10	GUIDE, JEMMA 727 ROUTE 202 BRIDGEWATER, NJ 08807	727 ROUTE 202	0.50	R20	PA1	SRVSA	0.50	d2	0.00
165	1	BRIDGEWTR MLTWN GRP%J.MCMANUS 89 HEADQUARTERS PLXA, N-12 MORRISTOWN, NJ 07960	MILLTOWN ROAD	1.16	C-3	PA1	SRVSA	1.16	d4iii Blue Heron	0.00
165	6	PIZZO, KENNETH S 1065 RT 22 WEST BRIDGEWATER, NJ 08807	300 MILLTOWN ROAD	2.04	M1	PA1	SRVSA	0.00		2.04
165	6.02	PIZZO, KENNETH S 1065 RT 22 WEST BRIDGEWATER, NJ 08807	290 MILLTOWN ROAD	2.22	RMDU	PA1	SRVSA	0.00		2.22
168	28	HUNT, ELEANOR & DONALD 459 MILLTOWN ROAD BRIDGEWATER, NJ 08807	459 MILLTOWN ROAD	0.13	R40	PA2	SRVSA	0.13	d2	0.00
170	3	GJM PROPERTIES, L.L.C. 390 AMWELL RD, SUITE 108 HILLSBOROUGH, NJ 08844	208 ROUTE 28	0.36	C1	PA2	SRVSA	0.36	d2	0.00
170	3.01	713 COMPANY BOX 268 CHATAM, NJ 07928	212 ROUTE 28	0.36	C1	PA2	SRVSA	0.36	d2	0.00
184	3	TBI INC 127 JEFFERSON AVENUE GREENBROOK, NJ 08812	ROUTE 28	0.66	R40	PA2 RC	SRVSA	0.12	d4ii Wetlands	0.54
186	2	WEISS, SANDRA L. 408 GARRETSON RD BRIDGEWATER, NJ 08807	17 VILLA DRIVE	0.25	20.1	PA2 RC	SRVSA	0.25	d2	0.00
206	1	UNKNOWN OWNER P.O. BOX 6300 BRIDGEWATER, NJ 08807	ROUTE 22	0.04	M1B	PA1 RC	SRVSA	0.04	d2	0.00
206	2	GLB BWT % GLB REALTY TRUST INC 400 S ELCAMINO REAL FR 11 SAN MATEO, CA 94402	MONROE ST	0.08	M1B	PA1 RC	SRVSA	0.08	d2	0.00
206	6	GLB BRIDGEWATER, LLC 400 SOUTH EL CAMINO REAL SAN MATEO, CA 94402	JACKSON ST	0.04	R10	PA1 RC	SRVSA	0.00		0.04
206	7	GLB BRIDGEWATER, LLC 400 SOUTH EL CAMINO REAL SAN MATEO, CA 94402	JACKSON ST	0.18	R10	PA1 RC	SRVSA	0.00		0.18
206	8	GLB BRIDGEWATER, LLC 400 SOUTH EL CAMINO REAL SAN MATEO, CA 94402	JACKSON ST	0.33	R10	PA1 RC	SRVSA	0.00		0.33
206	9	GLB BRIDGEWATER, LLC 400 SOUTH EL CAMINO REAL SAN MATEO, CA 94402	JACKSON ST	0.09	R10	PA1 RC	SRVSA	0.00		0.09
206	10	GLB BRIDGEWATER LLC 400 SOUTH EL CAMINO REAL SAN MATEO, CA 94402	JACKSON ST	0.23	R10	PA1 RC	SRVSA	0.00		0.23
206	15.01	SOMERSET SECURITY LTD, INC. P.O. BOX 482, MINE RD FAR HILLS, NJ 07931		0.20		PA1 RC	SRVSA	0.20	d2	0.00
206	43	LA ROSA, DOMINIC J. 27 BUCKLEY HILL RD MORRIS TWP., NJ 07960	MONROE ST	0.08	MPD	PA1 RC	SRVSA	0.08	d2	0.00

d2 denotes parcel is not of a size which would accomodate 5 dwelling units pursuant to NJAC5:97-5.2(h)

Vacant nd Inventory

BLOCK	LOT	OWNER	PARCEL ADDRESS	ACREAGE	ZONE	PLANNING AREA	SEWER SERVICE AREA	UNSUITABLE FOR DEVELOPMENT ACREAGE	UNSUITABLE FOR DEVELOPMENT REASON/COMMENT	ACREAGE SUITABLE FOR DEVELOPMENT
206	46	GRIPPO, D. % DOMINICK SPERTI 2421 STATE HWY 23 MORRIS, NY 13808	MONROE ST	0.04	MPD	PA1 RC	SRVSA	0.04	d2	0.00
206	47	DOMINICK, GRIPPO % D. SPERTI 2421 STATE HWY 23 MORRIS, NY 13808	MONROE ST	0.05	MPD	PA1 RC	SRVSA	0.05	d2	0.00
206	48	GRIPPO, D. % DOMINICK SPERTI 2421 STATE HWY 23 MORRIS, NY 13808	MONROE ST	0.05	MPD	PA1 RC	SRVSA	0.05	d2	0.00
206	49	SOMERSET SECURITY LTD INC BOX 974 MINE BROOK RD FAR HILLS, NJ 07931	MONROE ST	0.05	MPD	PA1 RC	SRVSA	0.05	d2	0.00
206	51	ARTIGLIERE, ANTHONY 111 CENTRAL AVE MADISON, NJ 07940	MONROE ST	0.26	MPD	PA1 RC	SRVSA	0.26	d2	0.00
206	55	MARTOM COMPANY P.O. BOX 482 FAR HILLS, NJ 07931	UNION AVE	0.08	MPD	PA1 RC	SRVSA	0.08	d2	0.00
221	1.02	BRIDGEMARK HOSPITALITY LLC 534 WILLOW AVENUE CEDARHURST, NY 11516	1220 ROUTE 22	13.70	M1B	PA1 RC	SRVSA	13.70	4.48 d4ii Wetlands 13.70 d4iii Box Turtle, Blue Heron	0.00
221	1.04	BRIDGEMARK DEVEL LLC, 534 WILLOW AVENUE CEDARHURST, NY 11516	WOODSIDE LANE	7.63	M1B	PA1 RC	SRVSA	7.63	d4iii Box Turtle, Blue Heron	0.00
221	2	BRIDGEMARK DEVELOPMENT LLC/ST203 534 WILLOW AVE BOX 418 CEDARHURST, NY 11516	WOODSIDE LANE	0.18	M1B	PA1 RC	SRVSA	0.18	d4iii Box Turtle, Blue Heron	0.00
221	2.01	BRIDGEMARK DEVELOPMENT LLC/ST203 534 WILLOW AVE BOX 418 CEDARHURST, NY 11516	WOODSIDE LANE	0.09	M1B	PA1 RC	SRVSA	0.09	d4iii Box Turtle, Blue Heron	0.00
221	2.02	PERSURANCE, GEORGE 522 BRIDGEWATER AVE BRIDGEWATER, NJ 08807	WOODSIDE LANE	0.22	M1B	PA1 RC	SRVSA	0.22	d4iii Box Turtle, Blue Heron	0.00
221	9	SCAGLIOTTA, STEVEN J & MICHELE D 7 SWEETBRIAR COURT S. HARRISON TWP., NJ 08062	ADAMSVILLE ROAD	1.42	R20	PA1 RC	SRVSA	1.42	d4iii Box Turtle, Blue Heron	0.00
222	36	NORTH BRIDGE PROPERTIES LLC 475 NORTH BRIDGE STREET BRIDGEWATER, NJ 08807	UNION AVE	0.52	M1	PA1 RC	SRVSA	0.52	d4ii Wetlands	0.00
222	36.01	UNKNOWN OWNER%C&S ASSOC. 5A OAK TERRACE SOMERVILLE, NJ 08876	UNION AVE	0.07		PA1 RC	SRVSA	0.07	d4ii Wetlands	0.00
222	37	CIRILLO, CARL A & AUDREY E 161 SUNSET ROAD WHITING, NJ 08759	UNION AVE	0.27	R20	PA1 RC	SRVSA	0.27	d4ii Wetlands	0.00
222	38	DALESSIO, DOMINIC J & LUCILLE J 7582 TORI WAY BRADENTON, FL 34202	UNION AVE	0.26	M1	PA1 RC	SRVSA	0.26	d4ii Wetlands	0.00
222	39	C & S SPECIAL L.L.C 165 MOUNTAIN AVE BOX 817 SOMERVILLE, NJ 08876	UNION AVE	0.80	M1	PA1 RC	SRVSA	0.80	d4ii Wetlands	0.00
222	41	WOLDIN, WILLIAM 209 SHEPHERD AVENUE BOUND BROOK, NJ 08805	MORGAN LANE	0.61	R40	PA1 RC	SRVSA	0.61	0.61 d2 0.43 d4ii Wetlands	0.00

d2 denotes parcel is not of a size which would accomodate 5 dwelling units pursuant to NJAC5:97-5.2(h)

Vacant nd Inventory

BLOCK	LOT	OWNER	PARCEL ADDRESS	ACREAGE	ZONE	PLANNING AREA	SEWER SERVICE AREA	UNSUITABLE FOR DEVELOPMENT ACREAGE	UNSUITABLE FOR DEVELOPMENT REASON/COMMENT	ACREAGE SUITABLE FOR DEVELOPMENT
224	13	C & S SPECIAL L.L.C 165 MOUNTAIN AVE BOX 817 SOMERVILLE, NJ 08876	UNION AVE	0.42	R20	PA1 RC	SRVSA	0.42	0.42 d2 0.19 d4ii Wetlands	0.00
224	5	KREMPECKI, TEOFIL & CONCETTA 164 ADAMSVILLE ROAD BRIDGEWATER, NJ 08807	164 ADAMSVILL ROAD	1.02	R20	PA1 RC	SRVSA	0.84	d4ii Wetlands	0.18
224	7	PICCOLO, T & C KREMPECKI & E & V 164 ADAMSVILLE ROAD BRIDGEWATER, NJ 08807	FAIRMOUNT AVENUE	0.51	R20	PA1 RC	SRVSA	0.51	d4ii Wetlands	0.00
225	8.01	STANKOWITZ, ELSIE 433 UNION AVE BRIDGEWATER, NJ 08807	UNION AVE	0.76	R20	PA1 RC	SRVSA	0.76	0.76 d2 0.39 d4ii Wetlands	0.00
249	38	KOSENSKY, STANLEY A. & RUTH J. 25 GLADYS AVE. MANVILLE, NJ 08835	MT. PLEASANT AVE.	0.99	R20	PA1 RC	SRVSA	0.97	d4iii Box Turtle, Blue Heron	0.02
249	39	KOSENSKY, STANLEY A. & RUTH J. 25 GLADYS AVE. MANVILLE, NJ 08835	MT. PLEASANT AVE.	1.01	R20	PA1 RC	SRVSA	0.73	d4iii Box Turtle, Blue Heron	0.28
252	1	NEW JERSEY EASTERN STAR HOME INC 111 FINDERNE AVENUE BRIDGEWATER, NJ 08807	UNION AVE	2.68	R20	PA2RC	SRVSA	2.68	2.68 A500 Not for Profit 1.27 d4iii Box Turtle, Blue Heron	0.00
254	25	BAGIN, ARLENE F. & FALCO, K.A. 2114 FOXFIRE DR. MECHANICSBURG, PA 17055	FINDERNE PARK	0.08	R10	PA1 RC	SRVSA	0.08	0.08 d2 0.06 d4ii Wetlands 0.06 d4iii Blue Heron	0.00
254	26	BAGIN, ARLENE F. & FALCO, K.A. 2114 FOXFIRE DR. MECHANICSBURG, PA 17055	FINDERNE PARK	0.08	R10	PA1 RC	SRVSA	0.08	0.08 d2 0.07 d4ii Wetlands 0.07 d4iii Blue Heron	0.00
254	27	RICCADONNA, ALBERT G. & DOSWALD, AL 2 S. MAIN ST. MANVILLE, NJ 08835	FINDERNE PARK	0.07	R10	PA1 RC	SRVSA	0.07	0.07 d2 0.07 d4ii Wetlands 0.07 d4iii Blue Heron	0.00
254	45	SENA, MICHAEL A. 643 EAST MAIN STREET BRIDGEWATER, NJ 08807	POWERS AVE	0.13	R10	PA1 RC	SRVSA	0.13	d2	0.00
254	46	SENA, MICHAEL A. 643 EAST MAIN STREET BRIDGEWATER, NJ 08807	POWERS AVE	0.09	R10	PA1 RC	SRVSA	0.09	d2	0.00
254	47	RUSHITA CORP 637 E MAIN ST BRIDGEWATER, NJ 08807	GRAND BLVD	0.20	R10	PA1 RC	SRVSA	0.20	d2	0.00
254	63	ZANOTTI, GEORGE W. & CATHERINE 77 PEARL ST BRIDGEWATER, NJ 08807	77 PEARL ST	1.22	R10	PA1 RC	SRVSA	0.46	d4ii Wetlands	0.76
254	65	WACKER, STEPHANIE 81 PEARL STREET BREIDGEWATER, NJ 08807	81 PEARL ST	0.91	R10	PA1 RC	SRVSA	0.09	d4ii Wetlands	0.82
255	13	DILORENZO, VINCENT & JOSEPHINE 573 UNION AVE. BRIDGEWATER, NJ 08807	UNION AVE	1.42	C1	PA1 RC	SRVSA	1.12	1.12 d4ii Wetlands 1.12 d4iii Box Turtle, Blue Heron	0.30
255	25.01	SIAN, LAURA 90 PEARL ST BRIDGEWATER, NJ 08807	PEARL ST	0.26	R10	PA1 RC	SRVSA	0.26	d2	0.00
256	36	ILSLEY, CHARLES J JR & P L H 704 KLINE PLACE BRIDGEWATER, NJ 08807	698 KLINE PL	1.11	R10	PA1 RC	SRVSA	0.41	d4ii Wetlands	0.70

d2 denotes parcel is not of a size which would accomodate 5 dwelling units pursuant to NJAC5:97-5.2(h)

NJAC 5:97-5.2(c)3

Vacant ıd Inventory

BLOCK	LOT	OWNER	PARCEL ADDRESS	ACREAGE	ZONE	PLANNING AREA	SEWER SERVICE AREA	UNSUITABLE FOR DEVELOPMENT ACREAGE	UNSUITABLE FOR DEVELOPMENT REASON/COMMENT	ACREAGE SUITABLE FOR DEVELOPMENT
257	10	BRADDOCK, WM K,SHEILA,STEPHEN & SUE 14476-101 DUVAL PL. WEST JACKSONVILLE, FL 33218	BILLIAN STREET	0.57	M1A	PA1 RC	SRVSA	0.57	d2	0.00
302	2	ROSANIA & MEYER 167 NIMITZ LANE BRIDGEWATER, NJ 08807	DEWEY AVENUE	0.26	M2	PA1 RC	SRVSA	0.26	0.26 d2 0.10 d4iii Box Turtle	0.00
303	11	ADESA N J INC/TAX DEPT. SUITE 500 13085 HAMILTON CROSSING CARMEL, IN 46032	FINDERNE AVENUE	1.53	M2	PA1 RC	NONE	1.53	1.53 d4ii Wetlands 1.53 d4iii Bald Eagle, Blue Heron, Box Turtle	0.00
305	2	AMERICAN CYANAMID CO. % WYETH HLDGS P.O. BOX 892 PAOLI, PA 19301-0892	POLHEMUS LA	37.41	M2	PA5 RC	SRVSA/NONE	37.41	37.41 d4ii floodplain 37.41 d4iii contamination	0.00
305	3	HORNER, JOSEPH C. P.O. BOX 1115 SOMERVILLE, NJ 08876	15 POLHEUS LANE	9.95	M2	PA5 RC PA1 RC	SRVSA	9.95	9.95 d4ii floodplain 9.95 d4iii contamination	0.00
308	2	PERSURANCE, ROBERT 522 BRIDGEWATER AVENUE BRIDGEWATER, NJ 08807	522 BRIDGEWATER	0.26	R10	PA1 RC	SRVSA	0.26	d2	0.00
313	4	PIROZZI, CLARA 6 BELLACONE ST. BRIDGEWATER, NJ 08807	6 BELLACONE STREET	0.31	R10	PA1 RC	SRVSA	0.31	d2	0.00
315	7	VALLONE, JOSEPH C & JOSEPHINE B 35 FINDERNE AVE BRIDGEWATER, NJ 08807	35 FINDERNE AVENUE	0.28	R10	PA1 RC	SRVSA	0.28	d2	0.00
316	26	CENTRAL AVENUE CORP 568 CENTRAL AVENUE BRIDGEWATER, NJ 08807	CENTRAL AVENUE	0.27	M2	PA1 RC	SRVSA	0.27	Land Locked	0.00
316	27	CENTRAL AVENUE CORP 568 CENTRAL AVENUE BRIDGEWATER, NJ 08807	CENTRAL AVENUE	0.22	M2	PA1 RC	SRVSA	0.22	Land Locked	0.00
316	28	CENTRAL AVENUE CORP 568 CENTRAL AVENUE BRIDGEWATER, NJ 08807	568 CENTRAL AVENUE	1.02	M2	PA1 RC	SRVSA	1.02	Land Locked	0.00
318	3	WINKLER, CEIL 576B NUTLEY DRIVE MONROE TOWNSHIP, NJ 08831	DESOTA DRIVE	0.14	R40	PA1 RC	SRVSA	0.14	Land Locked	0.00
318	4	LEVITT, STANLEY 39 CALAIS ROAD MENHAM, NJ 07945	DESOTA DRIVE	0.12	R40	PA1 RC	SRVSA	0.12	Land Locked	0.00
323	8.01	KIEVER, KYLE & SUZANNE 642 EAST MAIN STREET BRIDGEWATER, NJ 08807	MAIN ST TM 16	0.07	R10	PA1 RC	SRVSA	0.07	d2	0.00
323	9	NGUYEN, XANH & BACH VAN DONG 646 E MAIN ST BRIDGEWATER NJ 08807	E MAIN STREET	0.04	R10	PA1 RC	SRVSA	0.04	d2	0.00
323	10	CHAVES, EDGAR R 623 DESOTA DRIVE BRIDGEWATER, NJ 08807	DESOTA DRIVE	0.10	R10	PA1 RC	SRVSA	0.10	d2	0.00
335	10	MAKRIS, PATRICIA 23 MANVILLE BLVD BRIDGEWATER, NJ 08807	FIELD ST	0.08	R10	PA1 RC	SRVSA	0.08	d2	0.00
337	5	KELCO, ROBERT & JOSEPH KELO / 27 NEWBERY STREET BRIDGEWATER, NJ 08807	NEWBERRY ST	0.27	R10	PA1 RC	SRVSA	0.27	d2	0.00

d2 denotes parcel is not of a size which would accomodate 5 dwelling units pursuant to NJAC5:97-5.2(h)

NJAC 5:97-5.2(c)3

Vacant Land Inventory

BLOCK	LOT	OWNER	PARCEL ADDRESS	ACREAGE	ZONE	PLANNING AREA	SEWER SERVICE AREA	UNSUITABLE FOR DEVELOPMENT ACREAGE	UNSUITABLE FOR DEVELOPMENT REASON/COMMENT	ACREAGE SUITABLE FOR DEVELOPMENT
342	2	AMERICAN CYANAMID CO. % WYETH HLDGS P.O. BOX 892 PAOLI, PA 19301-0892	EASTON TURNPIKE	111.47	M2	PA5 RC	NONE	111.47	111.47 d4ii Wetlands & artificial lakes 111.47 d4iii Bald Eagle, Blue Heron, Box Turtle, Fowler's Toad	0.00
343	1	UNKNOWN		2.19		PA5 RC	SRVSA	2.19	2.19 d4ii Wetlands 2.19 d4iii Bald Eagle, Blue Heron, Box Turtle, Fowler's Toad,	0.00
345	1	UNKNOWN		5.80		PA1 RC	SRVSA	5.80	5.80 d4ii Wetlands 5.80 d4iii Bald Eagle, Blue Heron, Box Turtle, Fowler's Toad	0.00
361	32	MEDITRUST CO % ADMINISTRATOR 1621 ROUTE 22 BOUND BROOK, NJ 08805	ROUTE 22	0.26	R20	PA1	SRVSA	0.26	0.26 d2 0.26 d4ii Wetlands	0.00
367	23	DAVIS, SUE ANN 54 PINE HILL ROAD STOCKTON, NJ 08559	ROUTE 22	1.28	R20	PA1	SRVSA	0.00		1.28
375	21	HAELIG, JOHN R & HAELIG, S E 737 HAWTHORNE AVENUE BOUNDBROOK, 08805	737 HAWTHORNE AVE	0.22	R20	PA1	SRVSA	0.22	d2	0.00
381	26	DOYLE, KATHERINE M. 666 HAWTHORNE AVE BOUND BROOK, NJ 08805	666 HAWTHORNE AVE.	0.62	R20	PA1	SRVSA	0.62	0.62 d2 0.62 Land Locked, sewer easement	0.00
381	29	SKYLANE ASSOC % VOLLERS EXCAVTING BOX 5297 NORTH BRANCH, NJ 08876	SHEPHERD AVENUE	2.81	R20	PA1	SRVSA	2.81	0.66 d4ii Wetlands 2.81 d4iii Bald Eagle, Blue Heron, Box Turtle, Fowler's Toad, Wood Thrush	0.00
382	2	EVANS & BLEEKER % BLEEKER ARCHITECT 212 FORREST RIDGE FRANKLIN LAKE, NJ 07417	ROUTE 22	14.86	C3	PA1	SRVSA	13.38	10.84 d4ii Wetlands 13.38 d4iii Bald Eagle, Blue Heron, Wood Thrush	1.48
382	4	PROSPERO REALTY ASSOCIATES LLC 7 MT BETHEL ROAD WARREN, NJ 07059	ROUTE 22	1.36	C3	PA1	SRVSA	1.36	1.36 d4ii Wetlands 1.36 d4iii Bald Eagle, Blue Heron, Fowler's Toad, Box Turtle, Wood Thrush	0.00
400	23	PINTO, JOSEPH 3 BASILONE PLACE RARITAN, NJ 08869	580 ROUTE 28	7.54	C-3	PA1 RC	SRVSA	7.54	1.05 d4ii Wetlands 7.54 d4iii Blue Heron	0.00
406	1	SECOND CHANCE INVESTMENTS LLC 8950 GLADIOLUS DRIVE FORT MYERS, FL 33908	SOMERVILLE CIRCLE	0.29	C1	PA1 RC	SRVSA	0.00		0.29
406	1.01	UNKNOWN		0.67		PA1 RC	SRVSA	0.00		0.67
406	2.01	BOUZOS, ANGELO & BOUZOS, NICHOLAS 314 JEFFERIES PLACE NORTH PLAINFIELD, NJ 07960	ROUTE 202/206	1.49	C1	PA1 RC	SRVSA	1.49	d4iii Blue Heron	0.00
407	5	C & S SPECIAL L.L.C. 165 MOUNTAIN AVE BOX 817 SOMERVILLE, NJ 08876	MOUNTAIN AVENUE	1.32	C1	PA1 RC	SRVSA	1.32	1.32 d4ii Wetlands 1.32 d4iii Box Turtle, Blue Heron, Bald Eagle	0.00
408	3	MARSHALL, PAUL G. 1 MADISON AVE MORRISTOWN, NJ 07960	ROUTE 22	0.68	C-3	PA2 RC	SRVSA	0.00		0.68
408	5	METLIFE % BOB VITO -AREA 5C 27-01 QUEENS PLAZA NORTH LONG ISLAND CITY, NY 11101	ROUTE 22	41.20	C3	PA2 RC	SRVSA	4.15	4.15 d4ii Wetlands 0.76 d4iii Blue Heron	37.05
408	67	ETHICON INC. C/O CARLOS CORTES P.O. BOX 151 SOMERVILLE, NJ 08876	ROUTE 22	2.60	R40	PA2 RC	SRVSA	0.43	d4ii Wetlands	2.17

d2 denotes parcel is not of a size which would accomodate 5 dwelling units pursuant to NJAC5:97-5.2(h)

Vacant ıd Inventory

BLOCK	LOT	OWNER	PARCEL ADDRESS	ACREAGE	ZONE	PLANNING AREA	SEWER SERVICE AREA	UNSUITABLE FOR DEVELOPMENT ACREAGE	UNSUITABLE FOR DEVELOPMENT REASON/COMMENT	ACREAGE SUITABLE FOR DEVELOPMENT
411	39.07	SOMERSET CORP CTR ASSO %SJP PROP. 379 INTERPACE PARKWAY PARSIPPANY, NJ 07054	600 SOMERSET CORP BLVD	22.10	M1	PA1 RC	SRVSA	13.02	13.02 d7ii conservation 0.86 d4ii Wetlands 10.69 d4iii Bald Eagle, Blue Heron, Long Eared Owl	9.08
412	1	ETHICON, INC. % CARLOS CORTES P.O. BOX 151 SOMERVILLE, NJ 08876	ROUTE 202/206	0.43	C2	PA1 RC	SRVSA	0.43	Not developable, jug handle	0.00
429	3.01		PITT ROAD	4.71		PA2	SRVSA	3.53	0.43 d4iii Bald Eagle 3.53 d4iii Potential Vernal Habitat	1.18
438	7	HUGHES, W. JR & P & E & M MASCOLA 18 ROLLING ROAD MIDDLESEX, NJ 08846	EISENHOWER AVENUE	0.91	R40	PA2	SRVSA	0.91	0.04 d2 0.87 d4iii Forest Core, Long Eared Owl	0.00
445	13	MANCUSO, L. THOMAS P.O. BOX 974 FAR HILLS, NJ 07931	EISENHOWER AVENUE	0.47	R40	PA2	SRVSA	0.47	0.47 d2 0.47 d4iii Forest Core	0.00
448.01	1	UNKNOWN		3.56		PA2	SRVSA	3.56	Land Locked	0.00
449	11	YEDLIN, BENEDICT 675 HERRONTOWN RD. PRINCETON, NJ 08540	ROUTE 202/206	1.48	R50	PA2	SRVSA	1.48	Land Locked	0.00
453	8	PRINCEN, ANDREA 14 COPPER PENNY RD FLEMINTON, NJ 08822	MADISON AVENUE	0.83	R40	PA2	SRVSA	0.00		0.83
455	29	PSAK, PAUL 934 GARFIELD AVE BRIDGEWATER, NJ 08807	826 GARFIELD AVE	0.79	R40	PA2	SRVSA	0.02	d4ii Wetlands	0.77
455	30	PSAK, PAUL 934 GARFIELD AVE BRIDGEWATER, NJ 08807	832 GARFIELD AVE	1.00	R40	PA2	SRVSA	0.30	d4ii Wetlands	0.70
455	34	BIRMINGHAM, KENNETH A & ELISE D 4101 GUNNIN ROAD NORCROSS, GA 30092	GARFIELD AVENUE	0.78	R40	PA2	SRVSA	0.00		0.78
458	11	HAYWARD, DAVID E. & BARTON, MARTHA R D 784 COUNTRY CLUB RD BRIDGEWATER, NJ 08807	GARFIELD AVENUE	0.45	R40	PA2	SRVSA	0.45	d2	0.00
458	13	LEWIN, JOSHUA 792 COUNTRY CLUB ROAD BRIDGEWATER, NJ 08807	CLARK PLACE	0.06	R40	PA2	SRVSA	0.06	d2	0.00
458	23	BRYGIER, BLAIR 1315 GRESS STREET MANVILLE, NJ 08835	GARFIELD AVENUE	0.46	R40	PA2	SRVSA	0.46	d2	0.00
470	31	CARL R. BREWER ET.AL. P.O. BOX 112109 NAPLES, FL 34119		0.49		PA2	SRVSA	0.49	0.49 d2 0.49 undevelopable, private ROW	0.00
476	28	M.P.G. REALTY, INC. 42 CASCADES TERRACE BRANCHBURG, NJ 08876	641 ROUTE 202/206 TH	1.34	GCM	PA2	SRVSA	0.00		1.34
480	1	ZEBLECKAS, JOHN, J.& DIANE 956 VICTOR STREET BRIDGEWATER, NJ 08807	956 VICTOR STREET	0.34	R40	PA2	SRVSA	0.34	d2	0.00
480	5	SENGER, BERNARD G JR 1925 BURNT MILLS RD BEDMINSTER, NJ 07921	ROUTE 202/206	0.30	R40	PA2	SRVSA	0.00		0.30

d2 denotes parcel is not of a size which would accomodate 5 dwelling units pursuant to NJAC5:97-5.2(h)

Vacant nd Inventory

BLOCK	LOT	OWNER	PARCEL ADDRESS	ACREAGE	ZONE	PLANNING AREA	SEWER SERVICE AREA	UNSUITABLE FOR DEVELOPMENT ACREAGE	UNSUITABLE FOR DEVELOPMENT REASON/COMMENT	ACREAGE SUITABLE FOR DEVELOPMENT
480	6	SENGER, BERNARD G JR 1925 BURNT MILLS RD BEDMINSTER, NJ 07921	ROUTE 202/206	0.35	R40	PA2	SRVSA	0.00		0.35
480	7	SENGER, BERNARD G JR 1925 BURNT MILLS RD BEDMINSTER, NJ 07921	ROUTE 202/206	0.99	R40	PA2	SRVSA	0.00		0.99
500	103	WANG, LI FU & SHU WAN 8414 CHESHAM SAN ANTONIO, TX 78250	LAWTON ROAD	0.94	R40	PA2	SRVSA	0.33	0.33 d4ii Wetlands 0.33 d4iii Forest Core	0.61
500	121	KARKUT, BARBARA A. 578 NORTH BRIDGE STREET BRIDGEWATER, NJ 08807	NORTH BRIDGE STREET	0.39	R40	PA2	SRVSA	0.39	d2	0.00
502	5.01	CUNNINGHAM, ANNA M. 488 ANLEE ROAD BRIDGEWATER, NJ 08807	488 ANLEE ROAD	1.14	R40	PA2	SRVSA	0.09	0.09 d4ii Wetlands 0.09 d4iii Blue Heron	1.05
502	15	CUNNINGHAM, ANNA M. 488 ANLEE ROAD BRIDGEWATER, NJ 08807	488 ANLEE ROAD	0.74	R40	PA2	SRVSA	0.67	0.67 d4ii Wetlands 0.67 d4iii Blue Heron	0.07
508	2	TOZZI, EUGENE F & ELIZABETH A 963 THIRD AVE BRIDGEWATER, NJ 08807	NORTH BRIDGE STREET	0.09	C6	PA2 RC	SRVSA	0.09	d2	0.00
508	4	GONNELLA, MICHAEL A 452 CATHERINE ST SOMERVILLE, 08876	FOURTH AVENUE	0.29	C6	PA2 RC	SRVSA	0.29	d2	0.00
508	5	SHOPLOCK, JULIA % WILLIAM S. BOWMAN 40 RAUBSVILLE ROAD EASTON, PA 18041	FOURTH AVENUE	0.09	C6	PA2 RC	SRVSA	0.09	d2	0.00
508	7	SHOPLOCK, JULIA % WILLIAM S. BOWMAN 40 RAUBSVILLE ROAD EASTON, PA 18041	15 FOURTH AVE	0.09	C6	PA2 RC	SRVSA	0.09	d2	0.00
508	8	KKC LLC, 460 SOUTH HORIZON WAY NESHANIC, NJ 08853	FOURTH AVENUE	0.10	C6	PA2 RC	SRVSA	0.10	d2	0.00
508	13	TOZZI, EUGENE F & ELIZABETH A 963 THIRD AVE BRIDGEWATER, NJ 08807	THIRD AVE.	0.09	C6	PA2 RC	SRVSA	0.09	d2	0.00
508	14	TOZZI, EUGENE F & ELIZABETH A 963 THIRD AVE BRIDGEWATER, NJ 08807	SHASTA DRIVE	0.09	C6	PA2 RC	SRVSA	0.09	d2	0.00
511	3	SCHWARTZ LAND & IMPROVEMENT CO. SHASTA AVENUE BRIDGEWATER, NJ 08807	SHASTA AVENUE	0.21	C6	PA2 RC	SRVSA	0.21	d2	0.00
512	5	NORTH BRIDGE CENTER, LLC 475 N BRIDGE STREET BRIDGEWATER, NJ 08807	SIXTH AVENUE	0.09	R40	PA2 RC	SRVSA	0.09	d2	0.00
512	7	UNKNOWN OWNER % MS ANN M. WILLIAMS 13814 GREENWOOD DRIVE WOODBRIDGE, VA 22193	FLORAL PARK	0.09	R40	PA2 RC	SRVSA	0.09	d2	0.00
514.01	2	KASSICK, JOHN J JR & BARBARA 449 SHASTA DRIVE BRIDGEWATER, NJ 08807	SHASTA DRIVE	0.10	C6	PA2 RC	SRVSA	0.10	d2	0.00
516	10	LEWIS, HENRY P.O. BOX 282 WHITEHOUSE STATION, NJ 08889	SUSSEX AVENUE	0.09	R10	PA2 RC	SRVSA	0.09	0.09 d2 0.03 d4ii Wetlands	0.00

d2 denotes parcel is not of a size which would accomodate 5 dwelling units pursuant to NJAC5:97-5.2(h)

Vacant nd Inventory

BLOCK	LOT	OWNER	PARCEL ADDRESS	ACREAGE	ZONE	PLANNING AREA	SEWER SERVICE AREA	UNSUITABLE FOR DEVELOPMENT ACREAGE	UNSUITABLE FOR DEVELOPMENT REASON/COMMENT	ACREAGE SUITABLE FOR DEVELOPMENT
516	12	MCGILLEN, MARGARET 8819 RIDGE BLVD. BROOKLYN, NY 11209	SUSSEX AVENUE	0.09	R10	PA2 RC	SRVSA	0.09	0.09 d2 0.02 d4ii Wetlands	0.00
516	14	SOMERVILLE MANOR CIVIC ASSN BOX 6331 BRIDGEWATER, NJ 08807	SUSSEX AVENUE	0.14	R10	PA2 RC	SRVSA	0.14	0.14 d2 0.07 d4ii Wetlands	0.00
516	15	SOMERVILLE MANOR CIVIC ASSOC. INC P.O. BOX 6331 BRIDGEWATER, NJ 08807	SUSSEX AVENUE	0.09	R10	PA2 RC	SRVSA	0.09	0.09 d2 0.05 d4ii Wetlands	0.00
516	16	FIELD, EVELYN ET.AL. 545 N. BRIDGE ST. BRIDGEWATER, NJ 08807	SUSSEX AVENUE	0.08	R10	PA2 RC	SRVSA	0.08	0.08 d2 0.03 d4ii Wetlands	0.00
516	17	SERMONS ASSOCIATES 545 N BRIDGE ST BRIDGEWATER, NJ 08807	SUSSEX AVENUE	0.05	R10	PA2 RC	SRVSA	0.05	d2	0.00
516	18	SERMONS ASSOCIATES 545 N BRIDGE ST BRIDGEWATER, NJ 08807	SUSSEX AVENUE	0.10	R10	PA2 RC	SRVSA	0.10	d2	0.00
517	8	E.S. FIELD 545 NORTH BRIDGE STREET BRIDGEWATER, NJ 08807	545 NORTH BRIDGE STREET	0.16	R10	PA2 RC	SRVSA	0.16	d2	0.00
517	9	ROBINSON, WM H C/O E.S. FIELD 545 NORTH BRIDGE STREET BRIDGEWATER, NJ 08807	545 NORTH BRIDGE STREET	0.09	R10	PA2 RC	SRVSA	0.09	d2	0.00
517	11	FIELD, S. EVELYN 545 NORTH BRIDGE STREET BRIDGEWATER, NJ 08807	SUSSEX AVENUE	0.09	R10	PA2 RC	SRVSA	0.09	d2	0.00
517	16	FIELD, EVELYN ET.AL. 545 N. BRIDGE ST. BRIDGEWATER, NJ 08807	SUSSEX AVENUE	0.09	R10	PA2 RC	SRVSA	0.09	d2	0.00
517	17	ROBINSON, WILLIAM H C/O E. S. FIELD 545 N. BRIDGE ST. BRIDGEWATER, NJ 08807	SUSSEX AVENUE	0.10	R10	PA2 RC	SRVSA	0.10	d2	0.00
519	19	WALKER, GRACE M C/O E.S. FIELD 545 N. BRIDGE ST. BRIDGEWATER, NJ 08807	MONMOUTH AVENUE	0.11	R10	PA2 RC	SRVSA	0.11	0.11 d2 0.09 d4ii Wetlands 0.09 d4iii Blue Heron	0.00
519	21	HOBBS, JAMES 90 MONMOUTH AVENUE BRIDGEWATER, NJ 08807	MONMOUTH AVENUE	0.08	R10	PA2 RC	SRVSA	0.08	d2	0.00
519	22	HOBBS, CORNELIUS & GLADYS C NO BRIDGE STREET BOX 6244 BRIDGEWATER, NJ 08807	HENRY STREET	0.04	R10	PA2 RC	SRVSA	0.04	d2	0.00
519	23	GIVENS, MARY E. % HARRIS 210 W. 230 ST APT 3K BRONX, NY 10463	HENRY STREET	0.09	R10	PA2 RC	SRVSA	0.09	0.09 d2 0.03 d4ii Wetlands 0.03 d4iii Blue Heron	0.00
519	24	GIVENS, MARY C/O HARRIS 3K 210 W 230 STREET BRONX, NY 10463	HENRY STREET	0.10	R10	PA2 RC	SRVSA	0.10	0.10 d2 0.10 d4ii Wetlands 0.10 d4iii Blue Heron	0.00
519	28	MURDOCK, DARROW B & ERIC 539 NORTH BRIDGE ST. BRIDGEWATER, NJ 08807	RICHARD STREET	0.56	R10	PA2 RC	SRVSA	0.56	0.56 d2 0.51 d4ii Wetlands 0.51 d4iii Blue Heron	0.00
519	40	UNKNOWN OWNER HUDSON ST TM 32 BRIDGEWATER, NJ 08807	HUDSON STREET	0.05	P	PA2 RC	SRVSA	0.05	d2	0.00

d2 denotes parcel is not of a size which would accomodate 5 dwelling units pursuant to NJAC5:97-5.2(h)

Vacant ıd Inventory

BLOCK	LOT	OWNER	PARCEL ADDRESS	ACREAGE	ZONE	PLANNING AREA	SEWER SERVICE AREA	UNSUITABLE FOR DEVELOPMENT ACREAGE	UNSUITABLE FOR DEVELOPMENT REASON/COMMENT	ACREAGE SUITABLE FOR DEVELOPMENT
519	44	WILSON, STEVEN & FAY P.O. BOX 21049 TUSCON, AZ 35402	553 NORTH BRIDGE STREET	0.17	R10	PA2 RC	SRVSA	0.17	d2	0.00
519	45	WILSON, STEVEN & FAY P.O. BOX 21049 TUSCON, AZ 35402	NORTH BRIDGE STREET	0.04	R10	PA2 RC	SRVSA	0.04	d2	0.00
535	11	LOWREY, JASON & SANDRA 575 NORTH BRIDGE STREET BRIDGEWATER, NJ 08807	575 NORTH BRIDGE STREET	0.29	R40	PA2	SRVSA	0.29	d2	0.00
536	2	PRESTON, LEWIS C & JANET 627 FOOTHILL RD BRIDGEWATER, NJ 08807	HIGHLAND AVENUE	0.60	R40	PA2	SRVSA	0.00		0.60
536	3	LONNEY, JANET PRESTON 627 FOOTHILL ROAD BRIDGEWATER, NJ 08807	HIGHLAND AVENUE	0.22	R40	PA2	SRVSA	0.00		0.22
536	48	GRASSO, RALPH 62 HILLSIDE AVE. BRIDGEWATER, NJ 08807	WIGHT STREET	0.64	R40	PA2	SRVSA	0.00		0.64
536	60	MC KINNON, JAMES P. & JUDITH 605 NORTH BRIDGE STREET BRIDGEWATER, NJ 08807	NORTH BRIDGE STREET	0.72	R40	PA2	SRVSA	0.00		0.72
539	14	HUGHES, MELVIN J & DORIS L. 140 SOMERSET AVENUE BRIDGEWATER, NJ 08807	PROSPECT AVENUE	0.70	R40	PA2	SRVSA	0.07	d2	0.63
541	4	WITTEL, GEORGE C & THERESA M 138 HILLSIDE AVE BRIDGEWATER, NJ 08807	138 HILLSIDE AVE	0.21	R40	PA2	SRVSA	0.21	0.21 d2 0.09 d4ii Wetlands	0.00
548	5	RUGGERIO, ANGELO J & JEAN E TRS 10 BUCKINGHAM CRL BELVIDERE, NJ 07823	GROVE STREET	0.46	R40	PA2	SRVSA	0.46	0.46 d2 0.35 d4ii Wetlands 0.35 d4iii Blue Heron	0.00
549	1	BRIDGEWATER REAL ESTATE INVESTMENTS 691 RT 202/206 NORTH BRIDGEWATER, NJ 08807	ROUTE 202/206	2.77	R40	PA2	SRVSA	0.59	d4ii Wetlands	2.18
554	4	BRIDGEWATER PRP%SAVAGE,SAVAGE&BROWN P.O. BOX 22845 (#4505PKL) OKLAHOMA CITY, OK 73123	ROUTE 22	0.33	GCM	PA2	SRVSA	0.33	d2	0.00
560	2	MC GINNIS, EDWARD 145 WEST 22ND STREET NEW YORK, NY 10011	SOMERVILLE RPAD	0.14	R40	PA2 RC	SRVSA	0.14	0.14 d2 0.10 d4ii Wetlands 0.14 d4iii Forest Core	0.00
561	1	WASSER, EDWARD P.O. BOX 576 SOMERVILLE, NJ 08876	SOMERVILLE ROAD	0.25	R40	PA2 RC	SRVSA	0.25	0.25 d2 0.19 d4ii Wetlands 0.25 d4iii Forest Core	0.00
561	3	UNKNOWN		0.03		PA2 RC	SRVSA	0.03	0.03 d2 0.03 d4iii Forest Core	0.00
563	1	FAIRCLOTH, THOMAS & SUZANNE 432 SOMERVILLE ROAD BRIDGEWATER, NJ 08807	SOMERVILLE ROAD	0.16	R40	PA2	SRVSA	0.16	d2	0.00
563	4	FAIRCLOTH, STEPHEN 432 SOMERVILLE ROAD BRIDGEWATER, NJ 08807	SOMERVILLE ROAD	0.14	R40	PA2	SRVSA	0.14	d2	0.00
564	1	FAIRCLOTH, STEPHEN 432 SOMERVILLE ROAD BRIDGEWATER, NJ 08807	SOMERVILLE ROAD	0.12	R40	PA2	SRVSA	0.12	d2	0.00

d2 denotes parcel is not of a size which would accomodate 5 dwelling units pursuant to NJAC5:97-5.2(h)

Vacant nd Inventory

BLOCK	LOT	OWNER	PARCEL ADDRESS	ACREAGE	ZONE	PLANNING AREA	SEWER SERVICE AREA	UNSUITABLE FOR DEVELOPMENT ACREAGE	UNSUITABLE FOR DEVELOPMENT REASON/COMMENT	ACREAGE SUITABLE FOR DEVELOPMENT
564	2	FAIRCLOTH, SUZANNE 432 SOMERVILLE ROAD BRIDGEWATER, NJ 08807	SOMERVILLE ROAD	0.17	R40	PA2	SRVSA	0.17	d2	0.00
564	3	CANUEL, DANILO & CECILIA ET-AL 440 SOMERVILLE ROAD BRIDGEWATER, NJ 08807	SOMERVILLE ROAD	0.08	R40	PA2	SRVSA	0.08	d2	0.00
564	4	CANUEL, DANILO & CECILIA ET-AL 440 SOMERVILLE ROAD BRIDGEWATER, NJ 08807	BOUND BROOK AVE	0.06	P	PA2	SRVSA	0.06	d2	0.00
566	2	SOMERSET HEIGHTS, INC. 1649 MOUNTAIN TOP RD BRIDGEWATER, NJ 08807	ST ANTONIO AVE	0.39	R40	PA2 RC	SRVSA	0.39	d2	0.00
566	6	PIEROS, GEORGE & CHARLOTTE L. 1015 HUFF AVENUE MANVILLE, NJ 08835	ST ANTONIO AVE	0.26	R40	PA2 RC	SRVSA	0.26	0.26 d4ii Wetlands 0.26d4iii Blue Heron, Forest Core	0.00
566	7	CORNACCIO, V. & A. % C. CORNACCHIO 3230 SHORE RD. OCEANSIDE, NY 11572	ST ANTONIO AVE	0.15	R40	PA2 RC	SRVSA	0.15	0.15 d4ii Wetlands 0.15 d4iii Blue Heron, Forest Core	0.00
566	8	PERNELLI, FLAVIANO %THOS PERNELLI 33-65 14TH STREET AT 15D LONG ISLAND CITY, NY 11106	ST ANTONIO AVE	0.30	R40	PA2 RC	SRVSA	0.30	0.24 d4ii Wetlands 0.30 d4iii Blue Heron, Forest Core	0.00
566	9	MAULELLA, ANGELA % PERRICONE 70-29 66TH PLACE GLENDALE, NY 11385	ST ANTONIO AVE	0.10	R40	PA2 RC	SRVSA	0.10	0.02 d4ii Wetlands 0.10 d4iii Blue Heron, Forest Core	0.00
566	10	VILLALTA, CARMELLA & MALARDINO R. 418 K STREET LOS BANOS, CA 93635	ST ANTONIO AVE	0.18	R40	PA2 RC	SRVSA	0.18	0.18 d4iii Forest Core	0.00
567	2	FULFARO, AMADIO % NICOLAS FULFARO 17 WASHINGTON AVENUE HOLTSVILLE, LONG ISLAND 11742	ST ANTONIO AVE	0.70	R40	PA2 RC	SRVSA	0.70	0.70 d4ii Wetlands 0.70 d4iii Blue Heron, Forest Core	0.00
567	3	LO FRISCO, ROSEANN 1053 WILSON BLVD CENTRAL ISLIP, NY 11722	ST ANTONIO AVE	0.35	R40	PA2 RC	SRVSA	0.35	0.35 d4ii Wetlands 0.35 d4iii Blue Heron, Forest Core	0.00
567	4	PASCARELLA, ROSIE % A. PASCARELLA 5315 FILLMORE AVE. BROOKLYN, NY 11234	ST ANTONIO AVE	0.15	R40	PA2 RC	SRVSA	0.15	0.14 d4ii Wetlands 0.15 d4iii Blue Heron, Forest Core	0.00
567	5	SOMERSET HEIGHTS,INC 1649 MOUNTAIN TOP RD BRIDGEWATER, NJ 08807	ST ANTONIO AVE	0.27	R40	PA2 RC	SRVSA	0.27	0.27 d4ii Wetlands 0.27 d4iii Blue Heron, Forest Core	0.00
567	6	CATERINO, DOMINICO 61-49 146TH PLACE FLUSHING, NY 11367	BROAD STREET	0.10	R40	PA2 RC	SRVSA	0.10	0.10 d4ii Wetlands 0.10 d4iii Blue Heron, Forest Core	0.00
567	7	SOMERSET HEIGHTS,INC 1649 MOUNTAIN TOP RD BRIDGEWATER, NJ 08807	BROAD STREET	0.11	R40	PA2 RC	SRVSA	0.11	0.11 d4ii Wetlands 0.11 d4iii Blue Heron, Forest Core	0.00
567	9	SOMERSET HEIGHTS,INC 1649 MOUNTAIN TOP RD BRIDGEWATER, NJ 08807	BROAD STREET	0.11	R40	PA2 RC	SRVSA	0.11	0.11 d4ii Wetlands 0.11 d4iii Blue Heron, Forest Core	0.00
567	10	FULFARO, AMADIO % NICHOLAS FULFARO 17 WASHINGTON AVE. HOLTSVILLE, LONG ISLAND 11742	BROAD STREET	0.07	R40	PA2 RC	SRVSA	0.07	0.07 d4ii Wetlands 0.07 d4iii Blue Heron, Forest Core	0.00
567	11	SOMERSET HEIGHTS,INC 1649 MOUNTAIN TOP RD BRIDGEWATER, NJ 08807	BROAD STREET	0.10	R40	PA2 RC	SRVSA	0.10	0.10 d4ii Wetlands 0.10 d4iii Blue Heron, Forest Core	0.00

d2 denotes parcel is not of a size which would accomodate 5 dwelling units pursuant to NJAC5:97-5.2(h)

Vacant nd Inventory

BLOCK	LOT	OWNER	PARCEL ADDRESS	ACREAGE	ZONE	PLANNING AREA	SEWER SERVICE AREA	UNSUITABLE FOR DEVELOPMENT ACREAGE	UNSUITABLE FOR DEVELOPMENT REASON/COMMENT	ACREAGE SUITABLE FOR DEVELOPMENT
567	12	VIGNOLA, C % LUCY VIGNOLA-TRIPO 2115 EMERALD GREEN CIRCLE OVIENDO, FL 32765	BROAD STREET	0.12	R40	PA2 RC	SRVSA	0.12	0.12 d4ii Wetlands 0.12 d4iii Blue Heron, Forest Core	0.00
567	16	ANDRISANI, PHILOMENA & BEN& MICHAEL 136-25 62ND AVENUE FLUSHING, NY 11367	BROAD STREET	0.23	R40	PA2 RC	SRVSA	0.23	0.23 d4ii Wetlands 0.12 d4iii Blue Heron, Forest Core	0.00
567	17	FULFARO, AMADIO % NICOLAS FULFARO 17 WASHINGTON AVENUE HOLTSVILLE, LONG ISLAND 11742	BROAD STREET	0.12	R40	PA2 RC	SRVSA	0.12	d4ii Wetlands	0.00
568	2	SOMERSET SECURITY LTD BOX 974 MINE BROOK ROAD FAR HILLS, NJ 07934	BROAD STREET	0.14	R40	PA2	SRVSA	0.14	0.14 d4ii Wetlands 0.14 d4iii Blue Heron, Forest Core	0.00
568	3	SOMERSET HEIGHTS,INC 1649 MOUNTAIN TOP RD BRIDGEWATER, NJ 08807	BROAD STREET	0.13	R40	PA2	SRVSA	0.13	0.13 d4ii Wetlands 0.13 d4iii Blue Heron, Forest Core	0.00
568	5	SADIMAS, PETER 1649 MOUNTAIN TOP RD BRIDGEWATER, NJ 08807	BROAD STREET	0.04	P	PA2	SRVSA	0.04	0.04 d4ii Wetlands 0.04 d4iii Blue Heron, Forest Core	0.00
568	7	SOMERSET HEIGHTS,INC 1649 MOUNTAIN TOP RD BRIDGEWATER, NJ 08807	THRESHER AVENUE	0.13	R40	PA2	SRVSA	0.13	0.13 d4ii Wetlands 0.13 d4iii Blue Heron, Forest Core	0.00
570	1	NISSENBAUM, MARY L. P.O. BOX 158 WALES, MA 01081	BRUNSWICK AVENEUE	1.44		PA2	SRVSA	1.44	1.44 d4ii Wetlands 1.44 d4iii Blue Heron, Forest Core	0.00
572	1	KENNEDY, JAMES 417 SOMERVILLE ROAD BRIDGEWATER, NJ 08807	417 SOMERVILLE ROAD	0.11	R40	PA2	SRVSA	0.11	d2	0.00
572	2	CRIMI, C\O PHYLLIS BAIORI%PALLADINO 1 LAKESIDE PLACE STATEN ISLAND, NY 10305	SOMERVILLE ROAD	0.09	R40	PA2	SRVSA	0.09	d2	0.00
572	23	UNKNOWN		0.10		PA2 RC	SRVSA	0.10	d2	0.00
572	4	SOMERSET HEIGHTS,INC 1649 MOUNTAIN TOP RD BRIDGEWATER, NJ 08807	SOMERVILLE ROAD	0.09	R40	PA2 RC	SRVSA	0.09	0.04 d2 0.05 d4iii Forest Core	0.00
572	8	EST. OF NEWTON & MARY HARTMAN P.O. BOX 113 FLAGTOWN, NJ 08821	BROAD STREET	0.12	R40	PA2 RC	SRVSA	0.12	0.02 d2 0.04 d4ii Wetlands 0.10 d4iii Blue Heron, Forest Core	0.00
572	9	HEATH, CONSTANCE 11 FORVIEW AVE. ATLANTIC HEIGHTS, NJ 07716	BROAD STREET	0.11	R40	PA2 RC	SRVSA	0.11	0.04 d4ii Wetlands 0.11 Blue Heron, Forest Core	0.00
572	10	SOMERSET HEIGHTS,INC 1649 MOUNTAIN TOP RD BRIDGEWATER, NJ 08807	BROAD STREET	0.18	R40	PA 2	SRVSA	0.18	0.03 d4ii Wetlands 0.18 Blue Heron, Forest Core	0.00
572	12	BOSSET, LUCRETIA T. 73 OVERLOOK TERRACE NUTLEY, NJ 07110	BROAD STREET	0.12	R40	PA2 RC	SRVSA	0.12	0.05 d4ii Wetlands 0.12 d4iii Blue Heron, Forest Core	0.00
572	19	BONNOMO, BENVENUTO %ANGELA BONNOMO 1064 BURNET AVENUE UNION, NJ 07083	ST ANTONIO AVE	0.09	R40	PA2 RC	SRVSA	0.09	0.09 d4ii Wetlands 0.09 d4iii Blue Heron	0.00
572	20	SOMERSET HEIGHTS,INC 1649 MOUNTAIN TOP RD BRIDGEWATER, NJ 08807	ST ANTONIO AVE	0.15	R40	PA2 RC	SRVSA	0.15	0.15 d4ii Wetlands 0.15 Blue Heron, Forest Core	0.00

d2 denotes parcel is not of a size which would accomodate 5 dwelling units pursuant to NJAC5:97-5.2(h)

Vacant nd Inventory

BLOCK	LOT	OWNER	PARCEL ADDRESS	ACREAGE	ZONE	PLANNING AREA	SEWER SERVICE AREA	UNSUITABLE FOR DEVELOPMENT ACREAGE	UNSUITABLE FOR DEVELOPMENT REASON/COMMENT	ACREAGE SUITABLE FOR DEVELOPMENT
573	6	UNKNOWN		0.10		PA2	SRVSA	0.10	d2	0.00
573	7	EST. OF NEWTON & MARY HARTMAN P.O. BOX 113 FLAGTOWN, NJ 08821	THRESHER AVENUE	0.17	R40	PA2	SRVSA	0.17	0.09 d2 0.08 d4iii Forest Core	0.00
573	8	UNKNOWN		0.08		PA2	SRVSA	0.08	0.08 d2 0.03 d4iii Forest Core	0.00
573	21	SALERNO, LOUISE % LEPORE 2 ELROD DRIVE WEST NYACK, NY 10994	BROAD STREET	0.10	R40	PA2	SRVSA	0.10	0.01 d4ii Wetlands 0.10 d4iii Blue Heron, Forest Core	0.00
573	22	EST. OF NEWTON & MARY HARTMAN P.O. BOX 113 FLAGTOWN, NJ 08821	BROAD STREET	0.22	R40	PA2	SRVSA	0.22	0.22 d2 0.22 d4iii Forest Core	0.00
573	10	UNKNOWN		0.06		PA2	SRVSA	0.06	d2	0.00
573	11	UNKNOWN		0.09		PA2	SRVSA	0.09	d2	0.00
573	19	MARRA, ALEXANDER ET ALS, 38-20 BOWNE ST., APT 506 FLUSHING, NY 11354	BROAD STREET	0.10	R40	PA2	SRVSA	0.10	0.10 d2 0.05 d4ii Wetlands 0.05 d4iii Blue Heron, Forest Core	0.00
573	17	MAULELLA, ANGELA % PERRICONE,JOEEPH 70-29 66TH PLACE GLENDALE, NY 11385	BROAD STREET	0.09	R40	PA2	SRVSA	0.09	0.09 d2 0.09 d4ii Wetlands 0.09 d4iii Blue Heron, Forest Core	0.00
574	8	UNKNOWN		0.06		PA2	SRVSA	0.06	0.06 d2 0.06 d4ii Wetlands 0.06 d4iii Blue Heron, Forest Core	0.00
576	3	FAIRCLOTH, ANN ET-AL% M. SARGENT 623 FULTON STREET BRIDGEWATER, NJ 08807	LEBANON AVE	1.38	R40	PA2	SRVSA	1.33	0.05 d2 1.33 d4ii Wetlands 1.33 d4iii Blue Heron, Forest Core	0.05
577	4	SADIMAS, PETER 1649 MOUNTAIN TOP RD BRIDGEWATER, NJ 08807	PLAINFIELD AVE	0.14	R40	PA2	SRVSA	0.14	0.14 d2 0.14 d4ii Wetlands 0.14 d4iii Blue Heron, Forest Core	0.00
577	15.01	NISSENBAUM, MARY L. P.O. BOX 158 WALES, MA 01081	DUNELLEN AVE	0.05	R40	PA2	SRVSA	0.05	0.05 d2 0.05 d4ii Wetlands 0.05 d4iii Blue Heron, Forest Core	0.00
577	9	SOMERSET HEIGHTS,INC 1649 MOUNTAIN TOP RD BRIDGEWATER, NJ 08807	PLAINFIELD AVE	0.08	R40	PA2	SRVSA	0.08	0.08 d2 0.08 d4ii Wetlands 0.08d4iii Blue Heron, Forest Core	0.00
577	12	WELSH, E. C/O TESSIE WELSH 3110 FEDOR AVENUE APT #2F LINDEN, NJ 07036	PLAINFIELD AVE	0.10	R40	PA2	SRVSA	0.10	0.10 d2 0.10 d4ii Wetlands 0.10 d4iii Blue Heron, Forest Core	0.00
580	2	RIZZO, ALPHONSE & DORIS 399 FOOTHILL ROAD BRIDGEWATER, NJ 08807	FOOTHILL ROAD	0.77	R40	PA2	SRVSA	0.00		0.77
581	4	KEMPER REALTY INC 300 FINDERNE AVENUE BRIDGEWATER, NJ 08807	FOOTHILL ROAD	2.70	HC	PA2 RC	SRVSA	1.84	2.70 d4ii Wetlands 2.70 d4iii Blue Heron	0.86
581	9	KEMPER REALTY INC 300 FINDERNE AVENUE BRIDGEWATER, NJ 08807	FOOTHILL RD	0.77	HC	PA2 RC	SRVSA	0.00		0.77

d2 denotes parcel is not of a size which would accomodate 5 dwelling units pursuant to NJAC5:97-5.2(h)

Vacant Land Inventory

BLOCK	LOT	OWNER	PARCEL ADDRESS	ACREAGE	ZONE	PLANNING AREA	SEWER SERVICE AREA	UNSUITABLE FOR DEVELOPMENT ACREAGE	UNSUITABLE FOR DEVELOPMENT REASON/COMMENT	ACREAGE SUITABLE FOR DEVELOPMENT
584	1	PHOTONICS MANAGEMENT CORP. 360 FOOTHILL RD. - BOX 6910 BRIDGEWATER, NJ 08807	FOOTHILL RD	0.53	HC	PA2 RC	SRVSA	0.00		0.53
584	2	PHOTONICS MANAGEMENT CORP. 360 FOOTHILL RD. - BOX 6910 BRIDGEWATER, NJ 08807	FOOTHILL ROAD	1.27	HC	PA2 RC	SRVSA	0.51	d4ii Wetlands	0.76
584	3	PHOTONICS MANAGEMENT CORP. 360 FOOTHILL RD. - BOX 6910 BRIDGEWATER, NJ 08807	369 FOOTHILL RD	0.27	GCM	PA2 RC	SRVSA	0.00		0.27
584	4	PHOTONICS MANAGEMENT CORP. 360 FOOTHILL RD. - BOX 6910 BRIDGEWATER, NJ 08807	FOOTHILL RD	0.10	HC	PA2 RC	SRVSA	0.00		0.10
600	6.01	LISA LEWIS 954 WASHINGTON VALLEY ROAD BASKING RIGDGE, NJ 07920	WASHINGTON VALLEY RD	0.68	R50	PA2	SRVSA	0.00		0.68
601	7	UNKNOWN	BACKLAND	0.20	R50	PA2	SRVSA	0.20	0.20 d2 0.20 Land Locked 0.13 d4iii Forest Core	0.00
601	30	MORTON, CHAD M. & DEVORA K. HAMMET 976 ROSEMARY ROAD BASKING RIDGE, NJ 07920	976 ROSEMARY ROAD	0.48	R20	PA2	SRVSA	0.48	0.48 d2 0.13 d4iii Forest Core	0.00
601	112	LAYTON, GEORGE R. II. ET.AL. P.O. BOX 133 BEDMINSTER, NJ 07921	ROUTE 202/206	0.30	R50	PA2	SRVSA	0.30	d2 0.30 Forest Core	0.00
601	117	MC MANUS,KENNETH & LESLEY M 1208 RT 202-206 BRIDGEWATER, NJ 08807	1208 ROUTE 202/206	0.23	R50	PA2	SRVSA	0.23	0.23 d2 0.23 undevelopable, 25' wide 0.23 Land Locked	0.00
602	1.01	LISA LEWIS 954 WASHINGTON VALLEY ROAD BASKING RIGDGE, NJ 07920		0.42		PA2	SRVSA	0.42	0.42 d2 0.42 d4iii Forest Core	0.00
602	13	ALGER, CHAD H. & LYNN J. 1387 CORIELL DRIVE BASKING RIDGE, NJ 07920	WASHINGTON VALLEY RD	0.83	R20	PA2	SRVSA	0.83	d4iii Forest Core	0.00
607	9	SORDILLO, JOSEPH VICTOR 1010 LAKEVIEW DRIVE BRIDGEWATER, NJ 08807	1010 LAKEVIEW DRIVE	0.24	R20	PA2	SRVSA	0.24	d2	0.00
609	5	BRUSYO, PETER JR & ROSEMARIE RD 191E SOUTH SHORE DRIVE BASKING RIDGE, NJ 07920	BIRCH DRIVE	0.26	R20	PA2	SRVSA	0.26	d2	0.00
610	4	KENNETTE, DAVID O. & CYNTHIA M. RD 2, BOX 996, MAGNOLIA BASKING RIDGE, NJ 07920	MAGNOLIA DRIVE	0.33	R20	PA2	SRVSA	0.33	d2	0.00
613	17	CROSBY, ROBERT & MARY ANN 994 ROSEMARY DRIVE BASKING RIDGE, NJ 07920	ROSEMARY ROAD	0.26	R20	PA2	SRVSA	0.26	d2	0.00
613	23	POTTER, THOMAS & MARGARET 1308 HICKORY DRIVE BASKING RIDGE, NJ 07920	HICKORY DRIVE	0.24	R20	PA2	SRVSA	0.24	d2	0.00
614	11	CONOVER, MARTINS D. & DEBORAH M. 997 ROSEMARY ROAD BASKING RIDGE, NJ 07920	997 ROSEMARY ROAD	0.25	R20	PA2	SRVSA	0.25	d2	0.00
617	1.01	BEER, KENNETH & ROSANNE 1048 SOUTH SHORE DRIVE BASKING RIDGE, NJ 07920	HEMLOCK DRIVE	0.65	R20	PA2	SRVSA	0.00		0.65

d2 denotes parcel is not of a size which would accomodate 5 dwelling units pursuant to NJAC5:97-5.2(h)

Vacant nd Inventory

BLOCK	LOT	OWNER	PARCEL ADDRESS	ACREAGE	ZONE	PLANNING AREA	SEWER SERVICE AREA	UNSUITABLE FOR DEVELOPMENT ACREAGE	UNSUITABLE FOR DEVELOPMENT REASON/COMMENT	ACREAGE SUITABLE FOR DEVELOPMENT
633	26	FRIEDMAN, BARRIE R 34 ROBERTSVILLE ROAD MARLBORO, NJ 07746	7 BARBARA DRIVE	0.97	R40	PA2	SRVSA	0.97	d4iii Forest Core	0.00
633	35	FRIEDMAN, DAVID L. 1631 MOUNTAIN TOP RD BRIDGEWATER, NJ 08807	SUNSET RIDGE	2.67	R50	PA2	SRVSA	2.36	d4iii Forest Core	0.31
633	36	SHERID, INC. 860 SUNSET RIDGE BRIDGEWATER, NJ 08807	SUNSET RIDGE	0.75	R50	PA2	SRVSA	0.75	d4iii Forest Core	0.00
646	10	DAMEO, JOANNE S. 568 CENTRAL AVENUE BRIDGEWATER, NJ 08807	SUNSET RIDGE	0.83	R40	PA2	SRVSA	0.83	0.83 d4iii Wood Turtle 0.83 d4iii Potential Vernal Habitat	0.00
652	1.01	ARDMAER CONST INC. 1710 MOUNTAIN TOP AVE BRIDGEWATER, NJ 08807	WATERFORD LANE	0.33	R50	PA2	SRVSA	0.33	0.33 d2 0.22 d4ii Wetlands 0.22 d4iii Blue Heron, Wood Turtle	0.00
652	44	ARDMAER CONSTRUCTION, INC. 103 GRIGGS DRIVE BRIDGEWATER, NJ 08807	1424 WASHINGTON	2.75	R50	PA2	SRVSA	0.00		2.75
653	36	SHERID, INC. 860 SUNSET RIDGE BRIDGEWATER, NJ 08807	SUNSET RIDGE	0.75	R50	PA2	SRVSA	0.00		0.75
671	10	FOSTEL, BARBARA M. 154 UNION AVENUE, APT. 41 RUTHERFORD, NJ 07070	BUCKNELL STREET	0.10	R50	PA2	SRVSA	0.10	0.10 d2 0.10 d4ii Wetlands 0.10 Blue Heron, Wood Turtle	0.00
680	1	STOMBAUGH, ANDER & GLADYS % RENAUD 4 HILLTOP TERRACE LONG VALLEY, NJ 07853	CHRISTINE STREET	0.05	R50	PA2	SRVSA	0.05	0.05 d2 0.05 d4ii Wetlands 0.05 d4iii Blue Heron, Wood Turtle	0.00
680	7	HEBBERD, CHARLES M 5007 W. CYPRESS STREET PHOENIX, AZ 85035	JAMES AVE	0.09	R50	PA2	SRVSA	0.09	0.09 d2 0.09 d4ii Wetlands 0.09 d4iii Blue Heron, Wood Turtle	0.00
681	16	STOMBAUGH, ANDER & GLADYS % RENAUD 4 HILLTOP TERRACE LONG VALLEY, NJ 07853	CHRISTINE STREET	0.06	R50	PA2	SRVSA	0.06	0.06 d2 0.06 d4ii Wetlands 0.06 d4iii Blue Heron, Wood Turtle	0.00
682	10	PALSGROVE, JAMES LINCOLN III 21 EAST 90TH STREET NEW YORK, NY 10028	OBERLIN ST.	0.07	R50	PA2	SRVSA	0.07	0.07 d2 0.07 d4ii Wetlands 0.07 d4iii Blue Heron, Wood Turtle	0.00
684	5	GREBNER,CATHERINE L. % MOTLEY UNKNOWN ADDRESS BRIDGEWATER, NJ 08807	AMOS AVENUE	0.09	R50	PA2	SRVSA	0.09	0.09 d2 0.09 d4ii Wetlands 0.09 d4iii Blue Heron, Wood Turtle	0.00
700	22	LECERFF, ROBERT P & LILLIAN, P.O. BOX 173 MARTINSVILLE, NJ 08836	1691 VALLEY VIEW ROAD	1.37	R50	PA2	SRVSA	0.00		1.37
706	9	LAYTON, RICHARD C/O CARLTON FROST 23 SPRUCE RUN RD. CLINTON, NJ 08809	NEWMANS LANE	0.23	R50	PA2	SRVSA	0.23	0.23 d2 0.23 d4ii Wetlands 0.23 d4iii Blue Heron, Forest Core, Wood Turtle	0.00
706	15	TULLO ROAD ASSOCS, 921 OLD TULLO ROAD BRIDGEWATER, NJ 08807	TULLO RD	0.44	R50	PA2	SRVSA	0.44	0.44 d2 0.26 d4ii Wetlands 0.23 d4iii Blue Heron, Forest Core, Wood Turtle	0.00
706	47	MANCUSO, THOMAS L. P.O. BOX 974, MINEBROOK RD FAR HILLS, NJ 07931	JAMES ST	0.13	R50	PA2	SRVSA	0.13	0.13 d2 0.13 Land Locked 0.13 d4iii Forest Core, Wood Turtle, Possible Vernal Habitat	0.00
706	48	SKALA, FRANK 39-23 219TH ST BAYSIDE, QUEENS, NY 11361	JAME ST	0.13	R50	PA2	SRVSA	0.13	0.13 d2 0.13 Land Locked 0.13 d4iii Forest Core, Wood Turtle, Possible Vernal Habitat	0.00

d2 denotes parcel is not of a size which would accomodate 5 dwelling units pursuant to NJAC5:97-5.2(h)

Vacant ıd Inventory

BLOCK	LOT	OWNER	PARCEL ADDRESS	ACREAGE	ZONE	PLANNING AREA	SEWER SERVICE AREA	UNSUITABLE FOR DEVELOPMENT ACREAGE	UNSUITABLE FOR DEVELOPMENT REASON/COMMENT	ACREAGE SUITABLE FOR DEVELOPMENT
706	49	NELSON, GABRIEL % MARGARET NELSON 2679 NELSON DRIVE WEST PALM BEACH, FL 33406	JAMES ST	0.13	R50	PA2	SRVSA	0.13	0.13 d2 0.13 Land Locked 0.13 d4iii Forest Core, Wood Turtle, Possible Vernal Habitat	0.00
706	50	COMMERDINGER, WALTER S JR. & ELVA G 2 EDGEWOOD AVE NESCONSET, NY 11767	SUNETTBOB ST	0.13	R50	PA2	SRVSA	0.13	0.13 d2 0.13 d4ii Wetlands 0.13 Land Locked 0.13 d4iii Forest Core, Wood Turtle, Possible Vernal Habitat	0.00
706	50.01	DELMONTE, DONALD R. & RITA T. BOX 147 MORRIS PLAINS, NJ 07950	BOUNDBROOK BLVD	0.14	R50	PA2	SRVSA	0.14	0.13 d2 0.08 d4ii Wetlands 0.13 Land Locked 0.13 d4iii Forest Core, Wood Turtle, Possible Vernal Habitat	0.00
707	15	HOGAN, ROBERT & TRACEY 797 QUARRY LANE MARTINSVILLE, NJ 08836	QUARRY LANE	0.30	R50	PA2	SRVSA	0.30	d2	0.00
707	36	KLESH, THOMAS E. & PATRICIA A. PO BOX 256/1934 BARTLE LA MARTINSVILLE, NJ 08836	764 PETERS LANE	0.86	R50	PA2	SRVSA	0.00		0.86
707	38	CONSALVO, ARMANDO MONTE P.O. BOX 108 MARTINSVILLE, NJ 08836	1950 BARTLE LANE	2.26	R50	PA2	SRVSA	2.26	d4ii Steep Slopes	0.00
708	2.01	BROWN, RANALD C. 116 BRANCH RD. BRIDGEWATER, NJ 08807	QUARRY LANE	0.34	C1	PA2	SRVSA	0.00		0.34
708	6	BROWN, NANCY J 1934 WASHINGTON VALLEY RD MARTINSVILLE, NJ 08836	838 QUARRY LANE	0.84	C1	PA2	SRVSA	0.00		0.84
708	12	STERN, RICHARD A. SHURGALLA, DIANE 818 QUARRY LANE MARTINSVILLE, NJ 08836	814 QUARRY LANE	0.40	R50	PA2	SRVSA	0.40	d2	0.00
711	4	STAVOLA CONSTRUCTION MATERIALS, INC P.O. BOX 482 RED BANK, NJ 07701	LOGAN RD	12.00	M3	PA5	SRVSA	12.00	d4ii Quarrying operations/steep slopes. Owner testified that there are 50+ years of materials on site.	0.00
713	7	PBI CONSTRUCTION CO.,INC. P.O. BOX 587 ANNANDALE, NJ 08801	998 TULLOW FARM RD	0.38	R50	PA2	SRVSA	0.38	d2	0.00
713	8	PBI CONSTRUCTION CO.,INC. P.O. BOX 587 ANNANDALE, NJ 08801	KENNESAW WAY	1.15	R50	PA2	SRVSA	1.15	d4iii Forest Core, Wood Turtle	0.00
713	9	TULLO ROAD ASSOC. 921 OLD TULLO RD BRIDGEWATER, NJ 08807	961 OLD TULLO RD	7.74	R50	PA2	SRVSA	7.74	3.06 d4ii Wetlands 7.74 d4iii Forest Core, Wood Turtle, Blue Heron	0.00
713	23	PBI CONSTRUCTION CO.,INC. P.O. BOX 587 ANNANDALE, NJ 08801	TULLO FARM ROAD	5.15	R50	PA2	SRVSA	3.32	2.94 d4ii Wetlands 3.32 d4iii Forest Core, Wood Turtle, Blue Heron	1.83
714	13	PBI CONSTRUCTION CO.,INC. P.O. BOX 587 ANNANDALE, NJ 08801	TULLO FARM ROAD	1.05	R50	PA2	SRVSA	1.05	Not developable,30' wide	0.00
715	12	KRAWITZ, SANDRA & HAROLD 6070 PALOMINO DRIVE ALLENTOWN, PA 18106	1001 TULLO FARM RD	1.63	R50	PA2	SRVSA	0.12	d4ii Wetlands	1.51
716	10	TOMASKOVICS, ANDREW 20 PRESCOTT AVENUE EDISON, NJ 08817	1 WIMPLE WAY	1.25	R50	PA2	SRVSA	1.25	1.25 d4ii Wetlands 1.25 d4iii Wood Turtle	0.00

d2 denotes parcel is not of a size which would accomodate 5 dwelling units pursuant to NJAC5:97-5.2(h)

Vacant nd Inventory

BLOCK	LOT	OWNER	PARCEL ADDRESS	ACREAGE	ZONE	PLANNING AREA	SEWER SERVICE AREA	UNSUITABLE FOR DEVELOPMENT ACREAGE	UNSUITABLE FOR DEVELOPMENT REASON/COMMENT	ACREAGE SUITABLE FOR DEVELOPMENT
716	7	BLEJWAS, KATHRYN B. 1 WIMPLE WAY BRIDGEWATER, NJ 08807	1 WIMPLE WAY	1.15	R50	PA2	SRVSA	1.15	1.15 d4ii Wetlands 1.15d4iii Wood Turtle	0.00
717	20	SEAHORSE REALTY 1835 MOUNTAIN TOP ROAD BRIDGEWATER, NJ 08807	1935 MOUNTAIN TOP ROAD	1.49	R50	PA2	SRVSA	1.49	0.89 d4ii Wetlands 0.60 d2	0.00
718	20.01	DELORIA, TRST 107 HONEYMAN ROAD WHITEHOUSE STATION, NJ 08889	4 CARUSO COURT	1.34		PA2	SRVSA	1.34	1.34 d4ii Steep Slopes 1.12 d4iii Forest Core	0.00
718	20.02	DELORIA, TRST 107 HONEYMAN ROAD WHITEHOUSE STATION, NJ 08889	6 CARUSO COURT	2.73		PA2	SRVSA	2.73	2.73 d4ii Steep Slopes 2.02 d4iii Forest Core	0.00
718	21	CDC ASSOCIATES 1640 MOUNTAIN TOP ROAD BRIDGEWATER, NJ 08807	3 CARUSO COURT	2.20		PA2	SRVSA	2.20	2.20 d4ii Steep Slopes 2.20 d4iii Forest Core	0.00
718	21.09	DOM ROSE FAMILY PARTNERS 1640 MOUNTAIN TOP ROAD BRIDGEWATER, NJ 08807	7 CARUSO COURT	1.75		PA2	SRVSA	1.75	1.75 d4ii Steep Slopes 0.85 d4iii Forest Core	0.00
718	36	WAJNBERG, EWA 1800 MOUNTAIN TOP ROAD BRIDGEWATER, NJ 08807	MOUNTAIN TOP RD.	0.79	R40	PA2	SRVSA	0.79	0.79 d4iii Forest Core triangular parcel 100' frontage, 700'± deep, back portion has steep slopes	0.00
718	48	PIZZO, KENNETH 1065 RT. 22 WEST BRIDGEWATER, NJ 08807	1908 MOUNTAIN TOP RD	1.58	R40	PA2	SRVSA	0.68	0.68 d4iii Forest Core	0.90
718	51	DAMEO, ROCQUE D 568 CENTRAL AVE. BRIDGEWATER, NJ 08807	1926 MOUNTAIN TOP ROAD	1.66	R40	PA2	SRVSA	1.66	0.55 d4ii Steep Slopes 1.66 d4iii Forest Core	0.00
718	63	WEMPLE, JOHN ETAL % T. KOESTER EXEC 167 MAIN STREET FLEMINGTON, NJ 08822	TWIN OAKS RD	1.45	R40	PA2	SRVSA	1.45	0.48 d4ii Steep Slopes 1.45 d4iii Forest Core	0.00
718	108	DOBUSZ, GREGORY & HELEN 127 MOUNTAINSIDE LANE BRIDGEWATER, NJ 08807	127 MOUNTAINSIDE	1.93	R40	PA2	SRVSA	1.93	1.58 d4iii Forest Core 0.35 d2	0.00
718	128	PIZZO, KENNETH SR. 1065 RT. 22 WEST BRIDGEWATER, NJ 08807	HARTWELL CT.	2.05	R40	PA2	SRVSA	2.05	d4ii Steep Slopes 1.61 d4iii Forest Core 0.44 d2	0.00
718	131.01	UNKNOWN		0.55		PA2	SRVSA	0.55	0.55 40' private ROW 0.27 d4ii Wetlands 0.27 d4iii Blue Heron	0.00
718	151.01	UNKNOWN		2.09		PA2	SRVSA	2.09	2.09 d4ii Wetlands 2.09 d4iii Forest Core, Blue Heron, Possible Vernal Habitat	0.00
718	202	VFV PROP. 655 CHURCH ST. BOUND BROOK, NJ 08805	1069 HOFFMAN ROAD	0.96	R40	PA2	SRVSA	0.12	d4iii Forest Core	0.84
721	3	PFAUTH, HERMAN & AUDREY 256 MILLER AVE. SOMERVILLE, NJ 08876	LOCKWOOD DR.	1.44	R50	PA2	SRVSA	1.44	0.75 d4ii Wetlands 1.44 d4iii Forest Core	0.00
721	56	P & L PLUMBING LLC, 105 NEWFIELD AVENUE EDISON, NJ 08837	MOUNTAIN TOP RD.	3.90	R50	PA2	SRVSA	3.90	3.61 d4ii Wetlands 3.90 d4iii Blue Heron, Forest Core	0.00
721	60.03	VOCISANO, LUIGI & JOSEPHINE 167 NORTH RANDOLPHVILLE ROAD PISCATAWAY, NJ 08854	1703 MOUNTAIN TOP RD	1.13	R40	PA2	SRVSA	1.13	d4iii Forest Core, Possible Vernal Habitat	0.00

d2 denotes parcel is not of a size which would accomodate 5 dwelling units pursuant to NJAC5:97-5.2(h)

Vacant ıd Inventory

BLOCK	LOT	OWNER	PARCEL ADDRESS	ACREAGE	ZONE	PLANNING AREA	SEWER SERVICE AREA	UNSUITABLE FOR DEVELOPMENT ACREAGE	UNSUITABLE FOR DEVELOPMENT REASON/COMMENT	ACREAGE SUITABLE FOR DEVELOPMENT
721	61.01	COLLINS, MICHAEL 8 CLARK CT. BRIDGEWATER, NJ 08807		1.22		PA2	SRVSA	1.22	d4iii Forest Core, Possible Vernal Habitat	0.00
721	61.02	COLLINS, MICHAEL 8 CLARK CT. BRIDGEWATER, NJ 08807		1.19		PA2	SRVSA	1.19	d4iii Forest Core, Possible Vernal Habitat	0.00
721	61.03	COLLINS, MICHAEL 8 CLARK CT. BRIDGEWATER, NJ 08807		1.14		PA2	SRVSA	1.14	d4iii Forest Core, Possible Vernal Habitat	0.00
730	3	PIZZO, KENNETH S., SR. & EILEEN E. 1065 ROUTE 22 BRIDGEWATER, NJ 08807	ROUTE 22	0.66	VC	PA2	SRVSA	0.66	0.66 d4ii Wetlands 0.66 d4iii Bald Eagle, Blue Heron	0.00
801	2.04	FAULKNER, MARK & GAYLE 692 CHIMNEY ROCK ROAD MARTINSVILLE, NJ 08836	700 CHMINEY ROCK RD	1.38	R50	PA2	SRVSA	0.00		1.38
801	23	HEMMERLY, M & JANNONE,F & MALLOY, P 312 EISLER LANE NESHANIC, NJ 08853	GILBRIDE RD	1.07	R50	PA2	SRVSA	1.07	Land Locked	0.00
803	19	STEIGERWALD, MARY L. 1037 VOSSELLER AVE MARTINSVILLE, NJ 08836	1031 VOSSELLER AVE	1.02	R50	PA2	SRVSA	0.62	d4iii Box Turtle, Blue Heron	0.40
806	42	GIOVANNI, LOUIS A. & MARGRET D. 2217 BROOKSIDE DRIVE MARTINSVILLE, NJ 08836	2217 BROOKSIDE DRIVE	0.85	R50	PA2	SRVSA	0.85	0.60 d4ii Wetlands 0.85 d4iii Box Turtle, Bald Eagle, Forest Core, Blue Heron, Wood Thrush, Wood Turtle	0.00
806	47	LUO, SHA 111 E. NORTHFIELD RD. LIVINGSTON, NJ 07039	2245 BROOKSIDE DRIVE	1.23	R50	PA2	SRVSA	1.23	1.23 d4ii Wetlands 1.23 d4iii Box Turtle, Bald Eagle, Forest Core, Blue Heron, Wood Thrush, Wood Turtle	0.00
807	2	NEWMAN, JOAN M. BOX 214 - 2232 BROOKSIDE MARTINSVILLE, NJ 08836	2226 BROOKSIDE DRIVE	1.07	R50	PA2	SRVSA	0.56	d4iii Box Turtle, Forest Core, Blue Heron, Wood Thrush, Wood Turtle	0.51
810	1.01	UNKNOWN OWNER P.O. BOX 6300 BRIDGEWATER, NJ 08807	HILLCREST ROAD	0.17		PA2	SRVSA	0.17	0.17 d2 0.17 not developable, roadside 0.17 d4iii Box Turtle, Forest Core, Blue Heron, Wood Thrush, Wood Turtle	0.00
810	4.01	UNKNOWN OWNER P.O. BOX 6300 BRIDGEWATER, NJ 08807	HILLCREST ROAD	0.17		PA2	SRVSA		0.17 d2 0.17 not developable, roadside 0.17 d4iii Box Turtle, Forest Core, Blue Heron, Wood Thrush, Wood Turtle	0.17
811	9	WINAN EST C/O MARJORIE S MASON 575 COUNTY ROAD RINGOES, NJ 07551	STANGLE RD	0.78	R50	PA2	SRVSA	0.78	0.78 d4ii Wetlands 0.78 d4iii Box Turtle, Forest Core, Blue Heron, Wood Thrush, Wood Turtle	0.00
812	32	CLARE PROP. 2 AMUR RD. MARTINSVILLE, NJ 08836	HILLCREST ROAD	0.87	R50	PA2	SRVSA	0.87	d4iii Box Turtle, Forest Core, Blue Heron, Wood Thrush	0.00
815	27	MIDDLEBROOK FOUNDATION INC BOX 710 BOUND BROOK, NJ 08805	78 HILLCREST ROAD	2.17	R50	PA2	SRVSA/NONE	2.17	2.17 d4ii Steep Slopes 2.17 d4iii Box Turtle, Forest Core, Blue Heron, Wood Thrush	0.00
815	28	D'EGIDIO 80 HILLCREST ROAD MARTINSVILLE, NJ 08836	80 HILLCREST ROAD	1.88	R50	PA2	SRVSA/NONE	1.88	1.88 d4ii Steep Slopes 1.88 d4iii Box Turtle, Forest Core, Blue Heron, Wood Thrush	0.00
815	33	TSIADIS, EVELYN 911 MARGARET COURT SOUTH PLAINFIELD, 07080	MOUNTAIN AVENUE	1.31	R50	PA2	NONE	1.31	d4iii Box Turtle, Forest Core, Blue Heron, Wood Thrush	0.00
815	34	LEONTARAKIS, GEORGIA 901 MARARET COURT SOUTH PLAINFIELD, NJ 07080	MOUNTAIN AVENUE	1.11	R50	PA2	NONE	1.11	d4iii Box Turtle, Forest Core, Blue Heron, Wood Thrush	0.00

d2 denotes parcel is not of a size which would accomodate 5 dwelling units pursuant to NJAC5:97-5.2(h)

Vacant ıd Inventory

BLOCK	LOT	OWNER	PARCEL ADDRESS	ACREAGE	ZONE	PLANNING AREA	SEWER SERVICE AREA	UNSUITABLE FOR DEVELOPMENT ACREAGE	UNSUITABLE FOR DEVELOPMENT REASON/COMMENT	ACREAGE SUITABLE FOR DEVELOPMENT
816	27	CORNICK, ROBIN ET.AL. 421 WASHINGTON AVENUE MARTINSVILLE, NJ 08836	417 WASHINGTON AVE	1.13	R50	PA2	SRVSA	1.13	1.13 d4ii Steep Slopes 1.13 d4iii Box Turtle, Forest Core, Blue Heron, Wood Thrush, Wood Turtle	0.00
821	1	WENZ, FREDERICK C & MADELINE ONE CIRCLE DRIVE SOMERVILLE, NJ 08876	ROUTE 22	8.74	C3	PA2	NONE	8.74	7.45 d4ii Wetlands 8.74 d4iii Box Turtle, Forest Core, Blue Heron, Fowler's Toad	0.00
821	13.01	TODD, DAVID J. & NELL P.O. BOX 134 PEAPACK, NJ 07977	EASTER AVENUE	1.17	C3	PA2	NONE	0.00		1.17
821	20	R & S REALTIES LLC 910 RT 1 EDISON, NJ 08817	ROUTE 22	1.41	C3	PA2	NONE	1.26	1.26 d4ii Wetlands 1.26 d4iii Box Turtle, Forest Core, Blue Heron, Fowler's Toad	0.15
821	21	R & S REALTIES LLC 910 RT 1 EDISON, NJ 08817	ROUTE 22	1.03	C3	PA2	NONE	0.00		1.03
821	22	R & S REALTIES LLC 910 RT 1 EDISON, NJ 08817	ROUTE 22	0.76	C3	PA2	NONE	0.26	0.26 d4ii Wetlands 0.26 d4iii Blue Heron, Fowler's Toad	0.50
821	25	ONE MORE TIME, LLC P.O. BOX 1016 BEDMINSTER, NJ 07921	TOWNSHIP LINE	5.99	C3	PA2	NONE	5.99	5.99 Land Locked 2.95 d4ii Wetlands 5.99 d4iii Blue Heron, Fowler's Toad, Box Turtle, Forest Core	0.00
902	18	SEVERIN, C. & R. C/O JOAN YEAGER 153 MOUNTAIN AVE. WEST CALDWELL, NJ 07006	WASHINGTON VALLEY RD	0.45	R50	PA5	SRVSA	0.45	0.45 d2 0.45 Land Locked	0.00
902	23	YEAGER, GERALD & JOAN SEVERIN 153 MOUNTAIN AVE. WEST CALDWELL, NJ 07006	1105 WASHINGTON	0.26	R50	PA2	SRVSA	0.26	0.26 d2 0.26 Not buildable	0.00
904	5	KARNELL, ROBERT L. 1301 SKY HIGH TERRACE BRDIGEWATER, NJ 08807	SKY HIGH TERRACE	2.61	R50	PA5	SRVSA	2.61	2.61 d4ii Steep Slopes 2.61 d4iii Forest Core	0.00
906	4.01	DORSI, DAVID & LENA 240 MORRIS AVE STIRLING, NJ 07980	LONG ROAD	0.52	R50	PA5	SRVSA	0.52	0.52 d2 0.08 d4ii Wetlands 0.52 d4iii Blue Heron, Forest Core	0.00
906	20	RICCARDO, THOMAS & SANDRA 157 LORD STERLING ROAD BASKING RIDGE, NJ 07920	1721 WASHINGTON	5.88	R50	PA2/PA5	SRVSA	4.85	4.48 d4ii Steep Slopes 48.85 Forest Core	1.03
906	29.04	MARC PROPERTIES INC 433 NORTH BROAD STREET ELIZABETH, NJ 07208	7 LOLLER DRIVE	1.59	R50	PA5	SRVSA	1.59	1.59 d4iii Forest Core, Possible Vernal Habitat	0.00
906	29.05	MARC PROPERTIES INC 433 NORTH BROAD STREET ELIZABETH, NJ 07208	9 LOLLER DRIVE	2.22	R50	PA5	SRVSA	2.22	2.22 d4iii Forest Core, Possible Vernal Habitat	0.00
906	29.08	MARC PROPERTIES INC 433 NORTH BROAD STREET ELIZABETH, NJ 07208	12 LOLLER DRIVE	5.14	R50		SRVSA	5.14	1.50 d4ii Wetlands 6.14 d4iii Blue Heron, Forest Core, Possible Vernal Habitat	0.00
906	32	MUSIALOWSKI, JOSEPH S. & MILDRED P. 1734 WASHINGTON VALLEY ROAD MARTINSVILLE, NJ 08836	1734 WASHINGTON	21.21	R50	PA5	SRVSA	21.21	0.20 d2 8.03 d4ii Wetlands 21.01 d4iii Forest Core, Possible Vernal Habitat	0.00
906	48	VOCATIONIST NURSERY, LLC 88 BROOKLAKE ROAD FLORHAM PARK, NJ 07932	1877 WASHINGTON	0.30	R50	PA2	SRVSA	0.30	0.30 d2 0.16 d4ii Wetlands 0.30 d4iii Blue Heron, Forest Core, Possible Vernal Habitat	0.00

d2 denotes parcel is not of a size which would accomodate 5 dwelling units pursuant to NJAC5:97-5.2(h)

NJAC 5:97-5.2(c)3

Vacant ;d Inventory

BLOCK	LOT	OWNER	PARCEL ADDRESS	ACREAGE	ZONE	PLANNING AREA	SEWER SERVICE AREA	UNSUITABLE FOR DEVELOPMENT ACREAGE	UNSUITABLE FOR DEVELOPMENT REASON/COMMENT	ACREAGE SUITABLE FOR DEVELOPMENT
907	14	SIERVELD, ANTHONY W. & ANITA H. 1268 MT. HOREB ROAD MARTINSVILLE, NJ 08836	MR. HOREB ROAD	0.62	R50	PA5	SRVSA	0.62	0.62 d2 0.62 d4iil Coopers Hawk, Box Turtle, Forest Core, Blue Heron	0.00
907	34	U.S. INVESTMENT CORPORATION 16 INDEPENDENCE DRIVE HILLSBROROUGH, NJ 08844	WASHINGTON VALLEY	0.82	R50	PA5	SRVSA	0.82	0.41 d4il Wetlands 0.82 d4iil Coopers Hawk, Box Turtle, Forest Core, Blue Heron, Wood Turtle 0.82 Land Locked	0.00
907	47.01	LONGO, FRANCES 2017 WASHINGTON VALLEY RD MARTINSVILLE, NJ 08836	2017 WASHINGTON	2.58	R50	PA5	SRVSA	2.58	0.27 d4il Wetlands 2.58 d4iil Coopers Hawk, Box Turtle, Forest Core, Blue Heron, Wood Turtle 2.58 Land Locked	0.00
907	79	MOBUS, ROBERT A 1 DOCK WATCH HOLLOW RD WARREN, NJ 07059	WASHINGTON VALLEY RD	0.08	R50	PA5	SRVSA	0.08	0.08 d2 0.08 d4il Wetlands 0.08d4iii Blue Heron, Wood Turtle	0.00
909	2	CABANERO, CAMILO O. & LILIANA 1431 WASHINGTON VALLEY RD MARTINSVILLE, NJ 08836	BOUND BROOK MANOR	0.05	R50	PA2	SRVSA	0.05	d2	0.00
			Total=	566.15			Total=	465.04	Total=	101.11

d2 denotes parcel is not of a size which would accomodate 5 dwelling units pursuant to NJAC5:97-5.2(h)

Low Density Land Inventory

BLOCK	LOT	PARCEL ADDRESS	ACREAGE	PLANNING AREA	SEWER SERVICE AREA	ZONE	ACREAGE NEEDED FOR CURRENT DEVELOPMENT	UNSUITABLE FOR DEVELOPMENT ACREAGE	UNSUITABLE FOR DEVELOPMENT REASON/COMMENT	ACREAGE SUITABLE FOR DEVELOPMENT
102	2	OLD YORK ROAD	4.88	PA1	SRVSA	R20	0.46	4.88	2.63 d4iii Bald Eagle, Blue Heron 4.88 A500 Not for Profit	0.00
106	6	OLD YORK ROAD	1.42	PA1	SRVSA	R20	0.46	0.00	None	0.96
102	32	OLD YORK ROAD	3.32	PA1	SRVSA	R20	0.46	2.17	2.17 d4ii Wetlands 2.17 d4iii Bald Eagle, Blue Heron	0.69
111	1	793 ROUTE 202	1.62	PA1	SRVSA	M1	0.38	1.62	d4ii Floodway	0.00
111	2	789 ROUTE 202	2.66	PA1	SRVSA	M1	0.58	0.82	d4ii Flood Fringe 0.82 d4iii Blue Heron	1.26
111	11.01	NORTH BRANCH RARITAN RIVER	19.83	PA1	SRVSA	R20	0.46	19.83	Owned by NJDEP 9.53 d4ii Wetlands 18.56 d4iii Blue Heron, Spotted Turtle, Fowler's Toad, Bald Eagle, Wood Thrush	0.00
111	13	NORTH AVENUE	1.02	PA1	SRVSA	R20	0.46	1.02	1.02 d4iii Bald Eagle, Blue Heron, Wood Thrush	0.00
111	10	MILLTOWN ROAD	3.70	PA1	SRVSA	R20	0.46	2.15	2.15 d4ii Flood plain 1.03 d4iii Bald Eagle	1.09
111	19	NORTH AVENUE	1.18	PA1	SRVSA	R20	0.46	1.18	0.70 d4iii Bald Eagle, Blue Heron, Wood Thrush 1.18 A500 Not for Profit	0.00
112	1.05	779 ROUTE 202	1.81	PA1	SRVSA	C1	0.59	0.00	None	1.22
112	1.06	230 MILLTOWN ROAD	2.24	PA1	SRVSA	C1	1.86	0.00	None	0.38
112	4	765 ROUTE 202	45.75	PA1	SRVSA	M1	15.13	20.28	3.42 d4ii Wetlands 20.28 d4iii Blue Heron, Spotted Turtle, Fowlers Toad	10.34
122	12	141 OLD YORK ROAD	2.69	PA1	SRVSA	R20	0.65	1.23	1.23 d4ii Wetlands 1.23 d4iii Bald Eagle, Fowlers Toad, Blue Heron, Spotted Turtle	0.81

d2 denotes parcel is not of a size which would accomodate 5 dwelling units pursuant to NJAC5:97-5.2(h)

Low De ity Land Inventory

BLOCK	LOT	PARCEL ADDRESS	ACREAGE	PLANNING AREA	SEWER SERVICE AREA	ZONE	ACREAGE NEEDED FOR CURRENT DEVELOPMENT	UNSUITABLE FOR DEVELOPMENT ACREAGE	UNSUITABLE FOR DEVELOPMENT REASON/COMMENT	ACREAGE SUITABLE FOR DEVELOPMENT
122	13	OLD YORK ROAD	1.42	PA1	SRVSA	R20	0.50	0.86	0.86 d4ii Wetlands 0.86 d4iii Bald Eagle, Fowlers Toad, Blue Heron, Spotted Turtle	0.06
124	1	ROBERT STREET	0.91	PA5	SRVSA	R20	0.14	0.91	d4ii Floodway	0.00
124	3	AROADEN AVENUE	2.12	PA6	SRVSA	R20	0.46	2.12	2.12 d4ii Floodway 2.12 A500 Not for Profit	0.00
124	11	4 EDGEWATER AVENUE	0.31	PA5	SRVSA	R20	0.23	0.31	d4ii Floodway	0.00
126	3	RIGBY AVENUE	1.93	PA6	SRVSA	R20	0.46	1.93	d4ii Floodway	0.00
134	1	81 OLD YORK ROAD	0.99	PA1	SRVSA	C1	0.77	0.63	0.22 d2 0.63 d4ii Flood Fringe 0.16 d4ii Wetlands 0.16 d4iii Bald Eagle, Fowlers Toad, Blue Heron, Spotted Turtle	0.00
134	4	65 OLD YORK ROAD	1.80	PA1	SRVSA	C1	0.13	1.80	1.80 d4ii Flood Fringe 00.8 d4ii Wetlands 0.08 d4iii Bald Eagle, Fowlers Toad, Blue Heron, Spotted Turtle	0.00
134	5	59 OLD YORK ROAD	0.75	PA1	SRVSA	C1	0.32	0.75	0.75 d4ii Flood Fringe 0.04d4ii Wetland 0.04 d4iii Bald Eagle, Fowlers Toad, Blue Heron, Spotted Turtle	0.00
134	6	49 OLD YORK ROAD	1.17	PA1	SRVSA	C1	0.91	1.17	1.17 d4ii Flood Fringe 0.06 d4ii Wetlands 0.04 d4iii Bald Eagle, Fowlers Toad, Blue Heron, Spotted Turtle	0.00
134	8	45 OLD YORK ROAD	1.37	PA1	SRVSA	C1	0.53	1.37	1.37 d4ii Flood Fringe 0.89 d4ii Wetlands 0.89 d4iii Bald Eagle, Blue Heron, Fowlers Toad, Spotted Turtle	0.00
135	1	41 OLD YORK ROAD	0.62	PA1	SRVSA	C1	0.49	0.62	0.62 d4ii Flood Fringe 0.08 d4ii Wetlands 0.08 d4iii Bald Eagle, Blue Heron, Fowlers Toad, Spotted Turtle	0.00
135	2	38 OLD YORK ROAD	1.01	PA1	SRVSA	C1	0.31	1.01	1.01 d4ii Flood Fringe 0.07 d4ii Wetlands 0.07 d4iii Bald Eagle, Blue Heron, Fowlers Toad, Spotted Turtle	0.00
135	3	33 OLD YORK ROAD	1.02	PA1	SRVSA	C1	1.14	1.02	1.02 d4ii Flood Fringe 1.02 d4ii Wetlands 1.02 d4iii Bald Eagle, Blue Heron, Fowlers Toad, Spotted Turtle	0.00

d2 denotes parcel is not of a size which would accomodate 5 dwelling units pursuant to NJAC5:97-5.2(h)

Low Density Land Inventory

BLOCK	LOT	PARCEL ADDRESS	ACREAGE	PLANNING AREA	SEWER SERVICE AREA	ZONE	ACREAGE NEEDED FOR CURRENT DEVELOPMENT	UNSUITABLE FOR DEVELOPMENT ACREAGE	UNSUITABLE FOR DEVELOPMENT REASON/COMMENT	ACREAGE SUITABLE FOR DEVELOPMENT
135	6	21 OLD YORK ROAD	0.93	PA1	SRVSA	C1	0.28	0.65	.18 d2 0.07 d4ii Flood Fringe 0.07 d4ii Wetlands 0.47 d4iii Bald Eagle, Blue Heron, Fowlers Toad, Spotted Turtle	0.00
135	7	19 OLD YORK ROAD	1.42	PA1	SRVSA	C1	0.55	0.87	.30 d2 0.57 d4ii Flood Fringe 0.16 d4ii Wetlands 0.73 d4iii Bald Eagle, Blue Heron, Fowlers Toad, Spotted Turtle	0.00
135	8	13 OLD YORK ROAD	0.48	PA1	SRVSA	C1	0.16	0.32	.04 d2 0.24 d4ii Flood Fringe 0.11 d4ii Wetlands 0.28 d4iii Bald Eagle, Blue Heron, Fowlers Toad, Spotted Turtle	0.00
135	9	11 OLD YORK ROAD	0.99	PA1	SRVSA	C1	0.24	0.99	0.99 d4ii Flood Fringe 0.34 d4ii Wetlands 0.76 d4iii Bald Eagle, Blue Heron, Fowlers Toad, Spotted Turtle	0.00
135	10	7 OLD YORK ROAD	0.99	PA1	SRVSA	C1	0.28	0.90	0.90 d4ii Flood Fringe/Floodway 0.45 d4ii Wetlands 0.45 d4iii Bald Eagle, Blue Heron, Fowlers Toad, Spotted Turtle	0.00
136	16	OLD YORK ROAD	1.44	PA1	SRVSA	R10	0.23	0.00	None	1.21
140	19	OLD YORK ROAD	1.42	PA5	SRVSA	R10	0.23	1.42	A500 Not for Profit	0.00
154	42	LEGHORN AVENUE	1.90	PA1	SRVSA	R20	0.46	1.90	1.36 d4iii Blue Heron 0.09 d2 1.90 A500 Not for Profit	0.00
163	1	755 ROUTE 202	58.72	PA1	SRVSA	M1	20.66	22.30	0.71 d4ii Wetlands 22.30 d4iii Blue Heron, Spotted Turtle, Fowlers Toad	15.76
163	6.01	ROUTE 202	0.25	PA1	SRVSA	R20	0.03	0.22	0.22 d2	0.00
163	8	733 ROUTE 202	0.44	PA1	SRVSA	R20	0.21	0.23	0.23 d2	0.00
163.01	1	701 ROUTE 202	0.50	PA1	SRVSA	R20	0.08	0.42	0.42 d2	0.00
163.02	17	705 ROUTE 202	0.39	PA1	SRVSA	R20	0.40	0.00	None	0.00

d2 denotes parcel is not of a size which would accomodate 5 dwelling units pursuant to NJAC5:97-5.2(h)

Low Density Land Inventory

BLOCK	LOT	PARCEL ADDRESS	ACREAGE	PLANNING AREA	SEWER SERVICE AREA	ZONE	ACREAGE NEEDED FOR CURRENT DEVELOPMENT	UNSUITABLE FOR DEVELOPMENT ACREAGE	UNSUITABLE FOR DEVELOPMENT REASON/COMMENT	ACREAGE SUITABLE FOR DEVELOPMENT
164	6.05	724 ROUTE 202	55.94	PA1	SRVSA	P2	39.05	7.94	3.89 d4ii Wetlands 7.94 d4iii Blue Heron, Spotted Turtle, Fowlers Toad	8.95
164	6.06	ROUTE 202	4.73	PA1	SRVSA	P2	10.42	0.00	None	0.00
164.03	6	VONES LANE	1.91	PA1	SRVSA	R20	0.55	0.00	None	1.36
165	2	360 MILLTOWN ROAD	6.39	PA1	SRVSA	C1	2.68	2.12	0.18 d4ii Wetlands 2.12 d4iii Blue Heron, Spotted Turtle, Fowlers Toad	1.59
166	1.01	445 MILLTOWN ROAD	15.90	PA1	SRVSA	P	0.34	15.90	A500 Not for Profit	0.00
166	6	ROUTE 202	11.24	PA12	SRVSA	C1	3.19	6.72	3.43 d4ii Wetlands 6.72 d4iii Blue Heron, Spotted Turtle, Fowlers Toad	1.33
170	2	208 ROUTE 28	0.30	PA2	SRVSA	C3A	0.65	0.00	None	0.00
170	4.02	250 ROUTE 28	6.95	PA2	SRVSA	C3	4.90	0.00	None	2.05
170	5	ROUTE 28	4.02	PA2	SRVSA	C3	0.50	1.98	1.98 d4iii Blue Heron	1.54
172	9	ROUTE 28	0.66	PA2 RC	SRVSA	R20	0.50	0.16	d2	0.00
175	2	MILLTOWN ROAD	9.84	PA2 RC	SRVSA	R40	9.84	0.00	JCP&L Substation	0.00
184	5	452 ROUTE 28	0.74	PA2 RC	SRVSA	R20	0.19	0.55	d2	0.00
184	6	VISTA ROAD	0.88	PA2 RC	SRVSA	R40	0.92	0.33	0.33 d4ii Wetlands 0.33 d4iii Blue Heron	0.00

d2 denotes parcel is not of a size which would accomodate 5 dwelling units pursuant to NJAC5:97-5.2(h)

Low De. ity Land Inventory

BLOCK	LOT	PARCEL ADDRESS	ACREAGE	PLANNING AREA	SEWER SERVICE AREA	ZONE	ACREAGE NEEDED FOR CURRENT DEVELOPMENT	UNSUITABLE FOR DEVELOPMENT ACREAGE	UNSUITABLE FOR DEVELOPMENT REASON/COMMENT	ACREAGE SUITABLE FOR DEVELOPMENT
184	17	MONTGOMERY ROAD	5.60	PA2 RC	SRVSA	R20	0.46	4.32	0.84 d4ii Wetlands 4.32 d4iii Blue Heron	0.82
186	51	VANDERVEER ROAD	1.55	PA2 RC	SRVSA	R40	0.92	0.86	d4iii Blue Heron	0.00
186	54	VANDERVEER ROAD	0.97	PA2 RC	SRVSA	R40	0.92	0.05	d2	0.00
187	30	476 ROUTE 28	6.88	PA2 RC	SRVSA	C4	8.18	0.00	Sewer Easement, Water Easement, Drainage Easement	0.00
198	1	460 MILLTOWN ROAD	4.53	PA1 RC	SRVSA	P2	3.97	0.56	d2	0.00
200	1	400 NORTH BRIDGE STREET	0.68	PA1 RC	SRVSA	GCM	0.64	0.00	None	0.04
200	2	966 ROUTE 22	0.94	PA1 RC	SRVSA	GCM	0.34	0.00	None	0.60
200	3	977 ROUTE 22	0.91	PA1 RC	SRVSA	GCM	0.19	0.00	None	0.72
200	4	989 ROUTE 22	0.63	PA1 RC	SRVSA	GCM	0.17	0.00	None	0.46
203	1	350 GROVE STREET	1.04	PA1 RC	SRVSA	GCM	0.56	0.00	None	0.48
203	1.01	ROUTE 22	1.29	PA1 RC	SRVSA	GCM	1.07	0.00	None	0.22
203	2	336 GROVE STREET	0.98	PA1 RC	SRVSA	R10	0.53	0.09	0.09 d4ii Wetlands 0.09 d4iii Blue Heron	0.36
205	1	1068 ROUTE 22	0.91	PA1 RC	SRVSA	M1B	0.10	0.07	0.07 d4ii Wetlands 0.07 d4iii Blue Heron, Box Turtle	0.74

d2 denotes parcel is not of a size which would accomodate 5 dwelling units pursuant to NJAC5:97-5.2(h)

NJAC 5:97-5.2(c)4

Low Density Land Inventory

BLOCK	LOT	PARCEL ADDRESS	ACREAGE	PLANNING AREA	SEWER SERVICE AREA	ZONE	ACREAGE NEEDED FOR CURRENT DEVELOPMENT	UNSUITABLE FOR DEVELOPMENT ACREAGE	UNSUITABLE FOR DEVELOPMENT REASON/COMMENT	ACREAGE SUITABLE FOR DEVELOPMENT
205	4	ROUTE 22	0.69	PA1 RC	SRVSA	M1B	0.44	0.25	0.25 d2 0.03 d4ii Wetlands 0.03 d4iii Blue Heron, Box Turtle	0.00
205	5	1120 ROUTE 22	44.40	PA1 RC	SRVSA	M1B	34.56	20.39	4.06 d4ii Wetlands 20.39 d4iii Blue Heron, Box Turtle	0.00
206	3	1130 ROUTE 22	17.67	PA1 RC	SRVSA	M1B	4.26	21.30	4.26 d4iii Blue Heron, Box Turtle	0.00
206	5	ROUTE 22	23.67	PA1 RC	SRVSA	MPD	21.13	7.75	2.75 d4ii Wetlands 7.75 d4iii Box Turtle, Blue Heron	0.00
206	12	1170 ROUTE 22	2.87	PA1 RC	SRVSA	MPD	2.58	0.74	0.29 d2 0.74 d4iii Box Turtle, Blue Heron	0.00
206	31	245 UNION AVENUE	0.83	PA1 RC	SRVSA	MPD	0.77	0.06	0.06 d2	0.00
206	40	225 JACKSON STREET	1.06	PA1 RC	SRVSA	MPD	0.79	0.00	None	0.27
206	41	215 UNION AVENUE	1.47	PA1 RC	SRVSA	MPD	1.04	0.00	None	0.43
206	42	201 UNION AVENUE	2.71	PA1 RC	SRVSA	MPD	1.92	0.00	None	0.79
206	60.01	157 UNION AVENUE	1.72	PA1 RC	SRVSA	MPD	1.05	0.00	None	0.67
206	61	155 UNION AVENUE	0.95	PA1 RC	SRVSA	MPD	0.22	0.73	0.48 d2 0.02 d4ii Wetlands 0.25 d4iii Blue Heron	0.00
221	1.01	229 ADAMSVILLE ROAD	3.98	PA1 RC	SRVSA	M1B	0.95	1.94	1.94 d4iii Box Turtle, Blue Heron	1.09
221	1.03	1200 ROUTE 22	6.80	PA1 RC	SRVSA	M1B	7.25	1.96	1.96 d4iii Box Turtle	0.00

d2 denotes parcel is not of a size which would accomodate 5 dwelling units pursuant to NJAC5:97-5.2(h)

Low Density Land Inventory

BLOCK	LOT	PARCEL ADDRESS	ACREAGE	PLANNING AREA	SEWER SERVICE AREA	ZONE	ACREAGE NEEDED FOR CURRENT DEVELOPMENT	UNSUITABLE FOR DEVELOPMENT ACREAGE	UNSUITABLE FOR DEVELOPMENT REASON/COMMENT	ACREAGE SUITABLE FOR DEVELOPMENT
221	28	355 UNION AVENUE	0.55	PA1 RC	SRVSA	C1	0.76	0.00	None	0.00
222	1	1250 ROUTE 22	4.58	PA1 RC	SRVSA	HIC	1.97	0.00	None	2.61
222	1.01	ROUTE 22	0.36	PA1 RC	SRVSA	HIC	0.01	0.00	None	0.35
222	3	1260 ROUTE 22	11.63	PA1 RC	SRVSA	HIC	0.01	1.88	1.88 d4ii Wetlands 1.88 d4iii Box Turtle, Blue Heron	9.74
222	6	1288 ROUTE 22	3.89	PA1 RC	SRVSA	HIC	0.60	0.00	None	3.29
222	7.01	1298 ROUTE 22	1.59	PA1 RC	SRVSA	HIC	1.59	0.00	None	0.00
222	40	MORGAN LANE	0.86	PA2 RC	SRVSA	M1	10.00	0.86	0.39 d4ii Wetlands 0.34 d4iii Box Turtle, Blue Heron 0.86 A500 Not for Profit	0.00
224	6	357 UNION AVENUE	1.20	PA1 RC	SRVSA	C1	1.32	0.08	0.08 d4ii Wetlands 0.08 d4iii Box Turtle, Blue Heron	0.00
224	8	361 UNION AVENUE	0.46	PA1 RC	SRVSA	R20	0.74	0.02	0.02 d4ii Wetlands 0.02 d4iii Box Turtle, Blue Heron	0.00
225	1	1316 ROUTE 22	1.35	PA1 RC	SRVSA	HIC	0.27	0.00	None	1.08
225	1.01	MORGAN LANE	1.38	PA1 RC	SRVSA	HIC	1.38	0.00	None	0.00
227	2.02	1350 ROUTE 22	5.39	PA1 RC	SRVSA	HIC	2.00	4.41	2.27 d4ii Wetlands 4.41 d4iii Box Turtle, Blue Heron	0.00
228	1.01	216 FINDERNE AVENUE	0.76	PA1 RC	SRVSA	HIC	0.49	0.27	d2	0.00

d2 denotes parcel is not of a size which would accomodate 5 dwelling units pursuant to NJAC5:97-5.2(h)

Low De ity Land Inventory

BLOCK	LOT	PARCEL ADDRESS	ACREAGE	PLANNING AREA	SEWER SERVICE AREA	ZONE	ACREAGE NEEDED FOR CURRENT DEVELOPMENT	UNSUITABLE FOR DEVELOPMENT ACREAGE	UNSUITABLE FOR DEVELOPMENT REASON/COMMENT	ACREAGE SUITABLE FOR DEVELOPMENT
230	6	465 UNION AVENUE	2.66	PA1 RC	SRVSA	C1	2.40	0.58	d4iii Blue Heron, Box Turtle	0.00
230	8	UNION AVENUE	0.48	PA1 RC	SRVSA	C1	0.16	0.32	d2	0.00
230	9	489 UNION AVENUE	0.45	PA1 RC	SRVSA	C1	0.92	0.00	None	0.00
230	10	UNION AVENUE	2.04	PA2 RC	SRVSA	C1	0.92	1.12	1.02 d4ii Wetlands 1.02 d4iii Box Turtle, Blue Heron 0.10 d2	0.00
232	36	555 UNION AVENUE	1.33	PA1 RC	SRVSA	R10	0.29	0.00	None	1.04
232	38	UNION AVENUE	0.88	PA1 RC	SRVSA	C1	0.34	0.14	0.14 d4ii Wetlands 0.14 d4iii Box Turtle, Blue Heron	0.40
232	39	565 UNION AVENUE	0.51	PA1 RC	SRVSA	C1	0.70	0.00	None	0.00
232	40	573 UNION AVENUE	0.48	PA1 RC	SRVSA	C1	1.18	0.00		0.00
233	1	ROUTE 22	5.92	PA1 RC	SRVSA	HIC	2.03	0.39	0.32 d 4ii Wetlands 0.39 d4iii Blue Heron, Box Turtle	3.50
233	2	1400 ROUTE 22	6.39	PA1 RC	SRVSA	HIC	1.30	1.78	1.35 d4ii Wetlands 1.78 d4iii Blue Heron, Box Turtle	3.31
233	3	270 FOOTHILL ROAD	22.02	PA1 RC	SRVSA	M1A	3.51	11.59	10.84 d 4ii Wetlands 11.59 d4iii Blue Heron, Box Turtle	6.92
233	4	FOOTHILL ROAD	15.72	PA1 RC	SRVSA	M1A	11.28	2.60	2.60 d4ii Wetlands 2.60 d4iii Blue Heron, Box Turtle	1.84
233	9	CHIMNEY ROCK ROAD	5.21	PA1 RC	SRVSA	M1A	5.16	0.00	None	0.05

d2 denotes parcel is not of a size which would accomodate 5 dwelling units pursuant to NJAC5:97-5.2(h)

Low De ity Land Inventory

BLOCK	LOT	PARCEL ADDRESS	ACREAGE	PLANNING AREA	SEWER SERVICE AREA	ZONE	ACREAGE NEEDED FOR CURRENT DEVELOPMENT	UNSUITABLE FOR DEVELOPMENT ACREAGE	UNSUITABLE FOR DEVELOPMENT REASON/COMMENT	ACREAGE SUITABLE FOR DEVELOPMENT
233	12	CHIMNEY ROCK ROAD	3.01	PA1 RC	SRVSA	M1A	4.99	0.00	None	0.00
234	1	ROUTE 22	1.85	PA1 RC	SRVSA	M1A	1.90	0.00	None	0.00
234	2,3,4	ROUTE 22	9.07	PA1 RC	SRVSA	M1A	8.33	0.36	d4iii Box Turtle, Blue Heron	0.38
234	5	CHIMNEY ROCK ROAD	8.11	PA1 RC	SRVSA	M1A	10.12	0.00	None	0.00
237	1.02	358 UNION AVENUE	0.44	PA1 RC	SRVSA	C1	0.64	0.00	None	0.00
249	18	BAINBRIDGE STREET	36.16	PA1 RC	SRVSA	C1	36.16	2.62	1.31 d4ii Wetlands 2.62 d4iii Box Turtle Blue Heron	0.00
249	20	65 FINDERNE AVENUE	0.26	PA1 RC	SRVSA	C1	0.29	0.00	None	0.00
249	25	MAIN STREET	0.37	PA1 RC	SRVSA	C1	0.95	0.00	None	0.00
249	26	601 E MAIN ST.	0.31	PA1 RC	SRVSA	C2	0.34	0.00	None	0.00
249	40	MOUNT PLEASANT AVENUE	1.21	PA2 RC	SRVSA	R10	0.23	1.21	A500 Not for Profit	0.00
251	4	UNION AVENUE	1.01	PA2 RC	SRVSA	R20	0.46	0.00	None	0.55
252	2	FINDERNE AVENUE	14.43	PA2 RC	SRVSA	R20	0.46	14.43	4.14 d4iii Box Turtle, Blue Heron Commercial Eastern Star Home 14.43 A-500 Not for Profit	0.00
254	1	452 UNION	0.50	PA1 RC	SRVSA	R10	0.35	0.15	d2	0.00

d2 denotes parcel is not of a size which would accomodate 5 dwelling units pursuant to NJAC5:97-5.2(h)

Low De. ,ty Land Inventory

BLOCK	LOT	PARCEL ADDRESS	ACREAGE	PLANNING AREA	SEWER SERVICE AREA	ZONE	ACREAGE NEEDED FOR CURRENT DEVELOPMENT	UNSUITABLE FOR DEVELOPMENT ACREAGE	UNSUITABLE FOR DEVELOPMENT REASON/COMMENT	ACREAGE SUITABLE FOR DEVELOPMENT
254	12	FINDERNE AVENUE	7.35	PA2 RC	SRVSA	R40 MDU	9.00	0.83	0.83 d4ii Wetlands 0.83 d4iii Box Turtle, Blue Heron	0.00
254	17	68 FINDERNE AVENUE	0.24	PA1 RC	SRVSA	C	0.57	0.00	None	0.00
254	19	MAIN ST	3.70	PA1 RC	SRVSA	C1	4.14	0.00	None	0.00
254	21	629 E. MAIN ST.	0.23	PA1 RC	SRVSA	C1	0.35	0.00	None	0.00
254	22	635 E. MAIN ST.	0.56	PA1 RC	SRVSA	C1	0.24	0.32	d2	0.00
254	48	637 MAIN STREET	0.37	PA1 RC	SRVSA	C1	0.49	0.00	None	0.00
254	49	643 EAST MAIN STREET	0.32	PA1 RC	SRVSA	C1	0.89	0.00	None	0.00
254	50	379 EAST MAIN STREET	0.71	PA1 RC	SRVSA	C1	0.19	0.52	d2	0.00
254	52	653 E. MAIN ST.	0.53	PA1 RC	SRVSA	C1	0.64	0.00	None	0.00
254	57	667 MAIN ST	0.56	PA1 RC	SRVSA	C1	0.26	0.30	d2	0.00
254	58	669 E. MAIN ST.	0.35	PA1 RC	SRVSA	C1	0.60	0.00	None	0.00
255	12	554 UNION AVENUE	0.73	PA1 RC	SRVSA	C1	0.37	0.36	d2	0.00
255	16	PEARL STREET	2.13	PA2 RC	SRVSA	R10	0.23	2.13	1.22 d4ii Wetlands 1.22 d4iii Box Turtle, Blue Heron 2.13 A500 Not for Profit	0.00

d2 denotes parcel is not of a size which would accomodate 5 dwelling units pursuant to NJAC5:97-5.2(h)

Low De. .ty Land Inventory

BLOCK	LOT	PARCEL ADDRESS	ACREAGE	PLANNING AREA	SEWER SERVICE AREA	ZONE	ACREAGE NEEDED FOR CURRENT DEVELOPMENT	UNSUITABLE FOR DEVELOPMENT ACREAGE	UNSUITABLE FOR DEVELOPMENT REASON/COMMENT	ACREAGE SUITABLE FOR DEVELOPMENT
255	28	KLINE STREET	0.85	PA2 RC	SRVSA	R20	0.46	0.39	0.18 d4ii Wetlands 0.18 d4iii Box Turtle, Blue Heron 0.21 d2	0.00
256	12	681 E MAIN ST	0.51	PA1 RC	SRVSA	C1	0.24	0.27	d2	0.00
256	16	EAST MAIN STREET	1.48	PA1 RC	SRVSA	C1	0.79	0.88	0.88 d4iii Blue Heron, Box Turtle	0.00
256	17	707 E MAIN ST	2.02	PA1 RC	SRVSA	C1	0.63	0.15	0.15 d4ii Wetlands 0.15 d4iii Blue Heron, Box Turtle	1.24
256	18	711 E MAIN ST	0.92	PA1 RC	SRVSA	C1	1.16	0.26	0.26 d4ii Wetlands 0.26 d4iii Blue Heron, Box Turtle	0.00
256	19	713 E MAIN ST	0.99	PA1 RC	SRVSA	C1	1.35	0.25	0.25 d4ii Wetlands 0.25 d4iii Blue Heron, Box Turtle	0.00
256	20	719 E MAIN ST	0.48	PA1 RC	SRVSA	C1	0.11	0.37	0.32 d2 0.05 d4iii Blue Heron, Box Turtle	0.00
257	2	UNION AVENUE	1.50	PA1 RC	SRVSA	C1	2.25	0.00	None	0.00
257	3	580 UNION AVENUE	0.89	PA1 RC	SRVSA	C1	0.48	0.00	None	0.41
257	4	UNION AVENUE	1.35	PA1 RC	SRVSA	M1A	0.37	0.00	None	0.98
257	5	136 BILLIAN STREET	1.35	PA1 RC	SRVSA	M1A	0.63	0.00	None	0.72
257	7	123 CHIMNEY ROCK ROAD	2.18	PA1 RC	SRVSA	M1A	1.16	0.00	None	1.02
257	12	111 CHIMNEY ROCK ROAD	5.14	PA1 RC	SRVSA	M1A	5.15	0.00	None	0.00

d2 denotes parcel is not of a size which would accomodate 5 dwelling units pursuant to NJAC5:97-5.2(h)

Low Density Land Inventory

BLOCK	LOT	PARCEL ADDRESS	ACREAGE	PLANNING AREA	SEWER SERVICE AREA	ZONE	ACREAGE NEEDED FOR CURRENT DEVELOPMENT	UNSUITABLE FOR DEVELOPMENT ACREAGE	UNSUITABLE FOR DEVELOPMENT REASON/COMMENT	ACREAGE SUITABLE FOR DEVELOPMENT
257	13	CHIMNEY ROCK ROAD	12.72	PA1 RC	SRVSA	M1A	5.73	2.27	0.89 d4ii Wetlands 2.27 d4iii Box Turtle, Blue Heron	4.72
257	20	739 E. MAIN STREET	0.35	PA1 RC	SRVSA	M1A	0.16	0.19	d2	0.00
257	29	771 E. MAIN STREET	0.76	PA1 RC	SRVSA	M1A	0.76	0.00	None	0.00
300	14	140 SOUTHSIDE AVENUE	6.52	PA2 RC	SRVSA	R10	0.23	4.50	3.71 d4ii Wetlands 4.50 d4iii Bald Eagle, Blue Heron, Box Turtle	1.79
300	15	LOESER AVENUE	1.82	PA1 RC	SRVSA	R10	0.74	1.08	0.31 d2 0.77 d4iii Bald Eagle, Box Turtle	0.00
300	18	MEYER STREET	3.17	PA2 RC	SRVSA/None	R10	0.23	3.17	2.35 d4ii Wetlands 2.35 d4ii Floodway and Floodplain 3.17 d4iii Box Turtle, Blue Heron, Bald Eagle	0.00
300	19	WATSON STREET	3.39	PA2 RC	SRVSA	R10	0.23	3.39	2.56 d4ii Wetlands 2.56 d4ii Floodway and Floodplain 3.39 d4iii Box Turtle, Blue Heron, Bald Eagle 3.39 A500 Not for Profit	0.00
300	20	ELIZABETH STREET	2.29	PA2 RC	SRVSA	R10	0.23	2.29	2.29 d4iii Box Turtle, Bald Eagle	0.00
300	22	MEYER STREET	1.81	PA2 RC	SRVSA	R10	0.23	1.81	1.81 d4iii Box Turtle Bald Eagle	0.00
301	2	SOUTHSIDE AVENUE	15.14	PA1 RC	SRVSA	M2	11.04	0.34	0.34 d4ii Wetlands 0.34 d4iii Blue Heron, Box Turtle	3.76
302	4	LOESER AVENUE	1.71	PA2 RC	SRVSA	R10	0.23	0.00	None	1.48
302	7	SECOND	1.51	PA2 RC	SRVSA	R10	0.23	0.92	0.92 d4iii Box Turtle	0.36
303	6	9 FINDERNE AVENUE	30.70	PA1 RC	SRVSA	M2	20.99	0.36	0.36 d4ii Wetlands 0.36 d4iii Blue Heron	9.35

d2 denotes parcel is not of a size which would accomodate 5 dwelling units pursuant to NJAC5:97-5.2(h)

Low De. .ty Land Inventory

BLOCK	LOT	PARCEL ADDRESS	ACREAGE	PLANNING AREA	SEWER SERVICE AREA	ZONE	ACREAGE NEEDED FOR CURRENT DEVELOPMENT	UNSUITABLE FOR DEVELOPMENT ACREAGE	UNSUITABLE FOR DEVELOPMENT REASON/COMMENT	ACREAGE SUITABLE FOR DEVELOPMENT
303	6.01	11 FINDERNE AVENUE	5.02	PA1 RC	SRVSA	M2	4.48	0.00	None	0.54
303	7	FINDERNE AVENUE	0.67	PA1 RC	SRVSA	M2	0.11	0.00	None	0.56
303	8.01	FINDERNE AVENUE	20.01	PA1 RC	SRVSA/NONE	M2	12.72	17.33	17.33 d4ii Flood Plain and Floodway 4.17 d4ii Wetlands 8.28 d4iii Bald Eagle, Blue Heron, Box Turtle	0.00
303	8.02	FINDERNE AVENUE	8.62	PA1 RC	SRVSA	M2	14.99	0.00	None	0.00
303	8.04	FINDERNE AVENUE	12.49	PA1 RC	SRVSA	M2	5.44	2.43	2.43 d4iii Bald Eagle	4.62
304	1	10 FINDERNE AVENUE	89.28	PA1 RC	SRVSA	R10	65.53	32.43	6.98 d4ii Wetlands 32.43 d4ii Floodway Flood Plain 12.33 d4iii Bald Eagle, Blue Heron, Box Turtle	0.00
313	5.03	BRIDGEWATER AVENUE	0.35	PA1 RC	SRVSA	R10	0.32	0.03	d2	0.00
315	1	586 EAST MAIN STREET	0.39	PA1 RC	SRVSA	R10	0.37	0.00	None	0.02
315	2	MAIN STREET	0.41	PA1 RC	SRVSA	R10	0.39	0.00	None	0.02
315	3	600 E. MAIN STREET	1.12	PA1 RC	SRVSA	R10	0.44	0.00	None	0.68
315	4, 5	FINDERNE AVENUE	0.39	PA1 RC	SRVSA	C1	0.38	0.00	None	0.01
315	6	FINDERNE AVENUE	0.77	PA1 RC	SRVSA	C1	0.67	0.00	None	0.10
316	25	21 FINDERNE AVENUE	0.30	PA1 RC	SRVSA	R10	0.55	0.00	None	0.00

d2 denotes parcel is not of a size which would accomodate 5 dwelling units pursuant to NJAC5:97-5.2(h)

Low Density Land Inventory

BLOCK	LOT	PARCEL ADDRESS	ACREAGE	PLANNING AREA	SEWER SERVICE AREA	ZONE	ACREAGE NEEDED FOR CURRENT DEVELOPMENT	UNSUITABLE FOR DEVELOPMENT ACREAGE	UNSUITABLE FOR DEVELOPMENT REASON/COMMENT	ACREAGE SUITABLE FOR DEVELOPMENT
316	32	568 CENTRAL AVENUE	14.94	PA1 RC	SRVSA	M2	8.14	0.00	None	6.80
316	33	550 CENTRAL AVENUE	4.69	PA1 RC	SRVSA	M2	5.25	0.00	None	0.00
316	17	BRIDGEWATER AVENUE	1.96	PA2 RC	SRVSA	R10	0.23	0.11	0.11 d4ii Wetlands 0.11 d4iii Box Turtle, Blue Heron	1.62
317	1	1503 E. MAIN ST	0.66	PA1 RC	SRVSA	C1	0.38	0.28	d2	0.00
317	3	618 E MAIN	0.35	PA1 RC	SRVSA	C1	0.77	0.00	None	0.00
319	8	30 FINDERNE AVENUE	0.57	PA1 RC	SRVSA	R40MDU	0.08	0.49	d2	0.00
320	7	20 FINDERNE AVENUE	0.12	PA1 RC	SRVSA	R40MDU	0.16	0.00	None	0.00
329	15	RADEL AVENUE	1.03	PA1 RC	SRVSA	M2	0.62	0.00	None	0.41
338	9	760 MAIN ST	7.25	PA1 RC	SRVSA	M2	0.63	7.25	1.81 d4ii Wetlands 8.25 d4iii Blue Heron, Box Turtle	0.00
338	10	10 POLHEMUS LANE	3.39	PA1 RC	SRVSA	M2	0.34	0.00	None	3.05
340	1	POLHEMUS LANE	8.21	PA1 RC	SRVSA	M2	3.24	0.00	None	4.97
340	2	EASTON TURNPIKE	268.92	PA1 RC	SRVSA/NONE	M2	8.03	268.92	51.27 d4ii Wetlands 268.92 d4ii Floodplain 119.88 d4iii Fowlers Toad, Blue Heron, Box Turtle, Bald Eagle	0.00
340	3	400 WEST MAIN ST	25.08	PA1 RC	SRVSA	M2	8.40	25.08	5.36 d4ii Wetlands 25.08 d4ii Floodplain 8.40 d4iii Box Turtle, Blue Heron, Fowlers Toad, Bald Eagle	0.00

d2 denotes parcel is not of a size which would accomodate 5 dwelling units pursuant to NJAC5:97-5.2(h)

Low De. ity Land Inventory

BLOCK	LOT	PARCEL ADDRESS	ACREAGE	PLANNING AREA	SEWER SERVICE AREA	ZONE	ACREAGE NEEDED FOR CURRENT DEVELOPMENT	UNSUITABLE FOR DEVELOPMENT ACREAGE	UNSUITABLE FOR DEVELOPMENT REASON/COMMENT	ACREAGE SUITABLE FOR DEVELOPMENT
342	1	POLHEMUS LANE	138.84	PA5 RC	NONE	M2	6.02	138.84	d4ii Floodway	0.00
348	1	155 FOOTHILL ROAD	0.66	PA1 RC	SRVSA	M1A	0.28	0.00	None	0.38
348	2	149 FOOTHILL ROAD	0.75	PA1 RC	SRVSA	M1A	0.23	0.00	None	0.52
348	11	125 FOOTHILL ROAD	4.23	PA1 RC	SRVSA	M1A	1.57	0.96	0.05 d4ii Wetlands 0.96 d4iii Blue Heron, Fowlers Toad, Box Turtle	1.70
348	17	FOOTHILL ROAD	9.89	PA1 RC	SRVSA	M1A	1.61	0.00	None	8.28
348	21	823 E. MAIN STREET	0.35	PA1 RC	SRVSA	M1A	0.17	0.00	None	0.18
348	26	CHIMNEY ROCK ROAD	1.36	PA1 RC	SRVSA	M1A	3.65	0.00	None	0.00
348	27	795 E. MAIN STREET	1.57	PA1 RC	SRVSA	M1A	0.26	0.00	None	1.31
348	28	CHIMNEY ROCK ROAD	0.65	PA1 RC	SRVSA	M1A	0.20	0.00	None	0.45
348	29	CHIMNEY ROCK ROAD	0.54	PA1 RC	SRVSA	M1A	0.10	0.00	None	0.44
348	30	CHIMNEY ROCK ROAD	11.71	PA1 RC	SRVSA	M1A	12.39	0.00	None	0.00
349	1	60 ROUTE 28	5.31	PA1 RC	SRVSA	PRCP	4.01	0.00	None	1.30
349	3	500 PROMENADE BLVD.	4.36	PA1 RC	SRVSA	PRCP	10.17	0.97	0.97 d4ii Wetlands 0.97 d4iii Box Turtle, Blue Heron	0.00

d2 denotes parcel is not of a size which would accomodate 5 dwelling units pursuant to NJAC5:97-5.2(h)

Low De. ity Land Inventory

BLOCK	LOT	PARCEL ADDRESS	ACREAGE	PLANNING AREA	SEWER SERVICE AREA	ZONE	ACREAGE NEEDED FOR CURRENT DEVELOPMENT	UNSUITABLE FOR DEVELOPMENT ACREAGE	UNSUITABLE FOR DEVELOPMENT REASON/COMMENT	ACREAGE SUITABLE FOR DEVELOPMENT
349	4	325 PROMENADE BLVD.	13.25	PA1 RC	SRVSA	PRCP	21.15	0.00	None	0.00
349	5	PROMENADE BLVD	17.21	PA1 RC	SRVSA	PRCP	29.74	0.00	None	0.00
350	1	PROMENADE BLVD	7.46	PA1 RC	SRVSA	PRCP	3.21	0.00	None	4.25
350	2	400 PROMENADE BLVD	11.19	PA1 RC	SRVSA	PRCP	18.87	0.00	None	0.00
350	3	200 PROMENADE BLVD	11.25	PA1 RC	SRVSA	PRCP	21.02	0.00	None	0.00
355	1	UNION AVENUE	10.69	PA1 RC	SRVSA	M1A	13.58	0.00	None	0.00
356	1	ROUTE 22	8.34	PA1 RC	SRVSA	M1A	8.40	0.00	None	0.00
356	2	1550 ROUTE 22	4.05	PA1 RC	SRVSA	M1A	1.17	0.36	0.36 d4iii Bald Eagle Fowlers Toad, Blue Heron 0.02 d4ii Wetlands	2.52
356	2.02	1550 ROUTE 22	4.05	PA1 RC	SRVSA	M1A	1.69	0.17	0.17 d4iii Fowlers Toad; Blue Heron 0.17 d4ii Wetlands	2.19
356	3	CHIMNEY ROCK ROAD	29.74	PA1 RC	SRVSA	M1A	69.57	0.00	None	0.00
357	1.01	THOMPSON AVENUE	1.98	PA1	SRVSA	M1A	0.70	0.00	None	1.28
359	4	1606 RT 22	0.51	PA1	SRVSA	R20	0.24	0.27	d2	0.00
367	22	ROUTE 22	0.56	PA1	SRVSA	R20	0.46	0.10	d2	0.00

d2 denotes parcel is not of a size which would accomodate 5 dwelling units pursuant to NJAC5:97-5.2(h)

Low De. ity Land Inventory

BLOCK	LOT	PARCEL ADDRESS	ACREAGE	PLANNING AREA	SEWER SERVICE AREA	ZONE	ACREAGE NEEDED FOR CURRENT DEVELOPMENT	UNSUITABLE FOR DEVELOPMENT ACREAGE	UNSUITABLE FOR DEVELOPMENT REASON/COMMENT	ACREAGE SUITABLE FOR DEVELOPMENT
367	24	1730 ROUTE 22	2.84	PA1	SRVSA	R20	0.18	0.00	None	2.66
371	29	1924 ROUTE 22	0.52	PA1	SRVSA	R20	0.38	0.14	d2	0.00
381	22	HAWTHORN AVENUE	2.52	PA1	SRVSA	R20	0.46	2.52	2.21 d4ii Wetlands 2.21 d4iii Box Turtle, Blue Heron, Wood Thrush, Fowlers Toad 2.52 A500 Not for Profit	0.00
382	1	ROUTE 22	0.96	PA1	SRVSA			0.05	0.05 d4ii Wetlands 0.05 d4iii Bald Eagle, Fowlers Toad, Blue Heron	0.91
382	5.01	ROUTE 22	9.42	PA1	SRVSA	C3	0.17	1.04	0.55 d4ii Wetlands 1.04 d4iii Bald Eagle, Blue Heron, Fowlers Toad, Wood Thrush, Box Turtle	8.21
400	2	322 ROUTE 28	2.20	PA1 RC	SRVSA	C3	0.56	0.70	0.70 d4iii Blue Heron	0.94
400	3	379 ROUTE 28	2.29	PA1 RC	SRVSA	C3	0.42	0.35	0.35 d4iii Blue Heron	1.52
400	4	ROUTE 28	1.88	PA1 RC	SRVSA	C3	0.26	1.29	1.29 d4iii Blue Heron	0.33
400	5	430 ROUTE 22	8.96	PA1 RC	SRVSA/NONE	C3	9.64	1.27	1.27 d4iii Blue Heron	0.00
400	5.02	440 ROUTE 22	14.84	PA1 RC	SRVSA/NONE	C3	15.19	3.10	0.24 d4ii Wetlands 3.10 d4iii Blue Heron	0.00
400	5.01	ROUTE 22	10.40	PA1 RC	SRVSA	C3	3.20	5.74	5.74 d4iii Blue Heron	1.46
400	7	ROUTE 22 EAST	4.96	PA1 RC	SRVSA	C3	4.96	0.72	0.72 d4ii Wetlands 0.72 d4iii Blue Heron	0.00
400	7.06	520 ROUTE 22	5.85	PA1 RC	SRVSA	C3	4.59	1.83	092 d4ii Wetlands 1.83 d4iii Blue Heron	0.00

d2 denotes parcel is not of a size which would accomodate 5 dwelling units pursuant to NJAC5:97-5.2(h)

Low Density Land Inventory

BLOCK	LOT	PARCEL ADDRESS	ACREAGE	PLANNING AREA	SEWER SERVICE AREA	ZONE	ACREAGE NEEDED FOR CURRENT DEVELOPMENT	UNSUITABLE FOR DEVELOPMENT ACREAGE	UNSUITABLE FOR DEVELOPMENT REASON/COMMENT	ACREAGE SUITABLE FOR DEVELOPMENT
400	7.05	560 COUNTRY CLUB ROAD	1.00	PA1 RC	SRVSA	C3	1.08	1.00	1.00 d4iii Blue Heron	0.00
400	18	ROUTE 28	1.21	PA1 RC	SRVSA	C3	0.10	1.11	0.56 d4iii Blue Heron 0.55 d2	0.00
400	19.01	ROUTE 28	4.31	PA1 RC	SRVSA	C3	4.31	0.98	d4iii Blue Heron	0.00
400	22	ROUTE 28	1.36	PA2	SRVSA	R20	0.46	1.36	0.93 d4iii Blue Heron 1.36 A500 Not for Profit	0.00
400	24	ROUTE 28	2.01	PA1 RC	SRVSA	C3	2.01	0.00	None	0.00
400	25	559 ROUTE 28	0.60	PA1 RC	SRVSA	C3	0.15	0.00	None	0.45
402	1.01	SOMERVILLE CIRCLE	30.37	PA1 RC	SRVSA	C2	24.49	5.88	0.51 d2 537 d4iii Blue Heron, Box Turtle	0.00
402	2	711 ROUTE 28	3.85	PA1 RC	SRVSA	C2	3.75	0.09	d2	0.01
404	4	250 ROUTE 202/206	0.37	PA1 RC	SRVSA	C1	0.65	0.00	None	0.00
404	6	220 WEST END AVENUE	0.12	PA1 RC	SRVSA	C1	0.21	0.00	None	0.00
404	12	208 WEST END AVENUE	0.22	PA1 RC	SRVSA	R10	0.12	0.22	A500 Not for Profit	0.00
405	1	WEST SUMMIT STREET	0.65	PA2 RC	SRVSA	R10	0.23	0.42	0.42 d2	0.00
405	7	196 WEST END AVENUE	0.36	PA1 RC	SRVSA	R10	0.60	0.00	None	0.00

d2 denotes parcel is not of a size which would accomodate 5 dwelling units pursuant to NJAC5:97-5.2(h)

Low Density Land Inventory

BLOCK	LOT	PARCEL ADDRESS	ACREAGE	PLANNING AREA	SEWER SERVICE AREA	ZONE	ACREAGE NEEDED FOR CURRENT DEVELOPMENT	UNSUITABLE FOR DEVELOPMENT ACREAGE	UNSUITABLE FOR DEVELOPMENT REASON/COMMENT	ACREAGE SUITABLE FOR DEVELOPMENT
406	2	270 ROUTE 202/206	0.98	PA1 RC	SRVSA	C1	0.91	0.07	d2	0.00
407	2	ROUTE 22	1.84	PA1 RC	SRVSA	C1	0.19	0.97	0.40 d4ii Wetlands 0.97 d4ii Box Turtle, Blue Heron, Bald Eagle	0.68
407	3	830 ROUTE 22	1.27	PA1 RC	SRVSA	C1	2.30	0.03	0.03 d4ii Wetlands 0.03 d4iii Box Turtle, Blue Heron, Bald Eagle	0.00
408	2	GARRETSON ROAD	9.95	PA2	SRVSA	R40	0.92	9.95	A500 Not for Profit	0.00
408	6	501 ROUTE 22	27.00	PA1 RC	SRVSA	C3	33.13	0.00	None	0.00
411	39	ROUTE 22	85.62	PA1 RC	SRVSA	M1	37.04	19.03	5.03 d4ii Wetlands 19.03 d4iii Bald Eagle, Blue Heron, Long Eared Owl	29.55
411	39.02	100 SOMERSET CORP. BLVD.	18.00	PA1 RC	SRVSA	M1	15.74	0.00	None	2.26
411	39.03	200 SOMERSET CORP. BLVD.	19.17	PA1 RC	SRVSA	M1	15.74	8.29	3.79 d4ii Wetlands 8.29 d4iii Bald Eagle, Blue Heron	0.00
411	39.04	500 SOMERSET CORP. BLVD.	21.12	PA1 RC	SRVSA	M1	11.81	9.73	2.99 d4ii Wetlands 9.73 d4iii Bald Eagle, Blue Heron	0.00
411	39.05	300 SOMERSET CORP. BLVD.	12.11	PA1 RC	SRVSA	M1	20.33	0.28	0.09 d4ii Wetlands 0.28 d4iii Bald Eagle, Blue Heron	0.00
411	39.06	400 SOMERSET CORP. BLVD.	19.16	PA1 RC	SRVSA	M1	20.33	7.66	2.90 Wetlands 7.66 d4iii Bald Eagle	0.00
413	17	COLD SPRING LANE	1.52	PA2	SRVSA	R40	0.92	0.23	0.23 d4ii Wetlands	0.37
413	18	COLD SPRING LANE	12.87	PA2	SRVSA	R40	0.92	10.74	8.17 d4ii Wetlands 9.02 d4iii Bald Eagle, Blue Heron 10.74 d4ii Floodways and Floodplain	1.21

d2 denotes parcel is not of a size which would accomodate 5 dwelling units pursuant to NJAC5:97-5.2(h)

Low Density Land Inventory

BLOCK	LOT	PARCEL ADDRESS	ACREAGE	PLANNING AREA	SEWER SERVICE AREA	ZONE	ACREAGE NEEDED FOR CURRENT DEVELOPMENT	UNSUITABLE FOR DEVELOPMENT* ACREAGE	REASON/COMMENT	ACREAGE SUITABLE FOR DEVELOPMENT
476	20	757 ROUTE 202/206	6.17	PA2	SRVSA	GCM	2.89	0.00	None	3.28
476	21	745 ROUTE 202/206	5.68	PA2	SRVSA	GCM	3.45	0.00	None	2.23
476	22	721 ROUTE 206	16.05	PA2	SRVSA	GCM	12.64	2.57	2.20 d4ii Wetlands 2.57 Blue Heron	0.84
476	23	ROUTE 202/206	5.62	PA2	SRVSA	GCM	0.88	0.11	0.11 d4ii Wetlands 0.11 Blue Heron	4.63
476	24	691 ROUTE 202/206	0.98	PA2	SRVSA	GCM	0.23	0.00	None	0.75
476	25	685 ROUTE 202/206	9.41	PA2	SRVSA	GCM	9.00	0.00	None	0.41
476	26	ROUTE 202/206	5.33	PA2	SRVSA	GCM	1.05	0.00	None	4.28
476	27	645 ROUTE 202/206	0.88	PA2	SRVSA	GCM	0.27	0.00	None	0.61
477	45	ROUTE 202/206	5.42	PA2	SRVSA	R40	0.92	0.00	None	4.50
477	46	Route 202/206	8.52	PA2	SRVSA	R40	0.92	0.00	None	7.60
477	50	797 ROUTE 202/206	4.17	PA2	SRVSA	R40	0.92	0.00	None	3.25
480	3	959 ROUTE 202/206	0.82	PA2	SRVSA	R20	0.29	0.53	d2	0.00
483	17	1041 ROUTE 202/206	49.09	PA2	SRVSA	SED	52.22	0.00	None	0.00

d2 denotes parcel is not of a size which would accomodate 5 dwelling units pursuant to NJAC5:97-5.2(h)

Low De. .ty Land Inventory

BLOCK	LOT	PARCEL ADDRESS	ACREAGE	PLANNING AREA	SEWER SERVICE AREA	ZONE	ACREAGE NEEDED FOR CURRENT DEVELOPMENT	UNSUITABLE FOR DEVELOPMENT ACREAGE	UNSUITABLE FOR DEVELOPMENT REASON/COMMENT	ACREAGE SUITABLE FOR DEVELOPMENT
483	18	1041 ROUTE 202/206	29.65	PA2	SRVSA	SED	39.61	0.43	0.43 d4iii Blue Heron	0.00
483	19	1041 ROUTE 202/206	31.87	PA2	SRVSA	SED	38.45	0.00	None	0.00
485	1	55 CORPORATE DRIVE	153.41	PA2	SRVSA/NONE	SED	77.40	27.39	None	48.62
485	2	1251 ROUTE 202/206	7.07	PA2	SRVSA	HC	4.41	0.31	0.312 d4iii Blue Heron	2.35
485	3	95 CORPORATE DR	12.57	PA2	SRVSA	SED	13.57	0.00	None	0.00
509	3	475 NORTH BRIDGE STREET	1.43	PA1 RC	SRVSA	C6	0.48	0.00	None	0.95
512	4	481 NORTH BRIDGE STREET	0.69	PA1 RC	SRVSA	C6	0.18	0.51	d2	0.00
514	5	PRINCE RODGERS AVENUE	6.75	PA1 RC	SRVSA	C1A	4.89	0.00	None	1.86
514	6	CENTERBRIDGE I	4.64	PA2 RC	SRVSA	SCHD	3.20	4.64	0.66 d4ii Wetlands 0.66 d4iii Blue Heron 4.64 A500 Not for Profit	0.00
514	7	CENTERBRIDGE II	5.20	PA2 RC	SRVSA	SCHD	4.91	0.00	None	0.29
519	1	WOODLAWN AVENUE	0.99	PA2 RC	SRVSA	R40	0.92	0.32	0.99 A500 Not for Profit 0.32 d4ii Wetlands 0.32 d4iii Blue Heron	0.00
519	2	WOODLAWN AVENUE	1.01	PA2 RC	SRVSA	R40	0.92	0.26	0.26 d4ii Wetlands 0.26 d4iii Blue Heron	0.00
520	17	FOREST AVENUE	10.14	PA2	SRVSA	MDU	10.14	0.50	0.50 d4iii Blue Heron	0.00

d2 denotes parcel is not of a size which would accomodate 5 dwelling units pursuant to NJAC5:97-5.2(h)

Low De. .ty Land Inventory

BLOCK	LOT	PARCEL ADDRESS	ACREAGE	PLANNING AREA	SEWER SERVICE AREA	ZONE	ACREAGE NEEDED FOR CURRENT DEVELOPMENT	UNSUITABLE FOR DEVELOPMENT ACREAGE	UNSUITABLE FOR DEVELOPMENT REASON/COMMENT	ACREAGE SUITABLE FOR DEVELOPMENT
522	1	COMMONS WAY	9.15	PA1 RC	SRVSA	BRC	9.15	0.00	None	0.00
522	3	ROUTE 22	5.44	PA1 RC	SRVSA	BRC	5.44	0.00	None	0.00
525	1	WOODLAWN AVENUE	1.03	PA2	SRVSA	R40	0.92	0.00	None	0.11
525	2	WOODLAWN AVENUE	1.37	PA2	SRVSA	R10B	0.28	0.00	None	1.09
525	3	WOODLAWN AVENUE	0.98	PA2	SRVSA	R40	0.92	0.07	0.07 d4ii Wetlands 0.07 d4iii Blue Heron	0.00
525	4	WOODLAWN AVENUE	1.46	PA2	SRVSA	R40	0.92	0.23	0.23 d4ii Wetlands 0.23 d4iii Blue Heron	0.31
526	7	FOREST AVENUE	0.80	PA2	SRVSA	R10B	0.28	0.52	0.52 d2	0.00
526	16	FOREST AVENUE	5.04	PA2	SRVSA	MDU	5.04	0.23	0.23 d4ii Wetlands	0.00
527	6	WOODLAWN AVENUE	0.94	PA2	SRVSA	R40	0.92	0.02	0.02 d2	0.00
527	7	WOODLAWN AVENUE	0.98	PA2	SRVSA	R40	0.92	0.11	0.11 d4ii Wetlands 0.11 d4iii Blue Heron	0.00
529	1	500 COMMONS WAY	2.22	PA1 RC	SRVSA	BRC	0.32	0.00	None	1.90
532	28	674 ROUTE 202/206 NORTH	11.73	PA2	SRVSA	GCM	11.73	3.70	3.70 d4ii Wetlands 3.70 d4iii Blue Heron	0.00
532	29	680 ROUTE 202/206	1.31	PA2	SRVSA	GCM	0.53	0.02	0.02 d4ii Wetlands 0.02 d4iii Blue Heron	0.76

d2 denotes parcel is not of a size which would accomodate 5 dwelling units pursuant to NJAC5:97-5.2(h)

Low Density Land Inventory

BLOCK	LOT	PARCEL ADDRESS	ACREAGE	PLANNING AREA	SEWER SERVICE AREA	ZONE	ACREAGE NEEDED FOR CURRENT DEVELOPMENT	UNSUITABLE FOR DEVELOPMENT ACREAGE	UNSUITABLE FOR DEVELOPMENT REASON/COMMENT	ACREAGE SUITABLE FOR DEVELOPMENT
536	12	FOOTHILL ROAD	4.30	PA2	SRVSA	R40	0.92	3.19	3.19 d4ii Wetlands 3.19 d4iii Blue Heron	0.19
536	13	FOOTHILL ROAD	1.13	PA2	SRVSA	R40	0.92	0.41	0.41 d4ii Wetlands 0.41 d4iii Blue Heron	0.00
536	14	FOOTHILL ROAD	2.33	PA2	SRVSA	R40	0.92	1.95	1.95 d4ii Wetlands 1.95 d4iii Blue Heron	0.00
536	20	FOOTHILL ROAD	1.75	PA2	SRVSA	R40	0.92	0.83	0.36 d4ii Wetlands 0.36 d4iii Blue Heron 0.47 d2	0.00
548	1	105 HIGHLAND AVENUE	0.32	PA2	SRVSA	R40	0.18	0.14	d2	0.00
549	14.01	768 ROUTE 202/206	2.18	PA2	SRVSA	R40A	4.27	0.13	0.13 d4ii Wetlands 0.13 d4iii Blue Heron	0.00
549	16	762 ROUTE 202/206	1.12	PA2	SRVSA	R40A	0.88	0.00	None	0.24
549	17	700 ROUTE 202/206	19.27	PA2	SRVSA	GCM	5.55	7.97	7.97 d4ii Wetlands 7.97 d4iii Blue Heron	5.75
549	17.01	720 ROUTE 202/206	5.54	PA2	SRVSA	GCM	1.19	1.44	None	2.91
550	1	300 COMMONS WAY	18.40	PA1 RC	SRVSA	BRC	8.60	2.66	2.66 4ii Wetlands 1.90 d4iii Blue Heron	7.14
552	4.01	200 CROSSING BLVD.	10.47	PA1 RC	SRVSA	BRC	16.40	0.81	0.81 d4ii Blue Heron	0.00
552	4.02	400 CROSSING BLVD.	9.91	PA1 RC	SRVSA	BRC	16.40	0.00	None	0.00
553	1	ROUTE 202/206	25.95	PA1 RC	SRVSA	BRC	40.78	0.35	0.35 d4ii Wetlands 0.35 d4iii Blue Heron	0.00

d2 denotes parcel is not of a size which would accomodate 5 dwelling units pursuant to NJAC5:97-5.2(h)

Low Density Land Inventory

BLOCK	LOT	PARCEL ADDRESS	ACREAGE	PLANNING AREA	SEWER SERVICE AREA	ZONE	ACREAGE NEEDED FOR CURRENT DEVELOPMENT	UNSUITABLE FOR DEVELOPMENT ACREAGE	UNSUITABLE FOR DEVELOPMENT REASON/COMMENT	ACREAGE SUITABLE FOR DEVELOPMENT
553	1.03	COMMONS WAY	11.82	PA1 RC	SRVSA	BRC	6.39	0.00	0.79 d4ii Wetlands 0.37 d4iii Blue Heron	5.43
553	1.05	COMMONS WAY	16.16	PA1 RC	SRVSA	BRC	17.00	0.00	None	0.00
553	1.07	COMMONS WAY	10.41	PA1 RC	SRVSA	BRC	9.50	0.00	None	0.91
553	1.08	COMMONS WAY	11.86	PA1 RC	SRVSA	BRC	10.86	0.00	None	1.00
554	2	ROUTE 22	1.78	PA1 RC	SRVSA	GCM	0.49	0.00	None	1.29
554	3	976 ROUTE 22	0.63	PA1 RC	SRVSA	GCM	0.37	0.00	None	0.26
556	1	981-991 ROUTE 22	6.42	PA1 RC	SRVSA	GCM	3.79	0.00	None	2.63
556	2	1011 ROUTE 22	4.82	PA1 RC	SRVSA	GCM	3.52	0.39	0.39 d4ii Wetlands 0.39 d4iii Blue Heron	0.91
556	3	1031 ROUTE 22	2.10	PA1 RC	SRVSA	GCM	1.53	0.54	0.54 d4ii Wetlands 0.54 d4iii Blue Heron	0.03
557	22	HELLER DRIVE	5.44	PA2 RC	SRVSA	R40	0.92	5.44	A500 Not for Profit	0.00
558	1	1051 ROUTE 22	2.36	PA1 RC	SRVSA	GCM	1.23	0.00	None	1.13
558	2	1065 ROUTE 22	2.21	PA1 RC	SRVSA	GCM	2.31	0.00	None	0.00
559	1	1081 ROUTE 22	2.34	PA1 RC	SRVSA	GCM	1.67	0.00	None	0.67

d2 denotes parcel is not of a size which would accomodate 5 dwelling units pursuant to NJAC5:97-5.2(h)

Low Density Land Inventory

BLOCK	LOT	PARCEL ADDRESS	ACREAGE	PLANNING AREA	SEWER SERVICE AREA	ZONE	ACREAGE NEEDED FOR CURRENT DEVELOPMENT	UNSUITABLE FOR DEVELOPMENT ACREAGE	UNSUITABLE FOR DEVELOPMENT REASON/COMMENT	ACREAGE SUITABLE FOR DEVELOPMENT
559	3	1125 ROUTE 22	13.17	PA1 RC	SRVSA	GCM	6.24	0.00	None	6.93
559	5	1201 ROUTE 22	4.87	PA1 RC	SRVSA	GCM	3.87	0.00	None	1.00
559	6	1213 ROUTE 22	4.30	PA1 RC	SRVSA	GCM	2.68	0.00	None	1.62
559	7	1231 ROUTE 22	4.47	PA2	SRVSA	GCM	1.64	0.00	None	2.83
565	1	459 FOOTHILL ROAD	2.57	PA2	SRVSA	R40	2.99	0.18	0.18 d4ii Wetlands	0.00
579	1	1072 ROUTE 22	0.49	PA1/PA-2	SRVSA	GCM	0.08	0.41	d2	0.00
579	2	1076 ROUTE 22	0.61	PA1/PA-2	SRVSA	GCM	0.39	0.22	d2	0.00
581	2	1271 ROUTE 22	8.44	PA1	SRVSA	HIC	3.94	0.70	0.70 d4ii Wetlands 0.70 d4ii Blue Heron	3.80
581	11	ADAMSVILLE ROAD	1.04	PA1	SRVSA	HIC	0.71	0.00	None	0.33
581	12	312 ADAMSVILLE ROAD	1.34	PA1	SRVSA	HIC	2.96	0.00	None	0.00
582	1	1244 ROUTE 22	0.67	PA1	SRVSA	HIC	0.66	0.01	d2	0.00
584	5	360 FOOTHILL ROAD	4.28	PA1	SRVSA	HIC	3.44	0.00	None	0.84
601	2	1246 ROUTE 202/206 N	1.28	PA2	SRVSA	C3A	2.03	0.13	0.13 d4iii Forest Core	0.00

d2 denotes parcel is not of a size which would accomodate 5 dwelling units pursuant to NJAC5:97-5.2(h)

Low Density Land Inventory

BLOCK	LOT	PARCEL ADDRESS	ACREAGE	PLANNING AREA	SEWER SERVICE AREA	ZONE	ACREAGE NEEDED FOR CURRENT DEVELOPMENT	UNSUITABLE FOR DEVELOPMENT ACREAGE	UNSUITABLE FOR DEVELOPMENT REASON/COMMENT	ACREAGE SUITABLE FOR DEVELOPMENT
601	4	1256 ROUTE 202	0.77	PA2	SRVSA	C3A	0.67	0.10	d2	0.00
601	12	SOUTH SHORE DRIVE	3.13	PA2	SRVSA	R50	1.15	2.45	2.45 d4iii Forest Core	0.00
601	13	EVERGREEN DRIVE	0.90	PA2	SRVSA	R50	1.15	0.47	0.46 d4iii Forest Core A500 Not for Profit	0.00
601	29	ROSEMARY PLACE	0.44	PA2	SRVSA	R20	0.46	0.29	d4iii Forest Core	0.00
601	107	Rte. 202/206	8.50	PA7	SRVSA	R40	8.50	5.85	5.85 d4iii Forest Core JCP&L Station	0.00
601	114	1182 ROUTE 202/206	1.23	PA2	SRVSA	R40	0.46	0.00	None	0.77
603	7	1350 COREILL DRIVE	0.26	PA2	SRVSA	R20	0.03	0.23	d2	0.00
623	2	PAPEN ROAD	0.82	PA2	SRVSA	R50	0.82	0.00	None	0.00
623	12	WASHINGTON VALLEY ROAD	3.32	PA2	SRVSA	R50	1.15	3.32	0.66 d4ii Wetlands 0.42 d4iii Blue Heron 3.32 A500 Not for Profit	0.00
642	5	690 FOOTHILL ROAD	1.79	PA2	SRVSA	R40	1.79	1.00	A500 Not for Profit	0.00
648	48	WELL ROAD	0.72	PA2	SRVSA	R50	0.03	0.00	None	0.69
652	46	WASHINGTON VALLEY ROAD	9.43	PA1	SRVSA	R50	1.15	5.51	4.16 d4ii Wetlands 5.51 d4iii Wood Turtle, Blue Heron	2.77
653	37	MOUNTAIN TOP ROAD	6.34	PA2	SRVSA	R50	2.22	0.43	0.26 d4ii Wetlands 0.43 d4iii Blue Heron	3.69

d2 denotes parcel is not of a size which would accomodate 5 dwelling units pursuant to NJAC5:97-5.2(h)

Low Density Land Inventory

BLOCK	LOT	PARCEL ADDRESS	ACREAGE	PLANNING AREA	SEWER SERVICE AREA	ZONE	ACREAGE NEEDED FOR CURRENT DEVELOPMENT	UNSUITABLE FOR DEVELOPMENT ACREAGE	UNSUITABLE FOR DEVELOPMENT REASON/COMMENT	ACREAGE SUITABLE FOR DEVELOPMENT
654	11	MOUNTAIN TOP ROAD	7.13	PA2	SRVSA	R40	0.92	3.91	2.72 d4ii Steep Slopes 3.80 d4iii Blue Heron, Forest Core	2.30
654	16	MOUNTAIN TOP ROAD	2.52	PA2	SRVSA	R40	0.92	1.39	1.39 d4iii Blue Heron, Forest Core	0.21
701	5	WASHINGTON VALLEY ROAD	9.63	PA2	SRVSA	R50	1.15	9.63	A500 Not for Profit	0.00
705	28	NEWMANS LANE	30.02	PA2 RC	SRVSA	R50	1.15	30.02	1.58 d4ii Wetlands 2.07 d4iii Bald Eagle 30.02 A500 Not for Profit	0.00
707	4.01	WASHINGTON VALLEY ROAD	1.35	PA2	SRVSA	C1	2.29	0.00	None	0.00
707	6	1914 WASHINGTON VALLEY ROAD	0.21	PA2	SRVSA	C1	0.15	0.00	None	0.06
707	7	1918 WASHINGTON VALLEY ROAD	1.01	PA2	SRVSA	C1	1.64	0.00	None	0.00
707	9	1924 WASHINGTON VALLEY ROAD	1.44	PA2	SRVSA	C1	0.55	0.00	None	0.89
708	1	1930 WASHINGTON VALLEY ROAD	0.41	PA2	SRVSA	C1	0.36	0.05	d2	0.00
708	2	1934 WASHINGTON VALLEY ROAD	0.35	PA2	SRVSA	C1	0.22	0.13	d2	0.00
708	3	1936 WASHINGTON VALLEY ROAD	1.55	PA2	SRVSA	C1	2.64	0.00	None	0.00
708	15	1944 WASHINGTON VALLEY ROAD	1.43	PA2	SRVSA	C1	0.47	0.00	None	0.96
708	16	1946 WASHINGTON VALLEY ROAD	1.30	PA2	SRVSA	C1	0.08	0.00	None	1.22

d2 denotes parcel is not of a size which would accomodate 5 dwelling units pursuant to NJAC5:97-5.2(h)

Low Density Land Inventory

BLOCK	LOT	PARCEL ADDRESS	ACREAGE	PLANNING AREA	SEWER SERVICE AREA	ZONE	ACREAGE NEEDED FOR CURRENT DEVELOPMENT	UNSUITABLE FOR DEVELOPMENT ACREAGE	UNSUITABLE FOR DEVELOPMENT REASON/COMMENT	ACREAGE SUITABLE FOR DEVELOPMENT
708	17	1948 WASHINGTON VALLEY ROAD	0.46	PA2	SRVSA	C1	0.46	0.00	None	0.00
708	18	1952 WASHINGTON VALLEY ROAD	0.23	PA2	SRVSA	C1	0.46	0.00	None	0.00
708	19	WASHINGTON VALLEY ROAD	1.88	PA2	SRVSA	C1	0.88	0.08	0.08 d4ii Wetlands 0.08 d4iii Blue Heron	0.92
708	20	1958 WASHINGTON VALLEY ROAD	0.45	PA2	SRVSA	C1	1.55	0.00	None	0.00
708	21	WASHINGTON VALLEY ROAD	1.16	PA2	SRVSA	C1	0.59	0.57	d2	0.00
708	22	1966 WASHINGTON VALLEY ROAD	1.38	PA2	SRVSA	C1	1.91	0.00	None	0.00
708	23	1972 WASHINGTON VALLEY ROAD	0.36	PA2	SRVSA	C1	0.47	0.00	None	0.00
708	23.01	817 CHIMNEY ROCK ROAD	0.25	PA2	SRVSA	C1	0.65	0.00	None	0.00
709	19	CHIMNEY ROCK ROAD	1.75	PA2	SRVSA	R50	1.15	0.00	None	0.60
709	20	CHIMNEY ROCK ROAD	2.11	PA2	SRVSA	R50	1.15	0.00	None	0.96
709	21	CHIMNEY ROCK ROAD	1.78	PA2	SRVSA	R50	1.15	0.00	None	0.63
711	3	LOGAN ROAD	26.03	PA5	SRVSA	M3	0.39	26.03	d4ii Quarrying operations/steep slopes. Owner testified that there are 50+ years of materials on site.	0.00
711	6	CHIMNEY ROCK ROAD	389.25	PA5	SRVSA/NONE	M3	5.70	389.25	d4ii Quarrying operations/steep slopes. Owner testified that there are 50+ years of materials on site.	0.00

d2 denotes parcel is not of a size which would accomodate 5 dwelling units pursuant to NJAC5:97-5.2(h)

Low De. .ty Land Inventory

BLOCK	LOT	PARCEL ADDRESS	ACREAGE	PLANNING AREA	SEWER SERVICE AREA	ZONE	ACREAGE NEEDED FOR CURRENT DEVELOPMENT	UNSUITABLE FOR DEVELOPMENT ACREAGE	UNSUITABLE FOR DEVELOPMENT REASON/COMMENT	ACREAGE SUITABLE FOR DEVELOPMENT
711	7	Route 22	17.79	PA2	SRVSA	LC	10.00	17.07	1.78 d4ii Wetlands 17.07 d4iii Blue Heron, Forest Core	0.00
711	8	1425 FRONTIER ROAD	6.12	PA5	SRVSA	C3	8.32	0.77	0.77 d4ii Wetlands 0.77 Blue Heron, Forest Core	0.00
711	12	1001 FRONTIER ROAD	50.62	PA2	SRVSA	C3	20.27	50.62	21.02 d4ii Steep Slopes 4.19 d4ii Wetlands 29.31 d4iii Blue Heron, Forest Core, 50.62 A500 Not for Profit	0.00
711	13	FOOTHILL ROAD	36.40	PA5	SRVSA	R50	1.15	29.40	29.40 d4ii Wetlands 29.40 d4iii Forest Core, Blue Heron	5.85
711	14	380 FOOTHILL ROAD	4.99	PA2	SRVSA	R50	2.84	2.15	0.37 d2 1.78 d4ii Wetlands 1.78 d4iii Blue Heron, Forest Core	0.00
712	4	FOOTHILL ROAD	36.25	PA2	SRVSA	R40	0.92	30.77	28.13 d4ii Wetlands 30.77 d4iii Forest Core, Blue Heron 1.22 d4ii Steep Slopes	4.56
713	10	OLD TULLO ROAD	1.84	PA2	SRVSA	R50	1.15	1.02	0.89 d4ii Wetlands 1.02 d4iii Wood Turtle, Blue Heron, Forest Core	0.00
718	5	CRIM ROAD	3.40	PA2	SRVSA	R50	1.15	3.40	3.40 d4ii Steep Slopes 2.57 d4iii Forest Core	0.00
718	23	MOUNTAIN TOP ROAD	6.59	PA2	SRVSA	R50	1.15	6.59	4.87 d4ii Steep Slopes 5.27 d4iii Forest Core 6.59 d4iii Potential Vernal Habitat	0.00
718	40	MOUNTAIN TOP ROAD	6.29	PA2	SRVSA	R40	0.92	1.90	1.90 d4ii Steep Slopes 1.90 d4iii Forest Core	3.47
718	67	TWIN OAKS ROAD	3.07	PA2	SRVSA	R40	0.92	2.15	1.78 d4ii Steep Slopes 1.78 d4iii Forest Core 0.37 d2	0.00
718	134	FOOTHILL ROAD	2.49	PA2	SRVSA	R40	0.92	2.49	1.19 d4ii Wetlands 1.19 d4iii Blue Heron 2.49 A500 Not for Profit	0.00
718	151	MILLER LANE	6.22	PA2	SRVSA	R40	0.92	5.58	1.32 d4ii Wetlands 4.29 d4iii Forest Core, Blue Heron 5.58 d4iii Potential Vernal Habitat 2.96 d4ii Steep Slopes Landlocked	0.00

d2 denotes parcel is not of a size which would accomodate 5 dwelling units pursuant to NJAC5:97-5.2(h)

Low De. .ty Land Inventory

BLOCK	LOT	PARCEL ADDRESS	ACREAGE	PLANNING AREA	SEWER SERVICE AREA	ZONE	ACREAGE NEEDED FOR CURRENT DEVELOPMENT	UNSUITABLE FOR DEVELOPMENT ACREAGE	UNSUITABLE FOR DEVELOPMENT REASON/COMMENT	ACREAGE SUITABLE FOR DEVELOPMENT
718	160	FOOTHILL ROAD	6.78	PA2	SRVSA	R40	0.92	4.47	4.13 d4ii Wetlands 4.47 d4iii Blue Heron, Forest Core 0.12 d4iii Potential Vernal Habitat	1.39
718	226	CRIM ROAD	4.48	PA2	SRVSA	R50	1.15	4.48	4.48 d4ii Steep Slopes 3.49 d4iii Forest Core	0.00
721	23	CRIM ROAD	4.63	PA2	SRVSA	R50	1.15	1.51	0.95 d4ii Wetlands 1.51 d4iii Forest Core	1.97
730	1	767 THOMPSON AVENUE	44.59	PA2	SRVSA	LC	0.45	29.71	11.97 d4ii Wetlands 29.71d4iii Bald Eagle d4ii Middlebrook Floodway and Floodplain	14.43
800	2	728 THOMPSON AVENUE	1.46	PA2	SRVSA	C1	0.68	0.14	0.14 d4ii Wetlands 0.14 d4iii Fowlers Toad, Blue Heron	0.64
800	4	1605 ROUTE 22	0.97	PA2	SRVSA	C1	0.07	0.02	0.02 d4ii Wetlands 0.02 d4iii Fowlers Toad, Blue Heron, Box Turtle	0.88
800	8	ROUTE 22	9.57	PA2	SRVSA	C5	2.47	1.93	0.63 d4ii Wetlands 1.93 d4ii Fowlers Toad, Blue Heron, Box Turtle	5.17
800	9	1661 ROUTE 22	3.39	PA2	SRVSA	C5	2.73	0.00	None	0.66
801	43	CHIMNEY ROCK ROAD	6.71	PA2	SRVSA	C3A	0.15	6.71	6.71 A500 Not for Profit 1.76 d4ii Wetlands 6.07 d4iii Bald Eagle, Box Turtle, forest Core, Blue Heron, Wood Thrush, Fowlers Toad, Wood Turtle	0.00
801	44	800 NORTH THOMPSON AVENUE	1.07	PA2	SRVSA	C3A	1.12	0.40	0.12 d4ii Wetlands 0.40 d4iii Bald Eagle, Box Turtle, Forest Core, Blue Heron, Wood Thrush, Fowlers Toad, Wood Turtle	0.00
801	45	800 THOMPSON AVENUE	0.90	PA2	SRVSA	C3A	0.14	0.76	0.6 d2 0.01 d4ii Wetlands 0.16 d4iii Box Turtle, Forest Core, Blue Heron, Wood Thrush, Fowlers Toad, Wood Turtle	0.00
801	46	THOMPSON AVENUE	27.20	PA2	SRVSA	R50	1.15	26.05	10.35 d4ii Wetlands 16.12 d4iii Blue Heron, Fowlers Toad, Box Turtle, Forest Core, Wood Turtle, Wood Thrush	0.00
801	60	VOSSELLER AVENUE	0.80	PA2	SRVSA	C3A	0.82	0.00	None	0.00

d2 denotes parcel is not of a size which would accomodate 5 dwelling units pursuant to NJAC5:97-5.2(h)

Low De. .ty Land Inventory

BLOCK	LOT	PARCEL ADDRESS	ACREAGE	PLANNING AREA	SEWER SERVICE AREA	ZONE	ACREAGE NEEDED FOR CURRENT DEVELOPMENT	UNSUITABLE FOR DEVELOPMENT ACREAGE	UNSUITABLE FOR DEVELOPMENT REASON/COMMENT	ACREAGE SUITABLE FOR DEVELOPMENT
802	1	1982 WASHINGTON VALLEY ROAD	2.17	PA2	SRVSA	C1	2.24	2.17	A500 Not for Profit	0.00
802	2	1990 WASHINGTON VALLEY ROAD	1.65	PA2	SRVSA	C1	1.76	0.20	0.20 d4ii Wetlands 0.20 d4iii Blue Heron, Box Turtle, Wood Turtle	0.00
802	3	1996 WASHINGTON VALLEY ROAD	0.94	PA2	SRVSA	C1	1.76	0.10	0.07 d4ii Wetlands 0.10 d4iii Blue Heron, Box Turtle, Wood Turtle	0.00
802	129	784-792 CHIMNEY ROCK ROAD	2.00	PA2	SRVSA	C3B	1.57	0.43	0.43 d2 0.13 d4iii Box Turtle, Blue Heron	0.00
802	118	GILBRIDE ROAD	7.82	PA2	SRVSA	R50	1.15	5.99	5.99 d4iii Box Turtle, Forest Core, Blue Heron, Wood Thrush, Wood	0.68
802	121	GILBRIDE ROAD	7.95	PA6	SRVSA	R50	1.15	6.02	6.02 d4iii Box Turtle, Forest Core, Blue Heron, Wood Thrush, Wood	0.78
806	45	BROOKSIDE DRIVE	1.26	PA5	SRVSA	R50	1.15	1.26	1.6 d4ii Wetlands 1.06 d4iii Wood Turtle, Box Turtle Bald Eagle, Blue Heron 1.26 A500 Not for Profit	0.00
806	46	BROOKSIDE DRIVE	2.19	PA5	SRVSA	R50	1.15	1.89	1.89 d4ii Wetlands 1.89 d4iii Bald Eagle, Wood Turtle, Blue Heron, Box Turtle, Wood Thrush	0.00
806	48	BROOKSIDE DRIVE	7.86	PA5	SRVSA	R50	1.15	6.95	2.60 d4ii Wetlands 6.95 d4iii Wood Turtle, Bald Eagle, Blue Heron, Coopers Hawk, Box Turtle Forest Core, Wood Thrush	0.00
806	49	BROOKSIDE DRIVE	2.28	PA5	SRVSA	R50	1.15	1.34	1.34 d4ii Wetlands 1.34 d4iii Wood Turtle, Bald Eagle, Blue Heron, Box Turtle Forest Core, Wood Thrush	0.00
806	50	MAYFLOWER COURT	5.63	PA5	SRVSA	R50	1.15	3.73	1.15 d4ii Wetlands 3.73 d4iii Wood Turtle, Bald Eagle, Blue Heron, Coopers Hawk, Box Turtle Forest Core, Wood Thrush	0.75
806	51	MAYFLOWER COURT	2.57	PA5	SRVSA	R50	1.15	1.49	0.75 d4ii Wetlands 1.49 d4iii Wood Turtle, Bald Eagle, Blue Heron, Coopers Hawk, Box Turtle Forest Core, Wood Thrush	0.00
806	57	MAYFLOWER COURT	2.23	PA5	SRVSA	R50	1.15	1.69	0.82 d4ii Wetlands 1.69 d4iii Wood Turtle, Bald Eagle, Blue Heron, Coopers Hawk, Box Turtle Forest Core, Wood Thrush	0.00

d2 denotes parcel is not of a size which would accomodate 5 dwelling units pursuant to NJAC5:97-5.2(h)

Low Density Land Inventory

BLOCK	LOT	PARCEL ADDRESS	ACREAGE	PLANNING AREA	SEWER SERVICE AREA	ZONE	ACREAGE NEEDED FOR CURRENT DEVELOPMENT	UNSUITABLE FOR DEVELOPMENT ACREAGE	UNSUITABLE FOR DEVELOPMENT REASON/COMMENT	ACREAGE SUITABLE FOR DEVELOPMENT
807	18	EMERALD TRAIL	2.61	PA2	SRVSA	R50	1.15	0.49	0.48 d4ii Wood Turtle, Box Turtle, Forest Core, Blue Heron, Wood Thrush	0.98
807	56	WOODFIELD ROAD	8.53	PA2	SRVSA	R50	1.15	8.53	0.63 d4ii Wetlands 8.41 d4iii Wood Turtle, Box Turtle, Forest Core, Blue Heron, Wood Thrush 8.53 A500 Not for Profit	0.00
807	71	VOSSELLER AVENUE	9.35	PA2	SRVSA	R50	1.15	9.35	2.55 d4ii Wetlands 9.35 d4iii Box Turtle, Wood Turtle, Forest Core, Blue Heron, Wood Thrush 9.35 A500 Not for Profit	0.00
812	49	STANGLE ROAD	7.55	PA2	SRVSA	R50	1.15	7.18	6.68 d4ii Wetlands 7.18 d4iii Wood Turtle, Blue Heron, Box Turtle, Forest Core Wood Thrush	0.00
815	29	HILLCREST ROAD	3.85	PA2	SRVSA/None	R50	1.15	3.39	3.39 d4ii Steep Slopes 2.43 d4iii Box Turtle, Forest Core Blue Heron, Wood Thrush	0.00
815	30	HILLCREST ROAD	4.25	PA2	SRVSA/None	R50	1.15	3.29	3.29 d4ii Steep Slopes 3.18 d4iii Box Turtle, Forest Core, Blue Heron, Wood Thrush	0.00
815	31	HILLCREST ROAD	3.47	PA2	SRVSA/None	R50	1.15	2.14	2.14 d4ii Steep Slopes 1.37 d4iii Box Turtle, Forest Core, Blue Heron, Wood Thrush	0.18
821	2	NORTH MOUNTAIN AVENUE	1.93	PA2	None	R50	1.15	1.49	0.70 d4ii Wetlands 1.49 d4iii Blue Heron, Fowlers Toad, Box Turtle, Forest Core	0.00
821	7	NORTH MOUNTAIN AVENUE	3.65	PA2	None	R50	1.15	2.74	2.74 d4iii Box Turtle, Forest Core, Blue Heron	0.00
821	8	NORTH MOUNTAIN AVENUE	10.61	PA2	None	R50	1.15	9.46	5.44 d4ii Wetlands 8.97 d4iii Box Turtle, Forest Core, Blue Heron, Fowlers Toad 0.49d2	0.00
821	10	NORTH MOUNTAIN AVENUE	5.55	PA2	None	R50	1.15	2.17	1.33 d4iii Box Turtle, Forest Core, Blue Heron 0.84 Pond	2.23
821	12	Route 22	2.07	PA2	None	C3	2.07	2.07	079 d4iii Box Turtle, Forest Core, Blue Heron 2.07 Land Locked	0.00
821	14	EASTER AVENUE	8.70	PA2	None	C3	0.29	8.41	0.57 d2 5.91 d4ii Wetlands 7.84 d4iii Box Turtle, Blue Heron, Fowlers Toad, Forest Core	0.00

d2 denotes parcel is not of a size which would accomodate 5 dwelling units pursuant to NJAC5:97-5.2(h)

Low De. .ty Land Inventory

BLOCK	LOT	PARCEL ADDRESS	ACREAGE	PLANNING AREA	SEWER SERVICE AREA	ZONE	ACREAGE NEEDED FOR CURRENT DEVELOPMENT	UNSUITABLE FOR DEVELOPMENT ACREAGE	UNSUITABLE FOR DEVELOPMENT REASON/COMMENT	ACREAGE SUITABLE FOR DEVELOPMENT
821	16	1921 ROUTE 22	3.59	PA2	None	C3	0.09	0.00	None	3.50
821	19	Route 22	3.44	PA2	None	C3	3.44	1.48	1.48 d4ii Wetlands 1.48 d4iii Blue Heron, Fowlers Toad, Box Turtle, Forest Core	0.00
821	23	1991 ROUTE 22	1.31	PA2	None	C3	0.13	1.23	1.23 d4ii Wetlands 1.23 d4iii Blue Heron, Fowlers Toad, Box Turtle, Forest Core	0.00
821	24	ROUTE 22	6.95	PA2	None	C3	2.47	3.70	3.05 d4ii Wetlands d4iii Bald Eagle, Blue Heron, Fowlers Toad, Box Turtle, Forest Core	0.78
821	24.02	2121 ROUTE 22	3.01	PA2	None	C3	2.56	1.00	1.00 d4ii Wetlands 1.00 d4iii Bald Eagle, Blue Heron, Fowlers Toad, Box Turtle, Forest Core	0.00
901	11.02	WASHINGTON VALLEY ROAD	2.16	PA2	SRVSA	R50	0.06	2.10	2.10 d4ii Steep Slopes	0.00
901	15	WASHINGTON VALLEY ROAD	8.16	PA2	SRVSA	R50	1.15	8.16	7.06 d4ii Steep Slopes 8.16 A500 Not for Profit	0.00
903	5	WASHINGTON VALLEY ROAD	1.28	PA2	SRVSA	R50	1.15	1.28	0.72 Steep Slopes 1.28 A500 Not for Profit	0.00
904	4	SKY HIGH TERRACE	3.78	PA6	SRVSA	R50	1.15	2.73	2.73 d4iii Forest Core 0.86 d4ii Steep Slopes	0.00
904	43	WASHINGTON VALLEY ROAD	1.26	PA5	SRVSA	R50	1.15	0.11	0.22 d4iii Forest Core	0.00
904	36.05	WASHINGTON VALLEY ROAD	16.24	PA6	SRVSA	R50	16.24	15.18	Owned by Elizabethtown Water 6.59 d4ii Steep Slopes 2.73 d4iii Forest Core	0.00
905	11	WASHINGTON VALLEY ROAD	11.99	PA2	SRVSA	R50	1.15	0.00	None	10.84
906	5	LONG ROAD	2.75	PA2	SRVSA	R50	1.15	1.78	1.78 d4ii Wetlands	0.00

d2 denotes parcel is not of a size which would accomodate 5 dwelling units pursuant to NJAC5:97-5.2(h)

Low De. .ty Land Inventory

BLOCK	LOT	PARCEL ADDRESS	ACREAGE	PLANNING AREA	SEWER SERVICE AREA	ZONE	ACREAGE NEEDED FOR CURRENT DEVELOPMENT	UNSUITABLE FOR DEVELOPMENT ACREAGE	UNSUITABLE FOR DEVELOPMENT REASON/COMMENT	ACREAGE SUITABLE FOR DEVELOPMENT
906	29.01	MT. HOREB ROAD	2.68	PA2	SRVSA	R50	0.07	2.61	0.27 d4ii Wetlands 1.45 d4ii Potential Vernal Habitat 2.61 d4ii Blue Heron, Forest Core	0.00
906	30	MT. HOREB ROAD	4.60	PA5	SRVSA	R50	1.15	0.00	None	3.45
906	36	1801 WASHINGTON VALLEY ROAD	8.90	PA2	SRVSA	R50	2.91	8.90	3.00 d4ii Steep Slopes 0.31 d4ii Wetlands 4.28 d4iii Forest Core 8.90 d4iii Potential Vernal Habitat	0.00
906	47	ASSANTE LANE	4.19	PA2	SRVSA	R50	1.15	4.19	A500 Not for Profit	0.00
906	49	WASHINGTON VALLEY ROAD	4.55	PA5	SRVSA	R50	1.15	0.00	None	3.40
906	54	WASHINGTON VALLEY ROAD	1.03	PA2	SRVSA	C1	0.25	0.00	None	0.78
906	65	MT. HOREB ROAD	7.40	PA5	SRVSA	R50	1.15	0.00	None	6.25
907	20	MT. HOREB ROAD	4.56	PA2	SRVSA	R50	1.15	4.56	3.42 d4ii Steep Slopes 3.46 d4iii Coopers Hawk, Box Turtle, Forest Core, Blue Heron	0.00
907	21	2ND MT	7.52	PA5	SRVSA	R50	0.58	5.79	5.79 d4iii Coopers Hawk, Box Turtle, Forest Core, Blue Heron	1.15
907	23	1921 WASHINGTON VALLEY ROAD	0.98	PA5	SRVSA	C1	0.41	0.57	0.57 d2	0.00
907	24.01	1931 WASHINGTON VALLEY ROAD	6.21	PA2 PA5	SRVSA	C1	3.66	5.62	5.62 d4ii Steep Slopes 4.69 d4iii Wood Turtle, Coopers Hawk, Box Turtle, Forest Core, Blue Heron	0.00
907	27	1933 WASHINGTON VALLEY ROAD	0.52	PA2	SRVSA	C1	0.24	0.28	0.06 d2 0.20 d4ii Steep Slopes 4.69 d4iii Wood Turtle, Coopers Hawk, Box Turtle, Forest Core, Blue Heron	0.00
907	28	WASHINGTON VALLEY ROAD	0.45	PA2	SRVSA	C1	0.39	0.06	0.03 d2 0.02 d4ii Steep Slopes 0.03 d4iii Coopers Hawk, Box Turtle, Forest Core, Blue Heron	0.00

d2 denotes parcel is not of a size which would accomodate 5 dwelling units pursuant to NJAC5:97-5.2(h)

Low De..ity Land Inventory

BLOCK	LOT	PARCEL ADDRESS	ACREAGE	PLANNING AREA	SEWER SERVICE AREA	ZONE	ACREAGE NEEDED FOR CURRENT DEVELOPMENT	UNSUITABLE FOR DEVELOPMENT ACREAGE	UNSUITABLE FOR DEVELOPMENT REASON/COMMENT	ACREAGE SUITABLE FOR DEVELOPMENT
907	31	WASHINGTON VALLEY ROAD	0.56	PA2	SRVSA	C1	0.38	0.18	0.18 d2 0.04 d4iii Wood Turtle, Coopers Hawk, Box Turtle, Forest Core, Blue Heron	0.00
907	33	1973 WASHINGTON VALLEY ROAD	1.18	PA2	SRVSA	C1	2.10	0.00	None	0.00
907	35	1979 WASHINGTON VALLEY ROAD	0.42	PA2	SRVSA	C1	0.53	0.03	0.03 d4ii Wetlands 0.03 d4iii Wood Turtle, Coopers Hawk, Box Turtle, Forest Core, Blue Heron	0.00
907	36	1983 WASHINGTON VALLEY ROAD	2.08	PA2 PA5	SRVSA	C1	0.47	1.61	0.10 d2 0.45 d4ii Wetlands 1.51 d4iii Wood Turtle, Blue Heron, Coopers Hawk, Box Turtle, Forest Core	0.00
907	37	1987 WASHINGTON VALLEY ROAD	0.24	PA2	SRVSA	C1	0.35	0.02	0.02 d4iii Wood Turtle, Blue Heron, Coopers Hawk, Box Turtle, Forest Core	0.00
907	39	1993 WASHINGTON VALLEY ROAD	1.14	PA2 PA5	SRVSA	C1	0.28	0.86	0.20 d2 0.32 d4ii Wetlands 0.66 d4iii Wood Turtle, Blue Heron, Coopers Hawk, Box Turtle, Forest Core	0.00
907	40	WASHINGTON VALLEY ROAD	1.53	PA5	SRVSA	C1	0.27	1.26	0.25 d2 0.35 d4ii Steep Slopes 0.70 d4ii Wetlands 1.01 d4iii Wood Turtle, Blue Heron, Coopers Hawk, Box Turtle, Forest Core	0.00
907	73.01	WASHINGTON VALLEY ROAD	9.07	PA2	SRVSA	R50	1.15	7.92	0.51 d2 0.79 d4ii Wetlands 3.96 d4ii Steep Slopes 7.41 d4iii Coopers Hawk, Box Turtle, Forest Core, Blue Heron	0.00
907	32	WASHINGTON VALLEY ROAD	13.76	PA5	SRVSA	R50	1.15	13.76	10.01 d4ii Steep Slopes 2.07 d4ii Wetlands 12.82 d4iii Coopers Hawk, Box Turtle, Forest Core, Blue Heron, Wood Turtle 13.76 d500 Not for Profit	0.00
907	71.01	WASHINGTON VALLEY ROAD	2.90	PA2	SRVSA	R50	1.15	1.75	1.20 d4ii Wetlands 1.20 d4iii Blue Heron, Coopers Hawk, Box Turtle, Forest Core 055 d2	0.00
		TOTAL =	3719.94						TOTAL =	450.59

d2 denotes parcel is not of a size which would accomodate 5 dwelling units pursuant to NJAC5:97-5.2(h)

Redevelopment Land Inventory

BLOCK	LOT	ACREAGE SUITABLE FOR DEVELOPMENT	PLANNING AREA	DENSITY	RDP
329	14	17.59	PA1 RC	6	21

APPENDIX C

Vacant Land and Low Density Analysis

Vacant Land Analysis

BLOCK	LOT	ACREAGE SUITABLE FOR DEVELOPMENT	PLANNING AREA	DENSITY	RDP
102	1.07	0.35	PA1	8	0
102	1.08	0.45	PA1	8	0
102	21.01	0.00	PA1	8	0
107	4	0.00	PA1	8	0
108	12	0.00	PA1	8	0
110	13	0.00	PA1	8	0
112	42.01	0.00	PA1	8	0
112	64	0.00	PA1	8	0
122	15	0.14	PA5	4	0
122	16	0.16	PA5	4	0
122	17	0.06	PA5	4	0
122	18	0.08	PA5	4	0
122	19	0.16	PA5	4	0
122	20	0.13	PA5	4	0
122	24	0.11	PA5	4	0
124	2	0.00	PA5	4	0
124	5	0.00	PA5	4	0
124	6	0.00	PA5	4	0
124	7	0.00	PA5	4	0
124	10	0.00	PA5	4	0
125	2	0.00	PA5	4	0
125	3	0.00	PA5	4	0
125	7	0.00	PA5	4	0
125	10	0.00	PA5	4	0
127	1	0.00	PA5	4	0
127	2	0.00	PA5	4	0
127	3	0.00	PA5	4	0
127	7	0.00	PA5	4	0

Vacant Land Analysis

BLOCK	LOT	ACREAGE SUITABLE FOR DEVELOPMENT	PLANNING AREA	DENSITY	RDP
128	1	0.00	PA5	4	0
128	2	0.00	PA5	4	0
128	4	0.00	PA5	4	0
128	5	0.00	PA5	4	0
128	8	0.00	PA5	4	0
129	1	0.00	PA5	4	0
129	3	0.00	PA5	4	0
129	4	0.00	PA5	4	0
129	5	0.00	PA5	4	0
129	6	0.00	PA6	4	0
132	5	0.00	PA6	4	0
132	10	0.00	PA6	4	0
132	11	0.00	PA6	4	0
133	1	0.00	PA6	4	0
133	2	0.00	PA6	4	0
133	3	0.00	PA6	4	0
134	3	0.00	PA1	8	0
137	19	0.00	PA1	8	0
137	24	0.00	PA1	8	0
140	5.01	0.00	PA1	8	0
142	8	0.00	PA1	8	0
144	30.01	0.00	PA1	8	0
147	13	0.00	PA1	8	0
148	37	0.00	PA1	8	0
152	35	0.00	PA1	8	0
155	5.03	0.00	PA1	8	0
163	10	0.00	PA1	8	0
165	1	0.00	PA1	8	0

Vacant Land Analysis

BLOCK	LOT	ACREAGE SUITABLE FOR DEVELOPMENT	PLANNING AREA	DENSITY	RDP
165	6	2.04	PA1	8	3
165	6.02	2.22	PA1	8	3
168	28	0.00	PA2	6	0
170	3	0.00	PA2	6	0
170	3.01	0.00	PA2	6	0
184	3	0.54	PA2 RC	6	0
186	2	0.00	PA2 RC	6	0
206	1	0.00	PA1 RC	6	0
206	2	0.00	PA1 RC	6	0
206	6	0.04	PA1 RC	6	0
206	7	0.18	PA1 RC	6	0
206	8	0.33	PA1 RC	6	0
206	9	0.09	PA1 RC	6	0
206	10	0.23	PA1 RC	6	0
206	15.01	0.00	PA1 RC	6	0
206	43	0.00	PA1 RC	6	0
206	46	0.00	PA1 RC	6	0
206	47	0.00	PA1 RC	6	0
206	48	0.00	PA1 RC	6	0
206	49	0.00	PA1 RC	6	0
206	51	0.00	PA1 RC	6	0
206	55	0.00	PA1 RC	6	0
221	1.02	0.00	PA1 RC	6	0
221	1.04	0.00	PA1 RC	6	0
221	2	0.00	PA1 RC	6	0
221	2.01	0.00	PA1 RC	6	0
221	2.02	0.00	PA1 RC	6	0
221	9	0.00	PA1 RC	6	0

Vacant Land Analysis

BLOCK	LOT	ACREAGE SUITABLE FOR DEVELOPMENT	PLANNING AREA	DENSITY	RDP
222	36	0.00	PA1 RC	6	0
222	36.01	0.00	PA1 RC	6	0
222	37	0.00	PA1 RC	6	0
222	38	0.00	PA1 RC	6	0
222	39	0.00	PA1 RC	6	0
222	41	0.00	PA1 RC	6	0
224	13	0.00	PA1 RC	6	0
224	5	0.18	PA1 RC	6	0
224	7	0.00	PA1 RC	6	0
225	8.01	0.00	PA1 RC	6	0
249	38	0.02	PA1 RC	6	0
249	39	0.28	PA1 RC	6	0
252	1	0.00	PA2RC	4	0
254	25	0.00	PA1 RC	6	0
254	26	0.00	PA1 RC	6	0
254	27	0.00	PA1 RC	6	0
254	45	0.00	PA1 RC	6	0
254	46	0.00	PA1 RC	6	0
254	47	0.00	PA1 RC	6	0
254	63	0.76	PA1 RC	6	0
254	65	0.82	PA1 RC	6	0
255	13	0.30	PA1 RC	6	0
255	25.01	0.00	PA1 RC	6	0
256	36	0.70	PA1 RC	6	0
257	10	0.00	PA1 RC	6	0
302	2	0.00	PA1 RC	6	0
303	11	0.00	PA1 RC	6	0
305	2	0.00	PA5 RC	4	0

Vacant Land Analysis

BLOCK	LOT	ACREAGE SUITABLE FOR DEVELOPMENT	PLANNING AREA	DENSITY	RDP
305	3	0.00	PA5 RC PA1 RC	4	0
308	2	0.00	PA1 RC	6	0
313	4	0.00	PA1 RC	6	0
315	7	0.00	PA1 RC	6	0
316	26	0.00	PA1 RC	6	0
316	27	0.00	PA1 RC	6	0
316	28	0.00	PA1 RC	6	0
318	3	0.00	PA1 RC	6	0
318	4	0.00	PA1 RC	6	0
323	8.01	0.00	PA1 RC	6	0
323	9	0.00	PA1 RC	6	0
323	10	0.00	PA1 RC	6	0
335	10	0.00	PA1 RC	6	0
337	5	0.00	PA1 RC	6	0
342	2	0.00	PA5 RC	4	0
343	1	0.00	PA5 RC	4	0
345	1	0.00	PA1 RC	6	0
361	32	0.00	PA1	4	0
367	23	1.28	PA1	8	2
375	21	0.00	PA1	8	0
381	26	0.00	PA1	8	0
381	29	0.00	PA1	8	0
382	2	1.48	PA1	8	2
382	4	0.00	PA1	8	0
400	23	0.00	PA1 RC	6	0
406	1	0.29	PA1 RC	6	0
406	1.01	0.67	PA1 RC	6	0
406	2.01	0.00	PA1 RC	6	0

Vacant Land Analysis

BLOCK	LOT	ACREAGE SUITABLE FOR DEVELOPMENT	PLANNING AREA	DENSITY	RDP
407	5	0.00	PA1 RC	6	0
408	3	0.68	PA2 RC	6	0
408	5	37.05	PA2 RC	6	44
408	67	2.17	PA2 RC	6	2
411	39.07	9.08	PA1 RC	6	10
412	1	0.00	PA1 RC	6	0
429	3.01	1.18	PA2	6	1
438	7	0.00	PA2	6	0
445	13	0.00	PA2	6	0
448.01	1	0.00	PA2	6	0
449	11	0.00	PA2	6	0
453	8	0.83	PA2	6	0
455	29	0.77	PA2	6	0
455	30	0.70	PA2	6	0
455	34	0.78	PA2	6	0
458	11	0.00	PA2	6	0
458	13	0.00	PA2	6	0
458	23	0.00	PA2	6	0
470	31	0.00	PA2	6	0
476	28	1.34	PA2	6	1
480	1	0.00	PA2	6	0
480	5	0.30	PA2	6	0
480	6	0.35	PA2	6	0
480	7	0.99	PA2	6	1
500	103	0.61	PA2	6	0
500	121	0.00	PA2	6	0
502	5.01	1.05	PA2	6	1
502	15	0.07	PA2	6	0

Vacant Land Analysis

BLOCK	LOT	ACREAGE SUITABLE FOR DEVELOPMENT	PLANNING AREA	DENSITY	RDP
508	2	0.00	PA2 RC	6	0
508	4	0.00	PA2 RC	6	0
508	5	0.00	PA2 RC	6	0
508	7	0.00	PA2 RC	6	0
508	8	0.00	PA2 RC	6	0
508	13	0.00	PA2 RC	6	0
508	14	0.00	PA2 RC	6	0
511	3	0.00	PA2 RC	6	0
512	5	0.00	PA2 RC	6	0
512	7	0.00	PA2 RC	6	0
514.01	2	0.00	PA2 RC	6	0
516	10	0.00	PA2 RC	6	0
516	12	0.00	PA2 RC	6	0
516	14	0.00	PA2 RC	6	0
516	15	0.00	PA2 RC	6	0
516	16	0.00	PA2 RC	6	0
516	17	0.00	PA2 RC	6	0
516	18	0.00	PA2 RC	6	0
517	8	0.00	PA2 RC	6	0
517	9	0.00	PA2 RC	6	0
517	11	0.00	PA2 RC	6	0
517	16	0.00	PA2 RC	6	0
517	17	0.00	PA2 RC	6	0
519	19	0.00	PA2 RC	6	0
519	21	0.00	PA2 RC	6	0
519	22	0.00	PA2 RC	6	0
519	23	0.00	PA2 RC	6	0
519	24	0.00	PA2 RC	6	0

Vacant Land Analysis

BLOCK	LOT	ACREAGE SUITABLE FOR DEVELOPMENT	PLANNING AREA	DENSITY	RDP
519	28	0.00	PA2 RC	6	0
519	40	0.00	PA2 RC	6	0
519	44	0.00	PA2 RC	6	0
519	45	0.00	PA2 RC	6	0
535	11	0.00	PA2	6	0
536	2	0.60	PA2	6	0
536	3	0.22	PA2	6	0
536	48	0.64	PA2	6	0
536	60	0.72	PA2	6	0
539	14	0.63	PA2	6	0
541	4	0.00	PA2	6	0
548	5	0.00	PA2	6	0
549	1	2.18	PA2	6	2
554	4	0.00	PA2	6	0
560	2	0.00	PA2 RC	6	0
561	1	0.00	PA2 RC	6	0
561	3	0.00	PA2 RC	6	0
563	1	0.00	PA2	6	0
563	4	0.00	PA2	6	0
564	1	0.00	PA2	6	0
564	2	0.00	PA2	6	0
564	3	0.00	PA2	6	0
564	4	0.00	PA2	6	0
566	2	0.00	PA2 RC	6	0
566	6	0.00	PA2 RC	6	0
566	7	0.00	PA2 RC	6	0
566	8	0.00	PA2 RC	6	0
566	9	0.00	PA2 RC	6	0

Vacant Land Analysis

BLOCK	LOT	ACREAGE SUITABLE FOR DEVELOPMENT	PLANNING AREA	DENSITY	RDP
566	10	0.00	PA2 RC	6	0
567	2	0.00	PA2 RC	6	0
567	3	0.00	PA2 RC	6	0
567	4	0.00	PA2 RC	6	0
567	5	0.00	PA2 RC	6	0
567	6	0.00	PA2 RC	6	0
567	7	0.00	PA2 RC	6	0
567	9	0.00	PA2 RC	6	0
567	10	0.00	PA2 RC	6	0
567	11	0.00	PA2 RC	6	0
567	12	0.00	PA2 RC	6	0
567	16	0.00	PA2 RC	6	0
567	17	0.00	PA2 RC	6	0
568	2	0.00	PA2	6	0
568	3	0.00	PA2	6	0
568	5	0.00	PA2	6	0
568	7	0.00	PA2	6	0
570	1	0.00	PA2	6	0
572	1	0.00	PA2	6	0
572	2	0.00	PA2	6	0
572	23	0.00	PA2 RC	6	0
572	4	0.00	PA2 RC	6	0
572	8	0.00	PA2 RC	6	0
572	9	0.00	PA2 RC	6	0
572	10	0.00	PA 2	4	0
572	12	0.00	PA2 RC	6	0
572	19	0.00	PA2 RC	6	0
572	20	0.00	PA2 RC	6	0

Vacant Land Analysis

BLOCK	LOT	ACREAGE SUITABLE FOR DEVELOPMENT	PLANNING AREA	DENSITY	RDP
573	6	0.00	PA2	6	0
573	7	0.00	PA2	6	0
573	8	0.00	PA2	6	0
573	21	0.00	PA2	6	0
573	22	0.00	PA2	6	0
573	10	0.00	PA2	6	0
573	11	0.00	PA2	6	0
573	19	0.00	PA2	6	0
573	17	0.00	PA2	6	0
574	8	0.00	PA2	6	0
576	3	0.05	PA2	6	0
577	4	0.00	PA2	6	0
577	15.01	0.00	PA2	6	0
577	9	0.00	PA2	6	0
577	12	0.00	PA2	6	0
580	2	0.77	PA2	6	0
581	4	0.86	PA2 RC	6	1
581	9	0.77	PA2 RC	6	0
584	1	0.53	PA2 RC	6	0
584	2	0.76	PA2 RC	6	0
584	3	0.27	PA2 RC	6	0
584	4	0.10	PA2 RC	6	0
600	6.01	0.68	PA2	6	0
601	7	0.00	PA2	6	0
601	30	0.00	PA2	6	0
601	112	0.00	PA2	6	0
601	117	0.00	PA2	6	0
602	1.01	0.00	PA2	6	0

Vacant Land Analysis

BLOCK	LOT	ACREAGE SUITABLE FOR DEVELOPMENT	PLANNING AREA	DENSITY	RDP
602	13	0.00	PA2	6	0
607	9	0.00	PA2	6	0
609	5	0.00	PA2	6	0
610	4	0.00	PA2	6	0
613	17	0.00	PA2	6	0
613	23	0.00	PA2	6	0
614	11	0.00	PA2	6	0
617	1.01	0.65	PA2	6	0
633	26	0.00	PA2	6	0
633	35	0.31	PA2	6	0
633	36	0.00	PA2	6	0
646	10	0.00	PA2	6	0
652	1.01	0.00	PA2	6	0
652	44	2.75	PA2	6	3
653	36	0.75	PA2	6	0
671	10	0.00	PA2	6	0
680	1	0.00	PA2	6	0
680	7	0.00	PA2	6	0
681	16	0.00	PA2	6	0
682	10	0.00	PA2	6	0
684	5	0.00	PA2	6	0
700	22	1.37	PA2	6	1
706	9	0.00	PA2	6	0
706	15	0.00	PA2	6	0
706	47	0.00	PA2	6	0
706	48	0.00	PA2	6	0
706	49	0.00	PA2	6	0
706	50	0.00	PA2	6	0

Vacant Land Analysis

BLOCK	LOT	ACREAGE SUITABLE FOR DEVELOPMENT	PLANNING AREA	DENSITY	RDP
706	50.01	0.00	PA2	6	0
707	15	0.00	PA2	6	0
707	36	0.86	PA2	6	1
707	38	0.00	PA2	6	0
708	2.01	0.34	PA2	6	0
708	6	0.84	PA2	6	1
708	12	0.00	PA2	6	0
711	4	0.00	PA5	4	0
713	7	0.00	PA2	6	0
713	8	0.00	PA2	6	0
713	9	0.00	PA2	6	0
713	23	1.83	PA2	6	2
714	13	0.00	PA2	6	0
715	12	1.51	PA2	6	1
716	10	0.00	PA2	6	0
716	7	0.00	PA2	6	0
717	20	0.00	PA2	6	0
718	20.01	0.00	PA2	6	0
718	20.02	0.00	PA2	6	0
718	21	0.00	PA2	6	0
718	21.09	0.00	PA2	6	0
718	36	0.00	PA2	6	0
718	48	0.90	PA2	6	1
718	51	0.00	PA2	6	0
718	63	0.00	PA2	6	0
718	108	0.00	PA2	6	0
718	128	0.00	PA2	6	0
718	131.01	0.00	PA2	6	0

Vacant Land Analysis

BLOCK	LOT	ACREAGE SUITABLE FOR DEVELOPMENT	PLANNING AREA	DENSITY	RDP
718	151.01	0.00	PA2	6	0
718	202	0.84	PA2	6	1
721	3	0.00	PA2	6	0
721	56	0.00	PA2	6	0
721	60.03	0.00	PA2	6	0
721	61.01	0.00	PA2	6	0
721	61.02	0.00	PA2	6	0
721	61.03	0.00	PA2	6	0
730	3	0.00	PA2	6	0
801	2.04	1.38	PA2	6	1
801	23	0.00	PA2	6	0
803	19	0.40	PA2	6	0
806	42	0.00	PA2	6	0
806	47	0.00	PA2	6	0
807	2	0.51	PA2	6	0
810	1.01	0.00	PA2	6	0
810	4.01	0.17	PA2	6	0
811	9	0.00	PA2	6	0
812	32	0.00	PA2	6	0
815	27	0.00	PA2	6	0
815	28	0.00	PA2	6	0
815	33	0.00	PA2	6	0
815	34	0.00	PA2	6	0
816	27	0.00	PA2	6	0
821	1	0.00	PA2	6	0
821	13.01	1.17	PA2	6	1
821	20	0.15	PA2	6	0
821	21	1.03	PA2	6	1

Vacant Land Analysis

BLOCK	LOT	ACREAGE SUITABLE FOR DEVELOPMENT	PLANNING AREA	DENSITY	RDP
821	22	0.50	PA2	6	0
821	25	0.00	PA2	6	0
902	18	0.00	PA5	4	0
902	23	0.00	PA2	6	0
904	5	0.00	PA5	4	0
906	4.01	0.00	PA5	4	0
906	20	1.03	PA2/PA5	4	0
906	29.04	0.00	PA5	4	0
906	29.05	0.00	PA5	4	0
906	29.08	0.00	0	4	0
906	32	0.00	PA5	4	0
906	48	0.00	PA2	6	0
907	14	0.00	PA5	4	0
907	34	0.00	PA5	4	0
907	47.01	0.00	PA5	4	0
907	79	0.00	PA5	4	0
909	2	0.00		4	0
	Total=	101.11		Total=	87

Low Density Land Analysis

BLOCK	LOT	ACREAGE SUITABLE FOR DEVELOPMENT	PLANNING AREA	DENSITY	RDP
102	2	0.00	PA1	8	0
102	32	0.69	PA1	8	1
106	6	0.96	PA1	8	1
111	1	0.00	PA1	8	0
111	2	1.26	PA1	8	2
111	11.01	0.00	PA1	8	0
111	10	1.09	PA1	8	1
111	13	0.00	PA1	8	0
111	19	0.00	PA1	8	0
112	1.05	1.22	PA1	8	1
112	1.06	0.38	PA1	8	0
112	4	10.34	PA1	8	16
122	12	0.81	PA1	8	1
122	13	0.06	PA1	8	0
124	1	0.00	PA5	4	0
124	3	0.00	PA6	4	0
124	11	0.00	PA5	4	0
126	3	0.00	PA6	4	0
134	1	0.00	PA1	8	0
134	4	0.00	PA1	8	0
134	5	0.00	PA1	8	0
134	6	0.00	PA1	8	0
134	8	0.00	PA1	8	0
135	1	0.00	PA1	8	0
135	2	0.00	PA1	8	0
135	3	0.00	PA1	8	0
135	6	0.00	PA1	8	0

Low Density Land Analysis

		ACREAGE			
135	7	0.00	PA1	8	0
135	8	0.00	PA1	8	0
135	9	0.00	PA1	8	0
135	10	0.00	PA1	8	0
136	16	1.21	PA1	8	1
140	19	0.00	PA5	4	0
154	42	0.00	PA1	8	0
163	1	15.76	PA1	8	25
163	6.01	0.00	PA1	8	0
163	8	0.00	PA1	8	0
163.01	1	0.00	PA1	8	0
163.02	17	0.00	PA1	8	0
164	6.05	8.95	PA1	8	14
164	6.06	0.00	PA1	8	0
164.03	6	1.36	PA1	8	2
165	2	1.59	PA1	8	2
166	1.01	0.00	PA1	8	0
166	6	1.33	PA12	4	1
170	2	0.00	PA2	6	0
170	4.02	2.05	PA2	6	2
170	5	1.54	PA2	6	1
172	9	0.00	PA2 RC	6	0
175	2	0.00	PA2 RC	6	0
184	5	0.00	PA2 RC	6	0
184	6	0.00	PA2 RC	6	0
184	17	0.82	PA2 RC	6	0
186	51	0.00	PA2 RC	6	0
186	54	0.00	PA2 RC	6	0

Low Density Land Analysis

		ACREAGE			
187	30	0.00	PA2 RC	6	0
198	1	0.00	PA1 RC	6	0
200	1	0.04	PA1 RC	6	0
200	2	0.60	PA1 RC	6	0
200	3	0.72	PA1 RC	6	0
200	4	0.46	PA1 RC	6	0
203	1	0.48	PA1 RC	6	0
203	1.01	0.22	PA1 RC	6	0
203	2	0.36	PA1 RC	6	0
205	1	0.74	PA1 RC	6	0
205	4	0.00	PA1 RC	6	0
205	5	0.00	PA1 RC	6	0
206	3	0.00	PA1 RC	6	0
206	5	0.00	PA1 RC	6	0
206	12	0.00	PA1 RC	6	0
206	31	0.00	PA1 RC	6	0
206	40	0.27	PA1 RC	6	0
206	41	0.43	PA1 RC	6	0
206	42	0.79	PA1 RC	6	0
206	61	0.00	PA1 RC	6	0
206	60.01	0.67	PA1 RC	6	0
221	1.03	0.00	PA1 RC	6	0
221	1.01	1.09	PA1 RC	6	1
221	28	0.00	PA1 RC	6	0
222	1	2.61	PA1 RC	6	3
222	1.01	0.35	PA1 RC	6	0
222	3	9.74	PA1 RC	6	11
222	6	3.29	PA1 RC	6	3

Low Density Land Analysis

		ACREAGE			
222	7.01	0.00	PA1 RC	6	0
222	40	0.00	PA2 RC	6	0
224	6	0.00	PA1 RC	6	0
224	8	0.00	PA1 RC	6	0
225	1	1.08	PA1 RC	6	1
225	1.01	0.00	PA1 RC	6	0
227	2.02	0.00	PA1 RC	6	0
228	1.01	0.00	PA1 RC	6	0
230	6	0.00	PA1 RC	6	0
230	8	0.00	PA1 RC	6	0
230	9	0.00	PA1 RC	6	0
230	10	0.00	PA2 RC	6	0
232	36	1.04	PA1 RC	6	1
232	38	0.40	PA1 RC	6	0
232	39	0.00	PA1 RC	6	0
232	40	0.00	PA1 RC	6	0
233	1	3.50	PA1 RC	6	4
233	2	3.31	PA1 RC	6	3
233	3	6.92	PA1 RC	6	8
233	4	1.84	PA1 RC	6	2
233	9	0.05	PA1 RC	6	0
233	12	0.00	PA1 RC	6	0
234	1	0.00	PA1 RC	6	0
234	2,3,4	0.38	PA1 RC	6	0
234	5	0.00	PA1 RC	6	0
237	1.02	0.00	PA1 RC	6	0
249	18	0.00	PA1 RC	6	0
249	20	0.00	PA1 RC	6	0

Low Density Land Analysis

		ACREAGE			
249	25	0.00	PA1 RC	6	0
249	26	0.00	PA1 RC	6	0
249	40	0.00	PA2 RC	6	0
251	4	0.55	PA2 RC	6	0
252	2	0.00	PA2 RC	6	0
254	1	0.00	PA1 RC	6	0
254	12	0.00	PA2 RC	6	0
254	17	0.00	PA1 RC	6	0
254	19	0.00	PA1 RC	6	0
254	21	0.00	PA1 RC	6	0
254	22	0.00	PA1 RC	6	0
254	48	0.00	PA1 RC	6	0
254	49	0.00	PA1 RC	6	0
254	50	0.00	PA1 RC	6	0
254	52	0.00	PA1 RC	6	0
254	57	0.00	PA1 RC	6	0
254	58	0.00	PA1 RC	6	0
255	12	0.00	PA1 RC	6	0
255	16	0.00	PA2 RC	6	0
255	28	0.00	PA2 RC	6	0
256	12	0.00	PA1 RC	6	0
256	16	0.00	PA1 RC	6	0
256	17	1.24	PA1 RC	6	1
256	18	0.00	PA1 RC	6	0
256	19	0.00	PA1 RC	6	0
256	20	0.00	PA1 RC	6	0
257	2	0.00	PA1 RC	6	0
257	3	0.41	PA1 RC	6	0

Low Density Land Analysis

		ACREAGE			
257	4	0.98	PA1 RC	6	1
257	5	0.72	PA1 RC	6	0
257	7	1.02	PA1 RC	6	1
257	12	0.00	PA1 RC	6	0
257	13	4.72	PA1 RC	6	5
257	29	0.00	PA1 RC	6	0
257	20	0.00	PA1 RC	6	0
300	14	1.79	PA2 RC	6	2
300	15	0.00	PA1 RC	6	0
300	18	0.00	PA2 RC	6	0
300	19	0.00	PA2 RC	6	0
300	20	0.00	PA2 RC	6	0
300	22	0.00	PA2 RC	6	0
301	2	3.76	PA1 RC	6	4
302	4	1.48	PA2 RC	6	1
302	7	0.36	PA2 RC	6	0
303	6	9.35	PA1 RC	6	11
303	6.01	0.54	PA1 RC	6	0
303	7	0.56	PA1 RC	6	0
303	8.02	0.00	PA1 RC	6	0
303	8.04	4.62	PA1 RC	6	5
303	8.01	0.00	PA1 RC	6	0
304	1	0.00	PA1 RC	6	0
313	5.03	0.00	PA1 RC	6	0
315	1	0.02	PA1 RC	6	0
315	2	0.02	PA1 RC	6	0
315	3	0.68	PA1 RC	6	0
315	4, 5	0.01	PA1 RC	6	0

Low Density Land Analysis

		ACREAGE			
315	6	0.10	PA1 RC	6	0
316	17	1.62	PA2 RC	6	1
316	25	0.00	PA1 RC	6	0
316	32	6.80	PA1 RC	6	8
316	33	0.00	PA1 RC	6	0
317	1	0.00	PA1 RC	6	0
317	3	0.00	PA1 RC	6	0
319	8	0.00	PA1 RC	6	0
320	7	0.00	PA1 RC	6	0
338	9	0.00	PA1 RC	6	0
338	10	3.05	PA1 RC	6	3
329	15	0.41	PA1 RC	6	0
340	1	4.97	PA1 RC	6	5
340	2	0.00	PA1 RC	6	0
340	3	0.00	PA1 RC	6	0
342	1	0.00	PA5 RC	4	0
348	1	0.38	PA1 RC	6	0
348	2	0.52	PA1 RC	6	0
348	11	1.70	PA1 RC	6	2
348	17	8.28	PA1 RC	6	9
348	21	0.18	PA1 RC	6	0
348	26	0.00	PA1 RC	6	0
348	27	1.31	PA1 RC	6	1
348	28	0.45	PA1 RC	6	0
348	29	0.44	PA1 RC	6	0
348	30	0.00	PA1 RC	6	0
349	1	1.30	PA1 RC	6	1
349	3	0.00	PA1 RC	6	0

Low Density Land Analysis

		ACREAGE			
349	4	0.00	PA1 RC	6	0
349	5	0.00	PA1 RC	6	0
350	1	4.25	PA1 RC	6	5
350	2	0.00	PA1 RC	6	0
350	3	0.00	PA1 RC	6	0
355	1	0.00	PA1 RC	6	0
356	1	0.00	PA1 RC	6	0
356	2	2.52	PA1 RC	6	3
356	2.02	2.19	PA1 RC	6	2
356	3	0.00	PA1 RC	6	0
357	1.01	1.28	PA1	8	2
359	4	0.00	PA1	8	0
367	22	0.00	PA1	8	0
367	24	2.66	PA1	8	4
371	29	0.00	PA1	8	0
381	22	0.00	PA1	8	0
382	1	0.91	PA1	8	1
382	5.01	8.21	PA1	8	13
400	2	0.94	PA1 RC	6	1
400	3	1.52	PA1 RC	6	1
400	4	0.33	PA1 RC	6	0
400	5	0.00	PA1 RC	6	0
400	5.02	0.00	PA1 RC	6	0
400	5.01	1.46	PA1 RC	6	1
400	7	0.00	PA1 RC	6	0
400	7.06	0.00	PA1 RC	6	0
400	7.05	0.00	PA1 RC	6	0
400	18	0.00	PA1 RC	6	0

Low Density Land Analysis

		ACREAGE			
400	19.01	0.00	PA1 RC	6	0
400	22	0.00	PA2	6	0
400	24	0.00	PA1 RC	6	0
400	25	0.45	PA1 RC	6	0
402	1.01	0.00	PA1 RC	6	0
402	2	0.01	PA1 RC	6	0
404	4	0.00	PA1 RC	6	0
404	6	0.00	PA1 RC	6	0
404	12	0.00	PA1 RC	6	0
405	1	0.00	PA2 RC	6	0
405	7	0.00	PA1 RC	6	0
406	2	0.00	PA1 RC	6	0
407	2	0.68	PA1 RC	6	0
407	3	0.00	PA1 RC	6	0
408	2	0.00	PA2	6	0
408	6	0.00	PA1 RC	6	0
411	39	29.55	PA1 RC	6	35
411	39.02	2.26	PA1 RC	6	2
411	39.03	0.00	PA1 RC	6	0
411	39.04	0.00	PA1 RC	6	0
411	39.05	0.00	PA1 RC	6	0
411	39.06	0.00	PA1 RC	6	0
413	17	0.37	PA2	6	0
413	18	1.21	PA2	6	1
418	2.01, 2.02, 2.03	0.00	PA1	8	0
418	4	0.00	PA2	6	0
429	53	0.00	PA5	4	0
441	1.31	0.00	PA5	4	0

Low Density Land Analysis

		ACREAGE			
441	4	1.20	PA5	4	0
443	19	0.00	PA2	6	0
444	24	0.00	PA2	6	0
444	25	0.72	PA2	6	0
444	41.01	0.00	PA2	6	0
445	5	0.00	PA2	6	0
446	21	0.82	PA2	6	0
469	1	0.00	PA2	6	0
476	6	0.00	PA2	6	0
476	20	3.28	PA2	6	3
476	21	2.23	PA2	6	2
476	22	0.84	PA2	6	1
476	23	4.63	PA2	6	5
476	24	0.75	PA2	6	0
476	25	0.41	PA2	6	0
476	26	4.28	PA2	6	5
476	27	0.61	PA2	6	0
477	45	4.50	PA2	6	5
477	46	7.60	PA2	6	9
477	50	3.25	PA2	6	3
480	3	0.00	PA2	6	0
483	17	0.00	PA2	6	0
483	18	0.00	PA2	6	0
483	19	0.00	PA2	6	0
485	1	48.62	PA2	6	58
485	2	2.35	PA2	6	2
485	3	0.00	PA2	6	0
509	3	0.95	PA1 RC	6	1

Low Density Land Analysis

		ACREAGE			
512	4	0.00	PA1 RC	6	0
514	5	1.86	PA1 RC	6	2
514	6	0.00	PA2 RC	6	0
514	7	0.29	PA2 RC	6	0
519	1	0.00	PA2 RC	6	0
519	2	0.00	PA2 RC	6	0
520	17	0.00	PA2	6	0
522	1	0.00	PA1 RC	6	0
522	3	0.00	PA1 RC	6	0
525	1	0.11	PA2	6	0
525	2	1.09	PA2	6	1
525	3	0.00	PA2	6	0
525	4	0.31	PA2	6	0
526	7	0.00	PA2	6	0
526	16	0.00	PA2	6	0
527	6	0.00	PA2	6	0
527	7	0.00	PA2	6	0
529	1	1.90	PA1 RC	6	2
532	28	0.00	PA2	6	0
532	29	0.76	PA2	6	0
536	12	0.19	PA2	6	0
536	13	0.00	PA2	6	0
536	14	0.00	PA2	6	0
536	20	0.00	PA2	6	0
548	1	0.00	PA2	6	0
549	14.01	0.00	PA2	6	0
549	16	0.24	PA2	6	0
549	17	5.75	PA2	6	6

Low Density Land Analysis

		ACREAGE			
549	17.01	2.91	PA2	6	3
550	1	7.14	PA1 RC	6	8
552	4.01	0.00	PA1 RC	6	0
552	4.02	0.00	PA1 RC	6	0
553	1.03	5.43	PA1 RC	6	6
553	1	0.00	PA1 RC	6	0
553	1.05	0.00	PA1 RC	6	0
553	1.07	0.91	PA1 RC	6	1
553	1.08	1.00	PA1 RC	6	1
554	2	1.29	PA1 RC	6	1
554	3	0.26	PA1 RC	6	0
556	1	2.63	PA1 RC	6	3
556	2	0.91	PA1 RC	6	1
556	3	0.03	PA1 RC	6	0
557	22	0.00	PA2 RC	6	0
558	1	1.13	PA1 RC	6	1
558	2	0.00	PA1 RC	6	0
559	1	0.67	PA1 RC	6	0
559	3	6.93	PA1 RC	6	8
559	5	1.00	PA1 RC	6	1
559	6	1.62	PA1 RC	6	1
559	7	2.83	PA2	6	3
565	1	0.00	PA2	6	0
579	1	0.00	PA1/PA-2	4	0
579	2	0.00	PA1/PA-2	4	0
581	2	3.80	PA1	8	6
581	11	0.33	PA1	8	0
581	12	0.00	PA1	8	0

Low Density Land Analysis

		ACREAGE			
582	1	0.00	PA1	8	0
584	5	0.84	PA1	8	1
601	2	0.00	PA2	6	0
601	4	0.00	PA2	6	0
601	12	0.00	PA2	6	0
601	13	0.00	PA2	6	0
601	29	0.00	PA2	6	0
601	107	0.00	PA7	4	0
601	114	0.77	PA2	6	0
603	7	0.00	PA2	6	0
623	2	0.00	PA2	6	0
623	12	0.00	PA2	6	0
642	5	0.00	PA2	6	0
648	48	0.69	PA2	6	0
652	46	2.77	PA1	8	4
653	37	3.69	PA2	6	4
654	11	2.30	PA2	6	2
654	16	0.21	PA2	6	0
701	5	0.00	PA2	6	0
705	28	0.00	PA2 RC	6	0
707	4.01	0.00	PA2	6	0
707	6	0.06	PA2	6	0
707	7	0.00	PA2	6	0
707	9	0.89	PA2	6	1
708	1	0.00	PA2	6	0
708	2	0.00	PA2	6	0
708	3	0.00	PA2	6	0
708	15	0.96	PA2	6	1

Low Density Land Analysis

		ACREAGE			
708	16	1.22	PA2	6	1
708	17	0.00	PA2	6	0
708	18	0.00	PA2	6	0
708	19	0.92	PA2	6	1
708	20	0.00	PA2	6	0
708	21	0.00	PA2	6	0
708	22	0.00	PA2	6	0
708	23	0.00	PA2	6	0
708	23.01	0.00	PA2	6	0
709	19	0.60	PA2	6	0
709	20	0.96	PA2	6	1
709	21	0.63	PA2	6	0
711	3	0.00	PA5	4	0
711	6	0.00	PA5	4	0
711	7	0.00	PA2	6	0
711	8	0.00	PA5	4	0
711	12	0.00	PA2	6	0
711	13	5.85	PA5	4	4
711	14	0.00	PA2	6	0
712	4	4.56	PA2	6	5
713	10	0.00	PA2	6	0
718	5	0.00	PA2	6	0
718	23	0.00	PA2	6	0
718	40	3.47	PA2	6	4
718	67	0.00	PA2	6	0
718	134	0.00	PA2	6	0
718	151	0.00	PA2	6	0
718	160	1.39	PA2	6	1

Low Density Land Analysis

		ACREAGE			
718	226	0.00	PA2	6	0
721	23	1.97	PA2	6	2
730	1	14.43	PA2	6	17
800	2	0.64	PA2	6	0
800	4	0.88	PA2	6	1
800	8	5.17	PA2	6	6
800	9	0.66	PA2	6	0
801	43	0.00	PA2	6	0
801	44	0.00	PA2	6	0
801	45	0.00	PA2	6	0
801	46	0.00	PA2	6	0
801	60	0.00	PA2	6	0
802	1	0.00	PA2	6	0
802	2	0.00	PA2	6	0
802	3	0.00	PA2	6	0
802	129	0.00	PA2	6	0
802	118	0.68	PA2	6	0
802	121	0.78	PA6	4	0
806	45	0.00	PA5	4	0
806	46	0.00	PA5	4	0
806	48	0.00	PA5	4	0
806	49	0.00	PA5	4	0
806	50	0.75	PA5	4	0
806	51	0.00	PA5	4	0
806	57	0.00	PA5	4	0
807	18	0.98	PA2	6	1
807	56	0.00	PA2	6	0
807	71	0.00	PA2	6	0

Low Density Land Analysis

		ACREAGE			
812	49	0.00	PA2	6	0
815	29	0.00	PA2	6	0
815	30	0.00	PA2	6	0
815	31	0.18	PA2	6	0
821	2	0.00	PA2	6	0
821	7	0.00	PA2	6	0
821	8	0.00	PA2	6	0
821	10	2.23	PA2	6	2
821	12	0.00	PA2	6	0
821	14	0.00	PA2	6	0
821	16	3.50	PA2	6	4
821	19	0.00	PA2	6	0
821	23	0.00	PA2	6	0
821	24	0.78	PA2	6	0
821	24.02	0.00	PA2	6	0
901	11.02	0.00	PA2	6	0
901	15	0.00	PA2	6	0
903	5	0.00	PA2	6	0
904	4	0.00	PA6	4	0
904	43	0.00	PA5	4	0
904	36.05	0.00	PA6	4	0
905	11	10.84	PA2	6	13
906	5	0.00	PA2	6	0
906	29.01	0.00	PA2	6	0
906	30	3.45	PA5	4	2
906	36	0.00	PA2	6	0
906	47	0.00	PA2	6	0
906	49	3.40	PA5	4	2

Low Density Land Analysis

		ACREAGE			
906	54	0.78	PA2	6	0
906	65	6.25	PA5	4	5
907	20	0.00	PA2	6	0
907	21	1.15	PA5	4	0
907	23	0.00	PA5	4	0
907	24.01	0.00	PA2 PA5	4	0
907	27	0.00	PA2	6	0
907	28	0.00	PA2	6	0
907	31	0.00	PA2	6	0
907	32	0.00	PA5	4	0
907	33	0.00	PA2	6	0
907	35	0.00	PA2	6	0
907	36	0.00	PA2 PA5	4	0
907	37	0.00	PA2	6	0
907	39	0.00	PA2 PA5	4	0
907	40	0.00	PA5	4	0
907	73.01	0.00	PA2	6	0
907	71.01	0.00	PA2	6	0

385

APPENDIX D

Model Growth Share Ordinance within Lieu of Construction Option

ORDINANCE NO. - 2008

AN ORDINANCE AMENDING CHAPTER 62 ENTITLED "BUILDING CONSTRUCTION," OF THE MUNICIPAL CODE OF THE TOWNSHIP OF BRIDGEWATER,
COUNTY OF SOMERSET AND STATE OF NEW JERSEY
SO AS TO ADD AN ARTICLE III, ENTITLED
"REQUIRED GROWTH-SHARE AFFORDABLE HOUSING PRODUCTION"

WHEREAS, the New Jersey Supreme Court and New Jersey Legislature have recognized and mandated in 1) So. Burlington. County. NAACP v. Mount Laurel, 92 N.J. 158 (1983) ("Mount Laurel II"), 2) the Fair Housing Act, N.J.S.A. 52:27D-301, et. seq. ("FHA") as amended and 3) P.L. 2008, c 46 that every municipality in New Jersey has an affirmative obligation to facilitate the provision of affordable housing; and

WHEREAS, the New Jersey Council on Affordable Housing ("COAH") is the State administrative agency created pursuant to the FHA vested with primary jurisdiction for the administration of affordable housing obligations in accordance with sound regional planning considerations in New Jersey; and

WHEREAS, COAH's revised third round Substantive Rules (NJ.A.C 5:97) adopted in June and September 2008, implement a "growth share" approach to affordable housing production which requires affordable housing to be produced in conjunction with market-priced residential and development within the Township; and

WHEREAS, these revised Third Round Substantive Rules, N.J.A.C. 5:97-1.1 et seq., (in response to the Superior Court Appellate Division decision in the case of *In the Matter of the Adoption of NJAC 5:94 and 5:95 by the New Jersey Council on Affordable Housing)* will significantly increase the municipality's requirements to provide affordable housing; and

WHEREAS, the Township of Bridgewater desires to implement these "growth share" policies and methodologies in accordance with P.L. 2008, c. 46 effective July 17, 2008 and COAH revised Third Round Substantive Rules effective June 2008 and further revised (to be consistent with P.L. 2008, c 46) effective September 22, 2008 in order to meet its obligation for the production of affordable housing for qualified very low, low and moderate income households through the third housing cycle, which extends from 2004 through 2018;

NOW, THEREFORE, BE IT ORDAINED AND ESTABLISHED by the Township Council of the Township of Bridgewater, County of Somerset and State of New Jersey that Chapter 62 entitled "Building Construction" of the Municipal Code of the Township of Bridgewater be and is hereby amended so as to add an Article III entitled "Required Growth Share Affordable Housing Production, all as follows:

SECTION 1.

Article III Required Growth Share Affordable Housing Production.

62-18 Applicability to Residential Development

A. Applicability This Article III of Chapter 62 sets forth mechanisms by which residential developers shall provide for their fair share of affordable housing based on residential growth that is associated with the development taking place in Bridgewater Township.

B. Residential Development. Except as exempted in section 62-19 hereinbelow, all residential development within Bridgewater Township, in the following zoning districts:

_____, that result in the construction of new market rate dwelling units in accordance with N.J.A.C. 5:97-1.1 et seq., shall be subject to the "growth share" provisions of this Chapter.

C. Non-residential Development. In accordance with P.L. 2008, c 46, non-residential developers shall have no obligation to provide affordable housing or make contributions in lieu thereof despite the fact that their non- residential developments will increase the Township's third cycle of affordable housing obligation. The non- residential developer's obligation toward affordable housing, arising out of its non-residential development within the Township, shall be to pay its appropriate development fee in accordance with Chapter 62 (Building Construction), Article II (Development Fees) of the Township Municipal Code authorized by N.J.S.A. 52:27D-8.1 through 8.7 (Non-residential Development Fee Act).

62-19 Exemptions

A. Developments that received preliminary or final approval from the Planning Board and/or Zoning Board of Adjustment, as applicable, prior to the effective date of this Ordinance, unless the developer seeks a substantial change in approval or the plan is abandoned, the approval lapses, or the period of protection, pursuant to N.J.S.A. 40:55D-52, expires without extension.

B. Any non-residential development within Bridgewater Township shall be exempt from the "growth share" provisions of this Article III but not from the imposition of development fees in accordance with Chapter 62, Article II, as delineated hereinabove and in accordance with N.J.S.A. 40:55D-8.1 through 8.7, the "Statewide Non-residential Development Fee Act."(unless otherwise exempted by the provisions of that Act).

D. Any residential development consisting of less than four single family or _____ two family new market rate dwelling units in the following zoningdistricts:_____ ___shall be exempt from the "growth share" provisions of this Article III. Although such residential development is exempt from the provisions of Article III, it shall still be subject to residential development fees in accordance with Article II of Chapter 62 (unless otherwise exempted by the provisions of that Article II).

E. Any residential development approval for a minor subdivision creating not more than three lots, provided the real property of which the subdivision is a part has not been the subject of any other subdivision approval within the past _____ years from the date the minor subdivision application is deemed complete by the Township. In that case, however, the applicant shall still be responsible for the payment of a residential development fee in accordance with Chapter 62 (Building Construction) Article II Development Fees) of the Township Municipal Code. Contrariwise, If the aforementioned minor subdivision application has been received within the aforementioned _____ year period, then the payment in lieu of construction "growth share" contribution, as delineated in this Article III, shall apply as opposed to the development fee.

F. All inclusionary developments which are otherwise required to have a set-aside of "low and moderate" income units, as those terms are defined in COAH's revised third round rules, shall be exempt from the "growth share" provisions of this Article III.

62-20 Residential Growth Share Provisions

A. Except as provided hereinabove, any applicant for residential development in Bridgewater Township that includes four (4) or more residential lots and/or dwelling units shall be required to provide the number of affordable housing units equivalent to twenty five percent (25%) of the total number of market rate units which will result from the proposed development, with any decimal amount rounded to the next highest whole number. The number of units permitted is based upon the density requirements of the zone district plus the growth share affordable housing units plus the incentive units allowed under this ordinance.

B. As incentives to internally subsidize the required affordable housing units, the developer may utilize the following incentives:

1. For residential developments constructing the growth share affordable housing units on site, the developer may build four (4) market rate unit for each affordable unit constructed on site. The affordable units may be built on a lot of one half acre or more in size and may be single-family, duplex, triplex or quadraplex units. The density increases granted to allow the four (4) market rate unit per one (1) affordable unit(s), the affordable units, and the alternate structure and use type for affordable units shall not require a "c" or "d" variance.

2. For residential developments that make payments to the Township of Bridgewater in lieu of constructing affordable units, the developer may build up to one half of a market rate unit for each full contribution toward an affordable unit's costs. The affordable units may be built on a lot of one half acres or more in size and may be single-family duplex, triplex or quadraplex units. The density increases granted to allow the one half (1/2) market rate unit per affordable unit, the affordable unit (s) and the alternate structure and use type for affordable units shall not require a "c" or "d" variance.

C. For developments that result in a number of market rate residential units not evenly divisible by four, the developer may create the additional affordable unit on site or, alternatively, the developer may make a payment in lieu of constructing the additional affordable unit. If the developer selects the latter option, the amount of said payment shall be established by subtracting any whole multiples of four from the total number of market rate residential units being created, dividing any remaining number of units by four and multiplying the resulting fraction by $_____. The dollar amount of an "in lieu of construction" contribution for one affordable housing unit is hereby declared to be $145,903 pursuant to Appendix ____ of N.J.C.A. 5:97-1.1 et seq., as it relates to Region 3 which includes Somerset County.

D. All residential development in all zoning districts, consisting of less than four residential units, unless otherwise exempted by this Ordinance, shall create one affordable unit on site or, in the alternative, shall make a payment in lieu of constructing the proportionate fraction of the affordable housing unit required. The dollar amount of an "in lieu of construction" contribution for one affordable housing unit is hereby declared to be $145,903 pursuant to Appendix ____ of N.J.C.A. 5:97-1.1 et seq., as it relates to Region 3 which includes Somerset County.

E. As an alternative to fulfilling the affordable housing requirements hereinabove on site, developers of residential units in the zoning districts delineated hereinabove may elect to create an affordable housing unit elsewhere within the Township or purchase an existing residential unit elsewhere in the Township in accordance with Bridgewater Township's Reconstruction (gut rehabilitation) Program,

Buy-down program and/or municipally-sponsored rental program which shall comply with applicable COAH rules at N.J.A.C. 5:97-1.1 et seq.

1. " Gut rehabilitation" means any project where the extent and nature of the work is such that the work area cannot be occupied while the work is in progress and where a new certificate of occupancy is required before the work area can be reoccupied, pursuant to the Rehabilitation Subcode, N.J.A.C. 5:23-6. Gut rehabilitation shall not include projects comprised only of floor finish replacement, painting or wallpapering, or the replacement of equipment or furnishings. Asbestos hazard abatement and lead hazard abatement projects shall not be classified as reconstruction solely because occupancy of the work area is not permitted. The terms "gut rehabilitation" and "reconstruction" have the same meaning according to the definitions provision delineated in the revised COAH Substantive Rules,N.J.A.C.5:94-1.4.

F. All residential development not subject to the provisions of subsections A through E of this section 62-20 shall be subject to the provisions of development fees as set forth in Article II of Chapter 62 of the Township Municipal Code

G. If the developer elects to construct the affordable unit offsite but within Bridgewater Township or through a payment in lieu of construction, each on-site unit otherwise required to be affordable to a low or moderate income household may be converted to a market priced unit, but the developer's growth share obligation shall be increased accordingly and reflected in the number of units being constructed offsite but within Bridgewater Township or through a payment in lieu of construction.

62-21 Municipal Growth Share Obligations Arising Out Of Non-residential Development

A. Any nonresidential development that result in an increase in gross floor area of any existing nonresidential building or the construction of a new non-residential building in the Township of Bridgewater shall increase the Township third cycle affordable housing obligation based on the following formula: one affordable housing unit for every sixteen (16) jobs that results from the application of square footage standards adopted by COAH presently found in Appendix D of N.J.A.C. 5:97-1.1 et seq and based upon use groups, as defined by the International Building Code (IBC) which has been incorporated by reference into the Uniform Construction Code (UCC).

B. Any nonresidential development occurring by virtue of any new or expanded development that result in an increase in gross floor area shall increase the Township third cycle affordable housing obligation based on the following formula: one affordable housing unit for every sixteen (16) jobs. Determinations of the number of jobs created shall be based on the new or expanded floor area in a development by using the

conversion factors published by COAH as Appendix D in N.J.A.C. 5:97-1.1 et seq. and also delineated in subsection 62-19 C hereinabove.

62-22 Mixed Use District Growth Share Provisions

A. In all mixed-use districts, residential development shall provide one affordable housing unit on-site for every four market rate units.

B. Nonresidential development, in any mixed-use district, although it will increase the Township's overall affordable housing obligation, shall not result in that developer having any obligation to provide affordable housing or make contributions in lieu thereof, as is the case with residential development. The non- residential developer's obligation toward affordable housing, arising out of its non-residential development within the Township, shall be to pay its appropriate development fee in accordance with Chapter 62 (Building Construction), Article II (Development Fees) of the Township Municipal Code authorized by N.J.S.A. 52:27D-8.1 through 8.7 (Non-residential Development Fee Act).

62-23 Payment in Lieu Provisions

A. For residential development which proposes four or more residential units, the developer shall be required to provide on-site production of affordable housing and, for any fractional or partial obligation remaining after the production of the mandated affordable housing units, shall investigate alternative options for a partial unit as delineated hereinbelow and, if none are available, pay the pro rata contribution for each new housing unit or 16 jobs. The percentage is based upon the sum of $145,903, which is the COAH determined subsidy required for payments in lieu of constructing affordable units on site in Bridgewater Township.

B. All payments in lieu of constructing affordable housing shall be deposited by Bridgewater Township into its Affordable Housing Trust Fund established by Bridgewater Township in conformance with P.L. 2008, c 46 and regulations established by COAH and shall at all times be identifiable from development fees. These funds shall be used by Bridgewater Township in accordance with regulations established by COAH to create new affordable housing opportunities within the physical boundaries of the Township.

62-24 Alternative methods of compliance

A. Except for major subdivision or site plan approvals involving four or more units which require on-site production of affordable housing units, and further provided the developer obtains, as a condition of approval, written permission from the Bridgewater Township Council, the developer may choose to satisfy its affordable

housing obligation calculated in accordance with the provisions hereinabove, in compliance with one or more of the following alternatives as permitted by COAH's revised Third Round Substantive Rules as set forth below:

1. On-site production of affordable housing units

2. The purchase of an existing market rate dwelling unit within the municipality and its conversion to an affordably priced unit

3. The purchase of an existing market rate dwelling unit within the municipality and its conversion to a "supportive and special-needs housing" facility (i.e.: alternative living arrangements such as a group home); and/or

4. Participation and gut rehabilitation and/or buydown/write-down or buydown/rent down programs; and/or

5. "Payments in lieu of" as delineated hereinabove

62-25 Construction of affordable units

A. Residential units shall be constructed on the schedule in accordance with COAH rules.

Percentage of market Rate units completed	Minimum percentage of low and moderate income units completed
25	0
25 plus 1 unit	10
50	50
75	75
90	100

B. Non residential development shall be constructed based upon the same percentages above by substituting non residential development for market rate units.

62-26 Appeals

Residential developers subject to this inclusionary growth share ordinance may appeal to the reviewing Board pursuant to N.J.S.A. 40:55D-c(1) hardship standards to demonstrate to the satisfaction of the Board that the increased intensity and/or reduced costs do not provide an appropriate level of compensation commensurate with the amount of affordable housing required. The reviewing Board may grant relief including, but not limited to, additional incentives or reductions in the affordable units required or any combination thereof deemed appropriate by the Board to eliminate the "hardship" and provide sufficient incentives.

62-27 General Provisions for Constructing Affordable Units

A. The use of any of the foregoing mechanisms for providing affordable housing within Bridgewater Township shall be in compliance with all of COAH's revised Procedural and Substantive Rules.

B. The Township Council shall have the jurisdiction to consider the grant of a waiver from the foregoing to permit age-restricted affordable housing instead of non age restricted affordable housing or to permit "for sale" affordable housing instead of "rental" affordable housing, where the Board finds that granting such a waiver would be more appropriate to the context of the development or to the location and nature of the affordable housing unit(s) being created. The Township Council shall give due consideration to the Township-wide impacts of such a deviation upon the adopted and COAH-certified Housing Element and Fair Share Plan before approving any such waiver.

C. A proposed Affordable Housing Production Plan (AHPP) shall be submitted to the Planning Board at the time application is made for any development requiring growth share affordable housing production pursuant to this Chapter. The AHPP shall be a condition of "completeness" determination. All AHPPs shall be the subject of review by the Township Planner for consistency with COAH's Rules and with the Township's certified third round Housing Element and Fair Share Plan. Compliance with all of the terms of COAH's Rules and with the approved AHPP shall be a condition of development plan approval and shall be covered by appropriate performance and maintenance guarantees as with any other required improvement.

D. Where an odd number of low and moderate income housing units are required to be provided, the majority of the units shall be low income units. Where there are an insufficient number of affordable units provided to meet the bedroom distribution requirements of COAH's Rules, the first unit shall be a two bedroom unit, the second unit shall be a three-bedroom unit and the third unit shall be a one-bedroom unit. Otherwise, the bedroom distribution shall be in strict accordance with COAH's Rules.

E. It shall be the developer's responsibility to pay the per-unit cost of the initial advertising and ongoing administration of the controls on affordability for each of the affordable units attributable to the residential development generating the growth share obligation, at its sole cost and expense, in accordance with the Municipal Housing

Liaison's direction, efforts and coordination for the initial and ongoing administration of the controls on affordability so as to ensure full COAH compliance. The Township Municipal Housing Liaison shall, by February 1st of each year, and as needed throughout the year, file with the Township Clerk of the Township of Bridgewater such certifications, reports and/or monitoring forms as may be required by COAH to verify the continuing compliance of each affordable unit with COAH's Rules.

F. The specifics for providing affordable housing units or an in lieu of contribution in accordance with this Growth Share Ordinance, based on a residential development , shall be fully delineated in a Developer's Agreement to be entered into between the Developer and the Township.

G. Affordable housing units being constructed on-site or offsite shall meet the requirements of the Township's affordable housing ordinance and shall be in conformance with COAH 's revised third round substantive rules at N.J.A.C. 5:97-1.1 et seq. and the Uniform Housing Affordability Controls at N.J.A.C. 5:80-26.1 et seq., including, but not limited to, requirements regarding phase-in schedule, controls on affordability, low/moderate incomes split, heating source, maximum rent and/or sales prices, affordability average, bedroom distribution and affirmative marketing.

H. To the greatest extent possible, affordable housing units being provided within inclusionary developments shall be dispersed throughout inclusionary developments and shall be located within buildings designed to be architecturally indistinguishable from the market rate units otherwise being constructed within the development. To that end, the scale, massing, roof pitch and architectural detail (such as the selection of exterior materials, doors, windows, etc.) of the buildings containing the affordable housing units shall be similar to and compatible with that of the market rate units.

I. Single-family attached buildings, in the form of semi attached (side-by-side) units or duplex (over and under) units, triplex and quadraplex buildings shall be deemed to be permitted uses in the underlying zone when created for the purpose of meeting the growth share obligation on site.

J. More than one affordable unit may be placed on a building lot.

K. Septic systems for the affordable housing units on the same lot (other than in the Bridgewater sewer service, which shall be connected to the sewer system) may only share the leach field and shall be maintained with an annual maintenance fee from each unit. Each owner shall maintain other septic system components. Any septic system arrangement under this provision is subject to the approval of the Board of Health.

L. Affordable housing must comply with the accessibility requirements of N.J.A.C. 5:94-3.14.

SECTION 2. Severability.

If any paragraph, section, subsection, sentence, clause, phrase or portion of this Ordinance is for any reason held invalid or unconstitutional by any Court or administrative agency of competent jurisdiction, such portion shall be deemed a separate, distinct and independent provision and such holding shall not affect the validity of the remaining paragraphs or sections hereof.

SECTION 3. Inconsistency.

All ordinances or parts of ordinances inconsistent with this Ordinance are hereby repealed to the extent of such inconsistency.

SECTION 4. Effective Date.

This Ordinance shall take effect following final adoption and publication in accordance with applicable law, including the New Jersey Municipal Land Use Law regarding the adoption of land-use ordinances.

Introduced	Seconded	Council	Aye	Nay	Abstain	Absent
		Albano				
		Hsing				
		Moench				
		Scaglione				
		Norgalis				

Adopted:_____

APPENDIX E

Ordinance to Approve the Redevelopment Plan for Bridgewater Township

AN ORDINANCE TO APPROVE THE REDEVELOPMENT PLAN FOR THE PORTION OF THE TOWNSHIP OF BRIDGEWATER KNOWN AS THE SIXTH AVENUE TRACT, HERETOFORE DETERMINED TO BE BLIGHTED

BE IT ORDAINED by the Township Council of the Township of Bridgewater as follows:

SECTION 1: The Township Council of the Township of Bridgewater hereby determines and states as follows:

A. In Resolution No. 82-3-15-70 adopted March 15, 1982 the Township Council determined that the section of the Township of Bridgwater known as the Sixth Avenue Tract is a blighted area pursuant to N.J.S.A. 40:55-21.1 et seq.

B. The Sixth Avenue Tract is that area which is set forth and described in Township of Bridgwater Planning Board Resolution adopted February 16, 1982, and in the aforesaid Resolution No. 82-3-15-70.

C. The Bridgewater Township Redevelopment Agency, hereinafter called the "Agency", has had prepared a Redevelopment Plan for the area, said plan being set forth and described in a document entitled "Redevelopment Plan/Sixth Avenue Tract" consisting of 43 pages and an Appendix which contains the legal description of the redevelopment site.

D. The Redevelopment Plan has been referred to the Planning Board of the Township of Bridgewater for its study and recommendation, and the Planning Board has submitted its report and recommendations respecting the redevelopment plan and has found

that the redevelopment plan conforms to the master plan, and the Township Council has duly considered the report and recommendation of the Planning Board.

E. The Redevelopment Plan requires compliance with all appropriate provisions of the Relocation Assistance Act, N.J.S.A. 20:4-1 et seq., the Relocation Assistance Law of 1967, N.J.S.A. 52:31B-1 et seq., the Blighted Area Act, N.J.S.A. 40:55-21.1 et seq., and the Redevelopment Agencies Law, N.J.S.A. 40:55C-1 et seq.

SECTION 2: The Redevelopment Plan for the Sixth Avenue Tract, having been duly reviewed and considered, is hereby approved and the Clerk of the Township of Bridgewater is hereby directed to file a copy of the Redevelopment Plan with the minutes of this meeting.

SECTION 3: It is hereby determined and stated that the Redevelopment Plan for the Sixth Avenue Tract conforms to the master plan of the Township of Bridgewater.

SECTION 4: It is hereby determined and stated that the Redevelopment Plan will afford maximum opportunity, consistent with the sound needs of the locality as a whole, for the redevelopment of the area solely by private enterprise, or by private enterprise in combination with the Township.

SECTION 5: The relocation of individuals and families displaced in carrying out the Redevelopment Plan in decent, safe and sanitary dwellings, in conformity with acceptable standards

is feasible and can be reasonably and timely effected to permit the proper prosecution and completion of the Plan.

SECTION 6: In order to implement and facilitate the effectuation of the Redevelopment Plan hereby approved, it is hereby determined and stated that certain official action must be taken with reference, among other things, to possible changes in zoning, vacation and removal of streets, alleys and other public ways, the establishment of new street patterns, the location and relocation of sewer and water mains and other public facilities, and other public actions, and accordingly, the Township Council hereby (a) pledges its cooperation in helping to carry out the Redevelopment Plan; and (b) stands ready to consider to take appropriate action upon proposals and measures designed to effectuate the Redevelopment Plan.

SECTION 7: In accordance with N.J.S.A. 40:55C-17 and 40:55-21.10, the Township Council determines and states that the Redevelopment Plan provides an outline for the replanning, development or redevelopment of the Sixth Avenue Area sufficient to indicate: (a) its relationship to definite local objectives as to appropriate land uses, density of population and improved traffic, public transportation, public utilities, community facilities and other public improvements; (b) proposed land uses and building requirements in the area; and (c) provision for the temporary and permanent relocation of persons living in the area by arranging for (unless already available) decent, safe, and

sanitary dwelling units at rents within the means of the persons displaced from the area.

SECTION 8: In accordance with N.J.S.A. 40:55C-32, the Township Council hereby determines that the Redevelopment Plan: (a) conforms to the general plan for the municipality as a whole and (b) is sufficiently complete to indicate such land acquisition, demolition and removal of structures, redevelopment, improvements, conservation or rehabilitation as may be proposed to be carried out in the area of the Sixth Avenue Tract, zoning and planning changes, if any, land uses, maximum densities, building requirements and the plan's relationship to definite local objectives respecting appropriate land uses, improved traffic, public transportation, public utilities, recreational and community facilities and other public improvements.

SECTION 9: This Ordinance shall take effect in the time and manner provided by law.

Adopted 5/27/82

Effective 5/27/82

APPENDIX F

Vanderhaven and Crossroads
Block and Lot Numbers

VANDERHAVEN FARM

PROPERTY ADDRESS	BLOCK	LOT
2207 Doolittle Drive	164	2207
2215 Doolittle Drive	164	2215
3015 Doolittle Drive	164	3015
2205 Doolittle Drive	164	2205
2208 Doolittle Drive	164	2208
2216 Doolittle Drive	164	2216
2603 Doolittle Drive	164	2603
2408 Doolittle Drive	164	2408
2413 Doolittle Drive	164	2413
2302 Doolittle Drive	164	2302
3006 Doolittle Drive	164	3006
2105 Doolittle Drive	164	2105
2805 Doolittle Drive	164	2805
2206 Doolittle Drive	164	2206
3007 Doolittle Drive	164	3007
2214 Doolittle Drive	164	2214
2807 Doolittle Drive	164	2807
2806 Doolittle Drive	164	2806
3014 Doolittle Drive	164	3014

2610 Doolittle Drive	164	2610
2407 Doolittle Drive	164	2407
2609 Doolittle Drive	164	2609
2213 Doolittle Drive	164	2213
3008 Doolittle Drive	164	3008
2808 Doolittle Drive	164	2808
2604 Doolittle Drive	164	2604
2601 Doolittle Drive	164	2601
2301 Doolittle Drive	164	2301
3016 Doolittle Drive	164	3016
3005 Doolittle Drive	164	3005
2405 Doolittle Drive	164	2405
2304 Doolittle Drive	164	2304
2415 Doolittle Drive	164	2304
2303 Doolittle Drive	164	2303
2612 Doolittle Drive	164	2612
2416 Doolittle Drive	164	2416
3013 Doolittle Drive	164	3013
2611 Doolittle Drive	164	2611

3103 Pinhorn Drive	164	3103
3104 Pinhorn Drive	164	3104
3101 Pinhorn Drive	164	3101
3102 Pinhorn Drive	164	3102
2916 Lindsley Road	164	2916
2507 Lindsley Road	164	2507
2713 Lindsley Road	164	2713
2907 Lindsley Road	164	2907
2915 Lindsley Road	164	2915
2715 Lindsley Road	164	2715
2707 Lindsley Road	164	2707
2714 Lindsley Road	164	2714
2515 Lindsley Road	164	2515
2514 Lindsley Road	164	2514
2706 Lindsley Road	164	2706
2913 Lindsley Road	164	2913
2505 Lindsley Road	164	2505
2908 Lindsley Road	164	2908
2708 Lindsley Road	164	2708
2508 Lindsley Road	164	2508
2716 Lindsley Road	164	2716
2905 Lindsley Road	164	2905

2513 Lindsley Road	164	2513
2516 Lindsley Road	164	2516
2906 Lindsley Road	164	2906
2914 Lindsley Road	164	2914

CROSS ROADS

PROPERTY ADDRESS	BLOCK	LOT
76 Cain Court	530.01	199
74 Cain Court	530.01	150
79 Cain Court	530.01	152
70 Cain Court	530.01	191
3 Cain Court	530.01	105
15 Cain Court	530.01	114
9 Cain Court	530.01	106
13 Cain Court	530.01	117
10 Cain Court	530.01	108
5 Cain Court	530.01	104
2 Cain Court	530.01	103
7 Cain Court	530.01	109
17 Cain Court	530.01	121
75 Cain Court	530.01	197
14 Cain Court	530.01	110
81 Cain Court	530.01	205
16 Cain Court	530.01	119
22 Cain Court	530.01	127
77 Cain Court	530.01	201
71 Cain Court	530.01	193
72 Cain Court	530.01	195

12 Cain Court	530.01	115
73 Cain Court	530.01	154
30 Cain Court	530.01	139
6 Cain Court	530.01	107
4 Cain Court	530.01	102
1 Cain Court	530.01	101
21 Cain Court	530.01	116
18 Cain Court	530.01	123
80 Cain Court	530.01	156
61 Cain Court	530.01	142
59 Cain Court	530.01	177
64 Cain Court	530.01	183
66 Cain Court	530.01	186
68 Cain Court	530.01	148
67 Cain Court	530.01	146
69 Cain Court	530.01	189
58 Cain Court	530.01	175
19 Cain Court	530.01	125
65 Cain Court	530.01	185
78 Cain Court	530.01	203
20 Cain Court	530.01	112
63 Cain Court	530.01	181
47 Cain Court	530.01	163

49 Cain Court	530.01	136
56 Cain Court	530.01	138
46 Cain Court	530.01	159
50 Cain Court	530.01	134
48 Cain Court	530.01	161
8 Cain Court	530.01	111
57 Cain Court	530.01	173
55 Cain Court	530.01	140
51 Cain Court	530.01	165
52 Cain Court	530.01	167
32 Cain Court	530.01	124
53 Cain Court	530.01	171
54 Cain Court	530.01	169
62 Cain Court	530.01	144
26 Cain Court	530.01	118
24 Cain Court	530.01	131
31 Cain Court	530.01	122
33 Cain Court	530.01	141
28 Cain Court	530.01	135
23 Cain Court	530.01	129
27 Cain Court	530.01	120
29 Cain Court	530.01	137
37 Cain Court	530.01	126

36 Cain Court	530.01	147
43 Cain Court	530.01	130
44 Cain Court	530.01	132
60 Cain Court	530.01	179
38 Cain Court	530.01	128
25 Cain Court	530.01	133
42 Cain Court	530.01	155
11 Cain Court	530.01	113
45 Cain Court	530.01	157
34 Cain Court	530.01	143
41 Cain Court	530.01	153
31 Cain Court	530.01	145
40 Cain Court	530.01	151
39 Cain Court	530.01	149

APPENDIX G

Resolution

Amendment Housing Element Fair Share Plan

Adopted: November 11, 2008

TOWNSHIP PLANNING BOARD
RESOLUTION OF MEMORIALIZATION

Approved: November 11, 2008
Adopted: November 11, 2008

IN THE MATTER OF ADOPTION
OF THE BRIDGEWATER TOWNSHIP
MASTER PLAN HOUSING PLAN ELEMENT
AND FAIR SHARE PLAN
Decided and Adopted: November 11, 2008

WHEREAS, the Bridgewater Township Planning Board, in consideration of the adoption by COAH of new substantive rules for compliance with the Fair Housing Act (N.J.S.A. 52:27D-301), which amended substantive rules are found in N.J.A.C. 5:97-1 et seq. and procedural rules found at N.J.A.C. 5:96-1 et seq., has authorized its Planner, Scarlett Doyle, to prepare a new housing plan element and fair share plan to comply with the amended substantive and procedural rule changes, and

WHEREAS, said plan was prepared and dated November 11, 2008 and is designed to achieve the goals of access to affordable housing and to meet present and growth share housing needs in accordance with N.J.S.A. 52:27A-310 and COAH's rules, and

WHEREAS, the Planning Board of the Township of Bridgewater gave notice of a public hearing for the adoption of said Housing Element and Fair Share Plan pursuant to N.J.S.A. 40:55D-13, and

WHEREAS, a public hearing in accordance with said notice was conducted at the Planning Board meeting and hearing on November 11, 2008.

WHEREAS, the meeting was opened to the public and the public was given an opportunity to comment; and

WHEREAS, the Planning Board finds that the Housing Plan Element and Fair Share Plan dated November 11, 2008 meets the requirements of N.J.S.A. 40:55D-28, together with the requirements of N.J.S.A. 52:27D-310 and is in compliance with the amended substantive rules as indicated in N.J.A.C. 5:96-1 et. seq. and further finds that the Fair Share Plan is a reasonable means to satisfy the Township's COAH obligation for low and moderate income housing;

NOW, THEREFORE, BE IT RESOLVED that the Planning Board of the Township of Bridgewater does hereby adopt the Master Plan Housing Element and Fair Share Plan dated November 11, 2008, and

FURTHER authorizes its Secretary to provide all outside agencies with a copy of said plan, including and not limited to the New Jersey Council on Affordable Housing and the Somerset County Planning Board in accordance with N.J.S.A. 40:55D-13.3.

The undersigned does hereby certify that the foregoing is a true copy of the action taken by the Bridgewater Township Planning Board at its meeting of November 11, 2008.

Scarlett Doyle, Board Secretary

Alan Fross, Chairman

IN FAVOR:
OPPOSED:
ABSENT:

ADOPTED: November 11, 2008
CERTIFIED: November 11, 2008

ADDENDUM #1

Bridgewater Oaks Lot and Block Numbers
Davis-Standard Tax Sheet
Modification of Table 24

ADDENDUM #1
Extension of Expiring Controls
Additional Opportunities
Modification of Table 24

Extension of Expiring Controls
Subsequent to the adoption of the Housing Element and Fair Share Plan, additional opportunities became available for compliance with COAH rules. The community locally known as Bridgewater Oaks has 26 units and is to be included in the evaluation of Extension of Expiring Controls along with Vanderhaven Farms and Crossroads. The Block and Lot numbers of the units are provided in this addendum for consistency because the data is included in the Development Fee Spending Plan.

Additional Opportunities
Subsequent to the adoption of the Housing Element and Fair Share Plan, additional opportunities became available for an additional tract which could be used to further the goal of COAH compliance. The property is locally known as Davis-Standard and should be included in the evaluation of Rendering Units More Affordable along with, or perhaps as an alternate for the East Main Street property discussed in the Fair Share Plan. The entire property contains 31.96 acres, of which 8 acres of the southern part of the property are included in Bridgewater's affordable housing plan. The tax sheet for this property (Block 303/ Lot 1.01) is provided in this addendum for consistency because the data is included in the Development Fee Spending Plan.

Modified Table 24
The historical financial account of Table 24, as found in the Housing Element and Fair Share Plan has been modified to reflect new period adjustments (timeframe dates) and associated calculation corrections. Additional information has also been provided at the end of this table to document a broad range of timeframes with respect to fiscal data.

Table 24
(Addendum as of November 21, 2008)

Actual development fees through 7/17/2008		$9,179,909.17
Actual interest earned through 7/17/2008	+	$992,569.14
Development fees projected* 2008-2018	+	$2,659,807.34
Interest projected* 2008-2018	+	$1,066,721.68
Less housing activity expenditures through 7/17/08	-	$2,544,360.60
Total	=	$11,354,646.73
30 percent requirement	x 0.30 =	$3,406,394.02
Less Affordability assistance expenditures through 7/17/08	-	$491,085.91
PROJECTED MINIMUM Affordability Assistance Requirement 1/1/2005 through 12/31/2018	=	$2,915,308.11
PROJECTED MINIMUM Very Low-Income Affordability Assistance Requirement 1/1/2005 through 12/31/2018	x 0.30 =	$874,592.43

* Note: The 2008 portion of this projection reflects 2008 subsequent to July 17 as the remainder of 2008 is included in the actual figure reported above.

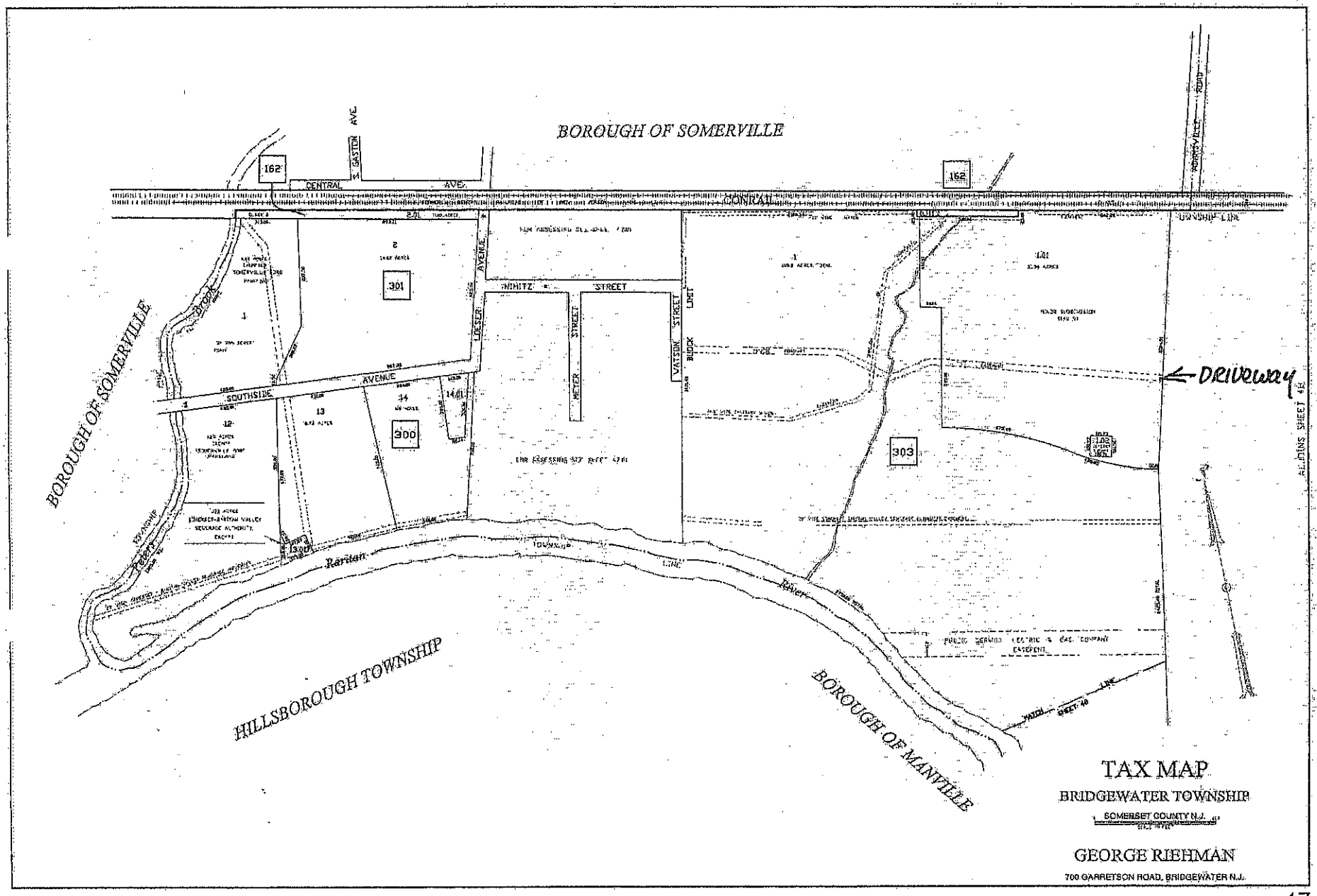
Interest on the projected revenue in the municipal affordable housing trust fund is based at the current average interest rate.

- Interest on the projected revenue from the inception of the program and projected through the year 2018 is $2,059,290.82;
- Funds actually received from January 2008 to July 17, 2008 is $101,518.78;
- Projected revenues for interest from July 17, 2008 to December, 2008 is $64,978.68;
- Projected revenues from interest from January 2009 through December, 2018 are $1,001,743.00.

BRIDGEWATER OAKS

PROPERTY ADDRESS	BLOCK	LOT
46 Tunison Lane	402.02	70
41 Tunison Lane	402.02	67
61 Tunison Lane	402.02	61
42 Tunison Lane	402.02	68
56 Tunison Lane	402.02	80
57 Tunison Lane	402.02	55
53 Tunison Lane	402.02	77
49 Tunison Lane	402.02	73
66 Tunison Lane	402.02	71
51 Tunison Lane	402.02	75
47 Tunison Lane	402.02	71
65 Tunison Lane	402.02	57
54 Tunison Lane	402.02	78
43 Tunison Lane	402.02	65
45 Tunison Lane	402.02	69
59 Tunison Lane	402.02	56
55 Tunison Lane	402.02	79
67 Tunison Lane	402.02	59
48 Tunison Lane	402.02	72

68 Tunison Lane	402.02	60
64 Tunison Lane	402.02	64
50 Tunison Lane	402.02	74
63 Tunison Lane	402.02	63
44 Tunison Lane	402.02	66


BOROUGH OF SOMERVILLE
BOROUGH OF SOMERVILLE
HILLSBOROUGH TOWNSHIP
BOROUGH OF MANVILLE
CENTRAL AVE.
S. GASTON AVE.
CONRAIL
162
162
301
300
303
SOUTHSIDE AVENUE
LOESER AVENUE
NIMITZ STREET
METER STREET
VATSON STREET
BLOCK LIMIT
Raritan River
Peters Brook
TOWNSHIP LINE
DRIVEWAY
ALLOINS SHEET 48
TAX MAP
BRIDGEWATER TOWNSHIP
SOMERSET COUNTY N.J.
GEORGE RIEHMAN
700 GARRETSON ROAD, BRIDGEWATER N.J.