

**MASTER PLAN  
HOUSING ELEMENT & FAIR SHARE PLAN  
BOROUGH OF NEW MILFORD  
BERGEN COUNTY**



November 17, 2008

Prepared for:  
Borough of New Milford

Prepared by:



Town Planning and Development Consultants

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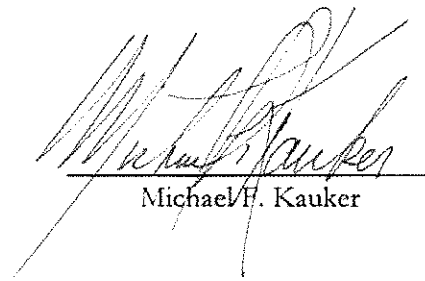
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**Introduction**

The Housing Element presented in this report fulfills the requirements of the *Municipal Land Use Law* (N.J.S.A. 40:55D-1 et seq.) and of Section 10 of the *Fair Housing Act* (N.J.S.A. 52-27D-301 et seq.). The *Fair Housing Act* provides a framework for New Jersey’s municipalities to address their constitutional obligation to provide a reasonable opportunity for the construction of affordable housing meeting the needs of citizens in the region of which the community is located. The Council on Affordable Housing (COAH) is the State agency responsible for the administration of the *Fair Housing Act*.

There has been a substantial departure from the Round 1 and Round 2 COAH methodology as it relates to determining a municipalities fair share of affordable housing. The new Round 3 rules utilize a growth share methodology to determine a municipality’s affordable housing obligation, which in addition to the rehabilitation share and prior round obligation comprise a municipality’s cumulative fair share obligation.

This report includes the information contained in COAH’s Revised *Substantive Rules* effective October 20, 2008. More specifically this report contains information required by COAH pursuant to N.J.S.A. 5:97-2.3 “Content of a Housing Element” and N.J.S.A. 5:97-3.2 “Content of a Fair Share Plan”. These particular elements are outlined below:

“Content of a Housing Element”  
(N.J.A.C. 5:97-2.3)

- (a) The Housing Element submitted to the Council shall include:
  - 1. The minimum requirements prescribed by N.J.S.A 52:27D-310;
  - 2. The household projection for the municipality as provided in Appendix F;
  - 3. The employment projection for the municipality as provided in Appendix F;
  - 4. The municipality’s prior round obligation (from Appendix C);
  - 5. The municipality’s rehabilitation share (from Appendix B); and
  - 6. The projected growth share in accordance with the procedures in N.J.A.C. 5:97-2.4.
  
- (b) Supporting information to be submitted with the Housing Element shall include:
  - 1. A copy of the most recently adopted municipal zoning ordinance; and
  - 2. A copy of the most up-to date tax maps of the municipality, electronic if available, with legible dimensions.
  
- (c) The municipality shall submit any other documentation necessary to facilitate the review of the municipal Housing Element as requested by the Council.
  
- (d) As an alternate to the household and employment projections required by (a)2 and 3 above, a municipality may rely upon its own household and employment growth projections, provided the total growth share resulting from the municipal household and employment

growth projections exceeds the total growth share resulting from the household and employment growth projections provided in Appendix F.

1. The alternate projection of the municipality's probable future construction of housing for 15 years covering the period January 1, 2004 through December 31, 2018 shall consider the following minimum information for residential development:
  - i. Certificates of occupancy issued since January 1, 2004;
  - ii. Pending, approved and anticipated applications for development;
  - iii. Historical trends for at least the past 10 years includes certificates of occupancy issued; and
  - iv. Demolition permits issued and projected.
  
2. The alternate projection of the probable future jobs based on the groups outlined in Appendix D for 15 years covering the period January 1, 2004 through December 31, 2018 for the municipality shall consider the following minimum information for non-residential development:
  - i. Square footage of new or expanded non-residential development authorized by certificates of occupancy issued since January 1, 2004;
  - ii. Square footage of pending, approved and anticipated applications for development; and
  - iii. Historic trends, of, at least, the past 10 years, which shall include the square footage authorized by certificates of occupancy issued.

As required above the Housing Element submitted to the Council shall include the minimum requirements prescribed by N.J.S.A 52:27D-310. These requirements are as follows:

1. An inventory of the Borough's housing stock by age, condition, purchase or rental value, occupancy characteristics and type, including the number of units affordable to low- and moderate-income households and substandard housing capable of being rehabilitated.
2. An analysis of the Borough's demographic characteristics including, but not limited to, household size, income level and age.
3. An analysis of the existing and probable future employment characteristics of the Borough.
4. A determination of the Borough's present and prospective fair share for low- and moderate-income housing and its capacity to accommodate its present and prospective housing needs, including its fair share for low- and moderate-income housing.
5. A consideration of the lands that are most appropriate for construction of low- and moderate-income housing and of the existing structures most appropriate for conversion to, or rehabilitation for, low- and moderate-income housing, including a consideration of lands

of developers who have expressed a commitment to provide low- and moderate-income housing.

"Content of a Fair Share Plan"

N.J.S.A. 5:97-3.2

Pursuant to §5:97-3.2, a Fair Share Plan describes the completed or proposed mechanisms and funding sources, if applicable, that will be utilized to address a municipality's rehabilitation share, prior round obligation, and growth share obligation. The Fair Share Plan shall include the following:

1. Description of any credits intended to address any portion of the fair share obligation, which shall include all information and documentation required by N.J.A.C. 5:97-4 for each type of credit;
2. Descriptions of any adjustments to any portion of the fair share obligation, which shall include all information and documentation required by N.J.A.C. 5:97-5 for each adjustment sought;
3. Descriptions of any mechanisms intended to address the prior round obligation, the rehabilitation share, and the growth share obligation;
4. An implementation schedule that sets forth a detailed timetable that demonstrates a "reasonable opportunity" as defined under N.J.A.C. 5:97-1.4 and a timetable for the submittal of all information and documentation required by N.J.A.C. 5:97-6, based on the following:
  - i. Documentation for mechanisms to address the prior round obligation, the rehabilitation share, and the growth share obligation up to the first Plan review pursuant to N.J.A.C. 5:96-10 shall be submitted at the time of petition;
  - ii. Documentation for zoning for inclusionary development, an accessory apartment program, or a market to affordable program shall be submitted at the time of petition and implemented within 45 days of substantive certification;
  - iii. Documentation for the extension of expiring controls shall be submitted at the time of petition and implemented in accordance with an implementation schedule pursuant to (4 iv) below; and
  - iv. Documentation for all mechanisms not included in (a)4i through iii above shall be submitted according to an implementation schedule, but no later than two years prior to scheduled implementation of the mechanism, and shall consider the economic viability of the mechanisms and the actual growth share obligation that has or will occur as calculated pursuant to N.J.A.C. 5:97-2.5. Pursuant to N.J.A.C. 5:97-2.5(d), the municipality shall comply with the Plan evaluation requirements and shall be subject to the enforcement remedies of N.J.A.C. 5:96-10.4.

5. Notwithstanding (a) 4iv above, a municipality with insufficient vacant land that has been granted or is seeking a vacant land adjustment pursuant to N.J.A.C. 5:97-5.1 or a household and employment growth projection adjustment pursuant to N.J.A.C. 5:97-5.6 shall submit all information and documentation required by N.J.A.C. 5:97-6 at the time of petition, unless it meets the requirements of (a)5i and ii below, in which case it shall submit the required information and documentation in accordance with an implementation schedule, but no later than two years prior to scheduled implementation of the mechanism, and shall consider the economic viability of the mechanisms and the actual growth share obligation that has or will occur as calculated pursuant to N.J.A.C. 5:97-2.5. Pursuant to N.J.A.C. 5:97-2.5(d) , the municipality shall comply with the Plan evaluation requirements and shall be subject to the enforcement remedies of N.J.A.C. 5:9610.4.
  - i. The municipality demonstrates that the mechanism(s) does not rely upon the availability of vacant land (that is, redevelopment); or
  - ii. The municipality takes appropriate measures to reserve scarce resources that may be essential to implement the mechanisms that rely on the availability of vacant land to address the growth share obligation.
6. Draft and/or adopted ordinances necessary for the implementation of the mechanisms designed to satisfy the fair share obligation;
7. A demonstration that existing zoning or planned changes in zoning provide adequate capacity to accommodate any proposed inclusionary developments pursuant to N.J.A.C. 5:97-6.4;
8. A demonstration of existing or planned water and sewer capacity sufficient to accommodate all proposed mechanisms; and
9. A spending Plan pursuant to N.J.A.C. 5:97-8.10, if the municipality maintains or intends to establish an affordable housing trust fund pursuant to N.J.A.C. 5:97-8.

**I. Housing Element N.J.A.C. 5:97-2 & N.J.S.A 40:55D-1 et seq.**

The following issues and items are addressed as required by N.J.A.C 5:97-2 & N.J.S.A 40:55D-1, and are followed in order from COAH’s Petition Application Worksheet.

**1. Inventory of Municipality’s Housing Stock**

■ **Age of Housing**

**TABLE 1  
AGE OF HOUSING**

<b>Year Structure Built</b>	<b>Number</b>	<b>Percent</b>
<b>Built 1999 to March 2000</b>	6	0.1%
<b>Built 1995 to 1998</b>	75	1.2%
<b>Built 1990 to 1994</b>	109	1.7%
<b>Built 1980 to 1989</b>	192	3.0%
<b>Built 1970 to 1979</b>	370	5.7%
<b>Built 1960 to 1969</b>	805	12.5%
<b>Built 1950 to 1959</b>	2,437	37.9%
<b>Built 1940 to 1949</b>	1,396	21.7%
<b>Built 1939 or earlier</b>	1,047	16.3%
<b>Total:</b>	<b>6,437</b>	<b>100.0%</b>

*Source: U.S. 2000 Census Summary File 3 / H-34*

■ **Housing Conditions**

Of the 6,437 housing units as reported by the 2000 Census, the majority of these units are in good to excellent condition. This can be documented from the overall low number of units that need to be rehabilitated as determined by COAH standards and the low number of vacant units.

As reported in section B in COAH’s 5:97 regulations, 45 housing units need to be rehabilitated. This is only 0.7 % of the Borough’s entire housing stock. Documented in the 2000 Census, 91 units are vacant. This is 1.4% of the housing stock.



■ Purchase or Rental Value

**TABLE 2**  
**PURCHASE OR RENTAL VALUE**

Value	# of Housing Units	Percent
<i>Less than \$ 50,000</i>	15	0.4%
<i>\$ 50,000 - \$ 99,999</i>	0	0.0%
<i>\$100,000 - \$149,999</i>	118	3.1%
<i>\$150,000 - \$199,999</i>	1136	30.1%
<i>\$200,000 - \$299,999</i>	2,109	55.9%
<i>\$300,000 - \$499,999</i>	352	9.3%
<i>\$500,000 - \$999,999</i>	43	1.1%
<i>\$1,000,000 or more</i>	0	0.0%
<b>Total:</b>	3,773	100.0%

Source: U.S. 2000 Census Summary File 3 / H-84

Gross Rent	# of Units	Percent
<i>Less than \$ 299</i>	41	1.8%
<i>\$300 - \$399</i>	9	0.4%
<i>\$400 - \$499</i>	111	4.8%
<i>\$500 - \$599</i>	153	6.6%
<i>\$600 - \$699</i>	323	13.9%
<i>\$700 - \$799</i>	781	33.7%
<i>\$800 - \$899</i>	421	18.2%
<i>\$900 - \$999</i>	284	12.3%
<i>\$1000 - \$1499</i>	105	4.5%
<i>\$1500 - \$1999</i>	28	1.2%
<i>\$2000 or more</i>	53	2.3%
<i>No cash rent</i>	8	0.3%
<b>Total:</b>	2,317	100.0%

Source: U.S. 2000 Census Summary File 3 / H-62

Utilizing the information provided above we prepared an analysis comparing the residential sale values and rental values to the maximum illustrated sale and rental prices in 2008 as provided by COAH indicate that at least 15 units fall below the maximum sale value of \$126,244 and 2,123 units fall below the maximum rental value of \$1,051. Keeping in mind that sufficient information was not readily available to determine whether or not these units would meet the bedroom distribution requirements. In addition, the data presented by the Census did not exactly correspond to the COAH pricing and therefore the number of units that are less than these requirements may actually be higher. I would also point out that these are market rate units and given the fluctuation in both sale and rental prices there could be a significant difference in prices today as compared to 2000.

■ Occupancy Characteristics

**TABLE 3**  
**OCCUPANCY CHARACTERISTICS**

New Milford Borough	
Total:	6,437
Occupied	6,346
Vacant	91

Source: U.S. 2000 Census Summary File 1 / H-3

New Milford Borough	
Total:	6,346
Owner occupied	4,010
Renter occupied	2,336

Source: U.S. 2000 Census Summary File 1 / H-4

The housing structures within the Borough are 98% occupied with, 63% being owner occupied and 37% being renter occupied. These characteristics are similar to other developed municipalities within Bergen County.

■ Housing Type

Table 5 illustrates that 96% of the lands in the Borough are zoned for residential uses. Of the 96%, 88% is zoned for single family uses. Single family uses, constitute the largest residential type within the Borough. The remaining 8.1% is comprised of garden apartments, two family homes, and townhouses.

**TABLE 4**  
**UNITS IN STRUCTURE**

New Milford Borough	
Total:	6,437
1, detached	3,871
1, attached	119
2	416
3 or 4	1,083
5 to 9	271
10 to 19	248
20 to 49	65
50 or more	354
Mobile home	10
Boat, RV, van,	0

Source: U.S. 2000 Census Summary File 3 / H-30

**TABLE 5**  
**ZONING BY LAND USE**

Use	Zoned (Acres)	Percent
Residential	1340.5	96.1%
<i>Residential A (One Family)</i>	1225.8	87.9%
<i>Residential B (Two Family)</i>	1.4	0.1%
<i>Residential C (Garden Apts.)</i>	89.9	6.4%
<i>Residential D (Townhouse)</i>	7.4	0.5%
<i>Residential E</i>	16.0	1.1%
Commercial	30.8	2.2%
Industrial	0.9	0.1%
Light Industrial Park	21.9	1.6%
Totals	1394.0	100.0%

2. Demographic Characteristics

■ Population Trends

**TABLE 6**  
**POPULATION TRENDS**

Year	Population	Population Change	
		Number	Percent
1900	860	-	-
1910	1,141	281	32.7%
1920	3,833	2692	235.9%
1930	2,556	-1277	-33.3%
1940	3,215	659	25.8%
1950	6,006	2791	86.8%
1960	18,810	12804	213.2%
1970	19,149	339	1.8%
1980	16,879	-2270	-11.9%
1990	15,990	-889	-5.3%
2000	16,400	410	2.6%

Source: U.S. Census

■ Household Size and Type

**TABLE 7**  
**FAMILY HOUSEHOLDS**

<b>Total:</b>	<b>6,355</b>
<b>Family households:</b>	<b>4,307</b>
2-person household	1,648
3-person household	1,029
4-person household	942
5-person household	453
6-person household	195
7-or-more-person household	40
<b>Nonfamily households:</b>	<b>2,048</b>
1-person household	1,812
2-person household	199
3-person household	31
4-person household	0
5-person household	6
6-person household	0
7-or-more-person household	0

Source: U.S. Census Summary File 3 / P14

**TABLE 8**  
**HOUSEHOLD BY TYPE**

<b>Total:</b>	<b>6,355</b>
<b>1-person household:</b>	<b>1,812</b>
Male householder	734
Female householder	1,078
<b>2-or-more-person household:</b>	<b>4,543</b>
<b>Family households:</b>	<b>4,307</b>
<b>Married-couple family:</b>	<b>3,567</b>
With own children under 18 years	1,688
No own children under 18 years	1,879
<b>Other family:</b>	<b>740</b>
<b>Male householder, no wife present:</b>	<b>158</b>
With own children under 18 years	66
No own children under 18 years	92
<b>Female householder, no husband present:</b>	<b>582</b>
With own children under 18 years	198
No own children under 18 years	384
<b>Nonfamily households:</b>	<b>236</b>
Male householder	167
Female householder	69

Source: U.S. Census Summary File 3 / P10

■ Age Characteristics

TABLE 9  
AGE CHARACTERISTICS

Age	1990		2000		Change, 1990 - 2000	
	Number	Percent	Number	Percent	Number	Percent
Under 5	941	5.9%	1,050	6.4%	109	11.6%
5 - 9	809	5.1%	1,010	6.2%	201	24.8%
10 - 14	827	5.2%	933	5.7%	106	12.8%
15 - 19	829	5.2%	758	4.6%	-71	-8.6%
20 - 24	1,054	6.6%	738	4.5%	-316	-30.0%
25 - 34	2,819	17.6%	2,353	14.3%	-466	-16.5%
35 - 44	2,386	14.9%	2,865	17.5%	479	20.1%
45 - 54	1,691	10.6%	2,273	13.9%	582	34.4%
55 - 59	837	5.2%	844	5.1%	7	0.8%
60 - 64	944	5.9%	688	4.2%	-256	-27.1%
65 - 74	1,679	10.5%	1,362	8.3%	-317	-18.9%
75 - 84	847	5.3%	1,122	6.8%	275	32.5%
85 +	327	2.0%	404	2.5%	77	23.5%
Totals	15,990	100.0%	16,400	100.0%	410	2.6%

Source: U.S. Census Summary File 1 / P10

3. Employment Characteristics

■ Income Level

TABLE 10  
INCOME LEVEL

Income	# of	
	Households	Percent
Less than \$10,000	286	4.5%
\$10,000 to \$14,999	243	3.8%
\$15,000 to \$24,999	427	6.7%
\$25,000 to \$34,999	565	8.9%
\$35,000 to \$49,999	1048	16.5%
\$50,000 to \$74,999	1274	20.0%
\$75,000 to \$99,999	1060	16.7%
\$100,000 to \$149,999	910	14.3%
\$150,000 to \$199,999	316	5.0%
\$200,000 or more	226	3.6%
Totals	6,355	100.0%

Source: U.S. Census Summary File 3 / P52

■ **Employment Status of Residents**

The following table shows the most recently available in-place employment data by industry sectors and the number of persons employed in the Borough of New Milford. This data provided is from March to December of 2003. The two private industry sectors with the highest number of employees were the Retail Trade and Wholesale Trade.

**TABLE 11**  
**EMPLOYMENT STATUS**

MUNICIPALITY/INDUSTRY	ANNUAL AVG. UNITS	EMPLOYMENT				WAGES		
		MARCH	JUNE	SEPT	DEC. AVERAGE	WEEKLY	ANNUAL	
<b>NEW MILFORD</b>								
Agriculture, forestry, fishing and hunting								
Construction	46	113	112	128	129	120	\$690	\$35,904
Manufacturing	5	29	31	28	20	28	\$797	\$41,434
Wholesale trade	17	130	131	131	130	130	\$1,390	\$72,297
Retail trade	23	297	306	311	296	299	\$448	\$23,320
Transportation and warehousing	5	22	25	25	21	24	\$420	\$21,826
Information	6	20	19	19	17	19	\$870	\$45,247
Finance and insurance	9	62	68	70	70	66	\$567	\$29,486
Real estate and rental and leasing	11	29	49	37	37	36	\$424	\$22,072
Professional and technical services	39	50	49	48	59	50	\$1,232	\$64,086
Management of companies and enterprises								
Administrative and waste services	23	56	86	72	61	69	\$361	\$18,758
Educational services	3	49	41	49	50	47	\$492	\$25,594
Health care and social assistance								
Arts, entertainment, and recreation	6	46	72	58	46	56	\$158	\$8,202
Accommodation and food services	11	86	94	84	79	83	\$248	\$12,874
Other services, except public administration	25	79	88	78	72	79	\$429	\$22,319
Unclassified entities	19	22	11	20	25	17	\$465	\$24,193
PRIVATE SECTOR MUNICIPALITY TOTAL	265	1,374	1,247	1,221	1,183	1,260	\$611	\$31,752
FEDERAL GOVT MUNICIPALITY TOTAL	1	31	31	29	27	30	\$928	\$48,274
LOCAL GOVT MUNICIPALITY TOTAL	6	508	506	467	514	461	\$805	\$41,841

Source: NJ Department of Labor, Employment by Industry Sectors, 2003

The most recent employment data for the Borough of New Milford indicate that as of December 2006 there were 2,049 jobs located within the Borough. This represents an increase of 325 jobs from 2003, where there were 1,724 jobs located within the Borough. The following table shows employment in terms of the number of jobs in 2006.

**TABLE 12**  
**EMPLOYMENT TRENDS**

Average	Units	Employment				Total Wages	Average Annual		Average Weekly	
		March	June	September	December		Employment	Wage	Wage	Wage
TOTAL - FEDERAL GOVT	1	30	32	31	31	\$1,626,046	31	\$52,880	\$1,017	
TOTAL - LOCAL GOVT	6	494	494	468	497	\$21,370,419	451	\$47,376	\$911	
TOTAL - PRIVATE SECTOR	250	1,441	1,583	1,550	1,505	\$49,583,614	1,508	\$32,880	\$632	
TOTAL - ALL COVERED UI & UCFE	257	1,965	2,109	2,049	2,033	\$72,580,079	1,990	\$36,476	\$701	

**4. Determination of Borough's Obligation and Current and, Future Zoning Analysis**

As documented in Appendix F of COAH's Substantive 5:97 regulation, the Borough's projected residential and non-residential growth share obligation (GSO) for its fair share low- and moderate-income requirement is 47 units. Based on the applicable adjustments in subtracting affordable housing units in Prior Round Applications in accordance with COAH regulations, the adjusted fair share number is 35 low- and moderate- (l/m) income units. The Borough is requesting an adjustment for its household and employment projections in accordance with section 5:97-5.6. This is based on the lack of developable lands to support future residential and non-residential growth. (Please reference Worksheet C to be included in the Appendix).

The Borough has adequate sewer and infrastructure capacity at this present time to support current residential and non-residential uses and will be able to support any future growth. New Milford has a steady residential base that has in the past and in the future continued to shape the character of the Borough. The zoning permits a variety of residential uses; however single-family residential uses are the most predominant. The proposed new townhouse developments at 1070 River Road, will provide additional multiple-family housing opportunities within the Borough. The existing and future land use patterns should remain stable, as the Borough is a fully developed community, with few remaining vacant developable lands. The Borough does not have any current economic development policies.

There are existing wetlands in the southwest portion of the Borough, near the border of River Edge. NJ Department of Environmental Protection (NJ DEP) has restrictions on the development of lands within wetlands.

**5. Consideration of Lands Appropriate for Construction of Low and Moderate Units**

The following is a listing of properties that could accommodate affordable housing. Some of these properties received Planning Board and Zoning Board approval, and some are under consideration by the Borough Boards and Council.

**TABLE 13  
LANDS APPROPRIATE FOR LOW AND MODERATE UNITS**

Property / Development	Address	Block	Lot / Lots	Current Zoning	Appx. # Market of Units	Appx. # of L/M Units	Approval	Construction Status
<b>Sarna / 1070 River Road Apts</b>	1070 River Road	104	18	MF Townhouse	38	4	yes	Not Started
<b>United Water Company</b>	Madison Avenue	1309	1	Res E	200	40	No	Does not apply

6. Adjustment of Household and Employment Projections

(6B) Work Book C – The Plan Relies on an Adjustment to its household and employment projections

In determining its 2004-2018 growth share obligation, the Borough of New Milford will be requesting an adjustment to COAH's housing and employment projections as contained in Appendix F. Workbook C provided by COAH was used to calculate the projected growth share obligation. This workbook is included in this document within the Appendix. Because of a limited amount of vacant developable land, the Borough of New Milford is requesting an adjustment to its housing projection with applicable reductions from 13.6 units to 0 units and an adjustment in its employment projection from 21.25 to 3.37. The adjustment results in a Growth Share obligation of 3 affordable units.

The steps to measure the adjustment are detailed in Chapter 5:97-5.6

They are:

1. Measure actual residential and non-residential growth from January 1, 2004 to the date of the petition. An adjustment may only be sought against the remaining portion of the properties.
2. Submit the following documents
  - Existing land use map
  - Tax Map
  - Master Plan
  - Inventory of private and municipal owned vacant parcels
  - Inventory of sites that are devoted to a specific use
  - Transparent overlays
  - Inventory of any areas in the municipality that may develop or redevelop

**Actual Residential Growth**

Provided in the table below is information from the Borough's Building Department documenting the number of residential certificate of occupancy's (CO's) and demolitions from January 1, 2004 to present.



**TABLE 14**  
**ACTUAL RESIDENTIAL GROWTH**

Month	Total CO's	Total Demo's	Total
2004 / Jan Thru December	8	8	0
2005 / Jan Thru December	11	5	6
2006 / Jan Thru December	10	7	3
2007 / Jan Thru December	4	10	-6
January - July 2008	0	5	-5
<b>Total</b>	<b>33</b>	<b>35</b>	<b>-2</b>

Source: New Milford's Building Department

In determining actual growth, a recent amendment to the COAH regulations permit a municipality to exclude from its growth share calculation certificates of occupancy issued for owner-occupied residential structures that have been issued a demolition permit provided, the unit was occupied by its current owner for at least one year prior to the demolition, and no change in use has occurred.

**TABLE 15**  
**RESIDENTIAL DEMOLITIONS**

Address	Block	Lot / Lots	Demo. Permit Date	Owner Date
513 Boulevard	1004	28	09/14/04	5/18/2000
327 Jordan Road	1611	19	10/13/04	8/5/2003
192 Carlton Place	1402	46	04/10/07	12/30/2005
491 Ryeside Avenue	1005	16	09/18/07	-
124 Hirschfield Place	1611	10	10/16/07	7/20/2001
152 Cedar Road	902	6	10/30/07	11/16/2001
1111 Alessandrini	205	19	11/01/07	8/14/2001
460 Ryeside Avenue	1215	13	12/14/07	5/24/2004
282 Ridge Street	412	4	02/13/08	1/10/2007
404 Monmouth Avenue	804	4	03/07/08	1/6/2005
358 Floral Court	202	1.01	03/07/08	7/10/2001
456 James Street	1406	8	06/06/08	5/9/2005
1119 Alessandrini	205	15	07/18/08	-

Source: New Milford's Building Department

The preceding table shows demolition permits of owner-occupied units for more than a year.

The Borough is permitted to exclude 13 COs from its actual growth from 2004 to 2008.

- Actual # COs 2004 – 2008 = 33
- COs excluded from growth = 13
- Net COs issued = 20
- Number of l/m units to be provided for actual growth 2004 to 2008 – 4 l/m units

**Actual Non-Residential Growth**

**TABLE 16  
ACTUAL NON-RESIDENTIAL GROWTH**

Month	Office / Use B	Retail / Use Group M	A-1	A-2	A-3	A-4	A-5	Multifamily- Dormitories	Hotel/Motel	Education	Industrial / Use Group F	Hazardou s / Use Group H
2004	2,278	320	0	7,122	0	0	0	2,720	0	0	0	0
2005	0	0	0	0	0	0	0	0	0	0	0	0
2006	4,288	2,400	0	0	0	0	0	0	0	0	0	0
2007	0	0	0	0	0	0	0	0	0	0	0	0
January - July 2008	2,900	0	0	0	0	0	0	4,864	0	0	0	0
<b>Total Square Footage</b>	9,446	2,720	0	7,122				7,384				
<b>Jobs Per 1,000 (SF)</b>	2.8	1.7		3.2								
<b>Number of AH required</b>	2	0.3		1.4								
<i>Total non residential generated - 4 low and moderate income units</i>												

**Actual Non-Residential Demolitions**

- There were no non-residential demolitions from 2004 to 2008
- The Borough is not able to exclude any jobs based upon the square feet of non-residential demolitions from 2004 – 2008

**Actual non-residential growth l/m requirements – 4 units**

**Remaining Portion of Adjustments (Projected Growth – Actual Growth)**

- 47 l/m units (2004 – 2018) – 8 units (2004 – 2008) = 39 units

The Borough is seeking an adjustment from the 39 l/m units projected for its growth from 2008 – 2018.

**Vacant Land Analysis (Worksheet C)**

As documented in Worksheet C, the Borough has little to no capacity to develop any l/m units, based on the current analysis of vacant lands. As determined in worksheet C, the projected growth is 3 l/m units.

**Inventory of areas to be redeveloped**

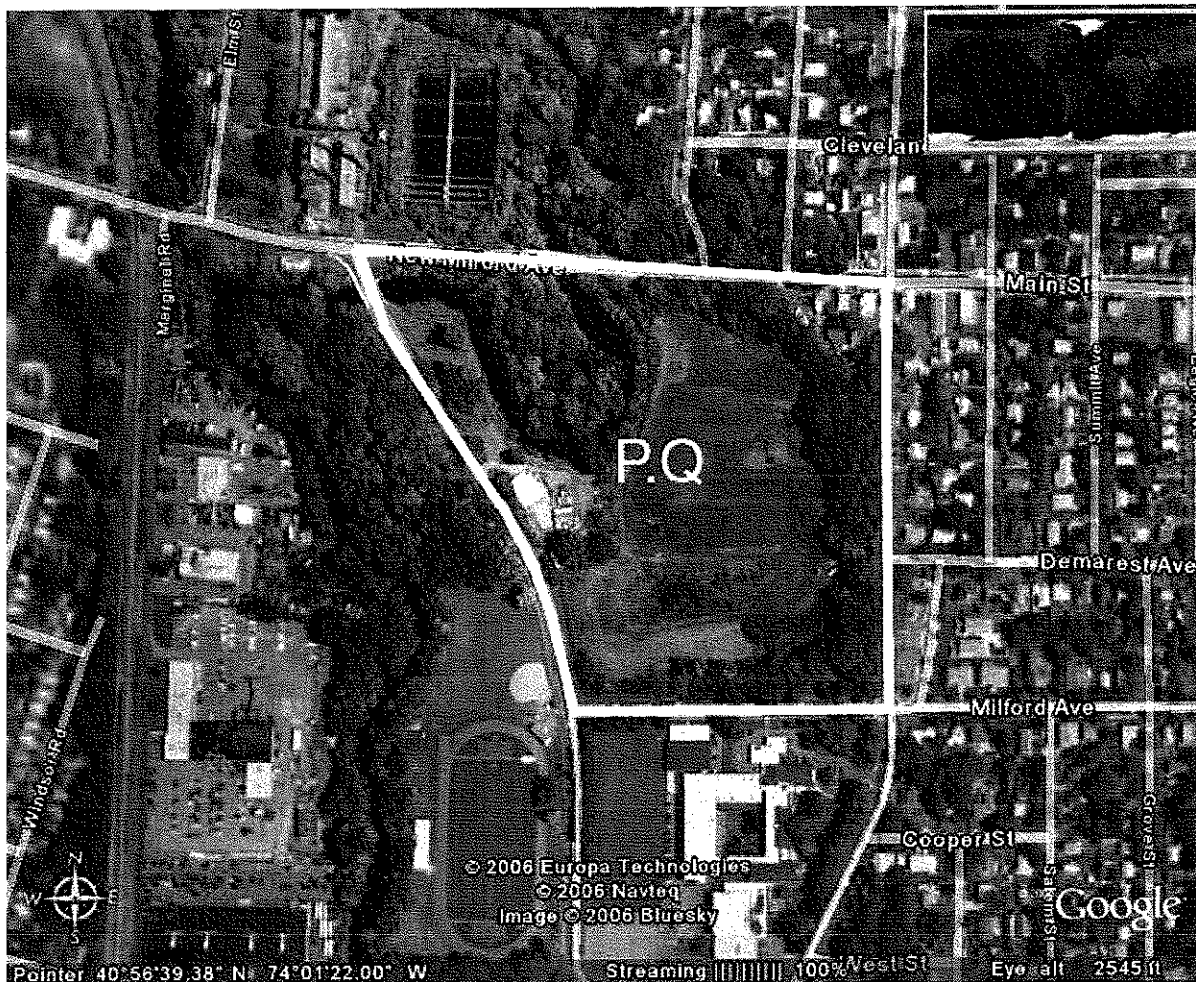
United Water Company has a large tract land located on Block 1309, Lot 1 that has been in discussion for possible redevelopment in the future. The subject property is approximately 16.08

acres. The conceptual design is for 12 units an acre that would calculate to 200 units. The developer would provide 40 l/m units on site in the form of for-sale and rental units.

The Borough of New Milford is committed to purchase development in accordance with the Plan contained herein. In response to the Borough's request, United Water Company is currently implementing reclamation and site development activity on the site. Currently, Department of Environmental Protection (DEP) is monitoring the subject property. There has been no update on the progress of the environmental clean up. As a public utility company, the sale must be reviewed and approved by the New Jersey Watershed Review Board.

When the subject property is ready for development the Borough should create a zoning amendment necessary to provide for the l/m income units.

There are no other developments at this present time with prospective redevelopment potential.



**Adjusted Growth Share**

The adjusted growth share obligation based on municipal capacity, and as determined by worksheet C is 3 units. The properties listed within worksheet C are in accordance with the procedures documented in N.J.A.C 5:97-2.5(c) and (d). Factoring in the United Water Company, which would yield 40 l/m units, the combined number for projected l/m units from 2008 to 2018 would be 43 l/m units. This is less than the originally projected 49 l/m units. The Borough will base its Plan by providing a realistic opportunity for 43 l/m units, which is inclusive of the actual 8 l/m units required from the actual growth from 2004 to 2008.

**II. Fair Share Plan**

This section of the report addresses the municipality’s total 1987 through 2018 fair share obligation and describes how the municipality will meet its overall obligation. The Fair Share Plan shall be adopted by the Planning Board and endorsed by the Governing Body prior to municipal petition for substantive certification.

The Fair Share Obligation is inclusive of the Borough’s rehabilitation share, its prior round obligation (PRO), and its growth share obligation (GSO). The Borough of New Milford has a total obligation including the rehabilitation share, prior round obligation and growth share of 71 units. The 71 units are broken down as follows: Rehabilitation – 5; Prior Round Obligation – 23; Third Round Growth Share – 43. The following table documents these components.

**TABLE 17**  
**FAIR SHARE PLAN**

<b>Step 1</b>	<b>Rehabilitation Share (2000)</b>	<b>+</b>	<b>5</b>
<b>Step 2</b>	<b>Prior Round (1987-1999) Obligation</b>	<b>+/-</b>	<b>23</b>
<b>Step 3</b>	<b>Growth Share (2004-2018) (14-year need)</b>	<b>+</b>	<b>43</b>
<b>Step 4</b>	<b>Fair Share Obligation (1999-2018)</b>	<b>=</b>	<b>71</b>

\* Fair Share Obligation is the sum of Rehabilitation Share (2000), Remaining Prior Round (1987-1999) Obligation, and growth share (2004-2018) calculated as development occurs through ratios.

**REHABILITATION SHARE**

The rehabilitation share for affordable housing is the number of existing housing units as of April 1, 2000 that are both deficient and occupied by households of low- or moderate-income as determined through the methodology provided in Appendix B, or through a survey of the municipal housing stock conducted in accordance with the provisions of N.J.A.C. 5:97. Each municipality's rehabilitation share is calculated in Appendix B, incorporated herein by reference.

The rehabilitation share for the Borough of New Milford is 45 units. Based on this high number, the Borough has conducted its own survey in accordance with COAH’s regulations. Based on the building departments survey there are 5 units that need to be rehabilitated. The documentation for this survey will be provided in the Appendix of the report.

**Rehabilitation Compliance**

The Borough will pay for any rehabilitation through past, current and future development fees.

**PRIOR ROUND OBLIGATION**

Pursuant to Section 5:97-1.4 Definitions of COAH’s substantive regulations, the “Prior round obligation” (PRO) is defined as the cumulative 1987-1999 fair share obligation, which is referenced for each municipality in Appendix C. The Borough’s PRO as determined by COAH is 23 units.

The Borough will address its PRO of 23 units in the following manner

**1. 1070 River Road Apartments, Block 104, Lot 18 (Sarna Property)**

The 1070 River Road Apartments – is a proposed development containing 38 townhouse residential units located on the west side of River Road, just west of the Borough Hall and within the Townhouse Housing District. River Road is the major arterial road for the Borough of New Milford. The subject property has a lot area of 0.882 acres or 38,419 square feet. The surrounding land uses are predominantly residential. The owner of the property is Sarna Enterprises.

The applicant is proposing to build 4 l/m rental units on site. This application will be eligible for a rental bonus of 4 units.

- Total credits towards PRO = 8

**2. Center for Family Support**

The Center for Family Support is an existing group home with 5 bedrooms that is administered by the NJ Department of Community Affairs (DCA). The group home is located at 777 Boulevard and is identified as block 818, lot 13. The Borough will be eligible to get a credit of 5 units towards its PRO.

- Total credits towards PRO = 5

**3. National Institute for People with Disabilities**

The National Institute for People with Disabilities is an existing group home with 4 bedrooms that is administered by the NJ Department of Community Affairs (DCA). The group home is located at 131 Grand Street and is identified as block 1503, lot 15. The Borough will eligible for a credit of 4 l/m units.

- Total credits towards PRO = 4

**4. United Water Company – Madison Avenue - Block 1309, Lot 1**

United Water Company owns a 16.08 acre property identified as Block 1309, Lot 1 in the Borough’s tax records. The subject property is located in the northern portion of the Borough along Madison Avenue and New Milford Avenue. It is proposed that this property be rezoned to accommodate 200 residential units of which 40 would be affordable housing units constructed on site. The

Borough would use 4 of these affordable units to address its prior round obligation and the remaining 36 to address its growth share obligation.

- Total credits towards PRO = 6

The following table summarizes how the Borough of New Milford will meet its Prior Round Obligation.

**TABLE 18  
PRIOR ROUND OBLIGATION**

Name	Total Units	Affordable Units On-Site	Bonus Credits	Total Credits
1070 River Rd. (Sarna) Block 104, Lot 18	28	4	4	8
(Center for Family Support) Block 818, Lot 13	5	5	0	5
(National Institute for People with Disabilities) Block 1503, Lot 15	4	4	0	4
(United Water Company) Block 1309, Lot 1	200	6	0	6
Total				23

**GROWTH SHARE OBLIGATION**

The “growth share” for the period January 1, 2004 through January 1, 2018 is based on COAH’s projections provided in Appendix F. Projections of household and employment growth shall be converted into projected growth share affordable housing obligations by applying a ratio of one affordable unit among five residential units projected, plus one affordable unit for every 16 newly created jobs projected. In the alternative a municipality may utilize its own growth projections to calculate growth pursuant to N.J.A.C. 5:97-2.3(d), if the projections exceed the projections in Appendix F. A municipality may also seek an adjustment to the household and employment projections in Appendix F, where insufficient vacant land exists.

In accordance with 5:97-5.6 the Borough has applied for an adjustment of its household and employment projections resulting from the lack of vacant developable land. The projected residential growth in Appendix F is 128 units, and the projected employment growth is 340 jobs from 2004 to 2018. The l/m requirements for this projected residential growth would be 26 l/m units, and 21 l/m units for the employment, for a total of 47 l/m units. Based on the provided information in Worksheet C we have calculated a total adjustment of both residential and non-residential of 43 l/m units.

The Borough will provide a realistic opportunity for 43 low- and moderate-income units, inclusive of the actual growth from 2004 to 2008 to address their adjusted growth share obligation. Of this growth share obligation the Borough will have to provide a minimum of 25% rental units, 50% family units, 13% very low-income units and a maximum of 25% age restricted units. These numbers are displayed in the following table.

**TABLE 19  
GROWTH SHARE REQUIREMENTS**

<b>Growth Share (2004-2018) (14-year need)</b>	=	<b>43</b>
<b>Growth Share Rental Obligation (25%)</b>	=	<b>11</b>
<b>Growth Share Family Unit Requirement (50%)</b>	=	<b>22</b>
<b>Growth Share Very Low Income Requirement (13%)</b>	=	<b>6</b>
<b>Maximum Growth Share Age Restricted Units (25%)</b>	=	<b>11</b>
<b>Maximum Compliance Bonus (25%)</b>	=	<b>11</b>

**Growth Share Compliance**

1. **United Water Company - Madison Avenue - Block 1309, Lot 1**

- Proposed 22 rental, and 12 for sale
- 11 bonus rental credits
- Total Credits - 45

**TABLE 20  
FAIR SHARE PLAN COMPLIANCE REQUIREMENTS**

<b>Name</b>	<b>Rental</b>	<b>Family</b>	<b>Very Low</b>
<b>Number Required</b>	<b>11</b>	<b>22</b>	<b>6</b>
<b>United Water</b>	<b>22</b>	<b>22</b>	<b>6</b>
<b>Total</b>	<b>28</b>	<b>22</b>	<b>6</b>



**TABLE 21**  
**SURPLUS CREDITS**

	Number of Credits
L/M Surplus Credits	2

**TABLE 22**  
**SUMMARY OF TOTAL OBLIGATION**

<b><i>Total 1987 to 2018 Obligation</i></b>	
<b><i>Credits addressing Prior Round Obligation (RDP)</i></b>	5
<b><i>Credits addressing Growth Share Obligation</i></b>	23
<b><i>Total Credits</i></b>	45
<b><i>Surplus Credits</i></b>	2

**AFFIRMATIVE MARKETING PLAN**

This Affirmative Marketing Plan applies to all developments that contain low- and moderate-income units.

The Affirmative Marketing Plan is a regional marketing strategy designed to attract buyers and/or renters of all majority and minority groups, regardless of race, creed, color, national origin, ancestry, marital or familial status, gender, affectional or sexual orientation, disability, age or number of children to housing units which are being marketed by a developer/sponsor, municipality and/or designated administrative agency of affordable housing. The Plan addresses the requirements of N.J.A.C. 5:94-7 and N.J.A.C. 5:80-26. In addition, the Plan prohibits discrimination in the sale, rental, financing or other services related to housing on the basis of race, color, sex, affectional or sexual orientation, religion, handicap, age, familial status/size or national origin.

New Milford is in COAH Housing Region 1 consisting of Bergen, Hudson, Passaic and Sussex Counties.

The affirmative marketing program is a continuing program and will meet the following requirements:

- The affirmative marketing process for available affordable units shall begin at least four months prior to expected occupancy. Advertising and outreach shall take place during the first week of the marketing program and each month thereafter until all available units have been leased or sold.
- One advertisement will be published in the following newspapers of general circulation within the housing region:

The Record  
Ridgewood News

- The advertisement will include the following:
  - The location of the units;
  - Directions to the housing units;
  - A range of prices for the housing units;
  - The size, as measured in bedrooms, of the housing units;
  - The maximum income permitted to qualify for the housing units;
  - The business hours when interested households may obtain an application for a housing unit; and
  - Application fees, if any.

- One advertisement will be broadcasted on the following regional radio and/or cable television station:

Cablevision of New Jersey

- Additionally, all newspaper articles, announcements and requests for applications for low- and moderate-income housing will appear in the following:

The Record  
Ridgewood News

- Applications will be mailed to prospective applicants upon request.
- The following is the location of applications, brochure(s), sign(s), and/or poster(s) used as part of the affirmative marketing program:

1. The county administrative building and/or the county library for each county within the housing region;
2. The municipal administrative building(s) and the municipal library;
3. The developer's sales/rental office.

- The following is a list of community and regional organizations that will aid in soliciting low- and moderate-income applicants:

Religious Groups  
Tenant Organizations  
Civic Organizations

- The following is a description of the random selection method that will be used to select occupants of low- and moderate-income housing:

Each applicant upon submission of an application will be designated a number. Two categories will be created: one for low-income households and one for moderate-income households. A blind drawing will be undertaken: one each for low- and moderate-income households who are eligible for the specific affordable units.

- A waiting list of all eligible candidates will be maintained in accordance with the provisions contained In N.J.A.C. 5:80-26 et. seq.
- Households who live or work in Housing Region 1 shall be given preference for sales and rental units constructed within this Housing Region. Applicants living outside this Housing

Region will have an equal opportunity for units after regional applicants have been initially serviced.

New Milford is ultimately responsible for administering the affordability controls and the Affirmative Marketing Plan.

New Milford has delegated this responsibility to the Municipal Liaison who shall administer the affordable housing program, including administering and enforcing the affordability controls and this Affirmative Marketing Plan, in accordance with the provisions of Section(s) (**not yet determined**) of New Milford's (**not yet determined**) Code, the regulations of the Council of Affordable Housing pursuant to N.J.A.C. 5:94 et. seq. and the New Jersey Uniform Housing Affordability Controls pursuant to N.J.A.C. 5:80-26 et. seq.

Subject to approval of COAH, New Milford may contract with one or more administrative agents to administer some or all of the affordability controls and/or the Affirmative Marketing Plan in accordance with the provisions of Section(s) (**not yet determined**) of New Milford's (**not yet determined**) Code, the regulations of the Council on Affordable Housing pursuant to N.J.A.C. 5:94 et. seq. and the New Jersey Uniform Housing Affordability Controls pursuant to N.J.A.C. 5:80-26 et. seq. If New Milford enters into such a contract, the Municipal Liaison shall supervise the contracting administrative agent(s) and shall serve as liaison to the contracting administrative agent(s).

Developers of low- and moderate-income units may assist in the marketing of the affordable units in their respective developments if so designated by the Governing Body of New Milford in accordance with the provisions of Section(s) (**not yet determined**) of New Milford's (**not yet determined**) Code, the regulations of the Council on Affordable Housing pursuant to N.J.A.C. 5:94 et. seq. and the New Jersey Uniform Housing Affordability Controls pursuant to N.J.A.C. 5:80-26 et. seq. If New Milford enters into such a contract, the Municipal Liaison shall supervise the contracting administrative agent(s) and shall serve as liaison to the contracting administrative agent(s).

## **Appendix**

1. Zoning Map of Borough
2. Master Plan New Milford
3. Land Use Map
4. Tax Maps of Borough
5. Workbook C
6. Listing of Vacant Parcels within Borough
7. Rehabilitation Survey prepared by Borough's Building Department
8. Draft of Inclusionary Zoning Amendment
9. Spending Plan

**Summary of Adjusted Growth Share Projection Based On Land Capacity**  
**(Introduction to Workbook C)**

**Municipality Name:** New Milford

This workbook contains two separate worksheets to be used for determining the projected Municipal Growth Share Obligation. Worksheet A must be completed by all municipalities. The Worksheet is a tool that allows the user to enter COAH-generated Growth Projections included in Appendix F(2) of the revised Third Round Rules to determine the projected Growth Share Obligation after applying exclusions permitted by N.J.A.C. 5:97-2.4. Municipalities that accept the COAH-generated Growth projections need only use Worksheet A.  
[Click Here to complete Worksheet A](#)

Municipalities seeking to request a downward adjustment to the COAH-generated growth projections may do so by providing a detailed analysis of municipal land capacity. After completing this analysis, the growth projections may be lowered if the resulting growth share obligation results in a figure that is at least 10 percent lower than the projected Growth Share Obligation that would result from the COAH-generated growth projections. Actual growth must first be determined using the Actual Growth worksheet. A growth projection adjustment may only apply to any remaining growth.

- [Click Here to Enter Actual Growth to Date](#)
- [Click Here to Complete the Residential Parcel Inventory and Capacity Analysis](#)
- [Click Here to Complete the Non-residential Parcel Inventory and Capacity Analysis](#)

**Summary Of Worksheet Comparison**

	<b>COAH Projected Growth Share (From Worksheet A)</b>	<b>Growth Share Based on Municipal Capacity (From Worksheet C)</b>
Residential Growth	128	36
Residential Exclusions	60	60
Net Residential Growth	68	-24
Residential Growth Share	13.60	0.00
Non-Residential Growth	340	54
Non-Residential Exclusions	0	0
Net Non- Residential Growth	340	54
Non-Residential Growth Share	21.25	3.37
Total Growth Share	35	3

The Municipal land capacity analysis results in a reduction to the COAH-generated growth projection. Please file Workbook C and use a Residential Growth Share of 0 plus a Non-residential Growth Share of 3.37 for a total Growth Share Obligation of 3 affordable units

## Growth Projection Adjustment - Actual Growth

**Municipality Name:                      New Milford**

		<b>Actual Growth 01/01/04 to Present</b>			
Residential COs Issued		20			
Non-residential CO's by Use Group		Square Feet Added (COs Issued)	Square Feet Lost Demolition Permits Issued	Jobs/1,000 SF	Total Jobs
B		9446		2.8	26.45
M		2720		1.7	4.62
F				1.2	0.00
S				1.0	0.00
H				1.6	0.00
A1				1.6	0.00
A2		7122		3.2	22.79
A3				1.6	0.00
A4				3.4	0.00
A5				2.6	0.00
E				0.0	0.00
I				2.6	0.00
R1				1.7	0.00
<b>Total</b>		<b>19288</b>	<b>0</b>		<b>54</b>

9  
Proceed to Inventory of Vacant Residential Land  
Proceed to Inventory of Non-residential Land

New Milford Growth Projection Adjustment - Residential Parcel Inventory

Block	Lot	Address	Owner	SDRP Planning Area	Urban Center (Y/N)	Sewer Service Area (Y/N)	HUC 11 NO3 Density*	Total Acreage	Constrained Acreage	Constraint Description	Buildable Acreage	Density (Units/Ac)	Capacity (Units)
102	102	119 Maple	Henry Herbert	1	n	y		0.23			0.23	8.00	1.84
104	18	1070 River Road	Canterbury Village LLC	1	n	y		0.88			0.88	8.00	7.04
112	8	Lynwood Avenue	Margaret Rode	1	n	y		0.17			0.17	8.00	1.36
206	5	Kortsen Road	Jose Alfaro	1	n	y		0.13			0.13	8.00	1.04
412	12	Ridge Court	Georgine Barbera	1	n	y		0.54			0.54	8.00	4.32
412	21	Ridge Court	Georgine Barbera	1	n	y		0.00			0.00	8.00	0.00

Click Here to Return to Workbook C Summary  
 Click Here to Proceed to Non-Residential Parcel Inventory and Capacity Analysis

[Add More sheets](#)

Subtotal This Page 15.60  
 Subtotal Page 2 0.00  
 Subtotal Page 3 0.00  
 Subtotal Page 4 0.00  
 Subtotal All Pages 0.00  
 Grand Total 15.60

\* Note: Hyperlink to GIS files requires GIS software. Files must be downloaded first and then opened in a GIS Viewer.





**Worksheet A: Growth Share Determination Using Published Data**  
(Appendix F(2), Allocating Growth To Municipalities)

**COAH Growth Projections**  
Must be used in all submissions

**Municipality Name: New Milford**

Enter the COAH generated growth projections from Appendix F(2) found at the back of N.J.A.C. 5:97-1 et seq. on Line 1 of this worksheet. Use the Tab at the bottom of this page or the links within the page to toggle to the exclusions portion of this worksheet. After entering all relevant exclusions, toggle back to this page to view the growth share obligation that has been calculated based on COAH's growth projections.

	Residential	Non-Residential
1 Enter Growth Projections From Appendix F(2)*	128	340
2 Subtract the following Residential Exclusions pursuant to 5:97-2.4(a) from "Exclusions" tab	<a href="#">Click Here to enter Prior Round Exclusions</a>	
COs for prior round affordable units built or projected to be built post 1/1/04		
Inclusionary Development	10	
Supportive/Special Needs Housing	0	
Accessory Apartments	0	
Municipally Sponsored or 100% Affordable	0	
Assisted Living	0	
Other	0	
Market Units in Prior Round Inclusionary development built post 1/1/04	50	
3 Subtract the following Non-Residential Exclusions (5:97-2.4(b))		
Affordable units	0	
Associated Jobs		0
4 Net Growth Projection	68	340
5 Projected Growth Share (Conversion to Affordable Units Divide HH by 5 and Jobs by 16)	13.60 Affordable Units	21.25 Affordable Units
6 Total Projected Growth Share Obligation		35 Affordable Units

[Click Here to return to Workbook C Summary](#)

\* For Residential Growth, See Appendix F(2), Figure A.1, Housing Units by Municipality. For Non-residential Growth, See Appendix F(2), Figure A.2, Employment by Municipality

## Affordable and Market-Rate Units Excluded from Growth

**Municipality Name: New Milford**

**Prior Round Affordable Units NOT included in Inclusionary Developments Built Post 1/1/04**

Development Type	Number of COs Issued and/or Projected
Supportive/Special Needs Housing	0
Accessory Apartments	0
Municipally Sponsored and 100% Affordable	0
Assisted Living	0
Other	0
<b>Total</b>	<b>0</b>

### Market and Affordable Units in Prior Round Inclusionary Development Built post 1/1/04

N.J.A.C. 5:97-2.4(a)

(Enter Y for yes in Rental column if rental units resulted from N.J.A.C. 5:93-5.15(c)5 incentives)

Development Name	Rentals? (Y/N)	Total Units	Market Units	Affordable Units	Market Units Excluded
Sarna / 1070 River Road	Y	34	30	4	23
United Water (1)	Y	82	80	2	11
United Water (2)	n	84	80	4	16
		0			0
		0			0
<b>Total</b>		<b>200</b>	<b>190</b>	<b>10</b>	<b>50</b>

### Jobs and Affordable Units Built as a result of post 1/1/04 Non-Residential Development

N.J.A.C. 5:97-2.4(b)

Development Name	Affordable Units Provided	Permitted Jobs Exclusion
	0	0
	0	0
	0	0
	0	0
<b>Total</b>	<b>0</b>	<b>0</b>

[When finished, click here to return to Worksheet A](#)

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OWNER & ADDRESS REPORT

NEW MILFORD

10/17/08 Page 1

B-L-Q	PRIOR B-L-Q	CLA	PROPERTY OWNER	PROPERTY LOCATION
P 101 5	15 9	1	BOROUGH OF NEW MILFORD 930 RIVER RD NEW MILFORD NJ 07646	STEBEN AVE
102 1.02	0 0	1	HENRY, JR, HERBERT A 861 BOULEVARD APT B NEW MILFORD NJ 07646	119 MAPLE AVE
OS <sup>2</sup> 104 18	16 7.1	1	CANTERBURY VILLAGE INC 15 ENGLE ST ENGLEWOOD NJ 07631	1070 RIVER RD
112 8	3 1.A	1	RODE, MARGARET C 1149 LYNWOOD AVE NEW MILFORD NJ 07646	LYNWOOD AVE
206 5	385 23	1	ALFARO, JOSE & GRACIELA 32 CAMERON RD BERGENFIELD NJ 07621	KORFITSEN RD
304 15	17 10.D	1	WALTER, THOMAS P & CAROLYN B 192 TROTTA DR NEW MILFORD NJ 07646	192 TROTTA DR
405 28.01	369 16	1	FESEN, DOROTHY A 294 RIDGE ST NEW MILFORD NJ 07646	RIDGE ST
405 29		1	FESEN, DOROTHY A 294 RIDGE ST NEW MILFORD NJ 07646	RIDGE CT
412 12	340.A 5	1	LA BARBERA, GEORGINE M & MARIO R 1000 RIDGE CT NEW MILFORD NJ 07646	RIDGE CT
412 21	340.A 9.B	1	LA BARBERA, GEORGINE M & MARIO R 1000 RIDGE CT NEW MILFORD NJ 07646	RIDGE CT
P 501 12	22 11	1	BOROUGH OF NEW MILFORD 930 RIVER RD NEW MILFORD NJ 07646	HENLEY AVE
501 15	21 9	1	PUBLIC SERVICE ELEC & GAS CO 80 PARK PLAZA NEWARK NJ 07101	CORNELL ST
607 7	301 32	1	SEELEY, JOHN & JENNIFER MCSHANE 16-15 200TH ST BAYSIDE NY 11360	RIVER RD
610 4	306 15	1	RINKACS, FRANK & LUCY 776 MAPLE STREET NEW MILFORD NJ 07646	MAPLE ST
806 4	313 13	1	BOTTIGLIERO, PETER A/K/A ANTHONY 330 HENLEY AVE NEW MILFORD NJ 07646	PLYMPTON ST
809 11	316 44	1	STIMOLA, MARGARET 747 BOULEVARD NEW MILFORD NJ 07646	BOULEVARD
P 906 16	27 25	1	BOROUGH OF NEW MILFORD 930 RIVER RD NEW MILFORD NJ 07646	COLUMBIA ST
P 906 17	27 29	1	BOROUGH OF NEW MILFORD 930 RIVER RD NEW MILFORD NJ 07646	COLUMBIA ST
P 906 18	27 31	1	BOROUGH OF NEW MILFORD 930 RIVER RD NEW MILFORD NJ 07646	COLUMBIA ST
P 906 19	27 33	1	BOROUGH OF NEW MILFORD 930 RIVER RD NEW MILFORD NJ 07646	COLUMBIA ST

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OWNER & ADDRESS REPORT

NEW MILFORD

10/17/08 Page 2

B-L-Q	PRIOR B-L-Q	CLA	PROPERTY OWNER	PROPERTY LOCATION
912 3	25 17	1	ALLISON, VIRGINIA 225 MADISON AVE NEW MILFORD NJ 07646	ROSE LANE
1107 17	70 5.C	1	WESTERMANN, JOHN H & KATHLEEN T BOX 34 NEW MILFORD NJ 07646	S PARK DR
1208 8	140 4	1	MARRERO,D&H(VEYTER,A;L/E- MARKAND) 304 LAKE ST NEW MILFORD NJ 07646	LAKE ST
1209 11	141 21.B	1	MARKANO,ALICE HELEN 304 LAKE ST NEW MILFORD NJ 07646	LAKE ST
1211 21	136 18.A1	1	TRASHUNDI,MARYANN 2340 5TH STREET FORT LEE NJ 07024	REAR OF MADISON & MORTON
1211 22	136 18.F	1	QUARTARARO, CARMELA 49 MORTON AVENUE DUMONT NJ 07628	ASSESSED IN DUMONT
1211 23	136 18.E	1	NUNN, ERNEST J & IRIS M 53 MONROE AVE DUMONT NJ 07628	ASSESSED IN DUMONT
1211 26	136 18.B	1	STEWART, INGEBORG P. 49 MONROE AVENUE DUMONT NJ 07628	ASSESSED IN DUMONT
1507 14	103 27	1	LICATA, PAUL J & EDITH 63 SUMMIT AVE NEW MILFORD NJ 07646	SUMMIT AVE
1509 1	64 7.A	1	TUNTIGIAN, EDWARD & VIOLET 5 GRAND ST ORADELL NJ 07649	GRAND ST
1509 6	64 15.B	1	BOWKER, PAHELA KNOWLES 120 GRAND ST NEW MILFORD NJ 07646	GRAND ST
1509 42	64 7.D	1	PAK,IN KOOK & YOUNG SOOK 20 CENTRE ST ORADELL NJ 07649	GRAND ST
1522 8	112 33	1	MILFORD ATHLETIC ASSOC 126 BOULEVARD NEW MILFORD NJ 07646	BOULEVARD
1524 14	56 11	1	HEISER, GARY F & KERRY E 192 WASHINGTON AVE NEW MILFORD NJ 07646	WASHINGTON AVE
1527 8	116 29	1	FERRETTI, PATRICIA ANN 163 RIVER RD NEW MILFORD NJ 07646	RIVER RD
1529 7.04		1	HOMES FOR OUR TROOPS INC 37 MAIN ST TAUNTON, MA 02780	EAGLE AVE

*Partially  
New Milford*

*Q.P.*

*2*

Total Line Items: 36

*23 ± Partially  
owned properties*

**DEMOS**

*[Handwritten signature]*  
Permit No /  
Date Issued/  
Description

PERMIT QUERY REPORT  
For the Period of 01/01/04 - 09/22/08  
Selected By: DATE DEMOLITION USEGROUP

Page 1  
09/23/08  
11:21:56

Site Identification	Status	Use Grp	Fed Cen No	Work Type	Area Sq Feet	Volume Cubic Feet	Value of Constructn
Block: 206 Lot: 13 Adr: 1119 KORFITSEN ROAD Name: HERMAN	OPEN	R-5	999	Dem	0	0	5000
Block: 1405 Lot: 19 Adr: 439 JAMES STREET Name: E.M.N. BUILDERS	CLOSED	R-5	999	Dem	0	0	7500
Block: 1004 Lot: 28 Adr: 513 BOULEVARD Name: ROBALINO	OPEN	R-5	999	Dem	0	0	8000
Block: 1004 Lot: 28 Adr: 513 BOULEVARD Name: ROBALINO	OPEN	R-5	999	Dem	0	0	1200
Block: 1312 Lot: 10 Adr: 260 EAGLE AVENUE Name: HILLI, LUCAS	OPEN	R-5	999	Dem	0	0	500
Block: 1206 Lot: 28 Adr: 359 MARGUERITE STREET Name: SALIBASON CONSTRUCTION	OPEN	R-5	999	Dem	0	0	5000
Block: 1611 Lot: 19 Adr: 327 JORDAN ROAD Name: SALIBASON CONSTRUCTION	OPEN	R-5	999	Dem	0	0	5000
Block: 1506 Lot: 13 Adr: 65 PROSPECT AVE Name: ESPOSITO, TONY & MARCIA	OPEN	R-5	999	Dem	0	0	11000
Block: 1006 Lot: 9 Adr: 506 MARION AVENUE Name: E. PERNIA.R, VILLARTA	OPEN	R-5	999	Dem	0	0	7000

*M = MATCH TO CONST CO*  
*M = MATCH TO OWNER*

*[Handwritten marks]*  
0410-39  
10/13/04

*[Handwritten marks]*  
0411-82  
11/23/04

*[Handwritten marks]*  
0412-46  
12/09/04

PERMIT QUERY REPORT  
 For the Period of 01/01/04 - 09/22/08  
 Selected By: DATE DEMOLITION USEGROUP

Permit No / Date Issued/ Description	Site Identification	Qual:	Status	Use Grp	Fed Cen No	Work Type	P u b	Area Sq Feet	Volume Cubic Feet	Value of Constructn
0412-47 M 12/09/04 DEMO OF SINGLE HOME	Block: 206 Lot: 2 Adr: 1099 KORFITSEN ROAD NAME: KRINICK		OPEN	R-5	999	Dem		0	0	5250
0505-48 05/12/05 DEMO SINGLE HOME	Block: 1213 Lot: 14 Adr: 312 BALDWIN AVENUE NAME: GONZALEZ		OPEN	R-5	999	Dem		0	0	1000
0508-34 M 08/16/05 DEMO SINGLE HOME	Block: 1008 Lot: 12 Adr: 545 RYESSIDE AVENUE NAME: MIHALOPOULOS		OPEN	R-5	999	Dem		0	0	3500
0509-21 09/09/05 DEMO	Block: 1216 Lot: 30 Adr: 437 RYESSIDE AVENUE Name: 15 WAKELEE DRIVE CORP		OPEN	R-5	999	Dem		0	0	7500
<del>0509-45+A 09/28/05 HHH</del>	Block: 1117 Lot: 3 Adr: 361 RIVER ROAD Name: DORAN, MICHAEL		CLOSED	R-5	999	Dem		0	0	799
0510-11 10/03/05 DEMO	Block: 1508 Lot: 5 Adr: 90 BOULEVARD Name: BEKDAS		OPEN	R-5	999	Dem		0	0	1000
0510-51 10/14/05 DEMO OF SINGLE HOME	Block: 1206 Lot: 37 Adr: 315 MARGUERITE STREET Name: CANKURT		OPEN	R-5	999	Dem		0	0	10000
0604-85 04/27/06 DEMO	Block: 409 Lot: 5 Adr: 252 RIDGE STREET Name: SHERMAN, STEVE AND PAMELA		CLOSED	R-5	999	Dem		0	0	11000
0607-11 07/10/06 DEMOLITION	Block: 304 Lot: 3 Adr: 194 TROTTA DRIVE Name: SALIBASON CONSTRUCTION		OPEN	R-5	999	Dem		0	0	1000

PERMIT QUERY REPORT

For the Period of 01/01/04 - 09/22/08  
Selected By: DATE DEMOLITION USEGROUP

Permit No / Date Issued/ Description	Site Identification	Qual:	Status	Use Grp	Fed Cen No	Work Type	P u b	Area Sq Feet	Volume Cubic Feet	Value of Constructn
0608-86 08/28/06 DEMO	Block: 401 Lot: 5 Adr: 246 EAST WOODLAND ROAD Name: ALEX AND SONS		OPEN	R-5	999	Dem		0	0	1000
0609-85 09/26/06 DEMO	Block: 1211 Lot: 27 Adr: 441 MADISON AVENUE Name: DOODY		OPEN	R-5	999	Dem		0	0	10000
0610-86 10/30/06 DEMO SINGLE FAMILIAR: POLLAK	Block: 204 Lot: 11 Adr: 1118 ALLESSANDRINI		OPEN	R-5	999	Dem		0	0	2000
0611-04 11/01/06 DEMO	Block: 203 Lot: 23 Adr: 353 NEW BRIDGE ROAD Name: ANHALT, MARVIN		OPEN	R-5	999	Dem		0	0	7000
0611-98 11/28/06 DEMO	Block: 202 Lot: 35 Adr: 1124 SHERIDAN STREET Name: ALEX AND SONS		OPEN	R-5	999	Dem		0	0	5000
0704-32 04/10/07 DEMOLITION	Block: 1402 Lot: 46 Adr: 192 CARLTON PLACE Name: BOROUGH OF NEW MILFORD		OPEN	R-5	999	Dem	X	0	0	10500
0704-60 05/12/07 DEMO	Block: 813 Lot: 1.01 Adr: 460 HENLEY AVE Name: MINASSIAN, LEON		OPEN	R-5	999	Dem		0	0	5000
0706-48 06/15/07 DEMOLITION	Block: 1112 Lot: 16 Adr: 223 VOORHIS AVENUE Name: AKYON		OPEN	R-5	999	Dem		0	0	7000
0707-45 07/19/07 DEMO SINGLE FAMILIAR: HANIKER, FRANK	Block: 402 Lot: 26 Adr: 249 GREVE DRIVE		OPEN	R-5	999	Dem		0	0	5000



PERMIT QUERY REPORT  
 For the Period of 01/01/04 - 09/22/08  
 Selected By: DATE DEMOLITION USEGROUP

Permit No / Date Issued/ Description	Site Identification	Qual:	Status	Use Grp	Fed Cen No	Work Type	P u b	Area Sq Feet	Volume Cubic Feet	Value of Constructn
0708-06 07/19/07 DEMO SINGLE FAMILIAR: ERIK	Block: 711 Lot: 11 Addr: 448 LUHMANN DRIVE		OPEN	R-5	999	Dem		0	0	5000
0709-21 09/18/07 DEMO	Block: 1005 Lot: 16 Addr: 491 RYESIDE AVENUE Name: ALEX & SONS		OPEN	R-5	999	Dem		0	0	5000
0710-52 10/16/07 DEMO SINGLE FAMILIAR: BEKDAS, SIMON	Block: 1611 Lot: 10 Addr: 124 HIRSCHFELD PLACE		OPEN	R-5	999	Dem		0	0	5000
0710-02 10/30/07 DEMO	Block: 902 Lot: 5 Addr: 152 CEDAR ROAD Name: D A B BUILDERS		OPEN	R-5	999	Dem		0	0	5000
0711-03 11/01/07 DEMO	Block: 205 Lot: 19 Addr: 1111 ALLESSANDRINI Name: ALEX AND SONS		OPEN	R-5	999	Dem		0	0	5000
0712-08 12/04/07 DEMOLITION	Block: 1215 Lot: 13 Addr: 460 RYESIDE Name: ALEX & SONS		OPEN	R-5	999	Dem		0	0	5000
0802-02 02/08/08 DEMO TEMP ELECNAME: D.A.B BUILDERS	Block: 815 Lot: 14 Addr: 791 PRINCETON STREET		CLOSED	R-5	999	Dem		0	0	5500
0802-28 02/13/08 DEMO OF SINGLE FAMILIAR: SOLYVOV, VICTORIA	Block: 412 Lot: 4 Addr: 282 RIDGE STREET		OPEN	R-5	999	Dem		0	0	5000
0803-10 03/07/08 DEMO	Block: 804 Lot: 4 Addr: 404 MONMOUTH AVE Name: AKAY, FREDDY		OPEN	R-5	999	Dem		0	0	10000

PERMIT QUERY REPORT  
 For the Period of 01/01/04 - 09/22/08  
 Selected By: DATE DEMOLITION USEGROUP

Permit No / Date Issued/ Description	Site Identification	Qual:	Status	Use Grp	Fed Can No	Work Type	P u b	Area Sq Feet	Volume Cubic Feet	Value of Constructn
0803-12 03/07/08 DEMO	Block: 202 Adr: 358 FLORAL COURT Name: ORT, MARK & DENISE Lot: 1.01		OPEN	R-5	999	Dem		0	0	10000
0806-22 06/06/08 DEMO SINGLE FAMILIAR	Block: 1406 Adr: 456 JAMES STREET Name: BANDINI Lot: 8		OPEN	R-5	999	Dem		0	0	5000
0807-03 07/18/08 DEMO	Block: 205 Adr: 1119 ALLESSANDRINI Name: ALEX AND SONS Lot: 15		OPEN	R-5	999	Dem		0	0	5000

35 *Dandi*

Property Detail

Block: 1004 Prop Loc: 513 BOULEVARD Owner: ROBALINO, DIEGO & NANCY Square  
 Lot: 28 District: 0238 NEW MILFORD Street: 513 BOULEVARD Year Bu  
 Qual: Class: 2 City State: NEW MILFORD NJ 07646 Style:

Additional Information

Prior Block: 234.A Acct Num: 000000 Addl Lots: EPL Co  
 Prior Lot: 11 Mtg Acct: Land Desc: 75XIRR Statute  
 Prior Qual: Bank Code: 0 Bldg Desc: 1SCBG1 Initial:  
 Updated: 10/05/07 Tax Codes: A01 Class4Cd: 0 Desc:  
 Zone: Map Page: Acreage: 0 Taxes:

Sale Information

Sale Date: 05/18/00 Book: 8273 Page: 996 Price: 228500 NU#: 10  
 Sr1a Date Book Page Price NU# Ratio Grantee  
 More Info 05/18/00 8273 996 228500 10 87.66 ROBALINO, DIEGO & NANCY

TAX-LIST-HISTORY

Year	Owner Information	Land/Imp/Tot	Exemption	Assessed
2008	ROBALINO, DIEGO & NANCY 513 BOULEVARD NEW MILFORD NJ 07646	210000 462300 672300	0	672300
2007	ROBALINO, DIEGO & NANCY 513 BOULEVARD NEW MILFORD NJ 07646	210000 414100 624100	0	624100
2006	ROBALINO, DIEGO & NANCY 513 BOULEVARD NEW MILFORD NJ 07646	210000 414100 624100	0	624100
2005	ROBALINO, DIEGO & NANCY 513 BOULEVARD NEW MILFORD NJ 07646	210000 95500 305500	0	305500

Property Detail

Block: 1611 Prop Loc: 327 JORDAN RD Owner: CEBE, SHABO, MARY & EVGIN Squar  
 Lot: 19 District: 0238 NEW MILFORD Street: 327 JORDAN RD Year f  
 Qual: Class: 2 City State: NEW MILFORD NJ 07646 Style:

Additional Information

Prior Block: 171 Acct Num: 000000 Addl Lots: EPL C  
 Prior Lot: 20 Mtg Acct: Land Desc: 75X117 Statu  
 Prior Qual: Bank Code: 2640 Bldg Desc: 1SFG1 Initial  
 Updated: 09/09/05 Tax Codes: A01 Class4Cd: 0 Desc:  
 Zone: Map Page: Acreage: 0.2014 Taxes

Sale Information

Sale Date: 08/05/03 Book: 8606 Page: 339 Price: 300000 NU#: 10

Sr1a	Date	Book	Page	Price	NU#	Ratio	Grantee
<u>More Info</u>	08/05/03	8606	339	300000	10	62.00	CEBE, SHABO, MARY & EVGIN
<u>More Info</u>	08/30/02	8515	138	0	4	0	WIEST, ALBERT SR & THOMAS

TAX-LIST-HISTORY

Year	Owner Information	Land/Imp/Tot	Exemption	Assessed
2008	CEBE, SHABO, MARY & EVGIN 327 JORDAN RD NEW MILFORD NJ 07646	247700 435400 683100	0	683100
2007	CEBE, SHABO, MARY & EVGIN 327 JORDAN RD NEW MILFORD NJ 07646	247700 435400 683100	0	683100
2006	CEBE, SHABO, MARY & EVGIN 327 JORDAN RD NEW MILFORD NJ 07646	247700 435400 683100	0	683100
2005	CEBE, SHABO, MARY & EVGIN 327 JORDAN RD NEW MILFORD NJ 07646	247700 0 247700	0	247700

Property Detail

Block: 1402 Prop Loc: 192 CARLTON PL Owner: BOROUGH OF NEW MILFORD Square  
 Lot: 46 District: 0238 NEW MILFORD Street: 930 RIVER RD Year B  
 Qual: Class: 15F City State: NEW MILFORD NJ 07646 Style:

Additional Information

Prior Block: 148 Acct Num: Addl Lots: EPL Co  
 Prior Lot: 1.C Mtg Acct: Land Desc: 212X250 Statute  
 Prior Qual: Bank Code: 0 Bldg Desc: Initial:  
 Updated: 03/17/08 Tax Codes: A01 Class4Cd: 0 Desc:  
 Zone: Map Page: Acreage: 1.2167 Taxes:

Sale Information

Sale Date: 12/30/05 Book: 8992 Page: 404 Price: 1250000 NU#: 15  
 Sr1a Date Book Page Price NU# Ratio Grantee  
 More Info 12/30/05 8992 404 1250000 15 38.58 BOROUGH OF NEW MILFORD  
 More Info 03/03/04 8771 173 565000 39.95 SCHMIDT, DONALD R

TAX-LIST-HISTORY

Year	Owner Information	Land/Imp/Tot	Exemption	Assessed
2008	BOROUGH OF NEW MILFORD 930 RIVER RD NEW MILFORD NJ 07646	353300	0	482300
2007	BOROUGH OF NEW MILFORD 930 RIVER RD NEW MILFORD NJ 07646	353300	0	482300
2006	SCHMIDT, DONALD R PO BOX 538 CLOSTER NJ 07624	353300	0	482300
2005	LINDSEY, EST OF ISMENE & NYWENING, M 192 CARLTON PL NEW MILFORD NJ 07646	353300	0	482300

Property Detail

Block: 1005 Prop Loc: 491 RYESIDE AVE Owner: ALEX & SONS REAL ESTATE INV LLC  
 Lot: 16 District: 0238 NEW MILFORD Street: 9 WHITTAKER ST  
 Qual: Class: 2 City State: DUMONT NJ 07628

Additional Information

Prior Block: 234.B Acct Num: 000000 Addl Lots:  
 Prior Lot: 6 Mtg Acct: Land Desc: 76X100  
 Prior Qual: Bank Code: 0 Bldg Desc:  
 Updated: 09/10/08 Tax Codes: A01 Class4Cd: 0  
 Zone: Map Page: Acreage: 0.1745

Sale Information

Sale Date: 06/07/07 Book: 9334 Page: 1 Price: 392000 NU#: 0

Sr1a	Date	Book	Page	Price	NU#	Ratio	Grantee
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TAX-LIST-HISTORY

Year	Owner Information	Land/Imp/Tot	Exemption	Assessed
2008	ALEX & SONS REAL ESTATE INV LLC 9 WHITTAKER ST DUMONT NJ 07628	240800 0 240800	0	240800
2007	GARDEN, RICHARD S & KATHLEEN A 491 RYESIDE AVE NEW MILFORD NJ 07646	240800 153300 394100	0	394100
2006	GARDEN, RICHARD S & KATHLEEN A 491 RYESIDE AVE NEW MILFORD NJ 07646	240800 153300 394100	0	394100
2005	GARDEN, RICHARD S & KATHLEEN A 491 RYESIDE AVE NEW MILFORD NJ 07646	240800 153300 394100	0	394100

Property Detail

Block: 1611 Prop Loc: 124 HIRSCHFELD PL Owner: BEKDAS, AYDIN Square Ft: 1  
 Lot: 10 District: 0238 NEW MILFORD Street: 124 HIRSCHFELD PL Year Built: 19  
 Qual: Class: 2 City State: NEW MILFORD NJ 07646 Style:

Additional Information

Prior Block: 171 Acct Num: 000000 Addl Lots: EPL Code: 0  
 Prior Lot: 29 Mtg Acct: Land Desc: 85XIRR Statute:  
 Prior Qual: Bank Code: 0 Bldg Desc: 1SFG1 Initial: 00  
 Updated: 09/10/08 Tax Codes: A01 Class4Cd: 0 Desc:  
 Zone: Map Page: Acreage: 0 Taxes: 71

Sale Information

Sale Date: 09/19/07 Book: 9413 Page: 46 Price: 445000 NU#: 0

Sr1a	Date	Book	Page	Price	NU#	Ratio	Grantee
<u>More Info</u>	07/20/01	8390	107	0	10	0	GRABARITS, CHRISTINE
<u>More Info</u>	11/19/92	7563	654	192000		107.60	GRABARITS, CHARLES J & PATRICIA A

TAX-LIST-HISTORY

Year	Owner Information	Land/Imp/Tot	Exemption	Assessed
2008	BEKDAS, AYDIN 124 HIRSCHFELD PL NEW MILFORD NJ 07646	247200 147000 394200	0	394200
2007	GRABARITS, CHRISTINE 124 HIRSCHFELD PL NEW MILFORD NJ 07646	247200 147000 394200	0	394200
2006	GRABARITS, CHRISTINE 124 HIRSCHFELD PL NEW MILFORD NJ 07646	247200 147000 394200	0	394200
2005	GRABARITS, CHRISTINE 124 HIRSCHFELD PL NEW MILFORD NJ 07646	247200 147000 394200	0	394200

Property Detail

Block: 902 Prop Loc: 152 CEDAR RD Owner: KIM, THEODORE & CHANG, CHRISTIN  
 Lot: 6 District: 0238 NEW MILFORD Street: 152 CEDAR RD  
 Qual: Class: 2 City State: NEW MILFORD NJ 07646

Additional Information

Prior Block: 32 Acct Num: 000000 Addl Lots:  
 Prior Lot: 16 Mtg Acct: Land Desc: 100X95  
 Prior Qual: Bank Code: 0 Bldg Desc:  
 Updated: 09/10/08 Tax Codes: A01 Class4Cd: 0  
 Zone: Map Page: Acreage: 0.2181

Sale Information

Sale Date: 07/15/08 Book: 9576 Page: 331 Price: 860000 NU#: 7

Sr1a	Date	Book	Page	Price	NU#	Ratio	Grantee
<u>More Info</u>	10/26/01	8433	610	253000	10	72.06	GAER, MICHAEL
<u>More Info</u>	11/16/01	8433	614	1	14	0	GAER, MICHAEL

TAX-LIST-HISTORY

Year	Owner Information	Land/Imp/Tot	Exemption	Assessed
2008	D.A.B. BUILDERS INC 141 CEDAR RD NEW MILFORD NJ 07646	252000	0	252000
2007	GAER, MICHAEL 152 CEDAR RD NEW MILFORD NJ 07646	252000	0	404400
2006	GAER, MICHAEL 152 CEDAR RD NEW MILFORD NJ 07646	252000	0	404400
2005	GAER, MICHAEL 152 CEDAR RD NEW MILFORD NJ 07646	252000	0	404400



Property Detail

Block: 205 Prop Loc: 1111 ALLESSANDRINI Owner: COHEN, MICHAL & GAD Square Ft: 3  
 Lot: 19 District: 0238 NEW MILFORD Street: 1111 ALLESSANDRINI Year Built: 2  
 Qual: Class: 2 City State: NEW MILFORD NJ 07646 Style:

Additional Information

Prior Block: 387 Acct Num: 000000 Addl Lots: EPL Code: C  
 Prior Lot: 16 Mtg Acct: Land Desc: 75XIRR Statute:  
 Prior Qual: Bank Code: 2640 Bldg Desc: 2SF Initial: C  
 Updated: 09/26/08 Tax Codes: A01 Class4Cd: 0 Desc:  
 Zone: Map Page: Acreage: 0 Taxes: 7

Sale Information

Sale Date: 07/17/08 Book: 9580 Page: 399 Price: 950000 NU#: 7  
 Sr1a Date Book Page Price NU# Ratio Grantee  
 More Info 08/14/91 7467 525 135000 135.70 DINIRO, THOMAS & JEAN A

TAX-LIST-HISTORY

Year	Owner Information	Land/Imp/Tot	Exemption	Assessed
2008	ALEX & SONS REALEST INVSTMT LLC 9 WHITAKER ST DUMONT, NJ 07628	245100 0 245100	0	245100
2007	DI NIRO, THOMAS & JEAN ANN 1111 ALLESSANDRINI NEW MILFORD NJ 07646	245100 111200 356300	0	356300
2006	DI NIRO, THOMAS & JEAN ANN 1111 ALLESSANDRINI NEW MILFORD NJ 07646	245100 111200 356300	0	356300
2005	DI NIRO, THOMAS & JEAN ANN 1111 ALLESSANDRINI NEW MILFORD NJ 07646	245100 111200 356300	0	356300

Property Detail

Block: 1215 Prop Loc: 460 RYESIDE AVE Owner: AKYON, FERIT & MERYEM Square Ft:  
 Lot: 13 District: 0238 NEW MILFORD Street: 375 ROSLYN AVE Year Built:  
 Qual: Class: 2 City State: NEW MILFORD NJ 07646 Style:

Additional Information

Prior Block: 235 Acct Num: 000000 Addl Lots: EPL Code:  
 Prior Lot: 15.C Mtg Acct: Land Desc: 74X150 Statute:  
 Prior Qual: Bank Code: 186 Bldg Desc: Initial:  
 Updated: 09/30/08 Tax Codes: A01 Class4Cd: 0 Desc:  
 Zone: Map Page: Acreage: 0.2548 Taxes:

Sale Date: 09/18/07 Book: 9413 Page: 326 Price: 416000 NU#: 0

Sr1a	Date	Book	Page	Price	NU#	Ratio	Grantee
More Info	05/25/04	8691	819	350000		58.31	BENEVENTO, RICHARD & DENISE

TAX-LIST-HISTORY

Year	Owner Information	Land/Imp/Tot	Exemption	Assessed
2008	AKYON, FERIT & MERYEM 460 RYESIDE AVE NEW MILFORD NJ 07646	255800	0	255800
2007	BENEVENTO, RICHARD & DENISE 460 RYESIDE AVE NEW MILFORD NJ 07646	255800	0	359200
2006	BENEVENTO, RICHARD & DENISE 460 RYESIDE AVE NEW MILFORD NJ 07646	255800	0	359200
2005	BENEVENTO, RICHARD & DENISE 460 RYESIDE AVE NEW MILFORD NJ 07646	255800	0	359200

Property Detail

Block: 412 Prop Loc: 282 RIDGE ST Owner: SOLOVYOV, VICTORIA Square Ft: 21  
 Lot: 4 District: 0238 NEW MILFORD Street: P O BOX 127 Year Built: 19  
 Qual: Class: 2 City State: PARAMUS NJ 07653 Style:

Additional Information

Prior Block: 393 Acct Num: 000000 Addl Lots: EPL Code: 0  
 Prior Lot: 4 Mtg Acct: Land Desc: 84X269 Statute:  
 Prior Qual: Bank Code: 0 Bldg Desc: 1SFG1 Initial: 00  
 Updated: 08/07/07 Tax Codes: A01 Class4Cd: 0 Desc:  
 Zone: Map Page: Acreage: 0.5187 Taxes: 94

Sale Information

Sale Date: 01/10/07 Book: 9234 Page: 308 Price: 606292 NU#: 8

Sr1a	Date	Book	Page	Price	NU#	Ratio	Grantee
<u>More Info</u>	11/16/04	8750	536	685000	27	34.96	BLACKSTONE INC
<u>More Info</u>	08/31/01	8400	576	385000		62.21	INSEL, MICHAEL & RACHELLE
<u>More Info</u>	01/10/07	9234	308	606292	8	77.83	SOLOVYOV, VICTORIA

TAX-LIST-HISTORY

Year	Owner Information	Land/Imp/Tot	Exemption	Assessed
2008	SOLOVYOV, VICTORIA P O BOX 127 PARAMUS NJ 07653	279900	0	471900
2007	BLACKSTONE INC 506 FORDHAM PL PARAMUS NJ 07652	279900	0	471900
2006	BLACKSTONE INC 506 FORDHAM PL PARAMUS NJ 07652	279900	0	471900
2005	BLACKSTONE INC 506 FORDHAM PL PARAMUS NJ 07652	279900	0	471900

Property Detail

Block: 804 Prop Loc: 404 MONMOUTH AVE Owner: AKAY, AZIZ Square Ft: 10  
 Lot: 4 District: 0238 NEW MILFORD Street: 407 WOOD CT Year Built: 19  
 Qual: Class: 2 City State: NEW MILFORD NJ 07646 Style:

Additional Information

Prior Block: 233.B Acct Num: 000000 Addl Lots: EPL Code: 0  
 Prior Lot: 4 Mtg Acct: Land Desc: 75XIRR Statute:  
 Prior Qual: Bank Code: 0 Bldg Desc: 1SFG1 Initial: 00  
 Updated: 03/04/05 Tax Codes: A01 Class4Cd: 0 Desc:  
 Zone: Map Page: Acreage: 0 Taxes: 84

Sale Information

Sale Date: 01/06/05 Book: 8773 Page: 201 Price: 370000 NU#: 0

Sr1a	Date	Book	Page	Price	NU#	Ratio	Grantee
<u>More Info</u>	12/15/98	8136	466	214000		99.91	GOTTSCHAU, STEVEN R. & MARGARET A.
<u>More Info</u>	01/06/05	8773	201	370000		113.92	AKAY, AZIZ

TAX-LIST-HISTORY

Year	Owner Information	Land/Imp/Tot	Exemption	Assessed
2008	AKAY, AZIZ 407 WOOD CT NEW MILFORD NJ 07646	257000	0	421500
2007	AKAY, AZIZ 407 WOOD CT NEW MILFORD NJ 07646	257000	0	421500
2006	AKAY, AZIZ 407 WOOD CT NEW MILFORD NJ 07646	257000	0	421500
2005	GOTTSCHAU, STEVEN R & MARGARET A 404 MONMOUTH AVE NEW MILFORD NJ 07646	257000	0	421500

Property Detail

Block: 202 Prop Loc: 358 FLORAL CT Owner: ORT, MARK & DENISE Square Ft: 0  
 Lot: 1.01 District: 0238 NEW MILFORD Street: 358 FLORAL CT Year Built:  
 Qual: Class: 2 City State: NEW MILFORD NJ 07646 Style:

Additional Information

Prior Block: Acct Num: Addl Lots: EPL Code: 0  
 Prior Lot: Mtg Acct: Land Desc: 140XIRR Statute:  
 Prior Qual: Bank Code: 2640 Bldg Desc: 1SFG1 Initial: 0  
 Updated: 01/31/05 Tax Codes: A01 Class4Cd: 0 Desc:  
 Zone: Map Page: 2 Acreage: 0 Taxes: 9

Sale Information

Sale Date: 07/10/01 Book: 8381 Page: 984 Price: 399000 NU#: 6  
 Sr1a Date Book Page Price NU# Ratio Grantee  
 More Info 07/10/01 8381 984 399000 6 68.07 ORT, MARK & DENISE

TAX-LIST-HISTORY

Year	Owner Information	Land/Imp/Tot	Exemption	Assessed
2008	ORT, MARK & DENISE 358 FLORAL CT NEW MILFORD NJ 07646	269900 191800 461700	0	461700
2007	ORT, MARK & DENISE 358 FLORAL CT NEW MILFORD NJ 07646	269900 191800 461700	0	461700
2006	ORT, MARK & DENISE 358 FLORAL CT NEW MILFORD NJ 07646	269900 191800 461700	0	461700
2005	ORT, MARK & DENISE 358 FLORAL CT NEW MILFORD NJ 07646	269900 191800 461700	0	461700

Property Detail

Block: 1406 Prop Loc: 456 JAMES ST Owner: BANDINI, MICHAEL & ANDERSON,KEI  
 Lot: 8 District: 0238 NEW MILFORD Street: 456 JAMES ST  
 Qual: Class: 2 City State: NEW MILFORD NJ 07646

Additional Information

Prior Block: 150 Acct Num: 000000 Addl Lots:  
 Prior Lot: 9 Mtg Acct: Land Desc: 60X100  
 Prior Qual: Bank Code: 660 Bldg Desc: 1.5SFG1  
 Updated: 06/24/05 Tax Codes: A01 Class4Cd: 0  
 Zone: Map Page: Acreage: 0.1377

Sale Information

Sale Date: 05/09/05 Book: 8813 Page: 391 Price: 389000 NU#: 0

Sr1a	Date	Book	Page	Price	NU#	Ratio	Grantee
<u>More Info</u>	07/03/02	8488	969	256900	10	61.58	GERISCH, GLEN A & DEBORAH
<u>More Info</u>	05/09/05	8813	391	389000		84.88	BANDINI, MICHAEL & ANDERSON,KERRY

TAX-LIST-HISTORY

Year	Owner Information	Land/Imp/Tot	Exemption	Assessed
2008	BANDINI, MICHAEL & ANDERSON,KERRY 456 JAMES ST NEW MILFORD NJ 07646	222000 108200 330200	0	330200
2007	BANDINI, MICHAEL & ANDERSON,KERRY 456 JAMES ST NEW MILFORD NJ 07646	222000 108200 330200	0	330200
2006	BANDINI, MICHAEL & ANDERSON,KERRY 456 JAMES ST NEW MILFORD NJ 07646	222000 108200 330200	0	330200
2005	GERISCH, GLEN A & DEBORAH 456 JAMES ST NEW MILFORD NJ 07646	222000 108200 330200	0	330200

Property Detail

Block: 205 Prop Loc: 1119 ALLESSANDRINI Owner: ALEX & SONS REAL EST INVSTMT LL  
 Lot: 15 District: 0238 NEW MILFORD Street: 9 WHITTAKER ST  
 Qual: Class: 2 City State: DUMONT NJ 07628

Additional Information

Prior Block: 387 Acct Num: 000000 Addl Lots:  
 Prior Lot: 12 Mtg Acct: Land Desc: 75X101  
 Prior Qual: Bank Code: 0 Bldg Desc: 1SF  
 Updated: 06/25/08 Tax Codes: A01 Class4Cd: 0  
 Zone: Map Page: 2 Acreage: 0.1739

Sale Information

Sale Date: 05/21/08 Book: 9551 Page: 337 Price: 374000 NU#: 0

Sr1a	Date	Book	Page	Price	NU#	Ratio	Grantee
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TAX-LIST-HISTORY

Year	Owner Information	Land/Imp/Tot	Exemption	Assessed
2008	PARKER, CHARLES S & ANNE C 446 ARKANSAS ST SAN FRANCISCO CA 94107	240900 115200 356100	0	356100
2007	PARKER, CHARLES S (V) & ANNE C 1119 ALLESSANDRINI NEW MILFORD NJ 07646	240900 115200 356100	0	356100
2006	PARKER, CHARLES S (V) & ANNE C 1119 ALLESSANDRINI NEW MILFORD NJ 07646	240900 115200 356100	0	356100
2005	PARKER, CHARLES S (V) & ANNE C 1119 ALLESSANDRINI NEW MILFORD NJ 07646	240900 115200 356100	0	356100

*News Milford*

*Group Home S Belongings*

Block: 818 Land Desc: 100X100  
 Lot: 13 Bldg Desc: 1st Flt  
 Qual: Add'l Lot:  
 Card: H (#1 of 1) Acreage: 0.230 Class: 150 Property Loc: 77 BOULEVARD

Owner Name: CTR FOR FAMILY SUPPORT NJ INC  
 Street Address: 333 7TH AVE/9THRRR/ACTE  
 City & State: NEW YORK NY  
 Zip: 10001 Bank: 00000  
 Zone: A

Land: 216,800 Exemption 0 Net Taxable Value 468,200  
 Imp: 251,400 Code: 0  
 Total: 468,200 Value: 0  
 Deductions Cd No-CW

SALE HISTORY

Grantor	Date	Book/Page	Price	Lot #
TOMASO, FRAK W	11/25/98	8126 /633	235000	17
MECKELE, ROBERT A. & IRENE F.	12/01/97	08063/00568	100	4
MECKELE, ROBERT A. & IRENE F.	09/30/97	08015/00908	235000	

ASSESSMENT HISTORY

Year	Land	Imp	Total
1999	133800	139400	253200

BUILDING PERMITS/FEMA RKS

Date	Work Description	Amount	Compl.

LAND ACQUISITIONS

Tr. Rr	SB	T	FF	Aved	Tabl	Exp	Rate	Site	Cond	Value
TRAFFIC	85									
				7500 SF	12.00	150000	100	100	100	240000
				2500 SF	6.00		100	100	100	15000

SITE INFORMATION

Inspected:	Y	Height:	100
Roof:	PAVED	Utilities:	YES
Curbs:	YES	Water:	YES
Sidewalk:	YES	Gas:	YES
Measured:	DK	Topo:	LEVEL
Inspected:	Y	Height:	100
		VCS:	SF10

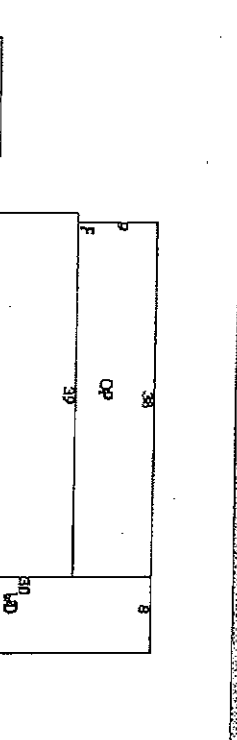
RESIDENTIAL COST APPROACH

Basement	BASEMENT FIN	Main Bldg	FIRST STORY	HALF STORY
1482 x 9,630 + 2016 x1.15 x1.00= 18731	889 x 13,360 + 1296 x1.15 x1.00= 15149	1599 x 59,130 +26880 x1.00 x1.00=121429	1482 x 24,400 + 4032 x1.00 x1.00= 40193	

Net Adj: 85.00 SF: 9,999 Area: Y Land Value: 216,750

Building Sketch

Heat/A/C  
 HW BASEBOARD  
 AC SEPARATE DUC  
 3577 x 3,760 + 0 x1.15 x1.00= 14602  
 3577 x 2,520 + 0 x1.12 x1.00= 9531



BUILDING INFORMATION

Type and Use:	ONE FAMILY	Class/Quality:	17
Story Height:		Condition:	AVERAGE
Style:	CAPE COD	Year Built/Veta:	1957 / 28 (Y)
Exterior Finish:	ALBR/VINYL	Windows:	
Roof Type:	GABLE	Liveable Area:	2488 SF
Roof Material:	ASPHALT SHINGLE	Interior Cond:	
Foundation:	CONCRETE BLOCK	Interior Walls:	SHEETROCK
Bath:	M:	A: 2	O:
Kitchen:	M:	A: 1	O:

Deck/Patio  
 OPEN PORCH  
 DECK  
 PATIO  
 STORE PATIO  
 ATTACHED GARAGE  
 CARP/WHIP

384 x 10,773 + 453 x1.15 x1.00= 5278	240 x 5,203 + 203 x1.15 x1.00= 1669	2400 x 5,610 + 0 x1.15 x1.00= 15484	104 x 5,310 + 182 x1.15 x1.00= 844	286 x 15,170 + 2364 x1.15 x1.00= 7574
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Room Count

Room	B	1	2	3/A	Tot
Living Rm		1			1
Dining Rm		1			1
Kitchen		1			1
Dinerite					1
5 Rkt Bath					1
4 Rkt Bath					1
3 Rkt Bath		1			2
2 Rkt Bath					2
Bed Room			2		3
Bath Room					5
Den/Other					1

Base Cost: 238345  
 Phys Depr: 30,50 (Y)  
 Loc Depr:

GCF: 140 CLA: 100  
 Furn Depr: Net Deg: 361683  
 Mkt+: Mkt-: Bldg Value: 251370

Detached Home:

Land:	216,800	Imp:	251,400	Total:	468,200
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Scale: 20

Contract (c) 1999 MicroSystems, Inc. Comp. LLC

NEW MILFORD





Borough of  
New Milford

# Memo

**To:** Michael Kauker, New Milford Planner  
**From:** Maria Sapuppo, MHL Borough of New Milford  
**Date:** 10/8/2008  
**Re:** Inspection report to identify homes in need of rehabilitation

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Today our Construction Official/ Building Inspector, James Taormina, along with our Property Maintenance Officer, Arthur Castronova did a street by street inspection of the entire Borough, as per your request. The attached report shows their findings of substandard homes located in New Milford, please add this report to our COAH folder. Also enclosed are Mr. Taormina's credentials and licenses.

If anything further is needed please do not hesitate to call or contact me at (201) 967-5044 x 5415, our fax number is (201) 262-1904.

Thank you,



Maria Sapuppo  
Municipal Housing Liaison

TECHNICAL APPENDIX C

DATE: October 2, 2008

STRUCTURAL CONDITIONS SURVEY

RATE COMPONENT: GOOD/EXCELLENT = 0

FAIR/POOR = X

SURVEYOR: James Taormina / Construction Off'l Building Inspector

STREET:	ADDRESS	BLOCK/ LOT	NUMBER OF Dwelling UNITS	COMPONENTS						COMMENTS		
				One "X" And Structure Is Deficient			Two "Xs": And Structure Is Deficient					
				FOUND- ATION	SIDING AND WALLS	ROOF AND CHIMNEY	WINDOWS AND DOOR	EAVES/ SOFFETS/ GUTTERS/ LEADER	RAILS/ STAIRS/ STEPS/ PORCH		FIRE ESCAPE	DEFICIENT STRUCTURE MARK "YES" OR "NO"
	033 Stueben		1	X		X	X & X	X & X		n/a	Yes	
	141 River Rd.		2					X & X		X & X	Yes	
	35 Windsor Rd		1					X & X				
	32 California		1			X						
	033 Asbury		1							X & X		GarageRoof

# International Code Council

in recognition of participation in  
2006 IBC Update

at

SADDLEBROOK, NJ

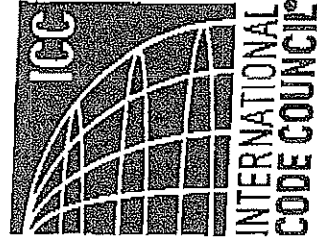
on

JUNE 19, 2008

and Awards 0.6 ICC C.E.U.s — 6 Contact Hours

to

Student's Signature



*Lori Openfeldt*  
Vice President, Training and Education

*[Signature]*  
Instructor

Florida: N/A



AIA: ICC 918 HSW: Y Ohio: N/A



State of New Jersey  
DEPARTMENT OF  
COMMUNITY AFFAIRS  
DIVISION OF CODES AND STANDARDS  
BUREAU OF CODE SERVICES

hereby awards  
**JAMES L. TAORMINA**

the following license(s)  
Construction Official  
Building Subcode Official  
Building Inspector HNS

by virtue of having successfully satisfied all requirements contained with the above license(s)  
pursuant to the authority of the State Uniform Construction Code Act and Regulations promulgated  
thereunder.

The validity of this license(s) is subject to the licensee's compliance with the Department's  
applicable rules and regulations, including general and continuing education requirements.

In Witness Whereof, The Great Seal of the State of New Jersey  
is affixed this month of June, 2008

License Number: 003879  
Effective: 08/01/2008 through 07/31/2009

*Susan Bass Levin*  
Susan Bass Levin, Commissioner  
New Jersey Department of Community Affairs

PLEASE DETACH HERE

This card is issued pursuant  
to N.J.A. 52:27D-119 of eqq.  
of the State of New Jersey.

PLEASE DETACH HERE

State of New Jersey  
DEPARTMENT OF COMMUNITY AFFAIRS  
Division of Codes and Standards  
Bureau of Code Services  
P.O. Box 818  
Trenton, NJ 08625-0818  
Licensing Unit

JON S. CORZINE  
Governor

SUSAN BASS LEVIN  
Commissioner

NOTICE OF LICENSURE AWARD  
06/06/2008

This is to inform you that you have been determined qualified to be licensed as follows under authority of the New Jersey  
State Uniform Construction Code Act.

License(s) Awarded  
Construction Official  
Building Subcode Official  
Building Inspector HNS

License Number: 003879  
Effective Dates of Licensure: 08/01/2008 through 07/31/2009

If there is any discrepancy between the information on this notice and the license(s) for which you applied, please call  
609-984-7834 at once.

Congratulations and best wishes!

Sincerely,  
*John A. Deleandrea*  
John A. Deleandrea  
Supervisor of Licensing

