

**HOUSING PLAN ELEMENT
AND FAIR SHARE PLAN**

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TOWNSHIP OF CRANFORD
UNION COUNTY, NEW JERSEY

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HOUSING PLAN ELEMENT

Introduction

The Township of Cranford has prepared this housing plan element and fair share plan in accordance with the requirements of the Mount Laurel Doctrine, the New Jersey Municipal Land Use Law (N.J.S.A. 40:55D-1 et. seq.), and the State Fair Housing Act (N.J.S.A. 52:27D-301 et. seq.).

The Mount Laurel Doctrine

The New Jersey Supreme Court, in *Mt. Laurel I* (1975), held that a developing municipality must, through its land use regulations, create a realistic opportunity for an appropriate variety and choice of housing for all categories of people who may desire to live there, including those of low and moderate income (*Southern Burlington County NAACP v. The Township of Mount Laurel*, 676 N.J. 151, 336 A. 2d 713 (1975)).

As a result of *Mount Laurel I*, developing municipalities in the path of growth were obligated to provide for a mix of housing that addressed their fair share of the region's housing need. However, *Mount Laurel I* generally resulted in few housing opportunities for low and moderate households because many municipalities failed to use their powers to zone and provide a realistic opportunity for the provision of affordable housing.

The New Jersey Supreme Court, in *Mount Laurel II* (1983), held the following:

- *The existence of a municipal obligation to provide a realistic opportunity for a fair share of the region's present and prospective low and moderate income housing need, will no longer be determined by whether or not a municipality is 'developing.' The obligation extends, instead, to every municipality, any portion of which is designated by the State, through the SDGP (State Development Guide Plan, currently called the State Development and Redevelopment Plan), as a growth area.*

- *The lower income regional housing need is comprised of both low and moderate income housing. Low income housing need consists of households whose incomes do not exceed 50*

percent of the median income of the area with adjustment for family size. Moderate income housing need consists of households whose income does not exceed 80 percent of the median income of the area with adjustment for family size (Southern Burlington County NAACP v. the Township of Mount Laurel, 92 N.J. 158, 456 A. 2d 390 (1983)).

Under the doctrine established by the Supreme Court, a municipality that continued to use its power to zone without consideration of its impact on low and moderate households faced the prospect of loss of that power. Such municipalities faced the prospect of a court-ordered rezoning, or the so-called “builder’s remedy.” The essence of the landmark decision, however, was that municipalities should use their zoning powers and other related powers to facilitate, rather than obstruct, the provision of affordable housing.

The Fair Housing Act

In 1985, two years after *Mount Laurel II*, the State adopted the Fair Housing Act and created an administrative alternative to court action in addressing municipal compliance with *Mount Laurel II*. The Fair Housing Act established the Council on Affordable Housing (COAH) as the State agency responsible for identifying housing regions, estimating low and moderate income housing need, and provided regulations that guide municipalities in addressing their obligations. The stated intent of the Act was to provide alternatives to the use of the builder's remedy as a method of achieving the provision of affordable housing.

As the State agency responsible for administering the Fair Housing Act, COAH establishes affordable housing guidelines and criteria. COAH estimates the total lower income housing need statewide, organizes the State into housing regions, and allocates a share of the regional housing need to each municipality in the region. COAH also identifies those circumstances where an “adjustment” to a municipality’s fair share is appropriate. Finally, COAH identifies the types of housing activities and programs that will be readily recognized as credits or reductions to the municipal fair share.

Municipal Planning Responsibility

Each municipality is obligated to plan to meet its fair share. The New Jersey Municipal Land Use Law enables a municipality to adopt a zoning ordinance to regulate land use provided that the municipality has also adopted a master plan that includes a land use element and a housing element.

Mandatory Contents of the Housing Element

Pursuant to the Fair Share Housing Act at N.J.S.A. 52:27D-310, the essential components of a local housing element are as follows:

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

In addition, COAH's substantive rules (NJAC 5:97) for the period from January 1, 2004 through December 31, 2018 require the following:

- *The household projection for the municipality as provided in Appendix F of NJAC 5:97;*
- *The employment projection for the municipality as provided in Appendix F of NJAC 5:97;*
- *The municipality's prior round obligation as provided in Appendix C of NJAC 5:97;*
- *The municipality's rehabilitation share as provided in Appendix B of NJAC 5:97; and,*
- *The projected growth share in accordance with the procedures in NJAC 5:97-2.4.*

ANALYSIS OF DEMOGRAPHIC, HOUSING, AND EMPLOYMENT CHARACTERISTICS

As required by N.J.S.A. 52:27D-310, all housing elements must contain a discussion of the community’s demographic, housing, and economic characteristics. In fulfillment of this requirement, the following sections profile the Township of Cranford with information obtained from the U.S. Census Bureau, the North Jersey Transportation Planning Authority, and the New Jersey Department of Labor and Workforce Development.

Cranford’s Demographics

At the time of the 2000 U.S. Census, the Township of Cranford had a population of 22,578 residents (Table 1). This figure represents a 0.2 percent decrease from the population of 22,633 residents that was reported in 1990. By contrast, the population of Union County grew by 5.8 percent during the same time period. As indicated by the North Jersey Transportation Planning Authority (NJTPA)’s population projections, the Township and the County will continue to grow, reaching respective populations of 25,540 and 612,100, by the year 2030. Based on these projections, the Township can expect to increase its population by approximately 13.1 percent over the next quarter-century, slower than the County’s growth rate of 17.1 percent.

Table 1: Population Trends, 1990-2005

	1990	2000	2005	2030	% Change 1990-2000	% Change 2000-2005	% Change 2000-2030
Township of Cranford	22,633	22,578	22,540	25,540	-0.2	-0.2	13.1
Union County	493,819	522,541	533,900	612,100	5.8	2.2	17.1

Source: US Census Bureau, North Jersey Transportation Planning Authority

According to the 2000 U.S. Census, the Township’s population is composed of 8,397 households, with an average household size of 2.62 members (Table 2). The average household size is smaller than both the State of New Jersey’s average of 2.68 and the County’s average of 2.77 persons per household. The Township’s percentage of population over 65 years of age, 17.9 percent, is higher than the County and the State. The median household income in Cranford is also higher than the County and State median.

Table 2: Demographic Indicators, 2000

	Number of Households	Average Household Size	Median Age	% of Population ≥ 65 years	Median Household Income
Township of Cranford	8,397	2.62	40.4	17.9	76,338
Union County	186,124	2.77	36.6	13.8	55,339
New Jersey	3,064,645	2.68	36.7	13.2	55,146

Source: US Census Bureau

According to the 2000 U.S. Census, the Township’s median age of 40.4 years is higher than both the statewide median age of 36.7 years and the County’s median age of 36.6 years (Table 2). As shown in Table 3, there were 1,465 pre-school age residents in 2000, or 6.5 percent of the Township’s population. School age children accounted for 4,155 residents, or 18.4 percent of the total population. Working age persons accounted for 57.2 percent of the Township’s population, with 12,910 individuals. Seniors aged 65 years and older accounted for 17.9 percent of Cranford’s population.

Table 3: Population by Age, 2000

	Number	% of Total
Pre-School Age		
Under 5 Years	1,465	6.5
School Age		
5 to 9 Years	1,458	6.5
10 to 14 Years	1,498	6.6
15 to 19 Years	1,199	5.3
Working Age		
20 to 24 Years	828	3.7
25 to 34 Years	2,757	12.2
35 to 44 Years	3,877	17.2
45 to 54 Years	3,312	14.7
55 to 59 Years	1,224	5.4
60 to 64 Years	912	4.0
Senior Age		
65 Years and Older	4,048	17.9

Source: US Census Bureau

Cranford’s Housing Stock

According to the 2000 U.S. Census, Cranford had a total of 8,560 housing units (Table 4). This was an increase of 153 units (1.8 percent) since the 1990 U.S. Census. Of this total, 8,397 units (98.1 percent) were listed as occupied in 2000; owners occupied 83.0 percent of these units and renters occupied 17.0 percent. This is less than half the rate of renter-occupied units in Union County, which reported that 38.4 percent of all occupied housing units were occupied by renters.

Of the total of 8,397 households, the average household size was 2.62 persons and the average family size was 3.09 persons. These figures are smaller than the County and State figures. Of the total number of households, family households accounted for 6,225 (74.1 percent) and non-family households¹ for 2,172 (25.9 percent). Householders 65 years of age or older were present in 859 (10.2 percent) of households.

A total of 81.9 percent of the Township’s housing stock was constructed before 1960. The median year of construction, 1949, is older than the County’s median of 1953 and the State median year of 1962. The Township’s housing stock increased by approximately 1.82 percent (153 housing units) from 1990 to 2000.

Table 4: Housing Characteristics, 2000

	Number	% of Total
I. Housing Units		
Number of units	8,560	100.0
Occupied Housing Units	8,397	98.1
Vacant Housing Units	163	1.9
Number of units (1990)	8,407	100.0
II. Occupancy/Household Characteristics		
Number of Households	8,397	100.0
Persons Per Household	2.62	N/A
Family Households	6,225	74.1
Non-Family Households	2,172	25.9
Householders 65 and over	859	10.2

Source: US Census Bureau

¹ A non-family household consists of a householder living alone or where the household shares the home exclusively with people to whom he or she is not related.

Table 4: Housing Characteristics, 2000 (Continued)

	Number	% of Total
III. Year Structure Built		
1999 to March 2000	27	0.3
1995 to 1998	56	0.7
1990 to 1994	144	1.7
1980 to 1989	236	2.8
1970 to 1979	347	4.1
1960 to 1969	738	8.6
1940 to 1959	4,212	49.2
1939 or earlier	2,800	32.7
IV. Condition of Units		
Lacking complete plumbing facilities	31	0.4
Lacking complete kitchen facilities	14	0.2
V. Home Value (Owner Occupied Units)		
\$500,000 and up	181	2.9
\$300,000 - \$499,999	1,322	21.2
\$200,000 - \$299,999	2,866	46
\$150,000 - \$199,000	1,399	22.4
\$100,000 - \$149,000	378	6.1
\$50,000 - \$99,999	79	1.3
\$0 - \$50,000	11	0.2
Median Value	\$233,600	N/A
VI. Gross Rental Value (Renter Occupied Units)		
\$1,500 and up	55	3.8
\$1,000 - \$1,499	387	27.0
\$750 - \$999	475	33.1
\$500 - \$749	304	21.2
\$200 - \$499	96	6.7
Less than \$200	51	3.6
No cash rent	67	4.7
Median Gross Rent	\$867	N/A

Source: US Census Bureau

The housing stock in Cranford had only a limited number of substandard units at the time of the 2000 US Census, which indicates that the Township had 31 units lacking complete plumbing facilities and 14 units lacking complete kitchen facilities. In addition, only 66 of the Township's housing units (0.8 percent) exhibited overcrowded conditions (1.01 persons or more per room).

The 2000 median value of the owner-occupied housing units in Cranford was \$233,600. This is higher than both the County and State median values of \$188,800 and \$170,800, respectively. Cranford's median gross rent of \$867 per month is also higher than the County and State median

gross rents of \$752 and \$751, respectively.

Housing units that have a monthly cost of less than 30 percent of gross household income are considered affordable. In Cranford, 4,902 specified² owner-occupied units (78.6 percent of all owner-occupied units) and 899 renter-occupied units (62.5 percent of all rental units) are considered affordable (Table 5).

Table 5: Housing Affordability as a Percentage of 1999 Household Income

	Number	% of Total
Selected Monthly Owner Costs		
< 15%	1,945	31.2
15% to 19%	1,256	20.1
20% to 24%	1,035	16.6
25% to 29%	666	10.7
30% or more	1,314	21.0
Not Computed	20	0.3
Gross Rent		
< 15%	279	19.4
15% to 19%	246	17.1
20% to 24%	197	13.7
25% to 29%	177	12.3
30% or more	451	31.4
Not Computed	85	5.9

Source: US Census Bureau

² Specified owner-occupied units do not include residences where a business activity (i.e., professional offices as an accessory use) takes place.

Cranford’s Employment Characteristics

At the time of the 2000 U.S. Census, 11,646 of Cranford’s residents (51.6 percent) aged 16 years and over were employed in the civilian labor force (Table 6). Slightly more than half of the civilian labor force was involved in management, professional, and related occupations, while approximately 27.1 percent of those employed in the civilian labor force were employed in sales and office-related occupations. Service occupations employed 9.1 percent of Cranford residents that were employed in the civilian labor force. Construction, extraction, and maintenance-related occupations employed 6.9 percent of the Township’s residents, whereas production, transportation, and material moving-occupations employed 6.2 percent of the Township’s residents that were employed in the civilian labor force.

Table 6: Occupation of Employed Civilian Population, Aged 16 and Over, 2000

	Number	% of Total
Management, Professional, and Related	5,895	50.6
Service	1,065	9.1
Sales and Office	3,161	27.1
Farming, Fishing, and Forestry	0	0.0
Construction, Extraction, and Maintenance	798	6.9
Production, Transportation, and Material Moving	727	6.2

Source: US Census Bureau

In 1999, the median household income in Cranford was \$76,338, up \$21,869 from the 1989 household income of \$54,469 (Table 7). After adjusting for inflation, however, this represents an increase in household income of just 4.38 percent. In 2000, per capita income was \$33,283, which places the Township at 154 out of 566 municipalities (New Jersey Department of Labor and Workforce Development).

Table 7: Household Income, 1999

	Number	% of Total
Less than \$10,000	256	3.0
\$10,000 to \$14,999	170	2.0
\$15,000 to \$24,999	605	7.2
\$25,000 to \$34,999	542	6.5
\$35,000 to \$49,999	865	10.3
\$50,000 to \$74,999	1,677	20.0
\$75,000 to \$99,999	1,504	17.9
\$100,000 to \$149,999	1,704	20.3
\$150,000 to \$199,999	654	7.8
\$200,000 or More	424	5.0
Median Household Income (Dollars)	\$76,338	N/A

Source: US Census Bureau

With regard to the number of jobs that are located within the Township, the New Jersey Department of Labor indicates that there was an average of 14,114 jobs located within the municipality in 2006, which is the latest available data. This is up 1,411 jobs (11.1 percent) over the 2004 average of 12,703 jobs. The Department of Labor’s basis for this information is the number of jobs that are covered by public unemployment and disability insurance. Based on the information and analysis contained in Appendix B of this Plan, the Township of Cranford has the vacant land capacity to add a total of 436 jobs during the period from January 1, 2004 through December 31, 2018.

MUNICIPAL AFFORDABLE HOUSING OBLIGATION

COAH's substantive rules indicate that a municipality's affordable housing obligation consists of three components. These include: the rehabilitation share, which is a measure of overcrowded and deficient housing that is occupied by low and moderate income households; the prior round obligation for the period from 1987 to 1999; and, the municipal "growth share" need for the period from 2004 through 2018. The growth share links the actual production of affordable housing to municipal development and growth.

Rehabilitation Obligation

Appendix B of NJAC 5:97 indicates that Cranford's rehabilitation obligation is 55 units

Total Remaining Obligation—Cycles I and II

In Appendix C of NJAC 5:97, COAH indicates that the Township's total remaining prior-cycle obligation from Cycles I and II is 148 units, however the Township is entitled to, and has conducted, a vacant land adjustment pursuant to NJAC 5:93-4.2. The Township's vacant land adjustment report is included in this plan as Appendix A. Pursuant to the analysis contained in Appendix A, Cranford has calculated its realistic development potential (RDP), or Cycle I and II affordable housing obligation, as 12 units.

The difference between the Township's total remaining prior-cycle obligation of 148 units and its RDP of 12 units is categorized by COAH as the Township's "unmet need." As discussed in the Fair Share Plan, Cranford is eligible to apply 37 units of credit from the Lincoln Senior Housing development to the unmet need. Consequently, the total unmet need remaining after the application of eligible credits is 99 units. (Total Remaining Obligation of 148 Units – Eligible Credits of 37 units – Realistic Development Potential of 12 Units = Unmet Need of 99 Units).

Pursuant to the provisions of NJAC 5:93-4.2(h), COAH may require a municipality to make provisions for meeting its unmet need. Such provisions include, but may not be limited to: zoning amendments that permit apartments or accessory apartments; overlay zoning requiring inclusionary development or payments in lieu of constructing affordable housing; and the adoption of an

ordinance that imposes a development fee on new residential and non-residential development. Cranford’s proposed mechanisms to address unmet need will be described in the Fair Share Plan (see p. 17).

Growth Share—Cycle III

It is COAH’s standard to calculate a municipality’s growth share based upon the household and employment projections of Appendix F of NJAC 5:97. However, as applied to Cranford, these projections are grossly inaccurate and drastically overstate the development potential of the Township. Consequently, the Township of Cranford invokes its right to an adjustment of the municipal housing and employment growth projections under the provisions of NJAC 5:97-5.6.

The Township has prepared an analysis of existing vacant, developable land in accordance with the provisions of NJAC 5:97-5.6 and has calculated realistic housing and employment growth projections. These projections are both presented and compared with those of Appendix F of NJAC 5:97 below:

Table 8: Household and Employment Projections

	COAH Projection	Adjusted Projection
Household Growth Projection	611	192
Employment Growth Projection	3,292	436

Source: Cranford Township and Appendix F of NJAC 5:97

As shown above, COAH’s projections of household and employment growth for the Township of Cranford drastically overstate the Township’s development potential. Indeed, COAH’s household growth projection overstates the Township-adjusted household growth projection by more than 318 percent. Additionally, COAH’s employment growth projection overstates the Township-adjusted employment growth projection by more than 755 percent. Appendix B provides full details of the analysis undertaken to prepare the Township’s growth projections and commensurate growth share obligation.

Growth Share Obligation

In accordance with the provisions of NJAC 5:97-2.4, the municipal growth share obligation is calculated from COAH’s household and employment growth projections, as adjusted by the Township of Cranford (see Table 8).

COAH’s substantive rules indicate that municipalities shall have a residential growth share obligation of one affordable housing unit for five residential units created or projected to be created during the period from January 1, 2004 through December 31, 2018. Additionally, COAH’s rules indicate that one affordable housing unit shall be provided for every 16 jobs created for the same period. Thus, the residential growth share obligation is calculated by dividing the adjusted residential growth projection of 192 units by five. Similarly, the non-residential growth share obligation is calculated by dividing the adjusted employment growth projection of 436 units by 16. The resulting growth share obligation is the sum of both of these calculations, which is shown in Table 9.

Table 9: Growth Share Obligation

	Adjusted Projection	→	Growth Share Obligation
Calculation of Household Growth Share Obligation	192	÷ 5 =	38.4
Calculation of Employment Growth Share Obligation	436	÷ 16 =	27.3
Total Growth Share Obligation:			65.7 → 66

FAIR SHARE PLAN

Components of the Fair Share

Pursuant to COAH's third round regulations, a municipality's fair share responsibility is based upon three components: (1) rehabilitation obligation; (2) total remaining obligation from prior round (Cycles I and II); and, (3) growth share obligation (Cycle III).

In addition, the Fair Share Plan must address the Township's rental obligation, which is 25 percent of the Cycle I and II obligation or RDP and 25 percent of the total growth share. In the case of Cranford, the Cycle I and II rental obligation is three (3) units or 25 percent of the Township's 12-unit RDP and its Cycle III rental obligation is 17 units or 25 percent of the 66-unit growth share obligation. At least 50 percent of the rental obligation must be non-age restricted rental units.

Furthermore, a minimum of 13 percent of the Township's growth share obligation must address the needs of very low-income households. For Cranford, a minimum of nine (9) units must be reserved for very low income households.

Finally, no more than 25 percent of the Township's obligation may be met by senior or age-restricted units.

Rehabilitation Obligation

COAH's methodology defines the rehabilitation share of a municipality's affordable housing obligation as the number of substandard or deteriorated units that are occupied by low or moderate households based on 2000 Census data. As previously noted, COAH has assigned Cranford a rehabilitation obligation of 55 units. The Union County Multi-Jurisdictional Housing Rehabilitation Program has rehabilitated units within Cranford that may be eligible for credit towards the Township's rehabilitation obligation. The County's program provides Deferred Payment Loans to one and two-family owner-occupied dwellings in the County. At the present time, the County's program does not meet COAH's requirements as an acceptable rehabilitation

program eligible for COAH credit. Specifically, the program lacks the requisite affordability controls and does not provide loans for rental units. Therefore, the Township will work with COAH and the County to structure a local program that meets COAH's criteria for an acceptable rehabilitation program that addresses eligible renter-occupied units in the Township. In that regard, the Township will explore the use of an outside private consultant to run its local program and to fully assess eligible credits for those units already rehabilitated in accordance with the County program. Specifically, the Township had previously reached an agreement with COAH to allow the crediting of units that were rehabilitated by the County and the Township and documented to be occupied by a low- or moderate-households for the requisite period of time as established by COAH. The Township intends to follow that same procedure for units rehabilitated after 2000.

Cycle I and II Fair Share Plan

The total remaining Cycle I and II obligation assigned to the Township by COAH's regulations is 148 units. The Township is eligible to apply credits from the 100-unit Lincoln Apartment Senior Rental project up to 25 percent or 37 units of the Township's prior-cycle obligation. This reduces the Township's Cycle I and II obligation to 111 units. However, as noted above, Cranford also is entitled to a vacant land adjustment, which reduces this obligation to a realistic development potential (RDP) of 12 units and a remaining unmet need of 99 units. The full Vacant Land Adjustment Analysis is presented in Appendix A.

The Township proposes to address its RDP through the nine (9) affordable units to be provided as part of the 555 South Avenue redevelopment project. The Township has designated this site in need of redevelopment and has adopted a redevelopment plan that requires a setaside for the affordable units. The Township proposes to amend the redevelopment plan and enter into a redeveloper agreement to require that the affordable units be non-age restricted affordable rental units as the Township has reached the maximum age-restricted units with the application of the Lincoln Apartment units to the prior-cycle need. The market-rate units in the development may be for-sale age-restricted units.

Providing non-age restricted rental units at this site also will allow the Township to take advantage of the rental bonus credit regulations for Cycle I and II, which states that the Township may receive one rental bonus credit for every non-age restricted rental unit provided up to the Township’s 3-unit Cycle I and II rental obligation. Therefore, the Township is eligible to receive up to 3 rental bonus credits for these units in addition to the nine units provided in the development. In total the Township will receive 12 units of credit (9 units plus 3 rental bonus credits) through the 555 South Avenue redevelopment project, which fully addresses its RDP for Cycles I and II.

A summary of the Township’s Cycle I and II obligation and Fair Share Plan is provided in Table 10 below.

Table 10: Summary of Cycle I & II Fair Share Plan

Cycle I and II Prior Round Obligation	148
Lincoln Apartment Senior Rentals (Max. Senior Credits--25%)	-37
Need after Credits	111
Vacant Land Adjustment (Unmet Need)	-99
Realistic Development Potential (RDP)	12
Compliance Mechanisms	
555 South Avenue Redevelopment Project (Non-age restricted “family” rental)	9
Rental bonus credits*	3
Total Affordable Units, Credits and Bonuses	12
Remaining Obligation/Surplus	0

*Based on minimum rental requirement of 3 units. Rental bonuses given up to rental obligation

Addressing of Unmet Need

As noted above, Cranford’s unmet need is 99 units. As a result, the Township is required to capture additional opportunities for the creation of affordable housing to address its unmet need. Specifically, the Township will address its unmet need through the adoption of a mandatory development fee ordinance and the application of a mixed-use overlay in the downtown to encourage the development of affordable housing in mixed-use buildings and the conversion of

single-story commercial buildings into two or three-story mixed use buildings with affordable housing.

Cycle III Fair Share Plan

The Township's growth share component accounts for new residential and nonresidential growth projected to be constructed in Cranford from January 1, 2004 through December 31, 2018. As described in the Growth Share Projection section of the Housing Element, Cranford has a growth share obligation of 66 (sixty-six) housing units. In addition, the Township has a rental obligation of 17 units and a requirement to provide a minimum of nine (9) units for very low-income households.

The Township proposes to address its Cycle III growth share through a combination of credits for existing senior housing, the Riverfront Redevelopment project, municipally-sponsored housing, and new group homes. The following is a summary of the components of the plan:

- Redevelopment: The Riverfront Redevelopment project will provide 16 units of affordable housing, all non-age restricted rental units, which will be applied to the Township's rental obligation. As a designated inclusionary development addressing its growth share obligation with a setaside of 15 percent, the market rate residential units in the Riverfront project are not added to the growth share obligation of the Township. Further, the 16 non-age restricted rental units provided at the Riverfront site will provide the Township with an additional 7 units of rental bonus credits, for a total credit of 23 units of credit. This is explained in further detail in the discussion of rental bonus credits on the following page and in Table 11 below.
- Credits for Senior Housing: The Township is eligible to receive 16 units of credit (25 percent of the 66-unit growth share) for the Lincoln Avenue Senior Apartment project. Pursuant to COAH's regulations, up to 50 percent of the rental obligation may be addressed by age-restricted rental units. Therefore, the Township will apply eight (8) units of the Lincoln Avenue units (50% of the rental obligation) to the Township's 17-

unit rental obligation.

- 100-Percent Affordable/Municipally Sponsored Housing: Cranford will provide the opportunity to construct nine (9) units of additional non age-restricted rental housing at a property currently owned by the Township on Myrtle Street. (See Figure 1) The Township will make this property available through sale or long-term lease to a non-profit affordable housing provider, who will construct and administer the project. The purposes will be to provide housing that is consistent with the scale and character of adjoining single-family residential development (e.g., duplex or three-family dwellings) consistent with the development standards of the R-3 Residential District.
- Supportive and Special Needs Housing: The Township will make available either another portion of the Myrtle Street tract or another Township-owned parcel to provide for a group home for the developmentally disabled or similar Supportive and Special Needs Housing that is eligible for COAH Credit.³ The Township will provide a minimum of 9 units, which may be one or two facilities with a total of nine (9) bedrooms. This also will be credited to the Township's requirement to provide housing for very low-income households.
- Rental Bonus Credits: The Township may receive rental bonus credits for every non age-restricted rental unit provided in excess of its 17-unit rental obligation, but no more than 25 percent of the total growth share. Accordingly, the Township will be eligible to receive a total of 16 units of rental bonus credits (25 percent of the growth share obligation) for the non age-restricted rental provided at the Riverfront Redevelopment project (7 units) and the additional nine (9) units of non age-restricted rental units to be created at Myrtle Street.

³ Supportive and special needs housing includes residential health care facilities licensed by the New Jersey Department of Community Affairs or NJ Department of Health and Senior Services, group homes for the developmentally disabled and similar facilities where residents live in individual bedrooms, but share common services and are typically serviced by an on-site care-giver. The unit of credit for these facilities is the number of bedrooms. Long-term health care facilities, including nursing homes, and Class A, B, C, D and E boarding homes do not qualify as special needs housing.

Table 11 provides a summary of the Township’s Cycle III fair share plan compliance strategy.

Table 11: Summary of Cycle III Fair Share Plan

Growth Share	66
Compliance Mechanisms—Existing Credits & Redevelopment	
Riverfront Redevelopment (Non-age restricted rentals)	16
Lincoln Apartment Senior Rental (Max. 25% of obligation)	16
Rental Bonus Credits*	7
Sub-total	39
Remaining Obligation	
27	
Compliance Mechanisms—Additional Affordable Housing	
Municipally Sponsored Construction Myrtle Street (Non-age Restricted Rental)	9
Rental Bonus Credits*	9
Supportive and Special Needs Housing (e.g., Group Homes)**	9
Sub-total	27
Total Affordable Units, Credits, and Bonuses	
66	
Remaining Obligation/Surplus	
0	

*Based on a minimum rental requirement of 17 units. Bonus credits are limited to a maximum of 25 percent of the total growth share (16 units).

The Township’s rental obligation is addressed by 8 units from Lincoln Apartments and 9 from Riverfront redevelopment. The remaining 7 units from Riverfront are rental bonus credits.

**Addresses minimum requirement for Very Low Income Units (13% of the growth share (9 units))

Figure 1
Myrtle Street Tract



T&M 11 Tindall Road
Middletown, NJ 07748-2792
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ASSOCIATES Fax: 732-671-7365

0 50 100 200
Feet

**Constraints of Block 573, Lots 10,
12.02, and 9; Block 574, Lots 14 and 15
Township of Cranford
Union County, New Jersey**

Prepared by: RED, October 16, 2008
Source: NJDEP, Union County GIS, FEMA
File Path: H:\CNPB\00040\GIS\Projects\Constraints.mxd



NOTE: This map was developed using New Jersey Department of Environmental Protection Geographic Information System digital data, but this secondary product has not been verified by NJDEP and is not State-authorized.

Appendix A

Vacant Land Inventory and Analysis

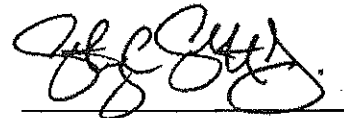
Vacant Land Inventory and Analysis Report

Prepared for:

**Township of Cranford
Union County, New Jersey**

Prepared on December 13, 2008 by:

T&M
ASSOCIATES
11 Tindall Road
Middletown, NJ 07748



**Stan C. Slachetka, PP, AICP
New Jersey Professional Planner
License No.: LI-3508**

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REHABILITATION COMPONENT	4
UNMET NEED	4
SUMMARY AND CONCLUSION	4

ATTACHMENTS

VLA-A	Vacant and Farm-Qualified Land Inventory Table
VLA-B	Vacant and Farm-Qualified Land Inventory Maps
	<i>Key Map</i>
	<i>Wetlands and Flood Hazard Areas</i>
VLA-C	Public Land Inventory Table
VLA-D	Public Land Inventory Maps
	<i>Key Map</i>
	<i>Wetlands and Flood Hazard Areas</i>
VLA-E	Land Use Map

INTRODUCTION

COAH regulations permit municipalities to request an adjustment from their housing need for the period from 1987 to 1999 due to a lack of available vacant and developable land. Pursuant to N.J.A.C. 5:93-4.2, municipalities requesting an adjustment of their fair share obligation due to lack of available land must submit an inventory of vacant and undeveloped parcels by lot and block, with information on property ownership and acreage. Consequently, all parcels identified as vacant or farm-qualified in the Township's tax assessment records are listed in the vacant and farm-qualified land inventory table in Attachment VLA-A. Vacant and farm-qualified sites have also been mapped in the accompanying vacant and farm-qualified land inventory maps in Attachment VLA-B.

PERMITTED EXCLUSIONS

COAH regulations establish the criteria by which sites or portions of sites in a municipal vacant or farm-qualified land inventory may be excluded from the calculation of the municipality's realistic development potential (RDP). Environmentally sensitive areas may be excluded from consideration. These include flood hazard areas, wetlands, and areas characterized by steep slopes (defined in COAH's regulations as slopes with a grade of greater than fifteen (15) percent) that render a site, or portion of a site, unsuitable for low and moderate income housing. In addition, small isolated lots having an insufficient acreage to generate an affordable housing set-aside as part of an inclusionary development may be excluded. Vacant lots under development as part of an approved subdivision or properties that received site plan approval for development may also be excluded. Landlocked parcels or sites with limited or no access may also be excluded from the calculation of the RDP.

The vacant and farm-qualified land inventory table in Attachment VLA-A provides a parcel-by-parcel description of the exclusions that have been made pursuant to COAH's guidelines. The general categories of exclusions are summarized as follows:

- 1. Small Sites.** A large number of the sites listed in the vacant land inventory consist of small vacant lots that are too small to be realistically developed with an inclusionary development, and have been eliminated pursuant to N.J.A.C. 5:93-4.2(c)2.

COAH's minimum presumptive density in calculating the RDP is six (6) units per acre with a twenty percent set-aside. At six (6) units per acre, at least 0.835 acres must be present to yield one affordable unit at a 20 percent set-aside. Consequently, properties with less than 0.835 acres have been excluded.

2. Environmental Constraints. Environmentally constrained lands may be eliminated pursuant to N.J.A.C. 5:93-4.2(e)2. Environmental constraints fall into the following three categories:

a) Wetlands. None of the vacant or farm-qualified lots contain freshwater wetlands. As such, none of the vacant or farm-qualified sites have been eliminated due to the presence of mapped wetland areas.

b) Flood Hazard Areas. COAH regulations permit flood hazard areas as defined in N.J.A.C. 7:13 and mapped by the NJDEP to be eliminated from the developable land acreage of properties included in the vacant and farm-qualified land inventories. If there is no State study of the flood hazard area and the flood drainage is fully developed, the municipality may use the most recent flood insurance maps to determine the flood hazard area. Consequently, Cranford has used FEMA Flood Insurance Rate Map data to map the flood hazard areas within the Township. These areas are shown in the accompanying mapping.

c) Steep Slopes. COAH regulations allow slopes of greater than fifteen (15) percent to be excluded from the calculation of the RDP. However, the municipality does not have a steep slope ordinance. Therefore, the Township has taken no exclusions for steep slopes, though it does reserve the right to consider steep slopes when analyzing particular sites.

3. Access. Sites may be eliminated due to inadequate access. No sites were eliminated for the sole reason of inadequate access. However, the Township reserves its right to exclude sites on the basis of inadequate access at any time in the future.

4. Association-Owned Properties and Dedicated Open Space. Association-owned properties and dedicated open space may be considered undevelopable.

5. Approved Site Plans, Development Applications, and Development Activity. Parcels with approved site plans, pending development applications and current development activity may be considered undevelopable.

6. Incompatible Land Uses. Sites adjacent to industrial or other uses that are not compatible with residential development may be considered undevelopable. No sites were eliminated due to incompatible land uses. However, the Township reserves its right to exclude sites on the basis of incompatible land use at any time in the future.

7. Public Sites. Publicly-owned sites are listed in the Public Lands Inventory in Attachment VLA-C and are shown in the Public Lands Map in Attachment VLA-D. Most municipal sites have been excluded in accordance with COAH's criteria, with the exception of several municipally-owned sites Along Myrtle Street. These sites are referenced in Attachment VLA-C as Site Nos. 180-184 (Block 573, Lots 10, 12.02 and 9 and Block 574, Lots 14 and 15). Remaining existing publicly-owned parcels include municipal offices, public safety facilities, as well as public parks, playgrounds, recreation and conservation areas listed in the Green Acres Recreation and Open Space Inventory (ROSI).

Though the regulations promulgated under N.J.A.C. 5:93-4.2 allow a municipality to reserve up to three (3) percent of its "developed and developable acreage" for future recreation sites, as well as up to three (3) percent of the municipality's total land surface for conservation, parklands, and open space, the Township of Cranford does not intend to reserve land for such purposes at this time. However, the Township reserves the right to reserve land for these purposes at any time in the future.

RDP CALCULATION

After careful review of the Township's Class 1 (vacant) and Class 3B (farm-qualified) lands, it has been determined that there is one Class 1 parcel to be included in the RDP calculation (Block 511, Lot 1). This parcel comprises the 555 South Avenue Redevelopment Area, for which there is an adopted redevelopment plan that permits a density of 12.3 age-restricted units per acre with a 12.5% affordable housing set-aside (one affordable unit for every eight market rate units). Additionally, there are five Class 15C (public) parcels that the Township has included in its RDP (Myrtle Street tract. See Table 10.). This results in a RDP of twelve (12) units.

REHABILITATION COMPONENT

The Township currently has a rehabilitation component of fifty-five (55) units.

UNMET NEED

Pursuant to N.J.A.C. 5:97-5.3, a municipality receiving a vacant land adjustment must capture opportunities for the provision of affordable housing as new development or redevelopment occurs in the community, or what COAH has commonly been categorized as the "unmet need." The Township has an unmet need of 100 units as further described in the Housing Element and Fair Share. The Township of Cranford will address this matter with its Third Round Housing Element and Fair Share Plan, which is currently being prepared and will be submitted to COAH upon adoption by the Planning Board.

SUMMARY AND CONCLUSION

This analysis reveals that the Township of Cranford does not have sufficient acreage to accommodate its 148-unit total obligation from the first and second rounds. After following the procedures for undertaking a vacant land adjustment analysis described in COAH's regulations, it has been determined that Cranford's RDP is twelve (12) affordable units.

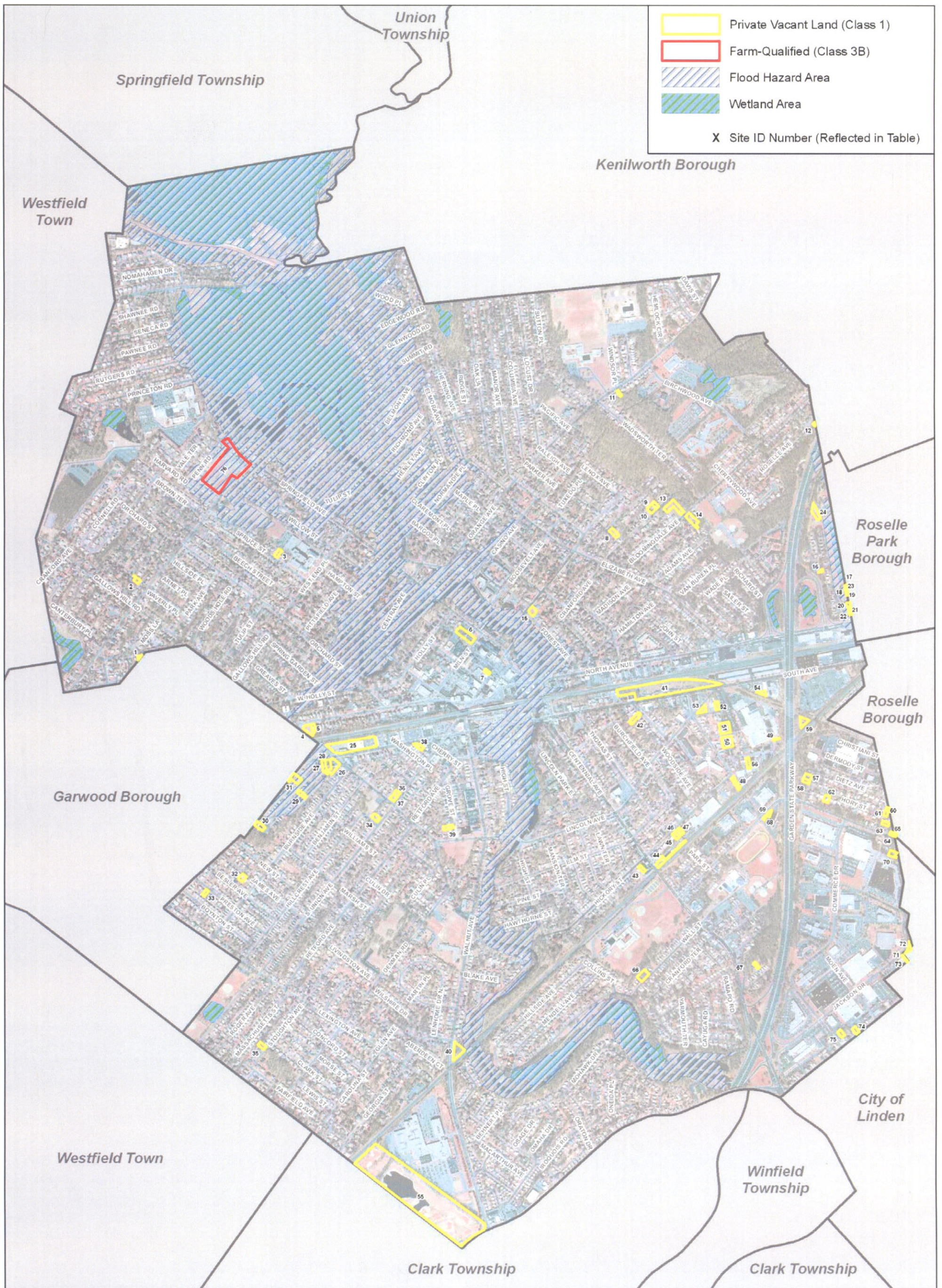
Attachment VLA-A:



SITE ID	BLOCK	LOT	LOCATION	OWNER	LAND USE CLASS	SITE AREA	WETLAND AREA	FLOOD AREA	TOTAL ENCUMBERED AREA	TOTAL UNENCUMBERED AREA	REMARKS	TOTAL DEVELOPABLE AREA
63	574	7	184 BALTIMORE AVE	DRESCHNIOL, RICHARD MICHAEL	1	0.11	-	-	-	0.11	EXCLUDED DUE TO SMALL SIZE	-
64	575	1	BALTIMORE AVE	PIJANOWSKI, J & M, JOSEPH P	1	0.06	-	-	-	0.06	EXCLUDED DUE TO SMALL SIZE	-
65	575	2	909 BALTIMORE AVE	VAUPEL, ERNEST W & DONNA K	1	0.06	-	-	-	0.06	EXCLUDED DUE TO SMALL SIZE	-
66	598	3	WALL ST	PIJANOWSKI, CHARLES J ET AL	1	0.37	-	-	-	0.37	EXCLUDED DUE TO SMALL SIZE	-
67	608	4	ARTHUR ST	FAIR, JAMES ANDREW	1	0.09	-	-	-	0.09	EXCLUDED DUE TO SMALL SIZE	-
68	634	1	MYRTLE ST	HILAIRE, SUZANNE D/ORRICO, LISA D	1	0.04	-	-	-	0.04	EXCLUDED DUE TO SMALL SIZE	-
69	634	3	MYRTLE ST	HILAIRE, SUZANNE D/ORRICO, LISA D	1	0.09	-	-	-	0.09	EXCLUDED DUE TO SMALL SIZE	-
70	638	4.01	AMSTERDAM AVE	CENTRAL CRANFORD ASSOCIATION	1	0.19	-	-	-	0.19	EXCLUDED DUE TO SMALL SIZE	-
71	640	10	JACKSON DR REAR	HUSOSKY, JOHN & SIMONE	1	0.01	-	-	-	0.01	EXCLUDED DUE TO SMALL SIZE	-
72	640	13	JACKSON DR REAR	HUSOSKY, JOHN & SIMONE	1	0.09	-	-	-	0.09	EXCLUDED DUE TO SMALL SIZE	-
73	640	9	JACKSON DR REAR	BARA, FREDERICK & MARY ANN	1	0.04	-	-	-	0.04	EXCLUDED DUE TO SMALL SIZE	-
74	642	5	653 RARITAN RD	GRABER ROGG INC	1	0.13	-	-	-	0.13	EXCLUDED DUE TO SMALL SIZE	-
75	642	9	MC KINLEY ST	MADORMA, MARIO % PNC REALTY	1	0.14	-	-	-	0.14	EXCLUDED DUE TO SMALL SIZE	-
76	151	14	SPRINGFIELD & BROOKSIDE	FAIRVIEW MANOR LLC	3B	5.47	-	5.47	5.47	-	EXCLUDED DUE TO FLOODPLAIN; SITE IS ALSO LOCATION OF AN OPERATING NURSURY	-
TOTAL LAND AREA CONTRIBUTING TO RDP OF PRIVATE VACANT LANDS:											5.14	
REALISTIC DEVELOPMENT POTENTIAL:											9	

SOURCE: MOD-IV SOURCE: MOD-IV TAX ASSESSMENT DATABASE, ACCESSED ON AUGUST 18, 2008

**Attachment VLA-B:
Vacant and Farm-Qualified Land
Inventory Maps**



T&M 11 Tindall Road
 Middletown, NJ 07748-2792
 Phone: 732-671-6400
 ASSOCIATES Fax: 732-671-7365

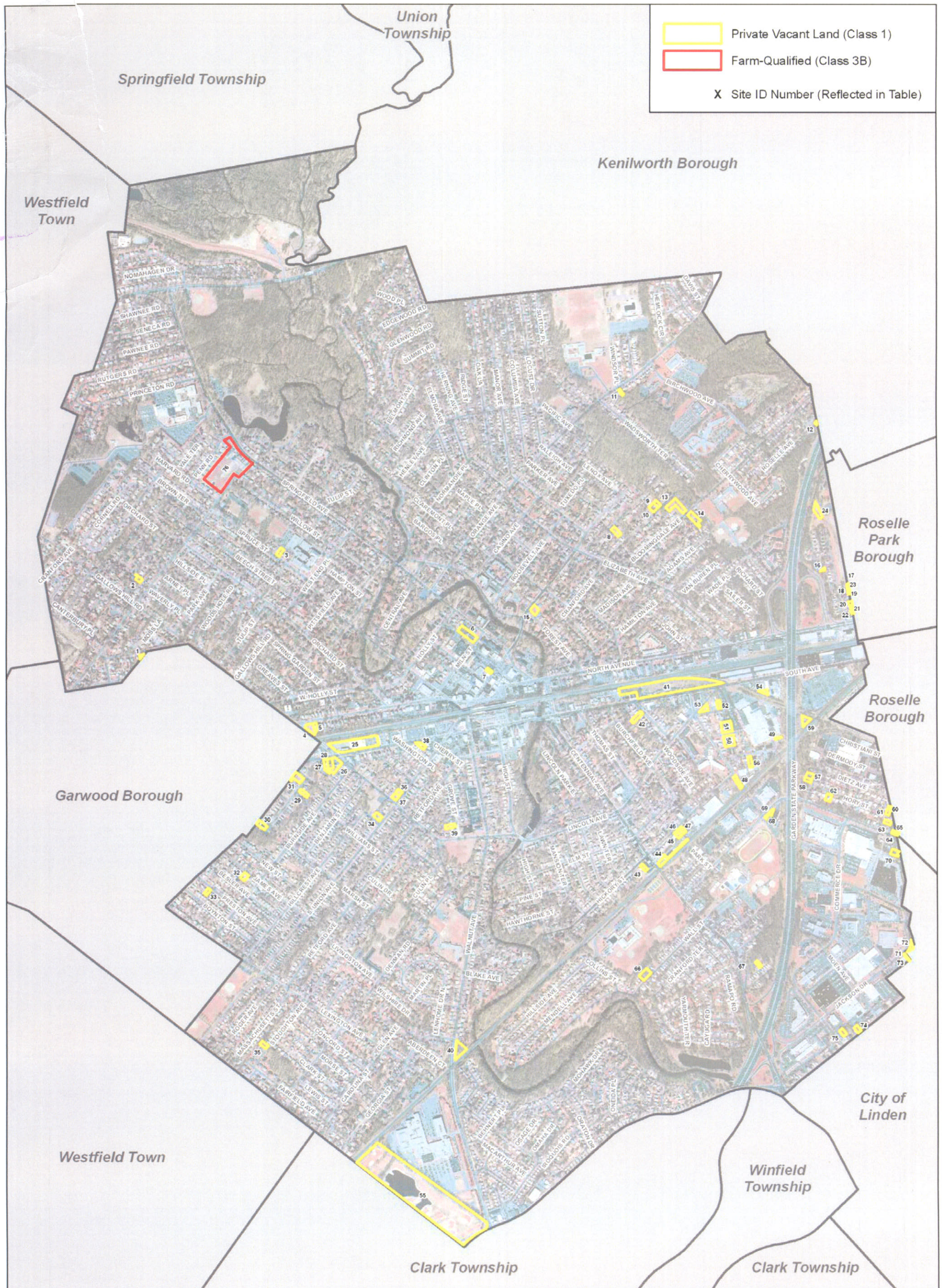
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 Feet

Prepared by: RED, August 20, 2008
 Source: MOD-IV, Union County GIS, NJDEP
 File Path: H:\CNPB\00020\GIS\Projects\VLA_Class 1 Enviro.mxd

Constraints (Vacant and Farm-Qualified Lands) Township of Cranford Union County, New Jersey



NOTE: This map was developed using New Jersey Department of Environmental Protection Geographic Information System digital data, but this secondary product has not been verified by NJDEP and is not State-authorized.



11 Tindall Road
 Middletown, NJ 07748-2792
 Phone: 732-671-6400
 Fax: 732-671-7365

Vacant and Farm-Qualified Lands Inventory: Key Township of Cranford Union County, New Jersey

0 750 1,500 3,000 Feet

Prepared by: RED, August 20, 2008
 Source: MOD-IV, Union County GIS, NJDEP
 File Path: H:\CNPB\00020\GIS\Projects\VLA_Class 1 Key.mxd

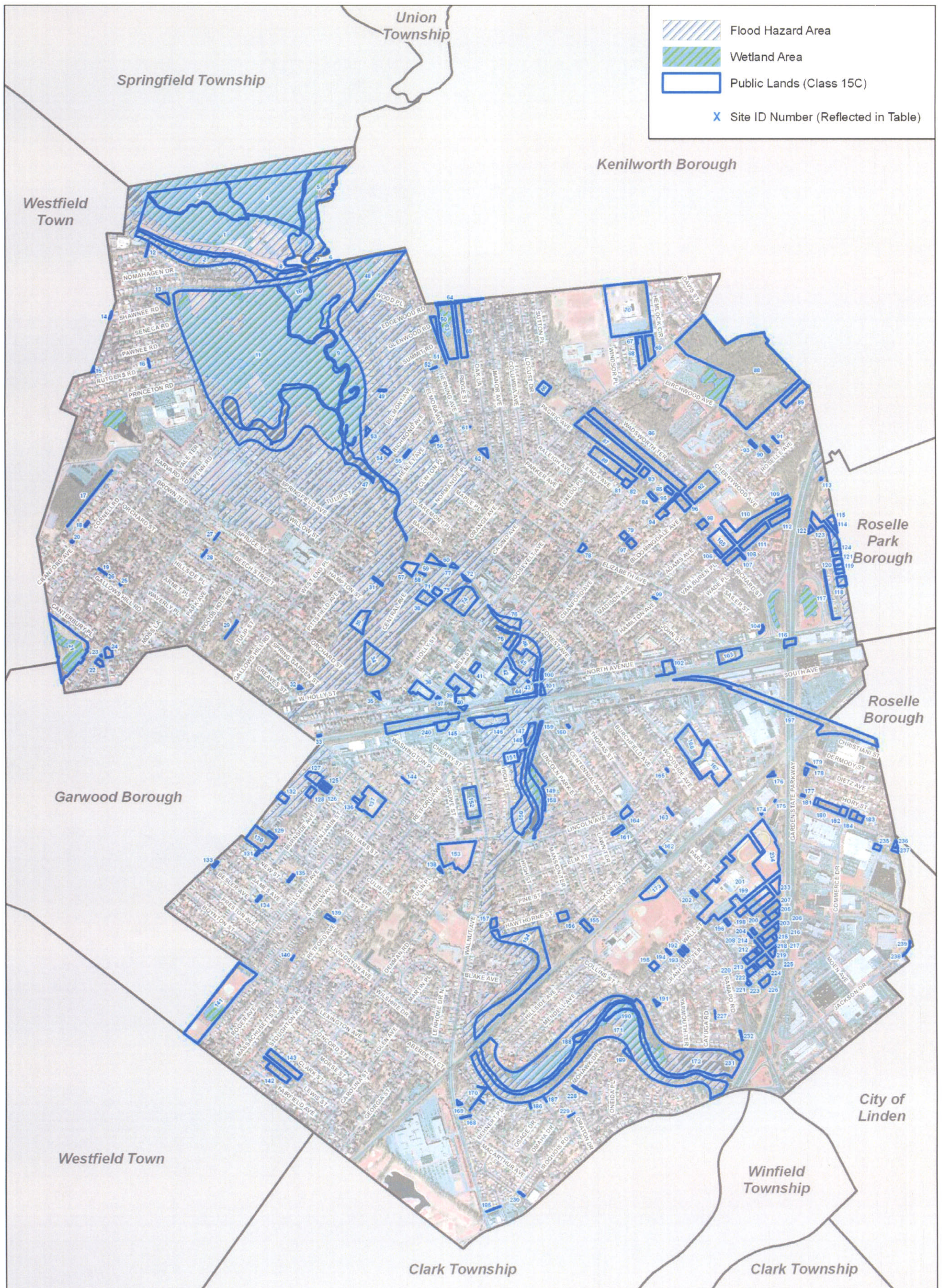


NOTE: This map was developed using New Jersey Department of Environmental Protection Geographic Information System digital data, but this secondary product has not been verified by NJDEP and is not State-authorized.

**Attachment VLA-C:
Public Lands Table**

SITE ID	BLOCK	LOT	LOCATION	OWNER	LAND USE CLASS	SITE AREA	WETLAND AREA	FLOOD AREA	TOTAL ENCUMBERED AREA	TOTAL UNENCUMBERED AREA	ROSI STATUS	REMARKS	TOTAL DEVELOPABLE AREA
231	629	13	MOHAWK RD	COUNTY OF UNION	15C	0.31	-	0.09	0.09	0.22	ROSI	EXCLUDED DUE TO SMALL SIZE	-
232	630	8	MUNSEE DR	TOWNSHIP OF CRANFORD	15C	0.04	-	-	-	0.04		EXCLUDED DUE TO SMALL SIZE	-
233	632	1	MC CLELLAN ST	TOWNSHIP OF CRANFORD	15C	0.54	-	-	-	0.54	ROSI	MEMORIAL FIELD; EXCLUDED DUE TO SMALL SIZE	-
234	633	1	50 MYRTLE ST	TOWNSHIP OF CRANFORD	15C	5.07	-	-	-	5.07	ROSI	MEMORIAL FIELD	-
235	637	4.01	170 BALTIMORE AVE	TOWNSHIP OF CRANFORD	15C	0.18	-	-	-	0.18		EXCLUDED DUE TO SMALL SIZE	-
236	638	2	MYRTLE ST	TOWNSHIP OF CRANFORD	15C	0.10	-	-	-	0.10		EXCLUDED DUE TO SMALL SIZE	-
237	638	3	BALTIMORE&AMSTERDAM	TOWNSHIP OF CRANFORD	15C	0.14	-	-	-	0.14		EXCLUDED DUE TO SMALL SIZE	-
238	640	11	JACKSON DR	TOWNSHIP OF CRANFORD	15C	0.00	-	-	-	0.00		EXCLUDED DUE TO SMALL SIZE	-
239	640	12	JACKSON DR	TOWNSHIP OF CRANFORD	15C	0.00	-	-	-	0.00		EXCLUDED DUE TO SMALL SIZE	-
240	800	2.01	SOUTH UNION AVE	N J TRANSIT CORP	15C	3.13	-	-	-	3.13		ACTIVE RAILWAY RIGHT OF WAY (NE CORRIDOR LINE)	-
TOTAL LAND AREA CONTRIBUTING TO RDP OF PUBLIC LANDS:													1.73
TOTAL DEVELOPMENT POTENTIAL (NUMBER OF ALL UNITS) OF PUBLIC LANDS (8 UNITS PER ACRE):													13
REALISTIC DEVELOPMENT POTENTIAL (NUMBER OF AFFORDABLE UNITS; SET-ASIDE OF 20%):													3

**Attachment VLA-D:
Public Lands Maps**



T&M 11 Tindall Road
 Middletown, NJ 07748-2792
 Phone: 732-671-6400
 ASSOCIATES Fax: 732-671-7365

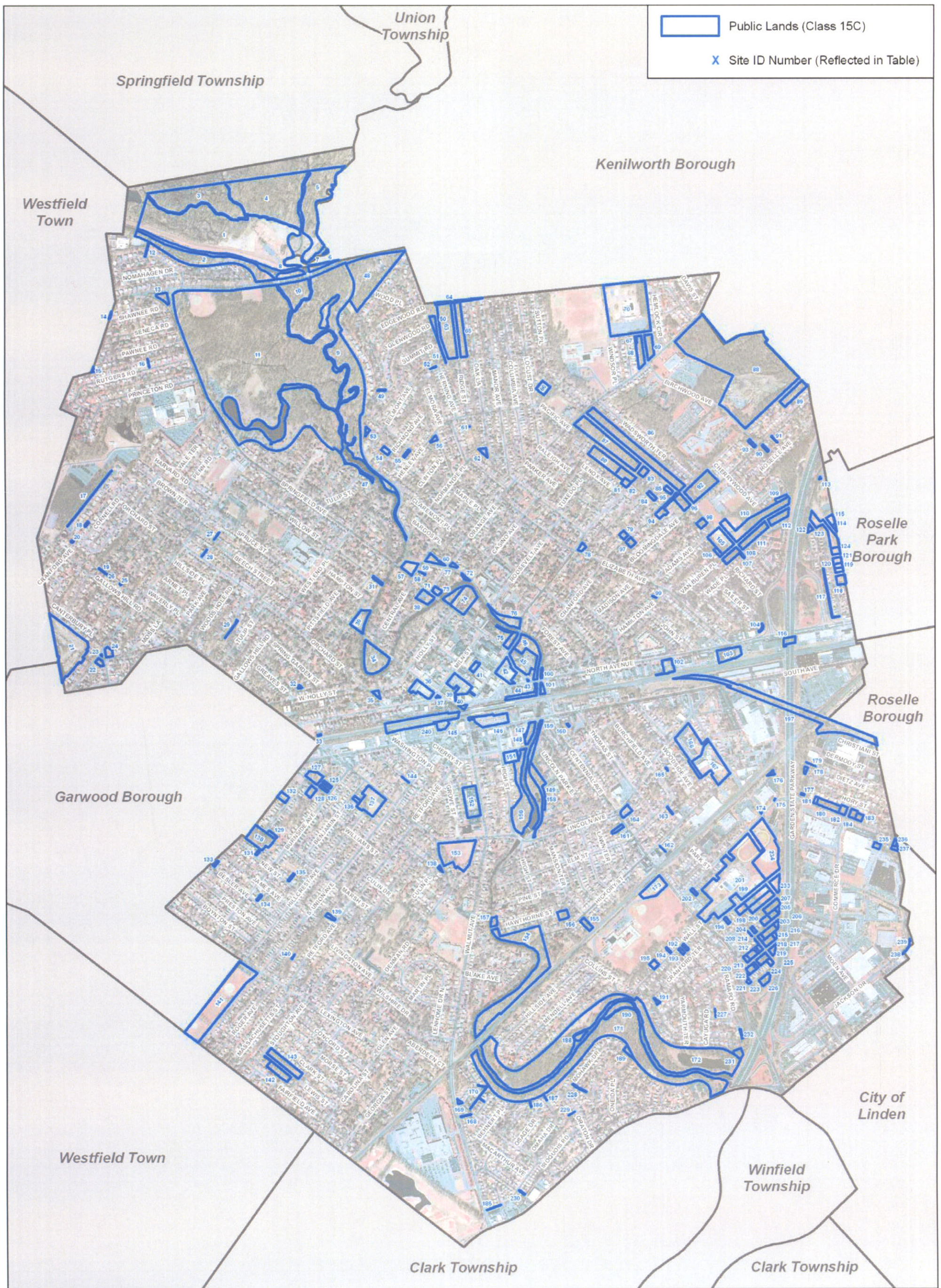
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Prepared by: RED, August 20, 2008
 Source: MOD-IV, Union County GIS, NJDEP
 File Path: H:\CNPB\00020\GIS\Projects\VLA_Class 15C Enviro.mxd

Environmental Constraints (Public Lands) Township of Cranford Union County, New Jersey



NOTE: This map was developed using New Jersey Department of Environmental Protection Geographic Information System digital data, but this secondary product has not been verified by NJDEP and is not State-authorized.



11 Tindall Road
 Middletown, NJ 07748-2792
 Phone: 732-671-6400
 Fax: 732-671-7365

0 750 1,500 3,000
 Feet

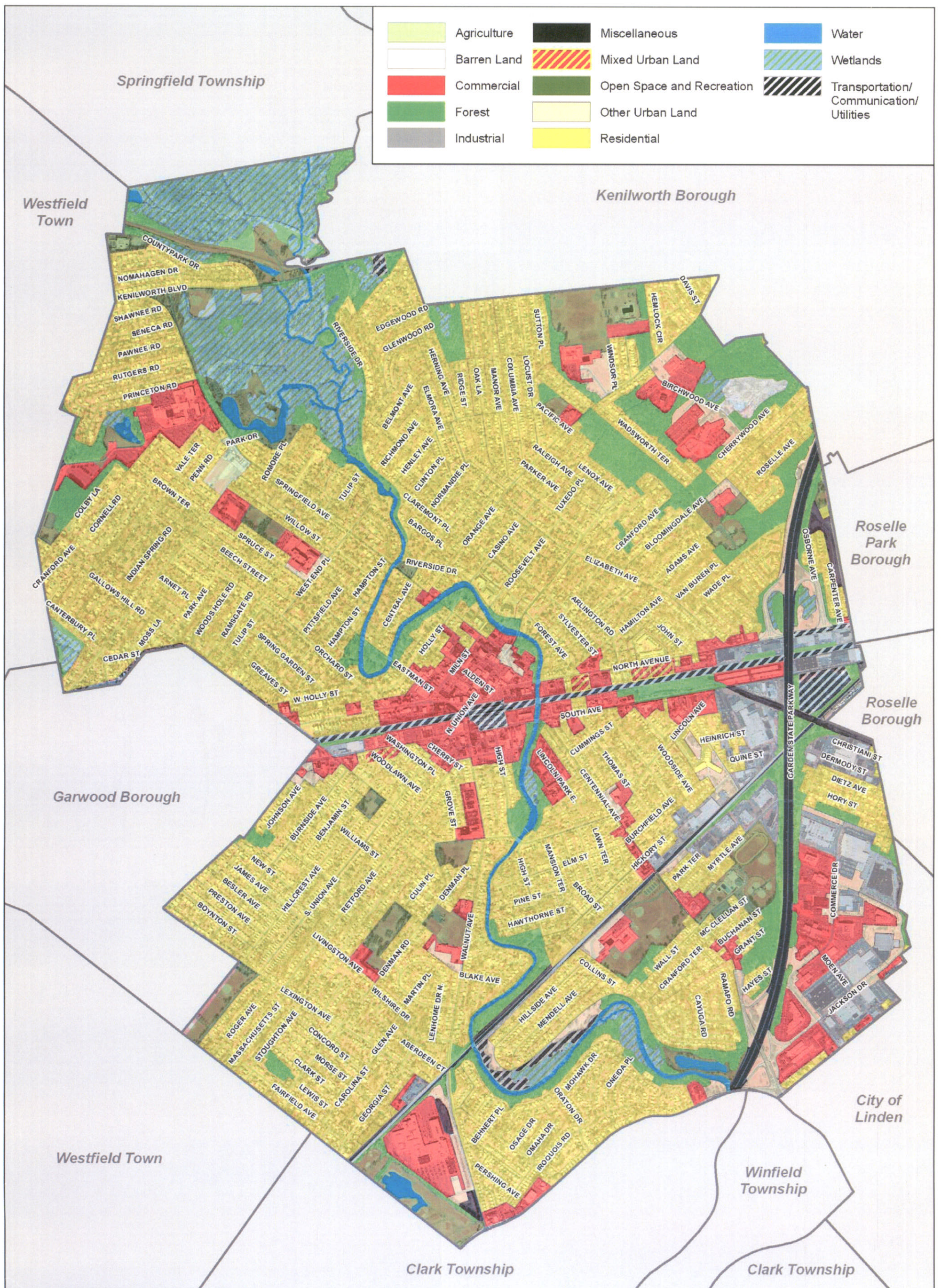
Prepared by: RED, August 20, 2008
 Source: MOD-IV, Union County GIS, NJDEP
 File Path: H:\CNPB\00020\GIS\Projects\VLA_Class 15C Key.mxd

Public Lands Inventory: Key Township of Cranford Union County, New Jersey



NOTE: This map was developed using New Jersey Department of Environmental Protection Geographic Information System digital data, but this secondary product has not been verified by NJDEP and is not State-authorized.

**Attachment VLA-E:
Land Use Map**



T&M ASSOCIATES 11 Tindall Road
 Middletown, NJ 07748-2792
 Phone: 732-671-6400
 Fax: 732-671-7365

0 750 1,500 3,000 Feet

Prepared by: RED, February 6, 2007
 Source: MOD-IV, Union County GIS, NJDEP
 File Path: H:\CNPB\00020\GIS\Projects\VLA_Land Use.mxd

Generalized Land Use Township of Cranford Union County, New Jersey



NOTE: This map was developed using New Jersey Department of Environmental Protection Geographic Information System digital data, but this secondary product has not been verified by NJDEP and is not State-authorized.

Appendix B

Adjusted Growth Projection

Adjustment of COAH Household and Employment Projections

Prepared for:

**Township of Cranford
Union County, New Jersey**

Prepared November 2008 by:

Stan Slachetka, AICP, PP
NJ Professional Planner
License No.: 03508

T&M
ASSOCIATES
11 Tindall Road
Middletown, NJ 07748

Cranford Housing Element and Fair Share Plan

APPENDIX B

*Adjustment of COAH Household and Employment Projections
Township of Cranford*



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DEVELOPABILITY OF NET DEVELOPABLE ACREAGE.....	8
POTENTIAL GROWTH SHARE OPPORTUNITIES	9
ACTUAL GROWTH FROM JANUARY 1, 2004 THROUGH JUNE 30, 2008	10
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ATTACHMENTS

- A Map of Vacant Lands with Environmental Constraints**
- B Inventory of Municipal Vacant Lands**
- C Inventory of Private Vacant Lands**
- D Existing Land Use Map**
- E COAH Regulations for Adjustment of Household and Employment Projections**
- F COAH Use Group Multipliers**

Cranford Housing Element and Fair Share Plan

APPENDIX B

*Adjustment of COAH Household and Employment Projections
Township of Cranford*



INTRODUCTION

As part of its revised third round methodology, the New Jersey Council on Affordable Housing (COAH) published household and employment growth projections for each of New Jersey's municipalities. These projections are used by COAH to determine a municipality's obligation to plan for and provide affordable housing units to low and moderate income households at a rate of one affordable housing unit for every five (5) market rate housing units constructed, and one affordable housing unit for every sixteen (16) jobs created.

COAH's household growth projection for the Township of Cranford is 611 new households, and its employment growth projection is 3,292 new jobs (both published in Appendix F of N.J.A.C. 5:97). COAH permits the Township to request an adjustment to the growth projections in Appendix F based on an analysis of the existing land capacity of the Township (N.J.A.C. 5:97-5.6). If the result of the analysis is less than COAH's projections as set forth in Appendix F by greater than 10 percent, the COAH projection may be adjusted downward.

The Township of Cranford has conducted the required analysis of vacant developable land and its capacity for future development based upon the methodology prescribed by N.J.A.C. 5:97-5.6 for adjusting COAH's growth projections. The analysis indicates that the Township has a land capacity to grow by 192 dwelling units and 436 jobs. Since the adjusted number is less than the Appendix F number by greater than 10 percent, the Township number should be adjusted downward. The analysis is presented in this report.

Cranford Housing Element and Fair Share Plan

APPENDIX B

*Adjustment of COAH Household and Employment Projections
Township of Cranford*



REVIEW OF VACANT LANDS

The first step in this analysis was to identify Township- and privately-owned vacant lands. This was done with tax assessment and ownership information, which was obtained from the MOD-IV property tax assessment information database and incorporated into a Geographic Information System (GIS). The information from the MOD-IV property tax assessment information database was cross-checked with printed information from the Township's tax assessor. Additionally, the inventories of Township- and privately-owned vacant lands were reviewed by the Township's Tax Assessor and Zoning Officer. The process of identifying vacant lands is fully described below:

Township-Owned Vacant Lands: Township-owned vacant lands were identified by first selecting all Class 15C (Public) lands that were owned by the Township of Cranford within the aforementioned GIS. The Township-owned lands were reviewed to identify developed sites. Additionally, sites listed in the Recreation and Open Space Inventory (ROSI) database of the NJDEP's Green Acres Program were eliminated from the selection. The resulting list of vacant Township-owned lands was checked by Cranford's Tax Assessor and Zoning Officer. The resulting inventory identified all Township-owned vacant lands. In total, this process identified 176 parcels that were both owned by the Township and vacant. A map and inventory of these parcels and corresponding environmental constraints is contained in attachments A and B, respectively.

Privately-Owned Vacant Lands: To identify privately-owned vacant lands, all Class 1 parcels were selected in the aforementioned GIS. This selection was then refined by eliminating any parcels that satisfied the following criteria: the parcel is adjacent to a developed parcel with the same owner. Such parcels are considered merged and developed pursuant to the decision in the case of *Loechner v. Campoli*, 49 NJ 504 (1967). The resulting inventory was submitted to the Township's Tax Assessor and Zoning Officer for review and refinement. In total, this process

Cranford Housing Element and Fair Share Plan

APPENDIX B

*Adjustment of COAH Household and Employment Projections
Township of Cranford*



identified 75 parcels that were privately-owned and vacant. A map and inventory of these parcels is contained in Attachments A and C, respectively.

Cranford Housing Element and Fair Share Plan

APPENDIX B

*Adjustment of COAH Household and Employment Projections
Township of Cranford*



LANDS EXCLUDED FROM DEVELOPMENT

T&M Associates, with the Tax Assessor and Zoning Officer, evaluated the municipally- and privately-owned vacant lands in attachments B and C in order to determine their suitability for residential and non-residential development, based on the regulations provided in N.J.A.C. 5:97-5.2(d).

These regulations establish the criteria by which sites or portions of sites may be considered unsuitable for development. Such reasons include the existence of: environmentally sensitive areas; agricultural land uses; historic and architecturally-important sites on the parcel or in close proximity thereto; active and passive recreational lands; and, for Township-owned parcels, the existence of a resolution authorizing the execution of an agreement that such land shall be utilized for a public purpose other than housing. The application of these exclusions to the inventories of municipally- and privately-owned vacant lands is presented below and detailed in Attachments B and C.

Public Purpose other than Housing: Pursuant to NJAC 5:97-5.2(d)1, sites that are associated with a resolution authorizing the execution of an agreement that such land shall be utilized for a public purpose other than housing may be considered unsuitable for development.

At present, no such sites have been identified. However, the Township reserves its right to invoke its rights under NJAC 5:97-5.2(d)1 and identify such properties at any time in the future.

Agricultural Lands: Pursuant to NJAC 5:97-5.2(d)3 agricultural lands may be excluded when the development rights of such lands have been purchased or restricted by covenant.

Cranford Housing Element and Fair Share Plan

APPENDIX B

*Adjustment of COAH Household and Employment Projections
Township of Cranford*



At present, no such lands have been identified. However, the Township reserves its right to invoke its rights under NJAC 5:97-5.2(d)3 and identify such properties at any time in the future.

Environmental Constraints: Environmentally constrained lands may be eliminated pursuant to N.J.A.C. 5:97-5.2(d)4(ii). Environmental constraints fall into the following categories:

Wetlands: Wetland areas may be excluded from generating development. These areas have been identified with digital mapping from the NJDEP. These areas are mapped in Attachment A. The total area excluded due to flood hazard areas, on a parcel-by-parcel basis, is provided in attachments B and C.

Flood Hazard Areas: Areas within a 100-year flood hazard area may be excluded from generating development. These areas have been identified with digital Flood Insurance Rate Mapping (FIRM) from the Federal Emergency Management Administration (FEMA). These areas are mapped in Attachment A. The total area excluded due to flood hazard areas, on a parcel-by-parcel basis, is provided in attachments B and C.

Steep Slopes: Areas with slopes in excess of fifteen (15) percent may be excluded from generating development. At present, no such areas have been identified. However, the Township reserves its right to exclude such areas at any time in the future.

Category 1 Waterway Constraints: Constraints associated with Category 1 Waterways may be excluded from generating development. However, no Category 1 Waterways have been identified within the Township of Cranford.

Cranford Housing Element and Fair Share Plan

APPENDIX B

*Adjustment of COAH Household and Employment Projections
Township of Cranford*



Historic and Architecturally-Important Sites: Pursuant to NJAC 5:97-5.2(d)5 sites containing historic and/or architecturally-important areas or structures may be excluded from generating development. Additionally, a buffer may be applied to sites located within close proximity to historic and architecturally-important sites for the purpose of excluding them from generating development.

At present, no such lands have been identified. However, the Township reserves its right under NJAC 5:97-5.2(d)5 to identify and/or apply a buffer to such properties at any time in the future.

Active Recreational Lands: Pursuant to NJAC 5:97-5.2(d)6 sites designated for active recreation that are designated for recreational purposes in the municipal master plan may be excluded from generating development. Additionally, sites proposed for designation as active municipal recreation may be excluded from generating development when the conditions of NJAC 5:97-5.2(d)6(ii) are met. Exceptions for active recreation lands are listed and identified in Attachment B.

No additional exclusions for active recreation have been taken at this time. However, the Township reserves its right to reserve land under NJAC 5:97-5.2(d)6 at any time in the future.

Passive Recreational Lands: Pursuant to NJAC 5:97-5.2(d)7 sites designated for passive recreation may be excluded from generating development. Additionally, sites proposed for designation as passive recreation (i.e., conservation, parkland, or open space) may be excluded from generating development when the conditions of NJAC 5:97-5.2(d)7(ii) are met. Exceptions for passive recreation lands are listed and identified in Attachment B.

No additional future passive recreation sites are identified at this time. However, the Township reserves its right to reserve additional land for passive recreation under NJAC 5:97-5.2(d)7 at any time in the future.

Cranford Housing Element and Fair Share Plan

APPENDIX B

Adjustment of COAH Household and Employment Projections
Township of Cranford



NET DEVELOPABLE ACREAGE

The analysis reveals that there is a total of 15.0 acres of vacant, developable land that is either owned by the Township or private entities. This acreage is distributed as follows:

Table B-1

Category	Acreage	Table Reference
Township-owned vacant residentially-zoned land:	5.56	Attachment B—Total Developable Area (Residential)
Township-owned vacant non-residentially-zoned land:	0.01	Attachment B—Total Developable Area (Non-Residential)
Private-owned vacant residentially-zoned land:	7.48	Attachment C—Total Developable Area (Residential)
Private-owned vacant non-residentially-zoned land:	1.95	Attachment C—Total Developable Area (Non-Residential)
Total:	15.0	

The following section of this report discusses the development potential of this acreage.

Cranford Housing Element and Fair Share Plan

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Township of Cranford



DEVELOPABILITY OF NET DEVELOPABLE ACREAGE

Non-Residential Acreage: In determining the developability of the non-residential portion of the net developable acreage, the Township of Cranford relied upon COAH's minimum presumptive density of 80 jobs per acre, which is provided in NJAC 5:97-5.6(e)2.

The application of this standard reveals that the net developable acreage and historic development would result in 436 jobs, as distributed below:

Table B-2

Category	Jobs
Township-owned vacant non-residentially-zoned land:	0.7
Private-owned vacant non-residentially-zoned land:	155.9
Total:	156.6

Residential Acreage: In determining the developability of the residential portion of the net developable acreage, the Township of Cranford relied upon the existing zone district standards.

The application of current Township zone district standards to the vacant, developable residential acreage revealed that the net developable acreage would result in the by-right development of 104 new housing units, as distributed below:

Table B-3

Category	Housing Units (by Right)
Township-owned vacant residentially-zoned land:	44.5
Private-owned vacant residentially-zoned land:	59.8
Total:	104.3

Cranford Housing Element and Fair Share Plan

APPENDIX B

*Adjustment of COAH Household and Employment Projections
Township of Cranford*



POTENTIAL GROWTH SHARE OPPORTUNITIES

COAH regulations require that municipalities that request an adjustment to household and employment projections should evaluate areas that may develop or redevelop to identify additional opportunities that may accommodate growth and provide affordable housing opportunities (N.J.A.C. 5:97-5.7). The Township has identified the 555 South Avenue for redevelopment. The planned redevelopment potential has been added to the Township's realistic development potential of its obligation from cycles one and two, which is detailed in the Township's vacant land adjustment. Additionally, the Township has also included municipally-owned properties on Myrtle Street in its realistic development potential of its obligation from cycles one and two, as detailed in its vacant land adjustment.

Cranford Housing Element and Fair Share Plan

APPENDIX B

Adjustment of COAH Household and Employment Projections
Township of Cranford



ACTUAL GROWTH FROM JANUARY 1, 2004 THROUGH JUNE 30, 2008

Included in this analysis is a calculation of the actual growth experienced in the Township from January 1, 2004. This growth is categorized as Non-Residential and Residential, and is measured by means of historic information on certificates of occupancy (COs) and demolition permits (DEMs) from the Division of Codes and Standards of the New Jersey Department of Community Affairs and the Township of Cranford.

Non-Residential: In accordance with COAH regulations, non-residential growth is measured by non-residential space constructed and demolished, as reflected by non-residential COs and DEMs. Net space is then converted to jobs by means of the conversion factors that have been published by COAH in Appendix D of NJAC 5:97 (See Attachment F). This information is detailed below:

Table B-4

	Use Groups [square feet]											
	B	M	A1	A2	A3	A4	A5	R1	F	H	I	S
2004 COs*	27,700	-	-	-	-	-	-	-	-	-	-	-
2005 COs*	9,251	-	-	82	-	-	-	-	-	-	-	-
2006 COs*	150	-	-	7,103	-	-	-	-	-	-	-	105,754
2007 COs*	0	-	-	1,941	-	-	-	-	-	-	-	-
2008 COs*¹	6,016	14,768	-	-	-	-	-	-	-	-	-	-
Total COs	43,117	14,768	-	9,126	-	-	-	-	-	-	-	*
2004 DEMs**	-	-	-	-	-	-	-	-	-	-	-	-
2005 DEMs**	-	-	-	-	-	-	-	-	-	-	-	1,500
2006 DEMs**	-	-	-	-	-	-	-	-	-	-	-	-
2007 DEMs**	-	-	-	-	-	-	-	-	-	-	-	-
2008 DEMs**¹	-	-	-	-	-	-	-	-	-	-	-	-
Total DEMs	-	-	-	-	-	-	-	-	-	-	-	1,500
Net Growth***	43,117	14,768	-	9,126	-	-	-	-	-	-	-	104,254
Job Factor (Jobs/1,000 Sq. Ft.)	43.1	14.8	-	9.1	-	-	-	-	-	-	-	104.3
Jobs	121	25	-	29	-	-	-	-	-	-	-	104
Total Jobs	279											
* Space Constructed ¹ Through May ** Space Demolished *** Total COs minus Total DEMs												

Cranford Housing Element and Fair Share Plan

APPENDIX B

Adjustment of COAH Household and Employment Projections
Township of Cranford



As shown above, there are 279 jobs that have been created through historic development activity.

Residential: In accordance with COAH regulations, residential growth is measured by the number of COs issued for new units. No exclusions are taken for DEMs, which is in conformance with COAH regulations. One new housing unit is generated for every CO issued.

The following information has been obtained through the Division of Codes and Standards and verified by the Township's Tax Assessor and Zoning Officer:

	2004	2005	2006	2007	2008*
COs issued	8	16	13	33	17
Total:			87		

* Through September 23, 2008

As shown above, a total of 87 residential units have been created through historic development activity.¹

¹ The township reserves the right to revise its growth allocation based on changes that occur in demolitions or development activity in the Township.

Cranford Housing Element and Fair Share Plan

APPENDIX B

Adjustment of COAH Household and Employment Projections
Township of Cranford



SUMMARY AND CONCLUSION

With actual historic development and the Township's future development potential having been calculated, the sums of each are now combined to determine the total projected development potential of Cranford Township. This is done below:

Category	Jobs [^]	Housing Units [*]
Historic Development Activity	279.3	87
Township-owned vacant residentially-zoned land:	N/A	44.5
Township-owned vacant non-residentially-zoned land:	0.7	N/A
Private-owned vacant residentially-zoned land:	N/A	59.8
Private-owned vacant non-residentially-zoned land:	155.9	N/A
Total:	436	192

[^]Through May 2008

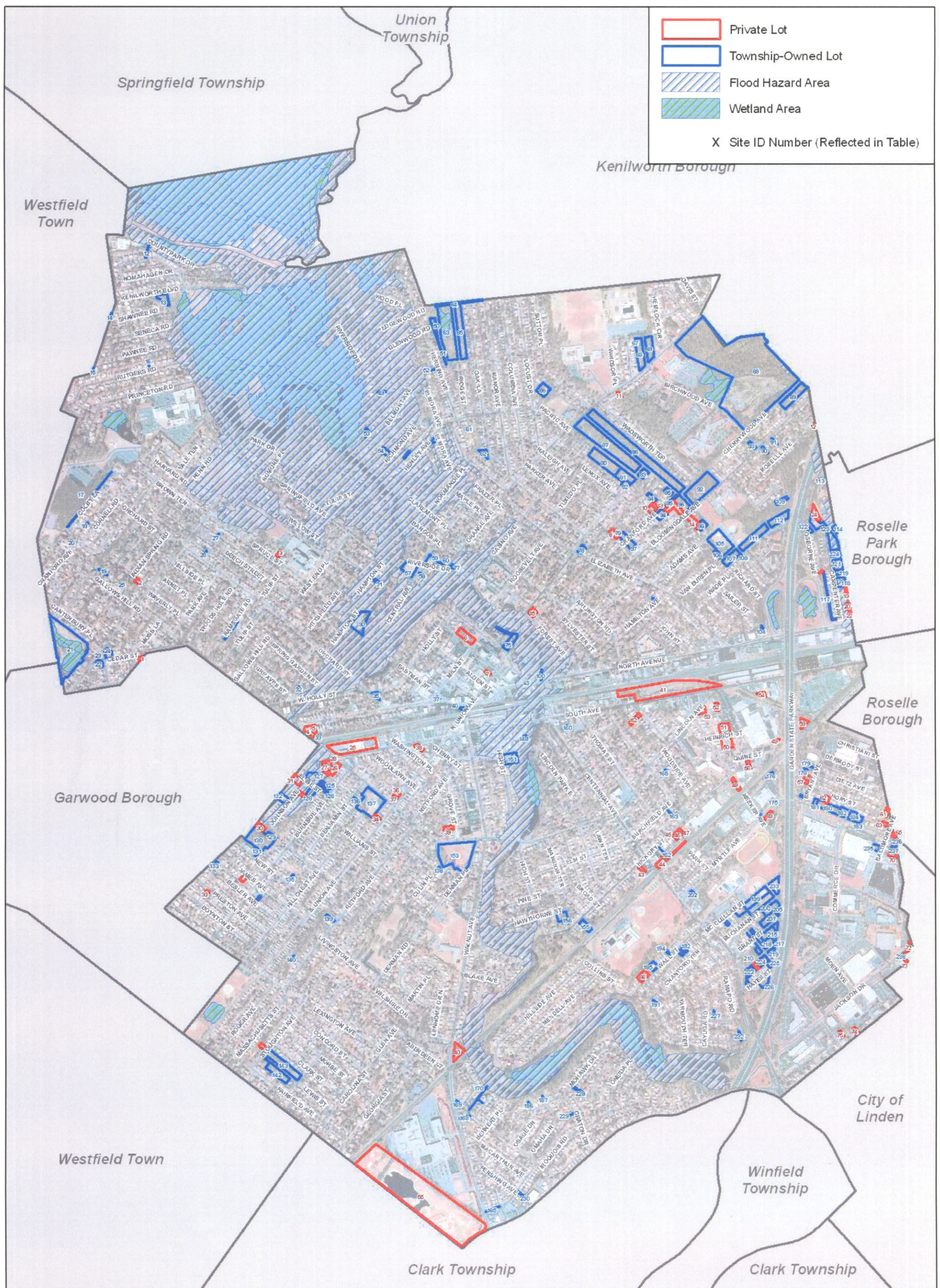
^{*}Through September 23, 2008

Thus, as shown above, the Township's growth projection equates to 436 new jobs and 192 new housing units. COAH's growth projections for the Township are 3,292 new jobs and 611 housing units as published in Appendix F of N.J.A.C. 5:97.

COAH's rule provides that if the adjusted result is less than COAH's growth projections in Appendix F in COAH's regulations by greater than 10 percent, then the projections may be adjusted downward (N.J.A.C. 5:97-5.6(F)) The Township adjusted housing projection is 31.4 percent less the COAH projection. The Township adjusted employment projection is 13.2 percent less than the COAH employment projection. Therefore, the Township can adjust its projections downward. In fact, COAH's projections significantly overstate the Township's growth potential and, consequently, need to be adjusted downward.

Cranford Housing Element and Fair Share Plan
APPENDIX B

ATTACHMENT A:
Map of Vacant Lands
with Environmental Constraints



T&M 11 Tindall Road
 Middletown, NJ 07748-2792
 Phone: 732-671-6400
 ASSOCIATES Fax: 732-671-7365

**Township-Owned and Private Vacant Lands
 Township of Cranford
 Union County, New Jersey**

0 750 1,500 3,000
 Feet

Prepared by: RED, October 16, 2008
 Source: MOD-IV, Union County GIS, NJDEP
 File Path: H:\CNPB\00020\GIS\Projects\COAH Allocation Analysis_Public Enviro.mxd



NOTE: This map was developed using New Jersey Department of Environmental Protection Geographic Information System digital data, but this secondary product has not been verified by NJDEP and is not State-authorized.

ATTACHMENT B:

Inventory of Municipal Vacant Lands



Township-Owned Vacant Lands
Cranford Township, Union County, NJ

SITE ID	BLOCK	LOT	LOCATION	OWNER	LAND USE CLASS	CURRENT ZONING (SYMBOL)	CURRENT ZONING (DESCRIPTION)	SITE AREA	WETLAND AREA	FLOOD AREA	TOTAL ENCUMBERED AREA	TOTAL UNENCUMBERED AREA	REMARKS	ADJACENT SITES	TOTAL DEVELOPABLE AREA (RESIDENTIAL)	TOTAL DEVELOPABLE AREA (NON-RESIDENTIAL)
12	109	36	NOMAHEGAN CT	TOWNSHIP OF CRANFORD	15C	R-2	One Family Detached Residence	0.06	-	0.01	0.01	0.04	UNDERSIZED LOT; EXCLUDED SINCE LOT IS TOO SMALL TO ACCOMMODATE 1 UNIT @ COAH DENSITY OF 8 UNITS PER ACRE AND LOT IS NOT ADJACENT TO ANOTHER VACANT LOT		-	-
13	110	1	SPRINGFIELD AVE	TOWNSHIP OF CRANFORD	15C	R-2	One Family Detached Residence	0.41	-	-	-	0.41	ROSI (FUNDED)		-	-
14	112	8.01	SHAWNEE RD	TOWNSHIP OF CRANFORD	15C	R-2	One Family Detached Residence	0.04	-	-	-	0.04	UNDERSIZED LOT; EXCLUDED SINCE LOT IS TOO SMALL TO ACCOMMODATE 1 UNIT @ COAH DENSITY OF 8 UNITS PER ACRE AND LOT IS NOT ADJACENT TO ANOTHER VACANT LOT		-	-
15	117	1	PAWNEE RD REAR	TOWNSHIP OF CRANFORD	15C	R-2	One Family Detached Residence	0.04	-	-	-	0.04	UNDERSIZED LOT; EXCLUDED SINCE LOT IS TOO SMALL TO ACCOMMODATE 1 UNIT @ COAH DENSITY OF 8 UNITS PER ACRE AND LOT IS NOT ADJACENT TO ANOTHER VACANT LOT		-	-
16	117	25	RUTGERS RD	TOWNSHIP OF CRANFORD	15C	R-2	One Family Detached Residence	0.01	-	-	-	0.01	UNDERSIZED LOT; EXCLUDED SINCE LOT IS TOO SMALL TO ACCOMMODATE 1 UNIT @ COAH DENSITY OF 8 UNITS PER ACRE AND LOT IS NOT ADJACENT TO ANOTHER VACANT LOT		-	-
17	130	1	COLBY LN - STRIP	TOWNSHIP OF CRANFORD	15C	R-2	One Family Detached Residence	0.07	-	-	-	0.07	UNDERSIZED LOT; EXCLUDED SINCE LOT IS TOO SMALL TO ACCOMMODATE 1 UNIT @ COAH DENSITY OF 8 UNITS PER ACRE AND LOT IS NOT ADJACENT TO ANOTHER VACANT LOT		-	-
18	130	19	30 CORNELL RD REAR	TOWNSHIP OF CRANFORD	15C	R-3	One Family Detached Residence	0.04	-	-	-	0.04	UNDERSIZED LOT; EXCLUDED SINCE LOT IS TOO SMALL TO ACCOMMODATE 1 UNIT @ COAH DENSITY OF 8 UNITS PER ACRE AND LOT IS NOT ADJACENT TO ANOTHER VACANT LOT		-	-
19	130	52	MAKATOM DR	TOWNSHIP OF CRANFORD	15C	R-4	One Family Detached Residence	0.02	-	-	-	0.02	UNDERSIZED LOT; ROSI (UNFUNDED)		-	-
20	130	85	GALLOWES HILL RD REAR	TOWNSHIP OF CRANFORD	15C	R-3	One Family Detached Residence	0.02	-	-	-	0.02	UNDERSIZED LOT; EXCLUDED SINCE LOT IS TOO SMALL TO ACCOMMODATE 1 UNIT @ COAH DENSITY OF 8 UNITS PER ACRE AND LOT IS NOT ADJACENT TO ANOTHER VACANT LOT		-	-
21	138	58	BERGEN ST	TOWNSHIP OF CRANFORD	15C	R-3	One Family Detached Residence	6.40	2.94	-	2.94	3.47	ROSI (FUNDED)		-	-
22	140	11	2 CEDAR ST	TOWNSHIP OF CRANFORD	15C	R-3	One Family Detached Residence	0.19	-	-	-	0.19	ROSI (FUNDED)		-	-
23	141	1	BROOKSIDE PL	TOWNSHIP OF CRANFORD	15C	R-3	One Family Detached Residence	0.01	-	-	-	0.01	UNDERSIZED LOT; EXCLUDED SINCE LOT IS TOO SMALL TO ACCOMMODATE 1 UNIT @ COAH DENSITY OF 8 UNITS PER ACRE AND LOT IS NOT ADJACENT TO ANOTHER VACANT LOT		-	-
24	143	3	2 FIFTH AVE	TOWNSHIP OF CRANFORD	15C	R-3	One Family Detached Residence	0.29	-	-	-	0.29	ROSI (FUNDED)		-	-
25	144	44	GALLOWES HILL RD REAR	TOWNSHIP OF CRANFORD	15C	R-4	One Family Detached Residence	0.00	-	-	-	0.00	UNDERSIZED LOT; ROSI (UNFUNDED)		-	-
26	144	45	GALLOWES HILL RD REAR	TOWNSHIP OF CRANFORD	15C	R-4	One Family Detached Residence	0.00	-	-	-	0.00	UNDERSIZED LOT; EXCLUDED SINCE LOT IS TOO SMALL TO ACCOMMODATE 1 UNIT @ COAH DENSITY OF 8 UNITS PER ACRE AND LOT IS NOT ADJACENT TO ANOTHER VACANT LOT		-	-
27	158	27	BEECH ST	TOWNSHIP OF CRANFORD	15C	R-4	One Family Detached Residence	0.02	-	-	-	0.02	UNDERSIZED LOT; EXCLUDED SINCE LOT IS TOO SMALL TO ACCOMMODATE 1 UNIT @ COAH DENSITY OF 8 UNITS PER ACRE AND LOT IS NOT ADJACENT TO ANOTHER VACANT LOT		-	-
28	160	27	ORCHARD ST	TOWNSHIP OF CRANFORD	15C	R-4	One Family Detached Residence	0.02	-	-	-	0.02	UNDERSIZED LOT; EXCLUDED SINCE LOT IS TOO SMALL TO ACCOMMODATE 1 UNIT @ COAH DENSITY OF 8 UNITS PER ACRE AND LOT IS NOT ADJACENT TO ANOTHER VACANT LOT		-	-
29	162	35	RAMSGATE RD	TOWNSHIP OF CRANFORD	15C	R-1	One Family Detached Residence	0.04	-	-	-	0.04	UNDERSIZED LOT; EXCLUDED SINCE LOT IS TOO SMALL TO ACCOMMODATE 1 UNIT @ COAH DENSITY OF 8 UNITS PER ACRE AND LOT IS NOT ADJACENT TO ANOTHER VACANT LOT		-	-
30	168	1	164 HAMPTON ST	TOWNSHIP OF CRANFORD	15C	R-1	One Family Detached Residence	1.17	-	1.17	1.17	-	ROSI (FUNDED)		-	-
31	168	6	HAMPTON ST	TOWNSHIP OF CRANFORD	15C	R-1	One Family Detached Residence	0.12	-	0.12	0.12	-	TOTALLY CONSTRAINED; UNDERSIZED LOT; ALSO EXCLUDED SINCE LOT IS TOO SMALL TO ACCOMMODATE 1 UNIT @ COAH DENSITY OF 8 UNITS PER ACRE AND LOT IS NOT ADJACENT TO ANOTHER VACANT LOT		-	-
32	174	23	SPRING GARDEN ST REAR	TOWNSHIP OF CRANFORD	15C	R-3	One Family Detached Residence	0.04	-	-	-	0.04	UNDERSIZED LOT; EXCLUDED SINCE LOT IS TOO SMALL TO ACCOMMODATE 1 UNIT @ COAH DENSITY OF 8 UNITS PER ACRE AND LOT IS NOT ADJACENT TO ANOTHER VACANT LOT		-	-
33	177	5.02	243 NORTH AVE W REAR	TOWNSHIP OF CRANFORD	15C	R-5	One and Two Family Detached Residence	0.02	-	-	-	0.02	UNDERSIZED LOT; EXCLUDED SINCE LOT IS TOO SMALL TO ACCOMMODATE 1 UNIT @ COAH DENSITY OF 8 UNITS PER ACRE AND LOT IS NOT ADJACENT TO ANOTHER VACANT LOT		-	-
35	181	1	8 HOLLY ST	TOWNSHIP OF CRANFORD	15C	R-3	One Family Detached Residence	0.15	-	-	-	0.15	UNDERSIZED LOT; ROSI (FUNDED)		-	-
37	182	1	2 MILN ST	TOWNSHIP OF CRANFORD	15C	B-1	Central Business Retail	0.03	-	-	-	0.03	UNDERSIZED LOT; EXCLUDED SINCE LOT IS TOO SMALL TO ACCOMMODATE 1 UNIT @ COAH DENSITY OF 8 UNITS PER ACRE AND LOT IS NOT ADJACENT TO ANOTHER VACANT LOT		-	-
40	190	1	15 NORTH AVE W	TOWNSHIP OF CRANFORD	15C	B-1	Central Business Retail	0.10	-	-	-	0.10	UNDERSIZED LOT; EXCLUDED SINCE LOT IS TOO SMALL TO ACCOMMODATE 1 UNIT @ COAH DENSITY OF 8 UNITS PER ACRE AND LOT IS NOT ADJACENT TO ANOTHER VACANT LOT		-	-
43	194	1	NORTH & SPRGFLD AVE	TOWNSHIP OF CRANFORD	15C	B-2	Central Business Service	0.01	-	0.01	0.01	-	TOTALLY CONSTRAINED		-	-
49	203	25	RIVERSIDE DR	TOWNSHIP OF CRANFORD	15C	R-1/R-3	One Family Detached Residence	0.04	-	0.04	0.04	-	UNDERSIZED LOT; ROSI (UNFUNDED)		-	-
50	210	7	STONE ST	TOWNSHIP OF CRANFORD	15C	R-1	One Family Detached Residence	0.35	-	-	-	0.35	ROSI (FUNDED)		-	-
51	211	5	STONE ST - STRIP W SIDE	TOWNSHIP OF CRANFORD	15C	R-1/R-4	One Family Detached Residence	0.07	-	-	-	0.07	UNDERSIZED LOT; ROSI (FUNDED)	SITE 51	-	-
52	212	15	HERNING AVE	TOWNSHIP OF CRANFORD	15C	R-4	One Family Detached Residence	0.01	-	-	-	0.01	UNDERSIZED LOT; ROSI (UNFUNDED)	SITE 50	-	-
53	214	4.02	602 RIVERSIDE DR	TOWNSHIP OF CRANFORD	15C	R-3	One Family Detached Residence	0.10	-	0.10	0.10	-	TOTALLY CONSTRAINED		-	-
54	215	12	15 RICHMOND AVE	TOWNSHIP OF CRANFORD	15C	R-3	One Family Detached Residence	0.20	-	0.20	0.20	-	ROSI (FUNDED)		-	-
55	216	11	103 EDGAR AVE	TOWNSHIP OF CRANFORD	15C	R-3	One Family Detached Residence	0.09	-	0.09	0.09	-	TOTALLY CONSTRAINED		-	-
56	219	18	26 ELMORA AVE	TOWNSHIP OF CRANFORD	15C	R-4	One Family Detached Residence	0.11	-	0.02	0.02	0.09	UNDERSIZED LOT; EXCLUDED SINCE LOT IS TOO SMALL TO ACCOMMODATE 1 UNIT @ COAH DENSITY OF 8 UNITS PER ACRE AND LOT IS NOT ADJACENT TO ANOTHER VACANT LOT		-	-
57	221	1	350 SPRINGFIELD AVE	TOWNSHIP OF CRANFORD	15C	R-1	One Family Detached Residence	0.67	-	0.04	0.04	0.62	NOT VACANT; SITE IS IMPROVED AS PUBLIC PLAZA/MEMORIAL		-	-
58	222	13	CENTRAL AVE	TOWNSHIP OF CRANFORD	15C	R-1	One Family Detached Residence	0.02	-	-	-	0.02	UNDERSIZED LOT; EXCLUDED SINCE LOT IS TOO SMALL TO ACCOMMODATE 1 UNIT @ COAH DENSITY OF 8 UNITS PER ACRE AND LOT IS NOT ADJACENT TO ANOTHER VACANT LOT		-	-
59	226	1	202 CENTRAL AVE	TOWNSHIP OF CRANFORD	15C	R-1	One Family Detached Residence	0.38	-	-	-	0.38			0.38	-

SITE ID	BLOCK	LOT	LOCATION	OWNER	LAND USE CLASS	CURRENT ZONING (SYMBOL)	CURRENT ZONING (DESCRIPTION)	SITE AREA	WETLAND AREA	FLOOD AREA	TOTAL ENCUMBERED AREA	TOTAL UNENCUMBERED AREA	REMARKS	ADJACENT SITES	TOTAL DEVELOPABLE AREA (RESIDENTIAL)	TOTAL DEVELOPABLE AREA (NON-RESIDENTIAL)
134	412	20	12 BESLER AVE	TOWNSHIP OF CRANFORD	15C	R-5	One and Two Family Detached Residence	0.06	-	-	-	0.06	UNDERSIZED LOT; EXCLUDED SINCE LOT IS TOO SMALL TO ACCOMMODATE 1 UNIT @ COAH DENSITY OF 8 UNITS PER ACRE AND LOT IS NOT ADJACENT TO ANOTHER VACANT LOT		-	-
135	416	26	14 NEW ST	TOWNSHIP OF CRANFORD	15C	R-5	One and Two Family Detached Residence	0.07	-	-	-	0.07	UNDERSIZED LOT; EXCLUDED SINCE LOT IS TOO SMALL TO ACCOMMODATE 1 UNIT @ COAH DENSITY OF 8 UNITS PER ACRE AND LOT IS NOT ADJACENT TO ANOTHER VACANT LOT		-	-
136	421	23	81 BENJAMIN ST	TOWNSHIP OF CRANFORD	15C	R-5	One and Two Family Detached Residence	0.13	-	-	-	0.13	ROSI (FUNDED)	SITE 137	-	-
137	421	3.01	15 LINCOLN AVE W	TOWNSHIP OF CRANFORD	15C	R-5/R-4	One and Two Family Detached Residence/One Family Detached Residence	2.35	-	-	-	2.35	ROSI (FUNDED)	SITE 136	-	-
138	427	1	DENMAN RD	TOWNSHIP OF CRANFORD	15C	R-2	One Family Detached Residence	0.05	-	-	-	0.05	UNDERSIZED LOT; ROSI (FUNDED)		-	-
139	431	23	316 RETFORD AVE	TOWNSHIP OF CRANFORD	15C	R-4	One Family Detached Residence	0.14	-	-	-	0.14			0.14	-
140	434	30	RETFORD AVE REAR	TOWNSHIP OF CRANFORD	15C	R-4	One Family Detached Residence	0.01	-	-	-	0.01	UNDERSIZED LOT; ROSI (UNFUNDED)		-	-
142	443	2.01	LEWIS ST	TOWNSHIP OF CRANFORD	15C	R-3	One Family Detached Residence	0.88	-	-	-	0.88	ROSI (FUNDED)		-	-
143	444	10	LEWIS ST	TOWNSHIP OF CRANFORD	15C	R-3	One Family Detached Residence	1.38	-	-	-	1.38	ROSI (FUNDED)		-	-
144	473	36	WOODLAWN AVE - STRIP	TOWNSHIP OF CRANFORD	15C	R-5	One and Two Family Detached Residence	0.01	-	-	-	0.01	UNDERSIZED LOT; EXCLUDED SINCE LOT IS TOO SMALL TO ACCOMMODATE 1 UNIT @ COAH DENSITY OF 8 UNITS PER ACRE AND LOT IS NOT ADJACENT TO ANOTHER VACANT LOT		-	-
148	481	1.02	230 SOUTH AVE E REAR	TOWNSHIP OF CRANFORD	15C	RRD	Riverfront Redevelopment District	0.03	-	0.03	0.03	-	RAHWAY RIVER PARKWAY		-	-
151	483	17.01	41 HIGH ST	TOWNSHIP OF CRANFORD	15C	RRD	Riverfront Redevelopment District	0.69	-	0.69	0.69	-	ROSI (UNFUNDED)		-	-
153	488	8	150 LINCOLN AVE E	TOWNSHIP OF CRANFORD	15C	R-2	One Family Detached Residence	3.88	-	-	-	3.88	ROSI (FUNDED)		-	-
155	495	12	195 LEHIGH AVE N	TOWNSHIP OF CRANFORD	15C	R-4	One Family Detached Residence	0.34	-	-	-	0.34	NOT VACANT; SITE IS IMPROVED WITH A PEDESTRIAN WALKWAY		-	-
156	496	4	106 HAWTHORN ST	TOWNSHIP OF CRANFORD	15C	R-4	One Family Detached Residence	0.43	-	-	-	0.43			0.43	-
160	508	20	CENTENNIAL AVE REAR	TOWNSHIP OF CRANFORD	15C	R-5	One and Two Family Detached Residence	0.02	-	-	-	0.02	UNDERSIZED LOT; EXCLUDED SINCE LOT IS TOO SMALL TO ACCOMMODATE 1 UNIT @ COAH DENSITY OF 8 UNITS PER ACRE AND LOT IS NOT ADJACENT TO ANOTHER VACANT LOT		-	-
162	527	4	WINANS AVE	TOWNSHIP OF CRANFORD	15C	R-5	One and Two Family Detached Residence	0.01	-	-	-	0.01	UNDERSIZED LOT; EXCLUDED SINCE LOT IS TOO SMALL TO ACCOMMODATE 1 UNIT @ COAH DENSITY OF 8 UNITS PER ACRE AND LOT IS NOT ADJACENT TO ANOTHER VACANT LOT		-	-
163	528	18	SEVERIN CT	TOWNSHIP OF CRANFORD	15C	R-2	One Family Detached Residence	0.03	-	-	-	0.03	UNDERSIZED LOT; EXCLUDED SINCE LOT IS TOO SMALL TO ACCOMMODATE 1 UNIT @ COAH DENSITY OF 8 UNITS PER ACRE AND LOT IS NOT ADJACENT TO ANOTHER VACANT LOT		-	-
165	531	15	SEVERIN CT REAR	TOWNSHIP OF CRANFORD	15C	R-2	One Family Detached Residence	0.01	-	-	-	0.01	UNDERSIZED LOT; EXCLUDED SINCE LOT IS TOO SMALL TO ACCOMMODATE 1 UNIT @ COAH DENSITY OF 8 UNITS PER ACRE AND LOT IS NOT ADJACENT TO ANOTHER VACANT LOT		-	-
168	542	5	WALNUT AVE	TOWNSHIP OF CRANFORD	15C	R-4	One Family Detached Residence	0.03	-	-	-	0.03	UNDERSIZED LOT; EXCLUDED SINCE LOT IS TOO SMALL TO ACCOMMODATE 1 UNIT @ COAH DENSITY OF 8 UNITS PER ACRE AND LOT IS NOT ADJACENT TO ANOTHER VACANT LOT		-	-
169	543	1	ALAN OKELL PL	TOWNSHIP OF CRANFORD	15C	R-4	One Family Detached Residence	0.06	-	-	-	0.06	UNDERSIZED LOT; EXCLUDED SINCE LOT IS TOO SMALL TO ACCOMMODATE 1 UNIT @ COAH DENSITY OF 8 UNITS PER ACRE AND LOT IS NOT ADJACENT TO ANOTHER VACANT LOT		-	-
170	543	24	ALAN OKELL PL REAR	TOWNSHIP OF CRANFORD	15C	R-4	One Family Detached Residence	0.07	-	0.00	0.00	0.07	UNDERSIZED LOT; EXCLUDED SINCE LOT IS TOO SMALL TO ACCOMMODATE 1 UNIT @ COAH DENSITY OF 8 UNITS PER ACRE AND LOT IS NOT ADJACENT TO ANOTHER VACANT LOT		-	-
174	557	1	MYRTLE ST	TOWNSHIP OF CRANFORD	15C	ROI-2	Selected Research, Office and Industrial	0.01	-	-	-	0.01	UNDERSIZED LOT; EXCLUDED SINCE LOT IS TOO SMALL TO ACCOMMODATE 1 UNIT @ COAH DENSITY OF 8 UNITS PER ACRE AND LOT IS NOT ADJACENT TO ANOTHER VACANT LOT		-	0.01
175	557	2	MYRTLE ST	TOWNSHIP OF CRANFORD	15C	ROI-2	Selected Research, Office and Industrial	0.00	-	-	-	0.00	UNDERSIZED LOT; EXCLUDED SINCE LOT IS TOO SMALL TO ACCOMMODATE 1 UNIT @ COAH DENSITY OF 8 UNITS PER ACRE AND LOT IS NOT ADJACENT TO ANOTHER VACANT LOT		-	0.00
176	557	4	MYRTLE ST REAR	TOWNSHIP OF CRANFORD	15C	ROI-2	Selected Research, Office and Industrial	0.08	-	-	-	0.08	UNDERSIZED LOT; ROSI (UNFUNDED)		-	-
177	580	1	BRYANT AVE	TOWNSHIP OF CRANFORD	15C	R-3	One Family Detached Residence	0.03	-	-	-	0.03	UNDERSIZED LOT; EXCLUDED SINCE LOT IS TOO SMALL TO ACCOMMODATE 1 UNIT @ COAH DENSITY OF 8 UNITS PER ACRE AND LOT IS NOT ADJACENT TO ANOTHER VACANT LOT		-	-
178	562	1.01	1 DIETZ ST	TOWNSHIP OF CRANFORD	15C	R-3	One Family Detached Residence	0.09	-	-	-	0.09	UNDERSIZED LOT; EXCLUDED SINCE LOT IS TOO SMALL TO ACCOMMODATE 1 UNIT @ COAH DENSITY OF 8 UNITS PER ACRE AND LOT IS NOT ADJACENT TO ANOTHER VACANT LOT		-	-
179	563	2	DIETZ ST	TOWNSHIP OF CRANFORD	15C	R-3	One Family Detached Residence	0.00	-	-	-	0.00	UNDERSIZED LOT; EXCLUDED SINCE LOT IS TOO SMALL TO ACCOMMODATE 1 UNIT @ COAH DENSITY OF 8 UNITS PER ACRE AND LOT IS NOT ADJACENT TO ANOTHER VACANT LOT		-	-
180	573	10	83 MYRTLE ST	TOWNSHIP OF CRANFORD	15C	R-3	One Family Detached Residence	0.81	-	-	-	0.81	EXCLUDED DUE TO INCLUSION IN RDP	SITE 181, SITE	-	-
181	573	12.02	73 MYRTLE ST	TOWNSHIP OF CRANFORD	15C	R-3	One Family Detached Residence	0.12	-	-	-	0.12	EXCLUDED DUE TO INCLUSION IN RDP	SITE 180	-	-
182	573	9	81 MYRTLE ST	TOWNSHIP OF CRANFORD	15C	R-3	One Family Detached Residence	0.29	-	-	-	0.29	EXCLUDED DUE TO INCLUSION IN RDP	SITE 180	-	-
183	574	14	105 MYRTLE ST	TOWNSHIP OF CRANFORD	15C	R-3	One Family Detached Residence	0.23	-	-	-	0.23	EXCLUDED DUE TO INCLUSION IN RDP	SITE 184	-	-
184	574	15	101 MYRTLE ST	TOWNSHIP OF CRANFORD	15C	R-3	One Family Detached Residence	0.29	-	-	-	0.29	EXCLUDED DUE TO INCLUSION IN RDP	SITE 183	-	-
185	576	3	WALNUT AVE	TOWNSHIP OF CRANFORD	15C	R-4	One Family Detached Residence	0.05	-	-	-	0.05	UNDERSIZED LOT; EXCLUDED SINCE LOT IS TOO SMALL TO ACCOMMODATE 1 UNIT @ COAH DENSITY OF 8 UNITS PER ACRE AND LOT IS NOT ADJACENT TO ANOTHER VACANT LOT		-	-
186	582	26	MOHAWK DR	TOWNSHIP OF CRANFORD	15C	R-4	One Family Detached Residence	0.02	-	-	-	0.02	UNDERSIZED LOT; EXCLUDED SINCE LOT IS TOO SMALL TO ACCOMMODATE 1 UNIT @ COAH DENSITY OF 8 UNITS PER ACRE AND LOT IS NOT ADJACENT TO ANOTHER VACANT LOT		-	-
187	582	31	MOHAWK DR	TOWNSHIP OF CRANFORD	15C	R-4	One Family Detached Residence	0.02	-	-	-	0.02	UNDERSIZED LOT; EXCLUDED SINCE LOT IS TOO SMALL TO ACCOMMODATE 1 UNIT @ COAH DENSITY OF 8 UNITS PER ACRE AND LOT IS NOT ADJACENT TO ANOTHER VACANT LOT		-	-
191	590	1	MUNSEE DR	TOWNSHIP OF CRANFORD	15C	R-4	One Family Detached Residence	0.07	-	-	-	0.07	UNDERSIZED LOT; EXCLUDED SINCE LOT IS TOO SMALL TO ACCOMMODATE 1 UNIT @ COAH DENSITY OF 8 UNITS PER ACRE AND LOT IS NOT ADJACENT TO ANOTHER VACANT LOT		-	-
192	595	1	17 WALL ST	TOWNSHIP OF CRANFORD	15C	R-4	One Family Detached Residence	0.09	-	-	-	0.09	UNDERSIZED LOT; EXCLUDED SINCE LOT IS TOO SMALL TO ACCOMMODATE 1 UNIT @ COAH DENSITY OF 8 UNITS PER ACRE AND LOT IS NOT ADJACENT TO ANOTHER VACANT LOT		-	-

SITE ID	BLOCK	LOT	LOCATION	OWNER	LAND USE CLASS	CURRENT ZONING (SYMBOL)	CURRENT ZONING (DESCRIPTION)	SITE AREA	WETLAND AREA	FLOOD AREA	TOTAL ENCUMBERED AREA	TOTAL UNENCUMBERED AREA	REMARKS	ADJACENT SITES	TOTAL DEVELOPABLE AREA (RESIDENTIAL)	TOTAL DEVELOPABLE AREA (NON-RESIDENTIAL)
183	596	11	19 WALL ST	TOWNSHIP OF CRANFORD	15C	R-4	One Family Detached Residence	0.09	-	-	-	0.09	UNDERSIZED LOT; EXCLUDED SINCE LOT IS TOO SMALL TO ACCOMMODATE 1 UNIT @ COAH DENSITY OF 8 UNITS PER ACRE AND LOT IS NOT ADJACENT TO ANOTHER VACANT LOT		-	-
184	598	12	28 WALL ST	TOWNSHIP OF CRANFORD	15C	R-4	One Family Detached Residence	0.05	-	-	-	0.05	UNDERSIZED LOT; EXCLUDED SINCE LOT IS TOO SMALL TO ACCOMMODATE 1 UNIT @ COAH DENSITY OF 8 UNITS PER ACRE AND LOT IS NOT ADJACENT TO ANOTHER VACANT LOT		-	-
195	598	6	44 WALL ST	TOWNSHIP OF CRANFORD	15C	R-4	One Family Detached Residence	0.23	-	-	-	0.23			0.23	-
196	599	6	10 MC CLELLAN ST	TOWNSHIP OF CRANFORD	15C	R-4	One Family Detached Residence	0.09	-	-	-	0.09	UNDERSIZED LOT; EXCLUDED SINCE LOT IS TOO SMALL TO ACCOMMODATE 1 UNIT @ COAH DENSITY OF 8 UNITS PER ACRE AND LOT IS NOT ADJACENT TO ANOTHER VACANT LOT		-	-
199	601	1.01	104 MC CLELLAN ST	TOWNSHIP OF CRANFORD	15C	R-4	One Family Detached Residence	0.37	-	-	-	0.37	UNDERSIZED LOT; EXCLUDED SINCE LOT IS TOO SMALL TO ACCOMMODATE 1 UNIT @ COAH DENSITY OF 8 UNITS PER ACRE AND LOT IS NOT ADJACENT TO ANOTHER VACANT LOT	SITE 199	0.37	-
199	601	5	110 MC CLELLAN ST	TOWNSHIP OF CRANFORD	15C	R-4	One Family Detached Residence	0.98	-	-	-	0.98	ROSI (FUNDED)	SITE 198, SITE	-	-
200	601	8	23 BUCHANAN ST	TOWNSHIP OF CRANFORD	15C	R-4	One Family Detached Residence	0.98	-	-	-	0.98	ROSI (FUNDED)	SITE 199	-	-
202	602	3	10 MYRTLE ST	TOWNSHIP OF CRANFORD	15C	R-4	One Family Detached Residence	0.11	-	-	-	0.11	UNDERSIZED LOT; EXCLUDED SINCE LOT IS TOO SMALL TO ACCOMMODATE 1 UNIT @ COAH DENSITY OF 8 UNITS PER ACRE AND LOT IS NOT ADJACENT TO ANOTHER VACANT LOT		-	-
203	603	10	28 GRANT ST	TOWNSHIP OF CRANFORD	15C	R-4	One Family Detached Residence	0.32	-	-	-	0.32		SITE 207	0.32	-
204	603	13	20 GRANT ST	TOWNSHIP OF CRANFORD	15C	R-4	One Family Detached Residence	0.09	-	-	-	0.09			0.09	-
205	603	7	26 BUCHANAN ST	TOWNSHIP OF CRANFORD	15C	R-4	One Family Detached Residence	0.61	-	-	-	0.61	ROSI (FUNDED)	SITE 206, SITE	-	-
206	603	8	GRANT ST	TOWNSHIP OF CRANFORD	15C	R-4	One Family Detached Residence	0.12	-	-	-	0.12	UNDERSIZED LOT; ROSI (FUNDED)	SITE 205, SITE	-	-
207	603	9	GRANT ST	TOWNSHIP OF CRANFORD	15C	R-4	One Family Detached Residence	0.32	-	-	-	0.32	ROSI (FUNDED)	SITE 203, SITE 205, SITE 206	-	-
208	604	5	GRANT ST & CLEARY AVE	TOWNSHIP OF CRANFORD	15C	R-4	One Family Detached Residence	0.00	-	-	-	0.00	UNDERSIZED LOT; EXCLUDED SINCE LOT IS TOO SMALL TO ACCOMMODATE 1 UNIT @ COAH DENSITY OF 8 UNITS PER ACRE AND LOT IS NOT ADJACENT TO ANOTHER VACANT LOT		-	-
209	605	5	GRANT ST	TOWNSHIP OF CRANFORD	15C	R-4	One Family Detached Residence	0.00	-	-	-	0.00	UNDERSIZED LOT; EXCLUDED SINCE LOT IS TOO SMALL TO ACCOMMODATE 1 UNIT @ COAH DENSITY OF 8 UNITS PER ACRE AND LOT IS NOT ADJACENT TO ANOTHER VACANT LOT	SITE 210	-	-
210	605	6	ARTHUR ST	TOWNSHIP OF CRANFORD	15C	R-4	One Family Detached Residence	0.14	-	-	-	0.14	LANDLOCKED LOT	SITE 209	-	-
214	606	1	21 GRANT ST	TOWNSHIP OF CRANFORD	15C	R-4	One Family Detached Residence	0.14	-	-	-	0.14		SITE 215, SITE	0.14	-
215	606	2	23 GRANT ST	TOWNSHIP OF CRANFORD	15C	R-4	One Family Detached Residence	0.55	-	-	-	0.55		SITE 214, SITE 216, SITE 217, SITE 218	0.55	-
216	606	3	GRANT ST	TOWNSHIP OF CRANFORD	15C	R-4	One Family Detached Residence	0.14	-	-	-	0.14		SITE 215	0.14	-
217	606	4	ARTHUR ST	TOWNSHIP OF CRANFORD	15C	R-4	One Family Detached Residence	0.12	-	-	-	0.12		SITE 215, SITE 218	0.12	-
218	606	5	ARTHUR ST	TOWNSHIP OF CRANFORD	15C	R-4	One Family Detached Residence	0.41	-	-	-	0.41		SITE 214, SITE 215, SITE 217	0.41	-
219	607	1	ARTHUR ST	TOWNSHIP OF CRANFORD	15C	R-4	One Family Detached Residence	0.21	-	-	-	0.21	LANDLOCKED LOT		-	-
220	608	1	CAYUGA RD JUGHANDLE	TOWNSHIP OF CRANFORD	15C	R-4	One Family Detached Residence	0.03	-	-	-	0.03	UNDERSIZED LOT; ROSI (UNFUNDED)	SITE 222	-	-
221	608	17	HAYES ST & CENTENNIAL AVE	TOWNSHIP OF CRANFORD	15C	R-4	One Family Detached Residence	0.07	-	-	-	0.07	UNDERSIZED LOT; EXCLUDED SINCE LOT IS TOO SMALL TO ACCOMMODATE 1 UNIT @ COAH DENSITY OF 8 UNITS PER ACRE AND LOT IS NOT ADJACENT TO ANOTHER VACANT LOT		-	-
222	608	2	ARTHUR ST	TOWNSHIP OF CRANFORD	15C	R-4	One Family Detached Residence	0.28	-	-	-	0.28		SITE 220, SITE	0.28	-
223	608	3	ARTHUR ST	TOWNSHIP OF CRANFORD	15C	R-4	One Family Detached Residence	0.09	-	-	-	0.09		SITE 222	0.09	-
224	608	5	ARTHUR ST	TOWNSHIP OF CRANFORD	15C	R-4	One Family Detached Residence	0.41	-	-	-	0.41	LANDLOCKED LOT	SITE 225	-	-
225	608	6	23 HAYES ST	TOWNSHIP OF CRANFORD	15C	R-4	One Family Detached Residence	0.14	-	-	-	0.14	LANDLOCKED LOT	SITE 224	-	-
226	609	5	14 HAYES ST	TOWNSHIP OF CRANFORD	15C	R-4	One Family Detached Residence	0.37	-	-	-	0.37			0.37	-
227	611	8	RAMAPO RD	TOWNSHIP OF CRANFORD	15C	R-4	One Family Detached Residence	0.01	-	-	-	0.01	UNDERSIZED LOT; EXCLUDED SINCE LOT IS TOO SMALL TO ACCOMMODATE 1 UNIT @ COAH DENSITY OF 8 UNITS PER ACRE AND LOT IS NOT ADJACENT TO ANOTHER VACANT LOT		-	-
228	622	3	MOHAWK DR	TOWNSHIP OF CRANFORD	15C	R-4	One Family Detached Residence	0.08	-	-	-	0.08	UNDERSIZED LOT; EXCLUDED SINCE LOT IS TOO SMALL TO ACCOMMODATE 1 UNIT @ COAH DENSITY OF 8 UNITS PER ACRE AND LOT IS NOT ADJACENT TO ANOTHER VACANT LOT		-	-
229	623	21	ORATON DR	TOWNSHIP OF CRANFORD	15C	R-4	One Family Detached Residence	0.00	-	-	-	0.00	UNDERSIZED LOT; EXCLUDED SINCE LOT IS TOO SMALL TO ACCOMMODATE 1 UNIT @ COAH DENSITY OF 8 UNITS PER ACRE AND LOT IS NOT ADJACENT TO ANOTHER VACANT LOT		-	-
230	625	6	COLIN KELLY ST	TOWNSHIP OF CRANFORD	15C	R-4	One Family Detached Residence	0.04	-	-	-	0.04	UNDERSIZED LOT; EXCLUDED SINCE LOT IS TOO SMALL TO ACCOMMODATE 1 UNIT @ COAH DENSITY OF 8 UNITS PER ACRE AND LOT IS NOT ADJACENT TO ANOTHER VACANT LOT		-	-
232	630	8	MUNSEE DR	TOWNSHIP OF CRANFORD	15C	R-4	One Family Detached Residence	0.04	-	-	-	0.04	UNDERSIZED LOT; EXCLUDED SINCE LOT IS TOO SMALL TO ACCOMMODATE 1 UNIT @ COAH DENSITY OF 8 UNITS PER ACRE AND LOT IS NOT ADJACENT TO ANOTHER VACANT LOT		-	-
233	632	1	MC CLELLAN ST	TOWNSHIP OF CRANFORD	15C	R-4	One Family Detached Residence	0.54	-	-	-	0.54	NOT VACANT; SITE IS IMPROVED WITH A BALLFIELD		-	-
235	637	4.01	170 BALTIMORE AVE	TOWNSHIP OF CRANFORD	15C	R-3	One Family Detached Residence	0.18	-	-	-	0.18	NOT VACANT; SITE IS IMPROVED WITH A BALLFIELD		-	-
236	638	2	MYRTLE ST	TOWNSHIP OF CRANFORD	15C	R-3	One Family Detached Residence	0.10	-	-	-	0.10	LANDLOCKED LOT	SITE 237	-	-
237	638	3	BALTIMORE&AMSTERDAM	TOWNSHIP OF CRANFORD	15C	R-3	One Family Detached Residence	0.14	-	-	-	0.14	LANDLOCKED LOT	SITE 236	-	-
238	640	11	JACKSON DR	TOWNSHIP OF CRANFORD	15C	ROI-1	Campus Research, Office and Industrial	0.00	-	-	-	0.00	UNDERSIZED LOT; EXCLUDED SINCE LOT IS TOO SMALL TO ACCOMMODATE 1 UNIT @ COAH DENSITY OF 8 UNITS PER ACRE AND LOT IS NOT ADJACENT TO ANOTHER VACANT LOT		-	-
Total Developable Area:															5.56	0.01

SOURCE: CRANFORD TOWNSHIP TAX ASSESSOR'S OFFICE (AUGUST 27, 2008)

ATTACHMENT C:
Inventory of Private Vacant Lands

SITE ID	BLOCK	LOT	LOCATION	OWNER	LAND USE CLASS	CURRENT ZONING (SYMBOL)	CURRENT ZONING (DESCRIPTION)	SITE AREA	WETLAND AREA	FLOOD AREA	TOTAL ENCUMBERED AREA	TOTAL UNENCUMBERED AREA	REMARKS	ADJACENT SITES	TOTAL DEVELOPABLE AREA (RESIDENTIAL)	TOTAL DEVELOPABLE AREA (NON-RESIDENTIAL)
55	541	1	1300 RARITAN RD	GENERAL MOTORS CORP	1	ORD-1	Office, Research, Distribution	21.04	-	-	-	21.04	NOT VACANT; DEVELOPED WITH HYATT HILLS INTERMUNICIPAL (CRANFORD/CLARK) GOLF COURSE		-	-
56	559	7	10 QUINE ST	PETRO PLASTICS CO	1	ROI-2	Selected Research, Office and Industrial	0.17	-	-	-	0.17	NOT VACANT (LOCHNER APPLIES; DUE TO BLOCK 559, LOT 8.01)		-	-
57	562	4.01	123 BRYANT AVE	SALEH: HOMAYOUN & NINA HEIDI	1	R-3	One Family Detached Residence	0.18	-	-	-	0.18	NOT VACANT; RECENTLY DEVELOPED WITH RESIDENTIAL DWELLING	Site 58	-	-
58	562	4.02	119 BRYANT AVE	PATEL: KANTILAL & USHA	1	R-3	One Family Detached Residence	0.11	-	-	-	0.11	NOT VACANT; RECENTLY DEVELOPED WITH RESIDENTIAL DWELLING	Site 57	-	-
59	564	1	ADJ GARDEN STATE PKWY	PUBLIC SERVICE E & G CO % TAX DEPT	1	ROI-2	Selected Research, Office and Industrial	0.24	-	-	-	0.24			-	0.24
60	571	7	REAR OF LOT 8	DOWD: RAYMOND & REBECCA	1	R-3	One Family Detached Residence	0.03	-	-	-	0.03	NOT VACANT (PART OF ADJACENT RESIDENTIAL PROPERTY IN ROSELLE BOROUGH; REAR YARD AREA)	Site 61	-	-
61	571	9.01	HORY ST	LITTLE: ROESOHN & CYNTHIA	1	R-3	One Family Detached Residence	0.12	-	-	-	0.12	NOT VACANT (PART OF ADJACENT RESIDENTIAL PROPERTY IN ROSELLE BOROUGH; REAR YARD AREA)	Site 60	-	-
62	573	4	609 HORY ST	NAVAJO DEVELOPERS LLC	1	R-3	One Family Detached Residence	0.17	-	-	-	0.17	UNDERSIZED LOT		0.17	-
63	574	7	184 BALTIMORE AVE	DRESCHNIOL: RICHARD MICHAEL	1	R-3	One Family Detached Residence	0.11	-	-	-	0.11	UNDERSIZED LOT; EXCLUDED SINCE LOT IS TOO SMALL TO ACCOMMODATE 1 UNIT @ COAH DENSITY OF 8 UNITS PER ACRE AND LOT IS NOT ADJACENT TO ANOTHER VACANT LOT		-	-
64	575	1	BALTIMORE AVE	PIJANOWSKI: J & M, JOSEPH P	1	R-3	One Family Detached Residence	0.06	-	-	-	0.06	UNDERSIZED LOT; EXCLUDED SINCE LOT IS TOO SMALL TO ACCOMMODATE 1 UNIT @ COAH DENSITY OF 8 UNITS PER ACRE AND LOT IS NOT ADJACENT TO ANOTHER VACANT LOT WITH A SUFFICIENT SIZE SO AS TO MAKE COMBINED TOTAL LARGE ENOUGH TO ACCOMMODATE 1 OR	Site 65	-	-
65	575	2	909 BALTIMORE AVE	VAUPEL: ERNEST W & DONNA K	1	R-3	One Family Detached Residence	0.06	-	-	-	0.06	UNDERSIZED LOT; EXCLUDED SINCE LOT IS TOO SMALL TO ACCOMMODATE 1 UNIT @ COAH DENSITY OF 8 UNITS PER ACRE AND LOT IS NOT ADJACENT TO ANOTHER VACANT LOT WITH A SUFFICIENT SIZE SO AS TO MAKE COMBINED TOTAL LARGE ENOUGH TO ACCOMMODATE 1 OR	Site 64	-	-
66	598	3	WALL ST	PIJANOWSKI: CHARLES J ET AL	1	R-4	One Family Detached Residence	0.37	-	-	-	0.37			0.37	-
67	608	4	ARTHUR ST	FAIR: JAMES ANDREW	1	R-4	One Family Detached Residence	0.09	-	-	-	0.09	NOT VACANT (LOCHNER APPLIES; DUE TO BLOCK 608, LOT 11)		-	-
68	634	1	MYRTLE ST	HILAIRE: SUZANNE D/ORRICO: LISA D	1	ROI-2	Selected Research, Office and Industrial	0.04	-	-	-	0.04	UNDERSIZED LOT	Site 69	-	0.04
69	634	3	MYRTLE ST	HILAIRE: SUZANNE D/ORRICO: LISA D	1	ROI-2	Selected Research, Office and Industrial	0.09	-	-	-	0.09	UNDERSIZED LOT	Site 68	-	0.09
70	638	4.01	AMSTERDAM AVE	CENTRAL CRANFORD ASSOCIATION	1	R-3	One Family Detached Residence	0.19	-	-	-	0.19			0.19	-
71	640	10	JACKSON DR REAR	HUSOSKY: JOHN & SIMONE	1	ROI-1	Campus Research, Office and Industrial	0.01	-	-	-	0.01	NOT VACANT (PART OF ADJACENT RESIDENTIAL PROPERTY IN LINDEN CITY; REAR	Site 73	-	-
73	640	9	JACKSON DR REAR	BARA: FREDERICK & MARY ANN	1	ROI-1	Campus Research, Office and Industrial	0.04	-	-	-	0.04	NOT VACANT (PART OF ADJACENT RESIDENTIAL PROPERTY IN LINDEN CITY; REAR	Site 71	-	-
72	640	13	JACKSON DR REAR	HUSOSKY: JOHN & SIMONE	1	ROI-1	Campus Research, Office and Industrial	0.09	-	-	-	0.09	NOT VACANT (PART OF ADJACENT RESIDENTIAL PROPERTY IN LINDEN CITY)		-	-
74	642	5	653 RARITAN RD	GRABER ROGG INC	1	O-2	Medium Density Office Building	0.13	-	-	-	0.13	NOT VACANT (LOCHNER APPLIES; DUE TO BLOCK 642, LOT 1)		-	-
75	642	9	MC KINLEY ST	MADORMA: MARIO % PNC REALTY	1	ROI-1	Campus Research, Office and Industrial	0.14	-	-	-	0.14	NOT VACANT (LOCHNER APPLIES; DUE TO BLOCK 642, LOT 8)		-	-
Total Developable Area:															7.48	1.95

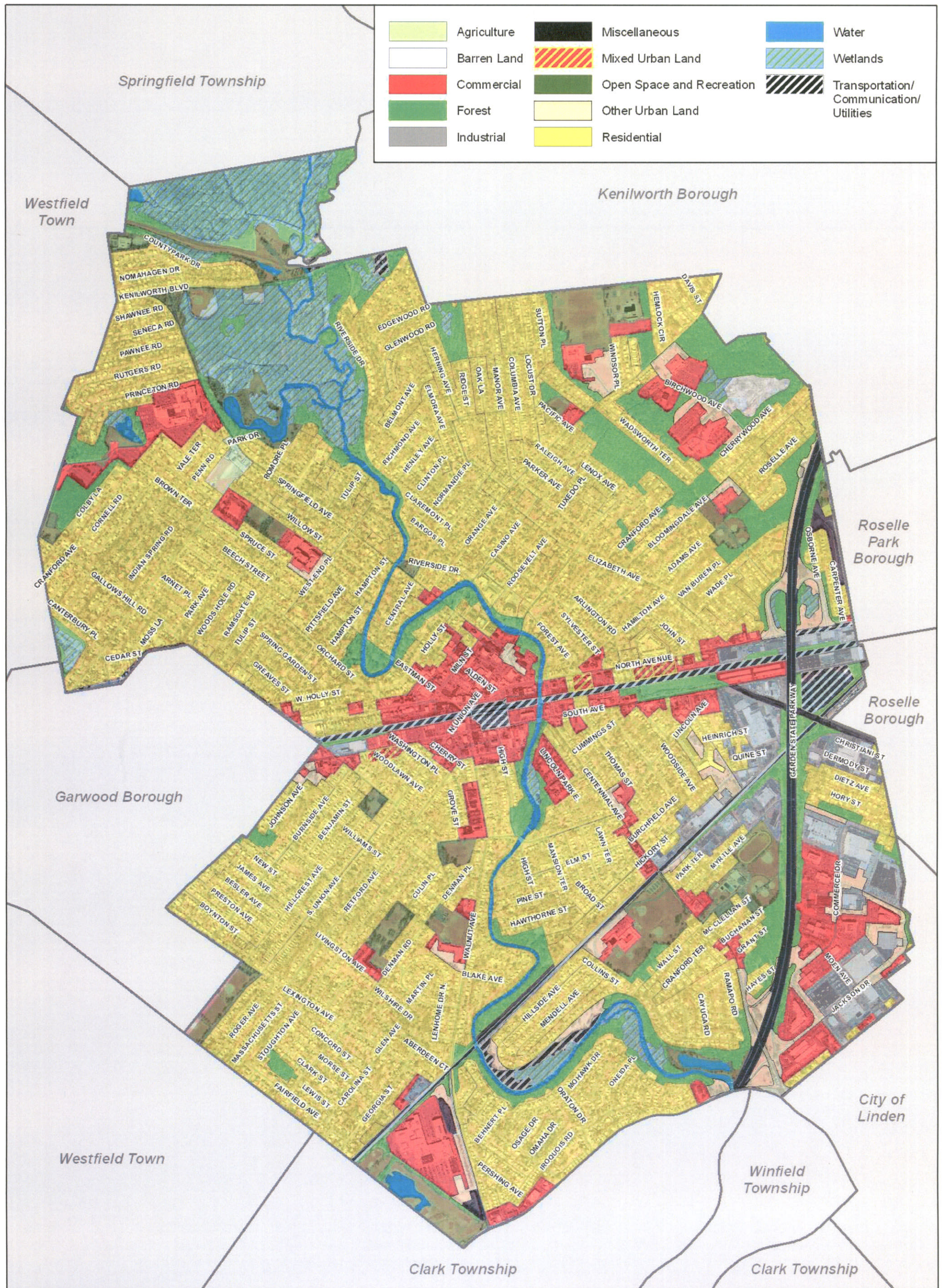
SOURCE: MOD-IV TAX ASSESSMENT DATABASE, ACCESSED ON AUGUST 18, 2008

SOURCE: MOD-IV TAX ASSESSMENT DATABASE, ACCESSED ON AUGUST 18, 2008

Cranford Housing Element and Fair Share Plan

APPENDIX B

**ATTACHMENT D:
Existing Land Use Map**



T&M 11 Tindall Road
 Middletown, NJ 07748-2792
 Phone: 732-671-6400
 ASSOCIATES Fax: 732-671-7365

0 750 1,500 3,000
 Feet

Prepared by: RED, February 6, 2007
 Source: MOD-IV, Union County GIS, NJDEP
 File Path: H:\CNPB\00020\GIS\Projects\VLA_Land Use.mxd

Generalized Land Use Township of Cranford Union County, New Jersey



NOTE: This map was developed using New Jersey Department of Environmental Protection Geographic Information System digital data, but this secondary product has not been verified by NJDEP and is not State-authorized.

ATTACHMENT E:
**COAH Regulations for Adjustment of
Household and Employment Projections**

Cranford Housing Element and Fair Share Plan

APPENDIX B

5:97-5.6 Adjustment of household and employment growth projections

- (a) A municipality may request an adjustment to its household and employment projections provided in chapter Appendix F utilized to project the municipal growth share obligation, based on an analysis of existing land capacity. In reviewing the request, the Council shall consider both residential and non-residential land capacity regardless of the adjustment sought.
 - (b) The municipality shall first measure its actual residential and non-residential growth from January 1, 2004 to the date of petition using the procedures in N.J.A.C. 5:97-2.5 and then subtract housing units created by actual residential growth from the household projection and jobs generated from actual non-residential growth (based on an application of the conversion factors in chapter Appendix D to certificates of occupancy issued) from the employment projection in Appendix F. An adjustment may only be sought against the remaining portion of the projections.
 - (c) The municipality shall submit the information required by N.J.A.C. 5:97-5.2(c) and (d), but may not exclude sites pursuant to N.J.A.C. 5:97-5.2(d)2. Municipalities may exclude from the inventory sites that cannot accommodate one housing unit. However, a growth share obligation shall still accrue on any excluded parcels if market-rate growth occurs on those parcels, as monitored pursuant to N.J.A.C. 5:96-10. If the municipality was previously granted or is requesting a vacant land adjustment pursuant to N.J.A.C. 5:97-5.1, sites utilized to determine the RDP shall be excluded from the inventory.
 - (d) The Council shall review the adjustment request pursuant to the procedures in N.J.A.C. 5:97-5.2(e) through (g). The Council shall consider sites, or parts thereof, not specifically eliminated from the inventory, for development.
 - (e) The Council shall generally utilize the municipality's zoning to determine whether to assign the residential or non-residential density to each site remaining in the inventory. The Council shall consider the character of the area surrounding each site in establishing densities for each site, or part thereof, remaining in the inventory. The Council shall also rely on the appropriate regulating agency's regulations regarding development capacity of the site, including the density. The Council shall assign the following densities to the remaining sites in the inventory:
 - 1. Land in Urban Centers, as designated or identified by the State Planning Commission, shall have a minimum presumptive density of 22 units per acre for residential sites and 220 jobs per acre for non-residential sites;
 - 2. Land in Planning Area 1 shall have a minimum presumptive density of eight units per acre for residential sites and 80 jobs per acre for non-residential sites;
 - 3. Land in Planning Area 2 and centers shall have a minimum presumptive density of six units per acre for residential sites and 60 jobs per acre for non-residential sites;
 - 4. Land in existing or proposed sewer service areas outside of Planning Areas 1 or 2 shall have a minimum presumptive density of four units per acre for residential sites and 40 jobs per acre for non-residential sites; and
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5. Land outside of a sewer service area in Planning Areas 3, 4 and 5 shall have a minimum presumptive density for residential sites that is established in DEP's Water Quality Management Planning rules (N.J.A.C. 7:15) 2.0 mg/L nitrate dilution standards. The minimum presumptive density for non-residential sites shall be established by applying a conversion factor of 4,000 square feet for every housing unit prescribed by the residential densities in N.J.A.C. 7:15. The resulting non-residential square footage shall be divided by 1,000 and multiplied by 2 to determine the number of jobs per acre. The Council shall also publish the residential and converted non-residential densities for each Hydrologic Unit Code 11 (HUC-11) watershed on its website. The Council shall apply the appropriate residential/non-residential density (depending on whether it is zoned residential or non-residential) based on which HUC-11 watershed the site is located in.
- (f) These adjusted housing and employment growth projections shall be added back to the actual growth for the period January 1, 2004 to the date of petition. If the result exceeds the growth projections shown in Appendix F, no change will be made to the projections utilized for the purpose of projecting the growth share obligation pursuant to N.J.A.C. 5:97-2.4. If the result is less than the growth projections shown in Appendix F by greater than 10 percent, the projections utilized for the purpose of projecting the growth share obligation pursuant to N.J.A.C. 5:97-2.4 may be adjusted downward. However, the municipality shall not apply the adjustment to its actual growth share obligation measured pursuant to N.J.A.C. 5:97-2.5. If the actual growth share obligation is less than the adjusted projected growth share obligation, the municipality shall continue to provide a realistic opportunity for affordable housing to address the adjusted projected growth share.

Example: Johnsonville Borough has five sites that are suitable for development, totaling 20 acres. Three of the sites are zoned for residential development and two are zoned for non-residential development. All five sites are located in a sewer service area. Two of the residential sites are located in Planning Area 1 and may accommodate eight units per acre and one residential site is located in Planning Area 2 and may accommodate six units per acre. Both non-residential sites are located in Planning Area 2 and may accommodate 60 jobs per acre. The resulting household projection is 103 units and the employment projection is 420 jobs.

Household Adjustment

8 acres	X	8 units/acre	=	64
4.5 acres	X	8 units/acre	=	36
0.5 acre	X	6 units/acre	=	3
TOTAL			=	103

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Employment Adjustment

4 acres	X	60 jobs/acre	=	240
3 acres	X	60 jobs/acre	=	180
TOTAL			=	420

When added to the Borough's actual growth of 31 units, the projected household growth through 2018 is 134 units. The total jobs resulting from the square footage of actual non-residential development to date is 65, resulting in projected employment growth through 2018 of 485 jobs.

**ATTACHMENT F:
COAH Use Group Multipliers**

APPENDIX D

UCC USE GROUPS FOR PROJECTING AND IMPLEMENTING NON-RESIDENTIAL COMPONENTS OF GROWTH SHARE

A one in 16 non-residential ratio shall be used to determine the number of affordable units to be created for each new job created in a municipality. For every 16 new jobs created in a municipality, as measured by new or expanded non-residential construction, the municipality shall have the obligation to provide one affordable residential unit. New jobs created shall be based on the gross square footage of non-residential development and on the use group of the facility being constructed. Use groups are as defined by the International Building Code (IBC) which has been incorporated by reference into the Uniform Construction Code (UCC). The following chart shall be used to project and implement the non-residential component of growth share:

<u>Use Group</u>	<u>Description</u>	<u>Square Feet Generating One Affordable Unit</u>	<u>Jobs Per 1,000 Square Feet</u>
B-Business	Use of a building or structure, or a portion thereof, for office, professional or service-type transactions, including storage of records and accounts amongst others. Examples include, but are not limited to, corporate and professional offices, banks, outpatient clinics, motor vehicle showrooms, and offices in higher education institutions.*	5,714	2.8
M- Mercantile	Buildings and structures, or a portion thereof, used to display and sell products accessible to the public. Includes retail stores, strip malls, shops and gas stations. Factories where people make, process, or assemble	9,412	1.7
F-Factory Industrial	products. Includes automobile manufacturers, electric power plants, foundries, and incinerators. F use group includes F1 and F2.	13,333	1.2
S- Storage	Use of a building or structure, or a portion thereof for storage not classified as hazardous occupancy. Examples include warehouses, lumberyards, and aircraft hangers, amongst others. S group includes S1 and S2, but parking garages are excluded.***	16,000	1.0
H-Hazardous	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 and radio studios.	10,000	1.6
A2	Assembly uses including casinos, night clubs, restaurants and taverns.	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 athletic 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, but bleachers and grandstands are excluded.	6,154	2.6

E-Educational	Schools K - 12	Exclude	Exclude
I-Institutional	Institutional uses such as assisted living facilities, hospitals, nursing homes, jails, and day care facilities. 1 group includes I1, I2, I3 and I4.**	6,154	2.6
R1	Hotels, motels, dormitories, and continuing care retirement communities that are classified as R2.	9,412	1.7
U-Utility	Miscellaneous uses. Fences, tanks, barns, agricultural buildings, sheds, greenhouses, etc.	Exclude	Exclude

* Offices as defined in the most recent Postsecondary Education Facilities Inventory Classification Manual (FICM) published by the National Center for Education Statistics, U.S. Dept. of Education. Non-office higher education uses noted in Section 303.1 "Exceptions" of the building subcode as adopted by N.J.A.C. 5:23-3.14 are excluded. Classroom and classroom laboratory facilities, conference rooms, meeting rooms, and study facilities are examples of A3 Assembly exclusions.

**Replacement square footage of hospitals and nursing homes (I-2) within the same COAH Region are excluded pursuant to N.J.A.C. 5:94-2.5(b)2v.

***In recognition of the disparity between self-storage and distribution centers in this category, actual jobs created may be submitted by municipalities for this use group.

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.

For example, if a municipality issues a certificate of occupancy for a 10,000 square foot restaurant (use group A2), the affordable housing obligation would be $10,000 \div 5,000$ or two affordable units. Alternatively, the affordable housing obligation for this same development could be calculated by applying a ratio of one unit for each 16 jobs created as follows: $10,000 \div 1,000 \times 3.2 \div 16 = 2$.