2025

Fourth Round Housing Element and Fair Share Plan

TOWNSHIP OF LYNDHURST | BERGEN COUNTY, NEW JERSEY

ADOPTED BY THE PLANNING BOARD: JUNE 16, 2025

ENDORSED BY THE COMMISSION:

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Introduction

New Jersey's history in affordable housing can be tracked by to the first Supreme Court decision in 1975, Southern Burlington County NAACP v. the Township of Mount Laurel 67 N.J. 151 (1975) (known as Mount Laurel I). This historic case determined that every developing municipality through New Jersey had an affirmative obligation to provide its fair share of affordable housing. In 1983, the Supreme Court decided Southern Burlington County NAACP v. Township of Mount Laurel, 92 N.J. 158, 456 A.2d 390 (1983)(known as Mount Laurel II), which acknowledged that the vast majority of municipalities had not addressed their constitutional obligation to provide affordable housing and created the builder's remedy lawsuit, which allowed developers to sue non-compliant municipalities forcing them to accept their proposed projects at extremely high densities.

In response to an onslaught of builder's remedy lawsuits, the Legislature enacted the Fair Housing Act of 1985 (the "FHA"), which created the Council on Affordable Housing ("COAH") to review and approve municipal Housing Elements and Fair Share Plans. Every municipality in the State was required to provide a "realistic opportunity for a fair share of its region's present and prospective needs for housing low- and moderate-income families." Through this process, a Housing Element became a mandatory part of municipal master plan. In addition, a Fair Share Plan became the mandatory document that illustrates the means of achieving the affordable housing goals discussed more generally in the Housing Element.

To implement the FHA requirements, COAH adopted a series of regulations. First (1st) Round regulations were enacted in 1987. Second (2nd) Round regulations were adopted by COAH in 1994. Third (3rd)Round regulations were supposed to be adopted in 1999 when the Round 2 rules were set to expire, but the first iteration of Round 3 regulations were not adopted by COAH until 2004. After those regulations were invalidated by the courts, COAH adopted a second (2nd) iteration of Third Round regulations in 2008. The second (2nd) iteration of regulations were also invalidated by the Courts, and after COAH failed to adopt a third iteration of Third Round regulations in 2014, the Supreme Court issued In the Matter of the Adoption of N.J.A.C. 5:96 and 5:97 by the New Jersey Council on Affordable Housing, 221 N.J. 1 (2015) (Mount Laurel IV), in which it directed trial courts to assume COAH's functions and ruled that municipalities would have to get their Third (3rd) Round Housing Elements and Fair Share Plans approved in the courts via the granting a Judgment of Compliance and Repose (JOR), rather than getting the plans approved by COAH.

Subsequently, on January 18, 2017, the Supreme Court decided In Re Declaratory Judgment Actions Filed by Various Municipalities, County of Ocean, Pursuant To The Supreme Court's Decision In In re Adoption of N.J.A.C. 5:96, 221 N.J. 1 (2015) ("Mount Laurel V"), which held that municipalities are also responsible for obligations accruing during the so-called "gap period," the period of time between 1999 and 2015. However, the Court stated that the gap obligation should be calculated as a never-before calculated component of Present Need, which would serve to capture Gap Period households that were presently in need of affordable housing as of the date of the Present Need calculation (i.e. that were still income eligible, were not captured as part of traditional present need, were still living in New Jersey and otherwise represented a Present affordable housing need).

In the Spring of 2024, the New Jersey Legislature passed, and Governor Murphy signed Law A4/S50 which amended the Fair Housing Act (N.J.S.A. 52:27D-301 et.seq.)(hereinafter the "amendments" or the "Amended FHA"). The amendments provided direction and deadlines for how a municipality must meet

its Fourth (4th) Round affordable housing obligations. This legislative effort was intended to create a more efficient, open, and transparent process for the Fourth (4th) Round and all subsequent rounds. The amended FHA also permanently abolished COAH and introduced a comprehensive structure for municipalities to meet their obligations before a new entity known as the Affordable Housing Dispute Resolution Program (hereinafter the "Program"), which consists of retired Mount Laurel judges and their Special Adjudicators, once known as Court Masters. The Program was created to approve Fourth (4th) Round Housing Elements and Fair Share Plans via the granting of a Compliance Certification, along with underlying orders to be entered into by the local vicinage trial court. The Program was also created to help municipalities mediate with objectors regarding their Fourth (4th) Round affordable housing obligations and the approval of the plans. The amended FHA also required the Department of Community Affairs (DCA) to take over the monitoring of affordable units in every municipality in the State and to draft and release a report calculating non-binding Fourth (4th) Round municipal Present and Prospective Need obligation for every municipality in the State. The DCA released its Fourth (4th) Round numbers report in October 2024. The amended FHA also ordered the New Jersey Housing and Mortgage Finance Agency (NJHMFA) to adopt new UHAC regulations. The amended FHA also changed the way municipalities receive bonus credits amongst other things.

The amended FHA also laid out the procedure to effectuate compliance with the Fourth (4th) Round of Affordable Housing (July 1, 2025 to July 1, 2035). Municipalities must complete a series of steps and, if the steps are timely completed, the municipality retains immunity from all exclusionary zoning lawsuits, including immunity from builder's remedy lawsuits. The steps are as follows:

1. Establish Present and Prospective Need Obligation Numbers – January 31, 2025. The legislation required municipalities to adopt a Present- and Prospective Need Obligation numbers by resolution by January 31, 2025.
2. Period to Challenge Numbers – February 1, 2025 to February 28, 2025. Interested parties can file a challenge to the municipality's adopted numbers.
3. If Challenged, Numbers Reviewed and Settled – March 1, 2025 to April 1, 2025. The Affordable housing Dispute Resolution program will review the municipality's proposed obligation numbers and review the challenge presented.
4. Adoption and filing of a Fourth (4th) Round Housing Element and Fair Share Plan – June 30, 2025. The HEFSP must contain several components which must provide a realistic opportunity for the development of affordable housing units that will satisfy the municipality's 's Rehabilitation, Prior Round, Third (3rd) Round and Fourth (4th) Round affordable housing obligations. The statutory components of the Housing Element and Fair Share Plan include, among other things, an inventory of housing, demographic and employment analyses and considerations of lands for suitable housing development. This document will also contain areas recommended for rezoning, redevelopment or other land use strategies to effectuate such housing development. This document will address all of the statutory criteria required by the legislation to achieve conformance with this step.
5. Challenges to the Fourth (4th) Round Housing Element and Fair Share Plan – August 31, 2025 to December 31, 2025. Interested parties can file a challenge to the validity of the plan and the strategies to address the obligation contained therein- by August 31, 2025. Municipalities will have until December 31, 2025 to settle any challenge or provide an explanation as to why some or all the requested changes from the intervening party will not be made. If there is a settlement,

it must be reviewed and approved by the Program, and then by the local vicinage Mount Laurel Judge for the county, who will issue an order approving the settlement and the equivalent of a judgment of compliance and repose known as a Compliance Certification, which will grant a municipality immunity from all exclusionary zoning lawsuits until the end of the Fourth (4th) Round on June 30, 2035. If there is no settlement the Program will review the plan and issue a recommendation which goes to the Superior Court where the assigned Mount Laurel Judge for the county issues the Compliance Certification.

6. **Final Compliance Deadline – March 31, 2026.** The deadline for the Township to adopt the implementing ordinances to align with the plan.

Municipal Summary

The Township of Lyndhurst is comprised of two distinctive areas: the Hackensack Meadowlands in the east and the heavily urbanized area in the upland part of the Township. The upland area, which makes up approximately Forty (40%) percent of Lyndhurst's total land area, is fully developed and future development is expected to be minimal. The Meadowlands section of the Township, which accounts for approximately Sixty (60%) percent of the total land area, is environmentally sensitive and falls within the jurisdiction of the New Jersey Sports and Exposition Authority (NJSEA).

The Township has not experienced major population and employment growth in recent years because of the built-out character of the upland section and careful land use planning by the NJSEA. The Township of Lyndhurst has not filed a petition for substantive certifications for the previous rounds.

Township Goal

It is the overall goal of the Township's Fourth (4th) Round Housing Element and Fair Share Plan is to provide the planning context in which access to low- and moderate-income housing can be provided in accordance with the requirements of the Fair Housing Act and the laws of the State of New Jersey.

Content of Housing Element

The Fair Housing Act requires that "the housing element be designed to achieve the goal of access to affordable housing to meet present and prospective housing needs, with particular attention to low- and moderate-income housing." As per the MLUL, specifically N.J.S.A. 52:27D-310, a housing element must contain at least the following items:

a. An inventory of the Township'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, and in conducting this inventory the municipality shall have access, on a confidential bases for the sole purpose of conducting the inventory, to all necessary property tax assessment records and information in the assessor's office, including but not limited to the property records cards;
b. Projection of the municipality's housing stock, including the probable future construction of low- and moderate-income housing, for the next ten years, taking into account, but not necessarily limited to, construction permits issues, approvals of applications for development and probable residential development of lands;
c. An analysis of the municipality's demographic characteristics, including but not necessarily limited to household size, income level, and age;
d. An analysis of the existing and probable future employment characteristics of the municipality;
e. 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, as established pursuant to section 3 of P.L.2024.c2(C.52:27D-304.1);
f. A consideration of the lands that are most appropriate for construction of low- and moderate-income housing and of 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;
g. An analysis of the extent to which municipal ordinances and other local factors advance or detract from the goal of preserving multigenerational family continuity as expressed in recommendations of the Multigenerational Family Housing Continuity Commission, adopted pursuant to paragraph (1) of subsection f. of Section 1 of P.L.2021.c273(C.52:27D-329.20);
h. For a municipality located within the jurisdiction of the Highlands Water Protection and Planning Council, established pursuant to P.L.2024.c2(C.52:27D-304.1), and analysis of compliance of the housing element with the Highlands Regional Master Plan of lands in the Highlands Preservation Area, and lands in the Highlands Planning Area for Highlands-conforming municipalities. This analysis shall include the consideration of opportunities for redevelopment of existing developed lands into inclusionary or one hundred (100%) percent affordable housing, or both and opportunities for one hundred (100%) percent affordable housing in both the Highlands Planning Area and Highlands Preservation Area that are consistent with the Highlands regional master plan; and,
i. An analysis of consistency with the State Development and Redevelopment Plan, including water, wastewater, stormwater and multi-modal transportations based on guidance and technical assistance from the State Planning Commission.

Inventory of Lyndhurst's Housing Stock

The following housing data was sourced from the 2018-2023 five-year ACS estimates.

Housing Type

According to the 2023 ACS, there are 9,839 housing units in the Township of Lyndhurst. The Township's housing stock includes single-family detached, single family attached (i.e., townhomes), multi-family dwellings. Single-family detached dwellings comprise the majority of the Township's housing stock with a total of 4,064 or 41.3%. Single-family-attached homes comprise 329 or 3.3% of Lyndhurst's housing stock. As the chart on the right indicates there are 2,993, two(2) unit dwellings and 1,868 five (5) or more-unit buildings.

Housing Type by Units in Structure		
Unit Type	Number of Units	Percent
1-unit, detached	4,064	41.3%
1-unit, attached	329	3.3%
2 units	2,993	30.4%
3 or 4 units	585	5.9%
5 to 9 units	262	2.7%
10 to 19 units	245	2.5%
20 or more units	1,335	13.6%
Mobile home	26	0.3%
Other	0	0.0%
Total	9,839	100%

Source: 2023 ACS Table DP04

Occupancy Status

According to the 2023 ACS estimates, 59.9% of the Township's 9,363 occupied housing stock is owner occupied while 40.1% is renter occupied. The Township's homeowner vacancy rate is estimated to be 0.4, while the rental vacancy rate is estimated to be 3.0 in 2023.

The average household size in Lyndhurst is 2.38 persons, while the average family size is 2.93 persons according to the 2023 ACS. See the table below for additional details.

Occupancy Status		
	Households	Percent
Occupied Total	**9,363**	**95.2%**
Owner Occupied	5,608	59.9%
Renter Occupied	3,755	40.1%
Vacant Total	**476**	**4.8%**
For rent	119	25%
Rented, not occupied	77	16.2%
For Sale only	23	4.8%
Sold, not occupied	71	14.9%
Seasonal, recreational, or occasional	12	2.5%
For migrant workers	0	0.0%
Other	174	36.6%
Total	9,839	100%

Source: 2023 ACS 5-Year Estimates Tables DP04 & B25004

Value and Rent of Housing Stock

The 2023 ACS provides value estimates for owner-occupied housing units. Lyndhurst estimated that the majority of the 5,608 total owner-occupied units, 2,583, or 46.1%, are valued between $500,000 to $999,999. There are only 88 or 1.6% of owner-occupied units that are valued less than $100,000. See the table below for details.

Value of Owner-Occupied Units		
Value	Number of Units	Percent
Less than $50,000	61	1.1%
$50,000 to $99,999	27	0.5%
$100,000 to $149,999	44	0.8%
$150,000 to $199,999	97	1.7%
$200,000 to $299,999	402	7.2%
$300,000 to $499,999	2,228	39.7%
$500,000 to $999,999	2,583	46.1%
$1,000,000 or more	166	3.0%
Total	5,608	100.0%
Median (Dollars)	$496,000	

Source: 2023 ACS 5-Year Estimates Table DP04

Approximately 45.8% of rentals in Lyndhurst have rents priced from $1,000 to 1,999 per month. Units with rents less than $1,000 comprise 265 or 7.3% of rentals in the Township. Additionally, the median rental costs in 2023 is approximately $1,719. See the table below for more information.

Cost of Rentals		
Cost	Number of Units	Percent
Less than $500	88	2.4%
$500 to $999	177	4.9%
$1000 to $1,499	1,084	30.0%
$1,500 to $1,999	1,048	29.0%
$2,000 to $2,499	609	16.8%
$2,500 to $2,999	223	6.2%
$3,000 or more	386	10.7%
Total	3,615	100%
Median (Dollars)	$1,719	

Source: 2023 ACS 5-Year Estimates Table DP04

Condition of Housing Stock

The Census does not classify housing units as standard or substandard, but it can provide an estimate of substandard housing units that are occupied by low- and moderate-income households. The Appellate Division upheld COAH's use of three (3) indicators to determine substandard housing in the State. Those three (3) indicators are houses built before 1959, and which are overcrowded with more than one (1) person per room. The second (2nd) indicator is homes lacking complete plumbing and the third indicator are homes lacking kitchen facilities.

The Census indicators available at the municipal level indicate a sound housing stock, as displayed by the following three (3) data tables. According to the 2023 ACS estimates, 0.4% or 39 occupied units within

the Township lacked plumbing facilities, 1.4% or 129 occupied units lacked kitchen facilities, and 0.7% or 64 occupied units lacked telephone service.

Condition of Housing Stock		
Fuel Type	Number of Units	Percent
Lacking complete plumbing facilities	39	0.4%
Lacking complete kitchen facilities	129	1.4%
No telephone service available	64	0.7%
Total	9,363	2.3%

Source: 2023 ACS 5-Year Estimates Table DP04

Housing with 1.01 or more person per room is an index of overcrowding. In 2023, the ACS estimated that there were 148 or 1.6% occupied housing units within the Township that were "overcrowded". It should be noted that 9,215 or 98.4% of the housing units contained less than 1.00 persons per room.

Occupants Per Room		
Occupants	Number of Units	Percent
1.00 or less	9,215	98.4%
1.01 to 1.50	53	0.6%
1.51 or more	95	1.0%
Total	9,363	100%

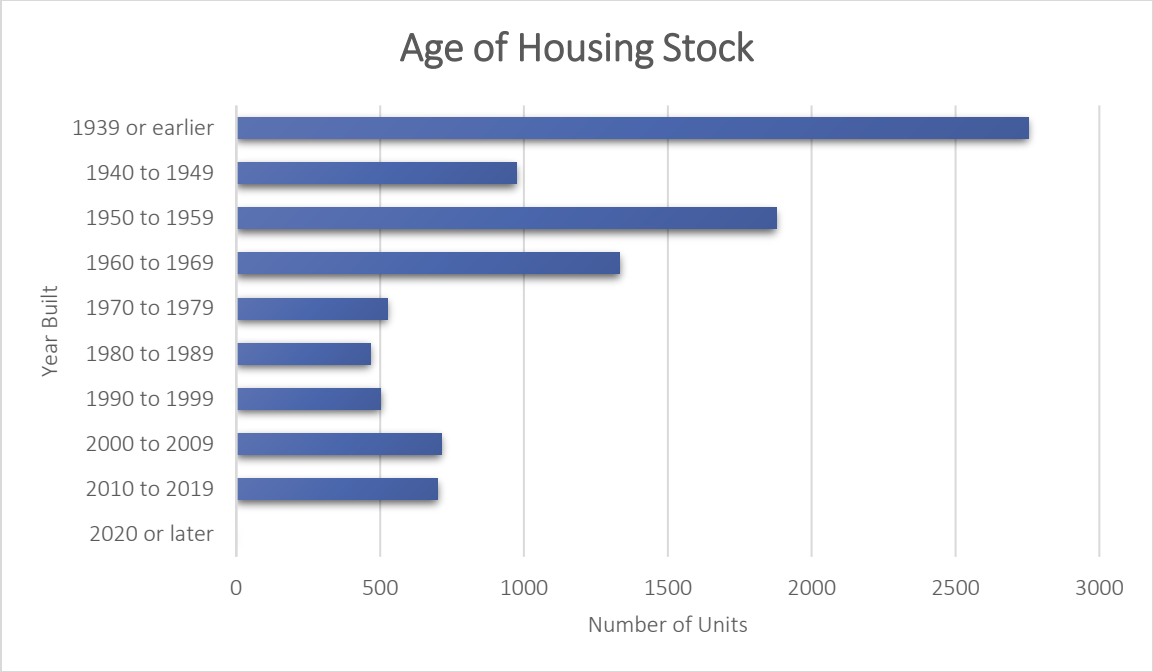
Source: 2023 ACS 5-Year Estimates Table DP04

Housing units built in 1975 or earlier are now flagged instead of units built in 1959 or earlier. Research has determined that units built fifty (50) or more years ago are much more likely to be in substandard condition. Included in the rehabilitation calculation are overcrowded units and dilapidated housing. Overcrowded units are defined by the U.S. Department of Housing and Urban Development as those with more than one person living per room.

The table and bar graph on the following page provide the 2023 ACS data on the estimated age of housing stock in the Township of Lyndhurst. The largest number of housing units constructed in the Township were built before 1940s, with 2,752 or 28% housing units. There were no housing units constructed in this decade so far.

Age of Housing Stock		
Year Built	Number of Units	Percent
Built 2020 or later	0	0.0%
Built 2010 to 2019	700	7.1%
Built 2000 to 2009	713	7.2%
Built 1990 to 1999	501	5.1%
Built 1980 to 1989	465	4.7%
Built 1970 to 1979	525	5.3%
Built 1960 to 1969	1,333	13.5%
Built 1950 to 1959	1,877	19.1%
Built 1940 to 1949	973	9.9%
Built 1939 or earlier	2,752	28.0%
Total	2,752	100%

Source: 2023 ACS 5-Year Estimates Table DP04



Projection of Housing Stock

As per the MLUL, specifically N.J.S.A 52:27D-310, a housing element must contain a projection of the municipality's housing stock, including the probable future construction of low- and moderate-income housing for the next ten years, taking into account, but not necessarily limited to construction permits issued, approvals of applications for development, and probable residential development of lands.

The Department of Community Affairs,' (DCA) Division of Codes and Standards website provides data on Certificates of Occupancy and demolition permits for both residential and non-residential development. Within the Division of Codes and Standards website is the New Jersey Construction Reporter, which contains building permit, certificate of occupancy (hereinafter "CO"), and demolition data that is submitted by municipal construction officials within the State each month. The New Jersey Construction Reporter has information dating back to 2000, which can be used to show the Township's historic development trends.

As shown in the table below, 560 new homes were built and issued COs between 2013 and 2023 while 111 were demolished in the Township of Lyndhurst. As shown in the tables below, the greatest numbers of CO's issued occurred in 2023 and the demolitions occurred from 2013 to 2016

Historic Trends of Residential COs												
	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	Total
1 & 2 Family	12	2	10	4	12	4	7	6	0	4	21	82
Multifamily	258	0	0	218	0	0	0	0	0	0	0	476
Mixed-Use	0	2	0	0	0	0	0	0	0	0	0	2
Total	270	4	10	222	12	4	7	6	0	4	21	560

Source: New Jersey Construction Reporter from the NJ DCA

Historic Trends of Demolition Permits												
	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	Total
1 & 2 Family	4	5	2	1	0	6	8	22	8	10	37	103
Multifamily	0	0	0	0	0	0	0	0	0	0	0	0
Mixed-Use	0	0	0	0	0	0	0	0	0	2	6	8
Total	4	5	2	1	0	6	8	22	8	12	43	111

Source: New Jersey Construction Reporter from the NJ DCA

Vacant Land Adjustment

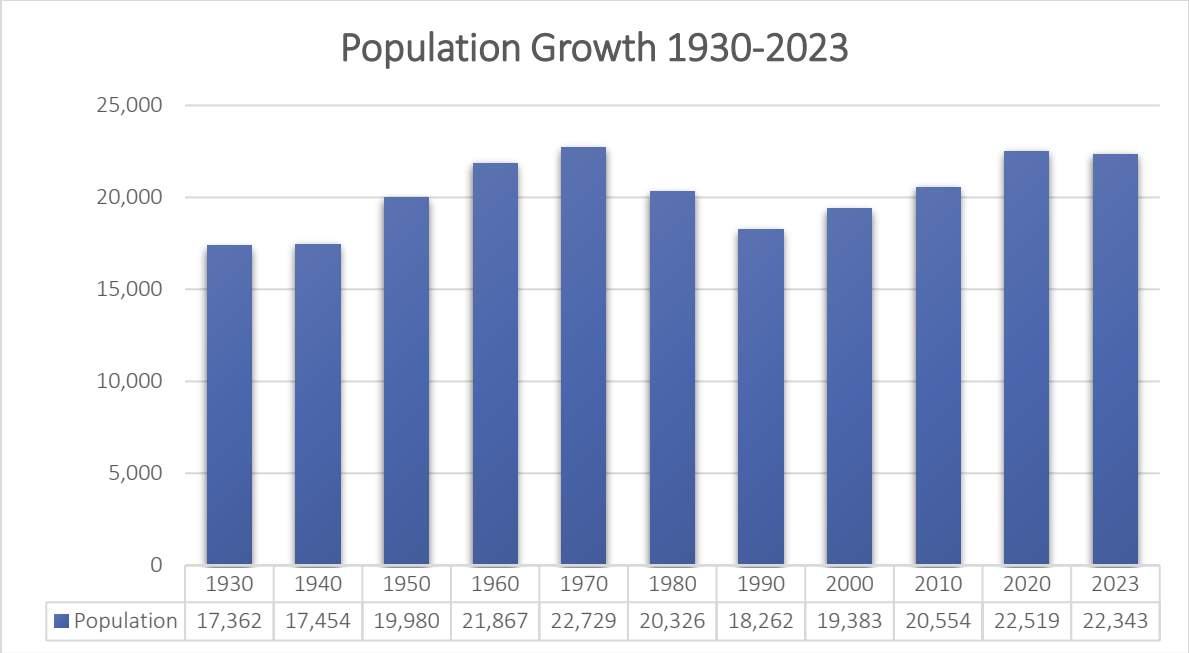
Future development opportunities in Lyndhurst were assessed as part of a vacant land adjustment and the imposition of a realistic development potential (RDP) analysis that was undertaken pursuant to COAH's Second Round regulations. As discussed in more details in the Fair Share Plan section of this report. The Township has determined that it has an RDP of zero (0) affordable housing units.

Lyndhurst's Population Demographics

Lyndhurst's population experienced a growth from 1930 to 1970 until a slight decline in 1980 of 10.6%. Since 1990, the population has continued to increase and, in 2023, the estimated population is 22,343 residents in the Township. Please see the table to the right and chart below for additional information. It shall be noted that the five (5) year American Community Survey (hereinafter "ACS") data from the US Census Bureau provided estimates of population, housing and employment estimates between the major Census reports each decade. In an effort to display the most up to date information, the data used in this report is source from the 2018-2022 five (5)year ACS estimates.

Population Growth		
Year	Population	Percent Change
1930	17,362	-%
1940	17,454	0.5%
1950	19,980	14.5%
1960	21,867	9.4%
1970	22,729	3.9%
1980	20,326	-10.6%
1990	18,262	-10.2%
2000	19,383	6.1%
2010	20,554	6.0%%
2020	22,519	9.6%
2023	22,343	0.8%

Source: US Census Bureau, 2000, 2010, 2020 & 2023 ACS 5-Year Estimates Table B01003



Age Distribution of Population

The 2023 ACS estimates that 3,488 or 15.6% of the population is 65 years and older while the percentage % of children aged 19 and younger comprised 4,097 or 18.4% of the Township's population. Residents aged 35 to 44 years old comprised the largest age cohort with approximately 14.5% of residents fall in this category. The 2023 ACS also indicates that the Township's median age was 40.3 years old in 2023. See the table and chart below for additional details.

Population By Age Cohort (2023)		
Age	Total	Percent
Under 5 years	1,006	4.5%
5 to 9 years	1,107	5.0%
10 to 14 years	1,220	5.5%
15 to 19 years	764	3.4%
20 to 24 years	1,866	8.4%
25 to 34 years	2,929	13.1%
35 to 44 years	3,232	14.5%
45 to 54 years	3,087	13.8%
55 to 59 years	1,845	8.3%
60 to 64 years	1,799	8.1%
65 to 74 years	2,098	9.4%
75 to 84 years	1,033	4.6%
85 years and over	357	1.6%
Total	5,668	100%
Median Age (years)	40.3	

Source: 2023 ACS 5-Year Estimates Table DP05

Racial Characteristics		
Race	2023 Number	2023 Percent
One Race	**18,110**	**81.1%**
White	14,890	82.2%
Black or African American	752	3.9%
American Indian and Alaska Native	0	2.3%
Asian	1,171	15.8%
Native Hawaiian and Other Pacific Islander	0	0.0%
Some Other Race alone	1,297	13.6%
Two or More Races	**4,233**	**18.9%**
Total	**22,343**	**100%**

Source: 2023 ACS 5-Year Estimates Table B02001

Household Size and Type

According to the 2023 ACS estimates, Lyndhurst contains a total of 9,363 households. The Township had approximately 65.6% or 6,146 family households. Married-couple families with children under eighteen (18) comprised 41.4% or 1,823 of households within the Township, whereas 34.4% or 3,217 were non-family households in 2023. Non-family households include persons living alone or a householder who is not related to any of the other persons sharing their home.

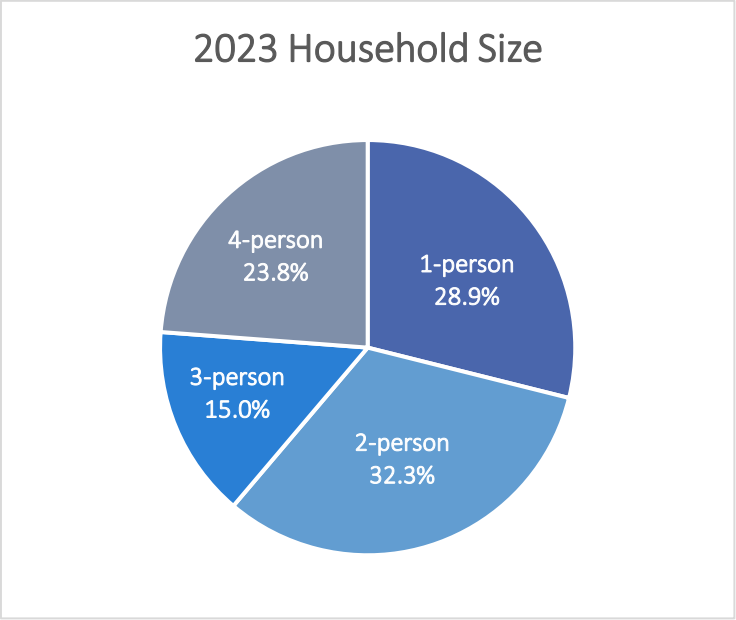
Household Type and Size		
Type	Number	Percent
Family Households	**6,146**	**65.6%**
Married couple family	4,407	71.7%
with children under 18	1,823	41.4%
Male Householder, no spouse	546	12.4%
Female Householder, no spouse	1,193	27.1%
Non-family Households	**3,217**	**34.4%**
Total	9,363	100%

Source: 2023 ACS 5-Year Estimates Table S1101

As illustrated in the table and chart on the next page, the most common household size within Lyndhurst in 2023 was a 2-person household, which totaled 32.3% of all households. The second most common was a 1-person household with 28.9% of all households. Households of 4 or more-person comprised 23.8% of all households within the Township. Finally, households of 3 persons comprised 15.0% of all households.

Household Size		
Size	Total	Percent
1-person	2,710	28.9%
2-person	3,023	32.3%
3-person	1,405	15.0%
4 or more person	2,225	23.8%
Total	9,363	100%

Source: 2023 ACS 5-Year Estimates Table S2501



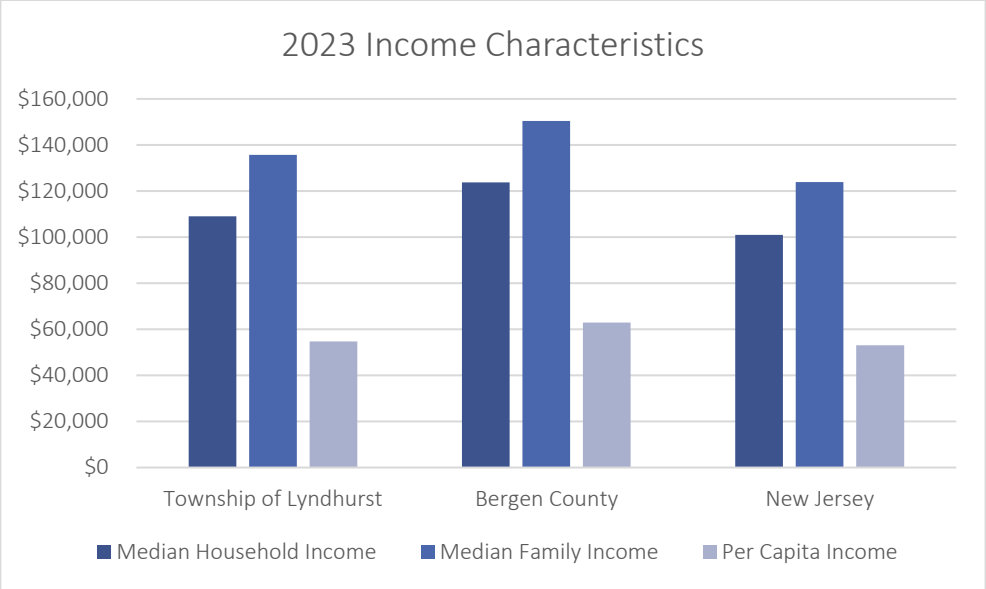
Income and Poverty Status

The 2023 ACS estimates that the median household income, the median family income, and the per capita income for the Township are greater than the incomes for Bergen County but are less for New Jersey. Lyndhurst's median household income is $14,694 less than the County and $7,971 greater than the State's. The median family income in the Township is $14,714 less than the County's and $11,869 greater than the State's. The median per capita income for the Township is $8,197 less than the County's and $1,671 greater than the State's.

Furthermore, individual poverty estimated at 6.7% in Lyndhurst similarly to 6.7% in the County and 9.8% in the State. Poverty within families is estimated at 4.0% in the Township which is less than the 5.0% in the County and 7.0% in the State's. See the table and chart below and on the next page for additional details.

Income Characteristics			
Income type	Township of Lyndhurst	Bergen County	New Jersey
Median Household Income	$109,021	$123,715	$101,050
Median Family Income	$135,761	$150,475	$123,892
Per Capita Income	$54,789	$62,986	$53,118
Poverty Status (Percent of People)	6.7%	6.7%	9.8%
Poverty Status (Percent of Families)	4.0%	5.0%	7.0%

Source: 2023 ACS 5-Year Estimates Tables S1901, B19301, S1701, S1702



According to the 2023 ACS data, a majority of households (20.4%) in Lyndhurst earn between $100,000 to $149,999 per year, which is greater than the 18.2% of households in the County and 18.0% of households in the State. On the other hand, 2.5% of household income earns $10,000 to 14,999, which is slightly greater than the 2.3% for the County and less than the 2.9% of households in the State.

Household Income						
	Township of Lyndhurst		Bergen County		New Jersey	
	Total	Percent	Total	Percent	Total	Percent
Less Than $10,000	583	6.2%	11,201	3.6%	140,262	4.0%
$10,000 to $14,999	236	2.5%	7,234	2.3%	99,362	2.9%
$15,000 to $24,999	340	3.6%	13,282	4.0%	175,402	5.0%
$25,000 to $34,999	311	3.3%	15,240	4.0%	184,753	5.3%
$35,000 to $49,999	640	6.8%	23,079	6.5%	276,601	8.0%
$50,000 to $74,999	1,251	13.4%	39,916	11.4%	448,192	12.9%
$75,000 to $99,999	948	10.1%	35,056	10.9%	397,939	11.4%
$100,000 to $149,999	1,913	20.4%	62,751	18.2%	627,526	18.0%
$150,000 to $199,999	1,309	14.0%	45,164	12.1%	407,723	11.7%
$200,000 or more	1,832	19.6%	100,384	27.0%	720,595	20.7%
Total	9,363	100%	353,307	100%	3,478,355	100%

Source: 2023 ACS 5-Year Estimates Tables B19001 & S1901

Lyndhurst's Employment Demographics

This chapter provides a snapshot of employment within the Township of Lyndhurst, including the types of industries within the community, the employment status for residents ages 16 and older, and the employment projections.

The 2023 ACS estimates that Lyndhurst has a total of 13,512 or 72.3% of residents in the labor force. The labor force consists of approximately 12,645 or 67.7% employed residents and 867 or 4.6% % unemployed residents. There are no residents in the armed forces as of 2023.

Employment Status (Age 16 and Over)		
Employment Status	Number of Workers	Percent
In labor force	13,512	72.3%
Civilian labor force	13,512	72.3%
Employed	12,645	67.7%
Unemployed	867	4.6%
Armed Forces	0	0.0%
Not in labor force	5,175	27.7%
Total Population 16 and Over	18,687	100%

Source: 2023 ACS 5-Year Estimates Table DP03

Occupational Characteristics

The 2023 ACS estimates that 6,507 or 51.5% of the Township's residents are employed in management, business, science, and arts occupations. The sales and office occupations employed 2,470 residents, or 19.5%, of the working population. Service occupations employed 10.8% or 1,360 residents. Natural resources, construction, and maintenance occupations employed 714 residents or 5.6% and production, transportation, and material moving occupations employed 1,594 residents or 12.6% of the working population.

Employed Civilian Population By Occupation (Age 16 Years or Older)				
Occupation	Township of Lyndhurst		Bergen County	
	Total	Percent	Total	Percent
Management, business, science, and arts occupations	6,507	51.5%	263,942	53.3%
Service occupations	1,360	10.8%	61,574	12.4%
Sales and office occupations	2,470	19.5%	101,185	20.4%
Natural resources, construction, and maintenance occupations	714	5.6%	25,740	5.2%
Production, transportation, and material moving occupations	1,594	12.6%	42,480	8.6%
Total	12,645	100%	494,921	100%

Source: 2023 ACS 5-Year Estimates Table DP03

Employment Projections

The NJTPA estimates that employment within the Township will grow by 1,302 jobs by 2050. In order to achieve this projection, Lyndhurst would need to create 37.2 new jobs per year during the 35-year period.

Employment Projections			
Year	Jobs	Change	Percent
2015	10,504	---	---
2050	11,806	1,302	12.4%

Source: NJTPA Plan 2050, Appendix E; NJTAP Plan 2040, Appendix A (for 2020 data)

Employment by Professions

According to the 2023 ACS, educational services, and health care and social assistance made up the largest component of the workforce with 2,603 persons or 20.6%. The second (2nd) largest cohort is professional, scientific, and management, and administrative and waste management services with 2,042 persons or 16.1%.

Employed Person by Profession		
Occupation	Number of Persons	Percent
Agriculture, forestry, fishing and hunting, and mining	24	0.2%
Construction	621	4.9%
Manufacturing	1,175	9.3%
Wholesale trade	327	2.6%
Retail trade	1,395	11.0%
Transportation and warehousing, and utilities	1,103	8.7%
Information	313	2.5%
Finance and insurance, and real estate and rental and leasing	1,100	8.7%
Professional, scientific, and management, and administrative and waste management services	2,042	16.1%
Educational services, and health care and social assistance	2,603	20.6%
Arts, entertainment, and recreation, and accommodation and food services	714	5.6%
Other services, except public administration	557	4.4%
Public administration	671	5.3%
Total	12,645	100%

Source: 2023 ACS 5-Year Estimates Table DP03

Capacity for Fair Share

This chapter of the HEFSP provides the following information as required by the rules:

- The Township's capacity to accommodate its housing needs.
- 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.
- Lands of developers who have expressed a commitment to provide low- and moderate-income housing.
- The location and capacities of existing and proposed water and sewer lines and facilities relevant to the proposed affordable housing sites.

Land Capacity

Lyndhurst's capacity to construct creditable units toward satisfying its affordable housing obligation is determined by three components – available land, water capacity, and sewer capacity. Additionally, land development is limited by wetland and associated buffers, flood plains, parcel size and municipal regulations.

Utility Capacity

There is sufficient overall water and sewer capacity to serve proposed development throughout the Township. However, to determine if infrastructure upgrades are required, the Township would need to perform a detailed study of the affordable housing sites and their surrounding utility infrastructure. The study would need to include sanitary sewer and water service reports for each development, the condition, size, location and existing capacities and pressures would need to be determined.

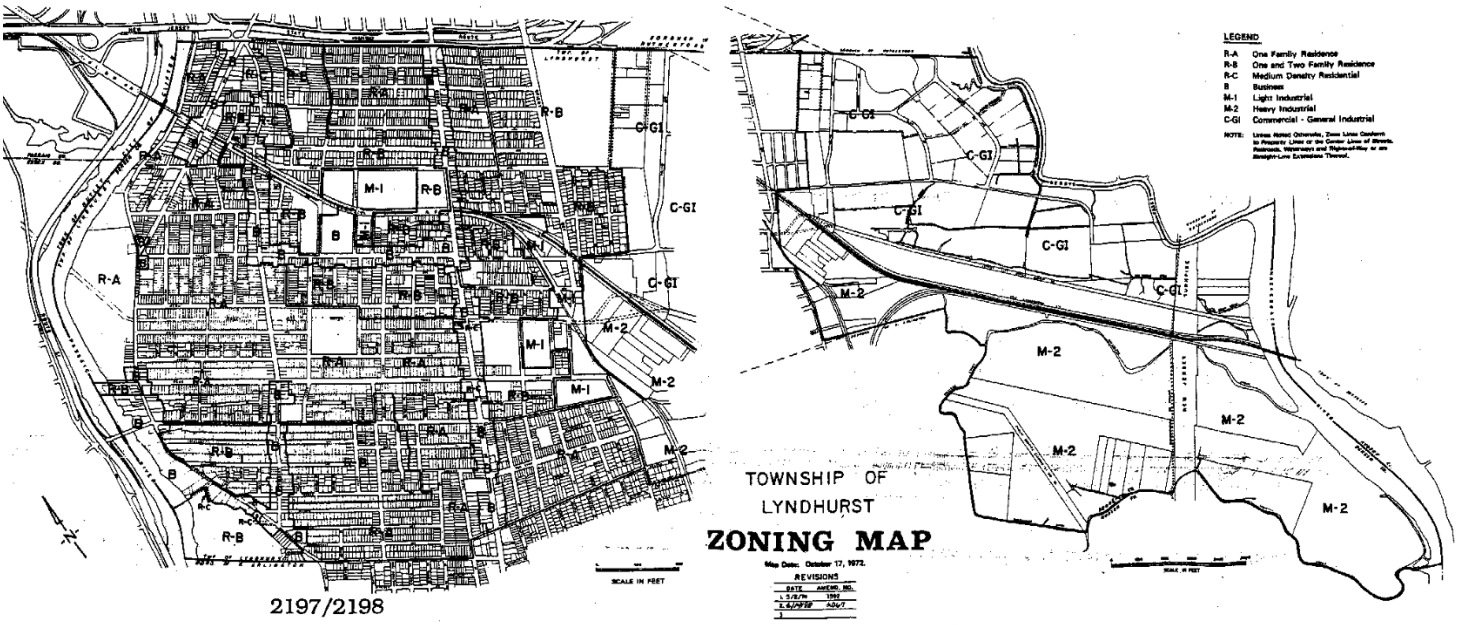
Appropriate Locations for Affordable Housing

Land that is most appropriate for the construction of low- and moderate-income housing in the Fourth (4^{th}) Round includes the following approved, proposed, and anticipated projects:

1. 251-255 Ridge Road – This site received approval from the Planning Board to construct eighteen (18) units inclusive of three (3) affordable units. The project is currently under construction.

Anticipated Development Patterns

Anticipated land use patterns within the Township of Lyndhurst will follow the established zoning map (shown on the following page). The Township has a variety of zoning districts including one (1) family residential, one (1) and two (2) family residential, medium density residential, business, light industrial, heavy industrial and commercial.



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Multigenerational Family Housing Continuity

Pursuant to the Amended FHA, an analysis of the extent to which municipal ordinances and other local factors advance or detract from the goal of preserving multigenerational family continuity as expressed in the recommendations of the Multigenerational Family Housing Continuity Commission.

On November 8, 2021, the Senate and General Assembly of the State of New Jersey adopted C.52:27D-329.20, which established the "Multigenerational Family Housing Continuity Commission" for the purpose of conducting research, obtaining public input, and adopting recommendations on how to most effectively advance the goal of enhancing multigenerational family housing continuity, which can be defined broadly as the degree to which senior citizens are able to reside at the homes of their extended families.

The bill requires each Municipality's Housing Plan Element to provide an analysis of the extent to which municipal ordinances and other local factors advance or detract from the goal as described in the recommendations of the commission.

The Township of Lyndhurst has a history of being committed to promoting multigenerational family continuity and will continue to do so through the Fourth (4th) Round. Lyndhurst has diverse housing options in a manner consistent with the regulation. Additionally, the Township is employing a variety of approaches to accomplish this task through a variety of housing types and affordability levels in close proximity to public transportation (such as the train station and bus stops), shopping centers, and the downtown. The Township has a number of senior housing options, and a Township sponsored Senior Center.

Consistency with the State Development and Redevelopment Plan

The Fourth (4th) Round Housing Element and Fair Share Plan is consistent with the 2001 State Development and Redevelopment Plan (SDRP) and the proposed SDRP that is currently in cross-acceptance process as the projects will provide a realistic opportunity for the construction of affordable housing as the projects are located in State Planning area designated as PA-1, which is the Metro Planning Area. Pursuant to the SDRP, PA-1 is the preferred location for redevelopment for compact growth. The development of affordable housing in PA-1 is consistent with the overall State Development and Redevelopment Plan goal to direct redevelopment and growth into PA-1 areas as the intentions of the Metropolitan Planning Area are to provide for much of the state's future redevelopment promote growth in compact forms. The Township's Fourth Round Plan is consistent with the 2001 SDRP.

Affordable Housing Trust Fund

The Township of Lyndhurst maintains an Affordable Housing Trust Fund as per Section 20 of the Township's Municipal Code.

The Spending Plan is included in the appendix to this Housing Plan, which discusses the anticipated revenues, collection of revenues and the use of revenues, was prepared in accordance with former COAH's applicable substantive rules. All collected revenue will be placed in the Township's Affordable Housing Trust Fun and may be dispensed for the use of eligible affordable housing activities, but not limited to:

- Rehabilitation program;
- New construction of affordable housing units and related development costs;
- Extensions or improvements of roads and infrastructure directly serving affordable housing development sites;
- Acquisitions and/or improvements of land to be used for affordable housing;
- Purchase of affordable housing units for the purpose of maintaining or implementing affordability controls;
- Maintenance and repair of affordable housing units;
- Repayment of municipal bonds issued to finance low and moderate-income housing activity; and,
- Any other activity as specified in the approved spending plan.

However, the Township is required to fund eligible programs in a Court-approved Housing Element and Fair Share Plan, as well as provide affordability assistance.

At least thirty percent (30%) of collected development fees shall be used towards affordability assistance. Affordability assistance became a statutory requirement in Fair Housing Act and shall be used to provide affordability assistance to low- and moderate-income households in affordable units included in a municipal Fair Share Plan. At least one third (1/3) of the affordability assistance must be expended on very-low-income units. Additionally, no more than twenty percent (20%) of the revenues collected from development fees each year shall be expended on administration, including, but not limited to, salaries and benefits for municipal employees or consultant fees necessary to prepare or implement a rehabilitation program, a new construction program, a housing element and fair share plan and/or an affirmative marketing program.

Monitoring

The Township has and will continue to comply with monitoring provisions consistent with those required by the Amended Fair Housing Act. The monitoring requires regular tracking of progress towards meeting the affordable housing obligations and ensuring the affordable units and affordable housing trust fund are administered properly as follows:

- February 15th of each year- The Township will provide an annual reporting of the status of all affordable housing activity within the Township through posting on the municipal website and certifying the account on the Department of Community Affairs' portal.

Fair Share Plan

Content of Fair Share Plan

The Fair Share Plan contains the following information:

- Regional income limits;
- Description of existing credits intended to satisfy the obligation;
- Description of proposed mechanisms that will be used to meet any outstanding obligations; and
- An implementation schedule that sets forth a detailed timeline for units to be approved.

Regional Income Limits

Dwelling units are affordable to low- and moderate-income households if the maximum sales price or rental cost is within their ability to pay such costs, based on a specific formula. COAH historically provided income limits based upon the median gross household income of the affordable housing region in which the household is located. A moderate-income household is one with a gross household income equal to or more than fifty percent (50%) but less than eighty percent (80%) of the median gross regional household income. A low-income household is one with a gross household income equal to fifty percent (50%) or less of the median gross regional household income. Very-low-income households are those with a gross household income equal to thirty (30%) or less of the median gross household income. Lyndhurst is located in Region 1, which contains Bergen, Hudson, Passaic, and Sussex County.

Using the 2024 regional income limits, a four (4)person household moderate-income is capped at $96,329. Two (2) person households could make up to $77,064 and be considered a moderate-income household or make up to $48,165 and be considered a low-income household. See the table below for greater detail.

2024 Regional Income Limits for Region 1				
Income	Household Size			
	1 Person	2 Person	3 Person	4 Person
Median	$84,288	$96,329	$108,371	$120,412
Moderate	$67,431	$77,064	$86,697	$96,329
Low	$42,144	$48,165	$54,185	$60,206
Very Low	$25,286	$28,899	$32,511	$36,124

Source: https://ahpnj.org/member_docs/Income_Limits_2024_FINAL.pdf

Prior and Third Round Compliance

The Township of Lyndhurst adopted a Housing Element and Fair Share Plan, dated December 1, 2005, which never received a Judgment of Compliance and Repose. However, the plan proposed to address its Growth Share, the sixty-five (65) excess units from the Joseph A. Carucci Apartment Complex and the eighty (80) units from the Riverside Village Project senior housing facility. The Township proposed meeting the remainder of the Growth Share obligation through a Growth Share Ordinance which would require developers to build their fair share of affordable housing.

The Township of Lyndhurst withdrew from the process and never received certification and has a unmet need of eight hundred eighty three (883) units from the Prior Round and Third (3rd)Round.

Third Round Rehabilitation Obligation

The 2005 Housing Element and Fair Share Plan stated it would address its twenty-one (21) unit Third (3rd) Round Rehabilitation Obligation through participation in the Bergen County Home Improvement Program at an average cost of $10,000 per unit. The HEFSP stated the program could accommodated 2.1 units per year and Lyndhurst could address its rehabilitation obligation by 2014.

Fourth Round Compliance Status

Lyndhurst's Fair Share Plan describes the various projects and strategies the Township proposes to address its affordable housing obligations. There are four components – the Township's Present Need (Rehabilitation) Obligation, Prior Round Obligation, Third (3rd) Round Obligation and Fourth (4th) Round Prospective Need Obligation.

Affordable Housing Obligations

This Fourth Round Housing Element and Fair Share Plan addresses the following affordable housing obligations:

Present Need (Rehabilitation Obligation): **91**

Prior Round Obligation (1987-1999) & Third Round Obligation (1999-2025): **883**

Fourth Round Prospective Need Obligation (2025-2035): **361 per the court order. However, an RDP of 0 units resulted from a Vacant Land Adjustment.**

Addressing the Present Need

The Township plans to meet its ninety-one (91) unit Present Need obligation through continuing participation in the Bergen County Home Improvement Program and participation in a Municipal Rehabilitation Program. The County Program was utilized in the previous round and the municipal program will be developed as part of the Fourth (4th) Round. Said municipal program shall meet the requirements in N.J.A.C. 5:93-5.2.

Addressing the Prior Round Obligation and the Third Round Obligation

The Prior Round Obligation and Third (3rd) Round Obligation is eight hundred eighty three (883) units which have not been addressed. The construction of 251-255 Ridge Road will result in three (3) affordable housing units which will result in an eight hundred eighty (880) unit unmet need for the Prior and Third (3rd) Round.

Addressing the Fourth Round Prospective Need Obligation

The Township will address the Fourth Round Prospective Need Obligation through a vacant land adjustment. The full vacant land adjustment can be found in the appendix of this document. After reviewing all vacant land within the Township, the RDP for will be zero **(0) affordable units.** The three hundred sixty one (361) units will be included in the unmet need for the Township from the previous rounds. The Township of Lyndhurst will have one thousand two hundred forty four (1,244) units of unmet need.

The Township recently amended its affordable housing ordinance with a mandatory set aside ordinance ("MSO") for all multi-family projects, which generate four (4) or more units. The ordinance previously required a set aside for projects resulting in five (5) or more units. Lyndhurst will continue the use of this MSO to generate additional affordable housing units in the Fourth Round.

Appendix

1. Vacant Land Adjustment
2. Maps
3. Affirmative Marketing Plan
4. Draft Spending Plan

Vacant Land Analysis

N.J.A.C. 5:93-4.2 provides a mechanism for a municipality to adjust its affordable housing obligations based on a lack of vacant, available, suitable, developable, and approvable land. To demonstrate a lack of capacity to address the Township's municipal housing obligation, all vacant parcels in the municipality were analyzed to determine the development potential of each property, and the sum of potential units is compared to the prospective need obligation in the foregoing analysis. If there is insufficient vacant land within the municipality to meet the obligation for new affordable units, the total prospective need obligation is adjusted accordingly.

Methodology

An analysis of existing land uses and zoning the Township was conducted to determine the Realistic Development Potential (RDP), and an estimate of potential inclusionary affordable units was derived from the RDP assuming a twenty percent (20%) affordable set-aside. Using data from the State of New Jersey Tax Assessment Records and New Jersey environmental GIS records of all properties within the Township were examined to determine if they were vacant and developable. Properties reserved for public use, open space, listed on the NJ ROSI, and those that were occupied by water bodies, steep slopes, wetlands, critical habitats, and within a riparian buffer were removed as candidates for development. The remaining properties were then tested to determine their ability to accommodate a minimum of five (5) units. Public and non-profit owned properties of sufficient size to accommodate potential inclusionary development were also included as vacant and potentially developable in the analysis. All properties with sufficient buildable area to accommodate five (5) or more units were included in the determination of the RDP.

Underlying Assumptions for Realistic Development Potential

Inclusionary Development

N.J.A.C. 5:93-4.2(f) specifies that the RDP is based on an inclusionary zoning framework and available land is not assumed to be developed as one hundred percent (100%) affordable housing. The minimum presumptive set aside for affordable housing is twenty percent (20%), or one in five units. As such, suitable development sites for inclusionary development must have the capacity to provide a minimum of five (5) units.

Density and Minimum Project Size

According to the Second (2nd) Round Rules, it is important to "consider the character of the area surrounding each site" when crafting assumptions underlying the intensity of residential development. As such, the maximum density for each assemblage was determined as follows:

- The permitted density of each parcel pursuant to the Township's Zoning Ordinance;
- Minimum presumptive density of six units per acre as required by the Second (2nd) Round Rules where permitted density is below six units per acre;
- Surrounding land uses;
- The need for affordable housing; and,
- Density count of approved projects by the Planning or Zoning Board.

Step 1 – Classification of Vacant Land

All properties with a tax class 1 (Vacant) and vacant properties with tax class 15C (Public) have been included in the appendix.

Step 2 - Site Analysis

The sites were mapped using GIS and overlaid with Critical Habitat, Steep Slopes, Flood Hazard, Open Space, Wetlands, and Waterbodies. Any properties impacted by these environmental constraints have been noted in the table above and were not considered for potential development.

The Second (2nd) Round Rules established by the Council of Affordable Housing in N.J.A.C. 5:93 required development potential to consider principles of sound land use planning in regard to density, and that the minimum presumptive density be six (6) du/ac. In conformance with this requirement, the analysis used existing zoning densities to determine the number of units per acre that could be constructed. In cases where permitted density under the zoning ordinance did not meet the minimum presumptive density, the development potential was calculated at six (6) units per acre. The acreage of the assemblages created were multiplied by the permitted number of units per acre to determine the property yield.

Block	Lot	Property Class	Property Location	GIS Acreage	5+ Units
117	44.01	1		0.37	N
12	2	15C	160 STUYVESANT AVE	0.20	N
13	1	15C	316 SECOND AVE	0.17	N
133	16	15C	256 NEW STREET REAR	0.01	N
133	3	1	NEW STREET	0.01	N
138	10	1	339 POST AVE	0.07	N
144	23.02	1	KINGSLAND AVE REAR	0.01	N
152	36	15C	537.5 PAGE AVE	0.02	N
177	4	1	246 SANFORD AVE	0.06	N
179	44	1	249A COPELAND AVENUE	0.06	N
187	4	15C	316 THOMAS AVE	0.06	N
19	6	1	RAILROAD	0.01	N
20	4	1	412 LAKE AVE	0.14	N
201	13	1	701 SEVENTH STREET	0.01	N
201	14	1	702 EIGHTH STREET	0.01	N
223	10	1	814 SCHUYLER AVE	0.11	N
23	10	1	535-537 NEW YORK AVENUE	0.32	N
33	18	1	111 RIDGE RD	0.07	N
36	23	1	138 RIDGE RD	0.19	N
66	19	15C	234 STUYVESANT AVE	0.09	N
70	11	15C	281 PINE STREET	0.12	N
78	1.02	15C	CLEVELAND AVE	0.10	N
9	21	1	223 SECOND AVE	0.05	N

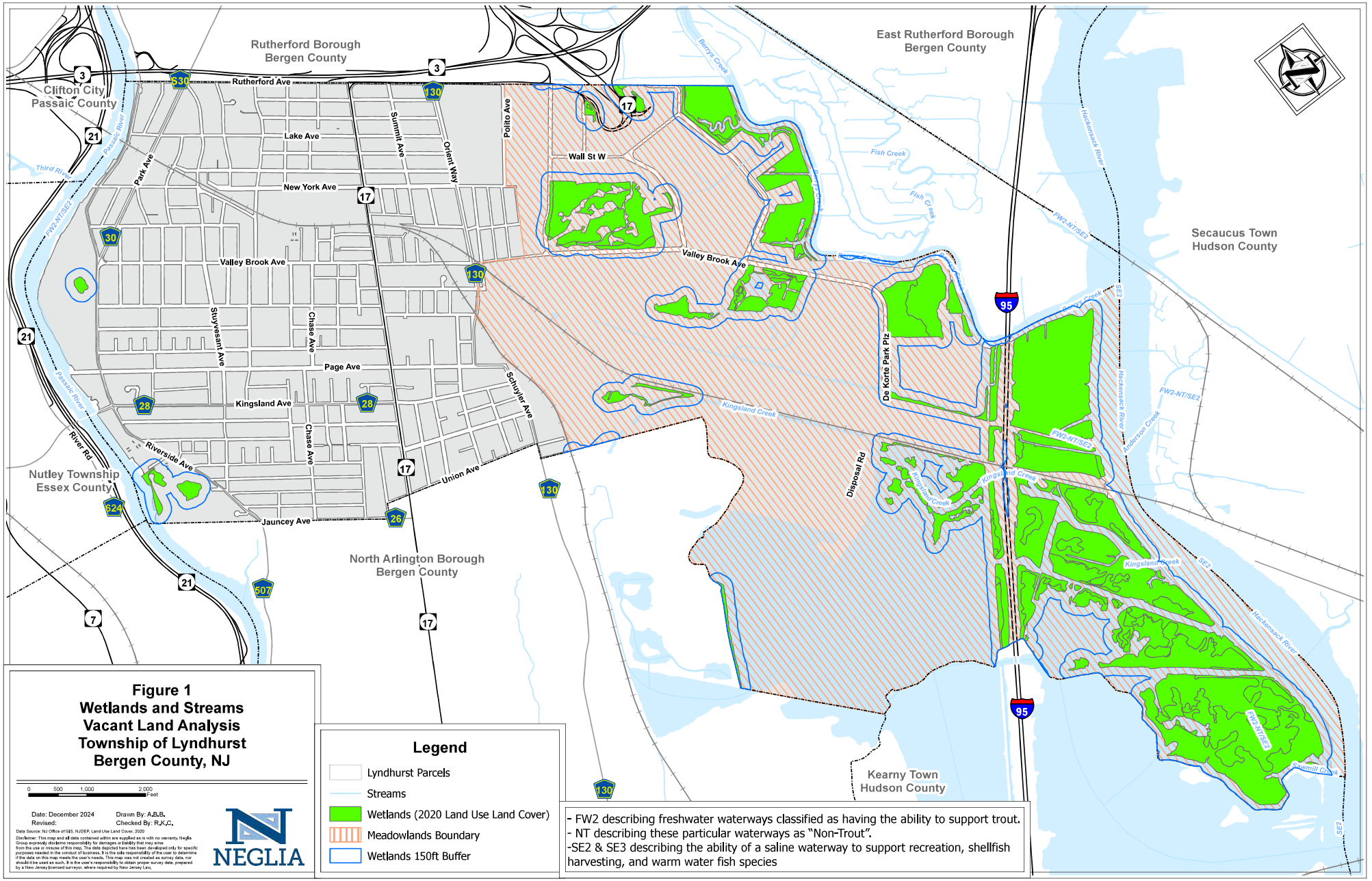
Step 3 – Determining Yield for Property

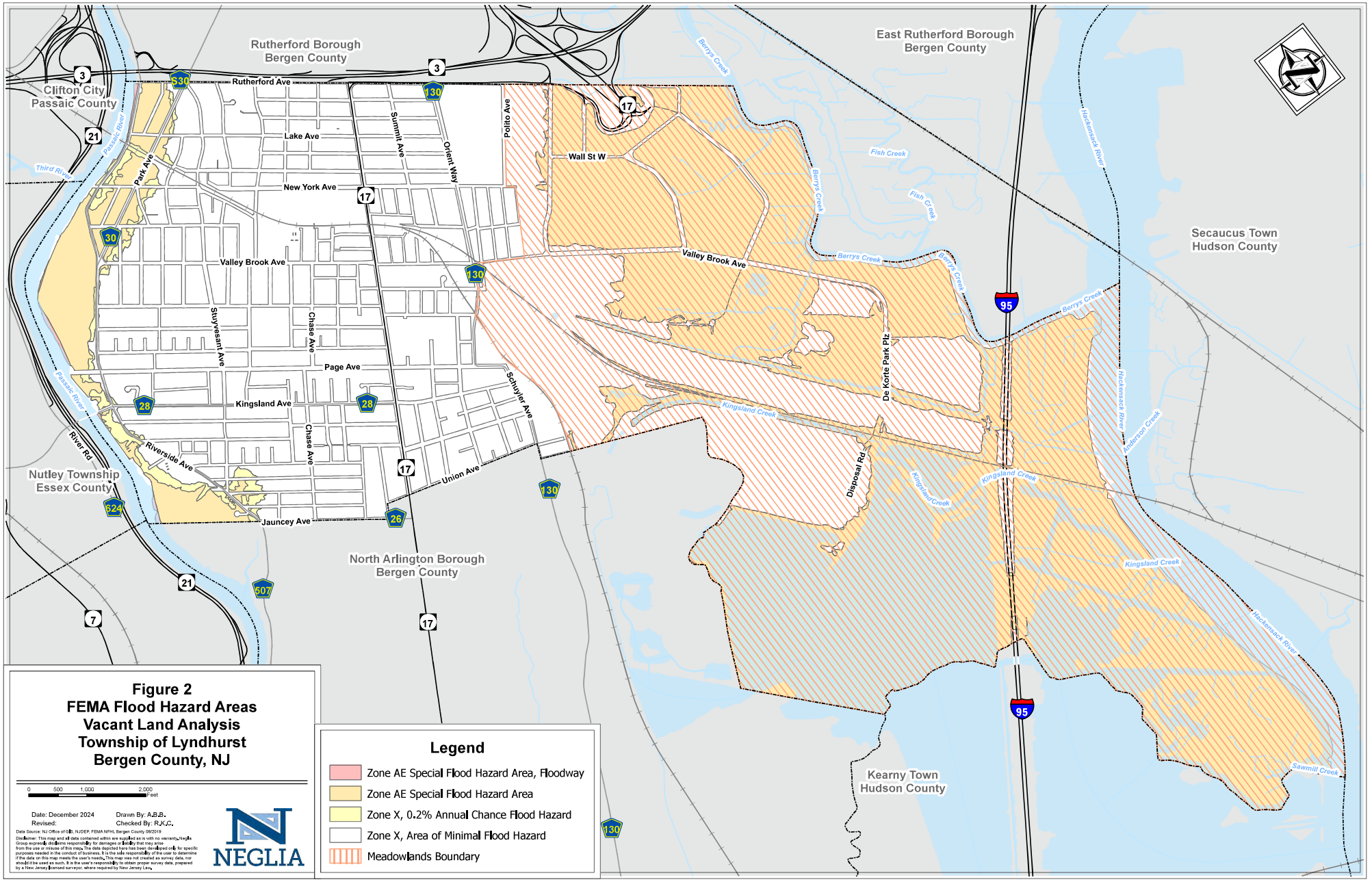
Upon reviewing the Vacant Land table and applying all of the layers which constitute an ineligible lot, the Township was left with zero (0) remaining lots.

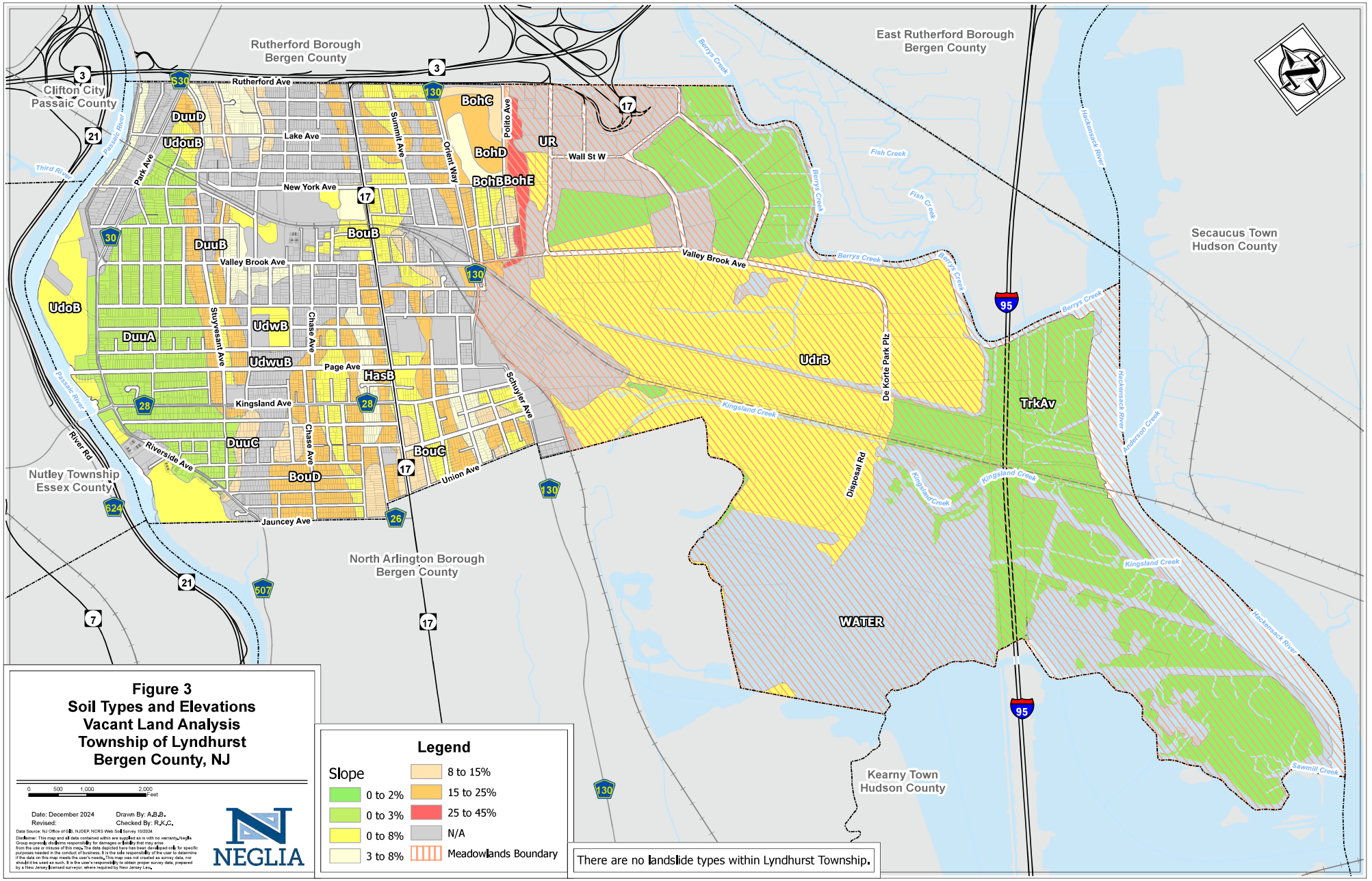
Vacant Parcels with Environmental Constraints

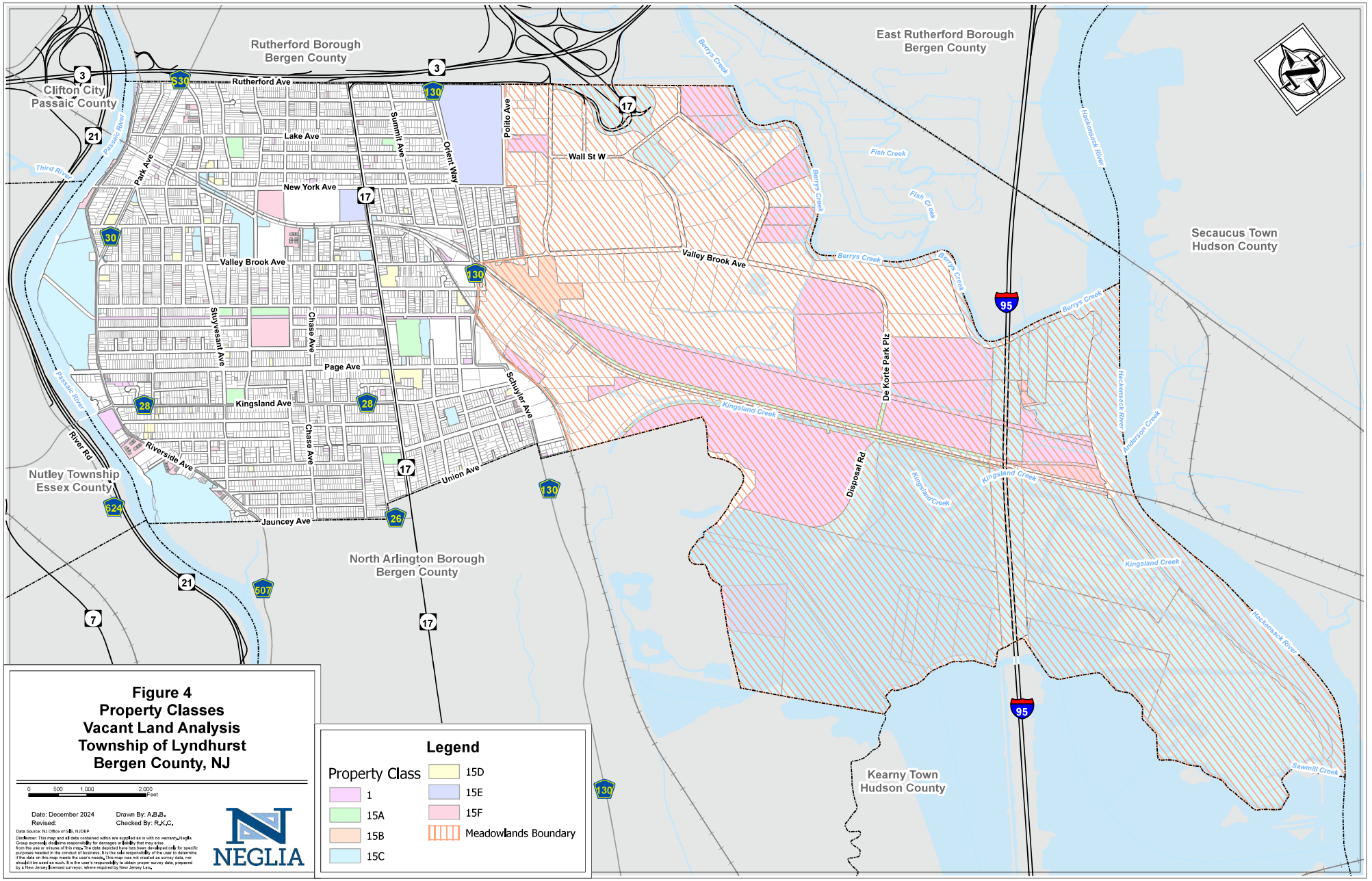
The following maps illustrate the application of the above methodology to all parcels in the Township to identify potentially developable vacant sites based on size and yield.

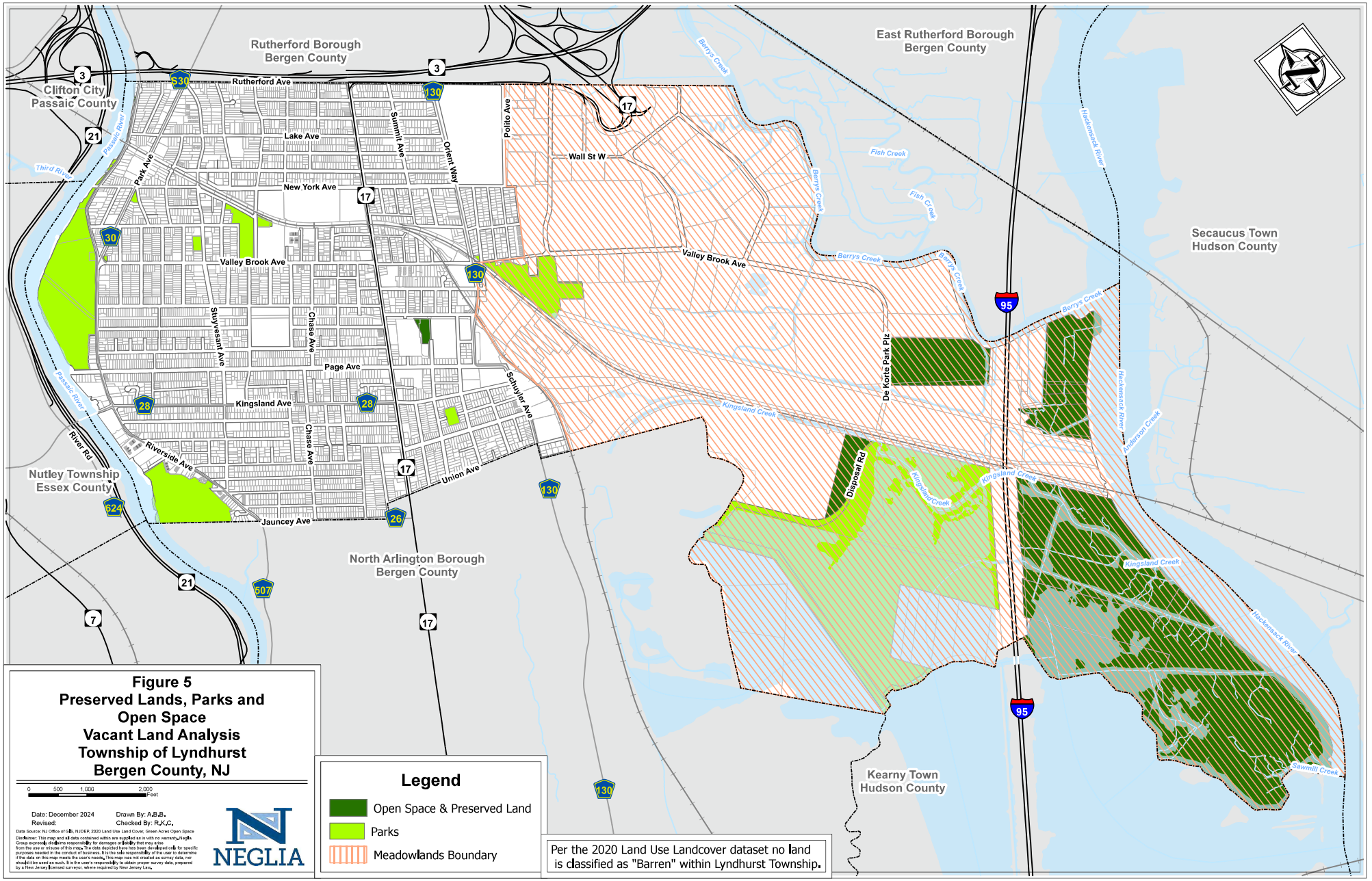
Maps


Rutherford Borough
Bergen County
East Rutherford Borough
Bergen County
Clifton City
Passaic County
Secaucus Town
Hudson County
Nutley Township
Essex County
North Arlington Borough
Bergen County
Kearny Town
Hudson County
Rutherford Ave
Lake Ave
Summit Ave
Orient Way
Polito Ave
Wall St W
New York Ave
Park Ave
Valley Brook Ave
Stuyvesant Ave
Chase Ave
Page Ave
Kingsland Ave
Schuyler Ave
Riverside Ave
Union Ave
Jauncey Ave
River Rd
De Korte Park Plz
Disposal Rd
Passaic River
Third River
Berry's Creek
Fish Creek
Kingsland Creek
Hackensack River
Anderson Creek
Saw Mill Creek
FW2-NT/SE2
SE2
Figure 1
Wetlands and Streams
Vacant Land Analysis
Township of Lyndhurst
Bergen County, NJ
0 500 1,000 2,000 Feet
Date: December 2024
Revised:
Drawn By: A.B.B.
Checked By: R.J.C.
Data Source: NJ Office of GIS, NJDEP, Land Use Land Cover, 2020
Disclaimer: This map and all data contained within are supplied as is with no warranty. Neglia Group expressly disclaims responsibility for damages or liability that may arise from the use or misuse of this map. The data depicted here has been developed only for specific purposes needed in the conduct of business. It is the sole responsibility of the user to determine if the data on this map meets the user's needs. This map was not created as survey data, nor should it be used as such. It is the user's responsibility to obtain proper survey data, prepared by a New Jersey licensed surveyor, where required by New Jersey Law.
NEGLIA
Legend
Lyndhurst Parcels
Streams
Wetlands (2020 Land Use Land Cover)
Meadowlands Boundary
Wetlands 150ft Buffer
- FW2 describing freshwater waterways classified as having the ability to support trout.
- NT describing these particular waterways as "Non-Trout".
-SE2 & SE3 describing the ability of a saline waterway to support recreation, shellfish harvesting, and warm water fish species


Rutherford Borough
Bergen County
East Rutherford Borough
Bergen County
Clifton City
Passaic County
Secaucus Town
Hudson County
Nutley Township
Essex County
North Arlington Borough
Bergen County
Kearny Town
Hudson County
Rutherford Ave
Lake Ave
New York Ave
Valley Brook Ave
Kingsland Ave
Page Ave
Jauncey Ave
Union Ave
Riverside Ave
Wall St W
Summit Ave
Orient Way
Polito Ave
Park Ave
Stuyvesant Ave
Chase Ave
Schuyler Ave
De Korte Park Plz
Disposal Rd
River Rd
Passaic River
Third River
Berrys Creek
Fish Creek
Kingsland Creek
Hackensack River
Anderson Creek
Sawmill Creek
Legend
Zone AE Special Flood Hazard Area, Floodway
Zone AE Special Flood Hazard Area
Zone X, 0.2% Annual Chance Flood Hazard
Zone X, Area of Minimal Flood Hazard
Meadowlands Boundary
Figure 2
FEMA Flood Hazard Areas
Vacant Land Analysis
Township of Lyndhurst
Bergen County, NJ
0 500 1,000 2,000 Feet
Date: December 2024
Revised:
Drawn By: A.B.B.
Checked By: R.K.C.
NEGLIA


Rutherford Borough
Bergen County
East Rutherford Borough
Bergen County
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Passaic County
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Valley Brook Ave
Kingsland Ave
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Union Ave
Riverside Ave
Wall St W
Park Ave
Summit Ave
Orient Way
Polito Ave
Stuyvesant Ave
Chase Ave
Schuyler Ave
De Korte Park Plz
Disposal Rd
River Rd
Passaic River
Third River
Berrys Creek
Fish Creek
Kingsland Creek
Hackensack River
Anderson Creek
Sawmill Creek
BohC
BohD
BohBBohE
UR
BouB
BouC
BouD
DuuA
DuuB
DuuC
DuuD
UdoB
UdouB
UdwB
UdwuB
HasB
UdrB
TrkAv
WATER
Figure 3
Soil Types and Elevations
Vacant Land Analysis
Township of Lyndhurst
Bergen County, NJ
0 500 1,000 2,000 Feet
Date: December 2024
Revised:
Drawn By: A.B.B.
Checked By: R.K.C.
Data Source: NJ Office of GIS, NJDEP, NCRS Web Soil Survey 10/2024
Disclaimer: This map and all data contained within are supplied as is with no warranty. Neglia Group expressly disclaims responsibility for damages or liability that may arise from the use or misuse of this map. The data depicted here has been developed only for specific purposes needed in the conduct of business. It is the sole responsibility of the user to determine if the data on this map meets the user's needs. This map was not created as survey data, nor should it be used as such. It is the user's responsibility to obtain proper survey data, prepared by a New Jersey licensed surveyor, where required by New Jersey Law.
NEGLIA
Legend
Slope
0 to 2%
0 to 3%
0 to 8%
3 to 8%
8 to 15%
15 to 25%
25 to 45%
N/A
Meadowlands Boundary
There are no landslide types within Lyndhurst Township.


Rutherford Borough
Bergen County
East Rutherford Borough
Bergen County
Clifton City
Passaic County
Secaucus Town
Hudson County
Nutley Township
Essex County
North Arlington Borough
Bergen County
Kearny Town
Hudson County
Rutherford Ave
Lake Ave
New York Ave
Valley Brook Ave
Page Ave
Kingsland Ave
Riverside Ave
Jauncey Ave
Union Ave
Wall St W
Park Ave
Summit Ave
Orient Way
Polito Ave
Stuyvesant Ave
Chase Ave
Schuyler Ave
De Korte Park Plz
Disposal Rd
River Rd
Passaic River
Third River
Berrys Creek
Fish Creek
Hackensack River
Kingsland Creek
Anderson Creek
Sawmill Creek
Legend
Property Class
1
15A
15B
15C
15D
15E
15F
Meadowlands Boundary
Figure 4
Property Classes
Vacant Land Analysis
Township of Lyndhurst
Bergen County, NJ
0 500 1,000 2,000 Feet
Date: December 2024
Revised:
Drawn By: A.B.B.
Checked By: R.J.C.
Data Source: NJ Office of GIS, NJDEP
NEGLIA


Rutherford Borough
Bergen County
East Rutherford Borough
Bergen County
Clifton City
Passaic County
Secaucus Town
Hudson County
Nutley Township
Essex County
North Arlington Borough
Bergen County
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Rutherford Ave
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Jauncey Ave
Union Ave
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Summit Ave
Orient Way
Polito Ave
Park Ave
Stuyvesant Ave
Chase Ave
Schuyler Ave
River Rd
De Korte Park Plz
Disposal Rd
Passaic River
Third River
Berrys Creek
Fish Creek
Hackensack River
Kingsland Creek
Anderson Creek
Sawmill Creek
Figure 5
Preserved Lands, Parks and
Open Space
Vacant Land Analysis
Township of Lyndhurst
Bergen County, NJ
0 500 1,000 2,000 Feet
Date: December 2024
Revised:
Drawn By: A.B.B.
Checked By: R.K.C.
Data Source: NJ Office of GIS, NJDEP, 2020 Land Use Land Cover, Green Acres Open Space
Disclaimer: This map and all data contained within are supplied as is with no warranty. Neglia Group expressly disclaims responsibility for damages or liability that may arise from the use or misuse of this map. The data depicted here has been developed only for specific purposes needed in the conduct of business. It is the sole responsibility of the user to determine if the data on this map meets the user's needs. This map was not created as survey data, nor should it be used as such. It is the user's responsibility to obtain proper survey data, prepared by a New Jersey licensed surveyor, where required by New Jersey Law.
NEGLIA
Legend
Open Space & Preserved Land
Parks
Meadowlands Boundary
Per the 2020 Land Use Landcover dataset no land is classified as "Barren" within Lyndhurst Township.

Affirmative Marketing Plan

Each municipality is required to establish and maintain an Affirmative Marketing Plan which is maintained in accordance with *N.J.A.C. 5:80-26.* The Affirmative Marketing Plan applies to all developments that contain low and moderate-income units. The Affirmative Marketing Plan is a regional marketing strategy design to attract buyers and/or renters of all majority and minority groups, regardless of race, creed, color, national origin, ancestry, marital or familial status, gender, affectional or sexual orientation, disability, age or number of children to housing units which are being marketed by a developer/sponsor, municipality and/or designated administrative agency of affordable housing.

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

- The affirmative marketing process for available affordable units shall begin at least four (4) months prior to excepted occupancy. Advertising and outreach shall take place during the first week of the marketing program and each month thereafter until all available units have been leased or sold.
- One advertisement will be published in the following newspaper(s) of general circulation within the housing region: The Record
- The advertisement will include the following:
    - The location of the units;
    - Directions to the housing units;
    - A range of prices for the housing units;
    - The size, as measured in bedrooms, of the housing units;
    - The maximum income permitted to qualify for the housing units;
    - The business hours when interested households may obtain an application for a housing unit; and,
    - Application fees, if any.
- Signs, posters or brochures of available affordable housing units or affordable housing programs should be displayed at all municipal buildings as well as libraries, and developer's sales offices.

The Affirmative Marketing Program should reach out to local religious groups and civic organizations that are likely to apply, or help members apply for housing. This should include sending quarterly flyers and, or applications for circulation.

Developers of affordable housing should be required to aid in the marketing of the affordable units in their prospective development.

The program should actively continue for as long as low and moderate-income units are initially available and continue when occupancy or re-occupancy becomes necessary.

Draft Spending Plan

Introduction

A development fee ordinance creating a dedicated revenue source for affordable housing following state guidelines. The ordinance established a fee of 1.5% of equalized assessed value for new residential construction and 2.5% for new commercial construction. Please see below per the ordinance:

Residential Development Fees

all residential developers shall pay a mandatory development fee equal to 1.5% of the equalized assessed value for each residential unit constructed, provided that no increased density (above what is permitted as of right by the existing zoning) is permitted. This mandatory fee shall be calculated as follows: 0.015 x equalized assessed value x number of units.

Nonresidential Development Fee

involving new construction on unimproved lot or lots, the fee shall be based on the equalized assessed value of the land and improvements. If an existing structure is demolished and replaced, the development fee of 2.5% shall be calculated on the difference between the equalized assessed value of the land and preexisting improvements thereon and the equalized value of the newly constructed structure and the land. Such calculation being made at the time the final certificate of occupancy is issued. If the calculation required under this section results in a negative number, the nonresidential development fee shall be zero.

The ordinance established the Township of Lyndhurst Affordable Housing Trust Fund. All development fees, payments in lieu of constructing affordable units on site, funds from the sale of units with extinguished controls, and interest generated by affordable housing fees are deposited in a separate interest-bearing affordable housing trust fund account for the purpose of affordable housing.

The ordinance established the Township of Lyndhurst Affordable Housing Trust Fund. All development fees, payments in lieu of constructing affordable units on site, funds from the sale of units with extinguished controls, and interest generated by affordable housing fees are deposited in a separate interest-bearing affordable housing trust fund account for the purposes of affordable housing. Township of Lyndhurst has prepared this Spending Plan to guide the allocation of funds within the Township of Lyndhurst Housing Trust Fund.

As of December 31, 2024, the Township of Lyndhurst has as indicated in the Table 1 below the funds in its Affordable Housing Trust Fund.

1. Revenues

As of December 31, 2024, Lyndhurst has collected *$ 1,363,290.15*. All development fees, payments in lieu of constructing affordable units on site, funds from the sale of units with extinguished controls, and interest generated by the fees are deposited in a separate interest-bearing affordable housing trust fund in *BCB Bank* for the purposes of affordable housing. These funds shall be spent in accordance with N.J.A.C. 5:97-8.7-8.9, as described in the sections that follow.

To calculate a projection of revenue anticipated during the period of fourth round, the Township of Lyndhurst considered the following:

1) Development fees:
    a. Residential and nonresidential projects which have had development fees imposed upon them at the time of preliminary or final development approvals;
    b. All projects currently before the planning and zoning boards for development approvals that may apply for building permits and certificates of occupancy; and
    c. Future development that is likely to occur based on historical rates of development.
2) Payment in lieu (PIL): Actual and committed payments in lieu (PIL) of construction from developers as follows:
3) Other funding sources:
    a. Funds from other sources, including, but not limited to, the sale of units with extinguished controls, repayment of affordable housing program loans, rental income, and proceeds from the sale of affordable units.
4) Projected interest:
    a. Interest on the projected revenue in the municipal affordable housing trust fund at the current average interest rate.

Projected Revenue

Source of Funds	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	Total
Development Fees – Projected Development	0	3,571,423.20	0	0	0	0	0	0	0	0	0	3,571,423.20
Payments in Lieu of Construction	0	0	0	0	0	0	0	0	0	0	0	0
Other Funds	0	0	0	0	0	0	0	0	0	0	0	0
Interest	0	0	0	0	0	0	0	0	0	0	0	0
Total	1,363,290.15	4,934,713.35	4,934,713.35	4,934,713.35	4,934,713.35	4,934,713.35	4,934,713.35	4,934,713.35	4,934,713.35	4,934,713.35	4,934,713.35	4,934,713.35

- This Table represents an estimate and should be used for an exact calculation

The *Township of Lyndhurst* projects additional revenue from development fees to be collected between 2025-2026 of $ 3,571,423.20. The *Township of Lyndhurst's* trust fund balance has total deposits of $ 1,363,290.15 available to fund and administer its affordable housing plan. All interest earned on the account shall be used only for the purposes of affordable housing.

2. Collection and Distribution of Funds

The following procedural sequence for the collection and distribution of development fee revenues shall be followed by the *Township of Lyndhurst.*

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

2) Distribution of development fee revenues:
Distribution of development fee revenues: Lyndhurst will distribute funds with the oversight of the Mayor and Commissioners. The Commission will work with Municipal Housing Liaison to manage the projects outlined in this spending plan.

3. Expenditures

Lyndhurst proposes to use the monies in its Affordable Housing Trust Fund for the following purposes:

1) Rehabilitation and new construction programs and projects (N.J.A.C. 5:97-8.7)
Township of Lyndhurst will dedicate funds for rehabilitation or new construction programs in consultation with affordable housing specialists.

Township Rehabilitation Program: The Township's efforts to meet its present need include the introduction of a municipally sponsored local rehabilitation program and participation in the County's rehabilitation program.

This is sufficient to satisfy the Township's present need obligation of ninety-one (91) units.

2) Administrative Expenses (N.J.A.C. 5:97-8.9)
Administrative Expenses (N.J.A.C. 5:97-8.9) *Township of Lyndhurst* will dedicate no more than twenty percent (20%) of revenue from the affordable housing trust fund to be used for administrative purposes. The current budget for administrative expenses is **$1,055,718.64** subject to the twenty percent (20%) cap are as follows:

- Legal fees associated with affordable housing administration;
- Planning fees for any necessary updates and/or revision to the Housing Element and Fair Share Plan; and
- Other expenses associated with the development and implementation of the Housing and Fair Share Plan and the monitoring of current and future affordable housing programs within *Township of Lyndhurst*.

Actual Development Fees and Interest thru May 2025		$4,934,713.35
Projected Development Fees and Interest thru 2035	+	$3,571,423.20
Payments in lieu of construction	+	$0.00
Less RCA expenditures thru 5/21/2025	-	$0.00
Total	=	$4,934,713.35
Calculate twenty percent (20%)	X .20	$986,942.67
Less admin expenditures thru Dec 2035	-	$0.00
Projected Maximum available for administrative expenses Thru December 2035	=	**$986,942.67**

4. Planned Expenditures

Township of Lyndhurst intends to use affordable housing trust fund revenues for the creation and/or rehabilitation of housing units and to assist residents through affordability assistance programs.

The *Township of Lyndhurst* has engaged the services of affordable housing consultants to scope the best fit housing solutions that would include the rehabilitation of existing units, construction of new units either as a Township initiative or in the context of significant redevelopment project and per the as Township of Lyndhurst Housing Ordinance.

5. Excess or Shortfall of Funds

Implementation of the affordable housing program in the Spending Plan will satisfy Lyndhurst's current affordable housing obligation. In the event of excess funds, any remaining funds above the amount necessary to satisfy the municipal affordable housing obligation will be used for a future round of municipal affordable housing obligation and additional affordability assistance funding. In the event of a shortfall of funds, the Township would use municipal funds through bonding. It shall be noted that the affordability assistance funding would be allocated to security deposit assistance, rental assistance, and emergency repair assistance associated with the five accessory apartment units proposed.

2. Barrier Free Escrow

Collection and distribution of barrier free funds shall be consistent with Township of Lyndhurst*'s* Affordable Housing Ordinance, in accordance with N.J.A.C. 5:97-8.5.

Summary

Township of Lyndhurst intends to spend affordable housing trust fund revenues pursuant to N.J.A.C. 5:97-8.7 through 8.9 and consistent with the housing programs outlined in the Housing Plan Element.

As of December 31, 2024, the Township of Lyndhurst has a balance of $1,055,718.64. The Township of Lyndhurst will apply the balance per the guidance and recommendations of affordable housing stakeholders.