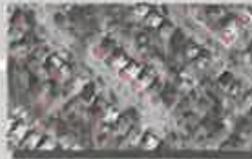
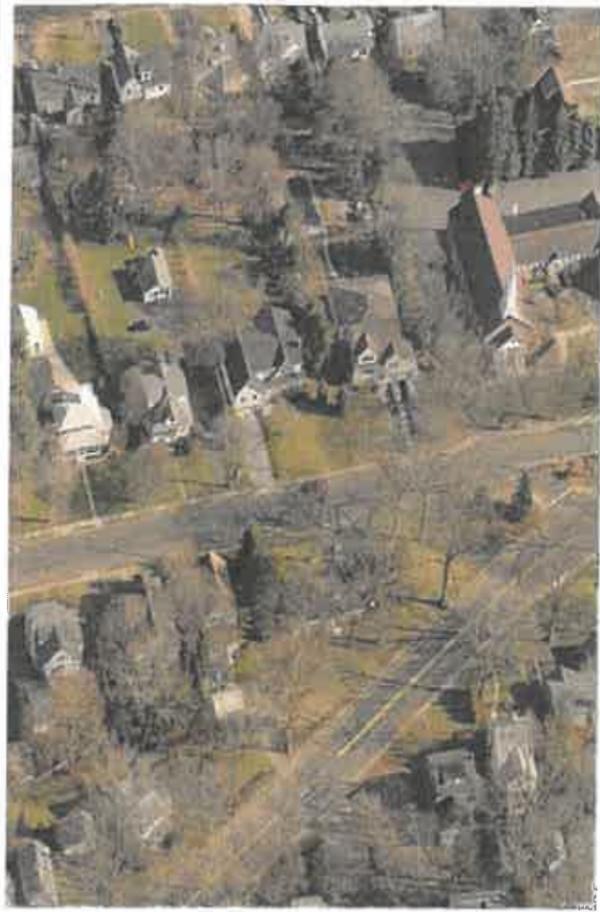


Borough of Glen Rock  
Bergen County, New Jersey

*Housing Element  
and  
Fair Share Plan  
for the  
Borough of Glen Rock*

December 22, 2008



Prepared by \_\_\_\_\_



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# Housing Element and Fair Share Plan

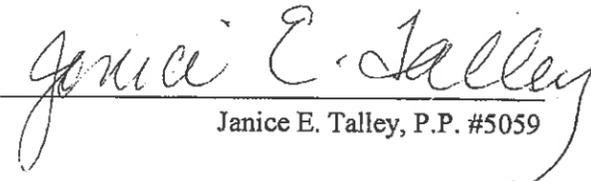
Borough of Glen Rock, Bergen County, New Jersey

Prepared for:

**Borough of Glen Rock**  
Municipal Building  
Harding Plaza  
Glen Rock, NJ 07452

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The original of this report was signed and  
sealed in accordance with N.J.S.A. 45:14A-12.

  
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Bergen County, New Jersey

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Glen Rock Borough Housing Element and Fair Share Plan

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**SECTION I – INTRODUCTION AND SUMMARY OF FINDINGS**

**INTRODUCTION**

The Mount Laurel II decision<sup>1</sup>, handed down by the New Jersey Supreme Court in January 1983, requires all municipalities to provide a realistic opportunity for the construction of housing affordable to those households of lower income. In response to the Mt. Laurel II decision, the Fair Housing Act ("FHA") was adopted in 1985 and signed by the Governor (Chapter 222, Laws of New Jersey, 1985). The Act established a Council on Affordable Housing (COAH) to facilitate the ability of municipalities to voluntarily meet their responsibilities to provide affordable housing.

The Council on Affordable Housing (COAH) adopted its "Third Round regulations" in November of 2004 and those regulations became effective on December 20, 2004. The new regulations utilize a "growth share" approach to determine each municipality's new construction affordable housing obligation for the third housing cycle. Under Growth Share, one "affordable" unit must be provided for every four "market units" built, and one affordable unit for every sixteen jobs created between 2004 and 2018. This is a significant change from previous COAH methodologies in which numbers were assigned based on formulas and other variables. This method is a "build as you grow" approach which is more accommodating for good planning.

The Municipal Land Use Law, N.J.S.A. 40:55D-1 et seq, mandates that municipalities include a housing element in their master plans. The principal purpose of the housing element is to provide for methods of achieving the goal of access to affordable housing to meet the municipality's present and prospective low and moderate-income housing needs. Low-income households are defined as those with an income no greater than 50 percent of the median household income adjusted for household size of the housing region in which the municipality is based. Moderate-income households are those with incomes no greater than 80 percent of the median household income, adjusted for household size of the housing region. The Borough of Glen Rock is located in Housing Region 1, which consists of Bergen, Hudson, Passaic and Sussex counties. The median household income in the region for a family of four is \$77,072 as of 2008. Qualifying households would have incomes of approximately \$23,122 - \$61,658 for a family of four.

COAH regulations require the Housing Element be adopted by the Planning Board and endorsed by the governing body prior to the municipal filing pursuant to N.J.A.C. 5:95-2 or the municipal petition for substantive certification pursuant to N.J.A.C. 5:95-3. A municipality's Housing Element shall be designed to

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<sup>1</sup> South Burlington County NAACP v. Mt. Laurel Borough, 92 NJ 158, 456 A.2d 390 (1983).

## **Glen Rock Borough Housing Element and Fair Share Plan**

achieve the goal of providing affordable housing to meet the total 1987-2018 affordable housing need comprised of estimated growth share, the remaining balance of Prior Round Obligation from the municipality's 1987-1999 affordable housing obligation that has not been addressed (if any), and the rehabilitation share. The Housing Element submitted to the Council shall include the minimum requirements prescribed by N.J.A.C. 5:97-2.3.

### **EXECUTIVE SUMMARY**

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Glen Rock was first granted substantive certification by COAH on February 26, 1990. The Borough's 1987-1993 precredited need was 207 affordable housing units, all new construction, which was reduced to zero after a vacant land adjustment granted as part of the Borough's first round certification. Glen Rock received second round certification on October 2, 1996. The Borough's second round obligation was 149 units, consisting of 118 new construction units and 31 rehabilitation units. Glen Rock's new construction obligation was again adjusted by COAH as a result of the previously granted vacant land adjustment. The borough also received two rehabilitation credits, resulting in a realistic development potential (RDP) of zero and a rehabilitation obligation of 29 units. COAH granted the Borough a waiver from N.J.A.C. 5:93-4.1(b) which requires municipalities receiving a vacant land adjustment to provide mechanisms to capture opportunities that may address unmet need.

The Borough adopted a Housing Element and Fair Share Plan to address the Third Round affordable housing obligation on November 3, 2005. The Plan was submitted to COAH for substantive certification on November 30, 2005. A report was issued by COAH on July 21, 2006, requesting additional information and changes to the Plan. The Borough responded to COAH's comments and adopted an Amended Housing Element and Fair Share Plan on October 3, 2006. The amended Housing Element and Fair Share Plan, and a Response Report, was submitted to COAH on October 13, 2006.

Subsequent to the adoption of the Amended Housing Element and Fair Share Plan, a series of lawsuits were filed challenging COAH's regulations. As a result, revised regulations and methodologies were adopted by the State on June 2, 2008, followed by a series of amendments, some of which are currently pending. The new regulations require the Borough to submit an Amended Housing Element and Fair Share Plan by December 31, 2008 in order to maintain substantive certification. In response, the Borough has prepared an Amended Housing Element and Fair Share Plan that addresses COAH's new requirements.

**Glen Rock Borough Housing Element and Fair Share Plan**

Glen Rock's Third Round Obligation for the period 2004 – 2018 is summarized in Table 1. It includes a rehabilitation share of eleven units, a prior-round obligation of 0 units and a growth share obligation of 10 units. COAH has determined that Glen Rock has a Growth Share Obligation of 25 units,

Table 1 SUMMARY OF THIRD ROUND OBLIGATION Borough of Glen Rock	
	Number of Units
Rehabilitation Share	11
Prior Round Obligation	0
Growth Share	10
TOTAL	21

however, the Borough has prepared a Land Capacity Analysis, pursuant to 5:97-5.6 that illustrates that the Borough does not have the capacity to meet this 25-unit growth share obligation. The Borough's revised population and employment projection reduces the growth share obligation to 10 units.

Glen Rock will address its 111-unit rehabilitation program through participate in the Bergen County Home Improvement Program. The Borough will address its 10-unit Growth Share obligation through existing alternative living arrangements, two affordable units associated with a recently approved townhouse development, an existing Borough-owned dwelling unit that will be deed-restricted for affordable housing, and bonus credits.

**SECTION II – DEMOGRAPHIC, HOUSING, AND EMPLOYMENT ANALYSIS**

The Borough of Glen Rock is fully developed, with very little new development anticipated or planned new housing projects. As a result, the Borough's population, housing and employment growth projections for the year 2004-2014 are minimal.

The general trends reflecting the existing state of the Borough of Glen Rock are summarized below:

- The Borough's population declined during the 1970s through the 1980s with a significant decrease of approximately 11.6 and 5.3 percent respectively, but has bounced back since 1990 with a 6.1 percent population increase.
- Over the last decade, there has been a significant increase in the population between 35 and 54 years of ages, which can be attributed to the influx of young families attracted to the Borough.
- The Borough of Glen Rock has seen a gradual decrease in the elderly citizen population (60 to 74 years old) in the last decade.
- Household size has increased slightly from 2.83 in 1990 to 2.89 in 2000.
- The majority of residents (90%) in the Borough of Glen Rock reside in owner-occupied year-round homes.
- The majority of the Borough's housing stock is single-family detached homes.
- Housing is relatively expensive in the Borough of Glen Rock with a 1999 median housing value of \$316,900, 27 percent more than the County average of \$250,300. However, it should be noted that the average rooms per unit in the Borough, at 7.1, is much higher than the County average of 5.7 rooms per unit, which could result in higher housing values.

**Glen Rock Borough Housing Element and Fair Share Plan**

**POPULATION TRENDS**

Over the last 70 years, the Borough of Glen Rock has experienced significant shifts in its population. Table 2 displays the population figures for Glen Rock after 1930 and compares the figure to the whole Bergen County, which is the largest county in the state.

The Borough's population increased significantly from the 1930s through the 1960s. Glen Rock experienced an 80 percent increase in its population between 1950 and 1960. However, the Borough experienced a gradual decrease in its population after 1960. The population in the Borough declined in the following two decades, at 11.6 percent between 1970 and 1980 and 5.3 percent between 1980 and 1990. The population in the Borough of Glen Rock, however, has started to grow, with an increase of 663 residents between 1990 and 2000. The current population of the Glen Rock Borough is 11,546 persons.

The most recent Census data shows Bergen County, home of 884,118 residents, as the most populated county in New Jersey. From 1930 to 2000, Bergen County as a whole experienced a similar trend as the Borough. Both the Borough and the County grew during the 1930s through the 1970s. The County's population continued to increase at approximately the same rate during these years as the Borough. However, the change in population during 1950's and 1960's, in the Borough, was much higher than the change in population in the County. The County, similar to the Borough, experienced a steady decline in population growth by 5.8 and 2.4 percent during 197's and 1980's respectively. The County's population increased after 1990, at 7.1 percent, slightly higher rate than the Borough's population.

Table 2. POPULATION CHANGE, 1930 TO 2000 Borough of Glen Rock and Bergen County			
<u>Borough of Glen Rock</u>			
Year	Population	Number Changed	Percent
1930	4,369		
1940	5,177	808	18.5%
1950	7,145	1,968	38.0%
1960	12,896	5,751	80.5%
1970	13,011	115	0.9%
1980	11,497	-1,514	-11.6%
1990	10,883	-614	-5.3%
2000	11,546	663	6.1%
<u>Bergen County</u>			
Year	Population	Number Changed	Percent
1930	364,977		
1940	409,646	44,669	12.2%
1950	539,139	129,493	31.6%
1960	780,255	241,116	44.7%
1970	897,148	116,893	15.0%
1980	845,385	-51,763	-5.8%
1990	825,380	-20,005	-2.4%
2000	884,118	58,738	7.1%

*Source: U.S. Bureau of the Census, 2000*

## Glen Rock Borough Housing Element and Fair Share Plan

### POPULATION COMPOSITION BY AGE

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The 'Baby Boomer' population (those born between 1946 and 1964) comprises approximately forty percent of the population in both the Borough of Glen Rock and Bergen County. Over the ten-year period from 1990 to 2000, there were significant shifts in many of the age cohorts in the Borough of Glen Rock. Table 3 shows the 1990 and 2000 population by age groups for the Borough and the County. The Baby Boomers are included in the population figures for those between the ages of 35 and 54, as well as the elder portion of those between ages of 25 and 34.

Glen Rock has experienced a significant increase in the age cohorts of 35 and 54, over the last decade. This is the combined result of the Baby Boomer population and the high-quality housing supply in the Borough, which attracts adults to settle in single-family homes. The population in the Borough between the age groups of 15 and 34 decreased. This is a result of the 'Baby Bust' period. The Borough experienced a steady increase in the population for the age groups of 'less than 5' and '5-14'. This can be attributed to the 'Baby Boom Echo' period.

The Borough of Glen Rock and Bergen County have experienced a considerable decline in senior citizen population, especially in the age groups of 60 – 64 and 65 – 74. Both the Borough and the County have seen a slight increase of approximately 1 percent in the frail elderly age group of 85 and over. Although this age group makes up only 1.2 percent of the Borough's current total population, the trend indicates an increasing demand in the services for elder citizens.

**Glen Rock Borough Housing Element and Fair Share Plan**

Table 3 POPULATION BY AGE, 1990 AND 2000 Glen Rock Borough and Bergen County						
Category	Glen Rock Borough					
	1990		2000		Change 1990-2000	
	No. of Persons	Percent	No. of Persons	Percent	No. of Persons	Percent
Under 5	771	7.1	962	8.3	191	1.8
5 to 9	725	6.7	1,048	9.1	323	3.0
10 to 14	740	6.8	939	8.1	199	1.8
15 to 19	619	5.7	591	5.1	-28	-0.3
20 to 24	497	4.6	306	2.7	-191	-1.8
25 to 34	1,361	12.5	954	8.3	-407	-3.7
35 to 44	1,978	18.2	2,214	19.2	236	2.2
45 to 54	1,334	12.3	1,874	16.2	540	5.0
55 to 59	543	5.0	624	5.4	81	0.7
60 to 64	646	5.9	455	3.9	-191	-1.8
65 to 74	1,034	9.5	742	6.4	-292	-2.7
75 to 84	502	4.6	644	5.6	142	1.3
85 and over	133	1.2	193	1.7	60	0.6
Total	10,883	100.0	11,546	100.0	663	6.1
18 and over	8,226	75.6%	8,151	70.6%	-75	-0.7%
Over 65	1,669	15.3%	1,579	13.7%	-90	-0.8%
Category	Bergen County					
	1990		2000		Change 1990-2000	
	No. of Persons	Percent	No. of Persons	Percent	No. of Persons	Percent
Under 5	48,940	5.9	55,363	6.3	6,423	0.8
5 to 9	45,095	5.5	58,772	6.6	13,677	1.7
10 to 14	45,621	5.5	56,901	6.4	11,280	1.4
15 to 19	47,475	5.8	48,850	5.5	1,375	0.2
20 to 24	55,171	6.7	41,896	4.7	-13,275	-1.6
25 to 34	135,888	16.5	117,992	13.3	-17,896	-2.2
35 to 44	129,469	15.7	152,636	17.3	23,167	2.8
45 to 54	99,687	12.1	129,190	14.6	29,503	3.6
55 to 59	44,987	5.5	48,621	5.5	3,634	0.4
60 to 64	46,688	5.7	39,077	4.4	-7,611	-0.9
65 to 74	74,855	9.1	68,810	7.8	-6,045	-0.7
75 to 84	39,722	4.8	48,955	5.5	9,233	1.1
85 and over	11,782	1.4	17,055	1.9	5,273	0.6
Total	825,380	100.0	884,118	100.0	58,738	7.1
18 and over	657,012	79.6%	681,064	77.0%	24,052	2.9%
Over 65	126,359	15.3%	134,820	15.2%	8,461	1.0%

Source: U.S. Bureau of the Census, 1990 and 2000

**Glen Rock Borough Housing Element and Fair Share Plan**

**POPULATION COMPOSITION BY RACE**

Glen Rock has a largely homogenous population with the majority of the population, at 90 percent, being white, as indicated in Table 4. The next largest racial category, at 6.5 percent, is Asian. The Hispanic population comprises 2.7 percent of the population. The white population is more dominant in the Borough than in the County where 78 percent of the population is white. Although both the Borough and the County have low percentage of Black population, the County has a higher percentage than the Borough.

Table 4. POPULATION COMPOSITION BY RACE, 2000 Glen Rock Borough and Bergen County				
	<u>Glen Rock Borough</u>		<u>Bergen County</u>	
	Number	Percent	Number	Percent
<u>One race</u>	11,447	99.1%	864,160	97.7%
White	10,399	90.1%	693,236	78.4%
Black or African American	209	1.8%	46,568	5.3%
American Indian and Alaska Native	18	0.2%	1,336	0.2%
Asian	748	6.5%	94,324	10.7%
Native Hawaiian and Other Pacific Islander	2	0.0%	193	0.0%
Some other race	71	0.6%	28,503	3.2%
<u>Two or more races</u>	99	0.9%	19,958	2.3%
Hispanic or Latino (of any race)	314	2.7%	91,377	10.3%
Not Hispanic or Latino	11,232	97.3%	792,741	89.7%
<b>Total Population</b>	<b>11,546</b>	<b>100.0%</b>	<b>884,118</b>	<b>100.0%</b>

Source: U.S. Bureau of the Census, 2000

**Glen Rock Borough Housing Element and Fair Share Plan**

**HOUSEHOLD CHARACTERISTICS**

Significant household characteristics indicated by the 2000 Census, and displayed in Table 5, include:

- Of the Borough's family households, 75 percent are married households.
- Female-headed households account for 6.8 percent of the Borough's family households.
- Approximately 15 percent of the non-family householders live alone, of which nearly 9 percent are senior citizens (age 65 and over).
- Forty five percent of Glen Rock's households include children under the age of 18 and about thirty percent include senior citizen (65 years or older).
- The average household size in 2000, in Glen Rock, was 2.89 persons per unit, which is slightly higher than the County average of 2.64.

Table 5. TYPES OF HOUSEHOLDS Glen Rock Borough		
Type of Household	Number	Percent
<b>Total households</b>	3,977	
<b>Family households (families)</b>	3,322	83.5%
Married-couple family	2,986	75.1%
Female householder, no husband present	269	6.8%
<b>Non-family households*</b>	655	16.5%
Householder living alone	586	14.7%
Householder 65 years and over	366	9.2%
Households with individuals under 18 years	1,785	44.9%
Households with individuals 65 years and over	1,121	28.2%
Average household size	2.89	
*Not a member of a family. Roomers, boarders, resident employees, foster children, etc. are included in this category.		
Source: U.S. Bureau of the Census, 2000		

**Glen Rock Borough Housing Element and Fair Share Plan**

**HOUSING UNIT CHARACTERISTICS**

The majority of Glen Rock Borough's residents, at approximately 90 percent, reside in owner occupied year-round homes. Approximately 99 percent of the housing units, in the Borough are occupied year-round. As shown in Table 6 approximately 92 percent of the 3,977 occupied housing units in the Borough of Glen Rock, approximately 92 percent are owner-occupied. The Borough, as well as the County, share similar housing characteristics. Year-round housing dominates the Borough at 98.8 percent, which is nearly equal to the County average of 97.4 percent. However, the Borough's housing tenure differs from that of the Bergen County, which has roughly 67 percent owner-occupied units and 33 percent renter-occupied housing units.

Table 6. HOUSING UNIT DATA-2000 Glen Rock Borough and Bergen County				
Unit Type	Glen Rock Borough		Bergen County	
	Number	Percent	Number	Percent
Occupied Year Round	3,977	98.8	330,817	97.4
Vacant, Seasonal & Recreational	47	1.2	9,003	2.6
Total	4,024	100.0	339,820	100.0
<b>Tenure of Occupied Units</b>				
Owner-occupied housing units	3,672	92.3	222,273	67.2
Renter-occupied housing units	305	7.7	108,544	32.8
Total	3,977	100.0	330,817	100.0

Source: U.S. Bureau of the Census, 2000

The age of housing stock is usually considered the most reliable indicator of substandard housing conditions, however, individual units should be considered on a case-by-case basis. Although at slightly different percentages, the structural age of the housing in the Borough roughly mimics that of Bergen County.

The Borough of Glen Rock is a mature community with an older housing stock: approximately thirty-five percent of the houses were built before 1939. Approximately fifty percent of the Borough's housing stock was built between 1940 and 1959. Construction has slowed during the last two decades. The Borough, however, contains homes that are generally older than those in the County, where 22.7 percent of buildings were built before 1939. Table 7 below compares the Borough's age of housing stock with the County as a whole.

**Glen Rock Borough Housing Element and Fair Share Plan**

Characteristics	Glen Rock Borough		Bergen County	
	Number	Percent	Number	Percent
<b>YEAR STRUCTURE BUILT</b>				
1999 to March 2000	6	0.1	2,836	0.8
1995 to 1998	56	1.4	7,374	2.2
1990 to 1994	110	2.7	9,763	2.9
1980 to 1989	142	3.5	26,363	7.8
1970 to 1979	88	2.2	33,209	9.8
1960 to 1969	202	5.0	52,475	15.4
1940 to 1959	2,007	49.9	130,700	38.5
1939 or earlier	1,413	35.1	77,100	22.7
<b>UNITS IN STRUCTURE</b>				
One (Single family detached)	3,751	93.2	188,018	55.3
One (Single family attached)	94	2.3	13,335	3.9
2 units	71	1.8	49,468	14.6
3 or 4 units	26	0.6	19,343	5.7
5 to 9 units	5	0.1	10,550	3.1
10 to 19 units	0	0.0	13,794	4.1
20 or more units	77	1.9	44,189	13.0
Mobile home	0	0.0	1070	0.3
Boat, RV, van, etc.	0	0.0	53	0.0
Total housing units	4,024	100.0	339,820	100.0
Total Number Housing Units (1990)	3,963		324,817	
Total Number Housing Units (2000)	4,024		339,820	
Percentage Change: 1990 to 2000	61	1.5	15,003	4.6
Median Rooms per Unit	7.1		5.7	

Source: U.S. Bureau of the Census, 1990 and 2000

The majority of the housing stock in Glen Rock is single-family detached homes. Other housing types include duplex apartments, townhouses and apartments, but are very limited. The Borough differs from the County in the number of single-family detached housing. The Borough has a greater percentage of single-family detached housing stock, at approximately 93 percent, compared to the County, which has approximately 55 percent single-family detached houses.

### Glen Rock Borough Housing Element and Fair Share Plan

The Borough offers a limited supply of apartments to its residents, at approximately 2 percent, than the County at 13 percent. The County has approximately 15 percent of its housing stock as two-family homes, which is much higher than the Borough with approximately 2 percent. The Borough's median rooms per unit are 7.1, which is much higher than the County average of 5.7.

Other indicators of housing condition in the Borough of Glen Rock (lack of complete plumbing facilities and lack of complete kitchen facilities) are not a problem within the Borough and are at a much lower rate than the County's housing condition. Table 8 displays information that indicates substandard housing conditions.

Number of Units	Glen Rock Borough		Bergen County	
	Number	Percent	Number	Percent
Built before 1940	1,413	35.1	77,100	22.7
Lacking complete plumbing facilities	6	0.2	1,483	0.4
Lacking complete kitchen facilities	6	0.2	1,573	0.5
No telephone service	0	0.0	2,007	0.6
More than 1.0 persons per room	34	0.9	14,433	4.4

Source: U.S. Bureau of the Census, 2000

### INCOME

The Borough of Glen Rock is a relatively wealthy community with a median household income of \$104,192, which is much higher than the County and the State average of 65,241 and \$55,146 respectively. The median household income of the Borough's residents increased over the last decade, at approximately 58 percent, which is much higher than the County average of 32 percent. The data cited in Table 9 indicates a steady gain in the median household income for the Borough as well as the County over the last decade.

**Glen Rock Borough Housing Element and Fair Share Plan**

**HOUSING VALUES**

The Borough of Glen Rock has relatively high housing values, with approximately fifty percent of its housing values falling between \$300,000 and \$499,000. Table 10 details the owner-occupied housing values in 2000. As clearly indicated, the Borough's housing values are much higher as compared to the County.

In Glen Rock, approximately 89 percent of the housing units are valued between \$200,000 and \$499,999, while the County has 59 percent of homes valued in this range. The 2000 median housing value in the Borough was \$316,900, which was \$66,600 more than the County's median housing value of \$250,300.

Table 10 HOUSING VALUES - 2000 Glen Rock Borough and Bergen County				
	Glen Rock Borough		Bergen County	
	Number	Percent	Number	Percent
<u>Specified Owner Occupied Units</u>	3,572		178,352	
Less than \$50,000	33	0.9	1,136	0.6
\$50,000 to \$99,999	0	0.0	1,230	0.7
\$100,000 to \$149,999	12	0.3	8,803	4.9
\$150,000 to \$199,999	104	2.9	41,562	23.3
\$200,000 to \$299,999	1419	39.7	61,906	34.7
\$300,000 to \$499,999	1745	48.9	42,622	23.9
\$500,000 to \$999,999	259	7.3	17816	10.0
\$1,000,000 or more	0	0.0	3,277	1.8
Median (dollars)	316900		250,300	

Source: U.S. Bureau of the Census, 1990 and 2000

Table 9 PER CAPITA AND HOUSEHOLD INCOME, 1989 and 1999 Glen Rock Borough, Bergen County, New Jersey				
	1989 Median Household Income	1989 Per Capita Income	1999 Median Household Income	1999 Per Capita Income
Glen Rock Borough	65,976	27,754	104,192	45,091
Bergen County	49,249	24,080	65,241	33,638
New Jersey	40,927	18,714	55,146	27,006

Source: U.S. Bureau of the Census, 1990 and 2000

**Glen Rock Borough Housing Element and Fair Share Plan**

**HOUSING AFFORDABILITY**

Cost-burdened households are defined as households that spend more than 30 percent of their income on housing related costs. The Borough of Glen Rock and Bergen County have similar traits in terms of cost burden. However, the Borough's renter households bear a significantly greater cost burden than owner-occupied households. As indicated in Table 11, approximately 45 percent of renter households suffer from high housing cost burdens. Bergen County, at 36.6 percent, has a lesser cost-burden problem with renter households than the Borough. Housing is relatively expensive in the Borough of Glen Rock with a 1999 median housing value of \$316,900, 27 percent more than the County average of \$250,300. The 2000 median gross rent in the Borough of Glen Rock was \$1,188, which was approximately \$316 more than the County's median gross rent of \$872.

The median rooms per housing unit is relatively high in the Borough, averaging 7.1 rooms per unit. The higher housing values as well as the median gross rents can be associated with the larger size of the houses.

	Glen Rock Borough		Bergen County	
	Number	Percent	Number	Percent
<u>Selected Monthly Owner Costs as A Percent of Household Income</u>				
Less than 15 percent	1,029	28.8	49,629	27.8
15 to 19 percent	534	14.9	27,012	15.1
20 to 24 percent	541	15.1	25,974	14.6
25 to 29 percent	467	13.1	19,540	11.0
30 to 34 percent	350	9.8	13,628	7.6
35 percent or more	638	17.9	41,602	23.3
Not computed	13	0.4	967	0.5
<u>Gross Rent as a Percentage of Household Income</u>				
Less than 15 percent	19	6.3	20,568	19.0
15 to 19 percent	28	9.3	16,018	14.8
20 to 24 percent	70	23.3	14,085	13.0
25 to 29 percent	15	5.0	11,861	10.9
30 to 34 percent	21	7.0	7,944	7.3
35 percent or more	114	38.0	31,815	29.3
Not computed	33	11.0	6,150	5.7
Median Housing Value (1999)	316,900		250,300	
Median Gross Rent	1,188		872	

Source: U.S. Bureau of the Census, 2000

**Glen Rock Borough Housing Element and Fair Share Plan**

**EMPLOYMENT TRENDS**

Covered employment in the Borough of Glen Rock has fluctuated over the past ten years, registering a high of 3,268 jobs in 1999 and a low of 2,358 jobs in 1995. In general, employment levels over the past five years have been higher than in the early to mid-1990's, as indicated in Table 12.

Employment in the County has increased steadily, although at a low rate, from 1993 through 1998. In 1999, when the Borough experienced a significant increase in its employment, at 23 percent, the County's employment rate declined by 2.6 percent. In 2003, both the County as well as Borough experienced an increase in its employment rate. The Borough's employment increased at a slightly higher rate, at approximately 1 percent, than the County at just 0.2 percent.

Table 12 Covered Private Sector Employment Borough of Glen Rock and Bergen County						
Year	Borough of Glen Rock			Bergen County		
	Employment	Change	% change	Employment	Change	% change
1993	2,657			364,048		
1994	2,656	-1	0.0	373,261	9,213	2.5
1995	2,358	-298	-11.2	377,415	4,154	1.1
1996	2,645	287	12.2	387,146	9,731	2.6
1997	2,584	-61	-2.3	396,501	9,355	2.4
1998	2,665	81	3.1	405,841	9,340	2.4
1999	3,268	603	22.6	395,371	-10,470	-2.6
2000	3,111	-157	-4.8	407,542	12,171	3.1
2001	3,162	51	1.6	407,433	-109	0.0
2002	3,059	-103	-3.3	404,837	-2,596	-0.6
2003	3,076	17	0.6	405,474	637	0.2
Total		611			31,323	

Source: New Jersey Department of Labor and Workforce Development

**LABOR FORCE CHARACTERISTICS**

As indicated in Table 13, nearly 63 percent of Glen Rock residents work in management, professional and related occupations, followed by 25 percent working in sales and office positions. The remaining labor force is engaged in production/transportation/material moving occupations (3.7 percent), and construction/extraction/maintenance occupations (2.8 percent). None of the Borough's population is engaged in farming, fishing and forestry.

### **Glen Rock Borough Housing Element and Fair Share Plan**

Bergen County has a larger number of workers, at 43.1 percent, in management, professional & related occupations. Glen Rock, at 63 percent, has a higher percentage of residents in this category compared to Bergen County, at 43 percent.

As expected, the largest sector of residents in both the Borough and the County are employed in the private sector, representing 82.9 percent and 82.6 percent, respectively. Government is the second highest employment class for both the Borough and the County. Although at slightly different percentages, the class of workers in the Borough roughly mimics that of Bergen County.

Glen Rock's commutation patterns generally follow the same trend as Bergen County as a whole. Approximately 72 percent of the Borough's labor force drives alone to work, while almost 14 percent use public transport and six percent carpool. In the County, 72.8 percent of the workforce drove to work and approximately 11 percent used public transport.

Glen Rock Borough Housing Element and Fair Share Plan

Table 13  
EMPLOYMENT DATA- 2000 OCCUPATION CHARACTERISTICS  
Glen Rock Borough and Bergen County

Occupation	Glen Rock Borough		Bergen County	
	Number	Percent	Number	Percent
Management, professional, & related	3,501	62.7	187,476	43.1
Service	289	5.2	47,431	10.9
Sales and office occupations	1,426	25.5	131,602	30.2
Farming, fishing, & forestry	0	0.0	180	0.0
Construction, extraction, & maintenance	159	2.8	28,834	6.6
Production, transport, & material moving	208	3.7	39,754	9.1
<b>Class of Worker</b>				
Private wage and salary workers	4,629	82.9	359,496	82.6
Government workers	574	10.3	48,617	11.2
Self-employed workers	374	6.7	25,958	6.0
Unpaid family workers	6	0.1	1,206	0.3
<b>Commuting to Work</b>				
Drove alone	3,930	71.8	311,325	72.8
Carpooled	347	6.3	41,284	9.7
Public transportation	759	13.9	46,957	11.0
Walked	142	2.6	11,867	2.8
Other means	0	0.0	2,737	0.6
Worked at home	294	5.4	13,292	3.1
Mean travel time to work (minutes)	32.1		29.7	

Source: U.S. Bureau of the Census, 2000

### SECTION III – PROJECTIONS

The Third-Round affordable housing obligation introduces a new concept for calculating affordable housing obligations called "growth share" that is based on actual residential and nonresidential development. Development projections, therefore, are an essential component to adequately plan for this obligation. The Council on Affordable Housing provides household and employment projections for each municipality in Appendix F(2) of their regulations. COAH projections anticipate that an additional 123 housing units and a loss of 91 jobs will be occur in the Borough between 2004 and 2018.

The Borough of Glen Rock, however, is a mature community and limited new development is anticipated. The Borough received a vacant land adjustment for both the first and second round COAH plans. A Land Capacity Analysis has been prepared pursuant to N.J.A.C. 5:97-5.6 to determine the Borough's ability to address the Third Round obligation. This analysis, which is attached in Appendix B, indicates that only 49 new housing units will be built and 0 non-residential jobs will be created within the Borough by 2018.

#### ADJUSTED COAH PROJECTION

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##### Actual Development

Existing development reflects the number of residential and non-residential certificates of occupancy and demolition permits issued between 2004 and 2008. During this time period, Glen Rock issued a total of twelve (12) residential certificates of occupancy. Two (2) of these certificates of occupancy were for housing units that were demolished and then rebuilt by the same owner. Pursuant to proposed amendment N.J.A.C. 5:97-2.5, certificates of occupancy issued for owner-occupied homes that have been occupied by the current owner for at least one year prior to the demolition are exempt from a growth share obligation. A certification from the Borough construction official regarding these three CO's is attached in Appendix A.

The only non-residential certificates of occupancy include 7,558 square feet of school use and 10,860 square feet for an additional to St. Catherine's Church. These uses do not generate a growth share obligation. While the NJ Construction Reporter lists CO's for retail and office use, these uses currently have a temporary CO.

Pursuant to N.J.A.C. 5:97-5.6, a municipality seeking an adjustment must first measure its actual residential and non-residential growth from January 1, 2004 to the date of petitioning using the procedures in N.J.A.C. 5:97-2.5; then, the municipality subtracts housing units generated by actual residential growth from the household projection and jobs generated from actual non-residential growth from the employment projection per Appendix F(2). An adjustment may only be sought against the remaining portion of the projections.

## Glen Rock Borough Housing Element and Fair Share Plan

Table 14 illustrates COAH's projections reduced to reflect actual growth. As indicated, the adjustment based on actual development reduces the Borough's development projections to 113 new housing units and a loss of 91 jobs.

	2018 Projection	Actual Development	Reduced Projection
Housing Units	123	10	113
Jobs	-91	0	-91

### Existing Land Use Inventory

The Borough of Glen Rock is a mature, residential community with a vibrant downtown and a small industrial base. The Borough's residential neighborhoods contain predominantly single-family residential homes in two separate zone districts. There is no land available for new development in these areas. The Borough has three commercial districts and one industrial district. These areas are all fully developed with no areas where new development or redevelopment is anticipated. The Existing Land Use map illustrates current land uses within the Borough.

# EXISTING LAND USE

DECEMBER 1, 2008



## LAND USE CATEGORIES

-  RESIDENTIAL - SINGLE FAMILY
-  RESIDENTIAL - MULTI-FAMILY
-  COMMERCIAL
-  INDUSTRIAL
-  PUBLIC
-  SEMI-PUBLIC
-  PARK / OPEN SPACE / RECREATION / CONSERVATION
-  UTILITY / RAILROAD
-  VACANT

## DETAILS - LAND USE CATEGORIES:

'PUBLIC USES' INCLUDE MUNICIPALLY-OWNED BUILDINGS, INCLUDING PUBLIC SCHOOLS, TOWN HALLS, AND LIBRARIES

'SEMI-PUBLIC USES' INCLUDE HOUSES OF WORSHIP AND CEMETERIES

'CONSERVATION AREAS' INCLUDE WATER RESOURCE CONSERVATION AREAS AND STREAM CORRIDORS

SOURCE:

GIS PARCEL DATA - BOROUGH OF GLEN ROCK

Village of Ridgewood

Borough of Hawthorne

Borough of Fairlawn



## Glen Rock Borough Housing Element and Fair Share Plan

### LAND CAPACITY ANALYSIS

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The land capacity analysis is based on an evaluation of vacant and underdeveloped properties to provide the basis for an adjustment to COAH's household and employment projections. It includes a vacant land inventory based on the data and the procedures as specified in N.J.A.C. 5:97-5.2. It also includes an inventory of underutilized lands.

#### Vacant Land Inventory

Pursuant to COAH rules, a vacant land analysis must include the most recent inventory of all privately and municipally-owned vacant parcels from the tax assessor's office, which are classified as "Class 1 – Vacant" and "Class 15C – Public Property" on the tax records, respectively. The vacant land inventory is parcel-based, using the most current tax records, and identifies 1) privately-owned vacant lands and 2) municipally-owned vacant lands that could be used for affordable housing construction. Sites that are actually being used by adjoining uses (i.e. for parking or yard area), had no access because they were landlocked, were used for stormwater or common open space, or were of such unique shape that they could not be developed were excluded from the analysis. The vacant properties that remain are included in Workbook C, provided in Appendix B.

Properties that are currently vacant but are part of existing residential subdivisions or have existing development approvals are excluded from this analysis. In addition, pursuant to §5:97-5.6(c), properties that were used to calculate realistic development potential in a vacant land adjustment granted by COAH should be eliminated from the vacant land inventory.

The properties included in the Land Capacity Analysis are delineated on Map 1 and the constraints for each site are illustrated on Map 2. Both maps are included in Appendix C. The land capacity analysis indicates that vacant land within the Borough can accommodate 39 dwelling units and 0 jobs. This analysis utilizes COAH's Workbook C, which includes a presumptive density of 8 dwelling units and 80 jobs per acre. A copy of Workbook C is provided in Appendix B.

#### Inventory of Underutilized Sites

N.J.A.C. 5:97-5.2(c)3 requires that municipalities seeking an adjustment to their growth projection provide an inventory of sites that are devoted to a specific use which involves relatively low-density development and could create an opportunity for affordable housing if inclusionary zoning was in place. Such sites include, but are not limited to, a golf course not owned by its members, a farm in Planning Area 1; a driving range, a nursery and nonconforming uses. In addition, N.J.A.C. 5:97-5.2(c)6 requires that municipalities

**Glen Rock Borough Housing Element and Fair Share Plan**

also provide an inventory of areas in the municipality that may develop or redevelop. Examples of such places include, but are not limited to: a private golf club owned by its members, publicly owned land, downtown mixed use areas, high density residential areas surrounding the downtown, areas with a large aging housing stock appropriate for accessory apartments, properties that may be subdivided and support additional development, and any parcels ripe for redevelopment. Pursuant to N.J.A.C. 5:97-5.6(g), these underutilized sites may provide additional opportunities to accommodate growth and corresponding affordable housing. The Fair Share Plan may include overlay zoning requiring inclusionary development of these properties in accordance with N.J.A.C. 5:97-6.4.

Glen Rock Borough does not have any properties that meet these requirements.

**POPULATION AND EMPLOYMENT PROJECTIONS**

Housing and employment projections were calculated using COAH Workbook C, as the amount of development anticipated through redevelopment is expected to be less than COAH's projections, as summarized in Table 15. **During the 2004 – 2018 period, the total number of housing units in Glen Rock is projected to increase by 49 units. Non-residential development in Glen Rock is expected to generate zero jobs between 2004 and 2018.**

Table 15: SUMMARY OF GROWTH PROJECTION Borough of Glen Rock, Bergen County		
COAH Projected Growth	COAH Projection	Municipal Projection
Residential Growth	123	49
Residential Exclusions	0	0
Net Residential Growth	123	49
Non-Residential Growth	-91	0
Non-Residential Exclusions	0	0
Net Non-Residential Growth	-91	0

**Population Projection**

From 1999 to 2018, Glen Rock's population is projected to increase by 182 persons for a total population of 11,728 as indicated in Table 16. This translates into a population increase of less than one percent from 2000. The population is based on the 2000 Census figure of 11,546 persons. Between 1999 and 2003, a net total of 14 certificates of occupancy were issued for residential development. This, applying the average household size of 2.89 persons per units to the 14 new units provides a population increase of 40.46 persons. The same household size is applied to the housing projection for 2004 – 2018 of 49 units, generating an increase of 139 persons.

**Glen Rock Borough Housing Element and Fair Share Plan**

Table 16 POPULATION GROWTH PROJECTIONS Borough of Glen Rock, Bergen County				
Year	Number of New Housing Units*		2000 Household Size	Population
2000 Census				11,546
1999 - 2003	14	X	2.89	40
2004 - 2018	49		2.89	142
Total				11,728

**Employment Projection**

Commercial development in the Borough of Glen Rock is expected to generate approximately 13 jobs between 2004 and 2018, for a total employment of 2,586 jobs in 2018. This employment projection is based on a combination of existing development, historic development trends, approved and potential development, as follows:

In 2004 and 2005, four (4) certificate of occupancy were issued for a total of 7,558 square feet of additions to three schools (Central School, Coleman School and Byrd School) and 10,860 square feet of additions to the St. Catherine's Church. The additions to the church and the school are excluded from the Borough's growth share obligation because houses of worship are exempted from COAH calculations. As a result, the Borough's employment level is expected to stay the same.

**SECTION IV – FAIR SHARE OBLIGATION**

The Third Round (2004 – 2018) affordable housing obligation consists of a rehabilitation share, a prior-round share and a growth share. Glen Rock's affordable housing obligation for each component is summarized below.

1. **Rehabilitation:** The Rehabilitation Component is the number of deficient housing units occupied by low and moderate-income household, which is referred to as rehabilitation share. The Borough has an 11-unit rehabilitation obligation for the 2004 - 2018 period.
2. **Prior Round:** The Prior Round Obligation is the remaining Prior Round (1987 – 1999) Obligation assigned to a municipality by COAH or the court for the period 1987 through 1999. Glen Rock's recalculated prior round obligation is 118 units. The Borough, however, received a vacant land adjustment as part of its second round substantive certification that reduced its realistic development potential (RDP) to zero. No mechanisms to address unmet need were required by COAH. Pursuant to N.J.A.C. 5:97-5.3, the Borough's RDP of zero remains in effect.
3. **Growth Share:** Growth Share is the share of the affordable housing need generated by a municipality's actual growth (2004 – 2018) based upon the number of new housing units constructed and the number of new jobs created as a result of non-residential development. COAH projections calculate Glen Rock's growth share obligation as 25 units. The Borough, however, has prepared a Land Capacity Analysis which reduces the Growth Share Obligation to 10 units.

**REHABILITATION COMPONENT**

Rehabilitation share is an estimate of the total number of deficient housing units occupied by low and moderate-income households within the community. It is estimated through the use of 2000 census data. Three housing quality factors are used to determine housing deficiency as described below;

1. Crowding – 1.01 or more persons per room, in housing built 1939 or earlier, with complete plumbing
2. Plumbing – units lacking complete plumbing
3. Kitchen – units lacking complete or in-unit kitchen facilities

COAH has calculated Glen Rock's rehabilitation share for the 2004 – 2018 period as 11 units.

## Glen Rock Borough Housing Element and Fair Share Plan

### PRIOR ROUND COMPONENT (1987 - 1999)

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The prior round obligation is the municipal new construction obligation from 1987 to 1999. Obligations from the first and second rounds have been recalculated to include the most recent data from the 2000 Census, and all municipalities participating in the COAH process must use these updated figures. For Glen Rock, the prior round obligation was adjusted to 118 units after the 2000 Census became available. Since, Glen Rock received a vacant land adjustment as part of its second round substantive certification, its realistic development potential (RDP) was reduced to zero with an unmet need of 118 units.

In a letter dated July 21, 2006, COAH requested the Borough evaluate whether there were any mechanisms available to address the unmet need. In response, the Borough evaluated existing conditions and the downtown area to determine if there are any mechanisms available to address the unmet need. Vacant properties within the Borough and uses within the downtown were evaluated to find if they could support an accessory apartment program. **The analysis, provided below, illustrates that there are no mechanisms available to address unmet need.**

As mentioned earlier, Glen Rock is fully developed and limited new development has occurred over the past ten years or is anticipated in the future. Among the recently approved, Kara Homes (now Trafalgar Square) is the only significant development. However, this project is unique in nature and is site specific because it is being developed on property that was previously contaminated. This is a 1.73-acre lot located in the A-2T District which permits a density of eight (8) units per acre for a total of 13 units on the subject property.. The site contained an oil sales facility, where a leakage created a contamination problem. The site has been remediated. The Zoning Board of Adjustment approved a development application for this site which granted a density increase to accommodate twenty (20) townhouse units including eighteen (18) market rate units and two affordable units.

The majority of housing in Glen Rock is comprised of moderately-sized single-family detached homes. The Borough's downtown area is the only area that could accommodate accessory apartments on the second floor. This area is zoned C-2, Central Business District and is indicated on the Borough's zoning map. The CBD district is the only district that permits mixed use development. It is located centrally along Rock Road and is a typical Main Street corridor located between the Borough's two major train stations, one for the Ramapo and Paterson Branch and the other for the Bergen County Branch. The area is characterized by mostly two story buildings that contain retail/commercial and offices that complement and support the neighboring residential uses.

## Glen Rock Borough Housing Element and Fair Share Plan

As per the current zoning ordinance, the C-2, Central Business District permits mixed residential and commercial use, provided that there be a lot of 4,000 square feet per family unit. The zone also allows buildings to be a maximum of two stories or twenty-eight (28) feet in height. The Borough's downtown currently contains a concentration of two-story mixed-use development with an exception of sixteen (16) properties. The downtown area map shows existing properties within the downtown area that are currently single-story. Although these properties were permitted to build up to two stories, they remain single-story due to site limitation. These properties are comparatively smaller in size, with the lot size ranging from 3,500 sq. ft. to 12,000 sq. ft and containing buildings that are in the range of 1,500-2,000 square feet in size, with the super market located at 288 Rock Road being the only exception. Due to these physical difficulties, the cost of construction of low/moderate income affordable apartments above the existing uses will be very high and the subsidy provided to create these apartments would not offset the actual costs of building these apartments. Also, making these apartments affordable to low/moderate income people would be an additional burden to the property owner. Finally, the existing downtown area does not have enough parking facilities to accommodate parking for these additional units.

### GROWTH SHARE COMPONENT (2004 - 2018)

The "Growth Share" for the period January 1, 2004 through January 1, 2018 is calculated based on municipal growth projections pursuant to N.J.A.C. 5:94-2.2. Projections of population and employment growth are converted into projected growth share affordable housing obligations by applying a ratio of one affordable unit for every four market-rate residential units projected, plus one affordable unit for every 16 newly created jobs projected. The actual growth share obligation is based on permanent certificates of occupancy issued within the municipality for market-rate residential units and newly constructed, reoccupied and expanded non-residential developments in accordance with COAH's Appendix D, incorporated in the revised Third Round Rules by reference. Affordable housing must be provided in direct proportion to the growth share obligation generated by the actual growth. However, if the actual growth share obligation is less than the projected growth share obligation, the municipality shall continue to provide a realistic opportunity for affordable housing to address the projected growth share through inclusionary zoning or any of the mechanisms permitted by N.J.A.C. 5:97-6.

Table 17 summarizes Glen Rock's Growth Share Obligation of 10 affordable housing units. Details of the projection are provided in Appendix B.

Glen Rock Borough Housing Element and Fair Share Plan

Table 17: SUMMARY OF GROWTH SHARE PROJECTION Borough of Glen Rock, Bergen County		
COAH Projected Growth Share	COAH Projection	Municipal Projection
Residential Growth	123	49
Residential Exclusions	0	0
Net Residential Growth	123	49
Residential Growth Share	24.6	9.77
Non-Residential Growth	-91	0
Non-Residential Exclusions	0	0
Net Non-Residential Growth	-91	0
Non-Residential Growth Share	0	0
Total Growth Share	25	10

**SECTION V – FAIR SHARE PLAN**

**SUMMARY**

The Fair Share Plan addresses the Borough's Rehabilitation Obligation of 11 units and the Growth Share Obligation of 10 units. This figure will be revisited every three (3) years as the Borough submits monitoring reports to the State. In the event that more development occurs, then the Growth Share number will be revised. The Borough's entire growth share obligation is met through credits available for the existing alternative living arrangements and the two affordable housing units approved on the Trafalgar Square (Kara Homes) site.

**REHABILITATION OBLIGATION**

The Borough of Glen Rock will address its rehabilitation obligation of 11 units through the Bergen County Home Rehabilitation Program. Additional units will be rehabilitated through a local housing rehabilitation program with funds collected through the Borough's Development Fee ordinance.

**GROWTH SHARE OBLIGATION**

Glen Rock will address its 10-unit Growth Share obligation through existing alternative living arrangements, two affordable units associated with a recently approved townhouse development, an existing Borough-owned dwelling unit that will be deed-restricted for affordable housing, and bonus credits, as shown in Table 18. The Borough has a total of 18 affordable housing credits from these resources. This addresses the Borough's 10-unit affordable housing obligation. It also addresses most of the parameters for the Growth Share obligation, with the exception of family rental housing, as indicated in Table 19. Detailed information in support of each mechanism is included in the appropriate checklists attached to Glen Rock's Petition Application.

**Glen Rock Borough Housing Element and Fair Share Plan**

	Obligation	Family Housing		Age-Restricted Housing		Very Low-Income Housing	Group Home
		Rental	Sale	Rental	Sale	Rental (Family)	Bedrooms
<b>GROWTH SHARE OBLIGATION</b>	10						
<b>Inclusionary Development</b>	2						
Trafalgar Square			2				
<b>Municipally Sponsored</b>	1						
Glen Rock Annex Apartment		1					
<b>Alt. Living Arrangements</b>	15					15	15
Total Units/Bedrooms	18	1	2	0	0	15	15
<b>Bonus Calculation</b>	2						
Supportive/Special Needs Hsg							3.75
<b>Total</b>	20						
Applied Units	10						
Excess Units	10						

	Requirement	Number	Provided
Minimum Rental Obligation	A minimum of 25% must be rental. (Sect. 5:97-3.11(b)2).	3	15
Maximum Age Restricted Housing	A maximum of 25% may be age-restricted. (Sect. 5:97-3.10(c)2).	2	0
Minimum Family Housing	A minimum of 50% must be family housing. (Sect. 5:97-3.9)	5	3
Minimum Family Rental Housing	A minimum of 50% of the total rental units must be family units. (Sect. 5:97-3.4b)	2	1
Minimum Very Low Income Housing	A minimum of 13% must be reserved for very low income households. (A500)	2	15
Maximum Bonus Credits	The maximum bonus credits permitted is 25% of the growth share obligation. (Sec. 5:97-3.20)	2	2

## Glen Rock Borough Housing Element and Fair Share Plan

### Alternative Living Arrangements (15 credits)

Pursuant to N.J.A.C. 5:94-4.8, "alternative living arrangements" can be used to address a municipal housing obligation. Alternative living arrangements include, but are not limited to: transitional facilities, residential health care facilities, group homes for the developmentally disabled and mentally ill, and congregate living arrangement. The unit of crediting for an alternative living arrangement is the bedroom that received certificates of occupancy after April 1, 1980. Table 20 lists the available alternative living arrangements in Glen Rock. Glen Rock has three group homes that are eligible for credits. These contain a total of 15 bedrooms and are funded by the Division of Developmental Disabilities. These homes are eligible for a total of 15 credits.

Facility Location	Provider	No. of Bedrooms	Date Opened
Valley Road	Life Opportunities Unlimited	3	
Lincoln Avenue	Spectrum for Living	6	1992
Highwood Avenue	Spectrum for Living	6	1997

### Inclusionary Development (2 credits)

In 1006, the Zoning Board of Adjustment approved Trafalgar Square (Kara Homes), a townhouse development with 20 dwelling units, including eighteen (18) market rate units and two (2) affordable housing units. The subject lot is 1.73 acres in area, which required a minimum lot size variance. It also required a density use variance, as the A-2T zone district has a maximum density of 8 units per acre for tracts with a gross area of less than 5 acres. The Trafalgar Square project has a density of 11.56 units per acre, which is a significant density increase. The Borough can receive two credits for the affordable housing units approved as part of this application.

### Municipally sponsored and 100 percent affordable program (1 credits)

The Borough will provide low and moderate-income units through a municipally sponsored or 100 percent affordable construction program. Glen Rock has one such apartment that may be used to create low and moderate-income units through a municipally sponsored program. This property (Annex Building, B104, Lot 1) is owned by the Borough and currently contains a two-story building with an assembly hall on the ground floor and a two-bedroom apartment on the second floor. The hall is rented to private organizations to conduct meetings. The Borough also rents the apartment above. The Borough proposes to deed restrict

### **Glen Rock Borough Housing Element and Fair Share Plan**

this apartment and make it 100 percent affordable. The Borough can get one (1) credit for this unit with the potential for an additional rental bonus credit.

#### **Bonus Credits (2 credits)**

N.J.A.C. 5:97-3.2 establishes a bonus cap municipalities addressing their third round obligation. This requirement states that a municipality may not receive more than one type of bonus for each unit (for example, a very-low income bonus or a rental bonus for one unit). In addition, it caps the total credit from bonuses at 25 percent of the projected growth share obligation. In this case, the bonus cap for Glen Rock Borough is 2 units. Glen Rock's Growth Share Fair Share Plan includes a total of 3.75 bonus credits, as indicated below. Because of the cap on bonus credits, only 2 of the credits are applied in the Fair Share Plan.

**Supportive/Special Needs Housing Bonus Credits:** Pursuant to N.J.A.C. 5:97-3.6(a)2, a municipality may receive 1.25 units of credit for each bedroom in supportive and special needs housing provided. Glen Rock has a total of 15 group home bedrooms, which generate a bonus credit of 3.75.

**APPENDIX A**  
**CERTIFICATE OF OCCUPANCY DATA**

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**BOROUGH OF GLEN ROCK**  
BERGEN COUNTY NEW JERSEY



December 8, 2008

Ms. Janice Talley  
H2M Group  
119 Cherry Hill Road, Suite 200  
Parsippany, New Jersey 07054

Re: New Residential Home Construction

Dear Ms. Talley:

As you requested, I can attest that each of the owners of three newly constructed homes built between 2006 and 2008 in the Borough of Glen Rock occupied the previous home on the lot at least one year prior to demolition.

Following is information on the three houses:

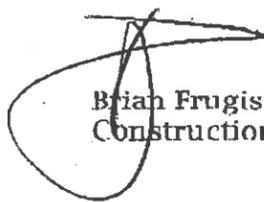
44 East Gamercy Place (Block 131, Lot 7) resale 11/17/98, demolition permit issued 10/24/06, construction permit issued 10/30/06

139 Winslow Terrace (Block 213, Lot 11) resale 5/10/04, demolition permit issued 9/27/07, construction permit issued 9/27/07.

41 Cranford Road (Block 216, lot 15) resale 1/5/99, demolition permit issued 10/31/07, construction permit issued 10/31/07

Please contact me if you need any additional information.

Sincerely yours,

  
Brian Frugis  
Construction Code Official

MUNICIPAL BUILDING • HARDING PLAZA • GLEN ROCK, NEW JERSEY 07452  
201-670-3956 • FAX 201-670-3959

2006 New Residential Homes

Pleasant Park LLC 4,798 sq. ft.	391 Doremus Ave. CO issued 10-10-08	Bl 43, lot 13.01
Pleasant Park LLC 4,201 sq. ft.	381 Doremus Ave. CO issued 9-25-08	Bl 43, lot 14.01
Pleasant Park LLC 4,091 sq. ft.	387 Doremus Ave. no CO issued (work not completed)	Bl 42, lot 13.02
Zawistowski 1,480 sq. ft.	123 S. Highwood Ave CO issued 8-2-07	Bl 11, lot 15
Rush 3,106 sq. ft.	44 E. Gramercy CO issued 12-7-07	Bl 131, lot 7

2007

Eun Hee Pak 4,285 sq. ft.	111 Delmar Ave CO issued 3-3-08	Bl 228, lot 3
Pleasant Park LLC 3,907 sq. ft.	156 Delmar Ave No CO issued	Bl 229, lot 2
Refined Homes LLC 3,826 sq. ft.	91 E Gramercy CO issued 11-3-08	Bl 14, lot 15
Beldner 2,340 sq. ft.	139 Winslow Terr CO issued 6-23-08	Bl 213, lot 11
Roberto 1,736 sq. ft.	41 Cranford Rd. TCO issued 9-22-08	Bl 216, lot 15

2008

Sederias 2,320 sq. ft.	36 Chestnut St. TCO 10-28-08	Bl 219, lot 4
Cassidy 2,976 sq. ft.	80 Bradford no CO	Bl 94, lot 11
Kuiken 5,316 sq. ft.	60 Forest Rd work not started	Bl 5, lot 2

Patania 4,929 sq. ft.	845 S. Maple no CO	Bl. 97, lot 4
Global 3,326 sq. ft.	89 Hillman Ave. No CO	Bl. 226 , lot 16

Demolition Residential 2006

391 Doremus Ave.	Bl. 43, lot 13.01	2,054 sq ft
381 Doremus Ave.	Bl. 43, Lot 14.01	2,328 sq ft
4 4 E. Gramercy	Bl. 131, lot 7	1,609 sq ft
123 S. Highwood	Bl. 11, lot15	1,208 sq ft

Demolition Residential 2007

91 E. Gramercy	Bl. 134, lot 15	2,042 sq ft
111 Delmar Ave.	Bl. 228, lot 13	2,041 sq ft
156 Delmar Ave.	Bl. 229, lot 3	1,293 sq ft
139 Winslow Terr	Bl. 213, lot 11	1,350 sq ft
41 Cranford	Bl. 216, lot 15	1,711 sq ft

Demolition Residential 2008

845 S. Maple Ave.	Bl. 97, lot 4	1,950 sq ft
36 Chestnut St.	Bl. 219, lot 4	2,024 sq ft
80 Bradford	Bl. 94, lot 11	2,537 sq ft
89 Hillman Ave.	Bl. 226, lot 16	1,873 sq ft

2006 New Commercial Bldg

Bucci 3,800 sq. ft. office space	511 S. Broad St. TCO issued 10-15-07	Bl. 34, lot 19
Broad Street Partners 2,800 sq. ft. warehouse	515 S. Broad St. no CO issued	Bl. 34, lot 20

**BOROUGH OF GLEN ROCK**  
BERGEN COUNTY NEW JERSEY



October 3, 2006

Lucy Voorhoeve,  
Executive Director,  
Council on Affordable Housing  
Department of Community Affairs  
P. O. Box 800, Trenton, NJ 08625-0800

Re: Certificate of Occupancy data and demolitions.

Dear Ms. Voorhoeve,

This letter has been prepared to certify that the certificate of occupancy and demolition data listed below has been researched by my office staff and reviewed by me based upon available office records and to the best of my knowledge, the information contained herein is correct. Enclosed please find detailed information on each of the Certificate of Occupancy and demolition permits issued between 1996 and 2005.

Table 1 RESIDENTIAL - Certificate of Occupancy and Demolition data			
Year	Number of CO's		Net
	Issued	Demolition	
1996	1	0	1
1997	7	1	6
1998	5	1	4
1999	1	0	1
2000	1	2	-1
2001	1	1	0
2002	2	2	0
2003	2	0	2
2004	5	2	3
2005	0	1	-1
2006*	3	3	0

\* From January 2006 to September 2006.

Year	Number of COs Issued	Demolition	Type of Use	Square footage of New Construction/Addition
1996	0	0	-	-
1997	0	0	-	-
1998	1	0	Storage	50,000
1999	0	0	-	-
2000	0	0	-	-
2001	0	0	-	-
2002	3	1	School	7,558
2003	0	0	-	-
2004	1	0	Church Additions	10,860
2005	0	0	-	-

<sup>1</sup> This table does not include 3,800 sq. ft of office use that was approved and is being constructed currently and a pending application to add 1,532 sq. ft of retail space.

Sincerely,



Brian Frugis  
Construction Official



## **Summary of Adjusted Growth Share Projection Based On Land Capacity**

(Introduction to Workbook C)

Municipality Name: **Borough of Glen Rock**

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

[Click Here to complete Worksheet A](#)

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

[Click Here to Enter Actual Growth to Date](#)

[Click Here to Complete the Residential Parcel Inventory and Capacity Analysis](#)

[Click Here to Complete the Non-residential Parcel Inventory and Capacity Analysis](#)

### **Summary Of Worksheet Comparison**

	<b>COAH Projected Growth Share (From Worksheet A)</b>	<b>Growth Share Based on Municipal Capacity (From Worksheet C)</b>
Residential Growth	123	49
Residential Exclusions	0	0
Net Residential Growth	123	49
Residential Growth Share	24.60	9.77
Non-Residential Growth	-91	0
Non-Residential Exclusions	0	0
Net Non- Residential Growth	-91	0
Non-Residential Growth Share	0.00	0.00
Total Growth Share	25	10

**The Municipal land capacity analysis results in a reduction to the COAH-generated growth projection. Please file Workbook C and use a Residential Growth Share of 9.77 plus a Non-residential Growth Share of 0 for a total Growth Share Obligation of 10 affordable units**

**Growth Projection Adjustment - Actual Growth**

**Municipality Name: Borough of Glen Rock**

Actual Growth 01/01/04 to Present				
Residential COs Issued	10			
Non-residential CO's by Use Group	Square Feet Added (COs Issued)	Square Feet Lost Demolition Permits Issued)	Jobs/1,000 SF	Total Jobs
B			2.8	0.00
M			1.7	0.00
F			1.2	0.00
S			1.0	0.00
H			1.6	0.00
A1			1.6	0.00
A2			3.2	0.00
A3			1.6	0.00
A4			3.4	0.00
A5			2.6	0.00
E	7558		0.0	0.00
I			2.6	0.00
R1			1.7	0.00
<b>Total</b>	<b>7558</b>	<b>0</b>		<b>0</b>

[Return to Growth Projection Adjustment Summary Screen](#)

[Proceed to Inventory of Vacant Residential Land](#)

[Proceed to Inventory of Non-residential Land](#)

Borough of Glen Rock Growth Projection Adjustment - Residential Parcel Inventory

Block	Lot	Address	Owner	SDRP Planning Area	Urban Center (Y/N)	Sewer Service Area (Y/N)	HUC.11 NO3 Density	Total Acreage	Constrained Acreage	Constraint Description	Buildable Acreage	Density (Units/Ac)	Capacity (Units)
129	19	432 Grove St	Aved, Joseph	1	N	Y		1.3	1.211438	Wetlands	0.00	8.00	0.00
129	20	Grove St	Public Serv Elec & Gas	1	N	Y		0.22	0.00		0.22	8.00	1.76
129	21	432 Grove St	Village of Ridgewood	1	N	Y		0.19	0.00		0.19	8.00	1.48
42	2	Demarest St	Lemieux, Carrie	1	N	Y		0.2878	0.1483	Wetlands	0.14	8.00	1.12
23	14	457 Broad St	Lemieux, Carrie	1	N	Y		0.1012	0		0.00	8.00	0.00
121	16	512 Ackerman Ave Rear	Petrone, William C. & Alyssa G.	1	N	Y		0.425	0		0.43	8.00	3.40
145	8	49 Highland Rd.	Kennedy, Michael W & Joyce	1	N	Y		0.3444	0		0.34	8.00	2.76
175	4	63 Highland Rd.	Loffredo, Joseph M. & Diane W.	1	N	Y		0.1722	0		0.17	8.00	1.38
43	1	471 Doremus Avenue	JDN Properties @ Glen Rock	1	N	Y		1.73	0		1.73	8.00	13.84
49	7	McKinley Pl. Rear	Sullivan, Mark & Gwen	1	N	Y		0.0517	0		0.00	8.00	0.00
46	6	Demarest St.	Lemieux, Carrie	1	N	Y		0.8322	0.512645	Wetlands	0.32	8.00	2.56
46	8	242 Demarest St.	Alvaro, Joseph & Edwards, Frances	1	N	Y		0.05	0		0.00	8.00	0.00
46	7	Demarest St	Mitzner, Barry & Cecile	1	N	Y		0.16	0.00		0.16	8.00	1.25
26	8	Ackerman Ave.	Del Calzo, Michael & Adriana	1	N	Y		0.12	0.00		0.00	8.00	0.00
127	17	432 Grove St.	Nanninga, Anna	1	N	Y		0.11	0.00		0.00	8.00	0.00
127	19	Hohokus Brook	Philip & Stella Gulmy, LLC	1	N	Y		0	0		0.00	8.00	0.00
127	23	Grove St.	Grassey Equipment Co.	1	N	Y		0.85	0.68	Wetlands & Fk	0.17	8.00	1.33
127	24	Hohokus Brook	Philip & Stella Gulmy, LLC	1	N	Y		0.46	0.24847	Wetlands	0.21	8.00	1.69
115	8	Glen Ave.	Borough of Glen Rock	1	N	Y		0.0207	0		0.00	8.00	0.00
Subtotal This Page													32.56
Subtotal Page 2													6.31
Subtotal Page 3													0.00
Subtotal Page 4													0.00
Subtotal Add'l Pages													0.00
Grand Total													38.87

[Add More streets](#)

1 [Click Here to Proceed to Non-residential Parcel Inventory and Capacity Analysis](#)

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

Borough of Glen Rock Growth Projection Adjustment - Non-Residential Parcel Inventory

Block	Lot	Address	Owner	SDRP Planning Area	Urban Center (Y/N)	Sewer Service Area (Y/N)	HUC.11 NO3 Density*	Total Acreage	Constrained Acreage	Constraint Description	Remaining Buildable Acreage	Density (Jobs/Ac)	Capacity (Jobs)
238	25	Rear of	Bachman	1	N	Y		0.41	0.41	Landlocked	0.00	80.00	0.00
												Subtotal This Page	0.00
												Subtotal Page 2	0.00
												Subtotal Page 3	0.00
												Subtotal Page 4	0.00
												<b>Grand Total</b>	<b>0</b>

[Add More Sheets](#)

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

[Click Here to Proceed to Residential Parcel Inventory and Capacity Analysis](#)

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

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

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

**Municipality Name: Borough of Glen Rock**

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

	Residential	Non-Residential
1 Enter Growth Projections From Appendix F(2)*	123	-91
2 Subtract the following Residential Exclusions pursuant to 5:97-2.4(a) from "Exclusions" tab	<a href="#">Click Here to enter Prior Round Exclusions</a>	
COs for prior round affordable units built or projected to be built post 1/1/04	0	
Inclusionary Development	0	
Supportive/Special Needs Housing	0	
Accessory Apartments	0	
Municipally Sponsored or 100% Affordable	0	
Assisted Living	0	
Other	0	
Market Units in Prior Round Inclusionary development built post 1/1/04	0	
3 Subtract the following Non-Residential Exclusions (5:97-2.4(b))	0	0
Affordable units		
Associated Jobs		
4 Net Growth Projection	123	-91
5 Projected Growth Share (Conversion to Affordable Units Divide HH by 5 and Jobs by 16)	24.60 Affordable Units	0.00 Affordable Units
6 Total Projected Growth Share Obligation		25 Affordable Units

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

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

## Affordable and Market-Rate Units Excluded from Growth

Municipality Name: Borough of Glen Rock

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

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

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

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

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

Development Name	Rentals? (Y/N)	Total Units	Market Units	Affordable Units	Market Units Excluded
		0			0
		0			0
		0			0
		0			0
		0			0
<b>Total</b>		<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>

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

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

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

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

Borough of Glen Rock Growth Projection Adjustment - Residential Parcel Inventory Page 2

Block	Lot	Address	Owner	SDRP Planning Area	Urban Center (Y/N)	Sewer Service Area (Y/N)	HUC 11 NO3 Density*	Total Acreage	Constrained Acreage	Constraint Description	Buildable Acreage	Density (Units/Ac)	Capacity (Units)
9	13	Forest Rd	Borough of Glen Rock	1	N	Y		0.0028	0		0.00	8.00	0.00
109	15	34 Valley Rd.	Life Opportunities	1	N	Y		0.2572	0		0.26	8.00	2.06
81	20	Rock Rd.	Borough of Glen Rock	1	N	Y		0.0069	0		0.00	8.00	0.00
11	14	S. Highwood Ave	Borough of Glen Rock	1	N	Y		0.1824	0		0.18	8.00	1.46
84	1	Ferndale Ave.	Borough of Glen Rock	1	N	Y		0.3486	0		0.35	8.00	2.79
69	24	Oxford Pl	Borough of Glen Rock	1	N	Y		0.0037	0		0.00	8.00	0.00
238	23	Rear of Garvey Pl.	Gorey, Peter & Cora M	1	N	Y		0.0465	0.0465	Landlocked	0.00	8.00	0.00
238	24	Rear of Garvey Pl.	Cece, Ant	1	N	Y		0.059357	0.059357	Landlocked	0.00	8.00	0.00
238	25	Rear of Garvey Pl.	Bachman	1	N	Y		0.041322	0.041322	Landlocked	0.00	8.00	0.00
238	26	Garvey Pl	Lee, Kun H	1	N	Y		0.076211	0.076211	Landlocked	0.00	8.00	0.00
Total Page 2												6.31	

[Add More Sheets](#)  
[Residential Inventory Main Page](#)

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

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**APPENDIX C**  
**LAND CAPACITY ANALYSIS MAPS**

# MAP 1: VACANT LAND INVENTORY

DECEMBER 10, 2008



Village of Ridgewood

Borough of Hawthorne

Borough of Fairlawn

### Vacant Properties\*1

-  Public Vacant Land (Class 15c)
-  Private Vacant Land (Class 1)

### Properties Not Available (Tax Classification 15C & 1)

-  Open Space / Conservation
-  Other Developed
-  Park and Recreation
-  Parking
-  Public Use
-  Right of Way

\*1 - The Privately Owned Vacant Properties data is based on properties classified as "Class 1 - Vacant" according to the 2008 Glen Rock Tax Data. The Publicly Owned Vacant Properties data is based on properties classified as "Class 15C - Vacant" according to the 2008 Glen Rock Tax Data. This data only includes the Township-owned properties, and does not include properties owned by Essex County and the state.

Source:  
- GIS Parcel Data - Borough of Glen Rock  
- Vacant Properties Data - Glen Rock 2008 Tax Data



Village of Ridgewood

**MAP 2: VACANT LAND  
 INVENTORY &  
 CONSTRAINTS**

DECEMBER 10, 2008



Borough of Hawthorne



Borough of Fairlawn

**Vacant Properties (Tax Classification 15c and 1)**

-  Public Vacant Land (Tax Classification 15c)
-  Private Vacant Land (Tax Classification 1)

**Properties Not Available**

-  Open Space / Conservation
-  Other Developed
-  Park and Recreation
-  Parking
-  Public Use / Developed
-  Right of Way

**Environmental/Cultural Constraints**

-  Wetlands
-  Steep Slopes 10% - 15%
-  Steep Slopes >15%
-  Historic Sites (Designated and Potential)
-  Floodprone Areas
-  Streams

**Source:**  
 - GIS Parcel Data/Steep Slopes Data - Borough of Glen Rock  
 - Steep Slopes Data - New Jersey Department of Environmental Protection  
 - Vacant Properties Data - Glen Rock 2008 Tax Data  
 - Historic Sites - Borough of Glen Rock  
 - Wetlands - "Wetlands Buffers" data developed by COAH's consultant

