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HOUSING ELEMENT AND FAIR SHARE PLAN

ORADELL BOROUGH
BERGEN COUNTY, NEW JERSEY

PREPARED FOR:

ORADELL BOROUGH PLANNING BOARD
BA# 3045.01

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November 5, 2015

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INTRODUCTION

INTRODUCTION

Historic Overview of the Courts and COAH

In 1975 the New Jersey Supreme Court decided, in So. Burlington Cty. NAACP v. Borough of Mount Laurel (Mount Laurel I), that every developing municipality in the state had an affirmative obligation to provide for its fair share of affordable housing. In a subsequent decision in 1983 (Mount Laurel II), the Court acknowledged that the vast majority of municipalities in the state had ignored their constitutional obligation. The Court refined in that decision the constitutional obligation to focus the obligation primarily on those municipalities that have portions of their boundaries within the growth area as shown on the State Development and Redevelopment Plan, and also called for the state legislature to enact legislation that would save municipalities from the burden of having the courts determine their affordable housing needs. The result was the adoption of the Fair Housing Act in 1985 and the establishment of the New Jersey Council on Affordable Housing (COAH), the State agency responsible for overseeing the manner in which the State's municipalities address their low and moderate income housing needs.

COAH proceeded to adopt regulations for the First Round obligation covering the years 1987 to 1993, and established Second Round housing-need numbers that cumulatively covered the years 1987 through 1999. Under both the first and second housing rounds COAH utilized what is commonly referred to a "fair share" methodology.

COAH utilized a different methodology, called "growth share" beginning with their efforts to prepare Third Round housing-need numbers. Their first adopted Third Round substantive and procedural rules occurred in 2004. These regulations were challenged and in January 2007 the Appellate Division invalidated various aspects of the regulations and remanded considerable portions of the rules to COAH with the directive to adopt revise rules.

In May 2008 COAH adopted revised Third Round regulations and published them on June 2, 2008, thereby having them become effective. Coincident to this adoption, COAH proposed amendments to the rules it just adopted, and they went into effect in October 2008.

The rules and regulations adopted in 2008 were challenged, and in an October 2008 decision the Appellate Division invalidated the growth share methodology, and indicated that COAH should adopt regulations pursuant to the fair share methodology utilized in Rounds One and Two.

The Supreme Court affirmed this decision in September 2013, invalidating the third iteration

of the Third Round regulations, sustaining the invalidation of growth share, and directing COAH to adopt new regulations pursuant to the methodology utilized in Rounds One and Two.

In October 2014 COAH failed to adopt their newly revised Third Round regulations, deadlocking with a 3-3 vote. The Fair Share Housing Center, who was a party in both the 2010 and 2013 cases, responded by filing a motion in aid of litigants rights with the New Jersey Supreme Court. The Court heard the motion in January 2015 and, on March 10, 2015 issued their ruling. The Court ruled that COAH was effectively dysfunctional, and consequently, returned jurisdiction of affordable housing issues back to the trial courts where it had been prior to the creation of COAH in 1986.

The Court decision has now effectively created a process for municipalities, like Oradell, that due to the inertia of COAH never obtained Third Round substantive certification of their Housing Element and Fair Share Plan (HE&FSP). Oradell and other communities filed a declaratory judgment seeking to declare them constitutionally compliant and granting temporary immunity from affordable housing builders remedy lawsuits while preparing a new or revised HE&FSP to ensure their plan continues to affirmatively addresses their local housing need as may be adjusted by new housing-need numbers promulgated.

The Borough's Past Procedural Response to Its Affordable Housing Obligations

Oradell has demonstrated a long-standing commitment to comply voluntarily with its Mount Laurel obligations, and the following facts demonstrate this commitment. Oradell originally requested a vacant land adjustment in the second round petition that was submitted to COAH on February 11, 2004. COAH requested additional information to formalize the Borough's request for vacant land adjustment pursuant to COAH rules in effect at that time. The Borough submitted a resolution dated January 25, 2005 committing to submit a revised plan with petition for third round certification. On December 30, 2008, Oradell submitted an adopted and endorsed Round 3 Housing Element and Fair Share Plan to the Court for review and approval. The petition was deemed complete on June 17, 2009. An objection was filed by Jeff Wells and Fair Share Housing Center. COAH issued a pre-mediation report on November 24, 2009 and the mediation process commenced.

The Borough has a prior round obligation of 89 units for the cumulative period 1987 – 1999. Municipalities with a lack of remaining land for residential development may request a vacant land adjustment and have the remaining second round affordable housing obligation adjusted by COAH. A calculation of the Borough's Realistic Development Potential ("RDP") is determined by applying a density of 6 units per acre to sites greater than 0.84 acres subtracting environmentally constrained land.

Based on this analysis, COAH determined that the Borough was entitled to modification of the prior obligation to an RDP of two units and an unmet need of 87 units. This adjustment was based on calculating the development potential of the Oradell Avenue site (Block 1206, Lot 2), assuming 6 units per acre with 20% setaside on the full 1.5 acres to produce 2 affordable units.

Prior Round Components, Credits and Status
Oradell, NJ

Component	Units	Credits	Status
Total Obligation	89	-	-
Vacant Land Adjustment	(87)	-	-
RDP	2	-	-
Habitat for Humanity 100% Affordable For Sale- Westervelt Place	4	2 + 2 surplus	Complete
Total	89	4	

The rehabilitation share for the Borough in the prior rounds was determined by COAH to be 6 units. The borough has successfully rehabilitated 6 units in conjunction with the Bergen County Home Improvement Program.

Rehabilitated Units
Oradell, NJ

Address	Units	Loan Amount	Work Completed	Date
601 Fletcher Ave	1	\$4,150.00	Roof, gutters/leaders, smoke detectors	1/23/03
197 Elizabeth St	1	\$16,200.00	Roof, chimney rebuild, smoke detector	12/6/06
435 Kinderkamack Rd	2	\$20,850.00	Roof, front porch repair	9/2/09
589 Lake Ave	1	\$12,208.90	Painting, kitchen rehab	6/30/94
696 Martin Ave	1	\$14,840.00	Roof, steps, gutters/leaders, storm door, garage door, driveway, smoke detectors	2/13/97
200 Pyle St	1	\$14,205.00	Roof	11/10/97
Total	7	\$82,453.90		

The Habitat for Humanity development is complete and the units have been sold and occupied. The units are known as 211A (Block 220, Lot 7.01), 211B (Block 220, Lot 7.02), and

209A (Block 220, Lot 8.01) and 209B (Block 220, Lot 8.02) and created 4 affordable units and yields surplus credits of 2 units for the third round.

The Borough of Oradell has a Development Fee Ordinance and previously submitted a spending plan for COAH review.

In this manner the Borough's entire Prior Round Obligation was affirmatively addressed.

The Borough had also prepared, and adopted in December 2008, a Third Round plan to address its Third Round obligation, as adjusted by an analysis of the Borough's growth share projections. This Plan was filed in a timely manner with COAH. However, as detailed above, the Third Round methodology utilized a growth share methodology that was subsequently invalidated, requiring this new plan based upon the Prior Round fair share methodology.

Third Round Affordable Housing Obligation and the Borough's Response

The state of the Third Round affordable housing obligations for municipalities throughout New Jersey at present remains a fluid one, given the fact that neither the Courts, COAH, or the legislature has come up with a definitive set of housing-need numbers that has been universally accepted. Two sets of numbers have been promulgated and widely discussed. These include numbers prepared by Dr. Robert Burchell on behalf of COAH, and numbers prepared by David Kinsey on behalf of the Fair Share Housing Center. Their statewide numbers vary dramatically, and are as follows:

Burchell: Approximately 57,000 affordable housing units
Kinsey: Approximately 201,000 affordable housing units

According to Dr. Burchell the 1987-1999 obligation was 71 units and according to Dr. Kinsey the obligation was 89 units. The borough had sought a vacant land adjustment for this obligation. The additional obligations established by Burchell and Kinsey for Oradell are noted below:

	<u>Burchell</u>	<u>Kinsey</u>
Rehabilitation Obligation:	37	37
Prior Obligation (1999-2014):	30	--
Projected Need* (2014-2024):	10	--
Projected Need (1999-2025):	--	356

* Note: The data for the two analyses covers differing time periods.

When you add the Burchell numbers for Prior Obligation and Projected Need Obligation, the total obligation is 40 units, while Kinsey's Prospective Need Obligation is 356 units. It is recognized that these figures may be adjusted in the future, and may necessitate revision to

the plan.

Vacant Land Adjustment

The HE&FSP set forth herein includes the preparation of an assessment of vacant land in the Borough pursuant to the prescribed vacant land adjustment (VLA) process and realistic development potential (RDP), to determine the Borough's RDP and adjusted affordable housing obligation.

The analysis reveals there are only 1.22 acres of vacant developable acres (i.e. excluding vacant acreage encumbered by wetlands, steep slopes, and flood plain delineations). This translates to an RDP of 2 affordable housing units pursuant to the COAH methodology set forth in the Second Round regulations.

The manner in which the Borough addresses this obligation in this plan is as follows:

2015 Third Round Housing Element and Fair Share Plan Components
Borough of Oradell, New Jersey

Plan Component	Units
Habitat for Humanity Surplus	2
New Milford Avenue Site	2 + 1 rental bonus
TOTAL UNITS	5
TOTAL OBLIGATION	2

These above-noted plan components are detailed in the body of this HE&FSP. Additionally, the vacant land adjustment and realistic development potential calculations are set forth in the body of this report.

The plan is organized into three sections. The first part of this plan, the Housing Element, contains background data on the Borough's population and housing characteristics. The second section describes the Borough's obligation for the provision of affordable housing. The Borough's plan for meeting its affordable housing obligation is contained in the final section, Fair Share Plan. As noted above, the process being followed is fluid, and as the Courts respond to the myriad issues that they need to address, it is recognized that this plan may require adjustment.

SECTION I: HOUSING ELEMENT

A. COMMUNITY OVERVIEW

The Borough of Oradell is located in central Bergen County. It is bordered by six other Bergen County municipalities, including Emerson to the north, Haworth and Dumont to the east, New Milford and River Edge to the southeast and south and Paramus to the west. The Borough occupies an area of approximately 1,650 acres, or 2.58 square miles.

Oradell is a fully developed community. The 1990 Borough Land Use Plan found that there were only 32 acres of available vacant land in the community. A 2001 land use analysis found that this figure had been reduced to only thirteen acres. Much of these thirteen acres was contained in small isolated lots (less than three-quarters of an acre in size). The 2015 vacant land survey undertaken for the current Housing Element and Fair Share Plan indicates even less vacant land.

Residential development is the principle land use in the community. This is typified by detached single-family dwellings. Many of these dwellings are located on individual lots ranging in size from 7,500 square feet to 15,000 square feet. Commercial uses in Oradell are generally concentrated along Kinderkamack Road. The shopping area located along this thoroughfare is generally oriented to the provision of day-to-day goods and services for local residents. Recreational commercial activity accounts for approximately 212 acres of land and includes three golf-courses which are located along the perimeter of the Borough.

The United Water Company Oradell Reservoir and the adjoining portions of the Hackensack River are located within the Borough. The Reservoir encompasses 66 acres in Oradell, with United Water Company owning an additional 71 acres of land adjoining the reservoir. The Hackensack River accounts for 46 acres of the Borough's land.

B. INVENTORY OF MUNICIPAL HOUSING STOCK

This section of the housing element provides an inventory of the Borough's housing stock, as required by the MLUL. The inventory details housing characteristics such as age, condition, purchase/rental value, and occupancy. It also details the number of affordable units available to low- and moderate-income households and the number of substandard housing units capable of being rehabilitated.

1. Number of Dwelling Units It is estimated that Oradell contained 2,704 dwelling units in 2013. As shown in the table below, the Borough's housing stock grew at a considerable rate between 1960 and 1970, but slowed considerably from 1980 onward. Notably, in the 1990s and 2000's, the number of housing units actually decreased from 2,836 units in 1990 to 2,704 units in 2013.

Table 1: Dwelling Units (1960-2013)
Oradell, New Jersey

Year	Dwelling Units	Change (#)	Change (%)
1960	2,131	---	---
1970	2,547	416	19.5
1980	2,808	261	10.2
1990	2,836	28	9.9
2000	2,833	-3	-0.1
2013	2,704	-129	-4.7

Sources: 2003 Bergen County Data Book; American Community Survey (2009-13)

Approximately 89 percent of housing units in Oradell are owner-occupied. Over the past decade, the number of renter occupied units has declined from 10 percent of the total to slightly less than 8 percent. Also over this time period, the number of vacant housing units increased substantially from 44 units to 71 units. This is shown in the following table.

Table 2: Housing Units by Tenure and Occupancy Status (2000, 2013)
Oradell, New Jersey

Characteristics	2000		2013	
	Number	Percent	Number	Percent
Owner-occupied	2,507	88.5	2,422	89.6
Renter-occupied	282	10.0	211	7.8
Vacant units	44	1.5	71	2.6
Total	2,833	100	2,704	100

Source: 2000 U.S. Census, American Community Survey 2009-13

2. Housing Characteristics This section provides additional information on the characteristics of the Borough's housing stock, including the number of units in structure (Table 3) and the number of bedrooms per dwelling unit (Table 4). Single family detached units account for approximately 90 percent of the Borough's housing stock. Dwellings tend to have three and four bedrooms in the Borough.

Table 3: Units in Structure (1990, 2000 and 2013)
Oradell, New Jersey

Units in Structure	1990		2000		2013	
	Number	Percent	Number	Percent	Number	Percent
Single Family, detached	2,551	90.0	2,553	90.0	2473	91.5
Single Family, attached	44	1.6	31	1.1	32	1.2
2	90	3.2	105	3.7	97	3.6
3 or 4	24	0.8	42	1.5	0	0
5 to 9	24	0.8	31	1.1	8	0.3
10-19	46	1.6	18	0.6	4	0.1
20 or more	50	1.8	53	1.9	80	2.9
Other	7	.2	0	0	10	0.4
Total	2,836	100.0	2,833	100.0	2,704	100.0

Source: U.S. Census, 1990 & 2000; American Community Survey 2009-13

Table 4: Number of Bedrooms in Housing Units (2000, 2013)
Oradell, New Jersey

Bedrooms	2000		2013	
	Number	Percent	Number	Percent
None	8	0.2	0	0.0
One	163	5.8	157	5.8
Two	281	9.9	113	4.2
Three	1,278	45.1	1,139	42.1
Four	830	29.3	1,028	38.0
Five or More	273	9.6	267	9.9
Total	2,833	99.9	2,704	100.0

Source: 2000 U.S. Census, American Community Survey 2009-13

3. Housing Age Table 5 shows that about two-thirds of the Borough's housing units were built prior to 1960. Relatively few of Oradell's housing units (51 units) were constructed in the years since 1990.

Table 5: Year Structure Built (2013)
Oradell, New Jersey

Year Units Built	Number	Percent
2010 or Later	0	0
2000 to 2009	25	0.9
1990 to 1999	26	0.9
1980 to 1989	120	4.4
1970 to 1979	385	14.3
1960 to 1969	358	13.2
1950 to 1959	826	30.6
1940 to 1949	179	6.6
1939 or earlier	785	29.1
Total	2,704	100.0

Source: US Census American Community Survey 2009-13

4. Housing Conditions Table 6 provides an indication of overcrowded housing units, represented by units containing more than one occupant per room. This table indicates the vast majority of dwellings in Oradell are not over crowded.

Table 6: Occupants per Room (2000, 2013)
Oradell, New Jersey

Occupants Per Room	2000		2013	
	Number	Percent	Number	Percent
0.50 to 1.00	2,769	99.3	2,596	98.6
1.01 to 1.50	20	0.7	37	1.4
1.51 to 2.00	0	0	0	0
2.01 or more	0	0	0	0
Total Occupied Units	2,789	100	2,633	100

Source: 2000 U.S. Census; American Community Survey 2009-13

Table 7 presents additional detail regarding housing conditions, including the presence of complete plumbing and kitchen facilities and the type of heating equipment used. As shown below, all housing units in the Borough have complete plumbing, complete kitchen and standard heating facilities currently.

Table 7: Equipment and Plumbing Facilities (2000, 2013)
Oradell, New Jersey

Facilities	2000		2013	
	Number	Percent	Number	Percent
<u>Kitchen:</u>				
With Complete Facilities	2,823	99.6	2,633	100.0
Lacking Complete Facilities	10	0.4	0	0.0
<u>Plumbing:</u>				
With Complete Facilities	2,833	100.0	2,633	100.0
Lacking Complete Facilities	0	0.0	0	0.0
<u>Heating Equipment (Occupied Units):</u>				
Standard Heating Facilities	2,789	100.0	2,633	100.0
Other Means, No Fuel Used	0	0.0	0	0.0

Source: 2000 U.S. Census, American Community Survey 2009-13

5. Purchase and Rental Values Rental values increased between 1990 and 2000, with the median gross rent increasing from \$910 to \$957. Another substantial increase occurred from 2000 to 2013 when rents increased by 67.3 percent.

Table 8: Gross Rent of Specified Renter-Occupied Housing Units (1990, 2000 and 2013)
Oradell, New Jersey

Rent	1990		2000		2013	
	Number	Percent	Number	Percent	Number	Percent
Less than \$250	0	0	0	0	0	0
\$250 to \$499	5	1.7	10	3.5	0	0
\$500 to \$749	71	24.3	18	6.4	0	0
\$750 to \$999	93	31.8	132	46.8	0	0
\$1,000 to \$1,499	102	34.9	48	17.0	66	31.3
\$1,500 or more	--	0.0	48	17.0	83	39.3
No cash rent	21	7.2	26	9.2	62	29.4
Total	292	100.0	282	100.0	211	100.0
Median Gross Rent	\$910		\$957		\$1,601	

Source: U.S. Census, 1990 & 2000, American Community Survey 2009-13

Similarly, as shown on Table 9, the median value of owner-occupied units increased between 1990 and 2000, from \$291,200 to \$330,900. The increase in median value since 2000 has

been substantial with an increase to \$567,700.

Table 9: Value of Specified Owner-Occupied Housing Units (1990, 2000 and 2013)
Oradell, New Jersey

Value Range	1990	2000	2013
Less than \$100,000	0	12	20
\$100,000 to \$149,999	26	17	22
\$150,000 to \$199,999	228	180	17
\$200,000 to \$299,999	968	750	24
\$300,000 to \$499,999	870	1229	833
\$500,000 or more	179	241	1,506
TOTAL	2,271	2,429	2,422
Median Value	\$291,200	\$330,900	\$567,700

Source: U.S. Census, 1990 & 2000; American Community Survey 2009-13

C. POPULATION ANALYSIS

The MLUL requires that the housing element of this plan provide data on the municipality's population, including population size, age and income characteristics.

1. Population Size As seen in the table below, the Borough's population remained steady between 1990 and 2000, after falling in the previous two decades. The 2013 population estimate of 8,128 represents a 1 percent decrease over the 2000 census figure of 8,047.

Table 10: Population Growth
Oradell, New Jersey

Year	Population	Change (#)	Change (%)
1920	1,286	--	--
1930	2,360	1074	83.5
1940	2,802	442	18.7
1950	3,665	863	30.8
1960	7,487	3822	104.2
1970	8,903	1416	18.9
1980	8,658	-245	-2.7
1990	8,024	-634	-7.3
2000	8,047	23	0.2
2007	7,847	-200	-2.5
2010	7,978	131	1.6
2013	8,128	150	1.8

Source: U.S. Census Bureau; *NJ Dept of Labor and Workforce Development Estimates

2. Age Characteristics The Borough's age characteristics are represented in Table 11, below. The largest population decline over the past decade occurred in the age cohort 25 to 34 years of age. There was also a decline in residents under age 5. The Borough's largest increase occurred in the 45 to 54 year old cohort. The median age of Borough residents increased from 41.3 years to 43.8.

Table 11: Age Characteristics (2000, 2013)
Oradell, New Jersey

Age Group	2000		2013		2000-2013
	Total	% Total	Total	% Total	% Change
Under 5	509	6.3	318	3.9	-2.4
5-9	567	7.1	748	9.3	2.2
10-14	631	7.8	622	7.7	-0.1
15-19	435	5.4	558	6.9	1.5
20-24	287	3.6	351	4.4	0.8
25-34	770	9.6	357	4.4	-5.2
35-44	1,344	16.7	1,160	14.4	-2.3
45-54	1,272	15.8	1,523	18.9	3.1
55-59	505	6.3	572	7.2	0.9
60-64	390	4.8	469	5.8	1.0
65-74	676	8.4	728	9.2	0.8
75-84	479	5.9	449	5.6	-0.3
85 and over	182	2.3	181	2.3	0.0
Total	8,047	100.0	8,036	100.0	
Median Age	41.3		43.8		

Source: 2000 U.S. Census, American Community Survey 2009-13

3. Average Household Size The average Borough household size decreased between 1980 and 2000 as indicated in the table below.

Table 12: Average Household Size (1980-2000)
Oradell, New Jersey

Year	Average Household Size
1980	3.12
1990	2.89
2000	2.83
2010	2.87
2013	2.99

Source: 1980, 1990, 2000 & 2010 U.S. Census;
American Community Survey 2009-13

4. Household Income The median household income for Oradell households increased by approximately two-thirds between 2000 and 2013, rising from \$91,014 to \$149,871. Detailed household income figures are shown in the table below.

Table 13: Household Income Distribution (1989, 1999 and 2013)
Oradell, New Jersey

Income Category	1989		1999		2013	
	Number	Percent	Number	Percent	Number	Percent
Less than \$10,000	46	1.6	60	2.1	14	0.6
\$10,000 to \$14,999	78	2.8	79	2.8	9	0.4
\$15,000 to \$24,999	170	6.0	121	4.3	88	3.3
\$25,000 to \$34,999	197	7.0	159	5.7	91	3.5
\$35,000 to \$49,999	323	11.6	298	10.7	222	8.4
\$50,000 to \$74,999	576	20.5	399	14.2	184	6.9
\$75,000 to \$99,999	632	22.5	397	14.1	273	10.3
\$100,000 to \$149,999	429	15.3	601	21.4	437	16.7
\$150,000 or more	354	12.6	695	24.7	1,315	49.9
Total	2,805	99.9	2,809	100.0	2,633	100.0
Median	\$75,324		\$91,014		\$149,871	

Source: U.S. Census, 1990 & 2000, American Community Survey 2009-2013

D. EMPLOYMENT ANALYSIS

The MLUL requires that a housing plan include data on employment levels in the community. The following tables present information on the Borough's employment characteristics.

1. Employment Status Table 14 provides information on employment status in the Borough for the segment of the population 16 and over. Approximately, 68 percent of the Borough's population over the age of 16 was employed, with approximately 4 percent unemployed. Between 2000 and 2013, although the Borough's population 16 and over remained steady, the number of residents in the labor force increased.

Table 14:
Employment Status- Population 16 & Over (2000, 2013)
Oradell, New Jersey

Employment Status	2000		2013	
	Number	Percent	Number	Percent
In labor force	3,980	63.6	4,242	68.0
Civilian labor force	3,980	63.6	4,242	68.0
Employed	3,865	61.8	4,006	64.0
Unemployed	115	1.8	236	4.0
Armed Forces	0	0.0	0	0
Not in labor force	2,279	36.4	1,995	32.0
Total Population 16 and Over	6,259	100.0	6,237	100.0

Source: 2000 U.S Census, American Community Survey 2009-2013

2. Employment Characteristics of Employed Residents The following two tables detail information on the employment characteristics of Oradell residents. Table 15 details employment by occupation and Table 16 details employment by industry. A large proportion of the town is employed in the management, professional and related occupations sector. Additionally, the amount of persons employed in education, health and social services has increased to more than one-quarter of the total population. The number working in finance, insurance, and real estate has declined to 11 percent of the population.

Table 15:
Employed Residents Age 16 and Over, By Occupation (2000 and 2013)
Oradell, New Jersey

Occupation	2000		2013	
	Number	Percent	Number	Percent
Management, professional, and related occupations	2,189	56.6	2,501	62.5
Service occupations	234	6.1	289	7.2
Sales and office occupations	1,124	29.1	996	24.8
Farming, fishing, and forestry occupations	0	0.0	0	0.0
Construction, extraction, and maintenance occupations	124	3.2	140	3.5
Production, transportation, and material moving occupations	194	5.0	80	2.0
Total	3,865	100.0	4,006	100.0

Source: 2000 U.S. Census; American Community Survey 2009-13

Table 16:
Employed Residents Age 16 and Over, By Industry (2000 and 2013)
Oradell, New Jersey

Industry	2000		2013	
	Number	Percent	Number	Percent
Agriculture, Forestry, Fisheries & Mining	0	0.0	18	0.4
Construction	89	2.3	60	1.5
Manufacturing	289	7.5	168	4.2
Transportation and Warehousing, and Utilities	138	3.6	200	5.1
Wholesale Trade	295	7.6	208	5.2
Retail Trade	431	11.2	450	11.2
Information	263	6.8	254	6.3
Finance, Insurance & Real Estate	579	15.0	456	11.4
Education, Health and Social Services	842	21.8	1,086	27.1
Arts, Entertainment & Recreational Services	160	4.1	282	7.0
Professional & Related Services	494	12.8	593	14.8
Public Administration	148	3.8	87	2.2
Other Services	137	3.5	144	3.6
Total	3,865	100.0	4,006	100.0

Source: 2000 U.S. Census; American Community Survey 2009-13

E. HOUSING AND EMPLOYMENT PROJECTIONS

The following section identifies the extent to which recent development has occurred in the community, to assist in the determination of future residential and employment projections.

1. Probable Future Employment. Employment has fluctuated over the past ten years in the Borough, between a low of 2,244 in 2005 and a high of 2,723 in 2008. Jobs lost since 2008 have not been recovered. Assuming the current economic climate continues, and recognizing the limited availability of vacant land for new non-residential development, only minor changes in employment characteristics are anticipated.

Table 17: Covered Employment Trends 2004-2013
Oradell, New Jersey

Year	Number of Jobs	Change in Number of Jobs	Percent Change
2004	2,469	--	--
2005	2,244	-225	-10.0%
2006	2,377	133	5.9%
2007	2,614	237	9.9%
2008	2,723	109	4.2%
2009	2,704	-19	-0.7%
2010	2,713	9	0.3%
2011	2,600	-113	-4.3%
2012	2,380	-22	-9.2%
2013	2,549	169	7.1%
2014	2,539	-10	-0.3%

Sources: Department of Labor and Workforce Development

Based upon the fully developed character of the community's non-residentially zoned areas, which leaves few sites available for additional development, few additional jobs are anticipated to be created locally.

2. Projection of the Municipality's Housing Stock. Oradell is a fully developed community with limited opportunity for new housing. Therefore, it is anticipated that the Borough's residential growth shall remain relatively unchanged, as reflected in the recent annual data shown below.

Table 18: Trend in Residential Development
 Analysis of Certificates of Occupancy and Demolition Permits, 2000-2014
 Oradell, New Jersey

Year	COs Issued	Demo Permits Issued	Net Growth
2000	4	2	2
2001	1	2	-1
2002	3	1	2
2003	0	0	0
2004	2	4	-2
2005	4	3	1
2006	1	4	-3
2007	3	3	0
2008	5	3	2
2009	4	1	3
2010	0	1	-1
2011	0	3	-3
2012	4	1	3
2013	3	0	3
2014	2	8	-6
15 YR Total	36	36	0
15 YR Average	2.4	2.4	-

3. Probable Future Construction of Housing Affordable to Low and Moderate Income Households (2014 - 2024). As detailed in this plan, one site is identified for the development of a 13 unit affordable housing development.

SECTION II FAIR SHARE OBLIGATION

A. SUMMARY OF FAIR SHARE OBLIGATION

The state of the Third Round affordable housing obligations for municipalities throughout New Jersey at present remains a fluid one, given the fact that neither the Courts, COAH, or the legislature has come up with a definitive set of housing-need numbers that has been universally accepted. Two sets of numbers have been promulgated and widely discussed. These include numbers prepared by Dr. Robert Burchell on behalf of COAH, and number prepared by David Kinsey on behalf of the Fair Share Housing Center. Their statewide numbers vary dramatically, and are as follows:

Burchell: Approximately 57,000 affordable housing units
 Kinsey: Approximately 201,000 affordable housing units

According to Dr. Burchell the 1987-1999 obligation was 71 units and according to Dr. Kinsey the obligation was 89 units. The borough had sought a vacant land adjustment for this obligation. The additional obligations established by Burchell and Kinsey for Oradell are noted below:

	<u>Burchell</u>	<u>Kinsey</u>
Rehabilitation Obligation:	37	37
Prior Obligation (1999-2014):	30	--
Projected Need* (2014-2024):	10	--
Projected Need (1999-2025):	--	356

* Note: The data for the two analyses covers differing time periods.

When you add the Burchell numbers for Prior Obligation and Projected Need Obligation, the total obligation is 40 units, while Kinsey's Prospective Need Obligation is 356 units. It is recognized that these figures may be adjusted in the future, and may necessitate revision to the plan.

B. VACANT LAND ADJUSTMENT

The Borough's affordable housing obligation is also informed by a vacant land adjustment and the imposition of a realistic development potential (RDP) analysis that was undertaken pursuant to the Second Round regulations. The vacant land analysis identified all vacant sites of minimally 0.83 acres in size, imposed wetland, steep slope and flood plain information pursuant to the applicable regulations, and calculated the remaining acreage that is to be utilized to determine the Borough's RDP. The analysis reveals that all vacant land is eliminated from consideration using these parameters. However, several adjoining individual lots on Fey Pl. are vacant. These parcels (Block 119 Lots 9.01 thru 9.06) adjoin one another form a contiguous combined area of 1.68 acres (inclusive of the right of way). Calculating the RDP using this contiguous land at a minimum presumptive density of six dwelling units

per acre, with a 20 percent set-aside results in an affordable housing need of 2 units.

SECTION III FAIR SHARE PLAN

A. PLAN SUMMARY

This section of the plan details the projects, mechanisms which may be used to meet the Borough's affordable housing obligation. To summarize the information presented in the report, this section will recap the three subsections that make up the Borough's affordable housing obligation. They are: 1) the prior round obligation; 2) the rehabilitation share; and 3) the growth share resulting from actual growth that takes place in the Borough.

Oradell has a rehabilitation share of 37 units and a prior obligation of 30 units for the period 1999-2014 and a projected need of 10 units for 2014-2024. As detailed above and summarized below, the analysis of the community's developed character, its historic development pattern, its projected growth, and vacant land that may be developed, the realistic development potential (RDP) for the Borough is significantly lower than was estimated by Dr. Burchell.

The Borough of Oradell has a 37 unit rehabilitation share obligation. The realistic development potential for the Borough is two (2) units.

The total obligation and the manner in which this obligation can be addressed, are detailed below.

1. Prior Round Obligation

Under the third round rules the Borough has a prior round obligation of 71 units based on the Burchell numbers. In 2003 and 2005 the Borough prepared a second round housing plan and petitioned COAH for substantive certification. COAH has not made a determination on the previous submittals.

Under the third round rules only credits, reductions and adjustments for activity done pursuant to a certified plan count towards fulfilling a municipal obligation. Since the Borough of Oradell does not have substantive certification under the second round rules, it was required to address the prior obligation that remains outstanding.

Under the previous submittals the Borough justified that the obligation should be reduced based on a vacant land adjustment after analyzing all land currently vacant. The analysis done by this office yielded a realistic development potential of two (2) units. The borough satisfied this obligation thru the development of the Habitat for Humanity site. This development consists of 4 units for sale at 211A (Block 220 Lot 7.01), 211B (Block 220 Lot 7.02), 209A (Block 220 Lot 8.01) and 209B (Block 220 Lot 8.02) Westervelt Place. The borough is entitled to use two credits from this development to satisfy the prior round obligation and carry two credits forward into the third round.

2. Rehabilitation Share

The Borough has an obligation to rehabilitate 37 units. The Borough seeks credit for units rehabilitated under the Bergen County Home Improvement Program. The community has rehabilitated 6 units under this program, which fulfilled the prior round rehabilitation obligation of 6 units. The Borough will allocate money from its affordable housing trust fund or through appropriate bonding. The Borough will either work with the Bergen County Housing Authority or contract with a private entity, who shall administer the Borough's rehabilitation program.

3. Third Round Obligation

Dr. Burchell established a projected need of 10 units for the period 2014-2024. However, based on vacant land the borough has an RDP of 2 affordable units. The community proposes to satisfy this obligation with several contiguous lots located on Fey Place.

B. PLAN COMPONENTS

1. Prior Round Obligation

The Borough has a prior round obligation of 71 units, but a realistic development potential of two (2) units. As noted above, the borough has satisfied this obligation with the Habitat for Humanity development. The obligation remains outstanding because the Borough has not received second round substantive certification from COAH. The Borough seeks to address this obligation through a 4 four unit development to be developed by Habitat For Humanity. Two of the four units will count towards the prior round obligation.

2. Rehabilitation Share

The Borough has an obligation to rehabilitate 37 units. The Borough plans to implement a rehabilitation program to address its 37 unit rehabilitation share and receive credit for the units already rehabilitated. Money for rehabilitation will be made available either through the Borough's affordable housing trust fund or through the appropriate bonding, as determined necessary. The Borough will either work with the Bergen County Housing Authority or contract with a private entity, who shall administer the Borough's rehabilitation program.

3. Third Round

The Borough of Oradell has a third round obligation of 2 units based on available vacant land. This shall be met through the rezoning of several contiguous properties on the west side of Fey Place, off of New Milford Avenue for inclusionary development. The parcels currently are separate lots under common ownership with a combined area of 1.68 acres.

The parcels (Block 119 Lots 9.01 thru 9.06) are west of the railroad line.

The Borough proposes to rezone the properties to enable the entirety to be developed with 13 dwelling units, which represents a density of 8 units per acre. Twenty percent of the lots shall be required to be set aside as rental affordable housing units yielding 2 units. With a rental bonus of one unit, this enables the Borough to capture 2 units, plus one bonus credit for 3 credits from the development.

a. Site description

This combined site, once the right of way is vacated, contains 1.68 acres with frontage on New Milford Avenue. The current zoning designation is R-4 and is located in Planning Area 1 of the State Development and Redevelopment Plan. The site is surrounded by residential development and the rail line. The site is vacant except for some road improvements. A map of the site and a key plan are included in the Appendix of this report.

b. Environmental constraints

The site is not in the flood plain, there are no wetlands on the property or areas of steep slopes.

c. Utilities

Sewer and water are available and located within the right-of way in front of the site.

d. State Plan

The site is located in Planning Area 1. As such, it has an automatic presumption of consistency with respect to the State Plan.

e. Proposed development

A 13 unit development with 3 affordable rental units will be constructed on this site, having a resulting density of 8 dwelling units to the acre. The Borough will adopt an ordinance that will incorporate the following general provisions:

- Use: Permitted
- Minimum lot area: 1.5 acres
- Minimum lot width: 75 feet
- Minimum front yard: 100 feet
- Minimum side yard: 25 feet
- Minimum rear yard: 50 feet
- Maximum building coverage: 25 percent

- Maximum lot coverage: 50 percent

The following additional components shall also apply to the third round plan:

a. Rental Component and Bonus Credits At least 25 percent of a municipality's growth share obligation must be addressed with rental housing. The Borough is obligated to provide at least one (1) rental unit. Two rental affordable units from the inclusionary development will exceed this obligation.

b. Low and Moderate Income Housing Split The affordable units are required to be split evenly between low and moderate income households and meet income guidelines. Additionally, 13% of the total must be set aside for very low income households. The Oradell plan will be designed to adhere to these requirements.

c. Development Fees The Borough shall impose development fees as permitted. The funds generated by the collection of development fees will be applied directly toward implementation of the Borough's Fair Share Plan, including spending at least 30 percent of funds for affordability assistance.

Development fees of up to 1.5 percent of the equalized assessed value will be collected on residential development. Development fees of 2.5 percent of the equalized assessed value will be collected on non-residential development. Additional residential units resulting from a "d" variance will be subject to a six percent development fee. Additional non-residential floor-area resulting from a "d" variance will be subject to a six percent development fee.

MAPS

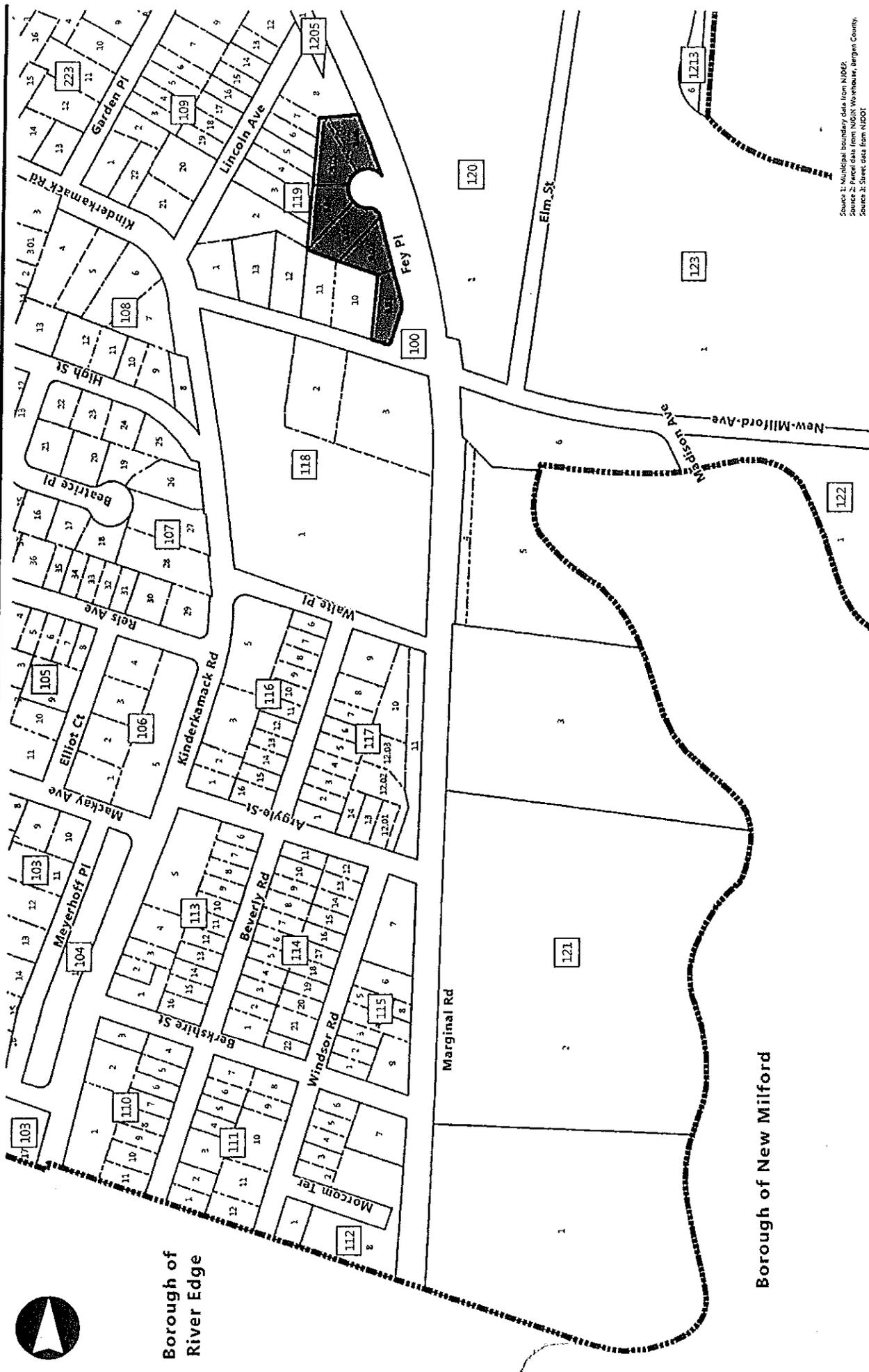
Map 1: Vacant parcels with environmental constraints

Map 2: Borough of Oradell Tax Map # 1: Site B 119, Lot 9.01-9.06

Map 3: Concept Site Plan Block 119, Lot 9.01-9.06



Borough of
River Edge



Borough of New Milford

Source 1: Municipal boundary data from NBDP;
Source 2: Parcel data from NGR Warehouse, Bergen County;
Source 3: Street data from NDDI

Doc# 1516

Potential Inclusionary Site



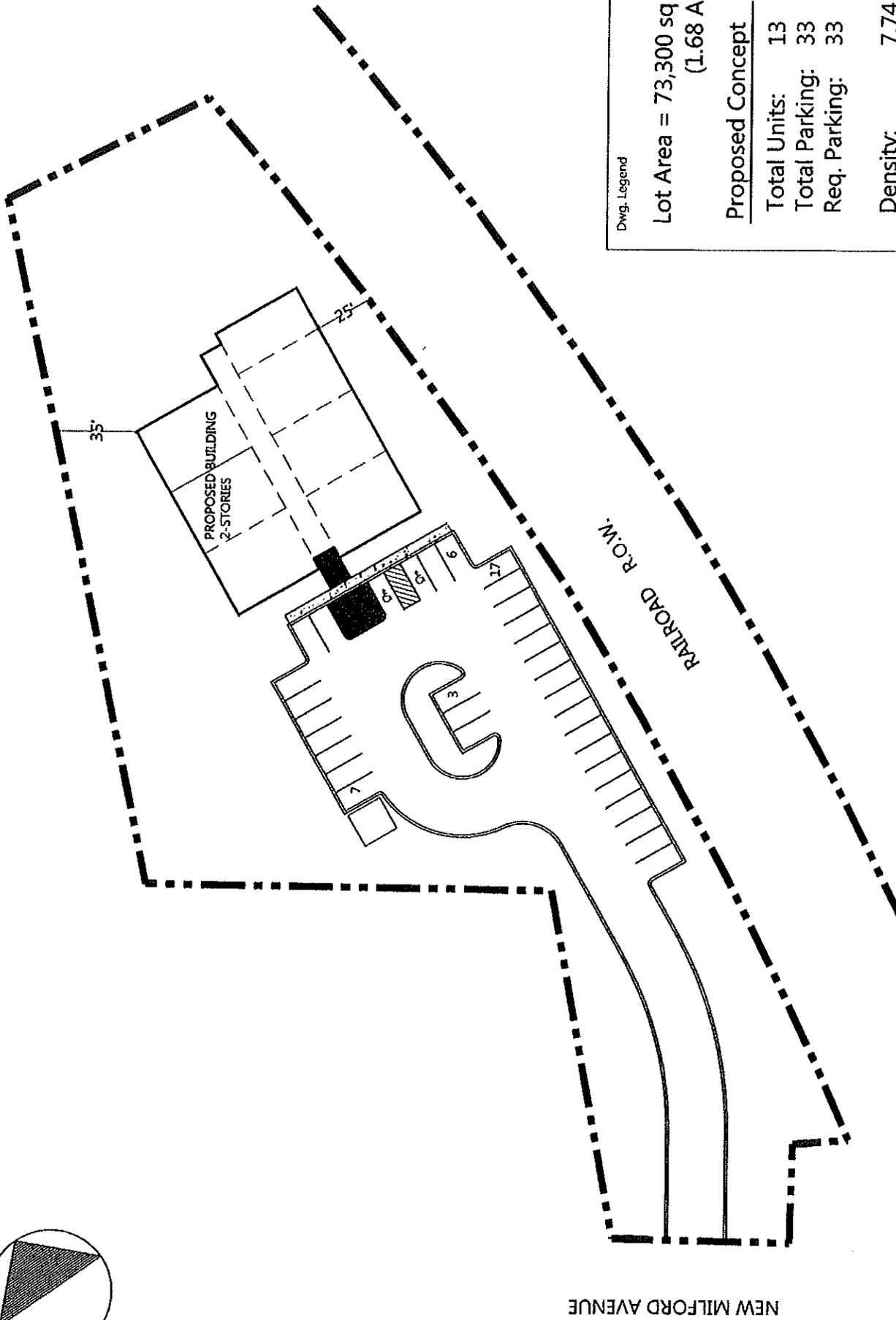
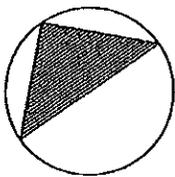
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Project Title
2015 Housing Plan
BOROUGH OF ORADILL, BERGEN COUNTY, NEW JERSEY

Project No.	3052.06	Date	10.13.15	Version	DN
Scale	1" = 300'	Draw No.	ps		
<small>THIS DOCUMENT IS NOT TO BE REPRODUCED</small>					

Legend

- Boundaries
- Parcels
- Potential Inclusionary Site



Dwg. Legend

Lot Area = 73,300 sq ft
(1.68 AC)

Proposed Concept
 Total Units: 13
 Total Parking: 33
 Req. Parking: 33

Density: 7.74 du/ac

Conceptual Site Plan Drawing Name	Project No. 3045.01	Drawing Date 10/13/15	Addendum No. X of X
	Drawing Scale 1" = 60'	Sheet No. 1 of 1	Drawing No. ISP
Project Name Housing Plan 2015 Borough of Oradell Bergen County, New Jersey			
BURGIS ASSOCIATES, INC. <small>COMMUNITY PLANNING LAND DEVELOPMENT AND DESIGN LANDSCAPE ARCHITECTURE</small> P. 201.666.2811 F. 201.666.2898 25 Westwood Avenue Westwood, NJ 07675			

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