

CITY OF ENGLEWOOD

RESOLUTION #050-01-21-25

RESOLUTION OF THE CITY OF ENGLEWOOD, COUNTY OF BERGEN, STATE OF NEW JERSEY COMMITTING TO ROUND 4 PRESENT AND PROSPECTIVE NEED AFFORDABLE HOUSING OBLIGATIONS

WHEREAS, the City of Englewood, County of Bergen, State of New Jersey, (hereinafter, “Englewood”) has a demonstrated history of voluntary compliance with its constitutional affordable housing obligations; and

WHEREAS, on March 20, 2024, Governor Phil Murphy signed into law P.L. 2024, c.2, an Amendment to the 1985 Fair Housing Act (hereinafter “Amended FHA” or “Act”); and

WHEREAS, the Amended FHA requires the Department of Community Affairs (“DCA”) to provide an estimate of the fair share affordable housing obligations of all municipalities on or before October 20, 2024 based upon the criteria on the Amended FHA; and

WHEREAS, the DCA issued a report on October 18, 2024 (“DCA Report”) wherein it reported its estimate of the fair share affordable housing obligation for all municipalities based upon its interpretation of the standards in the Act; and

WHEREAS, the DCA Report calculates Englewood’s Round 4 (2025-2035) fair share affordable housing obligations as follows: a Present Need (Rehabilitation) Obligation of 166 and a Prospective Need (New Construction) Obligation of 381; and

WHEREAS, the Amended FHA provides that the DCA Report is non-binding, thereby inviting municipalities to demonstrate that the Amended FHA would support revised calculations of Round 4 fair share affordable housing obligations; and

WHEREAS, the Amended FHA gives municipalities the opportunity to propose a different fair share affordable housing obligation from those reported by the DCA on October 18, 2024 based upon the standards in Sections 6 and 7 of the Act; and

WHEREAS, the Amended FHA further provides that “[a]ll parties shall be entitled to rely upon regulations on municipal credits, adjustments, and compliance mechanisms adopted by the Council on Affordable Housing (“COAH”) unless those regulations are contradicted by statute, including the Act, or binding court decisions” (N.J.S.A 52:27D-311 (m)); and

WHEREAS, COAH regulations authorize municipalities to secure an adjustment to their rehabilitation obligation through a windshield survey and also empower municipalities to secure vacant land adjustments, durational adjustments and other adjustments; and

WHEREAS, Englewood has accepted the Present Need (Rehabilitation) Obligation of 166 as reported by the DCA in its October 18, 2025 Report, subject to the right to undertake a Structural Condition Survey (hereinafter “Windshield Survey”) as part of the preparation and adoption of the Housing Element and Fair Share Plan (hereinafter, “HEFSP”); and

WHEREAS, Englewood has exercised its right to demonstrate that the data, when correctly applied, supports a lower Round 4 Prospective Need obligation than that reported by the DCA on October 18, 2024; and

WHEREAS, more specifically, Englewood maintains that its Round 4 prospective need number is 331 based upon its examination of the data used to calculate each of the three (3) allocation factors; and

WHEREAS, as to the **Equalized Nonresidential Allocation Factor**, Englewood has examined the data the DCA used to establish this factor and concluded that DCA has accurately calculated this Factor;; and

WHEREAS, as to the **Income Capacity Allocation Factor**, Englewood has examined the data the DCA used to establish this factor and concluded that DCA has accurately calculated this Factor____; and

WHEREAS, as to the **Land Capacity Allocation Factor**, Englewood notes that the DCA belatedly provided the data it used to establish this factor, i.e., on or about November 27, 2024 instead of by October 20, 2024; and

WHEREAS, Englewood further notes that the link to the DCA GIS data that the DCA belatedly made available to municipalities includes the following language:

"The land areas identified in this dataset are based on an the best available data using publicly available data enumerated in N.J.S.A. 52:27D-304.3c.(4) to estimate the area of developable land, within municipal and regional boundaries, that may accommodate development. **It is important to note that the identified areas could be over or under inclusive depending on various conditions and that municipalities are permitted to provide more detailed mappings as part of their participation in the Affordable Housing Dispute Resolution Program.**" (emphasis added); and

WHEREAS, Englewood maintains that the areas the DCA identified as developable are indeed overinclusive and, consequently, its Professional Planner has prepared a report, attached hereto as Exhibit A, showing the lands that Englewood contends should be removed from the inventory of sites used to fashion the **Land Capacity Allocation Factor**; and

WHEREAS, it is therefore important that Englewood not commit to an incorrect obligation; and

WHEREAS, correcting the allocation factors results in Englewood's Round 4 Prospective Need Obligation being 331 rather than the obligation established by DCA; and

WHEREAS, the Amended FHA provides that: "the municipality's determination of its fair share obligation shall have a presumption of validity, if established in accordance with sections 6 and 7" of the Act; and

WHEREAS, Englewood's calculation of need is entitled to a "presumption of validity" because it complies with Sections 6 and 7 of the Act; and

WHEREAS, in addition to setting forth its Round 4 fair share affordable housing obligations for the reasons summarized above, substantial activity has occurred and is ongoing that warrants the reservation of certain rights to avoid any claim that it has waived them; and

WHEREAS, for example, the New Jersey Institute of Local Government Attorneys (NJILGA) has expressed its support for proposed legislation (hereinafter "NJILGA Legislation") would reduce Englewood's Round 4 Prospective Need to 78 and would give Englewood "90

days from receipt of revised fair share obligation estimates from the [DCA] to file amended Housing Element and Fair Share Plans addressing the adjusted obligation number”

WHEREAS, Englewood supports the NJILGA Legislation and would have the right to reduce its Round 4 obligation in the event that the Legislature enacts the NJILGA Legislation; and

WHEREAS, similarly, a number of municipalities, led by the Borough of Montvale, have filed suit (MER-L-1778-24) (hereinafter “Montvale Litigation”) challenging the validity of the Act and other aspects deriving from the Act, including, without limitation, Directive #14-24 issued by the Acting Director of the Administrative Office of the Courts (hereinafter, respectively, “Director” and “AOC”) as further referenced below; and

WHEREAS, the process established by the Amended FHA creates an opportunity to object by interested parties opposing the obligations to which a municipality commits, thereby creating the potential for litigation over the obligations of the municipality; and

WHEREAS, the court approved a vacant land adjustment (hereinafter, “VLA”) and a realistic development potential (hereinafter, “RDP”) for Englewood in Round 3; and

WHEREAS, Englewood is entitled to a vacant land adjustment in Round 4 that will be included in the HEFSP it submits by the June 30, 2025 deadline; and

WHEREAS, the Amended FHA requires municipalities to adopt a binding resolution no later than January 31, 2025 as to its obligations; and

WHEREAS, in light of the above, Englewood finds that it is in its best interest to declare its obligations in accordance with this binding resolution in accordance with the Act; and

WHEREAS, in addition to the above, the Director issued Directive #14-24, dated December 13, 2024, and made the Directive available later in the week that followed; and

WHEREAS, pursuant to Directive #14-24, a municipality seeking compliance certification with the Act shall file an action in the form of a declaratory judgment complaint within 48 hours after adoption of the municipal resolution of fair share obligations, or by February 3, 2025, whichever is sooner; and

WHEREAS, Englewood seeks a compliance certification with the Act and, therefore, directs its Affordable Housing Counsel to file a declaratory relief action within 48 hours of the adoption of this resolution.

NOW, THEREFORE, BE IT RESOLVED on this 21st day of January, 2025 by the Governing Body of the City of Englewood, County of Bergen, State of New Jersey, as follows:

1. The preamble of this resolution is incorporated into the operative clauses of this resolution as if set forth in full.

2. For the reasons set forth in this resolution and its attachments, Englewood commits to a Round 4 Present Need (Rehabilitation) Obligation of 166 subject to the right to undertake a Windshield Survey as part of the preparation and adoption of the HEFSP and a Round 4 Prospective Need (New Construction) obligation of 331, as set forth in the Exhibit attached to this Resolution, subject to all reservations of all rights, which specifically include, without limitation, the following:

- a) The right to a vacant land adjustment, durational adjustments, and all other applicable adjustments permitted in accordance with the Act and COAH regulations;
- b) The right to comply with the NJILGA Legislation if enacted, including the right to adjust its fair share obligations;
- c) The right to adjust its fair share obligation in the event of any future legislation that adjusts the fair share obligations that the DCA reported on October 18, 2024;
- d) The right to adjust its fair share obligations based upon any ruling in the Montvale Litigation or other litigation; and
- e) The right to adjust its fair share obligations in the event of a third party challenge to the fair share obligations and Englewood's response thereto.
- f) The right to undertake a Windshield Survey as part of the preparation and adoption of the HEFSP

3. Englewood hereby directs its Affordable Housing Counsel to file a declaratory judgment complaint in the appropriate venue within 48 hours after adoption of this resolution attaching this resolution.

4. Englewood hereby authorizes its Affordable Housing Counsel to file this resolution with the Program or any other such entity as may be determined to be appropriate.

5. This resolution shall take effect immediately, according to law.

COUNCIL	MOTION	AYES	NAYS	ABSTAIN	ABSENT
<i>David</i>			X		
<i>Rosenzweig</i>	X	X			
<i>Tokayer</i>		X			
<i>Wilson</i>		X			
<i>Wisotsky</i>		X			

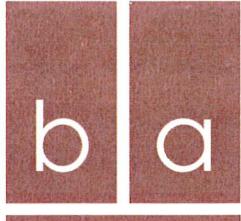
CERTIFICATION

The undersigned, Municipal Clerk for the City of Englewood, County of Bergen, State of New Jersey, hereby certifies the foregoing to be a true copy of a Resolution adopted by the Governing Body of the City of Englewood on January 21, 2025.



 Yancy Wazirmas, RMC
 City Clerk

Exhibit A



Community Planning
Land Development and Design
Landscape Architecture

B U R G I S
A S S O C I A T E S, I N C.

Principals:
Joseph H. Burgis PP, AICP
Edward Snieckus, Jr. PP, LLA, ASLA
David Novak PP, AICP

4th Round Present and Prospective Need Analysis

4th Round Present and Prospective Need Analysis

City of City of Englewood
Bergen County, New Jersey

Prepared for the City of City of Englewood
Mayor and Council

BA# 4156.06

The original document was appropriately signed and sealed on January 21, 2025 in accordance
with Chapter 41 of Title 13 of the State Board of Professional Planners



John P. Szalke, Jr., AICP, PP
Professional Planner #3445

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Executive Summary

The following Present and Prospective Need Analysis has been prepared for the City of Englewood in Bergen County, New Jersey.

By way of background, Governor Murphy signed A-40/S-50 into law on March 20, 2024 after the Senate and Assembly adopted it. This legislation (hereinafter "Amended FHA" or "Act") overhauled the Fair Housing Act (FHA) by abolishing the Council on Affordable Housing (COAH) and created a new process that involved the Department of Community Affairs (DCA) and the Administrative Office of the Courts (AOC).

The Amended FHA directed the New Jersey Department of Community Affairs ("DCA") to report the present need (also referred to as the rehab obligation) and the prospective need for Round Four based upon the standards set forth in the Act. The DCA issued its report on October 18, 2024; and, in accordance with the Act, made clear that the report was advisory only. For City of Englewood, the DCA Report identifies a Present Need of 166 units and a Prospective Round Four Need of 381.

Since the DCA report is non-binding, each municipality has the opportunity to study and define why its obligations should be different based on the standards in the Act. However, the municipality must adopt a binding resolution by January 31, 2025, identifying the present and prospective need obligation to which it is committing.

As to the Present Need (also known as the rehab obligation), the Act allows municipalities to rely on COAH standards that the Act has not eliminated. N.J.S.A 52:27D-311 (m). The City does not dispute the DCA's Present Need calculation.

The City does not dispute the DCA's calculation of the Present Need, Equalized Nonresidential Valuation Factor or the Income Capacity Factor. However, the City does dispute the calculation of the Land Capacity Factor. More specifically, the City accepts the DCA's invitation to examine the Land Capacity Factor and the lands that the DCA deemed developable for purposes of calculating this factor.

For the Round Four Prospective Need of 381 units reported by DCA on October 18, 2024, the methodology used to determine a municipality's prospective fair share obligation requires an initial determination of the regional prospective need. City of Englewood is located in Region 1 which consists of all municipalities in Bergen, Hudson, Passaic and Sussex Counties. To determine a municipality's share of the regional need, the Act requires a calculation of three factors: (1) the equalized nonresidential valuation factor; (2) the income capacity factor; and (3) the land capacity factor. The Act then requires these three factors to be averaged and applied to the regional need to determine the share of the regional need for each municipality that is not a Qualified Urban Aid Municipality ("QUAM"). The Act therefore imposes no prospective need obligation on QUAMs, it instead distributes the obligation to the other municipalities in the respective housing region. The City has determined that the DCA prospective need calculation is over inclusive and requires correction.

Once appropriate corrections are made to the land that is developable, the City's Prospective Need Obligation should be adjusted from the 381 figure the DCA reported to 331 units. Based upon the findings in this report, the following summarizes the comparison of the three allocation factors as adjusted by the analysis provided herein.

The final adjustment is summarized in Table 1 below:

Table 1: Summary of Adjusted Factors

	Equalized Nonresidential Valuation Factor	Income Capacity Factor	Land Capacity Factor
DCA Analysis	2.53%	0.94%	0.65%
City Analysis	2.53%	0.94%	0.11%

The basis for these conclusions follows.

Section 1: Present Need

1.1: Present Need Background

As per the adopted legislation, a municipality's Present Need obligation shall be determined:

"by estimating the deficient housing units occupied by low- and moderate-income households in the region, following a methodology similar to the methodology used to determine third round municipal present need, through the use of most recent datasets made available through the federal decennial census and the American Community Survey, including the Comprehensive Housing Affordability Strategy dataset thereof."

The "Affordable Housing Obligations for 2025-2035 (Fourth Round) Methodology and Background" workbook released by the DCA (herein referred to as the "DCA Workbook" or the "Workbook") noted that the Present Need calculations used three factors to calculate its present need: the number of housing units lacking complete kitchen facilities, the number of units lacking complete plumbing facilities, and the number of overcrowded units.

The analysis employed by DCA utilizes data from HUD's Comprehensive Housing Affordability Strategy (CHAS) dataset, which has municipal-level data on the number and percentage of low- and moderate-income households from a special tabulation of the US Census's American Community Survey (ACS) data. For a full explanation of how this data was utilized, see the DCA Workbook.

The DCA determined by the City's Present Need number is 166 units. The City finds that the methodology utilized by the DCA to calculate its Prospective Need Obligation is acceptable.

1.2: Structural Conditions Survey

As per NJAC 5:93-5.2:

"Each municipality shall be provided with the Council's estimate for substandard units occupied by low- and moderate-income households. This estimate shall be the municipality's indigenous need, unless the municipality or an objector performs the Council's Structural Conditions Survey (see Appendix C, incorporated herein by reference). Where the municipality or objector performs the Structural Conditions Survey, the Council shall review the results of the data collected and shall modify the indigenous need if it determines a modification is warranted."

Despite the City's acceptance of the present need figure, the City reserves the right to prepare a Structural Conditions Survey permitted by the above rule as part of the preparation of its housing element and fair share plan.

Section 2: Equalized Nonresidential Valuation Factor

The following section reviews the equalized nonresidential valuation factor calculated by the DCA. The following is summarized:

1. The City finds that the methodology utilized by the DCA to calculate its nonresidential valuation factor is acceptable.
2. The City's change in equalized nonresidential valuation between 1999 and 2023 is \$824,501,539.
3. This results in the City's calculated share of the region's equalized nonresidential valuation of 2.5%.

2.1: Basis of Calculation

As per the adopted legislation, a municipality's equalized nonresidential valuation factor shall be determined as follows:

"To determine this factor, the changes in nonresidential property valuations in the municipality, since the beginning of the round preceding the round being calculated, shall be calculated using data published by the Division of Local Government Services in the department. For the purposes of such, the beginning of the round of affordable housing obligations preceding the fourth round shall be the beginning of the gap period in 1999. The change in the municipality's nonresidential valuations shall be divided by the regional total change in the nonresidential valuations to determine the municipality's share of the regional change as the equalized nonresidential valuation factor."

2.2: Analysis of Calculation

The City has reviewed the methodology and data utilized by the DCA for this calculation. The methodology employed by the DCA is appropriate, the City finds that the equalization ratios employed by the DCA are accurate.

Section 3: Income Capacity Factor

The following section reviews the income capacity factor calculated by the DCA.

3.1: Basis of Calculation

As per the adopted legislation, a municipality's income capacity factor shall be determined by calculating the average of the following measures:

"The municipal share of the regional sum of the differences between the median municipal household income, according to the most recent American Community Survey Five-Year Estimates, and an income floor of \$100 below the lowest median household income in the region; and

"The municipal share of the regional sum of the differences between the median municipal household incomes and an income floor of \$100 below the lowest median household income in the region, weighted by the number of the households in the municipality."

3.2: Analysis of Calculation

Based upon the above methodology, the DCA calculates that the City's Income Capacity Factor is 0.94. The City has reviewed the data and the methodology utilized by the DCA for this calculation and finds both to be acceptable.

Section 4: Land Capacity Factor

The DCA issued the data that was the basis for the land capacity factor on November 27th, over a month after the DCA deadline to issue its non-binding numbers under the Amended FHA.

The link to the DCA GIS data, and the description section

(<https://njdca.maps.arcgis.com/home/item.html?id=12acdf0a5104f8f8a2f604e96063e74>)

includes the following language:

The land areas identified in this dataset are based on an the best available data using publicly available data enumerated in N.J.S.A. 52:27D-304.3c.(4) to estimate the area of developable land, within municipal and regional boundaries, that may accommodate development. It is important to note that the identified areas could be over or under inclusive depending on various conditions and that municipalities are permitted to provide more detailed mappings as part of their participation in the Affordable Housing Dispute Resolution Program." (underlined for emphasis)

The DCA identified 36 specific areas it deemed developable. An analysis of each area identified as developable in the DCA's calculation of the Land Capacity factor indicates that this is overly inclusive. Accordingly, the City believes that the land capacity allocation factor should be adjusted from 12.77 acres to 2.19 acres. When this correction is made, City of Englewood's Round Four Prospective Need obligation is reduced from 381 units to 331 units.

While the basis for removing land treated as developable in the DCA's calculation is set forth below, it is important to note that the analysis to correct the land allocation factor is different than the analysis to use the determine a municipality's entitlement to vacant land adjustment. While the analysis to correct the Land Capacity factor focuses on developable land, the analysis to support a vacant land adjustment focuses on land suitable for inclusionary development. Therefore, just because a site was not removed for purposes of calculating the land capacity factor has no bearing on whether it should be removed to calculate entitlement to a vacant land adjustment.

In this regard, the City secured court approval of a vacant land adjustment in Round 3 and will necessarily seek an adjustment in Round Four in conjunction with its preparation of a Housing Element and Fair Share Plan. Nothing herein should be construed as a waiver of those rights that are explicitly reserved.

An analysis of the lands identified by the DCA as being "developable" revealed several inaccuracies. In summary, these inaccuracies generally included lands which were: artifacts of error as described by the DCA; located on developed properties or those inaccessible due to environmental constraints; located on open space or common element properties.

4.1: Basis of Calculation

As per the adopted legislation, a municipality's income capacity factor shall be determined by:

"estimating the area of developable land in the municipality's boundaries, and regional boundaries, that may accommodate development through the use of the 'land use / land cover data' most recently published by the Department of Environmental Protection, data from the American Community Survey and Comprehensive Housing Affordability Strategy dataset thereof, MOD-IV Property Tax List data from the Division of Taxation in the Department of the Treasury, and construction permit data from the Department of Community Affairs and weighing such land based on the planning area type in which such land is located. After the weighing factors are applied, the sum of the total developable land area that may accommodate development in the municipality and in the region shall be determined. The municipality's share of its region's developable land shall be its land capacity factor. Developable land that may accommodate development shall be weighted based on the planning area type in which such land is located."

The legislation identifies the primary data sources and weighing factors to utilize in calculating a municipality's land capacity factor. However, unlike the equalized nonresidential valuation factor and the income capacity factor, the legislation did not establish a delineated process to combine the aforementioned data sources into one comprehensive and coherent formula.

The DCA subsequently released a workbook entitled "Affordable Housing Obligations for 2025-2035 (Fourth Round) Methodology and Background" (herein referred to as the "DCA Workbook" or the "Workbook") which established that department's interpretation on how to calculate the land capacity factor. In summary, that workbook identified the following steps:

1. First, the DCA divided the weighing regions established by the legislation by municipality.
2. Next, land use/land cover areas were used to identify vacant, developable lands. The workbook identifies the codes and descriptions of the land use/land cover data used in this process. In short, they include cropland and pastureland; orchards/vineyards/nurseries/horticultural areas; deciduous forest areas; coniferous forest areas; plantations; mixed forest areas; old field areas; phragmites dominate old field areas; deciduous brush/shrubland; coniferous brush/shrubland; mixed deciduous/coniferous brush/shrubland; severe burned upland vegetation; and undifferentiated barren lands.
3. These initial vacant, developable lands were then refined to remove rights-of-way as well as developed properties. For the latter, the DCA utilized MOD-IV tax data and selected underlying tax parcels with property class codes for residential, commercial, industrial, apartment, railroad, and school.
4. Construction permit data was then analyzed to capture more recent development activities that may not have otherwise been reflected by the land use/land cover data or MOD-IV tax data.

5. Other limiting factors were utilized to remove initial vacant, developable lands. These include open space, preserved farmland, category 1 waterways and wetlands (and associated buffers based on special area restrictions), steep slopes exceeding 15 percent, and open waters.
6. Due to limitations resulting from inconsistencies between data sources, the resulting DCA mapping included instances of small land areas caused by an incongruous alignment of geospatial layers. To eliminate these "slivers" of leftover land, DCA eliminated any segment with an area of less than 2,500 square feet. This presumed that a sliver with a minimum dimension of 25 by 100 feet could be a developable property.
7. Finally, the resulting land area for each municipality was summed with the resulting land areas for all other municipalities within each housing region to then determine the municipal percentage of land capacity for the housing region.

4.2: Analysis of Calculation

The calculation conducted by the DCA determined that the City has 12.77 acres of developable land which accounts for a 0.6% share of the region's land capacity factor.

Our analysis indicates that there were numerous instances where what was considered developable land was indeed not developable resulting in an overcalculation of developable land. In summary we found:

1. Several of the lands identified as "developable" by the DCA represent slivers or portions of land which "are considered artifacts of error that are common when overlaying polygons and vectors from non-coincident data sources." The DCA initially tried to eliminate these slivers by deleting any feature parts with an area of less than 2,500 square feet.
2. Other lands identified as "developable" by the DCA are located on properties that are already developed.
3. Some developable areas did not account for areas restricted by regulated 100-year floodway areas of streams and other mapped watercourses and associated wetlands.
4. Some developable areas were situated in areas preserved as permanent open space.

These discrepancies are summarized in Table 2. Removing these lands would adjust the City's weighted land area from 12.77 acres to 2.19 acres. This results in an adjustment of the City's calculated share of the region's land capacity from 0.6% to 0.1% thereby reducing the City's prospective need obligation from 381 units to 331.

Irrespective of the land capacity factor analysis established herein, the City reserves the right to conduct a vacant land adjustment (VLA) to determine its realistic development potential (RDP) at a later date.

Table 2: Summary of Land Capacity Factor Analysis

Object ID	Initial Weighted Area	Status	Recalculated Weighted Area
26916	0.674	Developable	0.674
26917	0.085	Not Developable: Impacted by steep slopes	0
26918	0.060	Not Developable: Parcel is part of multifamily development.	0
26919	0.399	Not Developable: Parcel is part of multifamily development.	0
26920	0.094	Not developable: Parcel impacted by wetlands and wetlands buffer associated with the Flat Rock Brook.	0
26921	0.092	Not developable: Parcel impacted by wetlands and wetlands buffer associated with the Flat Rock Brook.	0
26922	0.089	Not developable: Parcel impacted by wetlands and wetlands buffer associated with the Flat Rock Brook.	0
26923	0.148	Not developable: Parcel impacted by wetlands and wetlands buffer associated with the Flat Rock Brook.	0
26924	0.089	Not developable: Parcel impacted by wetlands and wetlands buffer associated with the Flat Rock Brook.	0
26925	0.544	Not developable: Parcel impacted by wetlands and wetlands buffer associated with the Flat Rock Brook.	0
26926	0.0713	Not developable: Parcel impacted by wetlands and wetlands buffer associated with the Flat Rock Brook.	0
26927	0.200	Not developable: Parcel is a sliver to an existing multifamily development.	0
26928	0.261	Not developable: Parcel impacted by wetlands and wetlands buffer associated with the Flat Rock Brook.	0
26929	0.059	Not developable: Parkland associated with Trumbal Park	0
26930	0.082	Not developable: Municipally owned open traversed by the Flat Rock Brook.	0
29931	0.119	Not developable: Publicly owned sliver fronting on Highway Route 4.	0

26932	0.220	Not developable: Within 100-year flood plan and flood way associated with Flat Rock Brook	0
26933	0.518	Not developable: Within 100-year flood plan and flood way associated with Flat Rock Brook	0
26934	0.784	Not developable: NJ DOT owned state highway property.	0
26935	0.186	Not developable: NJ DOT owned state highway property.	0
26936	0.662	Not developable: portion within open space associated with Flat Rock Brook Nature Center. Remaining sliver is not developable.	0
26937	0.140	Developable	0.140
26938	1.055	Developable	1.055
26939	1.171	Not developable. Public open space associated with Flat Rock Brook Nature Center.	0
26940	0.064	Developable	0.064
26941	0.828	Not developable. Impacted by steep slopes.	0
26942	1.245	Not developable. Impacted by 100-year flood plain.	0
26943	0.061	Not developable. Impacted by 100-year flood plain associated with a tributary to Overpeck Creek.	0
26944	1.156	Not developable. Developed with single family residence.	0
26945	0.060	Developable	0.060
26946	0.129	Developable	0.129
26947	0.070	Developable	0.070
26948	0.405	Not developable. Developed with single family residence.	0
26949	0.117	Not developable. Split lot between Englewood and Teaneck with no access sandwiched between residences.	0
26950	0.769	Not developable. Impacted by wetlands and associated buffers.	0
26951	0.058	Not developable. Situated behind existing single-family residences.	0
TOTAL	12.770	Total	2.192