

2016

Housing Element & Fair Share Plan



November 2016

Adopted by the Planning Board: _____
Endorsed by the Council: _____



Housing Element & Fair Share Plan

Fredon Township

Sussex County, New Jersey

November 7, 2016

Prepared by:



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

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I. INTRODUCTION

According to the Fair Housing Act of 1985, a Housing Plan Element shall be designed to achieve the goal of access to affordable housing to meet present and prospective housing needs, with particular attention to low and moderate income housing.

This is Fredon Township's Housing Element and Fair Share Plan (hereinafter "HEFSP") for the period between 2015 and 2025. On March 10, 2015, the Supreme Court ruled that the New Jersey Council on Affordable Housing (hereinafter "COAH") has failed to act and as a result, the Courts will be assuming jurisdiction over the Fair Housing Act.

This HEFSP is prepared utilizing the Prior Round Rules¹ as well as the guidance provided in the March 10, 2015 Supreme Court Order. As indicated by the Court Order, each municipality in the State has a three-part obligation:

1. Present Need (Rehabilitation Obligation),
2. Any remaining Prior Round Obligation that has not been addressed, and
3. Prospective Need (Third Round Obligation).

AFFORDABLE HOUSING HISTORY

Fredon Township has been active in the affordable housing process. A summary of Fredon's historic Affordable Housing timeline is included below:

- Fredon Township received First Round Substantive Certification from COAH on September 8, 1993
- Fredon Township filed its Housing Element & Fair Share Plan with COAH on September 24, 1999 (but did not petition for substantive certification).
- Fredon Township adopted an updated Housing Element & Fair Share Plan in 2000, which was subsequently challenged, resulting in a builder's remedy lawsuit. Fredon Township has been in on-going litigation regarding its housing obligation but has also been in a mediated negotiation to settle the litigation.
- Fredon Township adopted a Housing Element & Fair Share Plan on November 17, 2008 to address the Third Round obligations pursuant to N.J.A.C. 5:97 and N.J.A.C. 5:96.
- Fredon Township petitioned COAH for Third Round Substantive Certification on December 16, 2008. Due to the ongoing litigation and subsequent invalidation of N.J.A.C. 5:97, the petition was never reviewed by COAH.

MUNICIPAL SUMMARY

Fredon Township is approximately 11,712 acres or 18.3 square miles is situated in the south-central section of Sussex County. Fredon Township is a rural community, defined by the abundance of open space and agricultural lands, and the sparse and low density development. Fredon Township is bordered by Stillwater and Hampton to the north, Newton and Andover to the east, Green Township to the south, and Hardwick and Frelinghuysen in Warren County to the west. Fredon Township is located just west of the Highlands Preservation and Planning Areas. While not

¹ N.J.A.C. 5:91 (Procedural) and N.J.A.C. 5:93 (Substantive) Rules

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technically located within the Highlands areas, it contains many of the environmental and aesthetic characteristics that the lands located in the Highlands district possess.

According to the 2007 Fredon Township Comprehensive Master Plan, the overall intent of the Township is to preserve and enhance the rural character of Fredon by protecting the existing residential development, preserving farmland, conserving natural resources, and providing the community with facilities and amenities that meet the needs of the residents.

As illustrated on the Regional Policies and Regulatory Jurisdictions Map in the Appendix, approximately 5,008 acres (44%) of Fredon Township are situated in the PA4B Rural/Environmentally Sensitive Planning Area and 4,853 acres (42%) are situated in PA5 Environmentally Sensitive Planning Area on the Policy Map of the 2001 State Development and Redevelopment Plan. The State Plan also designates 1,408 acres (12%) as Parks and Natural Area, and 194 acres (2%) as PA4 Rural Planning Area.

AFFORDABLE HOUSING OBLIGATIONS

Fredon Township has calculated its rehabilitation obligation as 8 units (see Section IX for detailed calculations). The Prior Round Obligation to be addressed by Fredon Township is 29 units. For the Third Round Obligation, Fredon Township is seeking a court settlement for a 101-unit obligation.

AFFORDABLE HOUSING OBLIGATIONS		
Rehabilitation Obligation	Prior Round Obligation	Third Round Obligation
8 Units	29 Units	101 Units

In accordance with N.J.A.C. 5:93-4.1, municipalities are permitted to seek adjustments to the affordable housing obligation. The Rules indicate that there may be instances where a municipality can exhaust an entire resource (land, water or sewer) and still not be able to provide a realistic opportunity for affordable housing. Subchapter 4 provides the standards and procedures for municipalities to demonstrate that the municipal response to its housing obligation is limited by the lack of land, water or sewer.

Fredon Township has limited suitable land and water and sewer utility resources and therefore, has conducted a Vacant Land, Sewer and Water Infrastructure Inventory analysis using the latest tax data and environmental data available. The following section provides a summary of the results of the analysis. The full report is included in the Appendix.

Vacant Land, Sewer and Water Infrastructure Adjustment Analysis

Fredon Township has prepared an analysis pursuant to the requirements of N.J.A.C. 5:93-4.1 (see full Report in the Appendix). An exhaustive analysis of all vacant properties² has been conducted utilizing 2014 MOD-IV tax data from

² Vacant land includes Class 1-Vacant, Class 3A-Farm, Class 3B-Qualified Farm, Class 15C-Public Land owned by Fredon Township that is not utilized for any other purpose.

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the New Jersey Geographic Information Network. An environmental constraints analysis was performed to determine the buildable area, if any, of vacant parcels. Environmental constraints reviewed include the following:

- NJDEP water bodies
- NJDEP wetlands with 50 foot buffer
- NJDEP Category 1 (C-1) waters with 300 foot buffer
- FEMA Special Flood Hazard Area (Preliminary Flood Hazard Zones A, AO, AE, V and VE)
- Steep slopes (15%) interpolated from U.S. Geological Survey 10-foot contours by Maser Consulting using ArcGIS 3D Analyst

In addition to the environmental constraints analysis, properties that are situated outside of an adopted sewer service area are excluded. Pursuant to N.J.A.C. 5:93-4.2(e)(2)(iii), natural resources regulated by the State may be excluded from the inventory. The NJDEP Wastewater Management Planning rules (N.J.A.C. 7:15-5.24) prohibit the delineation of sewer service areas within environmentally sensitive areas, including critical wildlife habitat, natural heritage priority sites, C1 waters riparian buffers, and wetlands. Properties not within the existing sewer service area would be subject to the NJDEP septic density standard of 1 dwelling unit per 4.8 acres in Fredon Township and are therefore not suitable for affordable housing development.

As shown in the Vacant Land, Sewer and Water Infrastructure Inventory in the Appendix, after applying the environmental constraints and other exclusion factors as listed above, there are only two properties remaining in Fredon Township that are suitable for inclusionary housing. Block 801, Lot 1.01 and Block 104, Lot 19 are currently shown as proposed future service area for facilities discharging to groundwater on the Sussex County FWSA Map. Based on the environmental constraints analysis, the properties have a total buildable area of 40.43 acres. At a presumptive density of 6 units per acre with a 20% set-aside, the properties would yield a total of 241 residential units and 48 affordable units.

However, the properties referenced above are the subject of a Settlement Agreement, which allows for the development of up to 260 dwelling units, consisting of up to 150 multi-family units, 66 single family units (including up to 5 large single family lots), 44 townhouse units, and at least 20,000 square feet of commercial/retail space. Overall, the properties are expected to yield 29 units of affordable housing, per the Settlement Agreement. Therefore, Fredon Township's realistic development potential is 29 units.

Additionally, the Report demonstrates that there is insufficient water and sewer infrastructure available to support inclusionary development in Fredon Township. There is no public water or sewer within Fredon Township and there is no realistic opportunity to provide such infrastructure within the Third Round certification period. Therefore, the Township is seeking a Lack of Water and Sewer ("Durational") Adjustment, pursuant to N.J.A.C. 5:93-4.3. This would defer the unmet affordable housing obligation to a later certification period when the provision of water and sewer becomes realistic to support affordable housing.

TOWNSHIP GOAL

It is the overall goal of the HEFSP, in combination with the Land Use Plan, to provide the planning context in which access to low and moderate income housing can be provided in accordance with the requirements of the Fair Housing Act and the laws of the State of New Jersey. Fredon Township intends to provide a diversity of housing resources to meet the needs of households of all ages and income levels.



Housing Element



II. CONTENT OF HOUSING ELEMENT

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

- An inventory of the municipality's housing stock by age, condition, purchase or rental value, occupancy characteristics and type, including the number of units affordable to low and moderate income households and substandard housing capable of being rehabilitated;
- A projection of the municipality's housing stock, including the probable future construction of low and moderate income housing for the next ten years, taking into account, but not necessarily limited to, construction permits issued, approvals of applications for development and probable residential development of lands;
- An analysis of the municipality's demographic characteristics, including but not necessarily limited to, household size, income level and age;
- An analysis of the existing jobs and employment characteristics of the municipality, and a projection of the probable future jobs and employment characteristics of the municipality;
- A determination of the municipality's present and prospective fair share for low and moderate income housing and its capacity to accommodate its housing needs, including its fair share for low and moderate income housing; and
- A consideration of the lands that are most appropriate for construction of low and moderate income housing and of the existing structures most appropriate for conversion to, or rehabilitation for, low and moderate income housing, including a consideration of lands of developers who have expressed a commitment to provide low and moderate income housing.

Additionally, N.J.A.C. 5:93 requires the following items:

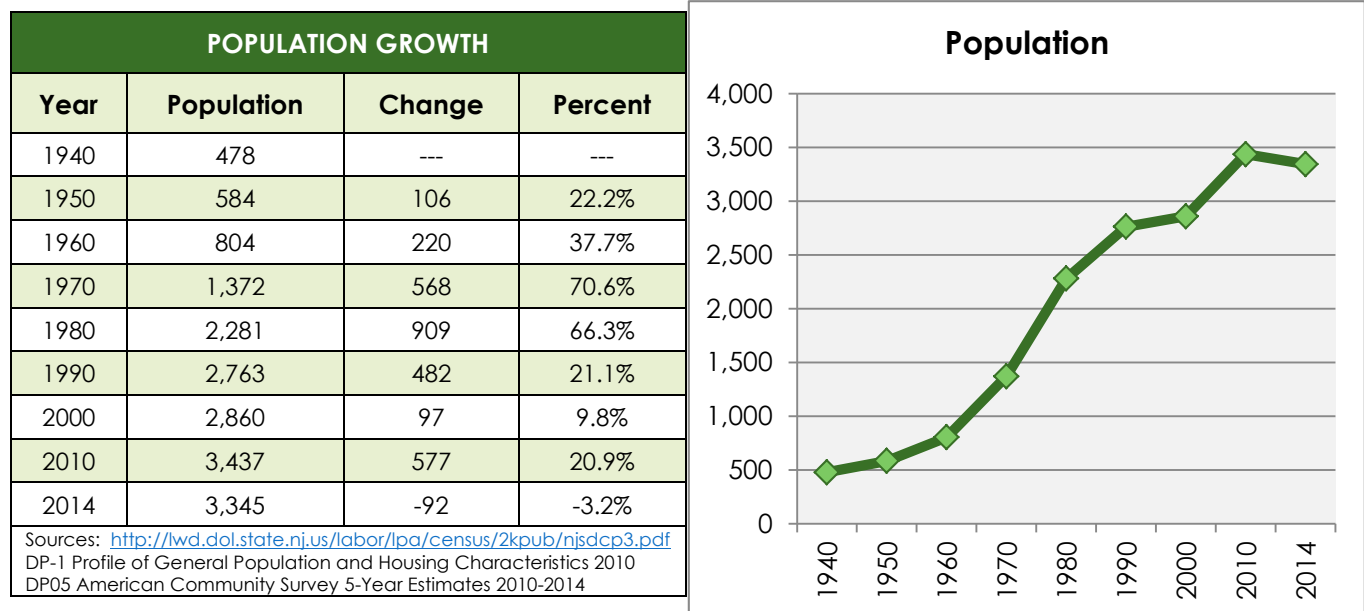
- A map of all sites designated by the municipality for the production of low and moderate income housing and a listing of each site that includes its owner, acreage, lot and block. The owner, acreage, lot and block are included in each site description. The Appendix includes maps for each proposed site.
- The location and capacities of existing and proposed water and sewer lines and facilities relevant to the designated sites.
- Copies of necessary applications for amendments to, or consistency determinations regarding, applicable area-wide water quality management plans (including waste water management plans) (see the Appendix).
- A copy of the most recently adopted municipal master plan and where required, the immediately preceding, adopted master plan (see the Appendix).

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III. POPULATION DEMOGRAPHICS

POPULATION TRENDS

Fredon experienced a steady increase in population during the 1940s and 1950s, followed by a vigorous upsurge in the 1960s and 1970s with 70.6% and 66.3% increases, respectively. The rate of population growth slowed in the 1980s and even more so in the 1990s, but a trend upward relative to the prior decade began in the 2000s, rebounding to 20.9% growth. The 2010 population was 3,437. According to the American Community Survey, the 2014 population is estimated at 3,345, indicating a slight loss since the 2010 Census.



The Sussex County Ten-Year Mobility Study provides permanent population projections based on a continuation of prior trends. The population data presented for Sussex County has both a low projection and a high projection. The high and low projections allow for a range of possible population values to be determined. Having a range of projected values allows greater room for error and makes the usefulness of the numbers more feasible.

Fredon Township is projected to increase its population by 11.1 to 11.5 percent by 2020. The low projection would mean a growth of 382 residents, while the high projection would be 399 new residents. In consideration of the recent downturn in housing construction in Fredon Township and the loss of population since 2010, Fredon Township believes that the low projection is more realistic.

PERMANENT POPULATION PROJECTION			
Year	Population	Change	Percent
2000	2,860	---	---
2010	3,434	574	20.1%
2020	3,816	382	11.1%
2020	3,868	399	11.5%

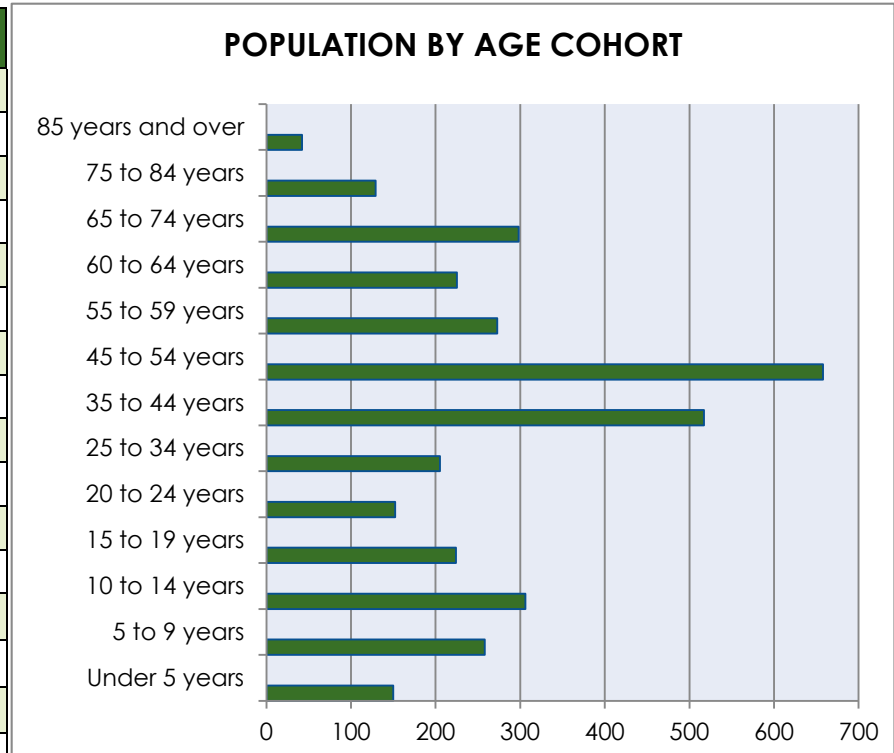
Source: <http://www.sussex.nj.us/documents/planning/mobility/Mobility%20Study%20Chapter%201.pdf>

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AGE DISTRIBUTION OF POPULATION

According to 2010 Census data, the median age in Fredon in 2010 was 43.3 years of age. The majority of Fredon's population is in the 35 to 54 year age group brackets, which combined equal 34.1 percent of the population. School-age children, 5 to 19 years of age, represented a total of 22.9 percent of the population, while the 65 year and older range was 13.7 percent. The table below provides details for each age category.

POPULATION BY AGE COHORT		
Age	Total	Percent
85 years and over	42	1.2%
75 to 84 years	129	3.8%
65 to 74 years	298	8.7%
60 to 64 years	225	6.5%
55 to 59 years	273	7.9%
45 to 54 years	658	19.1%
35 to 44 years	517	15.0%
25 to 34 years	205	6.0%
20 to 24 years	152	4.4%
15 to 19 years	224	6.5%
10 to 14 years	306	8.9%
5 to 9 years	258	7.5%
Under 5 years	150	4.4%
Total	3,437	100%
Source: DP-1: Profile of General Population and Housing Characteristics 2010		



HOUSEHOLD SIZE AND TYPE

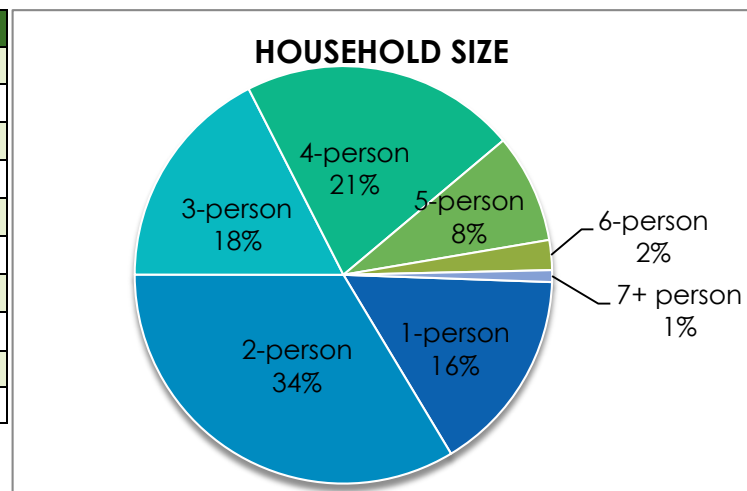
The U.S. Census Bureau defines a household as “persons that may or may not be related who occupy a single room or group of rooms constituting a housing unit”. A family is one or more persons related by blood, marriage or adoption, all living in the same household. In 2010, there were 1,207 households in Fredon Township. Over 19 percent of Fredon Township's households were non-family households comprised of individuals. Approximately 71.9 percent of the households are comprised of married couples with or without children.

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HOUSEHOLD TYPE		
Type	Number	Percent
Family Households	973	80.6%
Husband-Wife Family	868	71.9%
with children under 18	380	31.5%
Male Householder, no wife	29	2.4%
Female Householder, no husband	76	6.3%
Non-family Households	234	19.4%
Male living alone	92	7.6%
Female living alone	99	8.2%
Total	1,207	100%
Source: DP-1: Profile of General Population and Housing Characteristics 2010		

Household sizes for Fredon Township are detailed in the table below. As noted in the table, two-person households with a total of 405 or 33.6 percent of Fredon Township's households, is the most common size. Households containing three persons rank as the second most common size with a total of 306 households representing 25.4 percent of Fredon Township's households. Notably, 14 percent of households contained only one person. The average household size for Fredon Township is 2.84 persons.

HOUSEHOLD SIZE		
Size	Total	Percent
1-person	191	15.8%
2-person	406	33.6%
3-person	211	17.5%
4-person	258	21.4%
5-person	102	8.5%
6-person	28	2.3%
7+ person	11	0.9%
Total	1,207	100%
Source: QT-P11 Households and Families: 2010		



INCOME AND POVERTY STATUS

Because the 2010 Census data did not include income and poverty statistics, the figures and data supplied in this section are based on the five-year American Community Survey (hereinafter "ACS") estimates. The ACS data was compiled in the figures on the following page and provides a comparison of Fredon Township, Sussex County and the State of New Jersey.

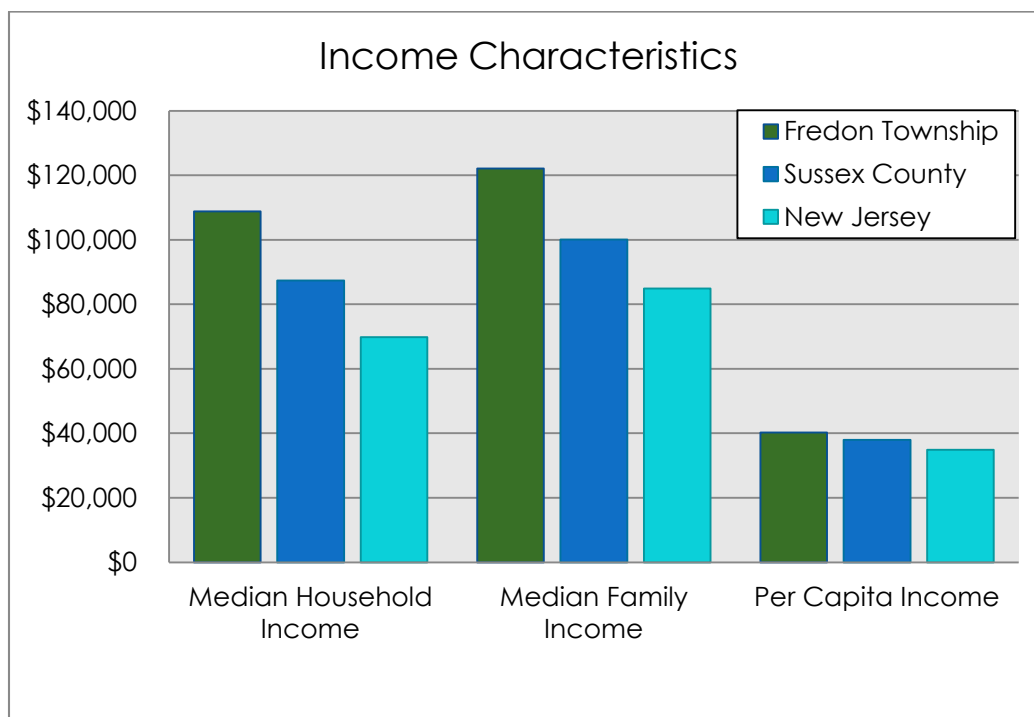
The estimated median household income for Fredon was \$108,795 in 2010, which is higher than the median household income for Sussex County (\$87,335). Fredon Township's median income was substantially higher than the State's median household income (\$69,811). Fredon's median family income was \$122,125. This is approximately \$22,000 higher than the County's and approximately \$37,200 higher than the State's.

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Fredon's projected per capita income of \$40,267 is also higher than that estimated for the County and the State (see the table below).

An assessment of the poverty status of both people and families reveals that Fredon fares better than Sussex County and the State of New Jersey overall. The ACS estimates that Fredon had an individual poverty status of 4 percent and a family poverty status of 3.3 percent.

INCOME CHARACTERISTICS			
Income Type	Fredon Township	Sussex County	New Jersey
Median Household Income	\$108,795	\$87,335	\$69,811
Median Family Income	\$122,125	\$100,066	\$84,904
Per Capita Income	\$40,267	\$37,949	\$34,858
Poverty Status (Percent of People)	4.0%	5.7%	9.1%
Poverty Status (Percent of Families)	3.3%	4.1%	6.7%
Source: DP03: Selected Economic Characteristics 2006-2010 American Community Survey 5-Year Estimates			



The ACS five-year estimates is also the source for Fredon's household income data outlined in the chart below with comparison data for Sussex County and New Jersey. As detailed below, 20.2 percent of households within Fredon had an income less than \$50,000 in 2010. Households with an income between \$100,000 and \$149,999 comprised of 28.9 percent of households. The second largest income category was the \$150,000 to \$199,999 category, totaling 19.1 percent of households.

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HOUSEHOLD INCOME						
	Fredon Township		Sussex County		New Jersey	
	Total	Percent	Total	Percent	Total	Percent
Less than \$10,000	31	2.5%	1,419	2.6%	167,356	5.3%
\$10,000 to \$14,999	33	2.7%	1,447	2.6%	126,043	4.0%
\$15,000 to \$24,999	65	5.3%	3,069	5.6%	251,596	7.9%
\$25,000 to \$34,999	52	4.3%	3,425	6.3%	250,896	7.9%
\$35,000 to \$49,999	66	5.4%	5,042	9.2%	354,166	11.2%
\$50,000 to \$74,999	152	12.4%	8,845	16.2%	537,687	16.9%
\$75,000 to \$99,999	128	10.5%	8,716	15.9%	428,486	13.5%
\$100,000 to \$149,999	354	28.9%	12,708	23.2%	548,970	17.3%
\$150,000 to \$199,999	233	19.1%	5,440	9.9%	248,860	7.8%
\$200,000 or more	109	8.9%	4,635	8.5%	262,009	8.2%
Total	1,223	100%	54,746	100%	3,176,069	100%
Source: DP03: Selected Economic Characteristics 2006-2010 American Community Survey 5-Year Estimates						

IV. HOUSING DEMOGRAPHICS

HOUSING TYPE

Fredon has an estimated 1,260 dwelling units according to the five-year ACS estimates. Fredon Township's housing stock is comprised of single-family detached units, single-family attached units and multi-family dwellings. The largest percentage of housing stock in Fredon Township is represented by single-family detached dwellings at 95.9 percent or 1,242 dwellings. Single-family attached houses (e.g. townhomes) and two family dwellings comprised 3 percent of the housing stock, while multi-unit buildings totaled 1 percent of the housing stock.

HOUSING TYPE BY UNITS IN STRUCTURE		
Unit Type	Number of Units	Percent
Single-family, Detached	1,242	95.9%
Single-family, Attached	20	1.5%
Two Family	19	1.5%
Multi-Family (5 to 9 Units)	14	1.1%
Total	1,295	100%
Source: DP04: Selected Housing Characteristics 2010-2014 ACS 5-Year Estimates		

OCCUPANCY STATUS

According to the 2014 ACS 5-year estimates, 94.2 percent of Fredon Township's occupied housing stock was owner-occupied. Over 5 percent of the units were renter-occupied. Fredon Township had an estimated vacancy rate of 2.9 percent.

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OCCUPANCY STATUS		
	Households	Percent
Occupied Total	1,258	97.1%
Owner Occupied	1,139	90.5%
Renter Occupied	119	9.5%
Vacant Total	37	2.9%
<i>For rent</i>	29	2.2%
<i>Rented, not occupied</i>	0	0.0%
<i>For Sale</i>	14	1.1%
<i>Sold, not occupied</i>	4	0.3%
<i>Seasonal</i>	23	1.8%
<i>Other</i>	12	0.9%
Total	1,295	100%
Source: DP04: Selected Housing Characteristics 2010-2014 ACS 5-Year Estimates		

VALUE AND RENT OF HOUSING STOCK

Fredon has an estimated 1,139 owner-occupied housing units. The majority of owner-occupied housing units, 597 units or 52.4 percent have an estimated value between \$300,000 and \$499,999. The second largest category is units with an estimated value between \$200,000 and \$299,999 representing 25.9 percent.

VALUE OF OWNER OCCUPIED UNITS		
Value	Number of Units	Percent
Less than \$199,999	52	4.6%
\$200,000 to \$299,999	295	25.9%
\$300,000 to \$499,999	597	52.4%
\$500,000 to \$999,999	189	16.6%
\$1,000,000 or more	6	0.5%
Total	1,139	100%
Source: DP04: Selected Housing Characteristics 2010-2014 ACS 5-Year Estimates		

The ACS 2010-2014 estimated the median rent for Fredon as \$1,342. Almost 60 percent of units rented for \$1,000 to \$1,499 per month. Rents totaling \$1,500 or more represented 23.5 percent of Fredon Township's rentals. (See table below for additional details.)

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COST OF RENTALS		
Cost	Number of Units	Percent
Less than \$1,000	14	11.8%
\$1,000 to \$1,499	71	59.7%
\$1,500 or more	28	23.5%
No cash rent	6	5.0%
Total	119	100.0%
Median (in dollars)	\$1,342	
Source: DP04: Selected Housing Characteristics 2010-2014 ACS 5-Year Estimates		

CONDITION OF HOUSING STOCK

Units with inadequate facilities comprise less than 3.7 percent of the housing stock in Fredon Township based on Census indicators outlined in the table below (some units may be double counted). There are no dwellings reported to have incomplete plumbing. A limited number of units lack complete kitchen (21) or telephone service (24).

Coal, coke, wood or no fuel for heating are classified as inadequate heating fuel sources. There are 48 dwellings that use wood as the primary heating source in Fredon Township. This is likely due to the increasing popularity of the outdoor wood-fired boilers used to heat homes, primarily in rural areas.

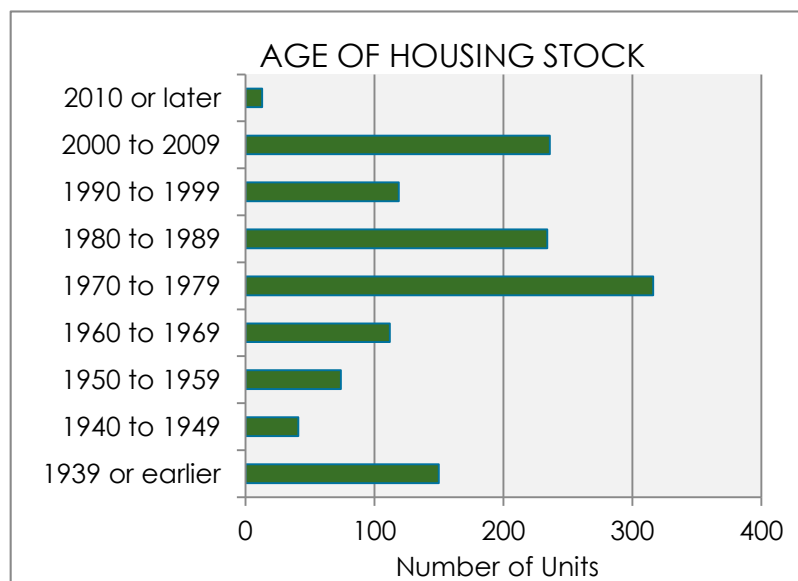
CONDITION OF HOUSING STOCK		
Fuel Type	Number of Units	Percent
Lack of complete plumbing	0	0.0%
Lack of complete kitchen	21	1.7%
Lack of telephone service	24	2.0%
Lack of adequate heat	48	3.9%
Total Housing Stock	1,223	100%
Source: DP04: Selected Housing Characteristics 2010-2014 ACS 5-Year Estimates		

Overcrowded units are defined by the U.S. Department of Housing and Urban Development as those with more than one person living per room. According to the 2010-2014 American Community Survey 5-Year Estimates, all occupied homes in Fredon Township have 1.00 or less occupants per room. Therefore, there is no overcrowding.

The table and bar graph on the following page provide the 2014 ACS 5-year estimates with regards to the age of housing stock. Housing units built before 1960 are a factor in the determination of each municipality's rehabilitation share. An estimated 20.5 percent of Fredon's housing stock was built before 1960, which equates to 265 units. Fredon Township's Rehabilitation Obligation is 8 units, reflecting the relatively good condition of these older homes.

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AGE OF HOUSING STOCK		
Year Built	Number of Units	Percent
1939 or earlier	150	11.6%
1940 to 1949	41	3.2%
1950 to 1959	74	5.7%
1960 to 1969	112	8.6%
1970 to 1979	316	24.4%
1980 to 1989	234	18.1%
1990 to 1999	119	9.2%
2000 to 2009	236	18.2%
2010 or later	13	1.0%
Total	1,295	100%
Source: DP04: Selected Housing Characteristics 2010-2014 ACS 5-Year Estimates		



V. EMPLOYMENT DEMOGRAPHICS

WORKFORCE DEMOGRAPHICS

The 2010-2014 ACS estimates indicate that Fredon had 1,878 residents in the workforce. Of the residents who were age 16 years and older, 94.5 percent or 1,175 persons were employed and a total of 103 persons unemployed.

Private wage and salary workers in Fredon Township comprised the majority of employed residents with 1,415 workers or 82.3 percent. Approximately 7 percent of workers were government employees and 11 percent were self-employed. The table below indicates that 3 residents of Fredon Township were unpaid family workers during the survey period and 121 residents were unemployed.

CLASS OF WORKER		
Class of Worker	Number of Workers	Percent
Private wage and salary workers	1,415	82.3%
Government workers	115	6.7%
Self-employed workers	186	10.8%
Unpaid family workers	3	0.2%
Total employed residents	1,719	100%
Total unemployed residents	121	6.6%
Total residents in workforce	1,840	100%
Source: DP03: Selected Economic Characteristics 2010-2014 ACS 5-Year Estimates		

OCCUPATIONAL CHARACTERISTICS

The 2014 ACS estimates that 55 percent of Fredon Township's residents were employed in management, professional, and related occupations. Sales and office professions follow with approximately 23 percent of Fredon

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Township's workers. Approximately 10 percent are employed in the service industry. The table below shows a comparison of occupations between Fredon Township and Sussex County.

EMPLOYED CIVILIAN POPULATION BY OCCUPATION (AGE 16 YEARS OR OLDER)				
Occupation	Fredon Borough		Sussex County	
	Total	Percent	Total	Percent
Management, professional, and related	936	54.5%	29,650	39.6%
Service	164	9.5%	11,498	15.3%
Sales and office	392	22.8%	19,615	26.2%
Natural resources, construction, and maintenance	140	8.1%	7,157	9.5%
Production, transportation, and material moving	87	5.1%	7,034	9.4%
Total	1,719	100.0%	74,954	100.0%
Source: DP03: Selected Economic Characteristics 2010-2014 ACS 5-Year Estimates				

PLACE OF WORK

The 2014 ACS provides statistics on place of work in relation to the state, county and municipality of residence. Of the 1,694 employed Fredon Township residents surveyed, only 288 persons (17 percent) were employed within the Township, leaving 83 percent of Fredon Township residents who worked outside of the municipality. About 42 percent (709 residents) worked within other municipalities in Sussex County. Residents who commute to other New Jersey municipalities outside of Sussex County total 637 residents (38 percent). An additional 60 residents (or 3 percent) commute to work outside of New Jersey. Given Fredon Township's relatively close proximity to Interstate 80, which provides access into New York City, the low number of residents being employed outside of New Jersey is somewhat surprising.

PLACE OF WORK						
Place of Work	Fredon		Sussex		New Jersey	
	Total	Percent	Total	Percent	Total	Percent
Worked within municipality of residence	288	17.0%	12,668	17.3%	761,684	19.6%
Worked outside of municipality but within county of residence	709	41.9%	19,413	26.6%	1,364,495	35.2%
Worked outside county of residence but within New Jersey	637	37.6%	35,585	48.7%	1,270,606	32.8%
Worked outside of New Jersey	60	3.5%	5,437	7.4%	479,648	12.4%
Total Employed	1,694		73,103		3,876,433	
Source: 2014 ACS 5-year estimates: Sex of Workers by Place of Work: B08007-State And County Level & B08009-Minor Civil Division Level						

TRAVEL TIME TO WORK

The ACS estimates that 17.5 percent of workers travel 10 to 14 minutes to their place of employment. A total of 22.3 percent of Fredon Township's employed residents, however, traveled one hour or more to reach their workplace. See the table below for additional details.

Township of Fredon

COMMUTE TIME		
Travel Time (in minutes)	Number of Workers	Percent
Less than 5	1	0.1%
5 to 9	151	10.4%
10 to 14	161	11.1%
15 to 19	133	9.2%
20 to 24	190	13.1%
25 to 29	57	3.9%
30 to 34	156	10.8%
35 to 39	59	4.1%
40 to 44	33	2.3%
45 to 59	151	10.4%
60 to 89	226	15.6%
90 or more	129	8.9%
Total	1,447	100.0%
Source: B08303: Travel Time To Work 2010-2014 ACS 5-Year Estimates		

IN-PLACE EMPLOYMENT BY INDUSTRY

New Jersey's Department of Labor and Workforce Development ("NJDLWD") is the entity that reports on in-place employment and wages within the State of New Jersey based on unemployment insurance. The latest municipal-level report was completed in 2014. Based on the data, there were 162 private sector jobs provided by an average of 29 establishments within Fredon Township. Note that these are jobs within Fredon Township – the daytime working population, regardless of where the employee lives. The average annual wage for jobs in Fredon Township was \$33,568. Due to privacy concerns for individual establishments, the breakdown of establishments by industry type does not equal the totals reported by NJDLWD.

EMPLOYMENT BY INDUSTRY SECTOR AND NUMBER OF EMPLOYEES (2014)					
Industry	Establishments		Employees		Annual Wages
	Total	Percent	Total	Percent	
Construction	3	10.3%	10	6.2%	\$38,152
Manufacturing	4	13.8%	55	34.0%	\$48,555
Retail Trade	5	17.2%	24	14.8%	\$12,728
Other Services	4	13.8%	3	1.9%	\$635
Private Sector Total	29	93.5%	162	68.4%	\$33,568
Local Gov't Education	1	3.2%	52	21.9%	\$48,752
Local Gov't Total	2	6.5%	75	31.6%	\$41,196
Source: NJ Department of Labor and Workforce Development, Employment and Wages, 2014 Annual Report http://lwd.dol.state.nj.us/labor/lpa/employ/qcew/qcew_index.html					

Township of Fredon

EMPLOYMENT TRENDS

The NJDLWD provides historic data reporting annual trends in employment and wages covered by unemployment insurance from 2003 to 2014. In 2003, Fredon Township had 161 private sector jobs and 74 local government jobs. Despite fluctuations in the employment each year, the employment levels are almost identical in 2014 as they were in 2003. At the peak, in 2008, there were 182 private sector jobs and 106 local government jobs, for a total of 288 jobs in Fredon Township.

EMPLOYMENT GROWTH (2003-2014)			
Year	Private Sector Jobs	Local Gov't Jobs	Total Jobs
2003	161	74	235
2004	149	85	234
2005	166	100	266
2006	173	95	268
2007	182	104	286
2008	182	106	288
2009	167	95	262
2010	176	93	269
2011	182	87	269
2012	173	84	257
2013	179	81	260
2014	162	75	237

The Township of Fredon does not foresee significant job growth within the next ten years. The Township would expect that there may be some fluctuations from year to year but the range would likely remain between 240 to 280 jobs by 2025.

VI.PROJECTION OF HOUSING STOCK

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

As shown in the table below, 241 new homes were built between 2000 and 2014. Prior to the Great Recession in 2008, Fredon Township certified an average of 24 new residential homes each year. From 2008 to 2014, the number of new homes dropped drastically to an average of just 0.4 new homes per year. It should be noted that the data below comes from the New Jersey Construction Reporter. The Township believes that the number of COs from 2000 to 2006 is inflated due to renovations and additions being included in the new home totals. However, the Township is unable to retrieve the records to verify or dispute the data.

Township of Fredon

HISTORIC TREND OF RESIDENTIAL CERTIFICATES OF OCCUPANCY & DEMOLITION PERMITS																
	'00	'01	'02	'03	'04	'05	'06	'07	'08	'09	'10	'11	'12	'13	'14	Total
COs Issued	26	25	45	25	25	23	16	2	1	0	1	0	0	1	0	241
Demolitions	3	2	3	1	1	0	0	0	0	0	0	0	0	0	1	14
Net Development	23	23	42	24	24	23	16	2	1	0	1	0	0	1	-1	227
Source: Fredon Township Building Department "New Jersey Construction Reporter" - New Jersey Department of Community Affairs.																

Projecting into the future, the Township estimates that the current trend of 0.4 new homes per year would continue through 2025. In addition, the Martins property is anticipated to be constructed in the next ten years, which is expected to yield 260 new homes, including 29 low and moderate income dwellings. In total, the period from 2015 to 2025 is expected to yield a total of 264 new homes.

VII. CAPACITY FOR FAIR SHARE

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

- Fredon Township's capacity to accommodate its housing needs.
- A consideration of the lands that are most appropriate for construction of low and moderate income housing and of the existing structures most appropriate for conversion to, or rehabilitation for, low and moderate income housing.
- Lands of developers who have expressed a commitment to provide low and moderate income housing.
- The location and capacities of existing and proposed water and sewer lines and facilities relevant to the proposed affordable housing sites.

LAND CAPACITY

The ability to accommodate Fredon Township's present and prospective affordable housing needs is determined by three components – available land, water capacity and sewer capacity. Land development is limited by environmental constraints, such as wetlands, flood plains, easements (conservation, sewer, water, power utility, etc.), parcel size and municipal regulations.

Fredon Township has conducted a Sewer and Water Infrastructure Adjustment analysis that indicates 29 additional affordable housing can be realistically constructed on the lands that are vacant and developable within Fredon Township, all of which are subject to the approval of the proposed Highview Estates inclusionary development of the Martins Property (Block 801 Lot 1.01 and Block 104, Lot 19).

Due to the rural and environmentally sensitive nature of the Township, no other suitable lands have been identified as having a realistic development potential to provide affordable housing. This is largely due to the lack of public water and wastewater services, as discussed below.

WATER CAPACITY

There is no existing public water service in Fredon Township. Individual sites are served by on-site wells.

Township of Fredon**WASTEWATER CAPACITY**

In accordance with the Sussex County Future Wastewater Service Area (FWSA) Map, adopted June 3, 2013, there is no public wastewater treatment service area in Fredon. There are two existing individual sites with NJPDES permits to discharge to groundwater greater than 2,000 gallons per day (Bear Brook Golf Village and Fredon Township Elementary School). One additional site is shown as proposed future service area for facilities discharging greater than 2,000 gallons per day to groundwater (Highview Estates / Martins Property).

The remaining Fredon Township properties are served by on-site septic systems. Pursuant to the NJDEP Wastewater Management Planning Rules (N.J.A.C. 7:15), where individual subsurface sewage disposal systems will be utilized, the proposed development must not exceed the 2.0 mg/L nitrate planning standard. The Sussex County Wastewater Management Plan, adopted April 2015, estimates indicate that the residential density required to comply with the 2.0 mg/L standard in Fredon Township would be approximately 1 dwelling unit per 4.8 acres.

APPROPRIATE LOCATIONS FOR AFFORDABLE HOUSING

At this time, the only location suitable for affordable housing is the Martins Property (Block 801 Lot 1.01 and Block 104, Lot 19).

POTENTIAL AFFORDABLE HOUSING DEVELOPERS

Aside from the Martins, no other developers have expressed an interest in providing affordable housing in Fredon Township.

ANTICIPATED DEVELOPMENT PATTERNS

Anticipated development patterns within Fredon Township are anticipated to follow the established zoning. Fredon Township has a variety of commercial, industrial and professional office zones. The majority of the Township is zoned for rural density residential and agricultural uses. The zoning also provides for existing residential neighborhoods, a town center zone, and planned development. See the Zoning Map below for details.

Township of Fredon





Fair Share Plan



VIII. CONTENT OF FAIR SHARE PLAN

The Fair Share Plan contains the following information:

- Description of existing credits intended to satisfy the obligation;
- Description of mechanisms that will be used to meet any outstanding obligation; and
- An implementation schedule that sets forth a detailed timetable for units to be provided.

In adopting its housing element, a municipality may provide for its fair share of low and moderate income housing by means of any technique or combination of techniques that provide a realistic opportunity for the provision of the fair share. As per N.J.A.C. 5:93, these potential techniques include but are not limited to:

- Rehabilitation of existing substandard housing units;
- ECHO units (as a Rehabilitation credit);
- Municipally-sponsored and 100% affordable developments;
- Zoning for inclusionary development;
- Alternative living arrangements;
- Accessory apartment program;
- Purchase of existing homes;
- Write-down/buy-down programs; and
- Assisted living residences.

REGIONAL INCOME LIMITS

Dwelling units are affordable to low and moderate income households if the maximum sales price or rental cost is within their ability to pay such costs, based on a specific formula. The State provides income limits based upon the median gross household income of the affordable housing region in which the household is located. A moderate income household is one with a gross household income between 50 percent and 80 percent of the median gross regional household income. A low income household has 50 percent or less of the median gross regional household income. Very-low income households are those with a gross household income equal to 30 percent or less of the median gross household income. Fredon Township is located in Region 1, which contains Bergen, Hudson, Passaic and Sussex County.

Using the 2014 regional income limits, a four-person household moderate income is capped at \$71,532. Two-person households could make up to \$57,225 and be considered a moderate income household or make up to \$35,766 and be considered a low income household. See the table below for additional details.

2014 REGIONAL INCOME LIMITS FOR REGION 1				
Income	Household Size			
	1 Person	2 Person	3 Person	4 Person
Median	\$62,590	\$71,532	\$80,473	\$89,414
Moderate	\$50,072	\$57,225	\$64,378	\$71,532
Low	\$31,295	\$35,766	\$40,237	\$44,707
Very Low	\$18,777	\$21,459	\$24,142	\$26,824
Source: http://www.nj.gov/dca/services/lps/hss/admin_files/incomelimits.pdf				

IX. AFFORDABLE HOUSING OBLIGATION

Fredon's Fair Share Plan describes the projects and mechanism Fredon Township proposes to address its affordable housing obligation. The three components addresses by this plan are as follows:

THREE-PART OBLIGATION

Present Need (Rehabilitation) | 8 Units

The Opinion issued by the Supreme Court of New Jersey on March 10, 2015 (the Mount Laurel IV Opinion) directs that that the Prior Round methodology be used to calculate municipal Present Need. This methodology was utilized by David N. Kinsey, PhD, FAICP, P.P. in his May 17, 2016 report "New Jersey Fair Share Housing Obligations for 1999-2025 (Third Round) Under Mount Laurel IV, prepared by on behalf of the Fair Share Housing Center (FSHC), to calculate the Present Need. For Fredon Township, the Kinsey Report calculates a Present Need of 8 units in need of rehabilitation. Fredon Township intends to address a Rehabilitation Obligation of 8 units.

Prior Round Obligation | 29 Units

The March 10, 2015 Supreme Court Order directed municipalities to use the Prior Round Obligation that COAH established in 1993. Fredon Township's unadjusted 1987 to 1999 obligation, published in 1993, was 29 units.

Third Round Obligation | 101 Units

According to the Fair Share Housing Center's May 2016 report, the Township has a 144-unit Third Round Obligation for the period 1999 to 2025. Based on the Fair Share Housing Center's standard settlement offer of 70% of their calculated Third Round Obligation, Fredon Township anticipates a settlement agreement for a Third Round Obligation of 101 units.

This Third Round Obligation cannot realistically be achieved due to a lack of suitable land and water and sewer infrastructure within the Township. The Township has prepared a Vacant Land, Sewer and Water Infrastructure Inventory pursuant to the methodology prescribed in COAH's Second Round Rules (N.J.A.C. 5:93-4.2 and 4.3). The analysis indicates that due to the rural and environmentally sensitive nature of the municipality, coupled with the lack of public sewer service, there are only two properties in the Township that have a realistic potential to provide affordable housing. The Township is seeking a durational adjustment to defer the unmet obligation to a later certification period beyond 2025 when sewer and water utilities become available.

Very-Low Income Housing

In 2008, P.L. 2008, c. 46 was enacted, which made a number of changes to the affordable housing rules. In fact, it amended the New Jersey Fair Housing Act ("FHA") (N.J.S.A. 52:27D-301 et seq.) to include a requirement that at least 13% of affordable housing units must be made available to very-low income households. Specifically, the FHA reads:

The Council [on Affordable Housing] shall coordinate and review the housing elements as filed pursuant to section 11 of P.L.1985, c.222 (C.52:27D-311), and the housing activities under section 20 of P.L.1985, c.222 (C.52:27D-320), at least once every three years, to ensure that at least 13 percent of the housing units made available for occupancy by low-income and moderate income households will be reserved for occupancy by very low income households, as that term is defined pursuant to section 4 of P.L.1985, c.222 (C.52:27D-304).

Township of Fredon

"Very low income housing" means housing affordable according to federal Department of Housing and Urban Development or other recognized standards for home ownership and rental costs and occupied or reserved for occupancy by households with a gross household income equal to 30% or less of the median gross household income for households of the same size within the housing region in which the housing is located.

Therefore, Fredon Township's very-low income obligation is 29 multiplied by 13% or 4 units.

EXISTING CREDITS

Rehabilitation Credits

There are no existing Rehabilitation Credits.

Prior Round Credits

Group Home Credits

The Township plans to address its prior round affordable housing obligation through supportive and special needs housing, including residential health care facilities as regulated by the New Jersey Department of Health and Senior Services or DCA, group homes for the developmentally disabled and mentally ill as licensed and/or regulated by the New Jersey Department of Human Services, permanent supportive housing, and supportive shared living housing.

Fredon Township has four group home facilities that are eligible for credits. These facilities are as follows:

1. **Sussex County Association of Retarded Citizens, Inc. (SCARC) - Fredon Group Home.** This home is located at 307 Ridge Road (Block 1001, Lot 1.04) and houses six people with developmental disabilities. The home contains six bedrooms, was established in 1982, and is funded through the New Jersey Department of Human Services, Division of Development Disabilities. This facility is eligible for **6 credits**.
2. **Willowglen Academy New Jersey, Inc. - Fredon Group Home.** This home is located at 429 Ridge Road (Block 1401, Lot 3) and houses five people with developmental disabilities. The home contains five bedrooms, was established in 1991, and is funded through the New Jersey Department of Human Services, Division of Development Disabilities. This facility is eligible for **5 credits**.
3. **Willowglen Academy New Jersey, Inc. - Hilltop Group Home.** This home is located at 357 Route 94 (Block 801, Lot 12.03) and houses four people with behavior disorders. The home contains three bedrooms, was established in 1994, and is funded through the New Jersey Department of Human Services, Division of Youth and Family Services. This facility is eligible for **3 credits**.
4. **Skylands Center Offering Autism Programs, Inc. - Richardson House.** This home is located at 343 Newton-Swartswood Road (Block 104 Lot 11.02) and houses five people with autism. The home contains four bedrooms, was established in 1994, and is funded through the New Jersey Department of Human Services, Division of Development Disabilities. This facility is eligible for **4 credits**.

Fredon's group home facilities contain a total of 18 bedrooms, equaling 18 units of rental credit that can be applied toward the Township's prior round obligation. The second round rules at N.J.A.C. 5:93-5.8(d) allow bedrooms in supportive and special needs housing to earn two-for-one rental bonus credits up to the prior round rental obligation. Therefore, Fredon Township is eligible for 8 rental bonus credits, in addition to the 18 credits for the units themselves, for a total of 26 credits towards the prior round obligation.

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Affordable Unit

One additional unit of credit can be applied toward the Township's prior round obligation from an affordable dwelling unit located at 434 Route 94 (Block 1601, Lot 3). This unit was sold by the Township to The Salt and Light Company, Inc. on February 7, 2001, which was then sold to a private citizen on November 5, 2001. The deed included an affordable housing agreement, which restricts occupancy to low and moderate income households in accordance with HUD standards and subjects the unit to resale controls.

In total, the Township plans to apply 27 existing credits to the prior round obligation.

EXISTING PRIOR ROUND CREDITS						
Mechanism	Credit Type	Tenure	Age-Restricted	Units	Bonus	Total Credits
SCARC Group Home	Supportive Housing	Rental	No	6	2	8
Willowglen Academy – Fredon	Supportive Housing	Rental	No	5	2	7
Willowglen Academy – Hilltop	Supportive Housing	Rental	No	3	2	4
Richardson House	Supportive Housing	Rental	No	4	2	6
434 Route 94	Affordable Unit	For-Sale	No	1	0	1
Total				19	8	27

Third Round Credits

There are no existing Third Round Credits.

PROPOSED MECHANISMS**Rehabilitation Mechanisms**

N.J.A.C. 5:93-5.2(g) and (h) requires \$10,000 to be spent per unit and a six-year control on affordability for owner-occupied units.³ Rental units are required to have ten-year controls on affordability. Additionally, a major system⁴ must be repaired in order for a home to qualify as a credit.

Fredon proposes a number of strategies to address the 8 rehabilitation credits. The first strategy is to utilize the existing Sussex County Housing Rehabilitation Program. The second mechanism to address the outstanding rehabilitation obligation is for the Township to apply for a New Jersey Department of Community Affairs (NJDCA) Small Cities CDBG grant. This grant provides funds for housing rehabilitation. The Township would apply for a minimum of \$80,000, which would be used to fund a municipal sponsored rehabilitation program or would be given to the Sussex County Housing Rehabilitation Program earmarked for Fredon residents. The final strategy is the creation of a Township sponsored rehabilitation program that would utilize NJDCA grant money and/or future development fee funds.

³ The rules specifically require a minimum of \$2,000 per unit to be spent on administration and \$8,000 per unit to be spent on the rehabilitation activity, which totals at least \$10,000.

⁴ A major system is defined by N.J.A.C. 5:93-5.2(b) as weatherization, a roof, plumbing (including wells), heating, electricity, sanitary plumbing (including septic systems) and/or a load bearing structural system.

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Prior Round Mechanisms

The existing 27 credits for the prior round would leave a two unit obligation remaining to be addressed. Fredon Township will apply two credits from the Martins property toward the prior round obligation.

Third Round Mechanisms

The Martins property (identified as Block 801, Lot 1.01, and Block 104, Lot 19 on the tax maps of the Township of Fredon) is anticipated to provide 29 affordable housing units. These two properties are the subject of a Settlement Agreement, which allows for the development of up to 260 dwelling units, consisting of up to 150 multi-family units, 66 single family units (including up to 5 large single family lots), 44 townhouse units, and at least 20,000 square feet of commercial/retail space. Overall, the properties are expected to yield 29 units of affordable housing. As two of the credits are to be applied to the Prior Round Obligation, 27 credits will be applied to the Third Round Obligation of 101 units.

Because these units are to be for rent, those units in excess of the minimum third round rental obligation are eligible for two-for-one rental bonus credits, up to 25 percent of the 36 unit third round obligation not subject to durational adjustment. This yields a total of 9 rental bonus credits, which, when added to the 27 credits earned for the units themselves, creates a total of 36 credits for the third round.

Unmet Need

The Township is seeking to defer the remaining 65 units of the obligation due to a lack of water and sewer pursuant to N.J.A.C. 5:93-4.3. The Township has zoning in place that responds to the unmet need. The MUMD (Mixed Use Market District) was implemented as a mechanism to address the Growth Share Obligation in the 2008 Housing Plan. This zoning remains in effect today and has a potential to produce additional affordable units that would count towards the Third Round Obligation, should any property be developed during the certification period. The Township reserves rights to take further bonus credits if the non-adjusted obligation increases.

Township of Fredon

SUMMARY OF MECHANISMS & CREDITS

EXISTING & PROPOSED CREDITS						
Mechanism	Credit Type	Tenure	Age-Restricted	Units	Bonus	Total Credits
Rehabilitation:						
Proposed Rehabilitation Program	Rehabilitation			8		8
Prior Round:						
SCARC Group Home	Supportive Housing	Rental	No	6	2	8
Willowglen Academy – Fredon	Supportive Housing	Rental	No	5	2	7
Willowglen Academy – Hilltop	Supportive Housing	Rental	No	3	2	4
Richardson House	Supportive Housing	Rental	No	4	2	6
434 Route 94	Affordable Unit	For-Sale	No	1	0	1
Highview Estates	Inclusionary	Rental	No	2	0	2
Prior Round Subtotal				21	8	29
Third Round:						
Highview Estates	Inclusionary	Rental	No	27	9	36
TOTAL CREDITS:				56	17	73
Durational Adjustment						65



Appendix



SPENDING PLAN

Fredon Township
Sussex County, New Jersey

November 7, 2016


Prepared by:



A handwritten signature in black ink, reading 'Eileen F. Banyra'.

Eileen F. Banyra, P.P., AICP
N.J. Professional Planners License #03667

A handwritten signature in black ink, reading 'Daniel N. Bloch'.

Daniel N. Bloch, P.P., AICP, 
N.J. Professional Planners License #0610700

INTRODUCTION

The Township of Fredon, Sussex County is in the processing of preparing a new Housing Element and Fair Share Plan in accordance with the Municipal Land Use Law (N.J.S.A. 40:55D-1 et seq.), the Fair Housing Act (N.J.S.A. 52:27D-301) and the March 10, 2015 Supreme Court Order (Mount Laurel IV). A development fee ordinance creating a dedicated revenue source for affordable housing was approved by COAH and adopted by the Township of Fredon in 2006. The ordinance establishes the Fredon Township affordable housing trust fund for which this spending plan is prepared.

REVENUES FOR CERTIFICATION PERIOD

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

To calculate a projection of revenue anticipated during the period of third round substantive certification, the Township of Fredon considered the following:

(a) Development fees:

1. Residential projects which have had development fees imposed upon them at the time of preliminary or final development approvals;
2. All projects currently before the Planning and Zoning Boards for development approvals that may apply for building permits and certificates of occupancy; and
3. Future development that is likely to occur based on historical rates of development.

(b) Payment in lieu (PIL):

Actual and committed payments in lieu (PIL) of construction from developers as follows:

Fredon Township

- No future payments anticipated.

(c) Other funding sources:

Funds from other sources, including, but not limited to, the sale of units with extinguished controls, repayment of affordable housing program loans, rental income and proceeds from the sale of affordable units.

- No funds are anticipated at this time.

(d) Projected interest:

Interest on the projected revenue in the municipal affordable housing trust fund at the current average interest rate of 0.05%.

The Township of Fredon projects approximately \$20,000 in revenue to be collected between December 2015 and December 31, 2025. This projected amount, when added to Fredon's current trust fund balance, results in an anticipated total revenue of \$43,947.05 available to fund and administer its affordable housing plan. All interest earned on the account shall be used only for the purposes of affordable housing.

Projected Revenues – Affordable Housing Trust Fund												
Source of Funds	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	Total
(a) Development fees:												
Projected Residential Development			\$4,000		\$4,000		\$4,000		\$4,000		\$4,000	\$20,000
(b) Payments in Lieu of Construction												\$0
(c) Other Funds												\$0
(d) Interest	\$0.00	\$0.00	\$2.00	\$0.00	\$2.00	\$0.00	\$2.00	\$0.00	\$2.00	\$0.00	\$2.00	\$10.00
Total	\$0	\$0	\$4,002	\$0	\$4,002	\$0	\$4,002	\$0	\$4,002	\$0	\$4,002	\$20,010

*For purposes of projecting revenues, we have utilized historic residential Certificate of Occupancy data and projected forward.

3) ADMINISTRATIVE MECHANISM TO COLLECT AND DISTRIBUTE FUNDS

The following procedural sequence for the collection and distribution of development fee revenues shall be followed by the Township of Fredon:

(a) Collection of development fee revenues:

Collection of development fee revenues shall be consistent with the Township of Fredon's development fee ordinance for residential developments in accordance with COAH's rules and P.L.2008, c.46, sections 8 (C. 52:27D-329.2) and 32-38 (C. 40:55D-8.1 through 8.7). Fredon Township does not impose development fees on nonresidential development.

(b) Distribution of development fee revenues:

The Administration forwards a resolution to the governing body recommending the expenditure of development fee revenues as set forth in this spending plan. The governing body reviews the request for consistency with the spending plan and adopts the recommendation by resolution. The release of the funds requires the adoption of the governing body resolution in accordance with the Court-approved spending plan. Once a request is approved by resolution, the Chief Financial Officer releases the requested revenue from the trust fund for the specific use approved in the governing body's resolution.

4) DESCRIPTION OF ANTICIPATED USE OF AFFORDABLE HOUSING FUNDS

Rehabilitation and new construction programs and projects

The Township of Fredon will dedicate a maximum of \$22,317 to rehabilitation.

New construction project(s): \$0

Affordability Assistance (N.J.A.C. 5:93-8.16)

Municipalities are required to spend a minimum of 30% of development fee revenue to render existing affordable units more affordable and one-third of that amount must be dedicated to very low-income households (i.e. households earning less than 30%

Fredon Township

of the regional median income). The actual affordability assistance minimums are calculated on an ongoing basis in the CTM system based on actual revenues.

According to the chart below, the Township of Fredon is required to dedicate \$13,337.99 from the affordable housing trust fund to render units more affordable, including \$4,459.33 to render units more affordable to households earning 30% or less of median income by region.

Affordability Assistance Calculation		
Actual development fees through 7/31/2015		\$ 24,583.30
Actual interest earned through 7/31/2015	+	\$ -
Development fees projected 2015-2025	+	\$ 20,000.00
Interest projected 2015-2025	+	\$ 10.00
Less housing activity expenditures through 7/31/2015	-	\$ -
Total	=	\$ 44,593.30
Calculate 30 percent	x .30 =	\$ 13,377.99
Less Affordability assistance expenditures through 7/31/2015	-	\$ -
Projected Minimum Affordability Assistance Requirement 8/1/2015 through 12/31/2025	=	\$ 13,377.99
Projected Minimum Very Low-Income Affordability Assistance Requirement 8/1/2015 through 12/31/2025	÷ 3 =	\$ 4,459.33

Administrative Expenses (N.J.A.C. 5:93-8.16)

Municipalities are permitted to use affordable housing trust fund revenue for related administrative costs up to a 20% limitation pending funding availability after programmatic and affordability assistance expenditures. The actual administrative expense maximum is calculated on an ongoing basis in the CTM system based on actual revenues.

Fredon Township

The Township of Fredon projects that a maximum of \$8,302.41 will be available from the affordable housing trust fund to be used for administrative purposes. Projected administrative expenditures, subject to the 20% cap, are as follows:

- Township Attorney, Engineer and Planner fees related to obtaining substantive certification as well as consulting fees related to the administration and implementation of the Township's affordable housing program(s).
- Salaries and benefits for municipal employees for administration and implementation of the housing plan and program(s).

Administrative Expense Calculation		
Actual dev fees and interest thru 7/31/2015		\$24,583.30
Projected dev fees and interest 2015 thru 2025	+	\$20,010.00
Payments-in-lieu of construction and other deposits thru 7/31/2015	+	\$0.00
Less RCA expenditures thru 7/31/2015	-	\$0.00
Total	=	\$44,593.30
Calculate 20 percent	x .20 =	\$8,918.66
Less admin expenditures thru 7/31/2015	-	\$616.25
Projected Maximum available for administrative expenses 8/1/2015 thru 12/31/2025	=	\$8,302.41

EXPENDITURE SCHEDULE

The Township of Fredon intends to use affordable housing trust fund revenues for the creation and/or rehabilitation of housing units.

Projects/ Programs	# of Units Projected	Projected Expenditure Schedule 2015 -2025											
		2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	Total
Rehabilitation	8						\$10,000			\$10,000		\$2,317	\$22,317
Affordability Assistance					\$2,000	\$2,000	\$2,000	\$2,000	\$2,000	\$2,000	\$1,338		\$13,338
Administration			\$8,302										\$8,302
Total		\$0	\$8,302	\$0	\$2,000	\$2,000	\$12,000	\$2,000	\$2,000	\$12,000	\$1,338	\$2,317	\$43,957

EXCESS OR SHORTFALL OF FUNDS

In the event of any expected or unexpected shortfall if the anticipated revenues are not sufficient to implement the plan, the Township of Fredon will adopt a resolution of intent to bond.

In the event more funds than anticipated are collected or projected funds exceed the amount necessary to implement the Fair Share Plan, the Township of Fredon will reserve funds for affordable housing projects to meet a future affordable housing obligation.

BARRIER FREE ESCROW

Collection and distribution of barrier free funds shall be consistent with the Township of Fredon's Affordable Housing Ordinance in accordance with the prevailing State regulations (which has yet to be adopted).

SUMMARY

The Township of Fredon intends to spend affordable housing trust fund revenues pursuant to N.J.A.C. 5:93 consistent with the housing programs outlined in the Draft Housing Plan Element dated October 3, 2016.

The Township of Fredon has a balance of \$23,947.05 as of October 3, 2016, and anticipates an additional \$20,000 in revenues through 2025. The municipality will dedicate \$22,317 from the trust fund towards a rehabilitation program. Fredon will dedicate \$13,338 to render units more affordable. Fredon will reserve \$8,302.41 to assist with administration expenses. Any shortfall of funds will be offset by a resolution of intent to bond. The municipality will dedicate any excess funds or remaining balance toward a future affordable project.

SPENDING PLAN SUMMARY		
Balance as of July 31, 2015		\$23,947.05
Projected Revenue 2015-2025		
Development fees	+	\$20,000.00
Payments in lieu of construction	+	\$0.00
Other funds	+	\$0.00
Interest	+	\$10.00
TOTAL REVENUE	=	\$43,957.05
Projected Expenditures 2015-2025		
Funds used for Rehabilitation	-	\$22,316.64
Affordability Assistance	-	\$13,338.00
Administration	-	\$8,302.41
Total Projected Expenditures	=	\$43,957.05
Remaining Balance	=	\$0.00

VACANT LAND, WATER & SEWER INVENTORY

Fredon Township
Sussex County, New Jersey

November 7, 2016

Prepared by:



A handwritten signature in black ink, appearing to read 'Daniel N. Bloch'.


Daniel N. Bloch, P.P., AICP, 
N.J. Professional Planners License #0610700

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Introduction

Fredon Township is situated in the south central section of Sussex County, just west of the Highlands Preservation and Planning Areas. While Fredon Township is not technically located within the Highlands Region, it contains many of the environmental and aesthetic characteristics that the lands located in the Highlands Region possess. Fredon Township is a rural community, defined by the abundance of open space and agricultural lands, and the sparse and low density development. Fredon Township is approximately 11,712 acres or 18.3 square miles, located in the west central part of west-central part of Sussex County, bordered by Stillwater and Hampton to the north, Newton and Andover to the east, Green Township to the south, and Hardwick and Frelinghuysen in Warren County to the west.

According to the 2007 Fredon Township Comprehensive Master Plan, the overall intent is to preserve and enhance the rural character of Fredon by protecting the existing residential development, preserving farmland, conserving natural resources and providing the community with facilities and amenities that meet the needs of the residents.

About 85 percent or 9,699 acres of Fredon Township are environmentally constrained, including 2,138 acres of wetlands and associated buffers; 357 acres within the FEMA Special Flood Hazard Area; 1,437 acres encumbered with Category One waters and associated riparian buffers; and 2,891 acres of steep slopes¹. In addition, Fredon has 7,743 acres of critical wildlife habitat in Ranks 3, 4 and 5 on the NJDEP Landscape Rank Map, 2,549 acres within the Springdale, Emmens Station, and Muckshaw Ponds Natural Heritage Priority Sites, and 2,975 acres of vernal habitat per NJDEP mapping. Fredon Township has 1,976 acres of preserved open space owned by the Township of Fredon, the Nature Conservancy, and the State of New Jersey.

This Vacant Land Inventory is prepared in order to document Fredon Township's lack of available land capacity, pursuant to N.J.A.C. 5:93-4.2, the New Jersey Council on Affordable Housing ("COAH") Substantive Rules ("COAH's Rules"). As required by COAH's Rules, the Inventory includes the block, lot, address, owner's name, total lot acreage and developable uplands acreage for each property. Also included in this Inventory are the following maps:

1. **Regional Policies and Regulatory Jurisdictions Map** – showing the designated Planning Areas of the State Development and Redevelopment Plan – Policy Map and the adopted wastewater service areas per the NJDEP.

¹ Environmentally constrained areas do not equal total due to overlapping environmental features.

Fredon Township

2. **Environmental Constraints Map** - showing environmentally sensitive lands, including water bodies and wetlands per NJDEP GIS data, the Special Flood Hazard Area (“SFHA”) per the FEMA Flood Risk Zone mapping, steep slopes of 15 percent or greater as determined by USGS topographic contours, Category One (C1) waters pursuant to N.J.A.C. 7:9B and the associated 300-foot riparian buffer. The map also shows natural heritage priority sites, critical wildlife habitat, vernal habitat, and carbonate rock areas.
3. **Existing Land Use Map** - showing the existing land uses of Fredon, displayed by the following classifications: vacant, single-family residential, multi-family residential, commercial, agricultural, parkland, other public property, and semi-public properties; also showing environmentally sensitive lands (including wetlands, flood hazard areas, C1 waters 300-foot buffers, and steep slopes).
4. **Vacant Lands Map** - showing the vacant lands identified as developable in accordance with COAH’s Rules.

Regional Policies and Regulatory Jurisdictions

As illustrated on the Regional Policies and Regulatory Jurisdictions Map in the Appendix, approximately 5,008 acres (44%) of Fredon Township are situated in the PA4B Rural/Environmentally Sensitive Planning Area and 4,853 acres (42%) are situated in PA5 Environmentally Sensitive Planning Area on the Policy Map of the 2001 State Development and Redevelopment Plan. The State Plan also designates 1,408 acres (12%) as Parks and Natural Area, and 194 acres (2%) as PA4 Rural Planning Area.

Lack of Water and Sewer

Pursuant to N.J.A.C. 5:93-4.3, the inventory seeks to demonstrate that there is insufficient water and sewer infrastructure and capacity to support inclusionary development.

In accordance with the Sussex County Future Wastewater Service Area (FWSA) Map, adopted June 3, 2013, there is no public wastewater treatment service area in Fredon. As shown on the Regional Policies and Regulatory Jurisdictions Map, there are two existing individual sites with NJPDES permits to discharge to groundwater greater than 2,000 gallons per day: the Fredon Township Elementary School and the Bear Brook Golf Village. Neither of those service areas or wastewater systems has an additional development capacity that could be used for affordable housing. One additional site is shown as proposed future service area for facilities discharging greater than 2,000 gallons per day to groundwater.

The remainder of Fredon Township properties are served by on-site septic systems. Pursuant to the NJDEP Wastewater Management Planning Rules (N.J.A.C. 7:15), where individual subsurface sewage disposal systems will be utilized, the proposed development must not exceed the 2.0 mg/L nitrate planning standard. The Sussex County Wastewater Management Plan, adopted April 2015, estimates indicate that the residential density required to comply with the 2.0 mg/L standard in Fredon Township would be approximately 1 dwelling unit per 4.8 acres.

There is also no public water supply in Fredon Township. All properties are served by private wells. According to NJDEP data, there are two public community wells operated by Aqua New Jersey, Inc., which service the Bear Brook Golf Village. There are also nine existing public non-community wells, which service individual non-residential establishments, such as the town hall, school, general store, and restaurants.

There are no realistic opportunities to expand the service areas or capacity from any of these existing facilities to service a new affordable housing project within the Third Round certification period (2015 to 2025).

Properties Excluded from the Vacant Land Inventory

This Vacant Land Inventory is prepared in order to document the lack of available land capacity in Fredon. As required by COAH's Second Round Rules (N.J.A.C. 5:93-4.2), the inventory includes the block, lot, address, owner's name, current zone, total lot acreage, total acreage suitable for development (uplands) and total acreage unsuitable for development (constraints) for each property.

As provided by N.J.A.C. 5:93-4.2, lands meeting certain specified criteria may be excluded from the Inventory. The following criteria were used to further exclude vacant properties from the Inventory:

- Pursuant to N.J.A.C. 5:93-4.2(c)(1), properties owned by a local government entity that are utilized for a public purpose other than housing are excluded.
- Pursuant to N.J.A.C. 5:93-4.2(e)(1), agricultural lands are excluded when the development rights have been purchased or restricted.
- Pursuant to N.J.A.C. 5:93-4.2(e)(2), environmentally sensitive lands (wetlands, steep slopes, flood hazard areas, and riparian buffers) are excluded.
- Properties outside of an adopted sewer service area are excluded. Pursuant to N.J.A.C. 5:93-4.2(e)(2)(iii), natural resources regulated by the State may be excluded. The NJDEP Wastewater Management Planning rules (N.J.A.C. 7:15-5.24) prohibit the delineation of sewer service areas within environmentally sensitive areas, including critical wildlife habitat, natural heritage priority sites, C1 waters riparian buffers, and wetlands. Properties not within the existing sewer service area would be subject to the NJDEP septic density standard of 1 dwelling unit per 4.8 acres in Fredon Township and are therefore not suitable for affordable housing development.
- Pursuant to N.J.A.C. 5:93-4.2(c)(1), vacant contiguous publicly or privately owned parcels that could not accommodate at least 5 dwelling units at a minimum density of 6 units per acre (less than 0.84 acres) are excluded.
- Pursuant to N.J.A.C. 5:93-4.2(e)(3), historic sites listed on the State Register of Historic Places are excluded.
- Vacant properties approved for development not yet constructed are excluded.

Fredon Township

Vacant and Developable Properties

After applying the environmental constraints and other exclusion factors as listed above, there are only two properties remaining in Fredon Township that are suitable for inclusionary housing. Block 801 Lot 1.01 and Block 104, Lot 19 are currently shown as proposed future service area for facilities discharging to groundwater on the Sussex County FWSA Map. Based on the environmental constraints analysis, the properties have a total buildable area of 40.43 acres. At a presumptive density of 6 units per acre with a 20% set-aside, the properties would yield a total of 241 residential units and 48 affordable units.

Block	Lot	Address	Owner	Zoning	Planning Area	Sewer	Total Acres	Constrained Acres	Buildable Acres	Constraints Description	Comments	Potential Units	RDP
801	1.01	301-311 Rt 94	Martin, Alice	PD	PA4B	Proposed	40.30	22.84	17.47	Wetlands	Developable	104	20
104	19	302-308 Rt 94	Martin, Alice	PD	PA4B	Proposed	110.82	87.87	22.96	Wetlands, Steep Slopes, Critical Wildlife Habitat	Developable	137	27
Total							110.70	110.70	40.43			241	47

However, the properties referenced above are the subject of a Settlement Agreement, which allows for the development of up to 260 dwelling units, consisting of up to 150 multi-family units, 66 single family units (including up to 5 large single family lots), 44 townhouse units, and at least 20,000 square feet of commercial/retail space. Overall, the properties are expected to yield 29 units of affordable housing, per the Settlement Agreement. Therefore, the Township's realistic development potential is 29 units.

Appendix

Vacant Land Inventory List

Block	Lot	Property Class	Address	Owner	Zoning	Planning Area	Sewer	Total Acres	Constrained Acres	Buildable Acres	Constraints Description	Comments
101	2	3A	Newton-Swartswood Rd	Morrow, Robert C	R-7	PA4B	No	48.25	22.71	25.54	Wetlands, Steep Slopes, CWH	PA4B & No Sewer
101	4.01	3B	220 Newton-Swartswood Rd	Kuczynski, Patrick & Ellen	R-1	PA5	No	30.40	29.97	0.43	Steep Slopes, CWH	Environmentally Constrained
101	7	1	212 Newton-Swartswood Rd	G & S Associates, LLC	R-1	PA5	No	0.74	0.74	0.00	Wetlands, Steep Slopes, CWH	Environmentally Constrained
102	1	3B	15 Slate Pencil Hill Rd	Hickerson, Frederick R & Louisa C	R-16	PA4B	No	0.94	0.00	0.94	Steep Slopes	PA4B & No Sewer
102	2	3A	1 Slate Pencil Hill Rd	Morrow, Robert C	R-16	PA4B	No	8.16	3.35	4.82	Wetlands, Steep Slopes, CWH	PA4B & No Sewer
103	1.04	1	374 Newton-Swartswood Rd	Douglas, Barry J	C	PA4	No	14.67	14.50	0.17	Steep Slopes, CWH	Environmentally Constrained
103	6.01	3A	364 Newton-Swartswood Rd	Douglas, Barry J	R-16	PA4B	No	18.63	10.82	7.82	Wetlands, Steep Slopes, Vernal, CWH	PA4B & No Sewer
103	7	3A	334 Newton-Swartswood Rd	Fasolo, Samuel A Jr & Barbara G	R-16	PA4B	No	43.15	25.81	17.34	Wetlands, Steep Slopes, CWH	PA4B & No Sewer
103	7.01	1	Off Old Swartswood Rd	Mc Namee, Glen & Nancy	R-16	PA4B	No	4.44	4.36	0.07	Wetlands, Steep Slopes, CWH	Environmentally Constrained
103	8	3B	316 Newton-Swartswood Rd	Morrow, Robert C	R-16	PA4B	No	12.86	7.97	4.89	Wetlands, Steep Slopes, CWH	PA4B & No Sewer
104	8	3B	305 Newton-Swartswood Rd	Colville, Robert & Arlene	PD	PA5	No	9.96	8.11	1.85	Steep Slopes, CWH	PA5 & No Sewer
104	9.02	3A	319 Newton-Swartswood Rd	Miller, Kenneth	R-7	PA4B	No	2.10	0.59	1.51	Wetlands, Steep Slopes, CWH	PA4B & No Sewer
104	10.01	3A	323 Newton-Swartswood Rd	Cassidy, Diane	PD	PA4B	No	7.08	5.48	1.60	Wetlands, Steep Slopes, CWH	PA4B & No Sewer
104	10.05	3B	323 Newton-Swartswood Rd	Cassidy, Diane	PD	PA4B	No	4.79	3.80	0.99	Steep Slopes, CWH	PA4B & No Sewer
104	15.02	3A	340 Rt 94	Manak, Frederick W & Ellen R	R-1	PA4B	No	54.28	50.58	3.71	Wetlands, C1 Water, Steep Slopes, CWH	PA4B & No Sewer
104	19	3B	302-308 Rt 94	Martin, Alice	PD	PA4B	Proposed	110.82	87.87	22.96	Wetlands, Steep Slopes, CWH	Developable
104.01	1	1	203 Newton-Swartswood Rd	Shady Brook Park, Inc C/O A Tucker	R-1	PA5	No	1.35	1.28	0.07	Wetlands, SFHA, CWH	Environmentally Constrained

Fredon Township

Block	Lot	Property Class	Address	Owner	Zoning	Planning Area	Sewer	Total Acres	Constrained Acres	Buildable Acres	Constraints Description	Comments
104.01	4	1	Off Swartswood Rd	Foxworth, Et Al Est C/O Broome	R-1	PA5	No	0.63	0.60	0.03	CWH	Environmentally Constrained
104.01	5	15C	Off Swartswood Rd	Township of Fredon	R-1	PA5	No	0.01	0.01	0.00	CWH	Environmentally Constrained
105	1	3B	Newton-Swartswood Rd	Morrow, Robert C	R-7	PA4B	No	0.41	0.01	0.41	CWH	Environmentally Constrained
106	46	1	Glenn Terr	Green Hills Estate	R-1	PA5	No	7.23	3.36	3.88	Wetlands, SFHA, Steep Slopes, CWH	PA5 & No Sewer
106	47	1	Glenn Terr	Green Hills Estate	R-1	PA5	No	12.35	6.17	6.18	Wetlands, Steep Slopes, CWH	PA5 & No Sewer
106	48.01	1	Glenn Terr	Unknown	R-1	PA5	No	5.20	5.20	0.00	Wetlands, Steep Slopes, CWH	Environmentally Constrained
106	48.02	1	Glenn Terr	Unknown	R-7	PA5	No	2.56	2.42	0.14	Wetlands, Steep Slopes, CWH	Environmentally Constrained
401	1	1	52 Old Swartswood Station	Garriques Ron C/O Raich Ende Malter	C	PA4	No	1.38	1.38	0.00	Steep Slopes, CWH	Environmentally Constrained
401	3	1	38 Old Swartswood Station	Thole, Sheryl H	C	PA5	No	0.07	0.07	0.00	Wetlands, C1 Water, CWH	Environmentally Constrained
401	4	3A	24 Old Swartswood Station	Lastarza, David R	R-4	PA5	No	24.63	24.52	0.11	Wetlands, C1 Water, Steep Slopes, Vernal, CWH	Environmentally Constrained
401	8.02	1	80 Van Horn Rd	Kozik, Robert & Sunita P	R-1	PA5	No	0.80	0.80	0.00	Steep Slopes, Vernal, CWH	Environmentally Constrained
401	12.01	3A	68 Van Horn Rd	Rosenbergh, Edmund Iii	R-4	PA4B	No	46.18	43.53	2.65	Wetlands, C1 Water, Steep Slopes, Vernal, CWH	PA4B & No Sewer
401	12.04	3A	50 Van Horn Rd	Reistma, Jack Tst	R-4	PA4B	No	23.65	19.30	4.35	Wetlands, C1 Water, Steep Slopes, Vernal, CWH	PA4B & No Sewer
401	12.06	3A	48 Van Horn Rd	Toye, Kevin & Audrey L	R-4	PA5	No	16.11	12.82	3.29	Wetlands, C1 Water, Steep Slopes, Vernal, CWH	PA5 & No Sewer
401	14.06	3A	2 Hillview Rd	Saluzzi, Vincent J & Christie	R-4	PA5	No	16.97	14.03	2.94	Wetlands, Steep Slopes, CWH	PA5 & No Sewer
402	1	3B	72 Paulinskill Lake Rd	Cotton, Marie & Mc Whirter, Charles	R-16	PA5	No	6.62	6.62	0.00	Wetlands, C1 Water, Steep Slopes, CWH	Environmentally Constrained
402	2	3A	64 Paulinskill Lake Rd	Cotton, Marie & Mc Whirter, Charles	R-4	PA5	No	79.11	64.37	14.73	Wetlands, C1 Water, Steep Slopes, CWH	PA5 & No Sewer
402	3	1	46 Paulinskill Lake Rd	Bell, Karen	R-4	PA5	No	0.50	0.50	0.00	C1 Water, Steep Slopes, CWH	Environmentally Constrained
402	5	3A	15 Old Swartswood Station	Thole, Stephanie S & Heitner, James	R-16	PA5	No	22.09	21.95	0.13	Wetlands, C1 Water, Steep Slopes, CWH	Environmentally Constrained
402	6	3A	23 Old Swartswood Station	Heitner, Robert	R-16	PA5	No	20.27	20.27	0.00	Wetlands, C1 Water, Steep Slopes, CWH	Environmentally Constrained

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Block	Lot	Property Class	Address	Owner	Zoning	Planning Area	Sewer	Total Acres	Constrained Acres	Buildable Acres	Constraints Description	Comments
402	7	3A	31 Old Swartswood Station	Thole, Sheryl H	C	PA5	No	6.33	6.33	0.00	Wetlands, C1 Water, Steep Slopes, CWH	Environmentally Constrained
402	8	1	49 Old Swartswood Station	Garriques, Ron C/O Raich Ende Malter	C	PA4	No	4.40	4.34	0.06	Wetlands, Steep Slopes, CWH	Environmentally Constrained
403	2	1	Old Swartswood Station Rd	Garriques Ron C/O Raich Ende Malter	R-4	PA4	No	3.98	3.96	0.02	Steep Slopes, CWH	Environmentally Constrained
403	3	1	Old Swartswood Station Rd	Spengler, Marilyn M & Ralph	C	PA4	No	2.98	2.98	0.00	Steep Slopes, Vernal, CWH	Environmentally Constrained
404	4.02	1	49 Van Horn Rd	Van Syckel, John & Shirley	R-4	PA4B	No	5.54	5.54	0.00	Wetlands, C1 Water, Steep Slopes, Vernal, CWH	Environmentally Constrained
404	4.05	3A	53 Van Horn Rd	Klemm, Francis K Jr & Ann K	R-4	PA4B	No	6.36	6.36	0.00	Wetlands, C1 Water, Steep Slopes, Vernal, CWH	Environmentally Constrained
404	4.06	1	55 Van Horn Rd	Regula, Kenneth F & Robin A	R-4	PA4B	No	5.59	5.59	0.00	Wetlands, C1 Water, Steep Slopes, Vernal, CWH	Environmentally Constrained
404	4.07	1	57 Van Horn Rd	Regula, Kenneth F & Robin A	R-4	PA4B	No	9.13	9.00	0.13	Wetlands, Steep Slopes, Vernal, CWH	Environmentally Constrained
404	10.06	1	430 Rt 94	Kaltsas, Hristos & Kathy	TC	PA5	No	1.71	0.09	1.62	Steep Slopes	PA5 & No Sewer
404	14	3A	420 Rt 94	Lawson, Lawrence B & Jean P	R-1	PA5	No	10.67	10.10	0.57	Wetlands, C1 Water, Steep Slopes, Vernal, CWH	Environmentally Constrained
404	15.01	1	408 Rt 94	Everswick, Robert A	TC	PA5	No	16.30	16.30	0.01	Wetlands, C1 Water, Steep Slopes, Vernal, CWH	Environmentally Constrained
404	17	3A	396 Rt 94	Van Wingerden, Jacob & Heather J	TC	PA4B	No	40.98	35.56	5.41	Wetlands, C1 Water, Steep Slopes, Vernal, CWH	PA4B & No Sewer
404	19	1	384 Rt 94	Gc Landmarks, LLC	R-1	PA4B	No	1.24	1.24	0.00	Wetlands, C1 Water, CWH	Environmentally Constrained
404	23.02	3A	374 Rt 94	Stone, Linda L & Theodore A	R-16	PA4B	No	9.86	9.55	0.32	Wetlands, C1 Water, Steep Slopes, Vernal, CWH	Environmentally Constrained
404	26.05	3B	350 Rt 94	Giordano, Michael J & Carole	R-4	PA4B	No	29.98	0.00	29.98	Wetlands, C1 Water, Steep Slopes, CWH	PA4B & No Sewer
404	29	3B	416 Rt 94	Poccia, Colin & Julie A	R-1	PA5	No	12.98	12.98	0.01	Wetlands, C1 Water, Steep Slopes, Vernal, CWH	Environmentally Constrained
404	29.01	3B	416 Rt 94	Poccia, Colin & Julie, A	TC	PA5	No	7.22	7.10	0.12	Wetlands, C1 Water, Steep Slopes, Vernal, CWH	Environmentally Constrained
405	7	3A	22 Van Horn Rd	Mattar, Nimmer & Czifra, Tina	R-1	PA5	No	20.88	19.27	1.61	Wetlands, Steep Slopes, Vernal, CWH	PA5 & No Sewer
405	20.07	1	359-363 Newton-Swartswood	Bellush Living Trust	R-1	PA5	No	19.58	19.58	0.00	Wetlands, Steep Slopes, Vernal, CWH	Environmentally Constrained
405	22	1	367 Newton-Swartswood Rd	Galante, William O & Deborah L	R-1	PA4	No	0.34	0.34	0.00	Vernal, CWH	Environmentally Constrained

Fredon Township

Block	Lot	Property Class	Address	Owner	Zoning	Planning Area	Sewer	Total Acres	Constrained Acres	Buildable Acres	Constraints Description	Comments
604	6	1	16 Westbrook Rd	Westview Estates Prp Ons	R-1	PA5	No	0.88	0.84	0.04	Steep Slopes, CWH	Environmentally Constrained
604	12	1	12 Westbrook Rd	Westview Estates Prp Ons	R-1	PA5	No	4.10	0.56	3.54	Wetlands, Steep Slopes, Vernal, CWH	PA5 & No Sewer
801	1.01	3B	301-311 Rt 94	Martin, Alice	PD	PA4B	Proposed	40.30	22.84	17.47	Wetlands	Developable
801	16	3B	361-367 Rt 94	Bonetti, Vincenzo & Livia	R-1	PA4B	No	33.54	0.00	33.54	Wetlands, Steep Slopes	PA4B & No Sewer
801	17.01	3A	371 Rt 94	Lobban, Scott M & Amy A	R-16	PA4B	No	17.45	0.33	17.12	Steep Slopes	PA4B & No Sewer
801	28	3A	224-234 Willows Rd	Terranova, Louis Jr & Peter	TC	PA4B	No	34.92	13.49	21.43	Wetlands, C1 Water, Steep Slopes, CWH	PA4B & No Sewer
801	32.09	3A	12 Long Hill Rd	Hlywa, Michael	TC	PA4B	No	9.12	4.42	4.69	Steep Slopes	PA4B & No Sewer
801	32.14	3A	362 Ridge Rd	Heide Corporation	R-16	PA4B	No	10.21	6.62	3.59	Wetlands, Vernal, NHP	PA4B & No Sewer
801	32.17	1	386 Ridge Rd	Catalano, Christopher & Lori	R-4	PA5	No	7.35	7.35	0.00	Wetlands, Steep Slopes, Vernal	Environmentally Constrained
801	32.22	3A	11 Long Hill Rd	Sorenson, Denise	R-16	PA5	No	18.79	8.92	9.87	Wetlands, Steep Slopes, Vernal	PA5 & No Sewer
803	12	1	9 Highview Rd	Le Poulet, LLC	R-1	PA5	No	2.16	0.45	1.71	Steep Slopes	PA5 & No Sewer
1001	1.06	1	303 Ridge Rd	Cerisano, Michael & Patricia	R-1	PA4B	No	0.62	0.62	0.00	Steep Slopes, Vernal, NHP	Environmentally Constrained
1001	15.01	3A	355-369 Ridge Rd	Windy Brow Farm, LLC	C	PA4B	No	123.07	123.07	0.00	Wetlands, Steep Slopes, Vernal, Karst, CWH, NHP	Environmentally Constrained
1001	15.03	3A	381 Ridge Rd	Hendershot, S Clark & Celeste	R-1	PA4B	No	14.56	14.56	0.00	Steep Slopes, Vernal, Karst, CWH, NHP	Environmentally Constrained
1001	15.7	3A	146 Fredon-Springdale Rd	Rudzki, Adam V & Zena D	C	PA5	No	21.16	21.16	0.00	Wetlands, Steep Slopes, Vernal, Karst, CWH, NHP	Environmentally Constrained
1001	30.01	3B	Off Rt 206	Bristol Glen, Inc	C	PA4B	No	20.43	20.43	0.00	Wetlands, Steep Slopes, Karst, CWH, NHP	Environmentally Constrained
1002	18	3A	160-174 Willows Rd	Coulson, Jeffrey & Vivian	R-1	PA4B	No	12.73	12.36	0.37	Steep Slopes, Karst, CWH, NHP	Environmentally Constrained
1201	2.01	3B	Off Springdale-Greendell	Kostelnik, Michael & Carladean	C	PA5	No	3.12	3.12	0.00	Wetlands, C1 Water, SFHA, Steep Slopes, Karst, CWH, NHP	Environmentally Constrained
1201	2.02	1	Off Springdale-Greendell	Carpe, David K	C	PA5	No	2.08	2.08	0.01	Wetlands, C1 Water, SFHA, Steep Slopes, Karst, CWH, NHP	Environmentally Constrained
1201	2.03	1	Off Springdale-Greendell	Klenke, Arthur M & Maryanne E	C	PA5	No	3.96	3.85	0.11	Wetlands, C1 Water, SFHA, Steep Slopes, Karst, CWH, NHP	Environmentally Constrained

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Block	Lot	Property Class	Address	Owner	Zoning	Planning Area	Sewer	Total Acres	Constrained Acres	Buildable Acres	Constraints Description	Comments
1201	3	3B	Off Springdale-Greendell	Kostelnik, Michael & Carladean	C	PA5	No	5.97	5.97	0.00	Wetlands, C1 Water, SFHA, Steep Slopes, Karst, CWH, NHP	Environmentally Constrained
1201	4.01	3B	Off Fredon-Springdale Rd	A Miragliotta Foundation, Inc	C	PA5	No	15.64	15.64	0.00	Wetlands, C1 Water, SFHA, Steep Slopes, Karst, CWH, NHP	Environmentally Constrained
1201	6.02	3B	111 Fredon-Springdale Rd	A Miragliotta Foundation, Inc	R-16	PA5	No	86.92	86.75	0.18	Wetlands, SFHA, Steep Slopes, Vernal, Karst, CWH, NHP	Environmentally Constrained
1201	6.04	3B	Off Fredon-Springdale Rd	A Miragliotta Foundation, Inc	C	PA5	No	39.64	39.64	0.00	Wetlands, C1 Water, SFHA, Steep Slopes, Karst, CWH, NHP	Environmentally Constrained
1201	6.06	3B	Off Fredon-Springdale Rd	A Miragliotta Foundation, Inc	C	PA5	No	5.18	5.18	0.00	Wetlands, SFHA, Karst, CWH, NHP	Environmentally Constrained
1202	1.01	3A	415 Springdale-Greendell	Mullane, Thomas G & Joanne	R-1	PA5	No	8.82	7.67	1.15	Steep Slopes, Karst, CWH, NHP	PA5 & No Sewer
1202	1.02	3A	405 Springdale-Greendell	Kulawiak, Sharon P	R-1	PA5	No	4.28	3.67	0.61	Steep Slopes, Karst, CWH, NHP	Environmentally Constrained
1202	1.07	1	Springdale-Greendell	Austin, Richard L & Tracy A	R-1	PA5	No	0.31	0.02	0.30	Steep Slopes, Karst	Environmentally Constrained
1202	1.08	1	401 Springdale-Greendell	The Nature Conservancy C/O Bardach	R-1	PA5	No	0.03	0.00	0.03	Karst, CWH, NHP	Environmentally Constrained
1202	1.09	1	413 Springdale-Greendell	Simone, John S & Penny H	R-1	PA5	No	0.81	0.81	0.00	Steep Slopes, Karst, CWH, NHP	Environmentally Constrained
1301	8.02	1	481 Ridge Rd	Verhalen, Philip W & Regina	C	PA5	No	3.00	2.33	0.67	Wetlands, Steep Slopes, CWH, NHP	Environmentally Constrained
1301	10	1	513 Ridge Rd	Gray, William C & Mildred Anne	C	PA4B	No	0.10	0.10	0.00	Steep Slopes, CWH, NHP	Environmentally Constrained
1301	11	3B	515-39 Ridge Rd	Shotwell Partnership LLC	R-16	PA4B	No	36.77	36.29	0.48	Wetlands, Steep Slopes, Vernal, Karst, CWH, NHP	Environmentally Constrained
1301	11.01	3A	535 Ridge Rd	Shotwell, Jeffrey & Kersten	R-16	PA4B	No	5.93	3.40	2.53	C1 Water, Steep Slopes, Vernal, Karst, CWH, NHP	PA4B & No Sewer
1301	12	3B	Off Fredon-Greendell Rd	Shotwell Partnership	R-16	PA4B	No	38.30	38.30	0.00	Wetlands, Steep Slopes, Vernal, Karst, CWH, NHP	Environmentally Constrained
1301	14.02	1	203 Fredon-Springdale Rd	Meyer, Werner W & Susan E	R-4	PA4B	No	3.13	2.69	0.44	Steep Slopes, Vernal, Karst, CWH, NHP	Environmentally Constrained
1401	1.02	3A	419 Ridge Rd	Corcella, Erin E & Anthony V	R-1	PA5	No	12.44	8.51	3.94	Wetlands, Steep Slopes, Vernal, CWH	PA5 & No Sewer
1401	1.06	3A	409 Ridge Rd	Schaberg, George & Margaret H	R-4	PA5	No	6.81	6.81	0.00	Wetlands, Steep Slopes, Vernal, CWH	Environmentally Constrained

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1401	6.03	1	208 Fredon-Springdale Rd	Palmer, Frederick W & Susan M	R-4	PA4B	No	2.75	1.28	1.46	Steep Slopes, Karst, CWH	PA4B & No Sewer
1401	13	1	19 Upper Hill Rd	Wilson, Robert J & Kathy A	R-1	PA5	No	0.99	0.00	0.99		PA5 & No Sewer
1401	51	3A	202 Fredon-Springdale Rd	Vezos, Gregory & Pauline	R-4	PA4B	No	9.20	7.54	1.67	Steep Slopes, Vernal, Karst, CWH	PA4B & No Sewer
1401	51.01	1	200 Fredon-Springdale Rd	Vezos, Gregory & Pauline	R-4	PA4B	No	4.02	3.91	0.11	Steep Slopes, Vernal, Karst, CWH	Environmentally Constrained
1402	2.04	1	106 Phil Hardin Rd	Schneider & Marquard	LI	PA4B	No	5.78	5.78	0.00	Steep Slopes, CWH	Environmentally Constrained
1402	2.06	1	102 Phil Hardin Rd	Schneider & Marquard	LI	PA4B	No	5.43	5.43	0.00	Steep Slopes, CWH	Environmentally Constrained
1402	3.01	3A	76 Phil Hardin Rd	Pepe, Anthony & Angelina	R-4	PA4B	No	5.20	3.94	1.26	Steep Slopes, Vernal, CWH	PA4B & No Sewer
1402	3.03	3B	88 Phil Hardin Rd	Palombi, Dominick	R-1	PA4B	No	7.19	7.15	0.04	Steep Slopes, CWH	Environmentally Constrained
1402	3.04	3A	92 Phil Harden Rd	Palombi, Teresa D	R-1	PA4B	No	13.53	9.51	4.02	Wetlands, Steep Slopes, CWH	PA4B & No Sewer
1402	3.05	3A	100 Phil Hardin Rd	Green, George A Iv & Donna K	R-1	PA4B	No	40.29	40.16	0.13	Wetlands, Steep Slopes, Vernal, CWH	Environmentally Constrained
1402	3.06	3B	Phil Hardin Rd	Pepe, Anthony & Angelina	R-4	PA4B	No	5.65	5.64	0.01	Steep Slopes, Vernal, CWH	Environmentally Constrained
1402	3.07	3B	86 Phil Hardin Rd	Defalco, Robert A & Lisa	R-1	PA4B	No	5.14	5.12	0.02	Steep Slopes, CWH	Environmentally Constrained
1402	3.08	3A	84 Phil Hardin Rd	Defalco, Robert A & Lisa	R-1	PA4B	No	7.10	4.85	2.25	Steep Slopes, CWH	PA4B & No Sewer
1402	3.09	3B	82 Phil Hardin Rd	Pepe, Anthony & Angelina	R-1	PA4B	No	4.83	4.66	0.17	Steep Slopes, Vernal, CWH	Environmentally Constrained
1402	3.1	3A	92 Phil Hardin Rd	Palombi, Dominick & Elise	AR-16	PA4B	No	7.07	4.43	2.64	Wetlands, Steep Slopes, CWH	PA4B & No Sewer
1402	3.11	3A	80 Phil Hardin Rd	Pepe, Anthony & Angelina	R-4	PA4B	No	5.04	4.96	0.08	Vernal, CWH	Environmentally Constrained
1402	4.08	3B	458 Ridge Rd	Miragliotta, Anthony P	R-1	PA5	No	7.06	2.62	4.44	Steep Slopes, CWH	PA5 & No Sewer
1402	7.01	3B	400-12 Ridge Rd	J & O Greenacres, LLC	R-1	PA5	No	88.48	88.33	0.16	Wetlands, Steep Slopes, Vernal, CWH	Environmentally Constrained
1402	10	3A	21 Tower Rd	Fasolo, Mark A & Melanie A	TC	PA5	No	26.74	26.74	0.00	Wetlands, Steep Slopes, Vernal, CWH	Environmentally Constrained
1402	11	1	15-25 Tower Rd	Crown Atlantic Co, Pmb 353-800738	TC	PA5	No	28.43	28.43	0.00	Wetlands, Steep Slopes, Vernal, CWH	Environmentally Constrained
1403	4.05	3B	225 Willows Rd	Heiser, Brian E & June B	TC	PA5	No	7.63	6.90	0.73	C1 Water, Steep Slopes, Vernal, CWH	Environmentally Constrained

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1403	4.06	3B	227 Willows Rd	Heiser, Brian E & June B	TC	PA5	No	13.46	13.20	0.25	C1 Water, Steep Slopes, Vernal, CWH	Environmentally Constrained
1403	4.08	3A	231 Willows Rd	Heiser, Brian E & June B	TC	PA5	No	7.76	3.94	3.82	Wetlands, C1 Water, Steep Slopes, CWH	PA5 & No Sewer
1404	12	1	24 Francisco Dr	Zamengo, Edward	R-1	PA5	No	1.03	1.03	0.00	Vernal, CWH	Environmentally Constrained
1409	24	1	5 Upper Hill Rd	Puzio, Robert & Ruth	R-1	PA5	No	0.89	0.00	0.89		PA5 & No Sewer
1501	3	3A	2 James Terr	Emerson, Richard J	TC	PA4B	No	8.90	1.86	7.05	Steep Slopes, CWH	PA4B & No Sewer
1601	9.02	1	51 Paulinskill Lake Rd	Gallagher, Fred & Sarah	R-16	PA5	No	17.19	17.19	0.00	C1 Water, Steep Slopes, Vernal, CWH	Environmentally Constrained
1601	10	3A	57 Paulinskill Lake Rd	Norquest, Janalee	R-16	PA5	No	20.87	19.67	1.20	C1 Water, Steep Slopes, CWH	PA5 & No Sewer
1601	11	3A	75 Paulinskill Lake Rd	Burrini, Jesse J & Nichole	R-16	PA5	No	51.55	51.55	0.00	C1 Water, SFHA, Steep Slopes, CWH, NHP	Environmentally Constrained
1601	13	3A	32 Stillwater Rd	Marpol International, LLC	R-1	PA5	No	66.58	64.37	2.22	Wetlands, C1 Water, Steep Slopes, Vernal, CWH	PA5 & No Sewer
1601	13.24	1	11 Farm Creek Rd	Marpol International, LLC	R-4	PA5	No	6.22	6.22	0.00	Steep Slopes, Vernal, CWH	Environmentally Constrained
1601	14	3A	26 Stillwater Rd	Ratti, Maryann	CP	PA5	No	40.14	37.79	2.35	Wetlands, C1 Water, Steep Slopes, Vernal, CWH	PA5 & No Sewer
1601	15.02	1	20 Stillwater Rd	Chaudhari, Satyendra	R-1	PA4B	No	2.93	2.92	0.01	Wetlands, C1 Water, Steep Slopes, CWH	Environmentally Constrained
1601	15.03	1	14 Stillwater Rd	Sterian, Christine V	CP	PA4B	No	3.15	3.15	0.00	Wetlands, C1 Water, Steep Slopes, CWH	Environmentally Constrained
1602	1.04	1	9 Fredon-Marksboro Rd	Pairo, Paul P & Rebecca L	R-4	PA5	No	3.80	3.25	0.55	Steep Slopes, Vernal, CWH	Environmentally Constrained
1602	2.01	3A	42 Warner Rd	Melton, Gerald & Barbara	AR-16	PA4B	No	24.41	8.38	16.03	Wetlands, Steep Slopes, Vernal, CWH	PA4B & No Sewer
1602	2.05	3A	19 Fredon-Marksboro Rd	Mccartin-Ur, Kathleen	R-4	PA4B	No	13.62	9.54	4.08	Wetlands, Steep Slopes, Vernal, CWH	PA4B & No Sewer
1602	2.07	3B	50 Warner Rd	Melton, Gerald & Barbara	AR-16	PA4B	No	3.05	2.71	0.35	Wetlands, Steep Slopes, Vernal	Environmentally Constrained
1602	2.08	3B	50 Warner Rd	Melton, Gerald & Barbara	R-4	PA4B	No	23.20	23.19	0.01	Wetlands, Steep Slopes, Vernal, CWH	Environmentally Constrained
1602	3	3A	500 Rt 94	Delyra, Paul	R-4	PA5	No	9.54	9.54	0.00	Wetlands, C1 Water, Steep Slopes, CWH	Environmentally Constrained
1602	3.03	3A	30 Warner Rd	Stickle, Peter & Constance K	R-4	PA5	No	19.25	0.00	19.25	Wetlands, C1 Water, Steep Slopes, Vernal, CWH	PA5 & No Sewer

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1602	3.04	3A	30 Warner Rd	Stickle, Peter & Constance K	R-4	PA5	No	12.55	12.55	0.00	Wetlands, Steep Slopes, Vernal, CWH	Environmentally Constrained
1602	5	1	512 Rt 94	Mc Clellan, Trafford W	R-4	PA5	No	0.47	0.47	0.00	Wetlands, Vernal, CWH	Environmentally Constrained
1602	7.02	3A	494 Rt 94	Miller,Eleanor	AR-16	PA4B	No	28.87	26.04	2.83	Wetlands, C1 Water, Steep Slopes, Vernal, CWH	PA4B & No Sewer
1602	7.03	3A	488 Rt 94	Straulina,Thomas & Barbara	AR-16	PA4B	No	10.35	9.25	1.10	Wetlands, C1 Water, Steep Slopes, Vernal, CWH	PA4B & No Sewer
1602	11.01	3A	9 Stillwater Rd	Alcaro, Anthony D & Geraldine A	CP	PA5	No	24.86	23.66	1.20	Wetlands, C1 Water, Steep Slopes, Vernal, CWH	PA5 & No Sewer
1602	11.02	3B	15 Stillwater Rd	Alcaro, Anthony D & Geraldine	R-1	PA5	No	15.36	15.26	0.09	C1 Water, Steep Slopes, Vernal, CWH	Environmentally Constrained
1602	12.01	3A	12 Verdon Rd	Adiguzelli, Mehmet & Turgay	R-1	PA5	No	33.04	32.52	0.52	Wetlands, Steep Slopes, Vernal, CWH	Environmentally Constrained
1602	12.02	1	19 Stillwater Rd	Bace, Robert	R-1	PA5	No	2.55	2.38	0.17	Wetlands, C1 Water, Steep Slopes, CWH	Environmentally Constrained
1602	12.04	3A	25 Stillwater Rd	Mills, Stuart & Clare	R-4	PA5	No	9.64	7.90	1.74	Wetlands, C1 Water, Steep Slopes, CWH	PA5 & No Sewer
1602	12.05	3B	21 Stillwater Rd	Mills, Stuart & Clare	R-1	PA5	No	7.08	6.92	0.17	Wetlands, C1 Water, Steep Slopes, CWH	Environmentally Constrained
1603	3.01	3A	63 Stillwater Rd	Johansen, Thor M Jr & Cheryl M	R-4	PA5	No	12.90	7.57	5.33	Wetlands, Steep Slopes, CWH	PA5 & No Sewer
1603	3.06	3A	2 Old Middleville Rd	Hannah, Matthew & Kathryn	R-4	PA5	No	10.08	9.27	0.80	Wetlands, C1 Water, Steep Slopes, CWH	Environmentally Constrained
1603	3.08	3A	75 Stillwater Rd	Tiger, Dennis	R-4	PA5	No	12.66	12.31	0.36	Wetlands, Steep Slopes, CWH	Environmentally Constrained
1604	1.02	1	32 Old Middleville Rd	Pavelko, Richard D	R-4	PA5	No	4.12	2.42	1.71	Steep Slopes	PA5 & No Sewer
1605	1	15C	100 Stillwater Rd	Township of Fredon	R-4	PA5	No	0.16	0.16	0.00	Steep Slopes, CWH	Environmentally Constrained
1605	2.07	3A	15 Kohlbocker Rd	Deleeuw, David & Colleen	R-4	PA5	No	8.49	5.16	3.33	Steep Slopes, CWH	PA5 & No Sewer
1801	4.02	3B	491-495 Rt 94	Southway, Peter & Marilyn	AR-16	PA4B	No	6.53	6.47	0.07	Wetlands, C1 Water, Steep Slopes, CWH	Environmentally Constrained
1801	4.04	3B	481 Rt 94	Southway, Peter & Marilyn	LI	PA4B	No	7.32	7.32	0.00	Wetlands, Steep Slopes, CWH	Environmentally Constrained
1801	4.05	3B	481 Rt 94	Southway, Peter & Marilyn	AR-16	PA4B	No	6.97	6.97	0.00	Steep Slopes, CWH	Environmentally Constrained
1801	5.03	3A	3 Fredonia Rd	Keener, Charles & Siwarski, Nadine	R-4	PA5	No	10.73	8.41	2.32	Steep Slopes, CWH	PA5 & No Sewer

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1801	8	3A	Fredonia Rd	Southway, Peter J & Marilyn J	R-4	PA5	No	49.72	41.62	8.10	Wetlands, C1 Water, Steep Slopes, Vernal, CWH	PA5 & No Sewer
1801	8.01	3B	65 Fredonia Rd	Southway, Peter & Marilyn	AR-16	PA5	No	38.88	38.58	0.30	Wetlands, C1 Water, Steep Slopes, Vernal, CWH	Environmentally Constrained
1801	8.02	3B	65 Fredonia Rd	Southway, Peter & Marilyn	AR-16	PA4B	No	45.08	44.87	0.21	Wetlands, C1 Water, Steep Slopes, CWH	Environmentally Constrained
1801	12.01	3A	67 Phil Hardin Rd	O'neil, William H Jr & Lynn	AR-16	PA5	No	12.76	12.76	0.00	Wetlands, C1 Water, Steep Slopes, Vernal, CWH	Environmentally Constrained
1801	12.02	3A	85 Phil Hardin Rd	Southway, Peter	AR-16	PA4B	No	38.53	37.94	0.59	Wetlands, C1 Water, Steep Slopes, Vernal, CWH	Environmentally Constrained
1802	8.01	3A	27 Fredon-Greendell Rd	Kline, Roy & Mary	R-1	PA4B	No	6.42	6.31	0.11	Wetlands, C1 Water, Steep Slopes, Vernal, CWH	Environmentally Constrained
1802	9	3A	29-41 Fredon-Greendell Rd	Scuralli, Victor & Jennifer	CP	PA4B	No	7.09	7.09	0.00	Wetlands, C1 Water, Vernal, CWH	Environmentally Constrained
1802	10.01	1	520 Ridge Rd	Grohmann, Therese M	R-4	PA4B	No	3.59	2.83	0.76	Steep Slopes, Karst, CWH	Environmentally Constrained
1802	10.04	3A	51-57 Fredon-Greendell Rd	Pepe, Dalia	R-16	PA4B	No	19.79	16.00	3.79	Wetlands, C1 Water, Steep Slopes, CWH	PA4B & No Sewer
1802	10.05	1	51-57 Fredon-Greendell Rd	Pepe, Dalia	R-16	PA4B	No	2.45	2.45	0.00	Wetlands, C1 Water, CWH	Environmentally Constrained
1802	11	3A	524-538 Ridge Rd	Campbell, John M & Joanne V	R-16	PA4B	No	40.99	21.70	19.28	Wetlands, C1 Water, Steep Slopes, Karst, CWH	PA4B & No Sewer
1802	12	3A	506-512 Ridge Rd	Gray, William C & Mildred Anne	C	PA4B	No	12.08	2.09	9.99	Wetlands, Steep Slopes, CWH	PA4B & No Sewer
1802	13	3A	504 Ridge Rd	Redline, Patricia	C	PA5	No	18.46	16.18	2.27	Wetlands, Steep Slopes, CWH	PA5 & No Sewer
1802	13.01	3B	504 Ridge Rd	Redline, Richard	R-4	PA4B	No	7.83	7.78	0.05	Wetlands, Steep Slopes, CWH	Environmentally Constrained
1802	17.01	3B	61-65 Fredonia Rd	Shg Realty, LLC	R-4	PA4B	No	14.17	14.17	0.00	Vernal, CWH	Environmentally Constrained
1802	17.02	3B	454-466 Ridge Rd	Shg Realty, LLC	C	PA4B	No	9.50	8.92	0.58	Vernal, CWH	Environmentally Constrained
1901	1	3A	66-72 Fredon-Greendell	Fazenbaker, Dorsey F Jr & Diane K	R-16	PA4B	No	20.18	19.19	0.99	Wetlands, C1 Water, Steep Slopes, Karst, CWH	PA4B & No Sewer
1901	2.02	3A	52-54 Fredon-Greendell Rd	Krumm, Arvid & Joyce	R-16	PA5	No	26.24	24.83	1.41	Wetlands, C1 Water, Steep Slopes, CWH	PA5 & No Sewer
1901	2.04	3A	60 Fredon-Greendell Rd	Niemasz, John W & ShawnaLee J	R-16	PA4B	No	15.86	5.58	10.28	Wetlands, C1 Water, Steep Slopes, CWH	PA4B & No Sewer
1901	3.02	3A	113 Hunts Pond Rd	Rogers, Theodore J & Linda A	R-16	PA4B	No	9.13	4.19	4.94	Wetlands, Steep Slopes, CWH	PA4B & No Sewer

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1901	4.01	3A	147 Hunts Pond Rd	Sansone, Thomas A & Christine C	R-16	PA4B	No	39.16	33.41	5.75	Wetlands, Steep Slopes, Vernal, CWH	PA4B & No Sewer
1901	4.03	1	145 Hunts Pond Rd	Sharma, Marlene	R-16	PA4B	No	11.59	11.24	0.35	Wetlands, Steep Slopes, CWH	Environmentally Constrained
1901	4.05	1	157 Hunts Pond Rd	Miller, George M Jr & Linda	R-4	PA4B	No	1.04	0.12	0.92	Steep Slopes, CWH	PA4B & No Sewer
1901	4.07	3A	143 Hunts Pond Rd	Hanifan, Gerald B & Maureen P	R-16	PA4B	No	9.76	5.47	4.28	Steep Slopes, CWH	PA4B & No Sewer
1901	4.08	1	Off Hunts Pond Rd	Miller, Miller Jr, Dunning & Fusco	R-4	PA4B	No	0.71	0.67	0.04	Steep Slopes	Environmentally Constrained
1901	4.09	3A	117 Hunts Pond Rd	Fiore, Joseph A & Eleanor J	R-16	PA4B	No	7.61	5.40	2.20	Wetlands, Steep Slopes, CWH	PA4B & No Sewer
1901	5	1	159 Hunts Pond Rd	Martino, Patricia E	R-4	PA4B	No	0.93	0.00	0.93		PA4B & No Sewer
1901	6	1	Off Ridge Rd	Ensel, Howard W & Geraldine	R-16	PA4B	No	0.65	0.65	0.00	Steep Slopes, CWH	Environmentally Constrained
1901	6.01	1	Off Ridge Rd	Sakarias Enterprises, LLC	R-16	PA4B	No	1.19	1.19	0.00	Steep Slopes, CWH	Environmentally Constrained
1901	6.02	1	Off Ridge Rd	Brown, Arthur L & Isabel R	R-16	PA4B	No	0.67	0.67	0.00	Steep Slopes, CWH	Environmentally Constrained
1901	6.03	1	Off Ridge Rd	Teja, Paul G & Diane L	R-16	PA4B	No	0.52	0.52	0.00	Steep Slopes, CWH	Environmentally Constrained
1902	3	3B	559 Rt 94	Hunt, Linda Z	AR-16	PA5	No	8.99	8.99	0.00	Wetlands, C1 Water, Steep Slopes, Vernal, CWH	Environmentally Constrained
1902	3.01	3A	553 Rt 94	Gegenheimer, Margaret M & Glenn S	R-4	PA5	No	15.17	15.17	0.00	Wetlands, C1 Water, Steep Slopes, Vernal, CWH	Environmentally Constrained
1902	3.02	3B	553 Rt 94	Gegenheimer, Beau M	R-4	PA5	No	4.95	4.95	0.00	Wetlands, C1 Water, Steep Slopes, Vernal, CWH	Environmentally Constrained
1902	4	3B	561-571 Rt 94	Hunt, James W & Linda Z	AR-16	PA5	No	50.53	49.70	0.82	Wetlands, C1 Water, Steep Slopes, Vernal, CWH	Environmentally Constrained
1902	4.01	3A	561-571 Rt 94	Hunt, James W & Linda Z	AR-16	PA5	No	7.40	6.45	0.95	Wetlands, C1 Water, Steep Slopes, Vernal, CWH	PA5 & No Sewer
1902	5.01	1	Off Rt 94	Budd Family Properties, LLC	AR-16	PA5	No	51.93	38.80	13.13	Wetlands, C1 Water, Steep Slopes, CWH	PA5 & No Sewer
1902	5.07	3B	589 Rt 94	Budd, Sara L	AR-16	PA4B	No	5.83	1.99	3.84	Steep Slopes, CWH	PA4B & No Sewer
1902	5.08	1	595-597 Rt 94	Breslin, Christopher & Jennifer	AR-16	PA4B	No	7.50	2.88	4.62	Wetlands, Steep Slopes, CWH	PA4B & No Sewer
1902	12	3B	220 Hunts Rd	New Freedom Properties, LLC	AR-16	PA5	No	20.98	2.22	18.76	Wetlands, Steep Slopes, CWH	PA5 & No Sewer

Fredon Township

Block	Lot	Property Class	Address	Owner	Zoning	Planning Area	Sewer	Total Acres	Constrained Acres	Buildable Acres	Constraints Description	Comments
1902	14	3B	224-232 Hunts Rd	Cramer, C/O Hunt	AR-16	PA5	No	1.10	1.10	0.00	Wetlands, C1 Water, Steep Slopes, CWH	Environmentally Constrained
1902	15	3A	150-160 Hunts Pond Rd	Fuller, Cynthia Tst,C/O Rice Fuller	AR-16	PA5	No	27.50	25.53	1.97	Wetlands, C1 Water, Steep Slopes, CWH	PA5 & No Sewer
1902	15.01	3A	204 Hunts Rd	Minnock-Stewart, Peter F & Mary E	AR-16	PA5	No	14.14	14.14	0.00	Wetlands, C1 Water, Steep Slopes, CWH	Environmentally Constrained
1902	16.01	3A	130 Hunts Pond Rd	Ennis, Hal & Joy	R-16	PA4B	No	6.42	4.16	2.27	Wetlands, Steep Slopes, CWH	PA4B & No Sewer
1902	16.02	3A	130 Hunts Pond Rd	Ennis, Hal & Joy	R-16	PA4B	No	12.09	0.00	12.09	Wetlands, Steep Slopes, CWH	PA4B & No Sewer
1902	16.04	3B	118-128 Hunts Pond Rd	New Freedom Properties, LLC	R-16	PA4B	No	55.48	41.75	13.73	Wetlands, C1 Water, Steep Slopes, Vernal, CWH	PA4B & No Sewer
1902	18	3B	6 Fredon-Greendell Rd	New Freedom Properties, LLC	R-4	PA5	No	7.76	7.76	0.00	Wetlands, C1 Water, Steep Slopes, Vernal, CWH	Environmentally Constrained
1902	18.05	1	28 Fredon-Greendell Rd	Johnson, Kevin & Romano, Lisa	R-4	PA4B	No	2.88	2.88	0.00	Steep Slopes, Vernal	Environmentally Constrained
1902	18.08	3A	16 Fredon-Greendell Rd	Heine, John H & Dorothea W	R-4	PA4B	No	9.20	9.20	0.00	Wetlands, C1 Water, Steep Slopes, Vernal, CWH	Environmentally Constrained
1902	18.09	3A	22 Fredon-Greendell Rd	Roman Acres Farm, LLC	R-4	PA4B	No	14.80	11.98	2.82	Wetlands, Steep Slopes, Vernal, CWH	PA4B & No Sewer
1902	18.1	3A	20 Fredon-Greendell Rd	Fischer, Gary W & Marie A	R-4	PA4B	No	10.51	10.33	0.18	Wetlands, C1 Water, Steep Slopes, Vernal, CWH	Environmentally Constrained
1902	18.11	3A	24 Fredon-Greendell Rd	Romano, Pasquale T Jr	R-4	PA4B	No	8.81	5.02	3.79	Steep Slopes, Vernal	PA4B & No Sewer
1902	18.12	3A	12 Fredon-Greendell Rd	New Freedom Properties, LLC	R-4	PA5	No	17.41	17.36	0.05	Wetlands, C1 Water, Steep Slopes, Vernal, CWH	Environmentally Constrained
1903	2.01	3A	619-627 Rt 94	Taylor, James F & Wilson, Judith M	R-4	PA4B	No	58.22	30.84	27.38	Wetlands, C1 Water, Steep Slopes, Vernal, CWH	PA4B & No Sewer
1903	4.01	3A	637 Rt 94	Carlson, Barbara E	R-4	PA4B	No	32.28	28.84	3.44	Wetlands, C1 Water, Steep Slopes, CWH	PA4B & No Sewer
1903	5	3B	647 Rt 94	Schrader-Van Dyke, Donna Tst	R-4	PA4B	No	8.97	0.23	8.74	Steep Slopes, CWH	PA4B & No Sewer
1903	5.02	3A	645 Rt 94	Carlson, Barbara E	R-4	PA4B	No	8.66	2.99	5.67	Steep Slopes, CWH	PA4B & No Sewer
1903	5.05	3A	653 Rt 94	Norman, Jeanine D	R-4	PA4B	No	3.49	0.06	3.44	Steep Slopes	PA4B & No Sewer
1903	7	3B	Adj To Green Twsp	Kirby Development Co	R-4	PA4B	No	0.58	0.58	0.00	Wetlands, C1 Water, Steep Slopes, CWH	Environmentally Constrained
2001	2.04	3A	124 Stillwater Station Rd	Massarella, Joseph W	R-4	PA4B	No	12.52	11.27	1.25	Wetlands, C1 Water, Steep Slopes, CWH	PA4B & No Sewer
2001	2.06	3A	35 Old Middleville Rd	French, Raymond E	C	PA5	No	9.36	6.81	2.55	C1 Water, Steep Slopes, CWH	PA5 & No Sewer

Fredon Township

Block	Lot	Property Class	Address	Owner	Zoning	Planning Area	Sewer	Total Acres	Constrained Acres	Buildable Acres	Constraints Description	Comments
2001	4	3A	33 Old Middleville Rd	Valentine, Joseph J & Patricia E	R-4	PA5	No	10.26	3.42	6.83	C1 Water, Steep Slopes, CWH	PA5 & No Sewer
2001	4.01	3B	104 Stillwater Station Rd	Hannah, Matthew & Kathryn	R-4	PA5	No	5.55	5.55	0.00	C1 Water, Steep Slopes, CWH	Environmentally Constrained
2001	4.04	3A	27 Old Middleville Rd	Simonis, Andrew & Cheryl L	R-4	PA5	No	7.09	2.09	5.01	C1 Water, Steep Slopes, CWH	PA5 & No Sewer
2001	5.01	3A	37 Old Middleville Rd	Pupo, Daisy, Melanie, Derek & Devin	C	PA5	No	6.27	4.86	1.41	Steep Slopes, CWH	PA5 & No Sewer
2002	1	3A	5 East Stillwater Rd	Diamond, Vicki L	R-4	PA4B	No	7.74	6.88	0.85	Wetlands, C1 Water, Steep Slopes, CWH	PA4B & No Sewer
2002	3	3A	125 Stillwater Station Rd	Schulaka, Nickon	R-4	PA4B	No	28.46	21.95	6.51	Wetlands, C1 Water, Steep Slopes, CWH	PA4B & No Sewer
2003	1	3B	5 Dixon Rd	Klemm, Willard & Jeanette	AR-16	PA4B	No	5.26	5.26	0.00	C1 Water, Steep Slopes, CWH	Environmentally Constrained
2003	4.05	3B	8 East Stillwater Rd	Lipton, Lee & Martha	R-4	PA4B	No	5.15	4.34	0.81	Wetlands, C1 Water, Steep Slopes, CWH	Environmentally Constrained
2003	4.06	1	36 Puder Rd	Gilman, Vitaley & Victoria	R-4	PA4B	No	4.61	4.61	0.00	Wetlands, C1 Water, Steep Slopes, CWH	Environmentally Constrained
2004	4	3A	116 Fredon-Marksboro Rd	Klemm, Willard & Jeanette	R-4	PA4B	No	27.21	27.13	0.08	Wetlands, C1 Water, Steep Slopes, CWH	Environmentally Constrained
2004	6	3A	94 Fredon-Marksboro Rd	Acheson, Raymond M Iii	R-4	PA5	No	19.57	18.29	1.29	Steep Slopes, CWH	PA5 & No Sewer
2004	6.02	3B	86 Fredon-Marksboro Rd	De Latorre, Elizabeth & Garcia, Lui	R-4	PA5	No	9.00	9.00	0.00	Steep Slopes, CWH	Environmentally Constrained
2004	6.03	3A	88 Fredon-Marksboro Rd	Acheson, Raymond M Iii	R-4	PA5	No	4.40	4.40	0.00	Steep Slopes, CWH	Environmentally Constrained
2004	6.04	3B	90 Fredon-Marksboro Rd	Acheson, Pauline L	R-4	PA5	No	8.15	8.15	0.00	Steep Slopes, CWH	Environmentally Constrained
2004	6.06	3A	106 Fredon-Marksboro Rd	Appelbaum, Stephen	R-4	PA4B	No	3.98	3.13	0.84	Steep Slopes, CWH	Environmentally Constrained
2004	6.07	3A	106 Fredon-Marksboro Rd	Appelbaum, Stephen	R-4	PA4B	No	4.30	1.68	2.62	Steep Slopes, CWH	PA4B & No Sewer
2004	7	3A	66 Fredon-Marksboro Rd	Mianecki, Joseph S & Dolores A	R-4	PA4B	No	121.14	111.42	9.72	Wetlands, C1 Water, Steep Slopes, CWH	PA4B & No Sewer
2005	1	3A	37 Fredon-Marksboro Rd	Denbreejen, Edward D & Kathleen J	AR-16	PA4B	No	41.68	36.27	5.41	Wetlands, C1 Water, Steep Slopes, Vernal, CWH	PA4B & No Sewer
2005	2	1	63-71 Fredon-Marksboro Rd	Van Alstyne, Donald A	AR-16	PA5	No	41.58	41.57	0.01	Wetlands, C1 Water, Steep Slopes, Vernal, CWH	Environmentally Constrained
2005	3.01	3A	77 Fredon-Marksboro Rd	Bossart, Peter A & Virginia R	R-4	PA5	No	204.31	203.93	0.38	Wetlands, C1 Water, Steep Slopes, Vernal, CWH	Environmentally Constrained

Fredon Township

Block	Lot	Property Class	Address	Owner	Zoning	Planning Area	Sewer	Total Acres	Constrained Acres	Buildable Acres	Constraints Description	Comments
2005	4.02	3A	93 Fredon-Marksboro Rd	Van Elswyk, Michael & Karen	R-4	PA4B	No	9.19	7.98	1.21	Wetlands, Steep Slopes, CWH	PA4B & No Sewer
2005	4.03	3B	95 Fredon-Marksboro Rd	Van Elswyk, Michael & Karen	R-4	PA4B	No	4.40	4.36	0.04	Wetlands, Steep Slopes, CWH	Environmentally Constrained
2005	6	3A	101 Fredon-Marksboro Rd	Stone, Linda L & Lacken, Deborah M	R-4	PA4B	No	14.47	13.04	1.43	Wetlands, Steep Slopes, CWH	PA4B & No Sewer
2005	8	3B	107-121 Fredon-Marksboro	Klemm, Willard & Jeanette	R-4	PA4B	No	83.08	0.00	83.08	Wetlands, C1 Water, Steep Slopes, CWH	PA4B & No Sewer
2005	9	3A	123-133 Fredon-Marksboro	Klemm, Willard & Jeanette	AR-16	PA4B	No	45.42	45.23	0.19	Wetlands, C1 Water, Steep Slopes, CWH	Environmentally Constrained
2005	10	3A	135 Fredon-Marksboro Rd	Klemm, Willard J & Jeanette G	AR-16	PA4B	No	2.21	2.21	0.00	Wetlands, C1 Water, Steep Slopes, CWH	Environmentally Constrained
2005	15	3A	550 Rte 94	Johnson, Ronald J Ann M	AR-16	PA5	No	53.69	53.61	0.08	Wetlands, C1 Water, Steep Slopes, Vernal, CWH	Environmentally Constrained
2005	18	1	540 Rt 94	Roman Catholic Diocese of Paterson	AR-16	PA5	No	14.43	14.43	0.00	Wetlands, Steep Slopes, Vernal, CWH	Environmentally Constrained
2005	21	3A	530 Rt 94	Hopping, Joseph	AR-16	PA5	No	34.17	34.17	0.00	Wetlands, Steep Slopes, Vernal, CWH	Environmentally Constrained
2005	24.01	3A	9 Warner Rd	Fitzgerald, Gerard W & Yolande	R-4	PA4B	No	78.98	76.53	2.45	Wetlands, C1 Water, Steep Slopes, Vernal, CWH	PA4B & No Sewer
2005	27.02	3A	37 Warner Rd	Murch, Wayne & Pamela	R-4	PA4B	No	10.27	9.02	1.25	Wetlands, Steep Slopes, Vernal, CWH	PA4B & No Sewer
2005	28	3A	39 Warner Rd	Remez, Andrea	R-4	PA4B	No	68.06	68.04	0.02	Wetlands, C1 Water, Steep Slopes, Vernal, CWH	Environmentally Constrained
2008	5	1	4 Lakeview Dr	Mafaro, Vincent C & Angelo C	R-1	PA5	No	0.52	0.52	0.00	CWH	Environmentally Constrained
2010	3	3B	8 Lakeview Dr	D'angelo, Christopher A & Audrey A	R-1	PA4B	No	30.18	30.09	0.10	Wetlands, Steep Slopes, Vernal, CWH	Environmentally Constrained
2101	3.01	3A	630 Rt 94	Trouse, Robert T	R-4	PA4B	No	8.03	5.21	2.82	Wetlands, Steep Slopes, CWH	PA4B & No Sewer
2101	3.02	3A	626 Rt 94	Nuzzo, Charles Et Al	R-4	PA4B	No	21.95	19.34	2.61	Wetlands, Steep Slopes, CWH	PA4B & No Sewer
2101	4	3A	620 Rt 94	Crisman, Jeffrey Et Al	R-4	PA4B	No	70.48	69.18	1.30	Wetlands, Steep Slopes, CWH	PA4B & No Sewer
2101	6.01	3A	27 Fairview Hill Rd	Avarella, Russell J & Lori J	AR-16	PA4B	No	16.69	15.16	1.53	Wetlands, Steep Slopes, CWH	PA4B & No Sewer
2101	7	3B	598-606 Rt 94	Budd, Sara L	AR-16	PA4B	No	8.35	7.68	0.67	Wetlands, CWH	Environmentally Constrained
2101	9	3B	Off Rt 94	Muller, Charles Jr & Frances	R-4	PA5	No	8.87	8.87	0.00	Wetlands, Steep Slopes, CWH	Environmentally Constrained

Fredon Township

Block	Lot	Property Class	Address	Owner	Zoning	Planning Area	Sewer	Total Acres	Constrained Acres	Buildable Acres	Constraints Description	Comments
2102	1	3A	148 Fredon-Marksboro Rd	Klemm, Willard J & Jeanette G	AR-16	PA4B	No	69.08	68.58	0.50	Wetlands, C1 Water, Steep Slopes, Vernal, CWH	Environmentally Constrained
2102	2	3B	4 Dixon Rd	Klemm, Willard & Jeanette	AR-16	PA4B	No	5.02	5.02	0.00	C1 Water, CWH	Environmentally Constrained
2102	3	3B	8-16 Dixon Rd	Klemm, Willard & Jeanette	AR-16	PA4B	No	67.49	67.49	0.00	Wetlands, C1 Water, Steep Slopes, Vernal, CWH	Environmentally Constrained
2102	4	3B	Stillwater-Warren Co Ln	Mickelsen, Wilhelm H & Ellen B	AR-16	PA5	No	27.36	27.36	0.00	Wetlands, Steep Slopes, Vernal, Karst, CWH	Environmentally Constrained
2103	8	1	16 Duke of Gloucester	Hart, James T Iii & Carolyn Sue	R-4	PA4B	No	0.93	0.12	0.81	Wetlands, CWH	Environmentally Constrained
2103	13	3A	11 Duke of Gloucester St	Adamovsky, Vlastimil & Emilia	R-4	PA4B	No	31.95	21.63	10.31	Wetlands, Steep Slopes, CWH	PA4B & No Sewer
2104	1	3A	652 Rt 94	Knas, John S Jr & Kowalski, Robert	R-4	PA4B	No	9.35	6.15	3.20	Wetlands, Steep Slopes, CWH	PA4B & No Sewer
2104	1.04	1	650 Rt 94	R P M Homes, LLC	R-4	PA4B	No	6.61	3.31	3.30	Wetlands, Steep Slopes, CWH	PA4B & No Sewer
2104	1.05	1	654 Rt 94	Senatore, Steven	R-4	PA4B	No	4.02	1.72	2.30	Wetlands, Steep Slopes, CWH	PA4B & No Sewer
2201	1	1	Off Fredon-Marksboro Rd	Houghton, William I & Gail	AR-16	PA5	No	1.11	1.11	0.00	Wetlands, Steep Slopes, Vernal, CWH	Environmentally Constrained
2201	4	3A	180 Fredon-Marksboro Rd	Klemm, Willard J & Jeanette G	R-4	PA4B	No	69.49	66.71	2.79	Wetlands, Steep Slopes, Vernal, CWH	PA4B & No Sewer

Notes:

Property Class

- 1 = Vacant
- 3A = Farm (Regular)
- 3B = Farm (Qualified)
- 15C = Public Property








Planning Areas

- PA4 = Rural
- PA4B = Rural/Environmentally Sensitive
- PA5 = Environmentally Sensitive

Constraints Descriptions

- CWH = Critical Wildlife Habitat
- NHPS = Natural Heritage Priority Site
- Karst = Carbonate Rock/Limestone Geology
- Vernal = Identified or Potential Vernal Habitat

LEGEND

-  Historic Districts
-  Existing Discharge to Groundwater Greater than 2,000 GPD
-  Proposed Discharge to Groundwater Greater than 2,000 GPD
- Planning Areas**
 -  PA4 Rural Planning Area
 -  PA4B Rural/Env. Sensitive Pl. Area
 -  PA5 Env. Sensitive Planning Area
 -  Parks & Natural Areas

REGIONAL POLICIES & REGULATORY JURISDICTIONS

TOWNSHIP OF FREDON

SUSSEX COUNTY
NEW JERSEY



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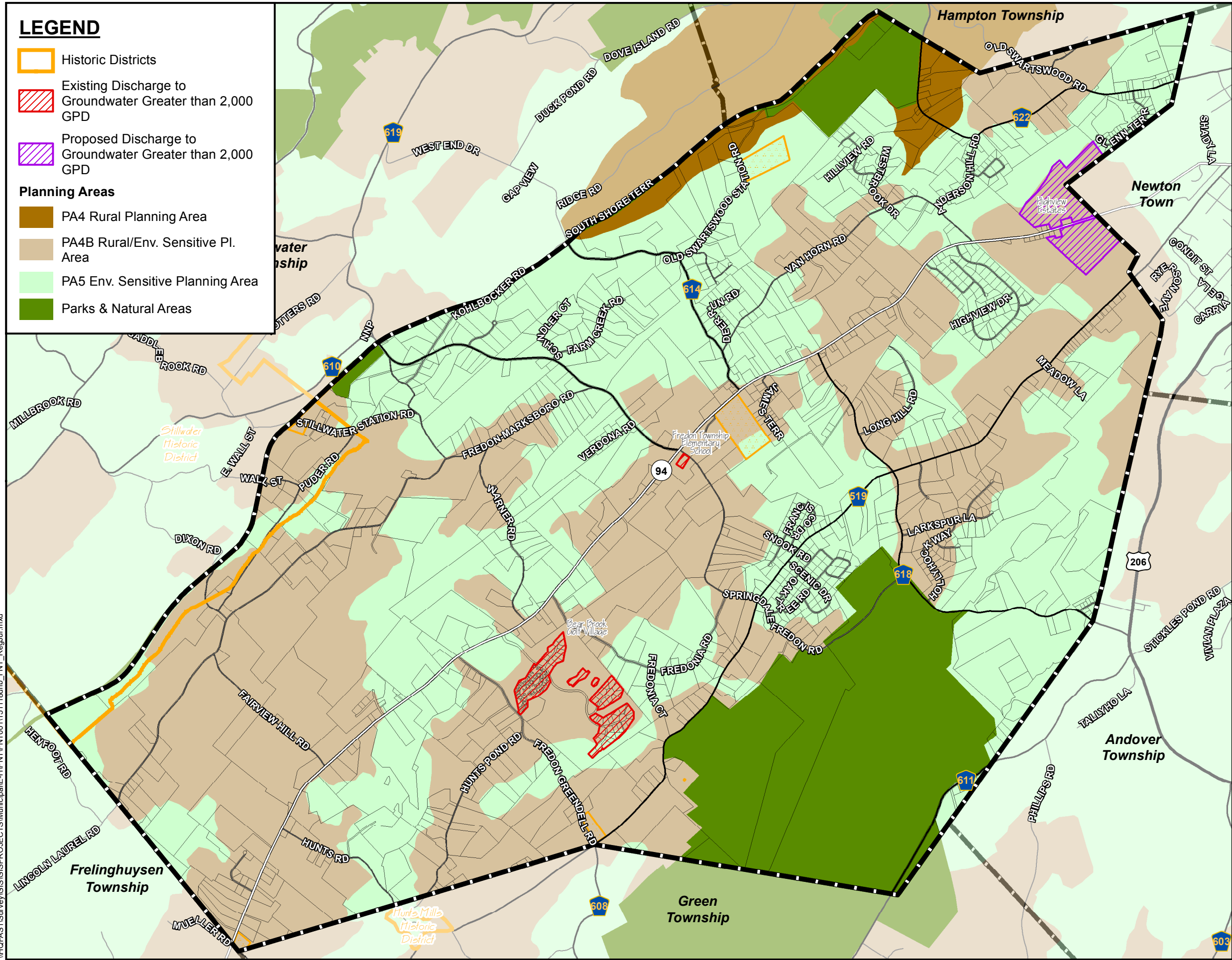
1 inch = 2,700 feet

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September 2015

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LEGEND

- Water Bodies
- Wetlands w/ 50' Buffer
- Category 1 Waters w/ 300' Buffer
- Special Flood Hazard Area
- Steep Slopes (15% or Greater)
- Natural Heritage Priority Sites
- Potential Vernal Habitat Area
- Vernal Habitat Area
- Critical Wildlife Habitat
- Carbonate Rock Area

ENVIRONMENTAL CONSTRAINTS

TOWNSHIP OF FREDON

SUSSEX COUNTY
NEW JERSEY



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




November 2015

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LEGEND

 Environmental Constraints & Critical Wildlife Areas

Existing Land Use

-  Residential
-  Commercial
-  Industrial
-  Common Area
-  Vacant
-  Farmland
-  Preserved Farmland
-  Preserved Open Space
-  Public Land (Vacant)
-  Public Facility
-  School
-  Church/Cemetery
-  Other Exempt
-  ROW

EXISTING LAND USE

TOWNSHIP OF FREDON

SUSSEX COUNTY
NEW JERSEY



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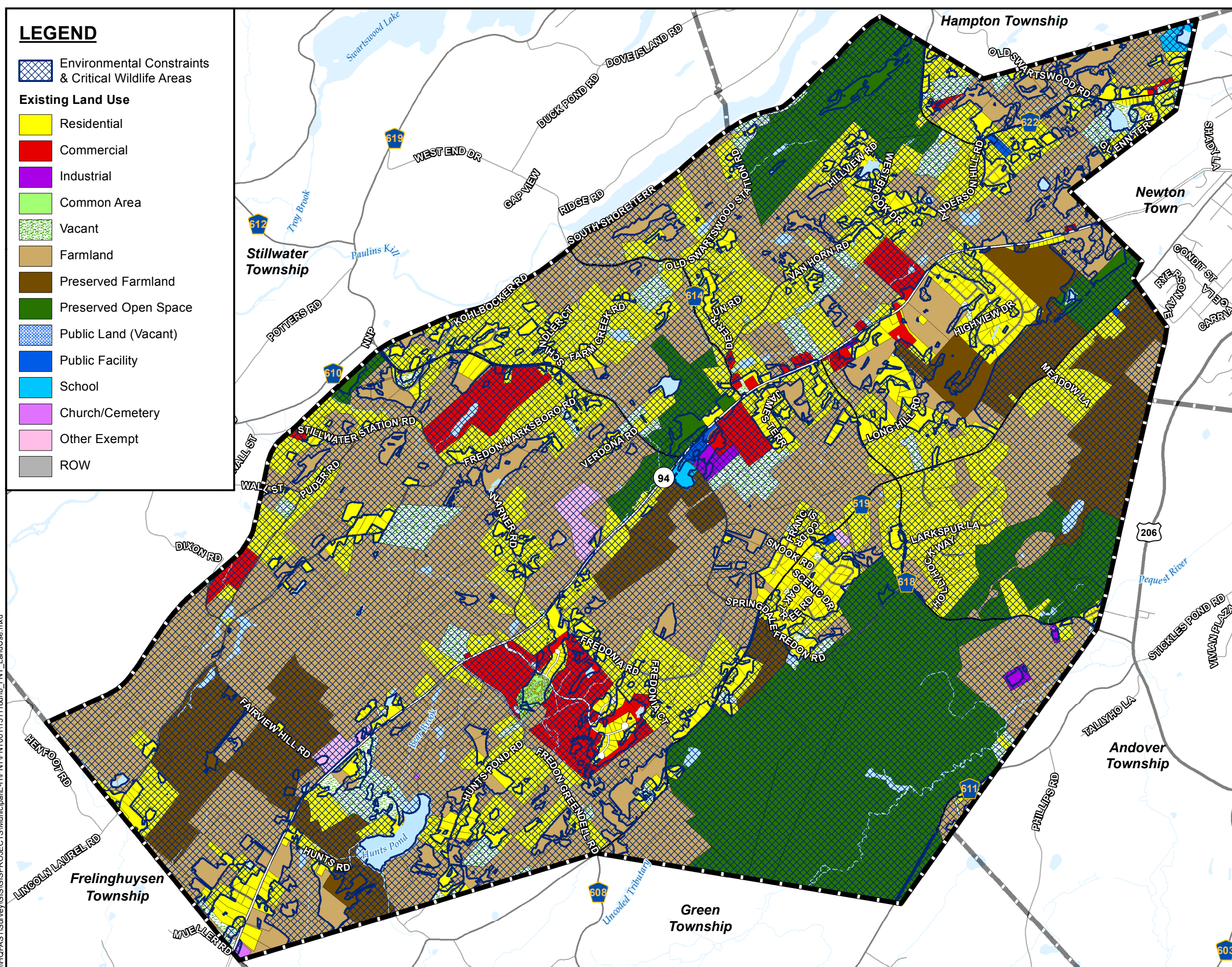
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November 2015


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LEGEND

 Environmental Constraints & Critical Wildlife Areas

Vacant Lands

 Potentially Developable

 Environmentally Constrained

 Rural or Environmentally Sensitive Planning Area & No Sewer Service

EXISTING LAND USE

TOWNSHIP OF FREDON

SUSSEX COUNTY
NEW JERSEY



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Feet

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November 2015

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