

Housing Element & Fair Share Plan

Borough of Montvale

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Borough of Montvale

Bergen County, New Jersey

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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 the Borough of Montvale's Housing Element and Fair Share Plan (hereinafter "HEFSP") for the period between 1999 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. The Order divides municipalities into one of three categories – those that achieved Third Round Substantive Certification, those that filed or petitioned and those that had never participated in the COAH process.

For a municipality like Montvale that petitioned or "participated" in 2008, the Order allows "participating" towns to file a Declaratory Judgment during a 30-day window (approximately June 8 – July 7) to alert the Court that the Borough wishes to comply with its constitutional mandate to provide affordable housing. Not only does Montvale wish to comply with its constitutional mandate to provide affordable housing, the Borough has determined its Third Round Obligation for the period between 1999 and 2025 and prepared a plan to address said obligation.

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 still has a three-part obligation:

1. Rehabilitation Obligation,
2. Any remaining Prior Round Obligation that has not been constructed, and
3. Third Round Obligation.

Affordable Housing History

The Borough of Montvale has been active in all three rounds of COAH. A summary of Montvale's historic COAH timeline is included below:

- December 16, 1994: Judgment of Compliance from Superior Court issued for First Round
- June 5, 2000: Borough petitioned COAH for Second Round Certification
 - Montvale requests Vacant Land Adjustment
- 2000: Multiple objections submitted
- August 30, 2001: COAH issued Report, which reduced the Borough's 255-unit obligation by 67 units, established a Realistic Development Potential (hereinafter "RDP") of 188
- 2001-2002: 10 Mediation meetings are held with objectors
- March 17, 2003: COAH issued Mediation Report I
- July 2003: Borough re-petitioned with a new HEFSP
- August 2003: Borough re-petitioned with a new HEFSP

¹ N.J.A.C. 5:91 (Procedural) and N.J.A.C. 5:93 (Substantive) Rules. They can be found at: <http://www.nj.gov/dca/services/lps/hss/statsandregs/secondroundregs.html>

- November 2004: COAH issued second Mediation Report
- December 15, 2004: Borough granted Substantive Certification for Round 2
- December 2, 2008: Borough adopted Third Round HEFSP and petitioned COAH²

Municipal Summary

The Borough of Montvale is located in Bergen County and encompasses roughly four square miles. Montvale is suburban in character and has a small town feel. The Borough’s “downtown” is centered at the intersection of Railroad Avenue and West Grand Avenue. The municipality is served by the Pascack Valley passenger rail line, which connects the Borough to Spring Valley, New York and Hoboken, New Jersey.

Montvale is surrounded by the Borough of Upper Saddle River, Borough of Woodcliff Lake, Borough of Park Ridge and Township of River Vale in New Jersey. North, across the state line, is Rockland County. Between 2000 and 2010, Montvale’s population increased slightly from 7,034 to 7,844 residents.³ Looking into the future, the North Jersey Transportation Planning Authority (hereinafter “NJTPA”) projects that the Borough will grow to 9,170 residents by the year 2040.⁴

Affordable Housing Obligation

As noted above, the Borough of Montvale received a Vacant Land Adjustment for the Prior Round Obligation, which reduced the municipality’s obligation from 255 to a RDP of 188. The Borough has calculated its Rehabilitation Obligation to be zero (0) units. Finally, the Borough has conducted a new Vacant Land Adjustment (hereinafter “VLA”) analysis using the latest tax data and environmental data available to determine a RDP for the Third Round of 15. An Unmet Need of 16 has been calculated for the Third Round Obligation. The chart below illustrates the Borough’s three-part obligation.

BOROUGH OF MONTVALE: AFFORDABLE HOUSING OBLIGATION			
	Rehabilitation	Prior Round	Third Round
Obligation	0	255	31
RDP	-	188	15
Unmet Need	-	67	16

The Borough has relied on N.J.A.C. 5:93-4.2 to determine the Borough's RDP for the Third Round. The Prior Round Rules do not provide guidance for municipalities that received Second Round Substantive Certification which includes a VLA, and who are seeking a Third Round VLA. Therefore, the Borough has determined its Unmet Need based on the parameters of N.J.A.C. 5:93-4.2(h). The following section details the results of the VLA.

² Timeline from 2004 Executive Summary prepared by COAH, Exhibit A to COAH’s Resolution #250-99 Granting Montvale Substantive Certification

³ www.census.gov

⁴ <http://www.njtpa.org/getattachment/Data-Maps/Demographics/Forecasts/Forecasts-for-RTP-rounded.pdf.aspx>

Vacant Land Adjustment Analysis

This office has prepared a VLA analysis as per the requirements of N.J.A.C. 5:93-4.2 (the results of the VLA can be found in the Appendix). An exhaustive analysis of all vacant properties⁵ has been conducted utilizing 2014 MOD-IV tax data from the New Jersey Geographic Information Network. Next, the environmental constraint layers were added to the Geographic Information Systems (hereinafter "GIS") map to determine the area, if any, of vacant parcels that is environmentally constrained. Environmental constraints reviewed include the following:

- New Jersey Department of Environmental Protection (hereinafter "NJDEP") water bodies
- NJDEP wetlands with 50 foot buffer
- NJDEP 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

Environmentally-constrained areas are removed from a parcel, resulting in vacant and buildable acres. For example, if Lot A contained 35 acres, but 20 acres were encumbered by wetlands and a C-1 waterway, then Lot A would have 15 buildable acres. Based on this, Lot A is developable and included in the VLA.

Next, the analysis removed properties with:

- Recent Certificates of Occupancy
- Recent subdivision and/or site plan approvals that have yet to commence construction or are under construction
- Approvals for single-family homes that have yet to commence construction or are under construction

Once each lot's buildable acreage was determined, the analysis identified properties that could be developed with at least 5 housing units at the minimum presumptive density of 6 dwelling units per acre (lots with at least 0.83 acres). Additionally, properties that could be developed with less than 5 housing units at six dwelling units per acre were identified as potential infill development.

As shown by the maps and excel chart in the Appendix, the Borough of Montvale contains 101 parcels that are "vacant". Of those, 27 parcels are constrained by environmental features that result in a buildable acreage of zero (0). Of the remaining 74 parcels, only 4 properties are 0.83 acres or larger in size and generate a RDP. These lots are:

- Block 104, Lot 14 Valley View Terrace – 3 affordable units
- Block 1002, Lot 7 – 9 affordable units⁶

⁵ Vacant land includes Class 1 Vacant, Class 3A Farm, Class 3B Qualified Farm, Class 15C Public Land owned by the Borough that is not developed and not open space.

⁶ The Court should note that the Borough questions the ability of Block 1002, Lot 7 to be developed as the frontage along Summit Avenue is constrained by a Special Water Resource Protection Area (hereinafter "SWRPA") and its associated 300 foot

- Block 1504, Lot 6, known as 57 N. Kinderkamack Road – 2 affordable units
- Block 2408, Lot 26, known as 7 Franklin Avenue – 1 affordable unit

Based on the parcel-by-parcel VLA analysis, the Borough of Montvale has a RDP of 15.

The VLA that has been prepared has utilized the most recent GIS data to accurately determine the Realistic Development Potential for the Borough. This analysis is not based on census data and generalized assumptions regarding developable land, but rather on a site-by-site analysis of parcels within the Borough of Montvale.

Open Space & Parkland

Furthermore, the Borough and the Court should note that the rules do permit the reservation of property for conservation, parks and open space. Specifically, N.J.A.C. 5:93-4.2(e)5.ii states, “if less than three percent of the municipality’s total land area is designated for conservation, parklands or open space, the municipality may reserve up to three percent of its total land area for such purposes”.⁷

As shown by the table below, the Borough currently has 58.68 acres of parks and open space, which is 2.27% of the municipality’s land area. Therefore, Montvale may reserve 18.75 additional acres of land for conservation, parks and/or open space if it so desires.

RESERVATION OF PROPERTY					
Block	Lot	Address	Owner	Zone	Acres
1605	2	GRAND AVENUE	BORO OF MONTVALE	B-1	0.93
1201	10	SPRING VALLEY RD	BORO OF MONTVALE	R-40	9.54
2403	1	KINDERKAMACK & PARK	BORO OF MONTVALE	B-1	0.91
2305	15	43 W GRAND AVE	BORO OF MONTVALE	R-15	0.56
1001	4	159 CHESTNUT RIDGE	BORO OF MONTVALE	R-40	12.08
2802	5	PHILIPS PKWY	BORO OF MONTVALE	OR-4	4.46
2305	14	37 W GRAND AVE	BORO OF MONTVALE	R-15	1.16
2305	13	MEMORIAL FIELD	BORO OF MONTVALE	R-15	24.36
504	5	WILDWOOD COURT	BORO OF MONTVALE	R-40	4.23
1606	6	11 E GRAND AVENUE	BORO OF MONTVALE	R-10	0.45
Subtotal Open Space				2.27%	58.68
Total Municipal Lands					2,581.10
Additional Land that may be Preserved				0.73%	18.75

Unmet Need

As noted above, the Prior Round Rules do not provide guidance for municipalities that received Second Round Substantive Certification which includes a VLA, and who are seeking a Third Round VLA.

buffer. As noted in the Planning Board’s 2011 Resolution for K. Hovnanian, the Applicant’s representatives indicated that NJDEP would not permit a SWRPA crossing.

⁷ <http://www.nj.gov/dca/services/lps/hss/statsandregs/593.pdf>

Therefore, the Borough has determined its Unmet Need based on the parameters of N.J.A.C. 5:93-4.2(h).

The Borough has reviewed the municipality for areas that may redevelop as per N.J.A.C. 5:93-4.2(h). As shown by the Vacant Lands Map in the Appendix, there are three properties that have the potential to redevelop. These lands include:

- Block 1903, Lot 3, 53 Craig Road
- Block 1903, Lot 4, 138 Summit Avenue
- Block 1903, Lot 5, Summit Avenue

As the Prior Round Rules do not provide guidance, the Borough has determined its Unmet Need based on the parameters of N.J.A.C. 5:93-4.2(h). As the tables below illustrate, the three lots contain 9.67 acres of buildable land area. Multiplying the buildable land area by 8 units to the acre (the same standard used to calculate the RDP) produces 77.36 potential housing units. This number is then multiplied by a 20% set-aside to determine the Unmet Need. Based on the calculation, Montvale has an Unmet Need of 16.

REDEVELOPMENT POTENTIAL							
Block	Lot	Address	Zoning	Total Acres	Constrained Acres	Buildable Acres	Constraint Description
1903	3	53 Craig Rd	OR-3	8.43	0.00	8.43	
1903	4	138 Summit Ave	OR-3	2.09	1.46	0.63	C1, Steep Slopes
1903	5	Summit Ave	OR-3	2.79	2.18	0.61	SFHA, C1, Steep Slopes
TOTAL				13.31	3.64	9.67	

UNMET NEED						
9.67 acres	x 8 units to the acre	=	77.36	x 20% set-aside	=	15.5

Borough 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.

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”. As per the 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, the rules require 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).

III. MONTVALE'S POPULATION DEMOGRAPHICS

After a period of dynamic and explosive growth between 1940 and 1970, the population of Montvale went through a period of decline in the 1970s and 1980s. However, since 1990 Montvale has seen a modest but steady rebound in growth. Most recently, in 2000 the population was 7,034, which then increased by 810 residents to 7,844 in 2010.

POPULATION GROWTH			
Year	Population	Change	Percent
1940	1,342	---	---
1950	1,856	514	38.3%
1960	3,699	1,843	99.3%
1970	7,327	3,628	98.1%
1980	7,318	-9	-0.1%
1990	6,946	-372	-5.1%
2000	7,034	88	9.8%
2010	7,844	810	11.7%

Source: <http://lwd.dol.state.nj.us/labor/lpa/census/2kpub/njsdcp3.pdf>

The North Jersey Transportation Planning Association projects that the Borough will grow to 9,170 residents by the year 2040.⁸ In order for that to occur, Montvale would need to gain 1,326 residents over 31 years, which translates to 43 new residents annually.

PERMANENT POPULATION PROJECTION			
Year	Population	Change	Percent
2000	7,034	---	---
2010	7,844	810	11.5%
2040	9,170	1,326	16.9%

Source: NJTPA Population Forecast by County and Municipality 2010-2040; 2000 and 2010 Census

Age Distribution of Population

In 2010, 15.5% of the population was 65 years or older. The percentage of school aged children, aged 19 or younger, comprised approximately 28.4% of the Borough's total population. The 2010 Census indicates that the Borough's median age was 41.9 years old.

⁸ <http://www.njtpa.org/getattachment/Data-Maps/Demographics/Forecasts/Forecasts-for-RTP-rounded.pdf.aspx>

POPULATION BY AGE COHORT		
Age	Total	Percent
Under 5 years	452	5.8%
5 to 9 years	599	7.6%
10 to 14 years	636	8.1%
15 to 19 years	545	6.9%
20 to 24 years	285	3.6%
25 to 34 years	675	8.6%
35 to 44 years	1,174	15.0%
45 to 54 years	1,345	17.1%
55 to 59 years	538	6.9%
60 to 64 years	456	5.8%
65 to 74 years	643	8.2%
75 to 84 years	406	5.2%
85 years and over	90	1.1%
Total	7,844	100.0%

Source: US Census Bureau 2010, DP-1 Profile of General Demographic Characteristics

Household Size & Type

According to the 2010 Census, Montvale had a total of 574 or 20.7% non-family households. Non-family households include persons living alone or a householder who is not related to any of the other persons sharing their home. As for family households, they encompassed 80.0% of the households within the Borough in 2010. Only 34.2% of husband and wife family households within Montvale contained children under the age of 18. See the table below for additional details.

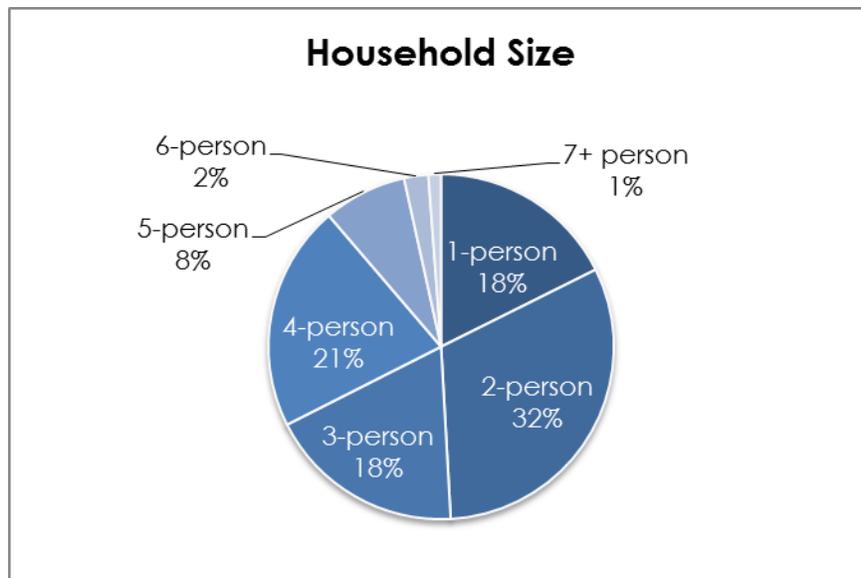
HOUSEHOLD TYPE AND SIZE		
Type	Number	Percent
Family Households	2,204	79.3%
Husband-Wife Family	1,907	68.6%
with children under 18	950	34.2%
Male Householder, no wife	72	2.6%
Female Householder, no husband	225	8.1%
Non-family Households	574	20.7%
Male living alone	183	6.6%
Female living alone	307	11.1%
Total	2,778	100.0%

Source: US Census Bureau 2010

As shown in the table below, the most common household size within Montvale Borough in 2010 was a two-person household, which totaled 31.5% or 875 households. Second most common was a four-person household with 21.2% of all households.

HOUSEHOLD SIZE		
Size	Total	Percent
1-person	490	17.6%
2-person	875	31.5%
3-person	512	18.4%
4-person	589	21.2%
5-person	217	7.8%
6-person	62	2.2%
7+ person	33	1.2%
Total	2,778	100.0%

Source: US Census Bureau 2010, HCT6, Household Size



Income & Poverty Status

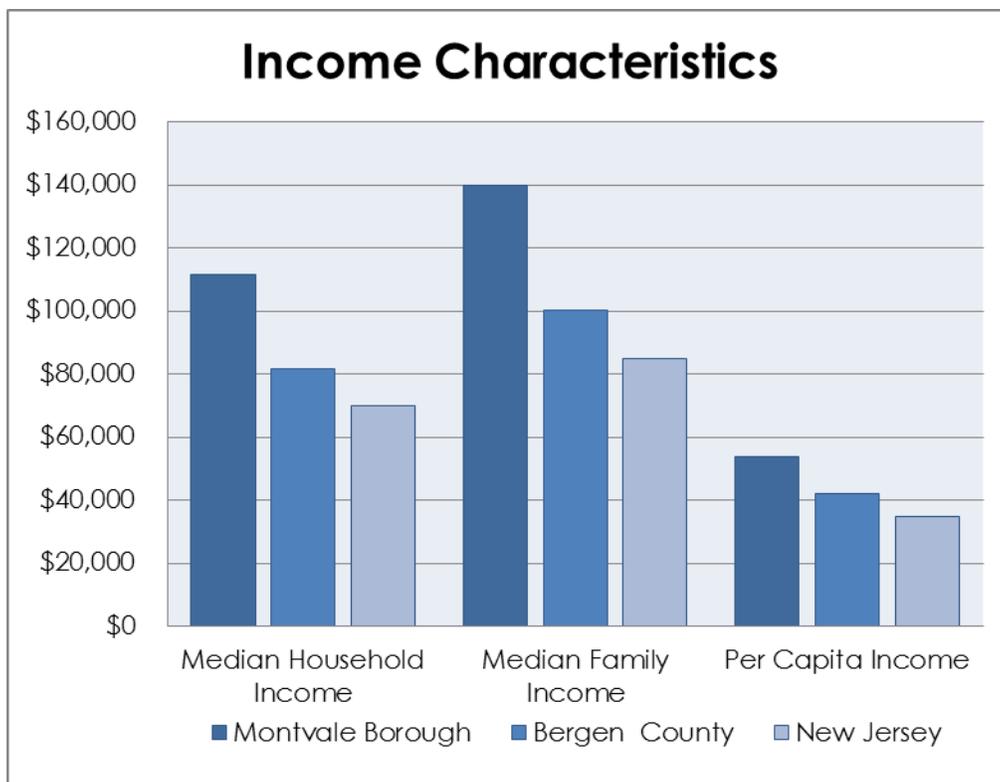
The 2010 Census data has not yet been released for income and poverty. Therefore, five-year American Community Survey (hereinafter "ACS") estimates had to be relied upon. The ACS data indicates that the median household income for Montvale was \$111,633 in 2010. This is \$29,925 higher than the median household income for Bergen County and \$41,822 higher than the State's median household income. The Borough's median family income was roughly \$40,000 more than the County's, and approximately \$55,000 more than the State's.

As for per capita income, Montvale's is estimated at \$53,974. The County's per capita income is projected to be \$42,006, while the State's is estimated to be \$34,858.

Finally, in reviewing poverty status of both people and families, Montvale fares better than the County and State. The ACS estimates that Montvale had a people poverty status of 5.3% and a family poverty status of 3.6%. These percentages are slightly lower than the County and almost half that of the State's poverty rate. See the table below for details.

INCOME CHARACTERISTICS			
Income Type	Montvale Borough	Bergen County	New Jersey
Median Household Income	\$111,633	\$81,708	\$69,811
Median Family Income	\$140,026	\$100,310	\$84,904
Per Capita Income	\$53,974	\$42,006	\$34,858
Poverty Status (Percent of People)	5.3%	5.8%	9.1%
Poverty Status (Percent of Families)	3.6%	4.3%	6.7%

Source: 2010 American Community Survey 5-year Estimates: B06011, B19013 Median Income in Past 12 Months



Montvale's household income data is sourced from the ACS five-year estimates. Slightly over 350 households (12.8%) had an income between \$75,000 and \$99,999 in 2010. A total of 566 households (20.6%) had an income of \$100,000 to \$149,999. Only 18.3% of households within Montvale had an income less than \$49,999 in 2010 as shown in the table on page 13.

HOUSEHOLD INCOME						
	Montvale Borough		Bergen County		New Jersey	
	Total	Percent	Total	Percent	Total	Percent
Less than \$10,000	62	2.3%	13,533	4.1%	167,356	5.3%
\$10,000 to \$14,999	101	3.7%	10,627	3.2%	126,043	4.0%
\$15,000 to \$24,999	149	5.4%	22,312	6.7%	251,596	7.9%
\$25,000 to \$34,999	37	1.3%	21,850	6.5%	250,896	7.9%
\$35,000 to \$49,999	155	5.6%	31,782	9.5%	354,166	11.2%
\$50,000 to \$74,999	325	11.8%	53,497	16.0%	537,687	16.9%
\$75,000 to \$99,999	353	12.8%	44,819	13.4%	428,486	13.5%
\$100,000 to \$149,999	566	20.6%	62,133	18.6%	548,970	17.3%
\$150,000 to \$199,999	320	11.6%	32,815	9.8%	248,860	7.8%
\$200,000 or more	686	24.9%	40,506	12.1%	262,009	8.2%
Total	2,754	100.0%	333,874	100.0%	3,176,069	100.0%

Source: 2010 American Community Survey 5-year Estimates, B19001 Household Income in Past 12 Months

IV. MONTVALE'S HOUSING DEMOGRAPHICS

It should be noted that where 2010 Census data has been released and is readily available, it has been used in the housing demographics which follow; otherwise, ACS estimates are utilized.

Housing Type

Five-year ACS estimates reported that there were 2,813 dwelling units in Montvale Borough. The Borough's housing stock includes single-family detached units, single-family attached units and multi-family dwellings. Single-family detached dwellings totaled 2,079 or 73.9% of the Borough's housing stock. Single-family attached houses (e.g. townhomes) comprised 204 or 7.3% of Montvale's housing stock. As the chart on page 14 shows, two unit dwellings comprised 6.4% of the housing stock, while 20 or more unit buildings totaled 3.6%. Of the estimated 2,813 units in 2010, 83 or 3% of the housing stock is affordable.

HOUSING TYPE BY UNITS IN STRUCTURE		
Unit Type	Number of Units	Percent
1, Detached	2,079	73.9%
1, Attached	204	7.3%
2	180	6.4%
3 or 4	150	5.3%
5 to 9	40	1.4%
10 to 19	59	2.1%
20 or more	101	3.6%
Mobile Home	0	0.0%
Other	0	0.0%
Total	2,813	100.0%

Source: US Census Bureau 2010 ACS 5-Year Est. Selected Housing Characteristics

Occupancy Status

According to the 2010 Census, 83.5% of the Borough of Montvale's occupied housing stock was owner occupied. In 2010 the Borough's housing vacancy rate was 3.3%. As the table below shows, the majority of the vacancies were properties for rent (25.5%). Just over 20% of the vacancies were properties for sale. See the table below for additional details.

OCCUPANCY STATUS		
	Households	Percent
Occupied Total	2,778	96.7%
<i>Owner Occupied</i>	2,321	83.5%
<i>Renter Occupied</i>	457	16.5%
Vacant Total	94	3.3%
<i>For rent</i>	24	25.5%
<i>Rented, not occupied</i>	2	2.1%
<i>For Sale</i>	19	20.2%
<i>Sold, not occupied</i>	9	9.6%
<i>Seasonal</i>	20	21.3%
<i>Other</i>	20	21.3%
Total	2,872	100.0%

Source: 2010 Census, SF 1 & SF 2

The 2010 average household size in Montvale was 2.82 persons, while the average family size was 3.22 persons. Comparing tenure, the average owner-occupied household size was 2.95 persons in 2010, while the average renter-occupied household size was only 2.3 persons.

Value & Rent of Housing Stock

Census 2010 data for value and rent of housing stock has yet to be released; therefore, five-year ACS estimates have been utilized. Of Montvale's 2,206 estimated owner-occupied housing units, a total of 338 homes or 15.3% of the total are approximated to be valued between \$300,000 and \$499,999. The majority (69.9%) are valued between \$500,000 and \$999,999. According to the ACS, roughly 216 homes or 9.8% of the housing stock is valued over a million dollars.

VALUE OF OWNER OCCUPIED UNITS		
Value	Number of Units	Percent
Less than \$199,999	17	0.8%
\$200,000 to \$299,999	94	4.3%
\$300,000 to \$499,999	338	15.3%
\$500,000 to \$999,999	1,541	69.9%
\$1,000,000 or more	216	9.8%
Total	2,206	100.0%

Source: US Census Bureau ACS, 2010 5-Year Estimate DP-04 Selected Housing Characteristics

2010 median estimated rent for the Borough is \$1,537. The majority, 276 or 52.1%, of the Borough's rental units rented for \$1,500 or more per month in 2010. A total of 174 units (32.8%) rented for \$1,000 to \$1,499 monthly. See the table below for more information.

COST OF RENTALS		
Cost	Number of Units	Percent
Less than \$1,000	80	15.1%
\$1,000 to \$1,499	174	32.8%
\$1,500 or more	276	52.1%
No cash rent	0	0.0%
Total	530	100.0%
Median (in dollars)	\$1,537	

Source: 2010 American Community Survey 5-year Estimate, Gross Rent

Condition of Housing Stock

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

Most of the Census indicators available at the municipal level indicate a sound housing stock. All homes within the Borough contain plumbing facilities, kitchen facilities, heat and telephone service.

CONDITION OF HOUSING STOCK		
Fuel Type	Number of Units	Percent
Lack of complete plumbing	0	0.0%
Lack of complete kitchen	0	0.0%
Lack of telephone service	0	0.0%
Lack of adequate heat	0	0.0%
Total	0	0.0%

Source: US Census Bureau ACS 2010, 5-Year DP-04 Selected Housing Characteristics

Housing with 1.01 or more persons per room is an index of overcrowding. In 2010, the Borough contained 2,754 occupied units. The majority (98.5%) of occupied housing units had 1.00 or less occupants per room, while 1.5% of units contained 1.01 to 1.50 persons per room and may be considered overcrowded as shown in the table below.

Occupants Per Room		
Occupants	Number of Units	Percent
1.00 or less	2,713	98.5%
1.01 to 1.50	41	1.5%
1.51 or more	0	0.0%
Total	2,754	100.0%

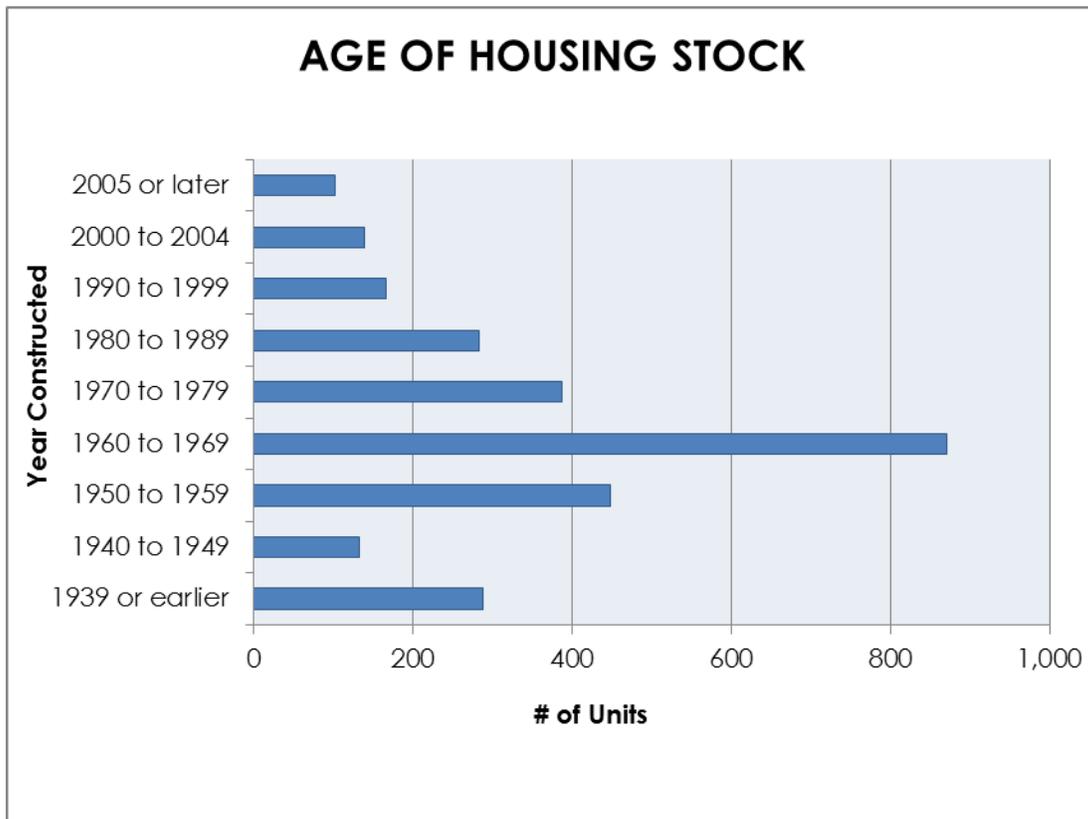
Source: US Census Bureau 2010 ACS 5-Year Estimate

Housing units built in 1959 or earlier are now flagged instead of units built in 1939 or earlier. Research has demonstrated that units built 50 or more years ago are much more likely to be in substandard condition. Included in the rehabilitation calculation are overcrowded units and dilapidated housing. Overcrowded units are defined by the U.S. Department of Housing and Urban Development as those with more than one person living per room.

The table and bar graph on page 17 provide the 2010 ACS estimates. Approximately 30.8% of Montvale's housing stock was built before 1960. Units built before 1960 are a factor in the determination of each municipality's rehabilitation share. In Montvale, 867 units were constructed prior to 1960. The Borough's Rehabilitation Obligation is zero (0) units, reflecting the relatively good condition of these older homes. The years between 1960 and 1969 produced the Borough's largest amount of housing (870 units). As the bar graph shows, home building has decreased significantly since 1969.

AGE OF HOUSING STOCK		
Year Built	Number of Units	Percent
1939 or earlier	288	10.2%
1940 to 1949	132	4.7%
1950 to 1959	447	15.9%
1960 to 1969	870	30.9%
1970 to 1979	387	13.8%
1980 to 1989	283	10.1%
1990 to 1999	166	5.9%
2000 to 2004	138	4.9%
2005 or later	102	3.6%
Total	2,813	100.0%

Source: US Census Bureau 2010 ACS 5-Year Est., DP-04 Selected Housing Characteristics



V. MONTVALE'S EMPLOYMENT DEMOGRAPHICS

Many changes have occurred in the economy between the 2000 and 2010 Census. The stock market crash in 2008 led to many companies either failing or laying off hundreds of workers. Unfortunately, little data regarding employment has been released for the 2010 Census; therefore, 2000 Census data and five-year ACS estimates had to be relied upon. Other sources are cited where the information is available.

In 2010, the ACS estimates that Montvale had 4,013 residents in the labor force. Of those 16 years and older, 96.3% or 3,863 persons were employed and a total of 150 persons were not employed.

As the 2010 Census data has yet to be released for this category, five-year ACS estimates were relied upon. The majority of workers within the Borough were private wage and salary workers in 2010. 3,147 or 81.5% of those employed over age 16 fell into this category. Approximately 11.1% of workers were government employees and 289 or 7.5% were self-employed. The ACS estimates that no one within the Borough was an unpaid family worker in 2010.

CLASS OF WORKER		
Class of Worker	Number of Workers	Percent
Private wage and salary workers	3,147	78.4%
Government workers	427	10.6%
Self-employed workers	289	7.2%
Unpaid family workers	0	0.0%
Total employed residents	3,863	96.3%
Total unemployed residents	150	3.7%
Total residents in workforce	4,013	100.0%

Source: 2010 ACS 5-Year Estimates DP03

Occupational Characteristics

In 2010, the ACS estimates that 54.9% of the Borough's residents were employed in management, professional, science or arts occupations. Over 362 residents are approximated to be employed in the service industry and 26.6% of those employed are in sales and office professions. Approximately 166 or 4.3% of residents are employed in the construction, extraction or maintenance field.⁹

⁹ The Borough questions the ACS estimates as there is one farm in the Borough, yet no employees are allocated for the category of farming.

EMPLOYED CIVILIAN POPULATION BY OCCUPATION (AGE 16 YEARS OR OLDER)				
Occupation	Montvale Borough		Bergen County	
	Total	Percent	Total	Percent
Management, professional, and related	2,120	54.9%	202,204	45.1%
Service	362	9.4%	55,654	12.4%
Sales and office	1,026	26.6%	126,681	28.3%
Farming, fishing, and forestry	0	0.0%	516	0.1%
Construction, extraction, and maintenance	166	4.3%	28,851	6.4%
Production, transportation, and material moving	189	4.9%	34,434	7.7%
Total	3,863	100.0%	448,340	100.0%

Source: 2010 American Community Survey 5-Year, DP-03 Selected Economic Characteristics

Employment Projections

The NJTPA estimates that employment within the Borough will grow by 1,790 jobs by 2040.¹⁰

EMPLOYMENT PROJECTION			
Year	Jobs	Change	Percent
2010	11,620	---	---
2040	13,410	1,790	15.4%

Source: NJTPA Employment Forecast by County and Municipality 2010-2040

In-Place Employment By Industry

New Jersey's Department of Labor and Workforce Development is the entity that reports on employment and wages within the State of New Jersey. The latest municipal-level report was completed in 2013. According to the data, there were 8,892 private sector jobs within the Borough, which were provided by an average of 419 employers. Note that these are jobs within Montvale – the daytime working population regardless of where the employee lives.

The management industry had the largest average employment with 2,270 jobs. Wholesale trade ranked second with an average of 1,142 jobs, followed by the finance/insurance sector with 609 jobs on average. The local government education sector provided an average of 431 jobs within the Borough in 2013. See the table on page 20 for data on each industry sector.

¹⁰ <http://www.njtpa.org/DataMap/Demog/Forecast/documents/2035DemographicForecastsbyMunicipality--FinalApprovedforWebsite20090824.pdf>

EMPLOYMENT BY INDUSTRY SECTOR AND NUMBER OF EMPLOYEES (2013)					
Industry	Establishments		Employees		Annual Wages
	Total	Percent	Total	Percent	
Construction	24	5.7%	165	1.9%	\$74,991
Manufacturing	-	-	-	-	--
Wholesale Trade	40	9.5%	1,142	12.8%	\$121,525
Retail Trade	30	7.2%	483	5.4%	\$33,027
Transp/Warehousing	7	1.7%	134	1.5%	\$65,746
Information	9	2.1%	208	2.3%	\$129,588
Finance/Insurance	45	10.7%	609	6.8%	\$109,684
Real Estate	14	3.3%	61	0.7%	\$79,961
Professional/Technical	-	-	-	-	-
Management	8	1.9%	2,270	25.5%	\$97,133
Admin/Waste Remediation	33	7.9%	302	3.4%	\$57,566
Education	-	-	-	-	-
Health/Social	32	7.6%	230	2.6%	\$57,962
Arts/Entertainment	9	2.1%	152	1.7%	\$25,727
Accommodations/Food	26	6.2%	242	2.7%	\$23,013
Other Services	-	-	-	-	-
Unclassifieds	12	2.9%	17	0.2%	\$46,283
Private Sector Total	419	99.1%	8,892	95.4%	\$101,189
Local Govt Education	2	0.5%	321	3.4%	\$55,405
Local Govt Total	4	0.9%	431	4.6%	\$63,588

Source: NJ Department of Labor and Workforce Development, Employment and Wages, 2013 Annual Report

Travel Time to Work

In 2010, a plurality of Montvale workers (16.4%) commuted 5 to 9 minutes to get to work. Approximately 12.0% of workers traveled 15 to 19 minutes to get to their place of work. A total of 18.4% of Montvale's employed residents traveled less than ten minutes to their workplace in 2010. See the table on page 21 for details.

COMMUTE TIME		
Travel Time (in minutes)	Number of Workers	Percent
Less than 5	73	2.0%
5 to 9	594	16.4%
10 to 14	434	12.0%
15 to 19	519	14.3%
20 to 24	469	12.9%
25 to 29	148	4.1%
30 to 34	428	11.8%
35 to 39	50	1.4%
40 to 44	103	2.8%
45 to 59	269	7.4%
60 to 89	365	10.1%
90 or more	171	4.7%
Total	3,623	100.0%

Source: 2010 American Community Survey 5-year Estimates: B08303

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.

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

As shown in the table on the following page, 438 new homes were built between 2000 and 2014. A common trend in the Borough is the demolition of older, smaller homes, which are being replaced by modern, spacious homes. Additionally, there are a number of lots that were oversized, where developers applied for a minor subdivision to demolish the existing home and build two new homes.

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	37	48	32	7	15	5	14	70	61	36	12	26	35	20	20	438
Demolitions	4	0	2	2	1	7	6	9	4	1	2	4	3	2	4	51
Net Development	33	48	30	5	14	-2	8	61	57	35	10	22	32	18	16	387

Source: "New Jersey Construction Reporter" - New Jersey Department of Community Affairs.

Projecting into the future, the Borough presently has 23 single-family homes that have been approved, with permits issued and the homes are either under construction or will commence construction shortly. Additionally, there is one pending application for the construction of a single-family home. Furthermore, there are a number of approved subdivisions and residential applications. The Reserve is currently under construction and is anticipated to be completed next year. Woodland Heights has been approved to construct 20 homes and has agreed to make a payment-in-lieu for the construction of affordable units. Trailing Ridge, School #2 and DePiero have all been approved. 99 Spring Valley Road and 7 Franklin Avenue are anticipated inclusionary developments.

Lastly, the Borough projects residential development between the present and 2025. Based on the data below, the Borough anticipates issuing 315 residential Certificates of Occupancy between now and the end of the Third Round in December of 2025.

PROJECTION OF RESIDENTIAL DEVELOPMENT													
	'15	'16	'17	'18	'19	'20	'21	'22	'23	'24	'25	Total	
Pending Applications			1									1	
Approved Development, Permits Issued	12	11										23	
Projected Development			4	5	5	5	5	5	5	5	5	44	
Woodland Heights**			5	5	5	5						20	
Reserve*		80										80	
Trailing Ridge*			41	40								81	
School #2*			14									14	
DePiero*				32								32	
99 Spring Valley Road*				12								12	
7 Franklin Avenue*					8							8	
Total	12	91	65	94	18	10	5	5	5	5	5	315	

*Not counted in development fees, as it is inclusionary.

**Not counted in development fees, as it is submitted a Payment-In-Lieu.

Of the 315 new residences projected to be built between now and 2025, 74 or 23.5% of the units are anticipated to be reserved for low and moderate income households. See the table below for details.

PROJECTION OF AFFORDABLE UNITS												
	'15	'16	'17	'18	'19	'20	'21	'22	'23	'24	'25	Total
Reserve		6										6
Trailing Ridge			9	9								18
School #2			14									14
DePiero				32								32
99 Spring Valley Road				2								2
7 Franklin Avenue					2							2
Total	0	6	23	43	2	0	0	0	0	0	0	74

VII. CAPACITY FOR FAIR SHARE

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

- The Borough’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

Montvale’s capacity to accommodate its present and prospective affordable housing need is determined by three components – available land, water capacity and sewer capacity. Note that land development is limited by wetlands, flood plains, easements (conservation, sewer, water, etc.), parcel size and municipal regulations.

The Borough has conducted a Vacant Land Adjustment analysis that indicates 15 additional COAH units could be constructed on lands that are vacant within the Borough. Four properties contribute to that number:

- Block 104, Lot 14 Valley View Terrace – 3 affordable units
- Block 1002, Lot 7 – 9 affordable units
- Block 1504, Lot 6, known as 57 N. Kinderkamack Road – 2 affordable units
- Block 2408, Lot 26, known as 7 Franklin Avenue – 1 affordable unit

One of these four lots is included in the Fair Share Plan as mechanisms to provide affordable housing. The chart and maps prepared as part of the Vacant Land Adjustment analysis are included in the Appendix.

Utility Capacity

United Water provides the Borough's water and Bergen County Utilities Authority (hereinafter "BCUA") processes Montvale's sewerage. According to the Borough's Engineer, there are no known capacity issues with either water or sewer. One known utility improvement is planned within the Borough; United Water will be installing a booster facility to improve water pressure within the Borough along Chestnut Ridge Road.

Appropriate Locations for Affordable Housing

Land that is most appropriate for the construction of low and moderate income housing includes the following approved projects:

1. Del Ben/Montvale Reserve – Upper Saddle River Road, under construction
2. DePiero – Summit Avenue, approved
3. School #2 – Grand Avenue East, approved
4. Bonnabel/Trailing Ridge – Spring Valley Road, approved
5. Children's Aid and Family Services – South Middletown Road, approved

Additional lands appropriate for the construction of low and moderate income housing include the following:

1. 99 Spring Valley Road – developer expressed interest in building affordable housing
2. 7 Franklin Avenue - developer expressed interest in building affordable housing

Existing structures appropriate for conversion to affordable housing include homes in foreclosure, which could be cost effective to buy and convert to affordable housing. As for structures suitable for rehabilitation, according to the Borough's calculations, there are zero (0) homes within the Borough that are in need of a major system repair (e.g. roof, electric, plumbing, etc.).

Potential Affordable Housing Developers

Three developers have expressed an interest in building affordable housing within the Borough of Montvale. Each proposal is summarized below:

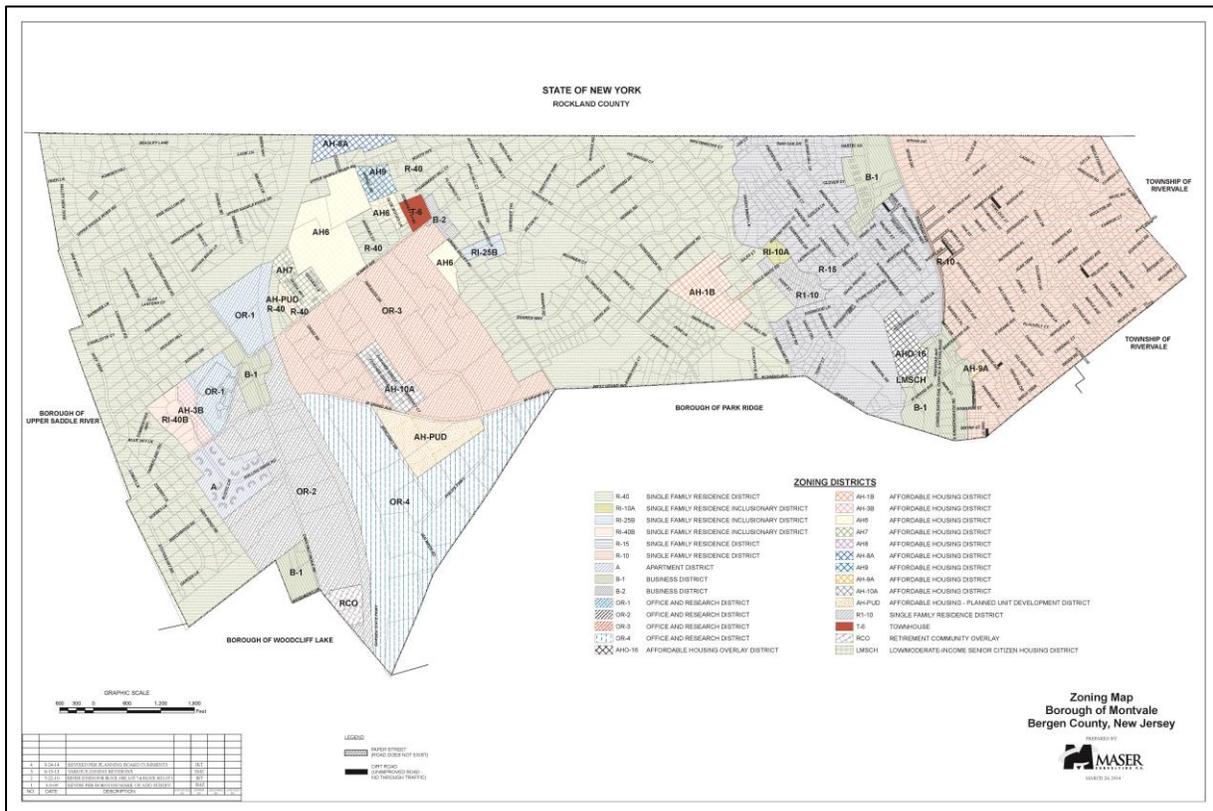
- 99 Spring Valley Road - Baldanza Construction owns Block 403, Lot 2, 99, which is just over an acre in size. The property is located in the B-2 District, but is abuts the R-40 single-family district on two sides. Baldanza has expressed an interest in constructing a 12-unit townhome complex, which would include the construction of 2 affordable for-sale units. Page 40 provides additional details on this proposal.
- 7 Franklin Avenue - Montvale Partners, LLC owns Block 2408, Lot 26, which is roughly 0.83 acres. This property is included in the Vacant Land Inventory with the potential to generate 1

affordable unit. However, since the site is located in the downtown area, where a higher density is possible, the Borough believes that the property has the potential to produce at least 2 affordable housing units. The property previously contained a 4,000 square foot retail building, which was demolished in the late 2000's. The property owner, Montvale Partners, LLC, has expressed an interest in developing the lot with a mixed-use development or townhome development. Page 41 provides additional details on this proposal.

- DePiero – On May 1, 2015 Gemfield Capital Management issued a letter to the Mayor of the Borough indicating that they would like to formally request the opportunity to participate within the Borough of Montvale in the creation of 32 units of new affordable housing. The letter states that Gemfield is prepared to move forward with the project provided the entity can obtain low income housing tax credits or other State tax credits to support the project. The letter indicates that Gemfield could begin construction as early as June of 2016 and have the building ready for occupancy by September of 2017.

Anticipated Development Patterns

Anticipated land use patterns within the Borough of Montvale will most likely follow the established zoning map (shown below). There are three business districts and four office/research districts within the Borough. Montvale has been proactive over the years and created 12 affordable housing districts. See the Zoning Map below for details.



VIII. FAIR SHARE PLAN

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 equal to or more than 50%, but less than 80%, of the median gross regional household income. A low income household is one with a gross household income equal to 50% or less of the median gross regional household income. Very-low income households are those with a gross household income equal to 30% or less of the median gross household income. Montvale 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 \$67,538. Two-person households could make up to \$54,030 and be considered a moderate income household or make up to \$33,769 and be considered a low income household. See the table on the following page for greater detail.

2014 REGIONAL INCOME LIMITS FOR REGION 1				
Income	Household Size			
	1 Person	2 Person	3 Person	4 Person
Median	\$59,095	\$67,539	\$75,980	\$84,422
Moderate	\$47,276	\$54,030	\$60,784	\$67,539
Low	\$29,548	\$33,769	\$37,990	\$42,211
Very Low	\$17,729	\$20,261	\$22,794	\$25,327

Source: http://www.nj.gov/dca/services/lps/hss/admin_files/incomelimits.pdf

COAH Requirements

The three components that must be addressed by this plan are contained in the table below. See Chapter 1 for a discussion of the obligation methodology.

BOROUGH OF MONTVALE: AFFORDABLE HOUSING OBLIGATION			
	Rehabilitation	Prior Round	Third Round
Obligation	0	255	31
RDP	-	188	15
Unmet Need	-	67	16

IX. MONTVALE'S COAH OBLIGATION

Montvale's Fair Share Plan describes the projects and strategies the Borough proposes to address its affordable housing obligation. The three components addressed by this plan are:

Three-Part Obligation

Rehabilitation: Zero (0) units

Page 45 of the Opinion issued by the Supreme Court of New Jersey on March 10, 2015 states that "the Appellate Division also approved a methodology for identifying substandard housing that used fewer surrogates [or indicators] to approximate the number of deficient or dilapidated housing units". The Order states that three indicators was not an abuse of discretion. The three indicators utilized are old and over-crowded units, homes with incomplete plumbing and housing units with incomplete kitchens. 2010 Census data is not available for these three indicators for the Borough. 2013 American Community Survey 5-year Estimates are available for the Borough, which indicate that there are zero (0) homes with incomplete plumbing or kitchens. The ACS indicates that 32 homes are crowded, where a unit has more than one person per room. However, the ACS does not provide information on homes that are crowded and built during a certain time period. Therefore, the Borough has relied upon the calculations promulgated by COAH on June 2, 2014. COAH's table indicates that Montvale has zero (0) housing units that are crowded and built before 1960; therefore, the Borough has a Rehabilitation Obligation of zero (0). See the table on the following page for details.

REHABILITATION OBLIGATION				
Crowded, Built Pre-1960	Incomplete Plumbing	Incomplete Kitchen	Low/Mod Share	Obligation
0	0	0	0.595	0

Source: New Jersey Register, June 2, 2014: 46 N.J.R. 960.

Prior Round: 188 RDP & 67 Unmet Need

On December 15, 2004, the Borough of Montvale was granted Substantive Certification for the Second Round. The Second Round Substantive Certification included a Vacant Land Adjustment. Resolution #250-99 granting Substantive Certification to Montvale states that the Borough has a Second Round Obligation of 255. Page 1 of the Resolution states that COAH issued a report establishing a RDP of 188 units on August 30, 2001. This resulted in an Unmet Need of 67.

This HEFSP addresses the RDP of 188 as well as the Unmet Need of 67.

There are minimum and maximum requirements regarding the development of rentals and age-restricted units for the Prior Round Obligation (hereinafter "PRO"), which are outlined in N.J.A.C. 5:93-5.14 and 5.15. Page 30 of the November 25, 2004 COAH Compliance Report (hereinafter "Compliance Report") indicates that Montvale must follow the formula in N.J.A.C. 5:93-6.1(b)(2) since the Borough transferred RCA units and requested a vacant land adjustment. The formula to determine the maximum number of age-restricted units is as follows:

= 25% (RDP- transferred RCA units) – first round age-restricted units

= 25% (188-59) – 0 = 32

As per the Compliance Report, Montvale may **age-restrict** a maximum of **32 units**.

Page 28 of the Compliance Report indicates that Montvale is required to provide a minimum number of rental units. The formula in the report is as follows:

= 25% (pre-credited need – prior cycle credits – rehabilitation component)

= 25% (188- 0- 0) = 47

As per the Compliance Report, Montvale must provide at least **47 rental units**.

Furthermore, it should be noted that N.J.A.C. 5:93-5.15(d)3 limits the number of rental bonuses to the minimum required rental obligation. Therefore, Montvale may receive a **maximum of 47 rental bonuses** for the PRO.

Additionally, there is a limit on the number of units that may be transferred through an RCA. As per page 31 of the Compliance Report, Montvale may transfer up to one-half its affordable housing obligation via an RCA. The formula in the report is as follows:

= 50% (pre-credited need – prior cycle credits – rehabilitation credits)

$$= 50\% (188-0-0) = 94 \text{ units}$$

As indicated by the formula, the Borough may transfer up to 94 units through RCAs.

Third Round: 15 RDP & 16 Unmet Need

Montvale must plan for a Third Round Obligation (hereinafter "TRO") of 31 units, which is based on a new Vacant Land Adjustment analysis, which was conducted using the latest tax data and environmental data available to determine a RDP for the Third Round. The findings of the Vacant Land Adjustment are included in the Appendix.

Similar minimum and maximum requirements apply to the TRO.

The formula to determine the maximum number of age-restricted units for the TRO is as follows:

$$= 25\% (\text{RDP- transferred RCA units}) - \text{first round age-restricted units}$$

$$= 25\% (15-0) - 0 = 3.75$$

As per the formula, Montvale may **age-restrict** a maximum of **4 units** for the TRO.

Montvale is required to provide a minimum number of rental units. The formula is as follows:

$$= 25\% (\text{RDP})$$

$$= 25\% (15) = 3.75$$

Montvale must provide at least **4 rental units**.

Furthermore, it should be noted that N.J.A.C. 5:93-5.15(d)3 limits the number of rental bonuses to the minimum required rental obligation. Therefore, Montvale may receive a **maximum of 4 rental bonuses** for the TRO.

While the formulas above follow the mandated minimum and maximums, Montvale intends to satisfy both its RDP and Unmet Need for the TRO. Therefore, the Borough is providing 25% times 31 or 7.75 rental units, which rounds up to 8 rental units. If the rental requirement is 8, then the bonuses for the TRO are limited to 8.

Existing Credits

Montvale has a total of three rehabilitation credits and 197 existing credits from group homes, RCAs and inclusionary housing developments.

Rehabilitation Credits (3)

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.¹¹ Additionally a major system¹² must be repaired in order for a home to

¹¹ 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.

qualify as a credit. Bergen County’s Office of Community Development runs a Home Improvement Program for residents. Since April 1, 2000 a total of two Montvale homeowners have utilized the program. One home is a single-family structure and the other home is a two-family structure. All three of the units are owner-occupied according to the County and all homes were raised to code. Liens are held on the home until they are sold.¹³ The chart below shows the homes where rehabilitation work has been completed and that the average expenditure has been over \$10,000.

BERGEN COUNTY HOME IMPROVEMENT PROGRAM INFORMATION					
Address	Unit Type	Occupancy	Amount Spent	Final Payment	Work Completed
157 Summit Ave	Two-Family	Owner-Occupied	\$23,450	11.15.2004	Windows, entry doors, steps and platform, extermination, kitchen remodeling
57 Main St	One-Family	Owner-Occupied	\$15,000	3.8.2000	Roof, furnace, electrical svcs, gutters/leaders, siding, aluminization

Source: Fax from Barbara Ruzanski, Bergen County Community Development, Feb. 4, 2015.

Prior Round Credits (197)

The 2004 Second Round Substantive Certification contained 14 mechanisms. To date, 11 mechanisms have been built and one is presently under construction. This section details the existing, on-the-ground credits within Montvale that are allocated to the PRO.

1. Janovic I (Brookview Estates)

Janovic I was part of the Borough’s 1994 Judgment of Compliance. The developer provided a \$300,000 payment-in-lieu, which was then utilized to fund an RCA of 15 units with the City of Garfield in Bergen County. An Amended Regional Contribution Agreement was executed on November 23, 2004 between the Borough of Montvale and the City of Garfield, which transferred 47 units (Janovic I and Four Seasons). The municipalities agreed to \$25,000 per unit, for a total of \$1,175,000. The money was transferred between 2005 and 2006.¹⁴

Based on this information, Janovic I is eligible to receive **15 credits**.

2. Janovic II

Janovic II is a four-lot subdivision, where the developer agreed to provide a \$50,000 payment-in-lieu, which was utilized to fund two RCAs with Cliffside Park in Bergen County. A Regional Contribution Agreement was executed on September 30, 2003 between the Borough and Cliffside Park. The

¹² 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.

¹³ Fax from Barbara Ruzanski, Secretary Bergen County Home Improvement Program, Feb. 4, 2015.

¹⁴ Data from Borough’s CTM System.

municipalities agreed to \$25,000 per unit, for a total of \$50,000. The money was transferred between 2005 and 2006.¹⁵

Based on this information, Janovic II is eligible to receive **2 credits**.

3. Chamberlain

Chamberlain is an 18-lot subdivision that was approved in 2004. The approval required a \$250,000 payment-in-lieu, which was utilized to fund 10 RCA units in Cliffside Park. A Regional Contribution Agreement was executed on July 8, 2003 between the Borough and Cliffside Park. The municipalities agreed to \$25,000 per unit, for a total of \$250,000. The money was transferred in 2005.¹⁶

Based on this information, Chamberlain is eligible to receive **10 credits**.

4. K. Hovanian/Rink/Dill

The K. Hovanian/Rink/Dill site is also known as Four Seasons. The Four Seasons development sits on the Montvale and Woodcliff Lake border. Roughly 7.3 acres of the property is located within Montvale. As part of the approval, the developer agreed to provide an \$800,000 payment-in-lieu. These funds were utilized to finance 32 RCA units with the City of Garfield. An Amended Regional Contribution Agreement was executed on November 23, 2004 between the Borough of Montvale and the City of Garfield, which transferred 47 units (Janovic I and Four Seasons). The municipalities agreed to \$25,000 per unit, for a total of \$1,175,000. The money was transferred between 2005 and 2006.¹⁷

Based on this information, Four Seasons is eligible to receive **32 credits**.

5. Greenway

Located off of Summit Avenue, Greenway is a 59-unit condominium complex (see image on the following page¹⁸). Greenway is commonly referred to as "Summit Ridge" and was a part of the Borough's 1994 Judgment of Compliance. The complex contains 2 affordable family rental units and 10 affordable family for-sale units. The affordable units received Certificates of Occupancy between 2000 and 2001. As per the Compliance Report, the rental units are eligible to receive rental bonus credits.

Based on this information, Greenway is eligible to receive **12 credits and 2 bonus credits**.

¹⁵ Ibid.

¹⁶ Ibid.

¹⁷ Ibid.

¹⁸ Image courtesy of <https://www.google.com/maps>



6. Bear Brook/US Cable

Located off of Spring Valley Road, Bear Brook was a part of the Borough's 1994 Judgment of Compliance. The 33-unit condominium complex (see image below¹⁹) contains 5 affordable family rental units. The affordable units received Certificates of Occupancy in 1998. As per the Compliance Report, the rental units are eligible to receive rental bonus credits.

Based on this information, Bear Brook is eligible to receive **5 credits and 5 bonus credits**.



¹⁹ Image courtesy of <http://www.bing.com/maps>

7. Baldanza/Charlestowne Court Condos

Commonly known as Charlestowne Court, this multi-family development is located off of Franklin Avenue. The 12-unit inclusionary development contains 3 affordable family rental units. The affordable units received Certificates of Occupancy on October 10, 2007. As per the Compliance Report, the rental units are eligible to receive rental bonus credits.

Based on this information, Charlestowne Court is eligible to receive **3 credits and 3 bonus credits**.

8. Nottingham Manor

Located along Nottingham Court is Nottingham Manor, a garden apartment complex originally constructed in the 1950s (see image below²⁰). In the early 2000s the property owner approached the Borough, seeking to construct additional garden apartments on an undeveloped portion of the site. The Borough rezoned the property and subsequently the developer constructed 36 additional units, of which 8 are affordable family rental units. The affordable units received Certificates of Occupancy on September 27, 2007. As per the Compliance Report, the rental units are eligible to receive rental bonus credits.

Based on this information, Nottingham Manor is eligible to receive **8 credits and 8 bonus credits**.



9. National Institute for People with Disabilities

National Institute for People with Disabilities (hereinafter "NIPD") operates a licensed group home for 5 very-low income clients.²¹ The home is located at 1 Middletown Road on Block 1709, Lot 1. NIPD bought the property in 2001. The group home is licensed by the Department of Human Services.

²⁰ Image courtesy of <https://www.google.com/maps>

²¹ Email from Ralph Coloma, Assistant Director NIPD-NJ, received on May 20, 2015.

Clients are age 18 or older. According to page 14 of the Compliance Report, the Division of Developmental Disabilities provided the facility with capital funding that has a 20-year renewable deed restriction. As per the Compliance Report, these units are eligible to receive rental bonus credits.

Based on this information, the NIPD facility is eligible for **5 credits and 5 bonus credits**.

10. Axxin/K. Hovnanian/Valley View

Commonly referred to as Valley View, this development is located along Craig Road. Valley View was part of Montvale's 1994 Judgment of Compliance. This inclusionary project received approval from the Borough in 2004 and contains 102 market-rate units and 26 affordable units (see image on below²²). The 26 affordable units are family for-sale condominiums. The affordable units received Certificates of Occupancy from 2007 to 2009 as the site was constructed in phases.

Based on this information, Valley View is eligible to receive **26 credits**.



11. Montvale Senior Housing/Montvale Commons

Initially referred to as Montvale Senior Housing, this site is now referred to as Montvale Commons. The multi-family building is located at 150 Nottingham Court, adjacent to the Nottingham Manor development (see image on page 35²³). Page 24 of the Compliance Report describes the project as a 36-unit affordable age-restricted rental development. The Compliance Report also noted that the site was eligible for rental bonuses at a rate of 0.33 per age-restricted rental unit.

However, since 2004 the size of the project and type of unit has changed. This municipally-sponsored, 100% affordable housing development was approved by the Borough in 2012 to construct a 28-unit building. Ten of the 28 units are reserved for special needs households. The remaining 18 rental units

²² Image courtesy of <http://www.bing.com/maps>

²³ Image courtesy of <http://www.bing.com/maps>

are **not** age-restricted and are open to anyone.²⁴ The units were occupied in 2013. The development has received Low Income Housing Tax Credits and HMFA financing.



As per the 2013 Special Needs Housing Trust Fund Grant Agreement, Deed Restriction and Regulatory Agreement, the 10 special needs units are permanent supportive housing. As per the 2013 Deed of Easement and Restrictive Covenant for Extended Low-Income Occupancy agreement, 10% or more of the residential units in the development are to be occupied by households with an income that is 30% or less of Area Median Gross Income.

Based on the above information, Montvale Commons is eligible for **28 credits and 28 bonuses**.

Existing Credit Summary

The Compliance Report indicates Montvale must provide at least 47 rental units. However, this calculation is based on the RDP of 188. Despite this, the Borough of Montvale is addressing its entire PRO of 255 in this HEFSP. Therefore, the Borough is required to provide 25% times 255 or 63.75 rental units, which rounds up to 64 rental units. If the rental requirement is 64, then the bonuses for the PRO are limited to 64. Based on these calculations, the following PRO credits exist within the Borough of Montvale:

²⁴ Email from Ken Regan, Vice President of Regan Development, received on May 19, 2015.

EXISTING PRIOR ROUND CREDITS						
Mechanism	Credit Type	Tenure	Age-Restricted	Credit	Bonus	Total
Janovic I (Brookview Estates)	RCA	-	-	15		15
Janovic II	RCA	-	-	2		2
Chamberlain	RCA	-	-	10		10
K. Hov/Rink/Dill (Four Seasons)	RCA	-	-	32		32
Greenway at Montvale	Inclusionary	Rental	No	2	2	4
Greenway at Montvale	Inclusionary	For-Sale	No	10		10
Bear Brook/US Cable	Inclusionary	Rental	No	5	5	10
Baldanza (Charlestowne Court)	Inclusionary	Rental	No	3	3	6
Nottingham Manor	Inclusionary	Rental	No	8	8	16
Nat. Inst. For People w/ Disabilities	Group Home	Rental	No	5	5	10
Axxin/Hovn. (Valley View)	Inclusionary	For-Sale	No	26		26
Montvale Senior Housing/Montvale Commons/Regan Development	Mun-Sponsored/100%	Rental	No	18	18	36
Montvale Senior Housing/Montvale Commons/Regan Development	Mun-Sponsored/100% / Permanent Supportive Housing	Rental	No	10	10	20
Total				146	51	197

Proposed Mechanisms

Rehabilitation Mechanisms

As the Borough has no Rehabilitation Obligation, there are no proposed mechanisms.

Prior Round Mechanisms

1. Del Ben/Montvale Reserve

Located along Upper Saddle River Road, Del Ben was a part of the Borough's 1994 Judgment of Compliance. The development is now referred to as Montvale Reserve. The property is known as Block 302, Lot 1 and owned by K. Hovnanian at Montvale 11, LLC. In the Compliance Report, Montvale Reserve was proposed to generate 39 affordable units. However, after 2008, K. Hovnanian (the builder) sued the Borough and the litigation resulted in an overall reduction in the total number of units to 80. Consequently, this reduced the affordable units to 6.

On October 19, 2012 a Fairness Hearing was held before Judge Carver, who approved the settlement between the Borough and K. Hovnanian as fair to persons of low and moderate income. Since the litigation was settled, the 16.876 acre site has been approved by the Borough and is presently under construction. It is anticipated that the development will be completed in 2016. The 6 affordable units will be for-sale units.

Based on this information, Montvale Reserve is eligible to receive **6 credits**.

2. DePiero

Page 32 of the Compliance Report addresses the Borough's Unmet Need obligation of 67. The DePiero property (Block 2802, Lots 2 and 3) is listed under Unmet Need in the report. DePiero was a part of Montvale's 1994 Judgment of Compliance and was proposed to provide 34 affordable units. The Compliance Report indicates that the Borough will create an overlay zone to permit multi-family inclusionary development. However, after 2004, the Borough rezoned the farm AH-8 Affordable Housing District.

As detailed in the April 2013 Amendment to the Land Use Element, no formal site plan applications for the development of an inclusionary project were ever filed by the property owner or even discussed conceptually.²⁵ During this same time period, six inclusionary housing projects were approved and/or built within the Borough. In 2012, the owner of the DePiero farm approached the Borough with an alternative plan. The owner proposed to dedicate Block 1002, Lot 5, which they also own to the Borough. Additionally, the DePieros have an adjacent property at Block 1002, Lot 3, under contract to purchase. As part of the rezoning process of 25+/- acres of farmland for development of a lifestyle retail center, the property owners proposed to dedicate these two lots to the Borough in order to facilitate the construction of the 32 affordable units.

In 2012 and 2013 the Borough adopted Amendments to the Land Use Element, which detailed the proposal for the DePiero farm and the properties on Block 1002. Subsequently, on April 30, 2013, the Borough adopted Ordinance #2013-1374 creating the Affordable Housing – Planned Unit Development District or AH-PUD. The 25+/- acre farm and two properties on Block 1002 are included in the new zone. The purpose of the AH-PUD is to "provide a realistic opportunity for the provision of low- and moderate-income residential units, consistent with the purpose and intent of Montvale's adopted and substantively certified Second Round Housing Element and Fair Share Plan within the context of an affordable housing planned unit development, comprising both residential and retail development. AH-PUD regulations are intended to capitalize on the district's unique locational, physical and historical characteristics to simultaneously provide for its first and second round affordable housing obligation coupled with a lifestyle retail shopping center in which retail services more appropriate to the established character of the area in which the two sites encompassed by this Affordable Housing - Planned Unit Development District are located".²⁶

The ordinance requires a minimum of 32 low and moderate income housing units to be constructed by the Borough of Montvale or by a private, public or non-profit entity designated by the Borough of Montvale. On July 15, 2014, the Planning Board approved a two-story 32-unit multi-family building on Block 1002, Lots 3 and 5. This approval was in conjunction with the approval of a Wegmans Supermarket and a lifestyle center on Block 2802, Lots 2 and 3. Condition #2 of the Resolution requires conveyance of the Block 1002 parcels to the Borough upon or prior to the issuance of the first building permit. It is anticipated that the affordable units will be rental units.

²⁵ April 2013 Amendment to the Land Use Element, prepared by Phillips Preiss Grygiel LLC, page 6.

²⁶ Borough Code, Section 128-5.14A.

According to the online tax records, Block 1002, Lot 3 is owned by Katalin Deim and encompasses 1.4 acres. Block 1002, Lot 5 is owned by Edward and Terry DePiero and contains 1.8 acres.²⁷

Based on this information, DePiero is eligible to receive **32 credits and 9 bonuses**.²⁸

3. School #2

This mechanism was not included in the December 2008 HEFSP. School #2 is located at 11 Grand Avenue East. In July of 2013 the Borough purchased Block 1606, Lot 6 from the Montvale Board of Education. The former school building is two blocks from the Montvale Train Station.²⁹

The site consists of 69,111 square feet and in 2014 was rezoned as Affordable Housing Senior District (AHS) via Ordinance #2014-1393. The AHS District permits apartments and community residences for the developmentally disabled.

In 2014, Madeline Housing Partners, LLC (contract purchaser of the property) appeared before the Planning Board seeking preliminary and final site plan approval as well as minor subdivision approval for the property. The application proposed to subdivide the existing parcel into two lots, one which will remain the existing ball field and recreation area of the Borough. The remaining land area, which will be designated as Lot 6, includes the existing school and will comprise roughly 45,000 square feet. The existing vacant school will be retrofitted to be used for 10 affordable senior apartments. A new addition is proposed to be constructed with 4 units of special needs housing. The application was approved by the Borough on January 6, 2015.



²⁷ http://tax1.co.monmouth.nj.us/cgi-bin/m4.cgi?district=0236&lot=023601002_00005_M

²⁸ Note that the DePiero development is being allocated to the PRO as well as the TRO. All of the units are eligible for rental bonuses, but the Borough can only claim credit for 9 bonuses due to the 25% bonus cap.

²⁹ Image courtesy of <http://www.bing.com/maps>

Presently, the Developer’s Agreement is being drafted. Once it is approved the property will be transferred from the Borough to Madeline Housing Partners, LLC. As the units are age-restricted, they are permitted a 0.33 rental bonus for each unit. This would produce 4.62 rental bonuses. This office has taken a conservative approach and rounded down to 4 rental bonuses.

Based on the above information, School #2 will produce **14 credits and 4 bonuses**.

Proposed Prior Round Credit Summary

The Borough can claim a maximum of 64 bonus credits for the PRO. Existing mechanisms generate 51 bonus credits as detailed on page 36. Therefore, the proposed mechanisms provide 45 credits and 13 bonuses towards the PRO.

PROPOSED PRIOR ROUND CREDITS						
Mechanism	Credit Type	Tenure	Age-Restricted	Credit	Bonus	Total
Del Ben/Montvale Reserve	Inclusionary	For-Sale	No	6		6
DePiero*	Municipally-Sponsored/100%	Rental	No	25	9	34
School #2	Municipally-Sponsored/100%	Rental	Yes	14	4	18
Total				45	13	58

*Eligible for additional bonus credits, but the Borough cannot exceed the bonus cap.

Existing and proposed developments generate a total of 191 credits and 64 bonuses that can be applied against the 255-unit PRO. Therefore, the Borough of Montvale can satisfy its entire PRO with existing and proposed mechanisms.

Third Round Mechanisms

Four mechanisms are either under construction or proposed for the PRO.

1. Bonnabel/Trailing Ridge

Located off of Spring Valley Road, Trailing Ridge is located along the New York State border. It is designated on the tax maps as Block 301, Lots 2 and 3. Lot 2 is owned by Y Not Montvale LLC. Lot 3 is owned by The Metro Home Dev @ Werimus LLC and encompasses 8.7 acres.³⁰

The properties are zoned AH-8A multi-family inclusionary development zone. In the Compliance Report the project is described as a 70-unit complex, with 14 affordable rental units. Page 19 of the Compliance Report indicates that Trailing Ridge is eligible for 14 credits and 14 rental bonuses.

In 2009, the project received approval from the Borough to construct 63 market-rate units and 18 affordable rental units (see rendering below).³¹ Metropolitan Home Development is the builder and according to their website, the project will be constructed in 2015 and 2016.³²

³⁰ http://tax1.co.monmouth.nj.us/cgi-bin/m4.cgi?district=0236&lot=023601002_00005_M

Based on this information, Trailing Ridge is eligible to receive **18 credits and 8 bonuses**.³³



2. Children's Aid and Family Services

In May of 2014, Children's Aid and Family Services Inc. purchased a single-family home at 42 South Middletown Road, known as Block 2509, Lot 51 (0.8 acres in size). The final approved plan is for a 5-bedroom group home. The permits have been issued and the renovations are expected to commence shortly.

Based on this information, the facility is eligible for **5 credits**.³⁴

3. 99 Spring Valley Road

Known as Block 403, Lot 2, 99 Spring Valley Road is just over an acre in size. The property is located in the B-2 District, but is abuts the R-40 single-family district on two sides. Presently, the property is used for commercial purposes. To the north of the property is a three-story office building. To the east and south are single-family detached homes. Across Spring Valley Road is an office building and the inclusionary Bear Brook housing development.

In May of 2015, Baldanza Construction (the owner and potential developer) appeared in front of Montvale's Site Plan Review Committee. Baldanza has prepared a concept plan, which proposes to construct 12 townhomes in four buildings. The proposal includes the construction of 2 affordable for-sale units. This would translate to a 17% set-aside.

The Site Plan Review Committee provided comments on the concept plan and noted the fact that the site is across from Bear Brook. As this developer has expressed an interest in providing affordable housing within the Borough of Montvale, the property has been included in the HEFSP.

³¹ <http://metropolitanhomedevelopment.com/>

³² Ibid.

³³ All of the units are eligible for rental bonuses, but the Borough can only claim credit for 8 bonuses due to the 25% bonus cap.

³⁴ Note that this facility is eligible for rental bonuses, but the Borough cannot exceed the bonus cap.

Based on the information above, 99 Spring Valley Road could provide **2 credits**.

4. 7 Franklin Avenue

Known as Block 2408, Lot 26, 7 Franklin Avenue contains roughly 0.83 acres. The property is located in the B-1 Business District. It is adjacent to the AH-9A District, which encompasses Charlestowne Court, an inclusionary housing development. The property is surrounded by the townhomes at Charlestowne Court, retail uses and a mixed-use building. The site is one block from the train station. The property previously contained a 4,000 square foot retail building, which was demolished in the late 2000s.

7 Franklin Avenue does appear in the Borough’s Vacant Land Adjustment analysis and is free from environmental constraints, according to the GIS mapping. Furthermore, the property owner, Montvale Partners, LLC, has expressed an interest in developing the lot with a mixed-use development or townhome development. No concept plans have been prepared to date.

The B-1 District does permit apartments above retail uses as a conditional use. Residential is permitted up to a maximum of 10 units to the acre. Using this density, the site would be permitted to construct 8 residential units. At a 20% set-aside, 1.7 affordable units would be required. Therefore, this report assumes that 7 Franklin Avenue could produce 2 affordable units.

Based on the information above, 7 Franklin Avenue could provide **2 credits**.

Proposed Third Round Credit Summary

As noted above, the Borough has conducted a Vacant Land Adjustment analysis, which has produced a RDP of 15 and an Unmet Need of 16. A minimum of 25% of the obligation must be rental units. This translates to 8 units, where the Borough provides 30 rental units. Additionally, the bonus credits are capped at 8 for the TRO. As shown below, Montvale has 11 surplus credits that can be applied to any outstanding need determined by the Court.

PROPOSED THIRD ROUND CREDITS						
Mechanism	Credit Type	Tenure	Age-Restricted	Credit	Bonus	Total
DePiero*	Municipally-Sponsored/100%	Rental	No	7		7
Bonnabel/Trailing Ridge**	Inclusionary	Rental	No	18	8	26
Children's Aid and Family Services***	Group Home	Rental	No	5		5
99 Spring Valley Road	Inclusionary	For-Sale	No	2		2
7 Franklin Avenue	Inclusionary	?	?	2		2
Total				34	8	42

*Eligible for 7 additional bonuses, but the Borough cannot exceed the bonus cap.

** Eligible for 10 additional bonuses, but the Borough cannot exceed the bonus cap.

***Eligible for bonuses, but the Borough cannot exceed the bonus cap.

Summary of Mechanisms and Credits

The table below provides a summary of the mechanisms, credits and bonuses this HEFSP proposes.

EXISTING & PROPOSED CREDITS				
Mechanism	Credit Type	Credit	Bonus	Total
Rehabilitation : 0				
Bergen County Home Improvement	Rehabilitation	3		3
Total		3	0	3
Prior Round : 255				
Janovic I (Brookview Estates)	RCA	15		15
Janovic II	RCA	2		2
Chamberlain	RCA	10		10
K. Hov /Rink/Dill (Four Seasons)	RCA	32		32
Greenway at Montvale	Inclusionary	2	2	4
Greenway at Montvale	Inclusionary	10		10
Bear Brook/US Cable	Inclusionary	5	5	10
Baldanza (Charlestowne Court)	Inclusionary	3	3	6
Nottingham Manor	Inclusionary	8	8	16
Nat. Inst. For People w/ Disabilities	Group Home	5	5	10
Axxin/Hovn. (Valley View)	Inclusionary	26		26
Montvale Sr Housing/Montvale Commons	Mun-Sponsored/ 100%	18	18	36
Montvale Senior Housing/Montvale Commons	Mun-Sponsored/ 100% / Permanent Supportive	10	10	20
Del Ben/Montvale Reserve	Inclusionary	6		6
DePiero	Municipally-Sponsored/100%	25	9	34
School #2	Municipally-Sponsored/100%	14	4	18
Total		191	64	255
Third Round : 31				
DePiero	Municipally-Sponsored/100%	7		7
Bonnabel/Trailing Ridge	Inclusionary	18	8	26
Children's Aid and Family Services	Group Home	5		5
99 Spring Valley Road	Inclusionary	2		2
7 Franklin Avenue	Inclusionary	2		2
Total		34	8	42

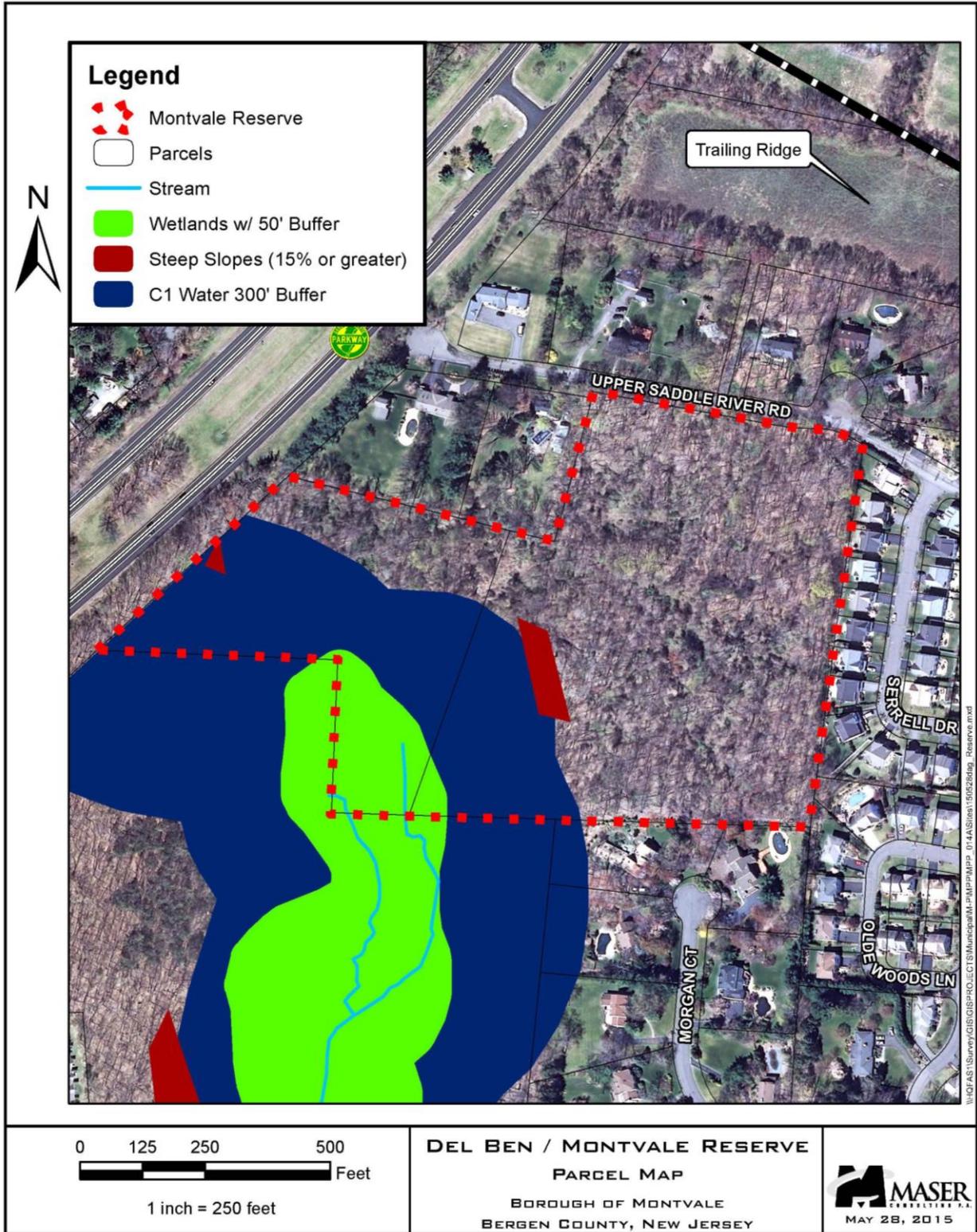
X. IMPLEMENTATION SCHEDULE

The chart below provides an anticipated implementation schedule for the mechanisms that are under construction or proposed.

IMPLEMENTATION SCHEDULE											
Mechanism	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025
Del Ben/ Montvale Reserve											
Construction	■	■									
Occupancy		■									
DePiero											
Site Work	■	■	■								
Conveyance of land		■	■								
Construction			■								
Occupancy				■							
School #2											
Developer's Agreement	■										
Transfer of Property	■										
Renovations/Construction		■									
Occupancy			■								
Bonnabel/Trailing Ridge											
Construction	■	■	■								
Occupancy			■	■							
Children's Aid & Family Services											
Renovations/Construction	■										
Occupancy		■									
99 Spring Valley Road											
Site Plan Application		■									
Review and Approval		■									
Construction			■								
Occupancy			■								
7 Franklin Avenue											
Site Plan Application		■									
Review and Approval			■								
Construction				■							
Occupancy					■						

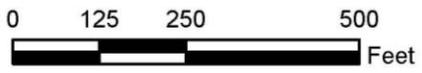
XI. APPENDIX

Sites Designated for Affordable Housing



Legend

-  DePiero
-  Parcels
-  Stream
-  Wetlands w/ 50' Buffer
-  Steep Slopes (15% or greater)
-  C1 Water 300' Buffer
-  Water body
-  FEMA Special Flood Hazard Area



1 inch = 250 feet

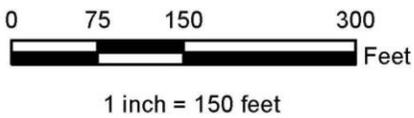
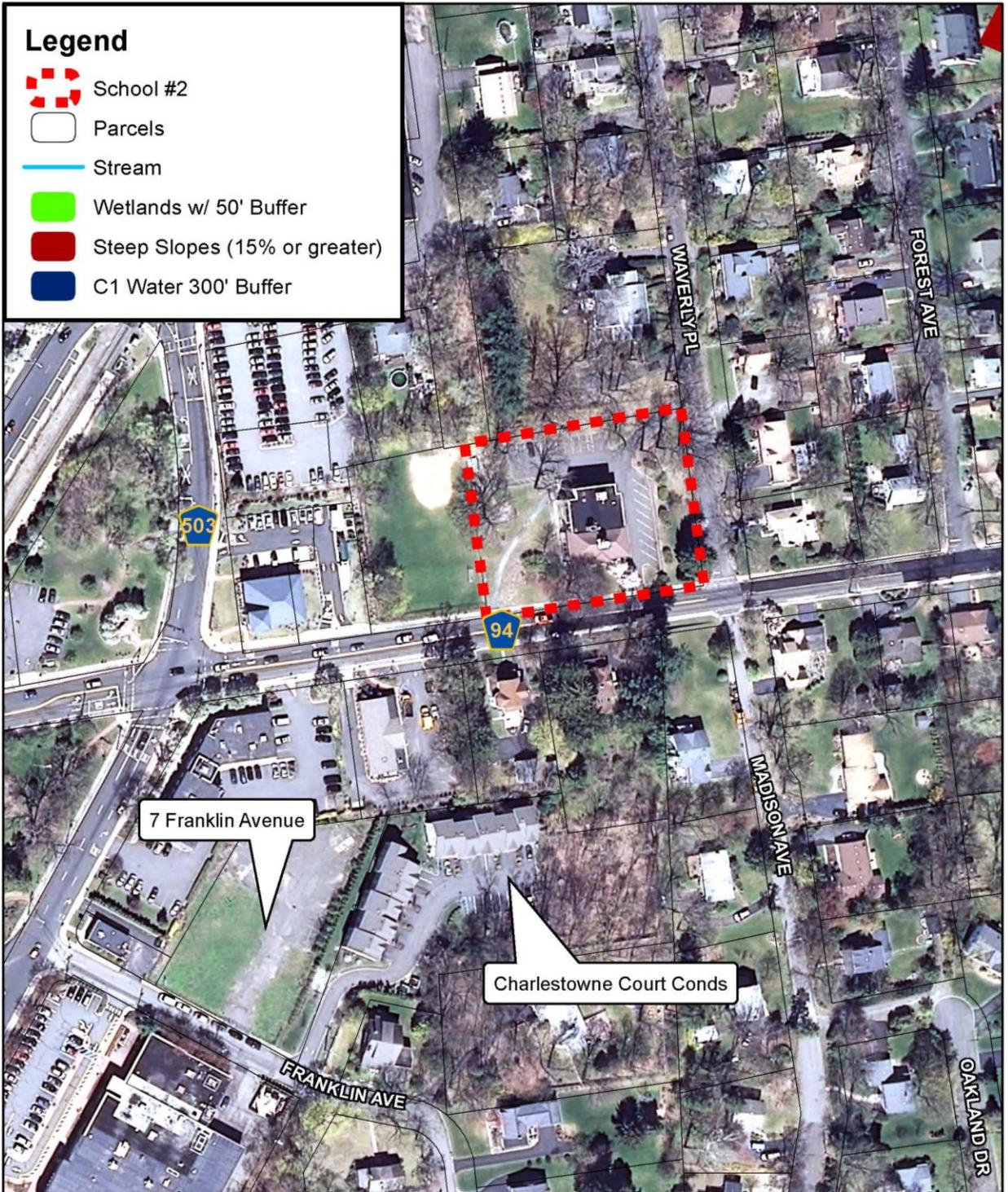
**DEPIERO
PARCEL MAP
BOROUGH OF MONTVALE
BERGEN COUNTY, NEW JERSEY**



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Legend

-  School #2
-  Parcels
-  Stream
-  Wetlands w/ 50' Buffer
-  Steep Slopes (15% or greater)
-  C1 Water 300' Buffer



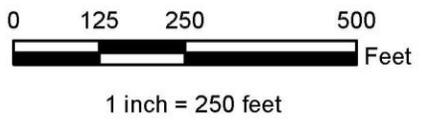
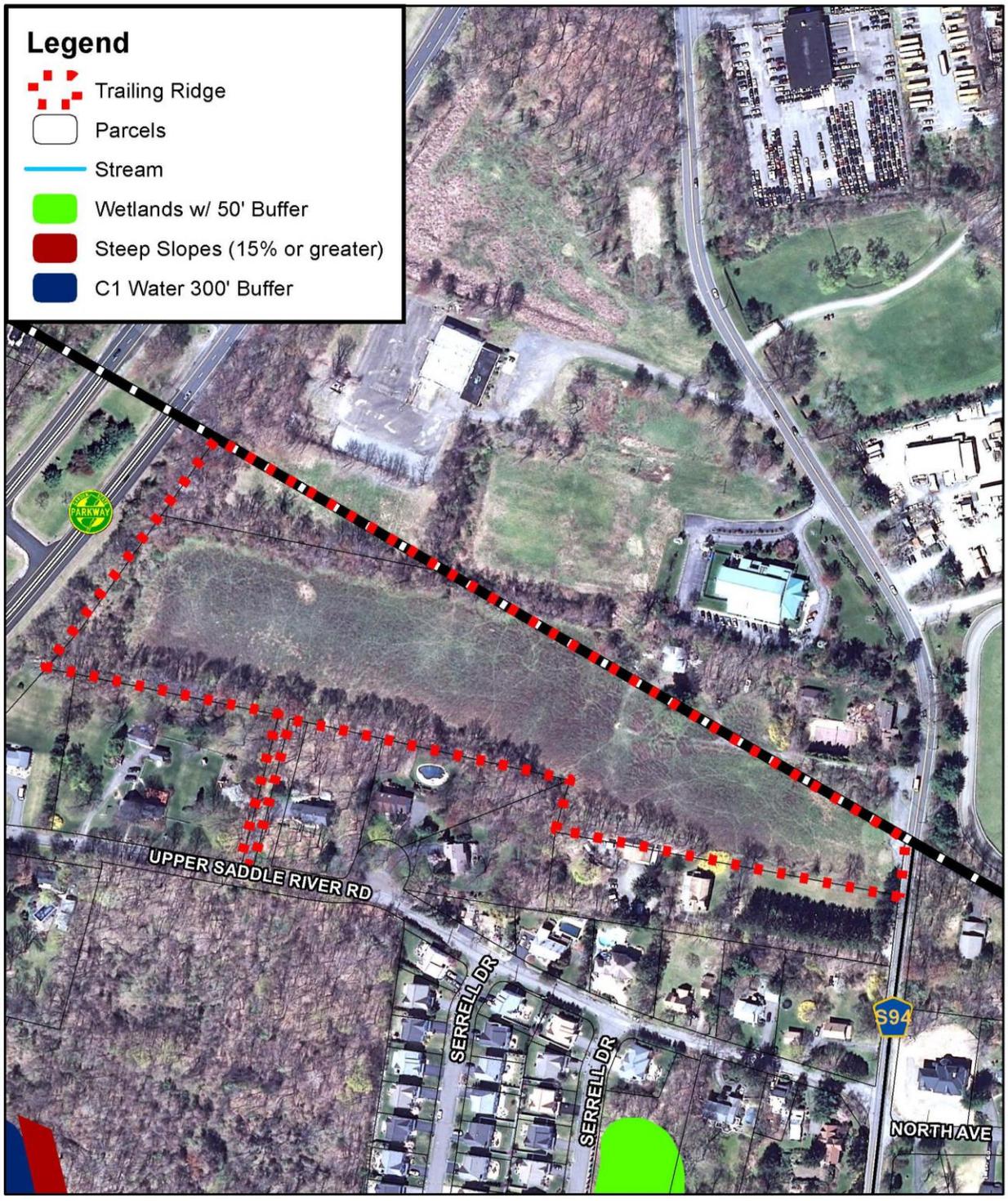
SCHOOL #2
PARCEL MAP
 BOROUGH OF MONTVALE
 BERGEN COUNTY, NEW JERSEY



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Legend

-  Trailing Ridge
-  Parcels
-  Stream
-  Wetlands w/ 50' Buffer
-  Steep Slopes (15% or greater)
-  C1 Water 300' Buffer



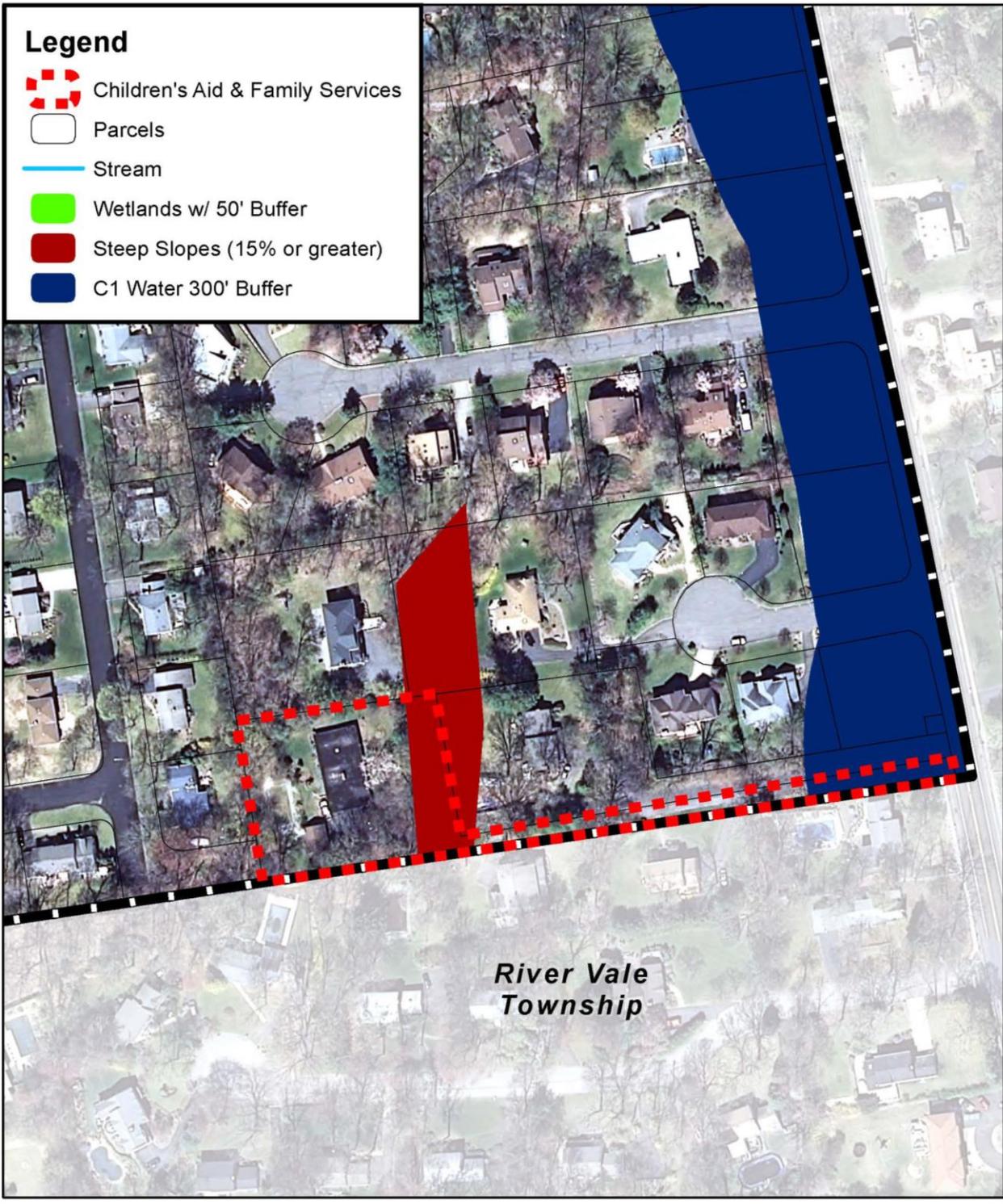
BONNABEL / TRAILING RIDGE
PARCEL MAP
 BOROUGH OF MONTVALE
 BERGEN COUNTY, NEW JERSEY



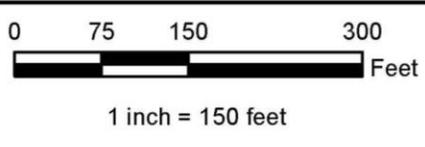
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Legend

-  Children's Aid & Family Services
-  Parcels
-  Stream
-  Wetlands w/ 50' Buffer
-  Steep Slopes (15% or greater)
-  C1 Water 300' Buffer



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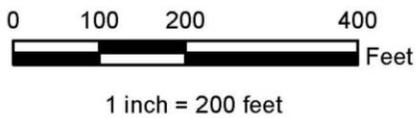
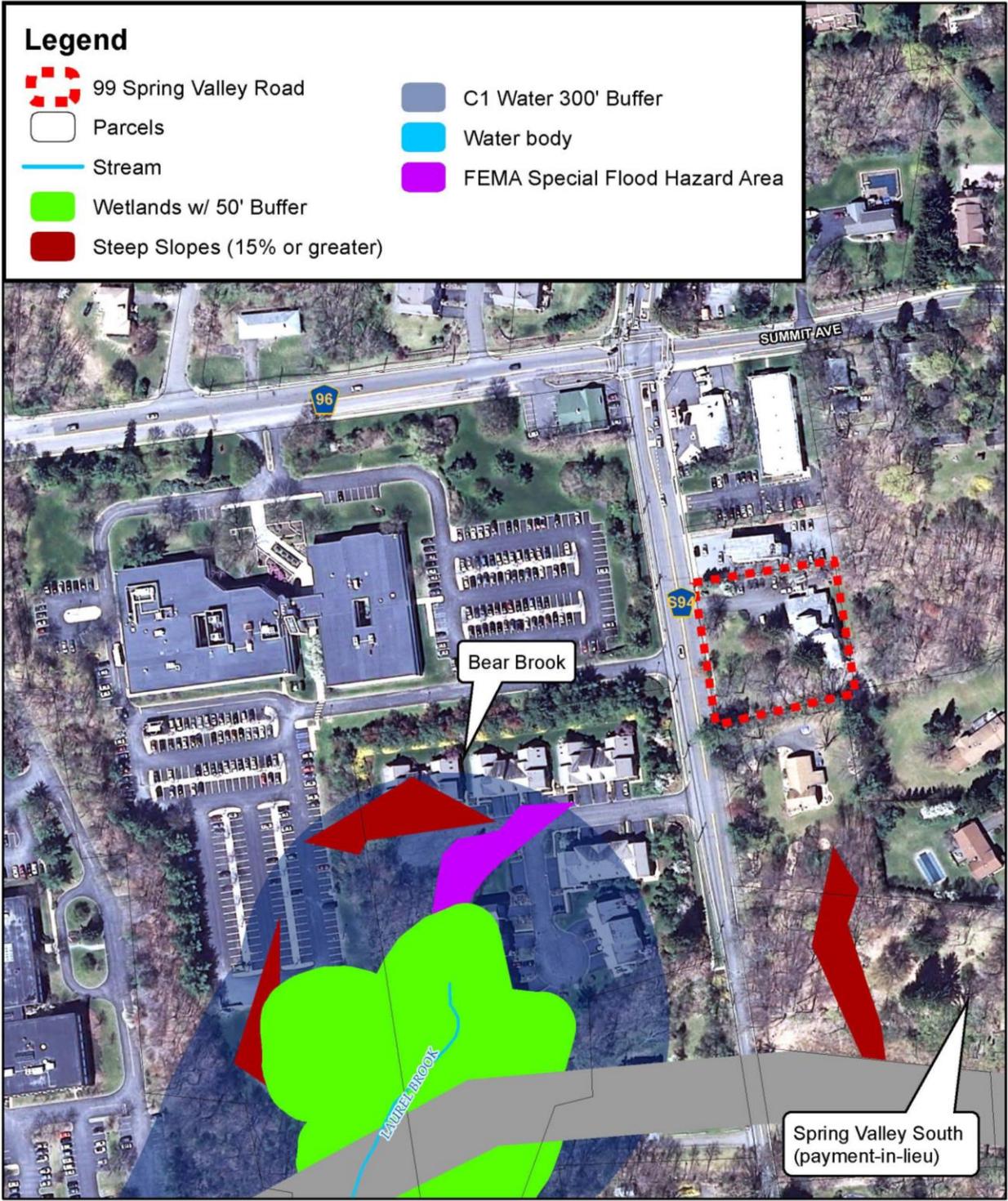


CHILDREN'S AID & F. SERVICES
PARCEL MAP
 BOROUGH OF MONTVALE
 BERGEN COUNTY, NEW JERSEY



Legend

-  99 Spring Valley Road
-  Parcels
-  Stream
-  Wetlands w/ 50' Buffer
-  Steep Slopes (15% or greater)
-  C1 Water 300' Buffer
-  Water body
-  FEMA Special Flood Hazard Area



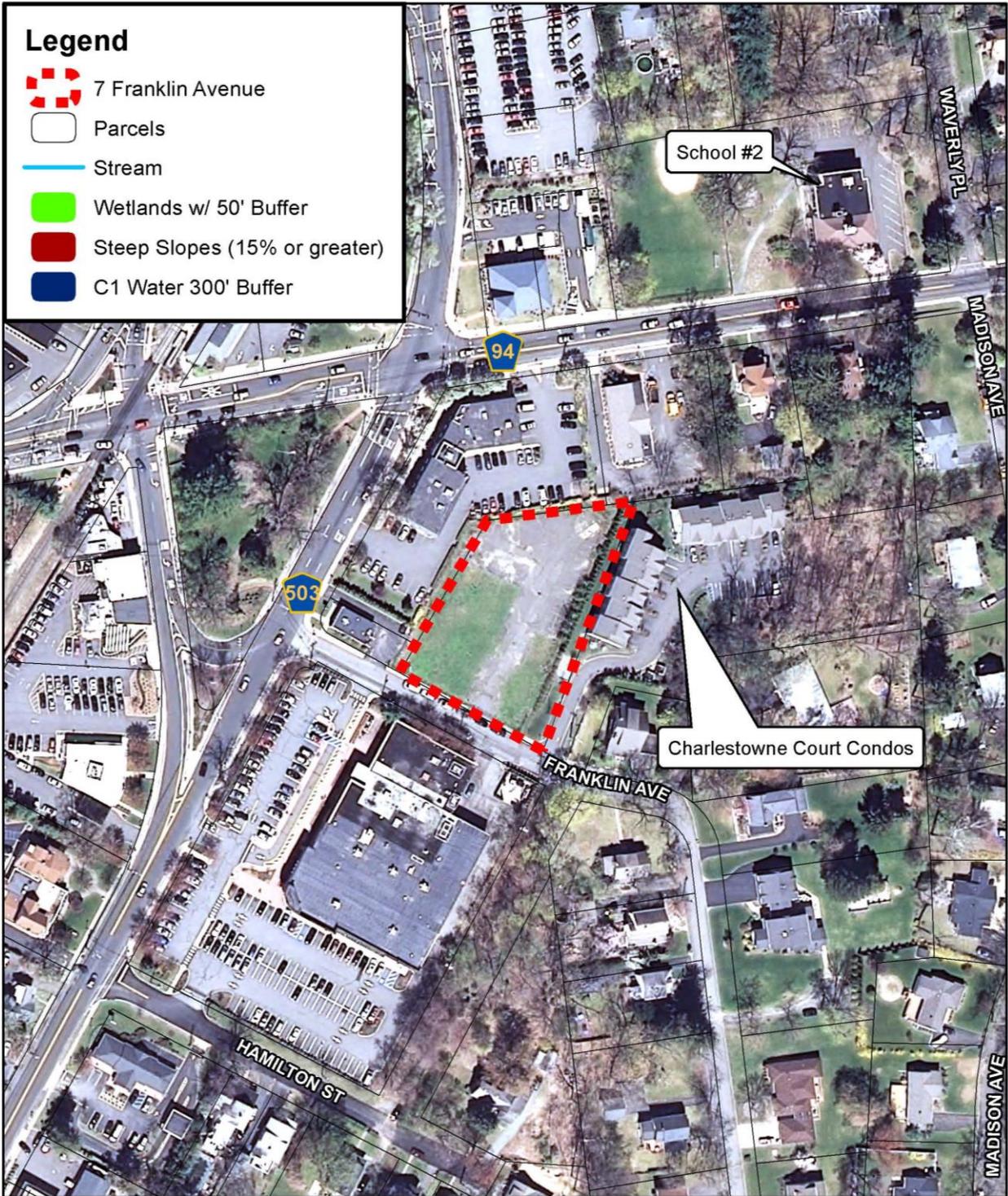
99 SPRING VALLEY ROAD
PARCEL MAP
 BOROUGH OF MONTVALE
 BERGEN COUNTY, NEW JERSEY



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Legend

-  7 Franklin Avenue
-  Parcels
-  Stream
-  Wetlands w/ 50' Buffer
-  Steep Slopes (15% or greater)
-  C1 Water 300' Buffer



1 inch = 150 feet

7 FRANKLIN AVENUE
PARCEL MAP
 BOROUGH OF MONTVALE
 BERGEN COUNTY, NEW JERSEY



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Vacant Land Adjustment Analysis

MONTVALE BOROUGH
Vacant Land Inventory

5/29/2015

Block	Lot	Address	Owner	Planning Area	Zoning	Total Acres	Constrained Acres	Buildable Acres	Constraint Description	Notes	Include in RDP	RDP
101	2	Valley View Terrace	Borough of Montvale	PA1	R-40	0.04	0.00	0.04		Undersized Lot	No	0
104	14	89 Valley View Terrace	Glaser,Walter & Judith	PA1	R-40	2.20	0.06	2.14	Steep Slopes	Potential Development	Yes	3
201	7	Fox Hill Rd	Magee, Thomas J. & Ursula Sheth	PA1	R-40	0.12	0.00	0.12		Undersized Lot	No	0
203	15	Fox Hill Rd	Uddin, Shahab	PA1	R-40	0.33	0.00	0.33		Inaccessible	No	0
203	16	Fox Hill Rd	Woodbine, Mark & Keron	PA1	R-40	0.24	0.02	0.22	Steep Slopes	Inaccessible	No	0
203	17	Fox Hill Rd	Forte, Keith & Joann Newkirk-Forte	PA1	R-40	0.21	0.00	0.21		Part of Development in Orangetown, NY	No	0
301	2	Near Garden State	Y Not Montvale LLC	PA1	AH-8A	0.93	0.00	0.93		Approved Townhouse Development	No	0
301	3	160 Spring Valley Rd	Bonnabel, Henry J. & Erna K.	PA1	AH-8A	9.10	0.00	9.10		Approved Townhouse Development	No	0
302	1	Upper Saddle River Rd	Del Ben, Reno A.	PA1	AH6	5.95	1.10	4.85	Wetlands, Steep Slopes	Approved Residential Development	No	0
302	4	32 Upper Saddle River Rd	Del Ben, Reno A.	PA1	AH6	12.92	0.37	12.55	Wetlands, Steep Slopes	Approved Residential Development	No	0
302	5.16	Serrell Drive Rear	Rockland Built Homeowners Assoc.	PA1	AH9	1.43	1.12	0.31	Wetlands	Retention Basin for Subdivision	No	0
603	21	Jan Court	Borough of Montvale	PA1	R-15	0.08	0.08	0.00	Water, Wetlands, SFHA, C1	Undevelopable due to Environmental Constraints	No	0
603	28	Jan Court	Borough of Montvale	PA1	R-15	0.21	0.05	0.16	C1	Undevelopable due to shape of lot	No	0
606	3	Sunnyside Drive	Borough of Montvale	PA1	R-15	0.06	0.00	0.06	Easement	Undersized Lot	No	0
606	28	Shadow Lane	Borough of Montvale	PA1	R-15	0.27	0.23	0.04	Easement	Easement	No	0
705	1	Erie Avenue	Marini,Anne E.	PA1	R-10	0.41	0.41	0.00	Steep Slopes	Undevelopable due to Environmental Constraints	No	0
705	3	Erie Avenue	Borough of Montvale	PA1	R-10	0.15	0.12	0.03	Steep Slopes	Undevelopable due to Environmental Constraints	No	0
705	9	14 Bryan Dr	Rml Realty LLC	PA1	R-10	0.52	0.50	0.02	C1, Steep Slopes	Undevelopable due to Environmental Constraints	No	0
705	10	Bryan Dr 334 R	Rex Energy 1,LLC , Suite 300	PA1	R-10	0.45	0.45	0.00	C1, Steep Slopes, Easement	Undevelopable due to Environmental Constraints	No	0
707	5	Bryan Dr	Mcgrath, James & Joann	PA1	R-10	0.33	0.00	0.33		Inaccessible	No	0
707	6	Bryan Drive Rear	Jaworski, Thomas E. & Laurie Ann	PA1	R-10	0.48	0.00	0.48		Inaccessible	No	0
707	12	Phyllis Dr	Balzano, Elaina	PA1	R-10	0.32	0.32	0.00	Easement	Easement	No	0
709	10.01	25 Walnut St	Morales, Jeanne Lynn & Paul	PA1	R-15	0.05	0.05	0.00	C1	Undevelopable due to Environmental Constraints	No	0
710	2	Erie Avenue	Baldanza Constr Co	PA1	R-10	0.07	0.06	0.01	Steep Slopes	Undevelopable due to Environmental Constraints	No	0
710	9	Main St	Tennessee Gas Pipeline Co	PA1	R-10	0.89	0.89	0.00	Easement	Utility Right-of-Way	No	0
712	1	55 Montvale Ave	Dema, Edip & Ejup	PA1	R-10	0.26	0.26	0.00	C1, Steep Slopes	Undevelopable due to Environmental Constraints	No	0
712	7	73 Montvale Avenue	Pearlmount LLC	PA1	R-10	0.12	0.00	0.12		Undersized Lot	No	0
712	9	Montvale Ave	Caggia, Alfred R	PA1	R-10	0.23	0.20	0.03	Steep Slopes	Undevelopable due to Environmental Constraints	No	0
712	10	Montvale Ave	Dema, Edip & Ejup	PA1	R-10	0.23	0.23	0.00	Steep Slopes	Undevelopable due to Environmental Constraints	No	0
712	11	65 Montvale Ave	Macdonald, D & Hawthorne G	PA1	R-10	0.24	0.24	0.00	Steep Slopes	Undevelopable due to Environmental Constraints	No	0
713	1	5 Pennsylvania Ave	Genovese-Boege (Trste), Annette	PA1	R-10	0.28	0.28	0.00	C1, Steep Slopes	Undevelopable due to Environmental Constraints	No	0
713	2	Montvale Ave	Borough of Montvale	PA1	R-10	0.73	0.73	0.00	C1, Steep Slopes	Undevelopable due to Environmental Constraints	No	0
713	12	9 Pennslyvania Ave	Rockland Built Homes, Inc	PA1	R-10	0.26	0.26	0.00	Steep Slopes	Undevelopable due to Environmental Constraints	No	0
801	3	Montvale Avenue	Borough of Montvale	PA1	R-10	0.18	0.00	0.18	Easement	Undevelopable due to shape of lot	No	0
801	13	Ladik Pl	Muchoe, Michael & Maria	PA1	R-10	0.21	0.00	0.21		Part of Development in Orangetown, NY	No	0
802	3	Ladik Place	Borough of Montvale	PA1	R-10	1.83	1.83	0.00	Wetlands, C1	Undevelopable due to Environmental Constraints	No	0
802	13	Ladik Pl	Bach,Edward Jr.	PA1	R-10	0.02	0.00	0.02		Undersized Lot	No	0
802	14	Middletown Rd	Lane, Edmund & Mc Guinness, Patrick	PA1	R-10	1.38	1.08	0.30	Wetlands, C1, Steep Slopes	Undevelopable due to Environmental Constraints	No	0
802	15	Middletown Rd	Lane, Edmund & Mc Guinness, Patrick	PA1	R-10	0.34	0.34	0.00	Wetlands, SFHA, C1	Undevelopable due to Environmental Constraints	No	0
802	16	Middletown Rd	Birch Construction I Corp	PA1	R-10	1.01	1.01	0.00	Wetlands, SFHA, C1	Undevelopable due to Environmental Constraints	No	0
802	17	Middletown Rd	Garvey, Timothy	PA1	R-10	0.95	0.93	0.02	Wetlands, SFHA, C1	Undevelopable due to Environmental Constraints	No	0
802	19	Middletown Rd	Martin Country Estates	PA1	R-10	0.32	0.32	0.00	Wetlands, SFHA, C1	Undevelopable due to Environmental Constraints	No	0
802	21	13 Windsor Rd	Van Horn Builders, Inc	PA1	R-10	0.84	0.84	0.00	Wetlands, SFHA, C1	Undevelopable due to Environmental Constraints	No	0
803	7	47 Middletown Rd	Lovenson Herbert & Sylvia	PA1	R-10	0.28	0.00	0.28		Part of Development in Orangetown, NY	No	0
804	2	35 Main Street	Hecker,George & Linda Jean	PA1	R-10	0.05	0.00	0.05		Undersized Lot	No	0
804	3	37 Main St	Hecker, Todd, Trustee	PA1	R-10	0.23	0.00	0.23		Potential Infill Development	No	0

MONTVALE BOROUGH
Vacant Land Inventory

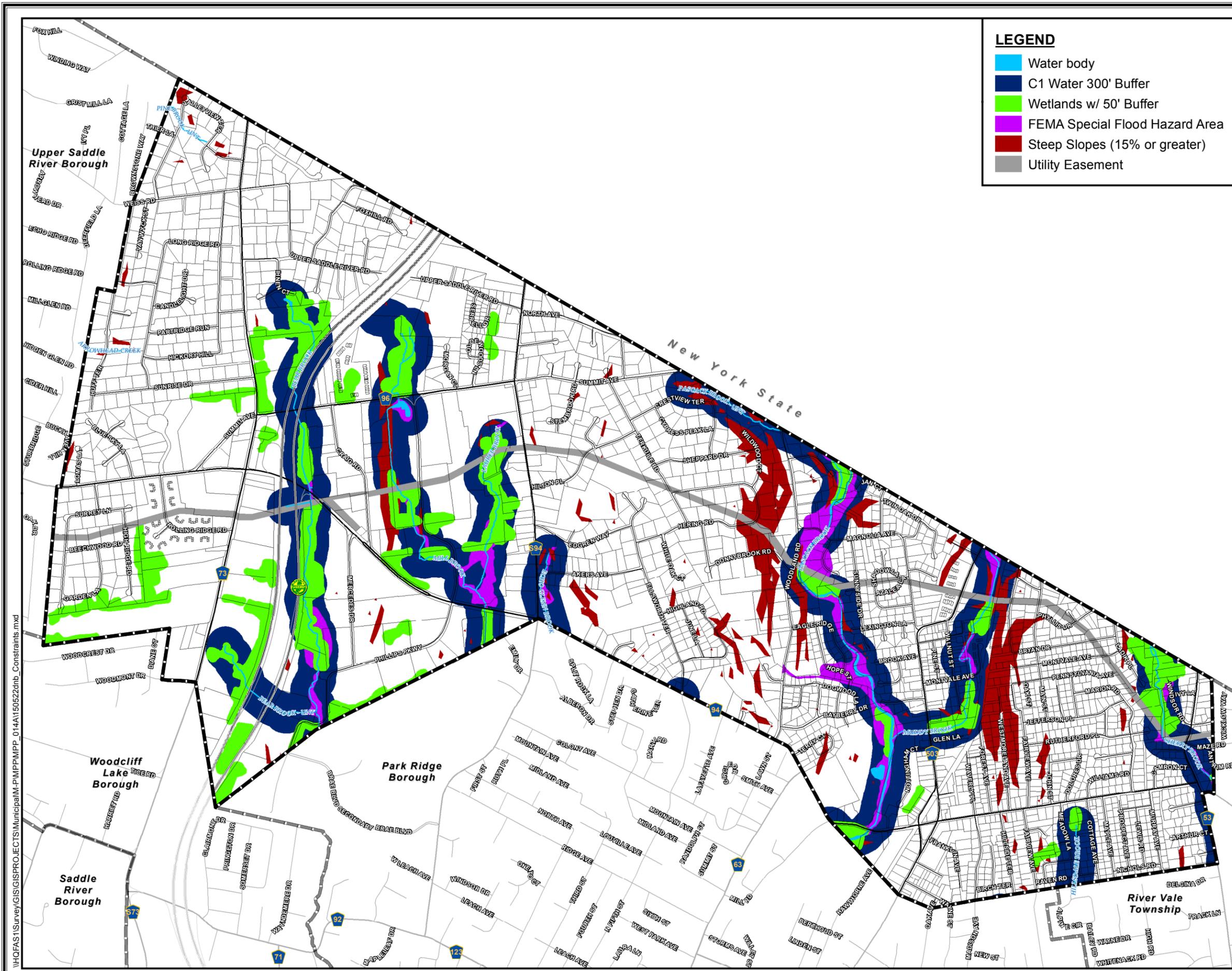
5/29/2015

Block	Lot	Address	Owner	Planning Area	Zoning	Total Acres	Constrained Acres	Buildable Acres	Constraint Description	Notes	Include in RDP	RDP
804	4	Erie Ave	Hecker, Gro E. & Linda	PA1	R-10	0.23	0.00	0.23		Potential Infill Development	No	0
804	12	Erie Ave	Piatt, Melissa (Etals)	PA1	R-10	0.26	0.22	0.04	Easement	Easement	No	0
804	17	Montvale Avenue	Borough of Montvale	PA1	R-10	0.35	0.24	0.11	Easement	Easement	No	0
805	12	Montvale Avenue	Borough of Montvale	PA1	R-10	0.29	0.23	0.06	Easement	Easement	No	0
805	21	Pennsylvania Avenue	Borough of Montvale	PA1	R-10	0.68	0.65	0.03	Steep Slopes, Easement	Easement	No	0
810	7	Windsor Rd	Boro of Montvale	PA1	R-10	1.06	1.06	0.00	Wetlands, SFHA, C1, Easement	Undevelopable due to Environmental Constraints	No	0
810	14	2a Windsor Rd	Kallareou, John & Marilyn	PA1	R-10	0.30	0.29	0.01	C1	Approved for Residential Development	No	0
1002	5	159 Summit Ave	De Piero, Edward , Terry & Glen	PA1	AH-PUD	1.60	0.00	1.60	Wetlands	Approved for Affordable Housing Development	No	0
1002	7	127 Summit Ave	Del Ben, Reno A.	PA1	AH6	25.67	19.82	5.85	Wetlands, C1, Steep Slopes	Potential Development	Yes	9
1103	4	Spring Valley Road	Tenneco Inc. Tenn. Gas Pipeline Div	PA1	R-40	1.20	0.76	0.44	Steep Slopes, Easement	Utility Right-of-Way	No	0
1103	5	87 Spring Valley Road	Bonnabel, H. J. & Erna	PA1	RI-25B	5.05	1.43	3.62	Steep Slopes, Easement	Approved for Residential Development	No	0
1201	6	Hilton Place	Borough of Montvale	PA1	R-40	0.06	0.00	0.06		Undersized Lot	No	0
1301	24	Woodland Road	Bonnabel, Henry J. & Erna	PA1	AH-1B	4.73	1.03	3.70	C1, Steep Slopes	Approved for Residential Development	No	0
1301	26	66 Woodland Road	Bonnabel, Henry J & Erna K	PA1	AH-1B	7.26	0.40	6.86	C1, Steep Slopes	Approved for Residential Development	No	0
1301	27	Woodland Road	Bonnabel, Henry J. & Erna K.	PA1	AH-1B	2.03	1.17	0.86	Steep Slopes	Approved for Residential Development	No	0
1301	33	Woodland Rd (R.O.W.)	Bonnabel, Henry J & Erna K	PA1	R-40	0.82	0.08	0.74	Steep Slopes	Approved for Residential Development	No	0
1402	4	Shadow Lane	Borough of Montvale	PA1	R-15	0.08	0.00	0.08		Undersized Lot	No	0
1502	5	77 N Kinderkamack	Creagh, Kevin & June	PA1	R-15	0.05	0.00	0.05		Undersized Lot	No	0
1503	4	9 Pine St	Tempesta, Joseph	PA1	R-15	0.24	0.09	0.15	C1	Undevelopable due to Environmental Constraints	No	0
1504	6	57 N Kinderkamack	Nakopolos, Gus & Xanthippi	PA1	R-15	1.10	0.00	1.10		Potential Development	Yes	2
1504	22	38 Montvale	Janovic,Raymond & Patricia	PA1	R-15	1.57	1.57	0.00	Wetlands, SFHA, C1, Steep Slopes	Undevelopable due to Environmental Constraints	No	0
1505	1	6 Pennsylvania Ave	Kaczala,T	PA1	R-10	0.89	0.89	0.00	C1, Steep Slopes	Undevelopable due to Environmental Constraints	No	0
1601	14	Parking Lot	Borough of Montvale	PA1	B-1	0.60	0.12	0.48	Wetlands	Municipal Parking Lot	No	0
1601	16	10 Railroad Ave	Gabriel Mayberry Realty Inc	PA1	B-1	0.07	0.01	0.06	Wetlands	Undevelopable due to Environmental Constraints	No	0
1602	2	7 Glen Lane	Glasner, Robert & Janet	PA1	R-15	0.66	0.66	0.00	Wetlands, SFHA, C1	Undevelopable due to Environmental Constraints	No	0
1603	2	15 N Kinderkamack	Theresa Angelo Testamentary Trust	PA1	R-15	0.14	0.00	0.14		Undersized Lot	No	0
1604	1	Wortendyke Ave	New Jersey Transit Corp.	PA1	B-1	0.37	0.00	0.37		NJTransit Parking Lot	No	0
1607	10	Forest Ave&Waverly	Borough of Montvale	PA1	R-10	0.09	0.00	0.09		Undersized Lot	No	0
1608	10	Westmoreland Ave	Wieland, Timothy & Mary Jo	PA1	R-10	0.16	0.05	0.11	Steep Slopes	Undevelopable due to Environmental Constraints	No	0
1609	9	Westmoreland Ave	Borough of Montvale	PA1	R-10	0.16	0.15	0.01	Steep Slopes	Undevelopable due to Environmental Constraints	No	0
1701	21	Rutherford Place	Borough of Montvale	PA1	R-10	0.04	0.00	0.04		Undersized Lot	No	0
1706	8	Grand Avenue East	Borough of Montvale	PA1	R-10	0.97	0.36	0.61	SFHA, C1, Easement	Easement	No	0
1706	19	Moulton Drive	Borough of Montvale	PA1	R-10	0.97	0.97	0.00	SFHA, C1, Easement	Undevelopable due to Environmental Constraints	No	0
1708	4	Middletown Rd	Rockland Electric Co Tax Dept Bh19	PA1	R-10	0.91	0.82	0.09	C1, Easement	Utility Right-of-Way	No	0
1708	5	6 Maze Rd	Leone, Frank & Louise	PA1	R-10	0.05	0.00	0.05		Undersized Lot	No	0
1709	6	Middletown Road	Boro of Montvale	PA1	R-10	0.81	0.81	0.00	Wetlands, SFHA, C1	Undevelopable due to Environmental Constraints	No	0
1902	1	W Grand Ave	Townsmen, A Trade Name	PA1	OR-3	0.27	0.00	0.27		Undevelopable due to shape of lot	No	0
2202	11	26 Akers Ave	Parella, Joseph J & Margaret W	PA1	R-40	0.39	0.00	0.39		Potential Infill Development	No	0
2204	34	Stag Hill Road	Borough of Montvale	PA1	R-40	0.83	0.01	0.82	Steep Slopes	Potential Infill Development	No	0
2204	39	Woodland Rd	Bonnabel, Henry & Erna	PA1	AH-1B	4.30	0.82	3.48	Steep Slopes	Approved for Residential Development	No	0
2204	40	48 Woodland Road	Bonnabel, Henry & Erna	PA1	AH-1B	2.70	0.24	2.46	Steep Slopes	Approved for Residential Development	No	0
2401	1	36 W Grand Ave	C/O Heartland Bk Multi-Family	PA1	R-15	2.10	2.10	0.00	Water, Wetlands, SFHA, C1, Steep Slopes	Undevelopable due to Environmental Constraints	No	0
2405	26	3 Wayne St	Nj Energy Realty LLC	PA1	B-1	0.09	0.00	0.09		Undersized Lot	No	0
2407	2	26 Wayne Street	Messer, Karen E.	PA1	R-10	0.08	0.00	0.08		Undersized Lot	No	0
2408	26	7 Franklin Ave	Montvale Partners LLC	PA1	B-1	0.83	0.00	0.83		Potential Development	Yes	1

MONTVALE BOROUGH
Vacant Land Inventory

5/29/2015

Block	Lot	Address	Owner	Planning Area	Zoning	Total Acres	Constrained Acres	Buildable Acres	Constraint Description	Notes	Include in RDP	RDP
2411	7	21 Hillside Terr	Hecker, Todd Trustee	PA1	R-10	0.18	0.00	0.18		Potential Infill Development	No	0
2501	8.04	7 Blauvelt Ct	Jpe Contractors	PA1	R-10	0.53	0.13	0.40	Wetlands, Steep Slopes	Potential Infill Development	No	0
2506	1	Wilson&Prospect	Borough of Montvale	PA1	R-10	0.02	0.00	0.02		Undersized Lot	No	0
2509	49	Middletown Rd.	Boro of Montvale	PA1	R-10	0.01	0.01	0.00	C1	Undevelopable due to Environmental Constraints	No	0
2601	32.04	5 Cider Mill Court	5 & 9 Cedar Mill Ct LLC	PA1	RI-40B	1.42	0.00	1.42		Approved for Residential Development	No	0
2601	32.09	15 Cider Mill Court	Joseph & Mary Dematteo	PA1	RI-40B	1.03	0.00	1.03		Approved for Residential Development	No	0
2802	2	Grand Ave	De Piero, Edward & Elaine	PA1	AH-PUD	13.20	0.69	12.51	Wetlands, Steep Slopes	Approved for Nonresidential Development	No	0
3201	7	W Grand Ave	Yes Phillips Group LLC	PA1	OR-4	0.33	0.33	0.00	Wetlands, SFHA, C1	Undevelopable due to Environmental Constraints	No	0
3301	1	Chestnut Ridge Rear	Brighton Norse Rlty LLC	PA1	OR-2	0.05	0.00	0.05		Undersized Lot	No	0
3303	1	W Grand Ave	C/O Marriott, Property Tax Dept.	PA1	OR-4	3.15	3.15	0.00	Wetlands, SFHA, C1	Undevelopable due to Environmental Constraints	No	0
Total						140.78	55.74	85.04				15



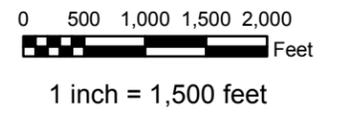
LEGEND

- Water body
- C1 Water 300' Buffer
- Wetlands w/ 50' Buffer
- FEMA Special Flood Hazard Area
- Steep Slopes (15% or greater)
- Utility Easement

ENVIRONMENTAL CONSTRAINTS

BOROUGH OF MONTVALE

BERGEN COUNTY
NEW JERSEY

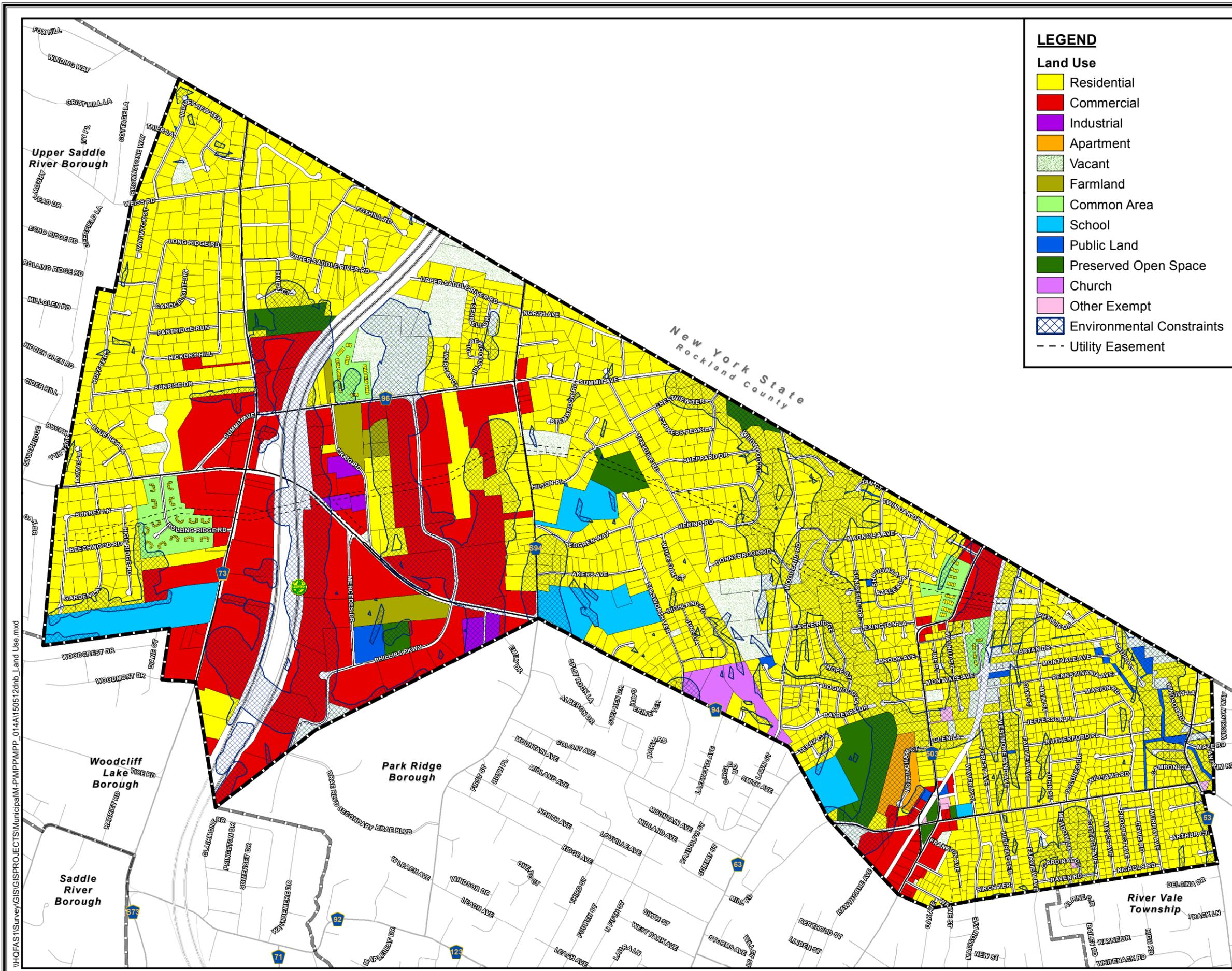


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MAY 2015

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LEGEND

Land Use

- Residential
- Commercial
- Industrial
- Apartment
- Vacant
- Farmland
- Common Area
- School
- Public Land
- Preserved Open Space
- Church
- Other Exempt
- Environmental Constraints
- Utility Easement

EXISTING LAND USE

BOROUGH OF MONTVALE

BERGEN COUNTY
NEW JERSEY



0 500 1,000 1,500 2,000
Feet
1 inch = 1,500 feet

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MAY 2015

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LEGEND

 Environmental Constraints

Vacant Land Inventory

Developable

 Potential Development

 Potential Infill Development

 Potential Redevelopment

Not Developable

 Approved Development not yet Constructed

 Undersized, Inaccessible or Environmentally Constrained

 Part of Development on Adjacent Lot(s)

 Right-of-Way or Easement

VACANT LANDS

BOROUGH OF MONTVALE

BERGEN COUNTY
NEW JERSEY



0 500 1,000 1,500 2,000
Feet

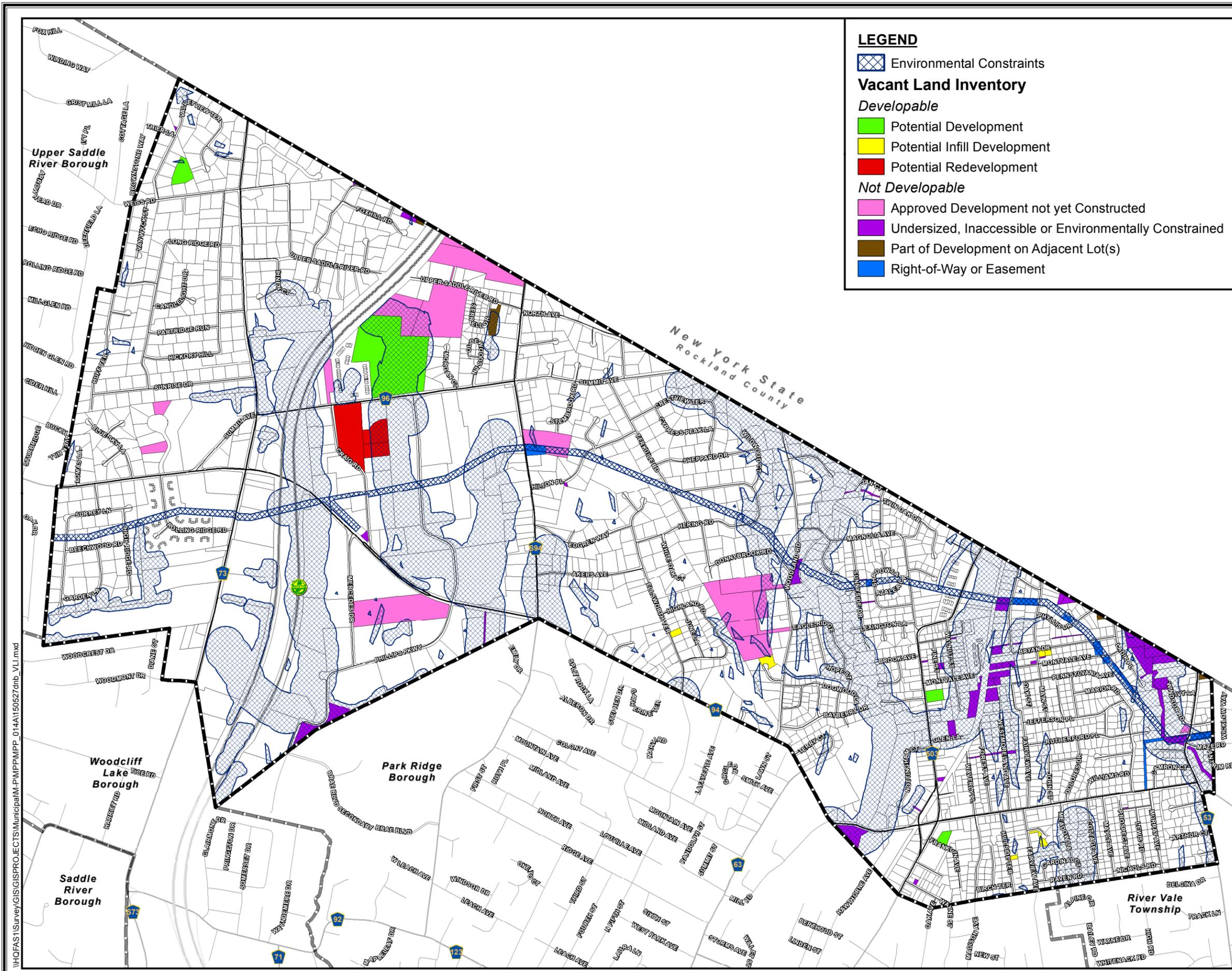
1 inch = 1,500 feet

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MAY 2015

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Certified Planning Board Resolution

Introduced By: *Mr. Webber*

Seconded By: *Mr. Culhane*

BOROUGH OF MONTVALE

PLANNING BOARD

RESOLUTION

WHEREAS, the Planning Board of the Borough of Montvale adopted a Third Round Housing Element and Fair Share Plan ("HE/FSP") by resolution dated December 2, 2008; and

WHEREAS, by resolution dated December 9, 2008, the Mayor and Council endorsed the HE/FSP; and

WHEREAS, the Borough subsequently petitioned the Council On Affordable Housing ("COAH") for Substantive Certification; and

WHEREAS, COAH took no action on the Borough's Petition for Substantive Certification; and

WHEREAS, as a result of a decision of the Supreme Court of the State of New Jersey on March 10, 2015, COAH has been divested of jurisdiction to grant Substantive Certification for the Third Round, with municipalities, such as Montvale, that petitioned for but did not receive Substantive Certification from COAH, being now required to petition the Superior Court of New Jersey for Substantive Certification; and

WHEREAS, as a result of the decision of the Supreme Court, the Borough has been required to prepare a new HE/FSP to address its Third Round housing obligation for the period from 1999 to 2025 utilizing Prior Round Rules and guidance provided in the aforesaid Supreme Court decision; and

WHEREAS, the Planning Board has been presented with a revised HE/FSP prepared by Darlene A. Green, P.P., A.I.C.P., dated June 16, 2015; and

WHEREAS, the Planning Board has conducted a public hearing on the revised HE/FSP on June 16, 2015, with such public hearing being noticed in accordance with the provisions of *N.J.S.A. 40:55D-13*; and

NOW THEREFORE BE IT RESOLVED by the Planning Board of the Borough of Montvale that it does hereby find as follows:

1. The revised HE/FSP is consistent with the Borough Master Plan and subsequent Reexamination and the goals and objectives detailed therein, and the adoption is in the public interest, protects the public health and safety, and promotes the general welfare.

2. The HE/FSP is further consistent with the goals and objectives of the Fair Housing Act, *N.J.S.A. 52:27D-301, et. seq.* and will permit the Borough to satisfy its constitutional obligation of satisfying its fair share of the region's need for low and moderate income housing.

3. The HE/FSP, in view of its advancement of these goals and

objectives, is appropriate to be made a part of the Borough's Master Plan.

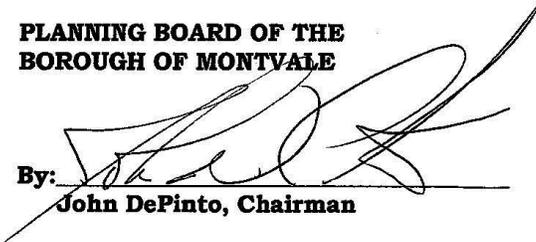
BE IT FURTHER RESOLVED by the Planning Board of the Borough of Montvale that it does hereby adopt the HE/FSP for the Borough of Montvale dated June 16, 2015 and further amends the Borough Master Plan to include the revised HE/FSP as an integral part thereof; and

BE IT FURTHER RESOLVED that a copy of the within resolution and the adopted HE/FSP be forwarded, by certified mail, to the Bergen County Planning Board pursuant to *N.J.S.A. 40:55D-13(3)(b)*; and

BE IT FURTHER RESOLVED that a copy of this resolution shall be forwarded to the Mayor and Council and Borough Clerk.

Dated: June 16, 2015

**PLANNING BOARD OF THE
BOROUGH OF MONTVALE**

By: 
John DePinto, Chairman

Certified to be a true copy of a resolution adopted by the Planning Board of the Borough of Montvale at its regular meeting on Tuesday, June 16, 2015.



**DOREEN ROWLAND, Acting
Secretary/Land Use Administrator**

Certified Mayor and Council Resolution #93-2015

Attached to the end of this document.

2014 Master Plan Reexamination Report

See included CD.

2008 Master Plan

See included CD.

Waste Water Management Plan

See included CD.