

# Mid-Point Review of Housing Element and Fair Share Plan Implementation

## Township of Woodbridge Middlesex County, New Jersey

Prepared:  
July 1, 2020

Prepared for:  
Woodbridge Township Planning Board

Prepared by:



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A handwritten signature in black ink, appearing to read "Stan C. Slachetka".

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A handwritten signature in black ink, appearing to read "Dare RE".

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NJ Professional Planner No.: 33LI00596400

*The original of this document has been signed  
and sealed in accordance with New Jersey Law.*

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## Introduction

Woodbridge Township's Settlement Agreement with the Fair Share Housing Center requires that the Township comply with the midpoint realistic opportunity review requirements of the Fair Housing Act (FHA) at NJSA 52:27D-313. Specifically, Paragraph 8 of the Settlement Agreement requires the Township:

*To comply with the midpoint realistic opportunity review due as of July 1, 2020, pursuant to NJSA 52:27D-313, the Township will post on the Township website, with notice to Fair Share Housing Center, a summary report of its implementation of its Fair Share Plan, including any proposed revisions to continue to provide a realistic opportunity for the construction of affordable housing as contemplated by the Township's Plan.*

This report has been prepared in response to the foregoing requirement.

## Summary Review of Fair Share Plan Implementation

As provided in the following subsections, this summary review of fair share plan implementation: examines implementation of the fair share plan through July 1, 2020; and, outlines proposed changes to the fair share plan.

### Implementation through July 1, 2020

Since adoption of the Woodbridge Township Housing Element and Fair Share Plan (HE&FSP) on February 22, 2017, a number of projects have been completed. These projects resulted in a total of 438 new affordable units, as follows:

- Site 8: Woodbridge Gardens/Jacob's Landing: 204 affordable family rental units in 2020;
- Site 9: Warden Home Site: 80 affordable special needs family rental units and 20 developmentally disabled units in 2019;
- Site 10: General Dynamics: 50 affordable family rental units in 2020;
- Site 11: Hopelawn VFW: 57 affordable senior rental units in 2017;
- Site 15: Jewelry Exchange: Ten (10) affordable family rental units constructed on-site in 2020 (n.b.: the final certificate of occupancy is expected in July 2020; ten [10] affordable family rental units remain to be constructed off-site);
- Site 16: Maglione/Green Oaks: Eight (8) affordable family rental units in 2018; and,
- Site 18: Hess Port Reading/Falcon: Nine (9) affordable family rental units in 2020.

Monitoring forms with information on completed units is provided in Appendix A.

In addition to the completion of 438 new affordable units as noted above, a number of inclusionary projects that were not included in the adopted Woodbridge Township HE&FSP have been approved. These additional inclusionary projects will result in 86 additional affordable units within the Township, as follows:

- BRM Route 1-35, LLC (Block 263.05, Lot 27): One (1) affordable family rental unit pending;
- Boulevard II, LLC (Block 957, Lots 1300 and 1303.02; Block 1020.04, Lots 1.022 and 1.023): Six (6) affordable family rental units pending, including three (3) on-site and three (3) off-site;
- Quincy Heights, LLC (Block 30.01, Lot 53; Block 31.08, Lot 1): 15 affordable family rental units pending, including ten (10) on-site and five (5) off-site;
- Wick (55 Brook Street; Block 543, Lots 5, 23.02 and 24.02): 22 affordable family rental units pending; and,
- 10 Main Street (Block 542, Lot 1; Block 542.01, Lot 16): 42 affordable family rental units pending.

Resolutions of approval for each of the aforementioned sites are provided in Appendix B.

With regard to Site 12 (i.e., Woodbridge Development Center), it is noted that although the original plans to construct 80 affordable special needs family rental units and 20 developmentally disabled units continues to be part of the plan, the development of 75 affordable senior rental units will not occur on-site. This is due to reduced development potential, which is a consequence of the facts that: the State of New Jersey has retained a portion of the site for use as a power generation station to service East Jersey State Prison; and, the extent of wetland area is larger than originally anticipated. At the time of the adoption of the Woodbridge Township HE&FSP, the State of New Jersey's intention to retain a portion of Site 12 and the extent of wetland area on same were unknown. Thus, the development potential of Site 12 has been reduced.

With regard to Site 17 (i.e., Hess Woodbridge), it is noted that although the adopted Woodbridge Township HE&FSP indicates that 98 affordable family rental units will be constructed on-site with construction to commence in 2020, it is currently anticipated that only 41 affordable family rental units will be constructed (n.b., this is a difference of 57 units). This is a result of the fact that the redeveloper of the property has only submitted a development concept and received site plan approval for approximately 20 acres of residential development, which is a small part of the approximately 57-acre redevelopment area. According to information from Township's Department of Planning and Development, a number of the properties were omitted from consideration for development after: it was discovered that substantial environmental remediation would be necessary before residential development could take place; or, in the case of Block 235.01, Lot 1.011, the property was occupied by new tenants (viz., New Jersey Turnpike Authority), thereby removing the acute need for redevelopment of said parcel.

In addition to the above, it is noted that the Township has had difficulty finding units for inclusion in its foreclosure and reinvestment program (i.e., Site 19) and abandoned properties program (i.e., Site 20). Indeed, to date, it has been very difficult to find foreclosed/abandoned

properties for acquisition and resale with restrictions, because the banks that hold the mortgages often renovate and resell the properties before the actual mortgage holder can be identified and contact established. Notwithstanding these difficulties, the Township is still hopeful that these programs will yield units and will retain these compliance mechanisms in its HE&FSP.

Finally, it is noted that since the adoption of the Woodbridge Township HE&FSP on February 22, 2017, a total of 182 homeowners have expressed interest in the Township's housing rehabilitation program. Of the homeowners who have expressed interest, 34 have submitted formal applications. However, the majority of applications have not been able to move forward because the homeowners do not meet income requirements or have negative equity in their home. Nonetheless, the housing rehabilitation program continues to be operational and: a total of four (4) units have been rehabilitated; one (1) unit is currently being rehabilitated; and, construction documents to facilitate the rehabilitation of five (5) additional units are currently being prepared.

#### Proposed Changes to Fair Share Plan

Based on the foregoing, it is recommended that the Township amend its fair share plan to achieve the following:

- Modify prospective need compliance strategy by:
  - Removing the 75 affordable senior rental units associated with Site 12 (i.e., Woodbridge Development Center);
  - Reducing anticipated the affordable unit development yield associated with Site 17 (i.e., Hess Woodbridge) to 41 affordable family rental units;
  - Adding the 86 additional affordable family rental units pending on the five (5) inclusionary development sites;
  - Incorporating all affordable senior rental units associated with Site 11 (i.e., Hopelawn VFW) into the prospective need compliance strategy (n.b., in the adopted plan, 29 of the 57 affordable senior rental units associated with Site 11 were credited toward the unmet need, due to the applicable senior cap; with the removal of 75 affordable senior rental units associated with Site 12, the prospective need compliance strategy would be within the applicable senior cap); and,
  - Adjust the total unit count and application of rental bonus credits accordingly.
- Modify unmet need compliance strategy:
  - Adjust unmet need to 138 (n.b., with the aforementioned changes to the prospective need compliance strategy, the RDP would decrease from 491 to 469; this results in a corresponding increase of unmet need from 116 to 138); and,
  - Remove affordable senior rental units associated with Site 11 (i.e., Hopelawn VFW) from the unmet need compliance strategy (n.b., as described above, affordable senior rental units associated Site 11 would be applied to the unmet need).

The amendments to the prospective and unmet need compliance strategies that have been discussed above are shown in Appendix C.

In addition to the above, the following additional amendments to the Woodbridge Township HE&FSP are proposed:

- Modify Table 8 (i.e., Affordable Housing Sites) to: incorporate five (5) additional inclusionary development sites discussed herein; update details on Site 17 (i.e., Hess Woodbridge) as noted herein; and, update details on Site 12 (i.e., Woodbridge Development Center) as noted herein;
- Modify Table 11 (i.e., RDP Compliance) to: incorporate five (5) additional inclusionary development sites discussed herein; update details on Site 17 (i.e., Hess Woodbridge) as noted herein; update details on Site 11 (i.e., Hopelawn VFW) as noted herein; and, update details on Site 12 (i.e., Woodbridge Development Center) as noted herein;
- Modify Table 12 (i.e., Breakdown of Unmet Need Compliance) to remove Site 11 (i.e., Hopelawn VFW) and increase numbers for zoning enhancements and total credits, respectively;
- Modify Table 13 (i.e., Compliance Schedule) to: mark sites 8, 9, 10, 11, 16, and 18 as completed; mark Site 15 as partially completed as noted herein; incorporate the five (5) additional inclusionary development sites discussed herein; update anticipated year of construction commencement for Site 13 (i.e., Hampshire) to 2022; and, update anticipated year of construction commencement for Site 14 (i.e., Rug & Riffy's) to 2019;
- Modify text to include discussion of the five (5) additional inclusionary development sites discussed herein, which will produce a combined total of 86 affordable units;
- Update discussions of sites 11, 12 and 17; and,
- Where relevant, update miscellaneous sections of HE&FSP to account for the changes noted above (e.g., as related to senior cap and rental requirements, etc.).

To facilitate review of the need for the aforementioned amendments, a copy of the Township's adopted HE&FSP has been provided in Appendix D.

In addition to the above, it is noted that Township's inclusion of the 86 additional affordable units within its prospective need compliance strategy, as opposed to applying them toward its unmet need, is justified by the fact that, based on the past performance and continued availability of its compliance mechanisms to address unmet need, including the Township's point-based ordinance and zoning enhancement areas, it would still be able to fulfill the adjusted unmet need of 138 units. This is based on the following:

- A total of 22 of the additional affordable units (viz., those units located within the BRM Route 1-35, LLC, Boulevard II, LLC and Quincy Heights, LLC developments) are not situated within zoning enhancement areas as described in the Woodbridge Township HE&FSP and § 150-83.C(6) of the Woodbridge Township Code. This demonstrates that Woodbridge has been effective in capturing affordable housing development opportunities throughout the Township using the mandatory set-aside requirements in its point-based ordinance for determining the on-site affordable housing set-aside;

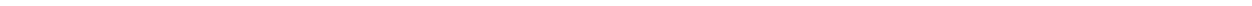
- While 64 of the additional affordable units are situated within zoning enhancement areas, they are located on just two sites (viz., 10 Main Street and Wick [55 Brook Street]) and represent only a small portion of the Downtown Woodbridge Zoning Enhancement Area and none of the Avenel and Metropark zoning enhancement areas. Thus, there is still significant development potential within the Township’s zoning enhancement areas.
- The requirements of § 150-83.C(5) of the Woodbridge Township Code, entitled “Point-Based System for Determining On-Site Affordable Housing Requirements and Eligible Payments in Lieu of Construction,” are applied to all applications for multifamily development projects. This will ensure that Woodbridge will continue to capture new affordable housing development opportunities throughout the Township;
- In the 39-month period since the April 18, 2017 adoption of Ordinance No. 2017-44, which included the point-based system for determining on-site affordable housing requirements and eligible payments in lieu of construction that is promulgated at §150-83.C(5) of the Woodbridge Township Code, a total of 86 additional affordable units were created. Considering that 66 months remain in the current affordable housing cycle and the availability of remaining zoning enhancement areas, it is likely that the Township’s adjusted unmet need of 138 units will be addressed; and,
- Despite the unforeseen issues related to sites 12 and 17, which—for reasons beyond the Township’s control—have resulted in reduced development potential of said sites, Woodbridge’s remaining compliance mechanisms and substantial success in creating additional affordable housing opportunities on new inclusionary development sites that were not identified in the adopted HE&FSP or located within zoning enhancement areas (n.b., zoning enhancement areas were created pursuant to the Township’s point-based ordinance), it is anticipated that there clearly is the opportunity to fully address the Township’s adjusted unmet need of 138 units.

## Conclusion

As has been shown in this summary review of fair share plan implementation, Woodbridge Township has not only seen the creation of 438 affordable units since adopting its HE&FSP, but also approved an additional 86 affordable units on sites that were not identified in its adopted plan. Clearly, Woodbridge has had a successful start to the implementation of its HE&FSP and its fair share compliance plan will continue to create new opportunities for the production of affordable housing.

Going forward, it will be necessary to amend the Township’s HE&FSP in order to account for changes on Site 12 (i.e., Woodbridge Development Center) and Site 17 (i.e., Hess Woodbridge). These changes result in the need for further amendments to the HE&FSP in order to account for impacts on the Township’s unmet need and various tables and other elements of the HE&FSP as outlined in this report. With the approval of the Court, the Township will prepare a formal amendment to its HE&FSP.

## Appendix A: Monitoring Forms



**Woodbridge Township, Middlesex County**

**Project/Unit Monitoring - June 26, 2020 (Page 1)**

Site / Program Name	Autumn Hills					Dalina Manor (Hopelawn VFW)					Station Village (General Dynamics)					Green Oaks: 444 Lincoln Highway Apts.					414 Rahway Ave (Intersection)				
<b>Project Type</b>	Inclusionary Family Rental					100% Affordable Age Restricted Rental					Inclusionary Family Rental					Inclusionary Family Rental					Inclusionary Family Rental				
<b>Block &amp; Lot / Street</b>	B:182.03 / L:2; 400 Hoover Way					B:4.08 / L:9 James Street					B:867 / L:1.081; 2000 Station Drive					B: 448.23 L:1565.01; 444 Lincoln Highway(Rt. 27)					B: 551 / L:1.07; 414 Rahway Avenue				
<b>Status</b>	Completed					Completed					Completed					Completed					Completed				
<b>Date</b>	4/11/14					5/23/16					8/1/18					1/3/18					4/14/14				
<b>Length of Affordability Controls</b>	30 Years					50 Years					30 Years					30 Years					30 Years				
<b>Administrative Agent</b>	Piazza and Associates, Inc., 216 Rockingham Row, Princeton, NJ 08540, (609) 786-1100,					Ingerman, 5 Powell Lane, Collingswood, NJ 08108, (856) 662-1730, <a href="https://ingerman.com/">https://ingerman.com/</a>					Piazza and Associates, Inc., 216 Rockingham Row, Princeton, NJ 08540, (609) 786-1100,					CGP&H, LLC, 1249 South River Road, Suite 301, Cranbury, NJ 08512, (609) 664-2769, <a href="https://www.affordablehomesnewjersey.com/">https://www.affordablehomesnewjersey.com/</a>					CGP&H, LLC, 1249 South River Road, Suite 301, Cranbury, NJ 08512, (609) 664-2769, <a href="https://www.affordablehomesnewjersey.com/">https://www.affordablehomesnewjersey.com/</a>				
<b>Contribution</b>	N/A					N/A					N/A					N/A					N/A				
<b>Type of Units</b>	Family Rental					Age Restricted Rental					Family Rental					Family Rental					Family Rental				
<b>Total Affordable Units</b>	24					57					50					7					5				
<b>Units Notes</b>																									
<b>Income/Bedroom Distribution</b>	<b>Eff. Std.</b>	<b>BR 1</b>	<b>BR 2</b>	<b>BR 3</b>	<b>BR 4</b>	<b>Eff. Std.</b>	<b>BR 1</b>	<b>BR 2</b>	<b>BR 3</b>	<b>BR 4</b>	<b>Eff. Std.</b>	<b>BR 1</b>	<b>BR 2</b>	<b>BR 3</b>	<b>BR 4</b>	<b>Eff. Std.</b>	<b>BR 1</b>	<b>BR 2</b>	<b>BR 3</b>	<b>BR 4</b>	<b>Eff. Std.</b>	<b>BR 1</b>	<b>BR 2</b>	<b>BR 3</b>	<b>BR 4</b>
<b>Very-Low-Income</b>	-	1	3	-	-	-	6	-	-	-	-	2	4	1	-	-	-	1	-	-	-	1	-	-	-
<b>Low-Income</b>	-	1	5	3	-	-	8	2	-	-	-	3	11	4	-	-	1	1	1	-	-	-	1	-	-
<b>Moderate-Income</b>	-	1	8	2	-	-	34	7	-	-	-	5	15	5	-	-	-	2	1	-	-	-	2	1	-

## Woodbridge Township, Middlesex County

### Project/Unit Monitoring - June 26, 2020 (Page 2)

Site / Program Name	LUXE-Jewelry Exchange					Maple Tree Manor					Reinhard Manor					Metro Woodbridge (Sterling Heights)					Greens at Avenel (Cedar Meadows & Wardens Home)				
<b>Project Type</b>	Inclusionary Family Rental					100% Affordable Family Rental					100% Affordable Age Restricted Rental					Inclusionary Family Rental					100% Affordable Family Rental				
<b>Block &amp; Lot / Street</b>	B: 280.01 L: 11; 1 Woodbridge Center					B:871 / L:1; Rahway Ave.					B:425.05 L:8; Fairview Ave.					B:551 L:1.10 B:551.03 L:103.02-107.2; 150 Harriot St					B:908.01 L:10 1426 Rahway Ave, Avenel, NJ 07001				
<b>Status</b>	Under Construction					Completed					Completed					Completed					Completed				
<b>Date</b>	1/22/20					4/28/03					1/6/14					4/23/12					12/29/17				
<b>Length of Affordability Controls</b>	30 Years					45 Years					30 Years					30 Years					30 Years				
<b>Administrative Agent</b>	CGP&H, LLC, 1249 South River Road, Suite 301, Cranbury, NJ 08512, (609) 664-2769, <a href="https://www.affordablehomesnewjersey.com/">https://www.affordablehomesnewjersey.com/</a>					Ingerman, 5 Powell Lane, Collingswood, NJ 08108, (856) 662-1730, <a href="https://ingerman.com/">https://ingerman.com/</a>					Ingerman, 5 Powell Lane, Collingswood, NJ 08108, (856) 662-1730, <a href="https://ingerman.com/">https://ingerman.com/</a>					Sterling Properties, 50 East Mt. Pleasant Avenue, Livingston, NJ 07039, (973) 535-1888,					Pennrose Property, 1301 N. 31st St, Philadelphia, PA 19121, (267) 386-8600, <a href="https://www.pennrose.com/">https://www.pennrose.com/</a>				
<b>Contribution</b>	N/A					N/A					N/A					N/A					N/A				
<b>Type of Units</b>	Family Rental					Family Rental					Age Restricted Rental					Family Rental					See Unit Notes				
<b>Total Affordable Units</b>	<b>10</b>					<b>88</b>					<b>62</b>					<b>4</b>					<b>100</b>				
<b>Units Notes</b>	Expected completion date July/August 2020. Project includes a PIL for 10 offsite units.																				20 1-B units are for very-low special needs residents				
<b>Income/Bedroom Distribution</b>	<b>Eff. Std.</b>	<b>BR 1</b>	<b>BR 2</b>	<b>BR 3</b>	<b>BR 4</b>	<b>Eff. Std.</b>	<b>BR 1</b>	<b>BR 2</b>	<b>BR 3</b>	<b>BR 4</b>	<b>Eff. Std.</b>	<b>BR 1</b>	<b>BR 2</b>	<b>BR 3</b>	<b>BR 4</b>	<b>Eff. Std.</b>	<b>BR 1</b>	<b>BR 2</b>	<b>BR 3</b>	<b>BR 4</b>	<b>Eff. Std.</b>	<b>BR 1</b>	<b>BR 2</b>	<b>BR 3</b>	<b>BR 4</b>
<b>Very-Low-Income</b>	-	1	1	-	-	1	44	2	-	-	-	7	-	-	-	-	-	1	-	-	-	20	5	-	-
<b>Low-Income</b>	-	-	2	1	-	2	28	2	-	-	-	9	4	-	-	-	-	-	1	-	-	-	30	15	-
<b>Moderate-Income</b>	-	1	3	1	-	1	7	1	-	-	-	37	5	-	-	-	-	2	-	-	-	-	25	5	-

**Woodbridge Township, Middlesex County**

**Project/Unit Monitoring - June 26, 2020 (Page 3)**

Site / Program Name	Olsen Towers: Woodbridge Housing Authority					Cooper Towers: Woodbridge Housing Authority					Village at Falcon Point (Hess Port Reading)					The Grande at Metro Park					Woodbridge Gardens / Jacob's Landing				
<b>Project Type</b>	100% Affordable Age Restricted Rental					100% Affordable Age Restricted Rental					Inclusionary Family Rental					Inclusionary Family Rental					100% Affordable Family Rental				
<b>Block &amp; Lot / Street</b>	B:59.08 L:6.02; New Brunswick Ave					B 442.16 L:4; Oak Tree Rd.					B:666 Lot 24 & 30; West Avenue & Milos Way					B:367 L:1.04/ 3 Ronson Road, Woodbridge					B: 250 L: 1.02 / 20 Bunns Lane				
<b>Status</b>	Completed					Completed					Completed					Under Construction					Under Construction				
<b>Date</b>	See Notes					See Notes					3/29/19					1/16/19					10/22/2018				
<b>Length of Affordability Controls</b>	Perpetual					Perpetual					30 Years					30 Years					45 Years				
<b>Administrative Agent</b>	Woodbridge Housing Authority, 10 Bunns Lane, Woodbridge, NJ 07095, (732) 634-2750, <a href="http://www.woodbridgehousingauthority.org/">http://www.woodbridgehousingauthority.org/</a>					CGP&H, LLC, 1249 South River Road, Suite 301, Cranbury, NJ 08512, (609) 664-2769, <a href="https://www.affordablehomesnewjersey.com/">https://www.affordablehomesnewjersey.com/</a>					Piazza and Associates, Inc., 216 Rockingham Row, Princeton, NJ 08540, (609) 786-1100,					CGP&H, LLC, 1249 South River Road, Suite 301, Cranbury, NJ 08512, (609) 664-2769, <a href="https://www.affordablehomesnewjersey.com/">https://www.affordablehomesnewjersey.com/</a>					Ingerman, 5 Powell Lane, Collingswood, NJ 08108, (856) 662-1730, <a href="https://ingerman.com/">https://ingerman.com/</a>				
<b>Contribution</b>	N/A					N/A					N/A					N/A					N/A				
<b>Type of Units</b>	Age Restricted Rental					Age Restricted Rental					Family Rental					Family Rental					Family Rental				
<b>Total Affordable Units</b>	75					75					9					36					204				
<b>Units Notes</b>	Project is HUD funded and exempt from UHAC. Project has 75 total affordable units, 34 of which are taken for 3rd round credit due to the senior cap.					Project is HUD funded and exempt from UHAC.										18 Leased/Lease Pending; 18 to be constructed					Phase1:84 Units(Complete):5VL1b;5VL2b;4L1b, 9L2b;6L3b; 2L4b;9M1b;28M2b;15M3b;1M4b); Phase 2 (Final Construction)=60 Units (5VL1b;4L1b;24L2b;6M2b;15M3b;6M4b) Phase 3 (Planned: Nearing Construction Phase) it will have 60 units. Possible Distribution Added.				
<b>Income/Bedroom Distribution</b>	<b>Eff. Std.</b>	<b>BR 1</b>	<b>BR 2</b>	<b>BR 3</b>	<b>BR 4</b>	<b>Eff. Std.</b>	<b>BR 1</b>	<b>BR 2</b>	<b>BR 3</b>	<b>BR 4</b>	<b>Eff. Std.</b>	<b>BR 1</b>	<b>BR 2</b>	<b>BR 3</b>	<b>BR 4</b>	<b>Eff. Std.</b>	<b>BR 1</b>	<b>BR 2</b>	<b>BR 3</b>	<b>BR 4</b>	<b>Eff. Std.</b>	<b>BR 1</b>	<b>BR 2</b>	<b>BR 3</b>	<b>BR 4</b>
<b>Very-Low-Income</b>	-	-	-	-	-	-	-	-	-	-	-	-	2	-	-	-	1	2	-	-	-	15	7	1	-
<b>Low-Income</b>	-	-	-	-	-	-	-	-	-	-	-	1	1	1	-	-	1	5	-	-	-	9	48	11	3
<b>Moderate-Income</b>	-	-	-	-	-	-	-	-	-	-	-	-	3	1	-	-	1	8	-	-	-	15	51	36	8



**Woodbridge Township, Middlesex County**

**Project/Unit Monitoring - June 26, 2020 (Page 5)**

Site / Program Name	Hess Woodbridge-Heliport					Rug & Riffy's / Lucas Car Dealership					Hampshire					Wick					BRM Route 1-35 LLC				
Project Type	Inclusionary Family Rental					Inclusionary Family Rental					Inclusionary Family Rental					Inclusionary Family Rental					Inclusionary Family Rental				
Block & Lot / Street	B:196.01 L:10.01; B:196.02 L:10; B:235.01 L:1.01; B:237 L:2.03; B:238 L:1 One Turnpike Plaza					B: 552 L: 1-2;B:552.09L:1,5,7,9,10, 12, 13.02; 493 Rahway Avenue					B: 356.01 L:12; 189 Wood Ave South/120 Wood Ave S					B: 543 / L: 5, 23.02, 24.02					B: 263.05 / L: 27				
Status	Under Construction					Under Construction					Proposed/Zoned					Proposed/Zoned					Proposed/Zoned				
Date	PB Approval 12/4/19					Redevelopment Plan adopted 2/16/16					Redevelopment Plan adopted 4/2014					PB Approval 11/28/2018					ZBA Approval 4/20/2017				
Length of Affordability Controls	30 Years					30 Years					30 Years					30 Years					30 Years				
Administrative Agent	CGP&H, LLC, 1249 South River Road, Suite 301, Cranbury, NJ 08512, (609) 664-2769, <a href="https://www.affordablehomesnewjersey.com/">https://www.affordablehomesnewjersey.com/</a>					T.B.D.					T.B.D.					T.B.D.					T.B.D.				
Contribution	N/A					N/A					N/A					N/A					N/A				
Type of Units	Family Rental					Family Rental					Family Rental					Family Rental					Family Rental				
Total Affordable Units	41					35					21					22					1				
Units Notes	Proposed distribution subject to change					Proposed distribution subject to change					Proposed distribution subject to change. Project includes a PIL to fund an additional 20 units offsite.					Income and bedroom distribution to be finalized.					Income/bedroom distribution to be finalized.				
Income/Bedroom Distribution	Eff. Std.	BR 1	BR 2	BR 3	BR 4	Eff. Std.	BR 1	BR 2	BR 3	BR 4	Eff. Std.	BR 1	BR 2	BR 3	BR 4	Eff. Std.	BR 1	BR 2	BR 3	BR 4	Eff. Std.	BR 1	BR 2	BR 3	BR 4
Very-Low-Income	-	2	3	1	-	-	1	3	1	-	-	1	1	1	-	-	1	1	1	-	-	-	-	-	-
Low-Income	-	2	9	4	-	-	3	7	3	-	-	1	5	2	-	1	-	6	2	-	-	-	1	-	-
Moderate-Income	-	4	12	4	-	-	3	10	4	-	-	2	6	2	-	1	1	6	2	-	-	-	-	-	-



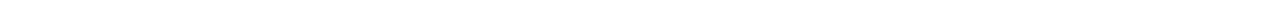
## Woodbridge Township, Middlesex County: Very-Low Income Units 2020

Development/Compliance Mechanism	Project Status	Controls Date	Affordable Units	Very-Low Income Units
The Grande at Metro Park	Under Construction	1/16/19	36	3
LUXE-Jewelry Exchange	Under Construction	1/22/20	10	2
Green Oaks: 444 Lincoln Highway Apts.	Completed	1/3/18	7	1
Reinhard Manor	Completed	1/6/14	62	7
Woodbridge Gardens / Jacob's Landing	Under Construction	10/22/2018	204	23
Greens at Avenel (Cedar Meadows & Wardens Home)	Completed	12/29/17	100	25
Village at Falcon Point (Hess Port Reading)	Completed	3/29/19	9	2
Autumn Hills	Completed	4/11/14	24	4
414 Rahway Ave (Intersection)	Completed	4/14/14	5	1
Metro Woodbridge (Sterling Heights)	Completed	4/23/12	4	1
Maple Tree Manor	Completed	4/28/03	88	47
Dalina Manor (Hopelawn VFW)	Completed	5/23/16	57	6
Station Village (General Dynamics)	Completed	8/1/18	50	7
Quincy Court	Under Construction	Deed Restriction for Bldg 1 dated 4/20/20	10	2
10 Main St	Proposed/Zoned	PB Approval 02/05/2020	42	6
Wick	Proposed/Zoned	PB Approval 11/28/2018	22	3
Hess Woodbridge-Heliport	Under Construction	PB Approval 12/4/19	41	6
Boulevard II, LLC	Proposed/Zoned	PB Approval 8/21/2019	6	1
Rug & Riffy's / Lucas Car Dealership	Under Construction	Redevelopment Plan adopted 2/16/16	35	5
Hampshire	Proposed/Zoned	Redevelopment Plan adopted 4/2014	21	3
Silver Oaks (Woodbridge Developmental Center)	Proposed/Zoned	Redevelopment Plan re- adopted 11/26/19	100	0
Cooper Towers: Woodbridge Housing Authority	Completed	See Notes	75	0
Olsen Towers: Woodbridge Housing Authority	Completed	See Notes	75	0
Woodbridge Abandoned Properties Program	Proposed/Zoned	T.B.D.	10	0
Woodbridge Foreclosure & Reinvestment Program	Proposed/Zoned	T.B.D.	16	0
BRM Route 1-35 LLC	Proposed/Zoned	ZBA Approval 4/20/2017	1	0

**Totals: 1,110 155**

(% of VLI units: 13%)

## Appendix B: Resolutions of Approval for Additional Inclusionary Sites



FR

Z 16-07

**WHEREAS, BRM Route 1-35, LLC**, has made application to the Zoning Board of Adjustment of the Township of Woodbridge for minor site plan approval and use variances from the requirements of Land Use and Development Ordinance of the Township of Woodbridge relative to property located at 291 Amboy Avenue, Woodbridge, New Jersey, being known and designated as Block 263.05, Lot 27, on the Official Tax Map of the Township of Woodbridge; and

**WHEREAS**, the subject property is located in the B-3 Highway Business Zone, and

**WHEREAS**, Bignell Planning Consultants, the Board's planning consultant, submitted a report to the Board dated March 14, 2017 a copy of which is attached hereto and made a part hereof as Exhibit A.

**WHEREAS**, Remington and Vernick, the Board's engineering experts, submitted a report to the Board dated March 15, 2017 a copy of which is attached hereto and made a part hereof as Exhibit B.

**WHEREAS**, Robert Hubner, Director of Police, submitted a report to the Board dated November 17, 2016, a copy of which is attached hereto and made a part hereof as Exhibit C.

**WHEREAS**, Keith Repace, Lieutenant/Fire Official Woodbridge Fire Department, submitted two (2) reports to the Board dated March 23, 2017 and November 22, 2016, a copy of which is attached hereto and made a part hereof as Exhibit D.

**WHEREAS**, Marta Lefsky, Director of Planning and Development, submitted a report to the Board on behalf of the Technical Review Committee (TRC) dated March 2, 2017, a copy of which is attached hereto and made a part hereof as Exhibit E.

**WHEREAS**, the Board conducted a public hearing on said application on March 23, 2017, after the applicant served notice of same on all interested parties as required by the Municipal Land Use Law with the applicant being represented by Allen Weiss, Esq. and the following persons testifying on behalf of the application, Mr. Ralph Mocchi, a member of the applicant, Mr. Noel Young, a professional engineer of New Jersey and David Karlebach, a professional planner of New Jersey and the following

BLOCK 263.05 LOT 27

interested parties testifying in opposition to the application: Mr. Steve Nguyen, Mr. Lee Coen, Richard Rask, Ms. Gladys Rask and Mr. Miroslaw Gogolowski.

**WHEREAS**, the Board received the following in evidence

- A-1 Proposed Conditions Board
- A-2 Existing Conditions
- A-3 Present Conditions Photograph
- A-4 Photo Board
- A-5 Photo Board
- A-6 Photo Board
- A-7 Architectural-(A-1 page of site plan)
- A-8 Aerial Photos Pack

**WHEREAS**, the Board finds:

1. The reports of the Board's experts were entered in the record with Mr. Weiss reserving his client's right to offer testimony regarding the contents of each report.
2. Chairman Kazawic recused himself from the hearing.
3. Mr. Weiss represented to the Board that they have gone through two (2) meetings with the TRC on this application.  
He stated the property is located in the B3 Highway Business Zone and the applicant is seeking approvals to permit the demolition of the existing building and the construction of a small apartment building in its place.  
Mr. Weiss represented the new structure would contain six (6) apartments consisting of two (2) one (1) bedroom apartments on the first floor, two (2) two (2) bedroom apartments with a den on the second floor and two (2) two (2) bedroom apartments on the third floor. He also stated one (1) of the units will be an affordable housing unit as provided in the townships ordinance.  
Mr. Weiss then stated the applicant requires a (d)(1) use variance; a (d)(4) variance for floor area ratio; a waiver with respect to the site triangle easement and bulk variance and the Board must apply standards for the MF – 3C zone.
4. Mr. Noel Young, the applicant's professional engineer, testified the present conditions are depicted on A – 1 and include a two story mixed-use building with an office use on the first floor and residential uses on the second floor. This building also provides thirteen (13) parking spaces on the right side of the site.
5. Mr. Young, then testified the applicant proposes to demolish the existing building and construct in its place a three-story residential building 12 parking spaces and a handicapped space additionally, he testified the applicant proposes to change the whole layout including rebuilding parking lot, eliminating access from Amboy Avenue and relocating it to Sherry Street, substantially increasing the landscaping and reducing the percentage of impervious coverage on the site.

Mr. Young also testified they are proposing to pull the building back from the corner a little to the side to increase the line of sight which he described as a significant improvement but still requires a waiver from the Board.

He then testified they are re-creating the existing parking lot as it has a very steep slope of 7.5% in order to get slope of 3.5%/4% which he opined is much safer for parking, the walkway and the handicapped space. He also testified there currently is no handicapped space on the site nor a trash enclosure which will be provided in the new plan.

The Board also received exhibit A-2 in evidence.

6. Mr. Weiss represented to the Board the applicant will comply with the police, fire and TRC reports.

7. Answering a question from Vice Chairman Turant, Mr. Young testified runoff will travel along the island to an existing inlet on the site and then to the inlet in the street.

Mr. Vogt asked if the applicant needed county approval to connect to the system and the witness replied they do. Mr. Vogt also represented to the Board this should be reviewed by the municipal engineer.

Mr. Weiss represented to the Board that the applicant shall comply with the Remington report regarding "grading and drainage" and Mr. Vogt advised that was acceptable.

8. Mr. Young then opined the NJ DOT line of sight is from 14 feet to 15 feet from the curb then approximately 300 feet to the south and projecting that he finds the building is outside of the site triangle.

Mr. Casey asked if DOT approval is required. Mr. Weiss responded they have received correspondence from DOT dated March 17, 2017 and they will file an application with the DOT.

Mr. Casey asked that a condition of approval require the applicant to copy the Boards professionals with any and all correspondence between the applicant and the DOT. Mr. Weiss indicated that it will be done by the applicant.

9. Mr. Vogt advised the board that the municipal engineer is not comfortable with the proposed 5 foot curb radius. Mr. Young testified obtaining the required 15 foot curb radius is difficult because of the steep slope.

Mr. Vogt recommended if the Board grants the waiver for the final curb radius be subject to approval by the municipal engineer.

10. Mr. Ralph Mocci testified referring to A – 3 regarding the present conditions on the site. He testified the building was constructed in 1920 and was last remodeled 28 years ago. He also testified the building was originally a grocery store with two apartments.

The witness also testified in 1989 they obtained approval to add an addition and to construct two homes in the rear, one on Sherry Street and one on the "other Street" as well as approval to convert the building to a medical facility on the first floor and two

(2) two (2) bedroom apartments on the second floor and that's the way the building has been 1989.

Photographs located on A-4, A-5 and A-6 were admitted in evidence.

Mr. Mocci then testified there is parking for 12 vehicles on site now with the entrance to the property from Route 35.

He then testified originally they proposed the new structure to be located in the rear of the site back up to the residential uses with the parking on Route 35 similar to the liquor store, at the TRC the Boards professionals requested it be reversed keeping in the same area as the existing building and they complied.

Additionally, the witness testified Mr. Bignell asked him to improve the appearance of the new building which they had done. Specifically, Mr. Mocci testified they have proposed stone on the whole front of the building and have made the sides and rear of the building look identical to the front of the building. He stated the building has the same aesthetic look all the way around.

He then described the proposed building is being "state-of-the-art" with a fire suppression system throughout as per the fire departments request it is all granite with apartments having a washer and dryer with ceramic floors in the kitchen. Mr. Mocci also testified one (1) unit is designated as an affordable housing unit per the townships ordinance.

11. Mr. David Karlebach, the applicants' planner testified referring to exhibit A – 8 which the Board received in evidence and consists of three (3) pages. He testified the photographs A – 8 depict the site and surrounding uses.

Mr. Karlebach even though the site is in the B-3 Highway business zone there is a strong influence of residential uses especially to the north of the site. He additionally cited other uses in the area to include a church and school and opined there is a nice commingling of uses on Amboy Avenue.

He also testified the existing building is not aesthetically pleasing and has some issues in the stucco and is water stained and is in need of work. Mr. Karlebach also stated the building is right up to the street line on Sherry Street and really "crowds" the street which is not permitted in the zone, however he also observed what a lot area of 24,000 square foot lot such as this you must expect variances.

12. Mr. Karlebach opined the application meets the four (4) standards under the Medici test. He testified the site is particularly suited for the proposed use by virtue of its context and condition. He cited the fact it has been a mixed use of the medical use and residential use and there is a strong residential influence around the site.

He also opined the application establishes the required special reasons justifying the granting use variance. He opined N.J.S.A 40:55D-2(A) is satisfied as the general welfare is promoted by the new proposed housing stock which is the goal of every suburban community.

Mr. Karlebach opined further N.J.S.A 40:55D-2(G) is met as they are providing a variety of housing options with the proposed affordable housing unit and one (1) and two (2) bedroom apartments. Additionally the planner opined the application provides a desirable visual environment for replacing a tired, old building with a new structure

modern treatments, landscaping and other improvements which satisfy N.J.S.A 40:55D-2(l).

N.J.S.A 40:55D-2(H) is satisfied by the plan in Mr. Karlebach's opinion as the plan permits the free flow of traffic with the elimination of the access from Amboy Avenue and the delay in sudden movements on to the site at that point and the relocation of the access to Sherry Street.

Mr. Karlebach then opined the relief requested can be granted without detriment to the zone plan and zoning ordinance and in his professional opinion the site will function safely and efficiently and what is proposed is a less intensive use than permitted uses such as liquor stores, dry cleaners and nightclubs for example. Moreover, he cited the fact the site has been historically used for residential uses therefore the adjoining residents are already acclimated to the presence of the residential component.

He opined further this is a positive upgrade on an undersize site which is in need of redevelopment.

Mr. Bignell advised the Board he requested the applicant to push the building forward away from the residence to the rear as the property does slope down and the proposed location creates better buffer even though it creates a front yard setback violation.

Mr. Karlebach testified this orientation of the building is a good transition and as the building is up against Amboy Avenue at the site's lowest point it lessens the impact on the surrounding uses.

13. Mr. Steve Nguyen an interested party testified he has issues with the front yard setback. He referred to A – 6 and stated as the building will "stick out" it will block the view of his blue sign and his office. He testified he wants to see a 15 foot front yard setback which is the only problem he has with the application.

Mr. Lee Coen, 146 Sherry St. testified he has questions regarding the adequacy of parking and the increase in traffic will result from approving the application.

Mr. Richard Rask, 148 Sherry St. questioned the language in the notice and Mr. Weiss replied in addition to the specific relief requested the additional language standard language used in applications. Mr. Coen also testified he also has a "beef" with the parking in the liquor store noting if you don't get home early you can't park in front of your house.

Mr. Weiss replied the applicant complies with the ordinance requirements for parking and Vice Chairman Turant confirmed this fact.

Ms. Gladys Rask also testified she believes there is not enough parking and doesn't take into account what happens when the residents have guests. She also questioned the location of the driveway on Sherry Street which she believes will increase traffic in the neighborhood. Ms. Rask also complained about trucks making deliveries at the liquor store and additionally testified the lot is too small for this use.

Mr. Miroslaw Gogolowski, 153 Sherry St. testified in opposition stating this is a single family area and already has a Laundromat and church and they don't need this in the area. He also testified there is not enough parking and questioned how the applicant will control the number of cars on the property. Mr. Mocci explained this issue is

addressed in each unit lease which limits the number of cars for the respective type of units.

Mr. Gogolowski also testified this building will block his view on his front porch and is not appropriate for the area.

14. The Board finds after examining all the evidence and hearing the testimony of all witnesses that approval of the application may be granted without substantial detriment to the master plan and zoning ordinance of the Township of Woodbridge.

It finds the subject property is particularly suited for the proposed use. The Board finds the existing building has been used with a residential component since it was constructed in 1920 as a grocery store with two apartments then converted with the Boards approval to permit residential uses and the medical facility as well as build two single-family homes to the rear of the site. The Board finds the proposed use for residential purposes and the elimination of the medical facility lessens the intensity of use on the site and represents a good transitional use for the residents to the rear of the site.

The Board also finds the proposed use on the site as opposed to uses permitted in the B – 3 Highway business zone such as nightclubs, dry cleaners and liquor stores will have less impact on the surrounding residential uses.

The Board also finds proposed location of the proposed building closer to Amboy Avenue at the request of the Boards professionals also minimizes the impact on the surrounding uses as it is located on the lowest level of the site which permits greater buffering to the residential uses.

15. The Board finds further that the applicant has satisfied four steps under the Medici standards as testified to by Mr. Karlebach. It finds in addition to being particularly suited for the proposed use by virtue of its context and condition and the site has had a residential component in a mixed use context since 1920 and there is a strong residential influence around the site.

The members find further that the record established “special reasons” justifying approval of the application as testified to by Mr. Karlebach. They find the proposal will provide new housing stock which they find satisfies N.J.S.A 40:55D-2(a) as this promotes the general welfare.

Additionally, the Board accepts Mr. Karlebach’s professional opinion that the application satisfies N.J.S.A 40:55D-2(G) by providing a variety of housing options including one and two-bedroom apartments and the designation of one unit as an affordable housing unit.

The Board also accepts Mr. Karlebach’s testimony that N.J.S.A 40:55D-2(I) is satisfied by the application. The Board does find given the age and condition of the building currently on site its replacement with a new modern structure with the amenities proposed by the applicant, significantly improved landscaping and other site improvements will create a desirable visual environment on the property consistent with the purpose of zoning. Moreover, the Board finds the relocation of the driveway access from Amboy Avenue to Sherry Street will permit the free flow of traffic in the area. It finds the closing of access from Amboy Avenue will eliminate possible conflicts of movements on that busy state highway. Moreover, the Board finds the relocation of

access to Sherry Street given the limited and controlled number of vehicles entering the site lessens the impact and is more consistent with the other residential uses on Sherry Street with respect to traffic in the neighborhood.

Therefore the Board finds N.J.S.A 40:55D-2(H) has been satisfied by the application.

The Board finds further the floor area ratio variance may also be granted as it finds the site may accommodate the additional floor area ratio and function in a safer and efficient manner. Accordingly, the Board finds the applicant has established the requested special reasons and has satisfied the positive criteria.

Moreover, with respect to the negative criteria the Board finds the negative aspects at the site are being removed by the applicant's approval.

Therefore the Board finds approval of the application may be granted without substantial detriment to the master plan and zoning ordinance of the Township of Woodbridge.

However, this approval shall be and is, conditional upon the following:

- (A) The applicant shall prepare a deed restriction prohibiting the conversion of the dens in the designated units from being converted to an additional bedroom. The applicant's attorney shall forward same to the Board attorney for his review and approval and shall provide him a copy of the recorded document after it is accomplished.
- (B) The applicant shall comply with all requirements of the Remington and Vernick report entitled "grading and drainage" subject to the review and to the satisfaction of the Township Engineer.
- (C) The applicant shall copy the Boards professionals on any and all correspondence of any nature between the applicant and the NJ DOT with respect to the site triangle issue or any other issue relevant to the application.
- (D) Requested curb radius waiver is granted subject to review of and acceptance of the municipal engineer.

16. Accordingly, application may be and is, hereby approved conditional on the items in paragraph 15 (A) through (D) hereof.

#### **APPROVED WITH CONDITIONS**

**NOW, THEREFORE, LET IT BE RESOLVED** that the Zoning Board of Adjustment of the Township of Woodbridge does hereby grant amended minor site plan approval, use variances approval to BRM Route 1-35, LLC at 291 Amboy Avenue, Woodbridge, New Jersey, being known and designated as Block 263.05, Lot 27, Zone B-3 on the Woodbridge Township Tax Map subject to the following stipulations:

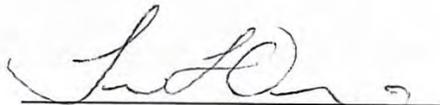
BRM Route 1-35, LLC # Z16-07

1. Any alteration or modification to the approved plan will require returning to the Board for further approval prior to the issuance of a Certificate of Occupancy.
2. Prior to issuance of a building permit, verification shall be made that all outstanding taxes and/or assessments due and owing on the subject property have been paid.
3. This application is subject to the approval of any outside jurisdictions that apply, if any.
4. The general terms and conditions, whether conditional or otherwise, upon which bulk variance approval is granted, shall not be changed for a period of two (2) years after the date of approval, provided that the applicants have complied with all stipulations and conditions of this approval.
5. The applicant shall publish a brief notice of this determination in an official newspaper of the municipality within twenty (20) days of the date of mailing of a copy of this Resolution to the applicant.

Bulk variance approval is hereby granted **March 23, 2017**, pursuant to motion adopted by the Zoning Board of Adjustment of the Township of Woodbridge.

I hereby certify that the foregoing is an exact and true copy of the Resolution adopted by the Zoning Board of Adjustment of the Township of Woodbridge at their regular public meeting held on **April 20, 2017**.

**ADOPTED: April 20, 2017**

  
Teresa Olsen, Board Secretary  
Zoning Board of Adjustment  
Township of Woodbridge

<u>Roll Call</u>	
Dipak Thaker	Yes (2)
Donna Zielinski	Yes
Mark Cinelli	Yes
Jack Naughton	Yes
Joe Turant	Yes (1)
Jonathan Sternesky	Yes

**RESOLUTION FOR BOULEVARD II, LLC**  
**PRELIMINARY AND FINAL MAJOR SITE PLAN**

**WHEREAS, BOULEVARD II, LLC**, hereinafter referred to as the applicant, has made application to the Planning Board of the Township of Woodbridge for Preliminary and Final Major Site Plan approval in order to construct a three-story multifamily building containing thirty-nine (39) dwelling units and associated improvements, for property located north of Edgerton Boulevard Avenel, New Jersey, known and designated as Block 957 & 1020.04, Lots 1.022, 1.023, 1300, 1303.02, situated in the Edgerton Boulevard Redevelopment Zone; and

**WHEREAS**, said development project is more specifically shown on site plan drawings prepared by Harbor Consultants, Inc., signed and sealed by Victor E. Vinegra, P.E., P.L.S., dated March 14, 2019, consisting of fifteen (15) sheets; Storm Water Management report, prepared by Harbor Consultants, Inc., signed and sealed by Victor E. Vinegra, P.E., P.L.S., dated March 14, 2019; and Architectural Plan, prepared, signed and sealed by Michael V. Testa, A.I., dated April 10, 2019; and

**WHEREAS**, the Planning Board of the Township of Woodbridge has received a report from Bignell Planning Consultants dated July 1, 2019 (attached hereto and made a part hereof as Exhibit A); Remington & Vernick, consulting engineers dated July 1, 2019 (attached hereto and made a part hereof as Exhibit B); Avenel Fire Prevention Bureau report dated June 19, 2019 and July 1, 2019 (attached hereto and made a part hereof as Exhibit C); Memo dated July 8, 2019 from the Director of Planning & Development confirming the applicant has been before the Technical Review Committee (attached hereto and made a part hereof as Exhibit D); Woodbridge Township Director of Police report dated June 11, 2019, attached hereto and made a part hereof as Exhibit E) and

**WHEREAS**, a public hearing was held on said development application before the Planning Board of the Township of Woodbridge on July 10, 2019 in accordance with local ordinance and the laws of the State of New Jersey; and

**WHEREAS**, the Planning Board of the Township of Woodbridge, after hearing the evidence presented on behalf of the applicant, after reviewing the reports of those agencies who reviewed the applicant's development project, and after hearing and considering the comments of the public, does make the following findings of fact and conclusions of law:

1. The plans conform to the requirements of the Land Use and Development Ordinance relative to site plans.
2. Notice as required under the Municipal Land Use Law has been given and the Planning Board has jurisdiction to hear and decide the application.
3. Donna M. Jennings, Esq., of the law firm of Wilentz, Goldman & Spitzer, appeared as counsel on behalf of the applicant. Ms. Jennings stipulated to the admission of the reports generated by the Township staff and made part of the record and represented that the proposal complies with the zoning ordinance and Edgerton Redevelopment Plan. The applicant stipulates to compliance with all the terms and conditions set forth in the reports entered into evidence at the hearing.

4. The applicant proposes to demolish single-family dwellings and construct a three-story, 47,000 square-foot, multifamily building containing 39 dwelling units with a parking lot for 78 vehicles. The plan indicates 29 two-bedroom units, 8 two-bedroom units with study, 1 one-bedroom unit with study and 1 three bedroom unit. In December 2012, the applicant received approval to construct a three-story multifamily apartment building containing 15 dwelling units on a portion of the subject property.

5. The subject property is an existing 2.01-acre irregular parcel located on the north side of Edgerton Avenue at the intersection of Ash Street, Creskill Avenue and Yardley Avenue. The site contains two existing single family dwellings but is mostly vacant with existing woodlands and delineated wetlands.

6. The applicant met with the Technical Review Committee and made requested revisions to the original site plan. In all respects, the plan conforms to the requirements of the Woodbridge Township Ordinance and the Edgerton Boulevard Redevelopment Plan adopted on June 13, 2017.

7. Victor Vinegra, P.E., P.L.S., was sworn and qualified to testify as a licensed professional engineer in the State of New Jersey. Mr. Vinegra testified as follows, which the Board finds as fact: The proposed building, will be similar to the building on the corner. Lots 1.022 and 1.023 were the subject of a previous approved for the construction of a 15-unit apartment complex. The applicant seeks to vacate the prior approval of 20 units and replace it with a 39-unit building that includes six (6) affordable housing units. The applicant acquired two (2) additional lots that enlarges the property to be developed. Access to the site will be from Edgerton Avenue. The parking lot exceeds the minimum parking requirement for the redevelopment zone. The applicant agrees to connect the sidewalk from the site to the other development site. The application complies with the Edgerton Redevelopment Plan. The applicant agreed to comply with the terms and conditions contained in the township's professional reports that are made part of the record.

8. Sonny Adoni was sworn to testify. He testified that the applicant agreed to remove the studies in the two-bedroom units. It will be one big living room. A few one-bedroom units will have studies that are dimensioned at 10x10.

9. The public portion of the meeting was opened and closed without public comment.

#### **WHEREAS THE BOARD FURTHER FINDS,**

10. In this case, the site plan conforms to the requirements of the zone and particularly the Edgerton Boulevard Redevelopment Plan that has been adopted for this area. In a conforming application, the applicant is generally entitled to approval subject to reasonable conditions imposed by the Board. Here, the applicant has agreed to all the conditions set forth in the township professional reports and the applicant is bound to comply.

11. The applicant met the burden of proof under the Municipal Land Use Law as well as the Township Master Plan and Zoning regulations. The Board accepted the testimony of the applicant's witnesses. The Board also considered compliance the Township's affordable housing obligation for rental units.

**NOW, THEREFORE, LET IT BE RESOLVED**, that the Planning Board of the Township of Woodbridge does hereby grant Preliminary and Final Major Site Plan approval to **BOULEVARD II, LLC.**, in order to construct a three-story multifamily building containing thirty-nine (39) dwelling units and associated improvements, for property located north of Edgerton Boulevard Avenel, New Jersey, known and designated as Block 957 & 1020.04, Lots 1.022, 1.023, 1300, 1303.02, situated in the Edgerton Boulevard Redevelopment Zone, subject to the following conditions:

1) The applicant agreed to and shall comply with the terms and conditions set forth in the report from Bignell Planning Consultants dated July 1, 2019 attached hereto and provide revised plans as required.

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2) The applicant agreed to and shall comply with the terms and conditions set forth in the report from Remington & Vernick, consulting engineers dated July 1, 2019 attached hereto and provide revised plans as required.

3) The applicant will comply with the requirements of the Avenel Fire Prevention Bureau report dated June 16, 2019 and July 9, 2019 attached hereto and applicable fire codes.

4) The applicant will comply with the contents of the report from the Woodbridge Township Director of Police dated June 11, 2019 attached hereto.

5) Approval is based upon the facts and evidence presented to the Board at the time of the hearing. In the event that it is determined that the applicant presented facts or evidence that may have been erroneous or incorrect, the Board reserves the right to rescind this approval under the provisions of the Municipal Land Use Law and cases interpreting same and/or require the applicant to return to the Board for further hearing.

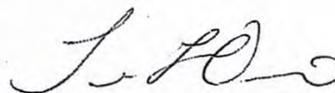
6) In the event approval is required by the Middlesex County Planning Board, such approval shall be a condition of approval.

7) Preliminary and Final Major Site Plan approval is hereby granted on **July 10, 2019** pursuant to motion adopted by the Planning Board if the Township of Woodbridge.

7) The applicant shall publish a brief notice of this determination in an official newspaper of the municipality within twenty (20) days of the date of mailing of a copy of this resolution to the applicant.

I hereby certify that the foregoing is an exact and true copy of the Resolution adopted by the Planning Board of the Township of Woodbridge at a public meeting held on **August 21, 2019**.

**ADOPTED: August 21, 2019**



\_\_\_\_\_  
Teresa Olsen, Secretary  
Planning Board  
Township of Woodbridge

Roll Call: [For Approval]

Chairman Raymond Miller	Yes
Philip Bujalski, Secretary	Yes (1)
Dwight Glenn	Yes
Ketan Shah	Yes
Cyndi Lewis, 1 <sup>st</sup> Alternate	Yes
Amy Krysienski, 2 <sup>nd</sup> Alternate	Yes (2)

Motion to approve granted

**RESOLUTION OF APPROVAL FOR QUINCY HEIGHTS, LLC**

**WHEREAS, QUINCY HEIGHTS, LLC**, hereinafter referred to as the applicant, has made application to the Planning Board of the Township of Woodbridge for Preliminary & Final Major Site Plan approval in order to construct two (2) apartment buildings for property located at 175 Quincy Court, Hopelawn, New Jersey, more particularly designated as **Block 31.08, Lot 1**, situate in the Quincy Court Redevelopment Zone; and

**WHEREAS**, the subject property is an existing 2.2-acre, irregular lot located on the south side of Quincy Court at the mid-block intersection of Emmett Avenue. The site is east of US Highway Route 9 and north of the Perth Amboy Branch railroad right of way with two (2) existing warehouse type buildings and paved parking; and

**WHEREAS**, said development project is more specifically shown on Preliminary & Final Site Plan prepared by Harbor Consultants Engineers & Surveyors, signed and sealed by Victor E. Vinegra, P.E., P.L.S., dated August 25, 2017, with revisions dated November 17, 2017 consisting of eleven (11) sheets; Storm water report prepared by Harbor Consultants Engineers & Surveyors, signed and sealed by Jose M. Betances, P.E., P.P., M.C.E., dated August 3, 2017; Architectural Plan set prepared by Appel Design Group Architects, signed and sealed by Laurence D. Appel, R.A., revised through November 17, 2017, consisting of nine (9) sheets; and

**WHEREAS**, the Planning Board of the Township of Woodbridge has received a report from Bignell Planning Consultants dated December 4, 2017 (attached hereto and made a part hereof as Exhibit A); Remington & Vernick, consulting engineers dated November 6, 2017 (attached hereto and made a part hereof as Exhibit B); TRC memo dated December 6, 2017 (attached hereto and made a part hereof as Exhibit C); Police report dated November 30, 2017 (attached hereto and made a part hereof as Exhibit D); Fire report dated November 25, 2017 (attached hereto and made a part hereof as Exhibit E); and

**WHEREAS**, a public hearing was held on said development application before the Planning Board of the Township of Woodbridge on December 13, 2017 in accordance with local ordinance and the laws of the State of New Jersey; and

**WHEREAS**, the Planning Board of the Township of Woodbridge, after hearing the evidence presented on behalf of the applicant, after reviewing the reports of those agencies who reviewed the applicant's development project, and after hearing and considering the comments of the public, does make the following findings of fact and conclusions of law:

1. The plans conform to the requirements of the Land Use and Development Ordinance relative to site plans.
2. Public notice as required under the Municipal Land Use Law and the Open Public Meeting Act has been provided and the Planning Board has jurisdiction to hear and decide the application.
3. Donna Jennings, Esq., of Wilentz, Goldman & Spitzer, appeared as counsel on behalf of the applicant. Ms. Jennings stipulated to the admission in evidence of the township professional reports that were made a part of the record and represented that the applicant agreed to comply with all the terms and conditions set forth therein, subject to comment thereon. Ms. Jennings indicated that the proposed major site plan fully complies with the Quincy Court Redevelopment Plan dated April 2017 and adopted by the Board on June 27, 2017. No variances or waivers are necessary.

4. The applicant proposes to remove existing structures on the property and construct two multi-family apartment buildings to contain a total of 93 rental apartment units and 184 parking spaces, 122 of which are in parking garages below the building and 62 surface spaces. Building 2 will contain fourteen (14) affordable housing units attributable to the Township's total affordable housing obligation.

5. The 2009 Master Plan recommends this site for redevelopment use. The proposed multi-family apartments are a permitted in the Quincy Court Redevelopment Plan/Zone.

6. The applicant met with the Technical Review Committee and revised the plans to address all concerns raised by the township professional staff. In all respects, the plan conforms to the requirements of Woodbridge Township Zoning Ordinances and the Quincy Court Redevelopment Plan/Zone.

7. Nicholas Sottos, P.E. was sworn and qualified to testify as a licensed professional engineer and professional planner in the State of New Jersey. Mr. Sottos testified that the subject site is located in the Quincy Court Redevelopment Zone and the proposed Preliminary & Final Major Site Plan complies with the bulk and design standards contained in the Redevelopment Plan. Mr. Sottos testified that the property is approximately 94,373 square feet or slightly over 2 acres and was formerly in the B-3 Highway Business Zone. Mr. Sottos testified that there are two commercial warehouse buildings on the site that has been vacant for a couple of years. The site is bounded on the north by Quincy Court and residential properties, to the east by the former Pathmark and the south by the Lehigh Valley Railroad and to the west by New Jersey State Highway 9, northbound.

The applicant is seeking to demolish the existing structures and related site improvements and construct 93 multi-family rental apartments in two (2) four (4)-story buildings, which are three (3) stories over ground parking. Building 1 is 19,142 square feet and Building 2 is 26,965 square feet. All units in building 1 are market rate. Building 2 will contain 14 affordable housing apartments. Access to the site is via two-way driveways on Erin Avenue and near Emmett Avenue. Circulation has been reviewed by the township and is adequate for the operation of the site. There are over 163 trees, shrubs and other plantings throughout the site. The proposed lighting is adequate and will not impact the adjacent residential uses. There is a very small monument sign by building 1 that is smaller than the plan permits. The buildings have two trash and recycling enclosures with trash compactors on the ground floor. The site has an underground basin that provides storm water management and control. Mr. Sottos testified that the project is 100 percent compliant with the Quincy Redevelopment Plan for this site. A de minimus waiver is sought for four stacked parking stalls only that are assigned to a single apartment without conflict.

An exhibit was provided to show projections of the buildings that are constructed with cultured stone and pre-finished cement panels, gables with copper metal roof. There are no fire or police issues raised in their respective reports. There are monitoring wells on the site that are part of the general remediation of the property. Green building techniques are being employed in the construction of the buildings including energy efficient appliances, high efficiency windows, R-19 insulation where R-13 is required.

8. The meeting was open for public comment and the following persons were sworn and testified on the application:

Paul Lund testified that he lived in Hopelawn all his life and moved here to avoid a city life. Mr. Lund questioned why we need another 93 apartments when we just got 69 on James Street. There additional housing increases children and the cost to educate them. He was informed that the owner of the apartment buildings pays real estate taxes. This is not a PILOT program. Mr. Lund did not feel the project improves the quality of life.

Andrew Cortes testified that he was concerned about one way in and one way out of the site and that, he will not be able to get out of his driveway in the morning due to the traffic. Mr. Cortes was also concerned

about cars speeding in the area and the risk to pedestrians. Mr. Cortes felt that the developer did not consider the concerns of the neighbors.

Elizabeth Kenny testified that she lives on the corner of Quincy and Emmett, across the street. Mr. Bignell explained there was an error in his report as to the number of stacked parking. The applicant has agreed to comply with the conditions in his report before the town permits them to build the apartment buildings. Mr. Bignell also explained that although there was a traffic study, the applicant is not required to provide a traffic study for a permitted use. Ms. Kenny also expressed concern about the traffic with all the new apartments and cars. Many of the concerns expressed by Ms. Kenny were conditions of approval that the applicant agreed to. Ms. Kenny objected to the scale of the project.

Gerard Trabalka testified that he is against the redevelopment plan. Mr. Trabalka was concerned the project was a PILOT program and confirmed that it is not. Mr. Trabalka was concerned about a fire and was informed that the building has sprinklers. He inquired about security cameras in the stairwells and garage areas and claimed the site was in a high crime area. Mr. Trabalka felt that the board should be concerned about the railroad and high-pressure lines, oxygen and nitrogen. He claimed that the board was ramming this project through.

Mary Rodriguez testified she was concerned about privacy. Ms. Rodriguez asked whether the housing could be made for the elderly and was informed that this Board was in no position to consider that. Ms. Rodriguez objected to a high-rise apartment overlooking her backyard and invading her privacy. She was also concerned about the traffic and parking if this application is approved. Ms. Rodriguez expressed concern about rats once the building is knocked down and Mr. Bignell addressed her concern as part of the demolition process.

Maria Pierson testified she did not get notice of this hearing. Ms. Pierson objected to the application on the ground that the project is too large for the little town of Hopelawn. She was concerned about the number of families and impact on schools and traffic. Ms. Pierson claimed that the board had an "agenda" and nothing she says matters. Ms. Pierson complained that no one cares about Hopelawn.

Miguel Cepeda testified that he was worried about how he was going to get into his house once the project is completed. Mr. Cepeda stated that the board will approve this despite what they have to say anyway.

#### **WHEREAS THE BOARD FURTHER FINDS,**

9. In this case, the Board finds that the proposed Preliminary & Final Major Site Plan complies with the Quincy Court Redevelopment Plan and zone overlay. The redevelopment project complies with the Master Plan and Zoning Ordinance of the Township of Woodbridge and therefore the applicant is entitled to approval subject to lawful conditions imposed by the Board. The redevelopment plan for this area encourages this type of multi-family development. The site plan conforms to the ordinance and the redevelopment plan adopted for this area. This project is the type of multi-family development envisioned by the Quincy Court Redevelopment Plan upon which the zoning ordinance was enacted.

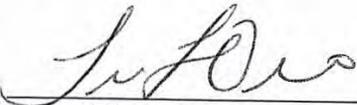
10. In accordance with N.J.S.A. 40:55D-46(b), the planning board shall, if the proposed development complies with the ordinance and the act, grant preliminary site plan approval. In this matter, the applicant met the burden of proof under the Municipal Land Use Law as well as the Township Master Plan and Zoning regulations.

**NOW, THEREFORE, LET IT BE RESOLVED,** that the Planning Board of the Township of Woodbridge does hereby grant Preliminary & Final Major Site Plan approval to **QUINCY HEIGHTS, LLC**, in order to construct two (2) apartment buildings for property located at 175 Quincy Court, Hopelawn, New Jersey, more particularly designated as Block 31.08, Lot 1, situate in the Quincy Court Redevelopment Zone; subject to the following conditions:

- 1) The applicant shall comply with the terms and conditions set forth in the report from Bignell Planning Consultants dated December 4, 2017 attached hereto and provide revised plans as required. The minor waiver for 4-stacked parking is granted.
- 2) The applicant agreed to and shall comply with the terms and conditions set forth in the report from Remington & Vernick, consulting engineers dated November 6, 2017 attached hereto and provide revised plans as required.
- 3) The applicant will comply with the terms and conditions set forth in the Woodridge Police report dated November 30, 2017.
- 4) The applicant will comply with the terms and conditions set forth in the Fire report dated November 25, 2017.
- 5) In accordance with N.J.S.A. 40:55D-50 (b), approval herein granted is conditioned upon timely receipt of a favorable report on the application by the county planning board or approval by the county planning board by its failure to report thereon within the required time period.
- 6) Approval was based upon the facts and evidence presented to the Board at the time of the hearing. In the event that it is determined that the applicant presented facts or evidence that may have been erroneous or incorrect, the Board reserves the right to rescind this approval under the provisions of the Municipal Land Use Law and cases interpreting same and/or require the applicant to return to the Board for further hearing.
- 7) In accordance with N.J.S.A. 40:55D-49, preliminary approval shall confer upon the applicant the rights delineated therein for a three-year period from the date on which the resolution of preliminary approval is adopted.
- 8) The applicant shall publish a brief notice of this determination in an official newspaper of the municipality within twenty (20) days of the date of mailing of a copy of this Resolution to the applicant.
- 9) Preliminary & Final Major Site Plan approval is hereby granted **December 13, 2017** pursuant to motion adopted by the Planning Board of the Township of Woodbridge.

I hereby certify that the foregoing is an exact and true copy of the Resolution adopted by the Planning Board of the Township of Woodbridge at a public meeting held on **December 13, 2017**.

**ADOPTED: December 27, 2017**

  
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 Teresa Olsen, Secretary  
 Planning Board  
 Township of Woodbridge

Roll Call: [Yes For Approval]

Acting Chairman, Terence Sharkey	Yes
Nancy Drumm	Yes
Philip Bujalski	Yes (1)
Anthony Paone	Yes (2)
Dwight Glenn, 2 <sup>nd</sup> Alternate	Yes

Motion to approve granted

**RESOLUTION OF APPROVAL FOR QUINCY HEIGHTS, LLC**

**WHEREAS, QUINCY HEIGHTS, LLC**, hereinafter referred to as the applicant, has made application to the Planning Board of the Township of Woodbridge for Preliminary & Final Major Site Plan approval in order to construct a 6-unit rental apartment building on property located at 25 Pennsylvania Avenue, Hopelawn, New Jersey, more particularly designated as Block 30.01, Lot 53, situate in the Quincy Court Redevelopment Zone; and

**WHEREAS**, the subject property is an existing 15,000 square foot rectangular lot located on the west side of Pennsylvania Avenue with a Burger King drive-through restaurant and former Pathmark supermarket building on the site.

**WHEREAS**, said development project is more specifically shown on Preliminary & Final Site Plan prepared by Harbor Consultants, Inc., signed and sealed by Victor E. Vinegra, P.E., P.L.S., dated March 5, 2019, with revisions dated April 10, 2019 consisting of eight (8) sheets; Storm water report prepared by Harbor Consultants, Inc., signed and sealed by Jose M. Betances, P.E., P.P., M.C.E., dated April 16, 2019; Architectural Plans prepared, signed and sealed by Michael V. Testa, II, , R.A., consisting of six (6) sheets; and

**WHEREAS**, the Planning Board of the Township of Woodbridge has received a report from Bignell Planning Consultants dated August 8, 2019 (attached hereto and made a part hereof as Exhibit A); Remington & Vernick, consulting engineers dated August 19, 2019 (attached hereto and made a part hereof as Exhibit B); TRC memo dated August 20, 2019 (attached hereto and made a part hereof as Exhibit C); Police report dated July 17, 2019 (attached hereto and made a part hereof as Exhibit D); Fire report dated July 16, 2019 (attached hereto and made a part hereof as Exhibit E); Middlesex County Water Company memo dated May 13, 2019 (attached hereto and made a part hereof as Exhibit F); Memo from Freehold Soil dated July 10, 2019 (attached hereto and made a part hereof as Exhibit G); Memo from Middlesex County Planning Board dated May 13, 2019 (attached hereto and made a part hereof as Exhibit H); Report from Michael Gelin, Township Engineer dated May 13, 2019 (attached hereto and made a part hereof as Exhibit I); and

**WHEREAS**, a public hearing was held on said development application before the Planning Board of the Township of Woodbridge on September 4, 2019 in accordance with local ordinance and the laws of the State of New Jersey; and

**WHEREAS**, the Planning Board of the Township of Woodbridge, after hearing the evidence presented on behalf of the applicant, after reviewing the reports of those agencies who reviewed the applicant's development project, and after hearing and considering the comments of the public, does make the following findings of fact and conclusions of law:

1. The plans conform to the requirements of the Land Use and Development Ordinance relative to site plans.
2. Public notice as required under the Municipal Land Use Law and the Open Public Meeting Act has been provided and the Planning Board has jurisdiction to hear and decide the application.
3. Donna Jennings, Esq., of Wilentz, Goldman & Spitzer, appeared as counsel on behalf of the applicant. Ms. Jennings stipulated to the admission in evidence of the township professional reports that were made a part of the record and represented that the applicant agreed to comply with all the terms and conditions set forth therein, subject to comment thereon. Ms. Jennings indicated that the proposed major site plan fully

Block 30.01, Lot 53

complies with the Quincy Court Redevelopment Plan dated April 2017 and adopted by the Board on June 27, 2017. No variances are requested or necessary. One design waiver is requested for the number of street trees, where three (3) are required and two (2) are proposed.

4. The applicant proposes to remove existing garage buildings on the property and construct a 6-unit semi-detached 3-level townhouse style rental apartment building and associated parking.

5. The 2009 Master Plan recommends this site for redevelopment use. The proposed multi-family apartment building is a permitted use in the Quincy Court Redevelopment Plan/Zone.

6. The applicant met with the Technical Review Committee and revised the plans to address all concerns raised by the township professional staff. In all respects, the plan conforms to the requirements of Woodbridge Township Zoning Ordinances and the Quincy Court Redevelopment Plan/Zone.

7. Nicholas Sotos, P.E. P.P., was sworn and qualified to testify as a licensed professional engineer and professional planner in the State of New Jersey. Mr. Sotos testified that the subject site is located in the Quincy Court Redevelopment Zone and the proposed Preliminary & Final Major Site Plan complies with the bulk standards contained in the Redevelopment Plan. Mr. Sotos testified that the lot in question is 10,500 square feet with a one-story masonry building and garage to be demolished with removal of paving materials. It is adjacent to the 93-unit approval this applicant received from the board in December, 2018. The applicant acquired additional property to provide a secondary exit off Pennsylvania Avenue to reduce traffic on Quincy Court. Lot 53 will be merged with Quincy Court lot resulting in a 2.4-acre lot. Six two-bedroom single family attached units will be constructed. The units will be three (3) stories with a garage. Fencing is proposed at the rear west portion of the site as well as along the retaining wall to the south and near the open space between the apartments. A community green space is proposed for the benefit of this application and the adjacent 93 units. Each townhouse has a two-car garage. The heating, ventilating and air-conditioning equipment is contained in each unit. The stormwater management system proposed for the project reduced runoff and safely directs into storm sewers. Street trees are proposed along Pennsylvania Avenue with room for two of the three required. Six (6) additional trees are provided in the rear of the six-units and in the green area on the south. The applicant is providing forty (40) trees where ten (10) are required. This provides a benefit that outweighs the design waiver for one street tree. Mr. Sotos testified that the applicant will comply with the terms and conditions contained in the township professional reports that were admitted into evidence. There are no known environmental concerns on the site. Trash will be kept in cans within the units and put out on collection days.

8. The meeting was open for public comment and the following persons were sworn and testified on the application:

Elizabeth Kenny, 15 Emmet Avenue, Hopelawn was sworn and testified that the Pennsylvania access will be in and out of the site. Ms. Kenny inquired about fencing and screening and was advised by Mr. Sotos that there will be a fence and heavy shrub plantings.

Mary Rodriguez, 28 Emmet Avenue, Hopelawn, was sworn and testified that this project is "in my backyard". Ms. Rodriguez testified that she does not want garbage in her yard and is worried about her privacy.

#### **WHEREAS THE BOARD FURTHER FINDS,**

9. In this case, the Board finds that the proposed Preliminary & Final Major Site Plan complies with the Quincy Court Redevelopment Plan and zone overlay. The redevelopment project complies with the Master Plan and Zoning Ordinance of the Township of Woodbridge and therefore the applicant is entitled to approval subject to lawful conditions imposed by the Board. The redevelopment plan for this area encourages this type of multi-family development. The site plan conforms to the ordinance and the redevelopment plan adopted for this area. This project is the type of multi-family development envisioned by the Quincy Court Redevelopment Plan upon which the zoning ordinance was enacted.

10. In accordance with N.J.S.A. 40:55D-46(b), the planning board shall, if the proposed development complies with the ordinance and the act, grant preliminary site plan approval. In this matter, the applicant met the burden of proof under the Municipal Land Use Law as well as the Township Master Plan and Zoning regulations.

11. The applicant is granted a waiver from the ordinance requirement to provide a minimum of three (3) street trees and shall be permitted to provide two (2) street trees as depicted on the plans, subject to review and approval of the Township.

**NOW, THEREFORE, LET IT BE RESOLVED**, that the Planning Board of the Township of Woodbridge does hereby grant Preliminary & Final Major Site Plan approval to **QUINCY HEIGHTS, LLC**, in order to construct a 6-unit rental apartment building on property located at 25 Pennsylvania Avenue, Hopelawn, New Jersey, more particularly designated as Block 30.01, Lot 53, situate in the Quincy Court Redevelopment Zone; subject to the following conditions:

1) The applicant shall comply with the terms and conditions set forth in the report from Bignell Planning Consultants dated August 8, 2019 attached hereto and provide revised plans as required.

2) The applicant agreed to and shall comply with the terms and conditions set forth in the report from Remington & Vernick, consulting engineers dated August 19, 2019 attached hereto and provide revised plans as required.

3) The applicant will comply with the terms and conditions set forth in the Woodridge Police report dated July 17, 2019.

4) The applicant will comply with the terms and conditions set forth in the Fire report dated July 16, 2019.

5) In accordance with N.J.S.A. 40:55D-50 (b), approval herein granted is conditioned upon timely receipt of a favorable report on the application by the county planning board or approval by the county planning board by its failure to report thereon within the required time period.

6) Approval was based upon the facts and evidence presented to the Board at the time of the hearing. In the event that it is determined that the applicant presented facts or evidence that may have been erroneous or incorrect, the Board reserves the right to rescind this approval under the provisions of the Municipal Land Use Law and cases interpreting same and/or require the applicant to return to the Board for further hearing.

7) In accordance with N.J.S.A 40:55D-49, preliminary approval shall confer upon the applicant the rights delineated therein for a three-year period from the date on which the resolution of preliminary approval is adopted.

8) The applicant shall publish a brief notice of this determination in an official newspaper of the municipality within twenty (20) days of the date of mailing of a copy of this Resolution to the applicant.

9) Preliminary & Final Major Site Plan approval is hereby granted **September 4, 2019** pursuant to motion adopted by the Planning Board of the Township of Woodbridge.

I hereby certify that the foregoing is an exact and true copy of the Resolution adopted by the Planning Board of the Township of Woodbridge at a public meeting held on **October 2, 2019**.

**ADOPTED: October 2, 2019**

  
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Lisa J. Tirri, Secretary  
Planning Board  
Township of Woodbridge

Roll Call: [Yes For Approval]

Raymond Miller, Chairman	Yes
Terence Sharkey, Vice Chairman	Yes
Nancy Drumm	Yes (2)
Philip Bujalski	Yes
Jay Ali	Yes
Dwight Glenn	Yes (1)
Ketan Shah	Yes
Cynthia Lewis, 1 <sup>st</sup> Alternate	Yes
Amy Krysienski, 2 <sup>nd</sup> Alternate	Yes

Motion to approve granted

**RESOLUTION FOR MINOR SITE PLAN AND DESIGN WAIVER**  
**APPROVAL FOR WICK DEVELOPMENT GROUP WOODBRIDGE**  
**URBAN RENEWAL, LLC GRANTED NOVEMBER 7, 2018**

**WHEREAS, WICK DEVELOPMENT GROUP URBAN RENEWAL, LLC**, hereinafter referred to as the applicant, has made application to the Planning Board of the Township of Woodbridge for Minor Site Plan & design waiver approval in order to demolish an existing Stern Towers building and construct a six-story residential apartment building and parking deck for property located at 55 Brook Street, Woodbridge, New Jersey, known and designated as Block 543, Lot 5/23.2 & 24.02, situate in the Downtown Woodbridge Area 1 Redevelopment Zone; and

**WHEREAS**, said development project is more specifically shown on site plans prepared by Meridian Engineering Group, Inc., signed and sealed by Leslie A. Walker III, P.E., dated September 24, 2018, with most recent revisions dated October 17, 2018, consisting of eleven (11) sheets; Architectural Plan prepared by Kitchen & Associates, signed and sealed by Stephen L. Schoch, R.A., revised through October 15, 2018, consisting of six (6) sheets; Traffic Impact Assessment prepared by Miskovich Consulting Engineers, LLC, signed and sealed by Francis A. Miskocih, P.E., C.M.E., and Lee D. Klein, P.E., P.T.O.E., dated October 24, 2018; Storm water Management report prepared by Meridian Engineering Group, Inc., signed and sealed by Leslie A. Walker III, P.E., dated October 4, 2018; Hydrology report prepared by Meridian Engineering Group, Inc., signed and sealed by Leslie A. Walker III, P.E., dated September 24, 2018; Legal Topographic Survey, prepared by Brunswick Surveying Inc., signed and sealed by Jay A. Stuhl, Jr., P.L.S., dated October 19, 2018; Land Title Survey, prepared by Brunswick Surveying Inc., signed and sealed by Jay A. Stuhl, Jr., P.L.S., dated March 29, 2018; related items set forth in the report from Remington & Vernick, Township consulting engineer; and

**WHEREAS**, the Planning Board of the Township of Woodbridge has received a report from Bignell Planning Consultants, Inc. dated October 25, 2018 (attached hereto and made a part hereof as Exhibit A); Remington & Vernick Engineers dated October 31, 2018 (attached hereto and made a part hereof as Exhibit B); Report from Robert Hubner, Director of Police, Woodbridge Township dated October 26, 2018 (attached hereto and made a part hereof as Exhibit C); Fire report dated October 24, 2018 (attached hereto and made a part hereof as Exhibit D); TRC Memo dated November 2, 2018 from Marta Lefsky-Darden, Director of Planning & Development (and attached hereto and made a part hereof as Exhibit E); and

**WHEREAS**, a public hearing was held on said development application before the Planning Board of the Township of Woodbridge on November 7, 2018, in accordance with local ordinance and the laws of the State of New Jersey; and

**WHEREAS**, the Planning Board of the Township of Woodbridge, after hearing the evidence presented on behalf of the applicant, after reviewing the reports of those agencies who reviewed the applicant's development project, and after hearing and considering the comments of the public, does make the following findings of fact and conclusions of law:

1. The plans conform to the requirements of the Land Use and Development Ordinance relative to site plans.
2. Public Notice as required under the Municipal Land Use Law was provided and the Planning Board has jurisdiction to hear and decide the application.

3. Thomas Kelso, Esq. appeared as attorney for the applicant and stipulated that the township professional and staff reports herein identified would be made a part of the record, reserving his right to be heard on any terms and conditions he did not agree to or wished to be heard on. Mr. Kelso represented that the applicant will comply with the terms and conditions set forth in the Township professional staff reports made a part of the record.

4. The applicant proposes to demolish the existing building, consolidate the lots, and construct a new 6-story residential apartment building with two levels of structure parking and four (4) levels of residential space. The ground floor and second floor will contain 185 parking stalls and 2-levels of apartments fronting Brook Street. The project complies with Section 150-83 of the Township Affordable Housing Ordinance that requires all multi-family residential developments to provide 15% affordable housing set aside which is calculated to be 22 units that will be dispersed within the building. The property is located at 55 Brook Street, Woodbridge, New Jersey, situate in the Downtown Woodbridge Area 1 Redevelopment Zone. A loading space is not required for residential uses.

5. The subject property is an existing 47,522 square foot lot containing three (3) abutting lots, located on the corner of James Street and Brook Street. There is an existing six-story residential building known at Stern Towers, owned and operated by the Woodbridge Housing Authority. The property (Lot 543.01) was recently incorporated into the Downtown Woodbridge Area 1 Redevelopment Plan.

6. The 2009 Master Plan recommends this site for RHA rehabilitation and is subject to the Downtown Woodbridge Area 1 Redevelopment Plan. The proposed development is consistent with the redevelopment plan that governs development of this site and neither seeks nor requires any bulk variances.

7. The project complies with the bulk standards of the Downtown Woodbridge Area 1 Redevelopment Plan. The only relief required is from the dimensions of the regular (exclusive of ADA spaces) parking stalls in the parking deck, where 9'x18' is required and 8.5' x 18' is proposed.

8. Robert G. Paulus was sworn to testify. Mr. Paulus is the principal of the applicant and Wick's Properties, the parent company. Mr. Paulus testified that his company is the designated developer for the Stern Towers site that was constructed in 1962. The plan was submitted and approved by the Woodbridge Redevelopment Agency. Mr. Paulus explained that they are seeking approval to construct a new 145-unit, six-story, transit oriented residential building to be called Brook Street Lofts. It is a block from the train station and will attract commuters who will also patronize downtown shops and restaurants. The building will include higher end construction materials, amenities, enclosed parking within the building. It will be managed by Wick Properties with rentals ranging from \$1,650 to \$2,250.00 a month.

9. Les Walker, P.E., P.P., of Meridian Engineering Group, Inc., was sworn and qualified to testify as a professional engineer licensed by the State of New Jersey. He testified that the applicant will comply with all the terms and conditions set forth in the professional reports that were entered into evidence and made a part of the record. Mr. Walker provided the board with an overview of the site and project. Mr. Walker testified that the proposed access onto North James and Brook Street should improve traffic conditions in the area. There are two levels of interior parking for the residents. The site will use existing utilities. The applicant agrees to comply with the report from the Township Consulting Engineer and Planner.

10. Keith Peacock, R.A., was sworn and qualified to testify as a professional architect, registered in the State of New Jersey. Mr. Peacock provided the board with the elevations of the building. Mr. Peacock testified that the ground floor and second floor contain 185 parking spaces. The third through the sixth floor contain 145 residential apartments with residential amenities including a rooftop outdoor area. The building is powered by solar panels. The site complies with the ordinance governing lighting. Trash is removed by a trash chute from each floor to a compactor room below that is removed for pick up by private collection. There are studios, one-bedroom and two-bedroom units. The requested waiver for the dimensions of the parking spaces is a minimal deviation. The project includes affordable housing units throughout the building. The building has security access by swipe cards and electronic entry points. There will be a management office in the lobby.

11. The hearing was opened to the public to provide comment. The following residents testified against the application: Thomas Mara was sworn and testified that he filed an OPRA request for information concerning the sales contract for the property to verify the owner. Mr. Paulus responded that the Housing Authority holds title to the property and Wick is the developer. Mr. Maras continued a line of inquiry or comment that exceeded the Planning Board's statutory function and authority. Mr. Maras inquired about the number of affordable housing units as well as whether the fire department performed a review. Mr. Maras also inquired about parking and the number of units to be constructed. The public hearing was closed.

12. The Board listened to the witnesses and members of the public and concluded that the application complies with the bulk requirements of the Downtown Woodbridge Area 1 Redevelopment Zone. The relief sought for the dimensions of the parking spaces can be granted without substantial detriment to the zone plan and the master plan. The Board finds that the applicant's witnesses provided the basis for approval of the project with only one minor design waiver for parking stall dimensions. The board did not find any adverse impact to the public good or the general welfare of the township.

13. Minor Site Plan and design waiver for parking space dimension is hereby granted subject to the applicant submitting reproducibles, cost estimates, testing and inspection fee deposits, and providing performance and maintenance guarantees in accordance with the requirements of the Land Use and Development Ordinance of the Township of Woodbridge.

14. The applicant met the burden of proof under the Municipal Land Use Law as well as the Township Master Plan, the Redevelopment Plan and Zoning regulations.

**NOW, THEREFORE, LET IT BE RESOLVED**, that the Planning Board of the Township of Woodbridge does hereby grant Minor Site Plan and bulk variance approval to **WICK DEVELOPMENT GROUP URBAN RENEWAL, LLC**, for Minor Site Plan & design waiver approval in order to demolish an existing Stern Towers building and construct a six-story residential apartment building and parking deck for property located at 55 Brook Street, Woodbridge, New Jersey, known and designated as Block 543, Lot 5/23.2 & 24.02, situate in the Downtown Woodbridge Area 1 Redevelopment Zone; subject to the following conditions:

1) The applicant shall comply with the terms and conditions set forth in the report from Bignell Planning Consultants dated October 25, 2018, subject to the review and approval of the consulting planner and submit revised plans as required.

2) The applicant shall comply with the terms and conditions of the report from Remington & Vernick dated October 31, 2018, and submit revised plans as required.

3) The applicant will comply with the terms and conditions set forth in the report dated October 26, 2018 from the Woodbridge Township Director of Police.

4) The applicant will comply with the terms and conditions set forth in the report dated October 24, 2018 from the Fire Prevention Bureau, Woodbridge Fire Department and applicable fire code regulations.

5) Approval is based upon the facts and evidence presented to the Board at the time of the hearing. In the event that it is determined that the applicant presented facts or evidence that may have been erroneous or incorrect, the Board reserves the right to rescind this approval under the provisions of the Municipal Land Use Law and cases interpreting same and/or require the applicant to return to the Board for further hearing.

6) The general terms and conditions, whether conditional or otherwise, upon which minor site plan approval is granted, shall not be changed for a period of two (2) years after the date of approval.

7) The applicant shall publish a brief notice of this determination in an official newspaper of the municipality within twenty (20) days of the date of mailing of a copy of this Resolution to the applicant.

Minor Site Plan and design variance for parking space dimension set forth herein, is hereby granted **November 7, 2018**, pursuant to motion adopted by the Planning Board of the Township of Woodbridge.

I hereby certify that the foregoing is an exact and true copy of the Resolution adopted by the Planning Board of the Township of Woodbridge at a public meeting held on **November 28, 2018**.

**ADOPTED: November 28, 2018**



Teresa Olsen, Board Secretary  
Planning Board  
Township of Woodbridge

Roll Call: [Yes For Approval]

Chairman Raymond Miller	Yes
Philip Bujalski	Yes [1]
Nancy Drumm	Yes
Dwight Glenn	Yes [2]
Ketan Shah, 1 <sup>st</sup> Alt.	Yes
Cynthia Lewis, 2 <sup>nd</sup> Alt.	Yes

Motion to approve granted

**RESOLUTION FOR WOODBRIDGE 10 MAIN URBAN RENEWAL, LLC**  
**PRELIMINARY AND FINAL MAJOR SITE PLAN AND**  
**MINOR SUBDIVISION AND BULK VARIANCES**

**WHEREAS, WOODBRIDGE 10 MAIN URBAN RENEWAL, LLC**, hereinafter referred to as the applicant, has made application to the Planning Board of the Township of Woodbridge for Preliminary and Final Major Site Plan and Minor Subdivision and Bulk Variance and Design Waiver approval in order to subdivide and reorganize the parcel into three (3) lots and site approval to construct a seven (7) story building with ground floor retail 279 residential units and three levels of structured parking and associated improvements, for property located at 10 Main Street, Rahway Avenue, Poillon Street, Woodbridge, New Jersey, known and designated as Block 542, Lot 1 and Block 542.01, Lot 16, situated in the Downtown Woodbridge Area 2 Redevelopment Zone; and

**WHEREAS**, said development project is more specifically shown on site plan and subdivision plan drawings prepared by Bowman Consulting Group, Ltd. signed and sealed by Eric L. Keller, P.E., dated December 2, 2019, consisting of nineteen (19) sheets; Storm Water Management report, prepared by Bowman Consulting Group, LTD., signed and sealed by Eric L. Keller, P.E., dated December 2, 2019; Architectural Plan, prepared by Minno + Wasko, signed and sealed by David J. Minno, R.A., dated December 10, 2019, consisting of eleven (11) sheets; Architectural Elevations signed and sealed by David J. Minno, R.A., dated December 10, 2019, consisting of three (3) sheets; Boundary & Topographical Survey, prepared by Bowman Consulting Group, Ltd., signed and sealed by Martin F. Tirella, PLS., dated December 14, 2017 with recent revisions dated March 12, 2019; Traffic report dated October 31, 2019, prepared by Bowman Consulting, Ltd., signed and sealed by Eric L. Keller, P.E., Drainage Area Maps, prepared by Bowman Consulting, Ltd., signed and sealed by Eric L. Keller, P.E., dated October 3, 2019, consisting of three (3) sheets; and

**WHEREAS**, the Planning Board of the Township of Woodbridge has received a report from Bignell Planning Consultants dated January 13, 2020 (attached hereto and made a part hereof as Exhibit A); Remington & Vernick, consulting engineers dated January 15, 2020 (attached hereto and made a part hereof as Exhibit B); Fire Prevention Bureau report dated December 20, 2019 (attached hereto and made a part hereof as Exhibit C); Memo dated January 10, 2020 from the Director of Planning & Development confirming the applicant has been before the Technical Review Committee (attached hereto and made a part hereof as Exhibit D); Woodbridge Township Director of Police report dated December 18, 2019, (attached hereto and made a part hereof as Exhibit E), Engineer's Report dated January 21, 2020 from the Township Engineer (attached hereto and made a part hereof as Exhibit F); Resolution of the Woodbridge Redevelopment Agency dated December 17, 2019 (attached hereto and made a part hereof as Exhibit G); and

**WHEREAS**, a public hearing was held on said development application before the Planning Board of the Township of Woodbridge on January 22, 2020 in accordance with local ordinance and the laws of the State of New Jersey; and

**WHEREAS**, the Planning Board of the Township of Woodbridge, after hearing the evidence presented on behalf of the applicant, after reviewing the reports of those agencies who reviewed the applicant's development project, and after hearing and considering the comments of the public, does make the following findings of fact and conclusions of law:

1. The plans conform to the requirements of the Land Use and Development Ordinance relative to site plans.

2. Notice as required under the Municipal Land Use Law has been given and the Planning Board has jurisdiction to hear and decide the application.

3. Andrew S. Norin, Esq., of the law firm of Drinker, Biddle & Reath, appeared as counsel on behalf of the applicant. Mr. Norin stipulated to the admission of the reports generated by the Township staff and made part of the record and represented that the proposal is consistent with the Downtown Woodbridge Area 2 Redevelopment Plan. Mr. Norin represented that the applicant agreed to comply with all the terms and conditions set forth in the reports entered into evidence at the hearing. Mr. Norin indicated that the applicant is seeking major site plan and minor subdivision approval with a bulk variance and a design waiver. The plan is substantially consistent with the Redevelopment Plan adopted for this site. The construction project will necessitate the closure of Poillon Street, which is the alley way from the strip mall and Parker Press Park. The applicant has an agreement with 34 Main Street to lease parking spaces at the rear of the property and will accept their trash during construction. This agreement is in writing and confirmation of the agreement will be provided to the Township.

4. The applicant proposes to subdivide and reorganize the parcel into three (3) lots and site approval to construct a seven (7) story building with ground floor retail 279 residential units and three levels of structured parking and associated improvements, for property located at 10 Main Street, Rahway Avenue, Poillon Street, Woodbridge, New Jersey, known and designated as Block 542, Lot 1 and Block 542.01, Lot 16, situated in the Downtown Woodbridge Area 2 Redevelopment Zone.

5. David Minno, RA, was sworn and qualified to testify as a licensed professional architect in the State of New Jersey. Mr. Minno testified as follows, which the Board finds as fact: The Site Plan rendering shows two lots and a street right-of-way, Poillon Street. Lot 16 on the corner contains 1.26 acres and remain as part of the project. The second lot the township owned Parker Press Park consisting of 2.09 acres. The applicant proposes to subdivide off about 20,908 square feet from the corner and the remaining "L-shaped" lot will be owned by the town. The building is at the edge of the sidewalk with outdoor dining and retail and residential uses. The parking structure is actually covered by the building. The service activities are confined to Poillon Street and out of sight. People can park and walk to the retail uses. There are four (4) stories of residential apartments over three (3) levels of parking providing 408 parking spaces. There are 279 dwelling units with 237 market rate and 42 affordable units. The building wraps around the corner of Main Street with a public plaza in the front. There will be a variety of "green" features including high grade mechanical equipment and renewable construction materials.

6. Eric L. Keller, P.E., was sworn and qualified to testify as a licensed professional engineer and planner in the State of New Jersey. Mr. Keller testified as follows, which the Board finds as fact: The building extends across Poillon Street and Lot 1.03 contains 0.064 acres that covers the air rights above Poillon Street where the building extends between the north side and the south side. The bulk of the parking is accessed from Poillon Street and Main Street. There are 66 surface parking spaces on the Parker Press Park lot. The plan complies with the redevelopment plan for this area except for the one variance minimum lot frontage where 140 feet is required and 122 feet is proposed on Lot 1.01. A design waiver is sought for street trees where no trees are proposed on the court side frontage of Poillon Street. In all other respects the plan complies with the redevelopment zone. There are no street trees on Poillon Street because there is only a 33-foot-wide right-of-way and that is taken up by the roadway and sidewalk. The redevelopment plan requires a minimum of 140 feet of frontage and 122 feet is provided because the lot line follows the outside perimeter of the parking lot, which maximizes how much land remains with the township as park. Mr. Keller opined that the variance is de minimis. The variances can be granted under the "C-2" criteria of the Municipal Land Use Law where the benefits of planning outweigh the negatives. It minimizes the amount of land being taken from township parking. It promotes objectives of the redevelopment plan and inclusionary housing.

7. The public portion of the meeting was opened and closed without public comment.

**WHEREAS THE BOARD FURTHER FINDS,**

8. In this case, the site plan substantially conforms to the requirements of the zone and particularly the Redevelopment Plan that has been adopted for this area. The applicant has agreed to comply with the terms and conditions set forth in the township professional reports.

9. The applicant met the burden of proof under the Municipal Land Use Law as well as the Township Master Plan and Zoning regulations. The Board accepted the testimony of the applicant's witnesses and concludes that the benefits of the project to the township and the area are significant. The building utilizes green techniques that upgrade the area and the quality of the buildings. The project provides the type of redevelopment that is envisioned by the redevelopment plan for this area. The Board also determined that approval advances the Township's affordable housing obligation. These planning benefits substantially outweigh the detriment to the redevelopment plan by virtue of the bulk variance for a minor deviation from the minimum number of feet of frontage, where 140 feet is required and 122 feet is proposed. In light of the street scape type design, the applicant is unable to provide street trees along the southside of Poillon Street that will not create a negative impact to the area.

**NOW, THEREFORE, LET IT BE RESOLVED,** that the Planning Board of the Township of Woodbridge does hereby grant Preliminary and Final Major Site Plan and Minor Subdivision and bulk variance approval to **WOODBIDGE 10 MAIN URBAN RENEWAL, LLC**, in order to subdivide and reorganize the parcel into three (3) lots and site plan approval to construct a seven (7) story building with ground floor retail 279 residential units and three levels of structured parking and associated improvements, for property located at 10 Main Street, Rahway Avenue, Poillon Street, Woodbridge, New Jersey, known and designated as Block 542, Lot 1 and Block 542.01, Lot 16, situated in the Downtown Woodbridge Area 2 Redevelopment Zone, subject to the following conditions:

1) The applicant agreed to and shall comply with the terms and conditions set forth in the report from Bignell Planning Consultants dated January 10, 2020 attached hereto and provide revised plans as required.

2) The applicant agreed to and shall comply with the terms and conditions set forth in the report from Remington & Vernick, consulting engineers dated January 15, 2020 attached hereto and provide revised plans as required.

3) The applicant will comply with the requirements of the Fire Prevention Bureau report dated December 20, 2019 attached hereto and applicable fire codes.

4) The applicant will comply with the contents of the report from the Woodbridge Township Director of Police dated December 18, 2019 attached hereto.

5) The applicant will comply with the terms and conditions set forth in the report dated January 21, 2020 from the Woodbridge Township Engineer, attached hereto.

6) Approval is based upon the facts and evidence presented to the Board at the time of the hearing. In the event that it is determined that the applicant presented facts or evidence that may have been erroneous or incorrect, the Board reserves the right to rescind this approval under the provisions of the Municipal Land Use Law and cases interpreting same and/or require the applicant to return to the Board for further hearing.

7) In accordance with N.J.S.A. 40:55D-50 (b), approval herein granted is conditioned upon timely receipt of a favorable report on the application by the county planning board or approval by the county planning board by its failure to report thereon within the required time period.

8) The general terms and conditions, whether conditional or otherwise, upon which major site plan approval is granted, shall not be changed for a period of two (2) years after the date of approval.

9) The applicant shall publish a brief notice of this determination in an official newspaper of the municipality within twenty (20) days of the date of mailing of a copy of this Resolution to the applicant.

10) Preliminary and Final Major Site Plan, is hereby granted **January 22, 2020** pursuant to motion adopted by the Planning Board of the Township of Woodbridge.

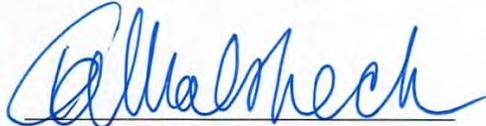
11) Preliminary and Final Major Subdivision approval is hereby granted **January 22, 2020** pursuant to motion adopted by the Planning Board of the Township of Woodbridge. Preliminary and Final Major Subdivision and variance approval shall expire 190 days ( July 30, 2020 ) from the date hereof, unless within such period the approved Preliminary and Final Major Subdivision is perfected by the applicant, and unless the applicant shall hereafter advise the Board Secretary and Municipal Clerk of the Township of Woodbridge of the date and place of filing.

12) Approval is based upon the facts and evidence presented to the Board at the time of the hearing. In the event that it is determined that the applicant presented facts or evidence that may have been erroneous or incorrect, the Board reserves the right to rescind this approval under the provisions of the Municipal Land Use Law and cases interpreting same and/or require the applicant to return to the Board for further hearing.

13) The applicant shall publish a brief notice of this determination in an official newspaper of the municipality within twenty (20) days of the date of mailing of a copy of this resolution to the applicant.

I hereby certify that the foregoing is an exact and true copy of the Resolution adopted by the Planning Board of the Township of Woodbridge at a public meeting held on **February 5, 2020**.

**ADOPTED: February 5, 2020**



KATHI WALSHECK, Secretary  
Planning Board  
Township of Woodbridge

Roll Call: [For Approval]

Chairman Raymond Miller	Yes (2)
Terence Sharkey	Yes
Philip Bujalski	Yes (1)
Dwight Glenn	Yes
Ketan Shah	Yes

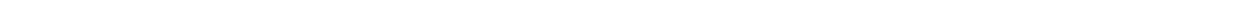
Motion to approve granted

Appendix C: Modifications to Prospective and Unmet Need Compliance Strategies



PROSPECTIVE NEED			UNMET NEED	
OBLIGATION			OBLIGATION	
<b>PROSPECTIVE NEED OBLIGATION</b>	<b>607</b>		<b>UNMET NEED</b>	<b>138</b>
<b>RDP</b>	<b>469</b>			
<b>UNMET NEED (PROSPECTIVE NEED - RDP)</b>	<b>138</b>			
BONUSES/CAPS			BONUSES/CAPS	
SENIOR CAP	117		SENIOR CAP	<b>34</b>
RENTAL BONUS CAP	118		RENTAL BONUS CAP	N/A
RENTAL OBLIGATION	118		RENTAL OBLIGATION	N/A
COMPLIANCE STRATEGY			COMPLIANCE STRATEGY	
<b>SENIOR RENTAL UNITS</b>	<b>77</b>			
Site 1	Olsen Towers	20		
Site 11	Hopelawn VFW	57		
<b>DEVELOPMENTALLY DISABLED UNITS</b>	<b>20</b>			
Site 12	Woodbridge Developmental Center	20		
<b>FAMILY SALE UNITS</b>	<b>26</b>			
Site 19	Foreclosure/Reinvestment Program	16		
Site 20	Abandoned Properties Program	10		
<b>FAMILY RENTAL UNITS</b>	<b>228</b>			
Site 13	Hampshire	12		
Site 17	Hess Woodbridge	41		
Site 18	Hess Port Reading (Falcon Site)	9		
Site 12	Woodbridge Developmental Center	80		
Additional Site	Wick (Stern Towers Relocation)	22		
Additional Site	BRM Route 1-36, LLC	1		
Additional Site	Boulevard II, LLC	6		
Additional Site	Quincy Heights, LLC	15		
Additional Site	10 Main Street	42		
TOTALS			TOTALS	
<b>TOTAL UNIT COUNT</b>	<b>351</b>		<b>UNMET NEED</b>	<b>138</b>
<b>RENTAL BONUS CREDITS APPLIED</b>	<b>118</b>		<b>RENTAL BONUS CREDITS APPLIED</b>	<b>N/A</b>
<b>TOTAL COMPLIANCE CREDITS (UNITS + BONUSES)</b>	<b>469</b>		<b>TOTAL COMPLIANCE CREDITS</b>	<b>0</b>
			<b>REMAINING UNMET NEED (to be addressed by zoning enhancements)</b>	<b>138</b>

## Appendix D: Adopted HE&FSP



# Master Plan Amendment Housing Plan Element and Fair Share Plan

## Township of Woodbridge Middlesex County, New Jersey

Prepared:  
April 6, 2016

Revised:  
December 22, 2016

Prepared for:  
Woodbridge Township Planning Board

Prepared by:



T&M Associates  
11 Tindall Road  
Middletown, NJ 07748

---

Stan C. Slachetka, PP, AICP  
NJ Professional Planner No.: 33LI00350800

Originally adopted on April 6, 2016 by the Woodbridge Township Planning Board.

Originally endorsed on April 19, 2016 by the Woodbridge Township Council.

Readopted on June 8, 2016 by the Woodbridge Township Planning Board.

Re-endorsed on June 14, 2016 by the Woodbridge Township Council.

Readopted on July 27, 2016 by the Woodbridge Township Planning Board.

Re-endorsed on August 23, 2016 by the Woodbridge Township Council.

Readopted on February 22, 2017 by the Woodbridge Township Planning Board.

Re-endorsed on April 18, 2017 by the Woodbridge Township Council.

*The original of this document has been signed  
and sealed in accordance with New Jersey Law.*

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Appendix B: Affordable Housing Sites Map

Appendix C: Tabulation of Credit Allocation for Affordable Housing Sites, per Round

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Appendix E: Tabulation of Credit Allocation for Affordable Housing Sites: Very Low, Low, and Moderate Split

# Housing Element

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The Township of Woodbridge, Middlesex County, has prepared this Housing Element and Fair Share Plan as an amendment to the municipal master plan in accordance with the New Jersey Municipal Land Use Law (N.J.S.A. 40:55D-1 et seq.) and the New Jersey Fair Housing Act (N.J.S.A. 52:27D-310 et seq.).

The Municipal Land Use Law requires that a municipal master plan include a housing element to enable the municipality to exercise the power to zone and regulate land use. The housing element is adopted by the municipal planning board and endorsed by the municipal governing body, and is drawn to achieve the goal of meeting the municipal obligation to provide for a fair share of the regional need for affordable housing.

This Housing Element and Fair Share Plan amends the township's master plan to address current affordable housing planning requirements. It addresses the township's cumulative fair share obligation for the period from 1987 through 2025, and supersedes and replaces the Housing Element and Fair Share Plan that was previously adopted by the Woodbridge Township Planning Board on June 6, 2012 and endorsed by the Woodbridge Township Council on June 12, 2012.

The rules and regulations that have been followed to prepare this plan are the applicable provisions of the substantive rules of the New Jersey Council on Affordable Housing (COAH) for the periods beginning on June 6, 1994 (N.J.A.C. 5:93-1.1 et seq.) and on June 2, 2008 (N.J.A.C. 5:97-1.1 et seq.), as impacted and influenced by the March 10, 2015 decision of the New Jersey Supreme Court in the matter of the adoption of N.J.A.C. 5:96 and 5:97 by COAH.

## **Background to Woodbridge's Housing Element and Fair Share Plan**

Woodbridge last prepared a housing element and fair share plan in April 2012. The 2012 Housing Plan Element and Fair Share Plan addressed two of the three components of the township's cumulative need for affordable housing. It addressed: the township's present need, which is a measure of overcrowded and deficient housing that is occupied by low- and moderate-income households and in need of rehabilitation; and, the remaining portion of the township's prospective need for affordable housing for the period from 1987 through 1999. The 2012 Housing Element and Fair Share Plan did not address the township's prospective need for the period from 2004 through 2018. The reason for this is that the township's prospective need for the period from 2004 through 2018 was indeterminate due to the fact that COAH's methodology for determining said need was invalidated by an

October 2010 Appellate Division decision in the matter of the adoption of N.J.A.C. 5:96 and N.J.A.C. 5:97 by COAH.

In 2013, the New Jersey Supreme Court upheld and modified the aforementioned 2010 Appellate Division ruling, which partially invalidated COAH's rules for the period from 2004 through 2018 (viz., N.J.A.C. 5:96 and N.J.A.C. 5:97). As a result, COAH was then charged with the task of adopting new affordable housing rules.

COAH failed to adopt new rules. Due to COAH's failure to adopt new rules, the New Jersey Supreme Court ruled on March 10, 2015 that there no longer exists a legitimate basis to block access to the courts, which was the original intent of the COAH process. The New Jersey Supreme Court's March 10 ruling notes that: "parties concerned about municipal compliance with constitutional affordable housing obligations are [now] entitled to such access, and municipalities that believe they are constitutionally compliant[,] or that are ready and willing to demonstrate ... compliance [with such obligations,] should be able to secure declarations that their housing plans and implementing ordinances are presumptively valid in the event they ... must defend [themselves] against exclusionary zoning litigation."

Under the New Jersey Supreme Court's March 10 ruling, municipalities are afforded an opportunity to file declaratory judgment actions in order to validate their affordable housing plans as compliant with constitutional affordable housing obligations. On July 1, 2015, the township filed such a declaratory judgment action. The township also filed a motion for immunity from builder's remedy lawsuits while it prepared this Housing Element and Fair Share Plan.- The township has prepared this Housing Element and Fair Share Plan in advance of the expiration of temporary immunity.

## **Mandatory Contents of the Housing Element**

Pursuant to the New Jersey Fair Housing Act, the essential components of a municipal housing element are:

- 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 six 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 and probable future 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 present and prospective 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.

This Housing Element and Fair Share Plan addresses these requirements.

## **Analysis of Demographic, Housing, and Employment Characteristics**

As required by N.J.S.A. 52:27D-310, all housing elements must contain a discussion of the municipality's demographic, housing, and economic characteristics. The following subsections fulfill this requirement by providing a profile of the Township of Woodbridge with information from the US Census Bureau, the New Jersey Department of Labor and Workforce Development, and the North Jersey Transportation Planning Authority.

The township has a diverse housing stock and has succeeded in providing a wide variety of housing for all income groups, especially households with low and moderate incomes. This is demonstrated by the following statistics: an estimated 41.2 percent of owner-occupied housing units and renter-occupied units with a cash rent were valued or priced at levels that were affordable to low- and moderate-income households<sup>1</sup>; and, that an estimated 45.1 percent of all households in the township had low or moderate incomes in 2010. These statistics demonstrate that the township has effectively utilized its planning and zoning powers to provide housing that is accessible to the poor and working class.

### **Woodbridge's Demographics**

The Township of Woodbridge had a population of 99,585 residents at the time of the 2010 US Census. This figure represents a 2.5 percent increase over the 2000 US Census population figure of 97,203, which represented a 4.4 percent increase over the 1990 US Census population figure of 93,086. By comparison, Middlesex County's population grew by 8.0 percent during the period between 2000 and 2010 and 11.7

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<sup>1</sup> This estimate has been calculated with 2009-2013, five-year estimates of the American Community Survey of the US Census Bureau.

percent between 1990 and 2000. Table 1 shows the rate of growth experienced by the Township of Woodbridge and Middlesex County from 1990 through 2010.

**Table 1: Population Trends, 1990-2010**

	1990	2000	2010	Percent Change 1990-2000	Percent Change 2000-2010
<b>Township of Woodbridge</b>	93,086	97,203	99,585	4.4	2.5
<b>Middlesex County</b>	671,780	750,162	809,858	11.7	8.0

Source: US Census Bureau

According to the 2010 US Census, the township's population is composed of 34,615 households with an average household size of 2.79 members (Table 2). The average household size is larger than the State of New Jersey's average of 2.68 but smaller than Middlesex County's average of 2.80 persons per household. The township's percentage of population over 65 years of age (12.6 percent) is higher than the county's, but lower than the state's. Woodbridge's median household income is higher than the county and state median household incomes.

**Table 2: Demographic Indicators, 2010**

	Number of Households	Average Household Size	Median Age	Percent of Population ≥ 65 years	Median Household Income
<b>Township of Woodbridge</b>	34,615	2.79	38.6	12.6	77,303
<b>Middlesex County</b>	294,800	2.80	37.2	12.3	76,443
<b>New Jersey</b>	3,214,360	2.68	39.0	13.5	67,681

Source: US Census Bureau

According to 2010 US Census, the township’s median age of 38.6 years is higher than the county median age of 37.2, but lower than the statewide median age of 39.0 years (Table 2). As shown in Table 3, there were 6,187 pre-school age residents in 2010, or 6.2 percent of the township’s population. School age children accounted for 17,681 residents, or 17.8 percent of the total population. Working age persons accounted for 63.5 percent of the township’s population, with 63,126 individuals. Seniors aged 65 years and older accounted for 12.6 percent of Woodbridge’s population.

**Table 3: Population by Age, 2010**

	Number	Percent
<b>Pre-School Age</b>		
Under 5 Years	6,187	6.2
<b>School Age</b>		
5 to 9 Years	5,685	5.7
10 to 14 Years	5,867	5.9
15 to 19 Years	6,129	6.2
<b>Working Age</b>		
20 to 24 Years	5,573	5.6
25 to 34 Years	15,117	15.2
35 to 44 Years	14,484	14.6
45 to 54 Years	16,112	16.2
55 to 59 Years	6,634	6.7
60 to 64 Years	5,206	5.2
<b>Senior Age</b>		
65 Years and Older	12,591	12.6

Source: US Census Bureau

### **Woodbridge’s Housing Stock**

According to 2010 US Census, Woodbridge had a total of 36,124 housing units (Table 4). This was an increase of 1,626 units since the 1990 Census, and 826 since 2000. Of this total, 34,615 units (95.8 percent) were listed as occupied; owners occupied 69.0 percent of these units, and renters occupied 31.0 percent.

Of the total of 34,615 households, the average household size was 2.79 persons and the average family size was 3.27 persons. Of the total number of households, family households accounted for 25,752 units and non-family household accounted for

8,863 units. Householders 65 years of age or older were present in 6,143 (25.7 percent) of households.

Regarding the age of the township’s housing stock, it is noted that a total of 51.3 percent of all housing units was constructed before 1960. The township’s housing stock increased by approximately 4.7 percent since the time of the 1990 US Census; it increased by approximately 2.3 percent since the time of the 2000 US Census.

The housing stock in Woodbridge had 178 units lacking complete plumbing facilities and 301 units lacking complete kitchen facilities at the time of the 2010 US Census. In addition, 817 of the township’s housing units (2.5 percent) exhibited overcrowded conditions (1.01 persons or more per room).

The median value of the owner-occupied housing units in Woodbridge was \$325,700 at the time of the 2010 US Census. This was lower than the median values of \$341,300 in Middlesex County and \$339,200 in the State of New Jersey. Woodbridge’s 2010 median gross rent of \$1,262 per month was higher than the gross rents of \$1,201 in Middlesex County and \$1,114 in the State of New Jersey.

**Table 4: Housing Characteristics, 2010**

	Number	Percent
<b>I. Housing Units</b>		
Number of units	36,124	100.0
Occupied Housing Units	34,615	95.8
Vacant Housing Units	1,509	4.2
Number of units (1990)	34,498	100.0
Number of units (2000)	35,298	100.0
<b>II. Occupancy/Household Characteristics</b>		
Number of Households	34,615	100.0
Persons Per Household	2.79	N/A
Family Households	25,752	74.4
Non-Family Households	8,863	25.6
Householders 65 and over	6,143	25.7

Source: US Census Bureau

**Table 4: Housing Characteristics, 2010 (Continued)**

	Number	Percent
<b>III. Year Structure Built</b>		
2005 or Later	1,633	4.5
2000 to 2004	726	2.0
1990 to 1999	2,980	8.3
1980 to 1989	3,378	9.4
1970 to 1979	2,649	7.4
1960 to 1969	6,179	17.2
1950 to 1959	11,118	30.9
1940 to 1949	2,957	8.2
1939 or earlier	4,404	12.2
<b>IV. Condition of Units</b>		
Lacking complete plumbing facilities	178	0.5
Lacking complete kitchen facilities	301	0.9
<b>V. Median Home Value (Owner-Occupied Units)</b>		
Median Value	\$325,700	N/A
<b>VI. Median Gross Rent (Renter-Occupied Units)</b>		
Median Gross Rent	\$1,262	N/A

Source: US Census Bureau

### Woodbridge's Employment and Income Characteristics

At the time of the 2010 US Census, 51,321 of Woodbridge's residents aged 16 years and over were employed in the civilian labor force (Table 5). A total of 36.0 percent of those who were employed in the civilian labor force were involved in management, business, science, and arts occupations, while approximately 32.7 percent were employed in sales and office-related occupations. Service occupations employed 13.7 percent of Woodbridge residents that were employed in the civilian labor force. Natural resources, construction, and maintenance occupations employed 6.0 percent of the township's residents, whereas production, transportation, and material moving-occupations employed 11.6 percent of the township's residents.

**Table 5: Occupation of Employed Civilian Population, 16 and Over, 2010**

	<b>Number</b>	<b>Percent</b>
<b>Management, Business, Science, and Arts Occupations</b>	18,459	36.0
<b>Service Occupations</b>	7,055	13.7
<b>Sales and Office Occupations</b>	16,802	32.7
<b>Natural Resources, Construction, and Maintenance Occupations</b>	3,070	6.0
<b>Production, Transportation, and Material Moving Occupations</b>	5,935	11.6

Source: US Census Bureau

With regard to the number of jobs that are located within the township, it is noted that the New Jersey Department of Labor indicates that there was an average of 55,202 jobs located within the municipality in 2014, which is the latest available data. This is up 4,096 jobs over the 2004 average of 51,106 jobs. The Department of Labor's basis for this information is the number of jobs that are covered by public unemployment and disability insurance.

The number of jobs in Woodbridge is expected to grow in the future. This is indicated by recent projections of the North Jersey Transportation Planning Authority, which projects a total of 70,470 jobs by 2040. When the difference between the average of 55,202 jobs recorded in 2014 and the 70,470 jobs projected for 2040 is divided by the number of years from 2015 through 2040 (i.e., 25 years), it is determined that an annual average increase of approximately 611 jobs may be expected, based upon the North Jersey Transportation Planning Authority's projections.

With regard to household income, it is noted that Woodbridge's median household income was \$77,303 at the time of the 2010 American Community Survey of the US Census. This was \$16,620 more than the 1999 household income of \$60,683. After adjusting for inflation, however, this represents a decrease in household income of \$2,123. Table 6 provides complete information on the income of Woodbridge's households.

**Table 6: Household Income, American Community Survey (2010 One-Year Estimates)**

	Number	Percent
Less than \$10,000	1,137	3.3
\$10,000 to \$14,999	908	2.6
\$15,000 to \$24,999	2,074	6.0
\$25,000 to \$34,999	1,680	4.8
\$35,000 to \$49,999	2,387	6.9
\$50,000 to \$74,999	8,568	24.7
\$75,000 to \$99,999	5,686	16.4
\$100,000 to \$149,999	8,198	23.7
\$150,000 to \$199,999	2,287	6.6
\$200,000 or More	1,729	5.0
<b>Median Household Income (Dollars)</b>	\$77,303	N/A

Source: US Census Bureau

Finally, it is interesting to note that an estimated 45.1 percent of the township’s households had low or moderate incomes (n.b., this approximates the estimate that 41.2 percent of all housing units in Woodbridge Township are affordably valued). Table 7 provides complete details of the estimate of low- and moderate-income households.

**Table 7: Estimate of Low- and Moderate-Income Households, 2010**

<b>I. Average Household Size (2010 US Census)</b>	<b>Persons</b>	
Average Household Size (2010 US Census)	2.79	
<b>II. Moderate Income Limits (2010 COAH Region 3)</b>	<b>Amount</b>	
2 Person Household	\$65,280	
2.79 Person Household (Interpolated)	\$71,726	
3 Person Household	\$73,440	
<b>III. Median Household Income (2010 American Community Survey)</b>	Number	Percent
Less than \$10,000	1,137	3.3
\$10,000 to \$14,999	908	2.6
\$15,000 to \$24,999	2,074	6.0
\$25,000 to \$34,999	1,680	4.8
\$35,000 to \$49,999	2,387	6.9
\$50,000 to \$71,726 (Interpolated)	7,446	21.5

Source: US Census Bureau, COAH

**Table 7: Estimate of Low- and Moderate-Income Households, 2010  
(Continued)**

III. Median Household Income (2010 American Community Survey); (Continued)	Number	Percent
\$71,727 to \$74,999 (Interpolated)	1,122	3.2
\$75,000 to \$99,999	5,686	16.4
\$100,000 to \$149,999	8,198	23.7
\$150,000 to \$199,999	2,287	6.6
\$200,000 or More	1,729	5.0
<b>IV. Total Households with Low or Moderate Income</b>	<b>Percent</b>	
Total Households with Low or Moderate Incomes (Median Income Less than or Equal to \$71,726)	45.1	

Source: US Census Bureau, COAH

## Affordable Housing Obligation

The township’s affordable housing obligation is described in the following subsections.

### Present Need

The present need is a measure of overcrowded and deficient housing that is occupied by low- and moderate-income households. The present need has previously been called “rehabilitation share”. Woodbridge’s assumed present need is 381 units. The township’s present need of 381 units is specified (as “Present Need, 2010”) by the Fair Share Housing Center.

### Prior Round Obligation

The prior round obligation covers the period from 1987 through 1999. The township’s prior round obligation is 955 units, as specified in Appendix E: Initial Summary Obligations by Municipality, in the report prepared by Econsult Solutions, “New Jersey Affordable Housing Need and Obligations,” dated December 30, 2015. The Township’s prior round obligation has also been recognized as 955 units by the Fair Share Housing Center.

### Prospective Need

The prospective need is a measure of low- and moderate-income housing needs, based on development and growth that occurred or is reasonably likely to occur in a region or municipality. The prospective need covers the period from 1999 through 2025. The township’s prospective need is 607 units as established by a settlement agreement with Fair Share Housing Center and approved by the Court.

Based on the above, the township's total obligation is 1,562 units (955+607=1,562). The township notes that its fair share plan is designed to address its obligation of 1,562 units as described herein.

### **Vacant Land Adjustment**

The township notes that it is entitled to and has prepared a vacant land adjustment. This vacant land adjustment, which is provided in Appendix A of this Housing Element and Fair Share Plan, yields a realistic development potential (RDP) of 491 units. The realistic development potential of 491 units results in an unmet need for the 2015-2025 period of 116 units.

The difference between the township's obligation and its RDP is known as the unmet need. In the case of Woodbridge, the RDP of 491 is first subtracted from the Prospective Need Obligation of 607 to yield an unmet need of 116 units. The RDP of 491 units and unmet need of 116 units are addressed in this Housing Element and Fair Share Plan.

## **Ability to Accommodate Affordable Housing Obligation**

Woodbridge anticipates that future development and growth will predominantly be limited to redevelopment activity (incl., reconstruction of existing housing), as well as infill development and expansions as may be permitted under the township's zone plan.

### **Anticipated Land Use Patterns**

Woodbridge is a developed community. The anticipated land use pattern is expected to be consistent with the adopted land use plan and zone plan of the township.

### **Anticipated Demand for Types of Uses Permitted by Zoning Based on Present and Anticipated Future Demographic Characteristics**

Woodbridge's population is not only growing, but also growing older. This is evident in the facts that in the period between the 2000 and 2010 US censuses: the township's total population has increased by 2.5 percent; and, the median age of the township's population has increased from 37.1 to 38.6 years.

In addition to the above, it is noted that the percent of the township's population that is aged 55 years or older has increased by 2.3 percent between the 2000 and 2010 US censuses. Increased representation of those aged 55 years or older is also evident in the percentage of householders aged 55 years or older. Indeed, this

percentage increased by approximately 3.8 percent between the 2000 and 2010 US censuses<sup>2</sup>.

It is anticipated that: future demographic characteristics and trends will be comparable with current demographic characteristics and trends; and, in particular and as is consistent with statewide trends (cf. *New Jersey State Strategic Plan on Aging*), Woodbridge's population will continue to age. It is also anticipated that the township's zone plan will generally satisfy the demand of the future population for different uses.

### Availability of Existing and Planned Infrastructure

The township is a fully developed community in State Planning Area 1 and has a developed infrastructure. As described in the utility services element of the municipal master plan, water and sewer service are available within the township.

### Economic Development Policies

The municipal master plan articulates the economic goals, objectives and development policies of the township.

### Constraints on Development

The township contains a number of environmental features that are constraints to development, including: water bodies; flood hazard areas; wetlands; and, forested areas. Generally, these environmentally constrained areas are located along the township's rivers and streams. A detailed analysis of environmental characteristics is included in the 2008 Woodbridge Township Environmental Resource Inventory, which is part of the municipal master plan.

### Identification of Affordable Housing Sites

The township has identified sites for the production of affordable housing to meet its prior round obligation and prospective need obligation (including the RDP and unmet need) for affordable housing. The locations of the existing and proposed affordable housing sites are shown on the Affordable Housing Sites Map, which is part of this Housing Element and Fair Share Plan (Appendix B).

Among the sites that address the prior round obligation and the prospective need obligation are a number of sites that are controlled by the Housing Authority of the

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<sup>2</sup> It is interesting to note that most of the growth in the percentage of householders aged 55 years or older may be attributed to renter-occupied housing units. The percentage of householders of renter-occupied housing units aged 55 years or older grew by 7.7 percent between the period between the 2000 and 2010 US censuses, whereas the percentage of householders of owner-occupied housing units aged 55 years or older grew by just 2.7 percent during the same period.

Township of Woodbridge (hereinafter referred to as the Woodbridge Housing Authority), which was created in 1949 and is funded and regulated by the US Department of Housing and Urban Development (HUD). Of the sites owned by the Woodbridge Housing Authority, 313 units are included in the township's fair share plan, and 271 units are not included in the fair share plan due to age-related credit ineligibility and other reasons.

In addition to the sites that are controlled by the Woodbridge Housing Authority, there are a number of other sites that address the township's prospective and unmet needs for affordable housing. In total, these sites provide or will provide an estimated total of 783 units of affordable housing on multiple sites throughout the township. Beyond these 783 units of affordable housing, the township notes that there are an additional 371 units that have not been included in the township's fair share plan and applied to its prospective and unmet need for affordable housing (due to age-related credit ineligibility).

Tables 8 and 9 inventory the township's affordable housing sites. Additional details on the affordable housing sites are provided in the township's fair share plan. It is noted that during the preparation of this Housing Element and Fair Share Plan no other affordable housing sites beyond those listed in tables 8 and 9 were offered for consideration by developers who have expressed a commitment to provide low and moderate income housing.

**Table 8: Affordable Housing Sites (Applied in Fair Share Plan)**

	<b>Block/Lot</b>	<b>Location</b>	<b>Total Affordable Units</b>	<b>Type of Units</b>	<b>Owner</b>
<b>Site 1: Olsen Towers</b>	59.08/6.02	555 New Brunswick Avenue	34	Senior Rental	Woodbridge Housing Authority
<b>Site 2: Cooper Towers</b>	442.16/4	1422 Oak Tree Road	75	Senior Rental	Woodbridge Housing Authority
<b>Site 3: Maple Tree Manor</b>	871/1	1255 Rahway Avenue	87	Senior Rental	Woodbridge Senior Housing Associates, LP (Improvements); Woodbridge Affordable Housing Corporation (Land)
<b>Site 4: Reinhard Manor</b>	425.05/8	Outlook Avenue	62	Senior Rental	Reinhard Manor, LLC (Improvements); Woodbridge Affordable Housing Corporation (Land)
<b>Site 5: Sterling Heights/ Metro Woodbridge</b>	551/1.10 551.03/103.02-107.2	133 Harriot Street	4	Family Rental	Sterling Heights, LLC
<b>Site 6: Intersection Developers/River- wood Associates</b>	551/1.07	414 Rahway Avenue	5	Family Rental	Mass Venture Capital II, LLC
<b>Site 7: Autumn Hills</b>	182.03/2	3 Hoover Way	24	Family Rental	Autumn Hill Estates, LLC

**Table 8: Affordable Housing Sites (Applied in Fair Share Plan)**

	Block/Lot	Location	Total Affordable Units	Type of Units	Owner
<b>Site 8: Woodbridge Gardens (Current)/ Jacob's Landing (Future)</b>	250/1.02	10 Bunns Lane	150 (Current) 204 (Future)	Family Rental	<b>Current Owner:</b> Woodbridge Housing Authority  <b>Future Owner:</b> Jacob's Landing, LLC (To Be Formed; Improvements); Woodbridge Housing Authority (Land)
<b>Site 9: Warden Home Site</b>	908.01/10	Rahway Avenue	100	80 Special Needs Fam. 20 Develop. Disabled	Woodbridge Township
<b>Site 10: General Dynamics</b>	859.01/1.01 867/1.081	150 Avenel Street	50	Family Rental	Station Village at Avenel UR, LLC
<b>Site 11: Hopelawn VFW Site</b>	4.08/9	113 James Street	57	Senior Rental	Dalina Manor, LLC (To Be Formed; Improvements); Woodbridge Affordable Housing Corporation (Land)
<b>Site 12: Woodbridge Developmental Center</b>	867/1.01	1289 Rahway Avenue	175	75 Senior Rental 80 Special Needs Fam. 20 Develop. Disabled	NJ Department of Human Services
<b>Site 13: Hampshire</b>	356.01/12	189 Wood Avenue South	21 + Financial Contribution for 20 Units Offsite	Family Rental	HPVII Metropark, LLC

**Table 8: Affordable Housing Sites (Applied in Fair Share Plan)**

	<b>Block/Lot</b>	<b>Location</b>	<b>Total Affordable Units</b>	<b>Type of Units</b>	<b>Owner</b>
<b>Site 14: Rug &amp; Riffy's</b>	552/1-2 552.09/1, 5, 7, 9, 10 552.09/12, 13.02	Rahway Avenue and Nielson Street	35	Family Rental	Lucas Family Enterprises, LLC
<b>Site 15: Jewelry Exchange</b>	280.01/11	Woodbridge Center Drive	10 + Financial Contribution for 10 Units Offsite	Family Rental	1 WBC, LLC
<b>Site 16: Maglione/Green Oaks</b>	448.23/1565, 1563, 1559, 1550	426 Lincoln Highway	8	Family Rental	Maglione
<b>Site 17: Hess Woodbridge</b>	196.01/10.01, 196.02/10, 235.01/1.01, 237/2.03, 238/1	Multiple	98	Family Rental	Amerada Hess Corp (Block 196.01, 196.02, 238); O&R Woodbridge Office LLC (Block 235.01); Woodeast Prop (Block 237);
<b>Site 18: Hess Port Reading / Falcon</b>	666/24, 30	West Avenue	9	Family Rental	Amerada Hess Corp
<b>Site 19: Foreclosure and Reinvestment Program (Multiple Sites, Current Contract)</b>	Multiple	Multiple	16	Family Sale	Multiple
<b>Site 20: Abandoned Properties Program (Multiple Sites)</b>	Multiple	Multiple	10	Family Sale	Multiple

**Table 9: Additional Affordable Housing Sites (Excluded from Fair Share Plan)**

	<b>Block/Lot</b>	<b>Location</b>	<b>Total Affordable Units</b>	<b>Type of Units</b>	<b>Owner</b>
<b>Site 1: Olsen Towers</b>	59.08/6.02	555 New Brunswick Avenue	6	Senior Rental	Woodbridge Housing Authority
<b>Site A: Stern Towers</b>	543.01/5	55 Brook Street	60	Senior Rental	Woodbridge Housing Authority
<b>Site B: Finn Towers</b>	552.10/45.11	19 Martin Terrace	70	Senior Rental	Woodbridge Housing Authority
<b>Site C: Adams Towers</b>	552.10/45.12	555 Rahway Avenue	65	Senior Rental	Woodbridge Housing Authority
<b>Site D: Greiner Towers</b>	509/1.02	460 Inman Avenue	70	Senior Rental	Woodbridge Housing Authority
<b>Site E: First Garden Park</b>	772.01/1.01, 1.03	1120 US Highway 1	57	Family Sale (Mobile Home Park)	First Garden Park LTD Partnership
<b>Site F: Ideal Mobile Homes</b>	1015/1	900 Rahway Avenue	314	Family Sale (Mobile Home Park)	Ideal Mobile Home Community, Inc.

Note: Site 1 is included in the township's fair share plan, but due to the cap on age-restricted credits, six units of credit are excluded from the fair share plan. Sites A, B and C are excluded from the township's fair share plan due to age-related credit ineligibility. Site D is excluded from the fair share plan in order to reduce the township's reliance on age-restricted units as an affordable housing obligation compliance strategy. Sites E and F are excluded from the township's fair share plan due to age-related credit ineligibility.

# Fair Share Plan

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The fair share plan outlines the mechanisms by which the township proposes to fulfill its: present need, which is a measure of overcrowded and deficient housing that is occupied by low- and moderate-income households; prior round obligation (including the RDP and unmet need); and prospective need, which is a measure of low- and moderate-income housing needs based on development and growth that occurred or is reasonably likely to occur in a region or municipality. The following subsections provide complete details on the township's proposals to fulfill its present, prior round, and prospective needs.

Full descriptions of each of the township's prospective need compliance mechanisms is provided in the section of this Housing Element and Fair Share Plan that is entitled "Description of Affordable Housing Sites".

## **Fulfillment of the Present Need**

As has been previously noted, the township's assumed present need is 381 units. The township's assumed present need of 381 units is specified (as "Present Need, 2010") by the Fair Share Housing Center.

From 1999 through June 2008, the township operated a HUD-funded housing rehabilitation program that completed a total of 94 housing rehabilitations. However, because they were completed before 2010, these housing rehabilitations may not be applied toward the present need obligation of 381 units.

To address its present need obligation of 381 units, the township will engage a qualified professional affordable housing consultant to initiate and administer a housing rehabilitation program that adheres to the regulatory requirements -for housing rehabilitations (incl., the rehabilitation of rental units). The rehabilitation program will be funded by the use of development fee trust fund monies. The Township also has adopted a resolution of intent to bond if necessary to fully fund the rehabilitation program.

## **Fulfillment of the Prior Round Obligation**

As has been previously noted, the township's prior round obligation is 955 units, as specified in the Econsult Report dated December 30, 2015. Woodbridge proposes to completely satisfy its prior round obligation of 955 units with a number of mechanisms. These mechanisms are summarized in Table 10 and in Appendix C.

**Table 10: Prior Round Obligation Compliance**

	<b>Unit Type</b>	<b>Credits</b>
<b>Site 1: Olsen Towers</b>	Senior Rental	14
<b>Site 2: Cooper Towers</b>	Senior Rental	75
<b>Site 3: Maple Tree Manor</b>	Senior Rental	87
<b>Site 4: Reinhard Manor</b>	Senior Rental	62
<b>Site 5: Sterling Heights/Metro Woodbridge</b>	Family Rental	4
	Rental Bonus Credits	4
<b>Site 6: Intersection Developers</b>	Family Rental	5
	Rental Bonus Credits	5
<b>Site 7: Autumn Hills</b>	Family Rental	24
	Rental Bonus Credits	24
<b>Site 8: Woodbridge Gardens/Jacob's Landing</b>	Family Rental	204
	Rental Bonus Credits	204
<b>Site 9: Warden Home Site</b>	Developmentally Disabled	20
	Family Rental	80
<b>Site 10: General Dynamics</b>	Family Rental	50
<b>Site 13: Hampshire</b>	Family Rental	29
	Rental Bonus Credits	1
<b>Site 14: Rug &amp; Riffy's</b>	Family Rental	35
<b>Site 15: Jewelry Exchange</b>	Family Rental	20
<b>Site 16: Maglione/Green Oaks</b>	Family Rental	8
<b>Total Credits</b>		<b>955</b>

As is shown above, the Township meets its prior round obligation of 955 units with a mix of senior rental units, family rental units, special needs family rental units, units for the developmentally disabled, and rental bonus credits for family units pursuant to N.J.A.C. 5:93-5.15(d)1.

When the entire prior round obligation of 955 is considered, it is determined that the township has a rental obligation of 239 units (n.b., this represents a minimum of 25 percent, rounded up) and is entitled to 238 rental bonus credits (n.b., this represents a cap of 25 percent, rounded down). The senior cap for the prior round is also 238 units. The township's compliance with its prior round obligation, as well as the rental obligation, senior cap, and rental bonus cap, are further outlined in detail in Appendix C.

## Fulfillment of the Prospective Need

Woodbridge’s prospective need is 607 units, as per the settlement agreement approved by the court. The township is applying a Vacant Land Adjustment (VLA) to the prospective need. The VLA identifies an RDP of 491 units.

## Fulfillment of the Realistic Development Potential

The township intends to fully comply with its RDP of 491 units, which is outlined by the compliance strategy in Table 11 and in Appendix C.

**Table 11: RDP Compliance**

	Unit Type	Credits
<b>Site 1: Olsen Towers</b>	Senior Rental	20
<b>Site 11: Hopelawn VFW</b>	Senior Rental	28
<b>Site 12: Woodbridge Developmental Center</b>	Senior Rental	75
	Special Needs Family Rental	80
	Developmentally Disabled	20
	Rental Bonus Credits	80
<b>Site 13: Hampshire</b>	Family Rental	12
	Rental Bonus Credits	12
<b>Site 17: Hess Woodbridge</b>	Family Rental	98
	Rental Bonus Credits	31
<b>Site 18: Hess Port Reading / Falcon</b>	Family Rental	9
<b>Site 19: Foreclosure/Reinvestment</b>	Family Sale or Rental	16
<b>Site 20: Abandoned Properties</b>	Family Sale or Rental	10
<b>Total Credits</b>		<b>491</b>

As is shown above, the township fully addresses its RDP of 491 units with a mix of senior rental units, family rental units, and rental bonus credits for family units pursuant to N.J.A.C.5:93-5.15(d)1.

When the RDP of 491 units is considered, it is determined that the township has a rental obligation of 123 units (n.b., this represents a minimum of 25 percent) and is entitled to 123 rental bonus credits. The senior cap for the township’s RDP is also 123 units. The township’s compliance with its RDP, as well as the rental obligation, senior cap, and rental bonus cap, are further outlined in detail in Appendix C.

## Fulfillment of Unmet Need

As has been previously noted, the township has an unmet need of 116 units (Prospective Need Obligation of 607 - RDP of 491 = 116 units). Woodbridge

proposes to fulfill its unmet need of 116 with senior rental units and additional zoning enhancements, which are described in the section of this Housing Element and Fair Share Plan that is entitled “Capturing Future Affordable Housing Development Opportunities.” These mechanisms are summarized in Table 12 and in Appendix C.

**Table 12: Breakdown of Unmet Need Compliance**

	<b>Unit Type</b>	<b>Credits</b>
<b>Site 11: Hopelawn VFW</b>	Senior Rental	29
<b>Zoning Enhancements</b>	Zoning Enhancements	87
<b>Total Credits</b>		<b>116</b>

As can be seen in Table 12, the township meets its unmet need of 116 units with a mix of senior rental units, surplus credits from the RDP, and additional zoning enhancements.

Regarding the cap on senior rental units, the township’s total need of 1,562 units (the sum of the prior round and prospective need) results in a senior cap of 390 units (25 percent of 1,562). The total number of senior units in the plan is 390 and includes 238 units applied to the prior round, 123 units applied to the RDP, and 29 units applied to the unmet need. It is noted that six (6) senior rental units may not be applied to the new construction obligation due to the senior cap. These six (6) units come off Site 1: Olsen Towers. The township's compliance with its unmet need, as well as the rental obligation, senior cap, and rental bonus cap, are further outlined in detail in Appendix C.

The following section provides a full description of each of the township’s unmet need compliance mechanisms.

## **Description of Affordable Housing Sites**

The following subsections provide complete descriptions of each of the affordable housing sites that will contribute to the fulfillment of the township’s prospective and unmet need.

### **Site 1: Olsen Towers**

Olsen Towers is a senior rental development that is controlled by the Woodbridge Housing Authority. The site is located at 555 New Brunswick Avenue, on Block 59.08, Lot 6.02, and has a total of 75 dwelling units.

Olsen Towers was originally constructed in 1963, and was later in need of upgrading. Consequently, the township has reconstructed 40 of the units at Olsen Towers. Although 40 units were reconstructed, due to the senior cap on the

township's overall new construction obligation, the township is only seeking credit for 34 reconstructed units in its fair share plan.

### **Site 2: Cooper Towers**

Cooper Towers is a senior rental development that is controlled by the Woodbridge Housing Authority. The site is located at 1422 Oak Tree Road, on Block 442.16, Lot 4. The site has a total of 75 dwelling units, including six units for the disabled.

Cooper Towers was originally constructed in 1966. However, the township undertook a complete reconstruction of the Cooper Towers site. The reconstruction of the 75 senior rental dwelling units was completed in 2013.

### **Site 3: Maple Tree Manor**

Maple Tree Manor is an existing senior rental development that is located at 1255 Rahway Avenue, on Block 871, Lot 1. It is jointly owned by Woodbridge Senior Housing Associates, LP and the Woodbridge Affordable Housing Corporation. Woodbridge Senior Housing Associates, LP owns the improvements, and the Woodbridge Affordable Housing Corporation owns the land.

Maple Tree Manor was completed and first occupied in 2003, and is comprised of 87 dwelling units. Maple Tree Manor was constructed with tax credit financing through the New Jersey Housing Mortgage Finance Agency and funding from the Middlesex County Home Program. The 87 dwelling units at Maple Tree Manor qualify as affordable housing for low-income senior households. A total of 35 of the units at Maple Tree Manor are project-based Section 8 rental units.

### **Site 4: Reinhard Manor**

Reinhard Manor is an existing, 100-percent affordable senior rental development. The development has frontage on Outlook Avenue and Fairview Avenue, and is specifically comprised of Block 425.05, Lot 8. It is the former site of School 2/16. The development is jointly owned by Reinhard Manor, LLC and the Woodbridge Affordable Housing Corporation. Reinhard Manor, LLC owns the improvements, and the Woodbridge Affordable Housing Corporation owns the land.

Reinhard Manor provides a total of 62 affordable, senior rental dwelling units in a converted school building. The conversion was completed in 2015.

### **Site 5: Sterling Heights/Metro Woodbridge**

The Sterling Heights/Metro Woodbridge site is located at 133 Harriot Street, on Block 551, Lot 1.10 and Block 551.03, lots 103.02 through 107.02. The site is the location of an existing inclusionary family rental development. The development was completed in 2012 and contains a total of 24 apartments, of which four are affordable.

### **Site 6: Intersection Developers/Riverwood Associates**

The Intersection Developers/Riverwood Associates site contains an existing inclusionary family rental development, and is located at 414 Rahway Avenue, on Block 551, Lot 1.07. The development was completed in 2013 and contains a total of 12 apartments, of which five are affordable.

### **Site 7: Autumn Hills**

Autumn Hills is an existing inclusionary family rental development that is located at 3 Hoover Way, on Block 182.03, Lot 2. The development was completed in 2012 and contains a total of 120 dwelling units, of which 20 percent (i.e., 24 dwelling units) are affordable.

### **Site 8: Woodbridge Gardens/Jacob's Landing**

Woodbridge Gardens is a family rental development that is owned by the Woodbridge Housing Authority. The site is located at 10 Bunns Lane, on Block 250, Lot 1.02.

Woodbridge Gardens was built in 1952 and is comprised of 150 dwelling units (incl., 24 one-bedroom units, 85 two-bedroom units, 31 three-bedroom units, and ten four-bedroom units) in a total of 17 buildings.

The township has plans to redevelop the Woodbridge Gardens site with a new, family rental development that contains a total of 204 units. The new development will be called Jacob's Landing. It will be at or below the affordability average and will satisfy the bedroom distribution requirements of N.J.A.C. 5:80-26.3, and will be jointly owned by Jacob's Landing, LLC (to be formed) and the Woodbridge Housing Authority. Jacob's Landing, LLC will own the improvements, and the Woodbridge Housing Authority will own the land. The project has been approved for \$1,750,000 in low-income housing tax credit financing.

### **Site 9: Warden Home Site**

The Warden Home site is located along Rahway Avenue on Block 908.01, Lot 10. The site was formerly owned by the State of New Jersey, Department of Corrections. However, the site is no longer needed by the Department of Corrections, and the state has made it available to Woodbridge Township for the development of affordable housing.

Woodbridge has completed a site suitability analysis of the property, and adopted the Cedar Meadows Redevelopment Plan for the site on December 15, 2015. The township envisions that the site will be developed as a 100-percent affordable, municipally sponsored development with a total of: 80 special needs family rental units (i.e., units for eligible low and moderate income families with one or more members that have special needs); and, 20 rental units for the developmentally

disabled. It is noted that on page 13 of the redevelopment plan, there exists a reference to the township's 2012 Housing Element and Fair Share Plan as it relates to the redevelopment plan. While the reference to the 2012 Housing Element and Fair Share Plan mentions the redevelopment area will be developed with 80 affordable owner-occupied family units and 28 rental units, the actual affordable housing requirements will be as outlined in this Housing Element and Fair Share Plan (i.e., the Warden Home Site will be developed with a total of 100 units, as stated above).

### **Site 10: General Dynamics**

The General Dynamics site is located at 150 Avenel Street, on Block 859.01, Lot 1.01 and Block 867, Lot 1.081. The site is a township-designated area in need of redevelopment pursuant to the Local Redevelopment and Housing Law (N.J.S.A. 40A:12A et seq.). The township has adopted a redevelopment plan for the site, and the original building has been demolished. In 2015, the planning board approved an application to construct a 500-unit residential development with a minimum of 50 family-rental, affordable dwelling units. This site is already under construction.

Planning Board approvals did not include stipulations for three-bedroom units, whereas a twenty percent set-aside would yield a requirement of 10 three-bedroom units. The township anticipates that the shortfall of three-bedroom units at this site will be made up by Site 8: Woodbridge Gardens/Jacob's Landing. Of the 204 units at Site 8: Woodbridge Gardens/Jacob's Landing, 81 are proposed to be three-bedroom units, which constitutes 40 percent of the site's total unit count.

### **Site 11: Hopelawn VFW Site**

The Hopelawn VFW site is comprised of Block 4.08, Lot 9. The site is located at 113 James Street, and has frontage on James Street, John Street, and Worden Avenue. It is currently developed with a Veterans of Foreign Wars Post.

Woodbridge has adopted a rehabilitation plan for the site and made it available to BCM Affordable Housing to develop a 100-percent affordable, senior rental development with a total of 57 units. The development will be known as Dalina Manor, and it will be jointly owned by Dalina Manor, LLC (to be formed) and the Woodbridge Affordable Housing Corporation. Dalina Manor, LLC will own the improvements, and the Woodbridge Affordable Housing Corporation will own the land. The project has been approved for \$775,000 in low-income housing tax credit financing, and construction commenced in 2016.

### **Site 12: Woodbridge Developmental Center**

The Woodbridge Developmental Center is located at 1289 Rahway Avenue, on Block 867, Lot 1.01. The site is owned by the State of New Jersey, Department of Human Services and was founded in 1965 as an intermediate care residential facility for

individuals with developmental disabilities. The site was closed in 2014 and is no longer needed by the Department of Human Services. The township anticipates that it will become available for reuse, and has completed a site suitability analysis of the property. The township adopted a redevelopment plan in December 2015, which permits the reuse and development of affordable housing on the site, as follows: 75 senior rental units; 80 special needs family rental units (i.e., units for eligible moderate, low, and very low income families with one or more members that have special needs); and, 20 very low rental units for the developmentally disabled.

### **Site 13: Hampshire**

The Hampshire site is located at 189 Wood Avenue South, on Block 356.02, Lot 12. The site is a township-designated area in need of redevelopment pursuant to the Local Redevelopment and Housing Law (N.J.S.A. 40A:12A et seq.). The township has adopted a redevelopment plan for the site and is currently in negotiations with a redeveloper. The development includes a 274-unit, inclusionary family rental development with: a total of 21 affordable units provided onsite; and, the provision of a financial contribution to fund the development of an additional 20 units offsite. The total of 41 units is the equivalent of a 15 percent set-aside.

### **Site 14: Rug & Riffy's**

The Rug & Riffy's site is located at Rahway Avenue and Nielson Street, on Block 552, lots 1 and 2; and, Block 552.09, lots 1, 5, 7, 9, 10, 12, and 13.02. The site is a township-designated area in need of redevelopment pursuant to the Local Redevelopment and Housing Law (N.J.S.A. 40A:12A et seq.). The township is currently in negotiations with a redeveloper to develop a 232-unit, inclusionary family rental development with a total of 35 affordable units provided onsite. The total of 35 units is the equivalent of a 15 percent set-aside.

### **Site 15: Jewelry Exchange**

The Jewelry Exchange site is located on Woodbridge Center Drive, on Block 280.01, Lot 11. The township has introduced a rehabilitation plan for the site, and is currently in negotiations with a redeveloper to develop a 130-unit, inclusionary family rental development with: a total of 10 affordable units provided onsite; and, the provision of a financial contribution to fund the development of an additional 10 units offsite. The total of 20 units represents a 15 percent set-aside.

### **Site 16: Maglione/Green Oaks**

The Maglione/Green Oaks site is located on NJ Route 27 (Lincoln Highway), on Block 448.23, lots 1565, 1563, 1559, and 1550. The site is located within a township-designated area in need of redevelopment pursuant to the Local Redevelopment and Housing Law (N.J.S.A. 40A:12A et seq.). The township adopted a redevelopment plan in June 2008, amended in February 2016, which includes this

site. The Township is currently in negotiations with a redeveloper to develop a 48-unit, inclusionary family rental development with: a total of 40 market-rate units and 8 affordable units.

#### **Site 17: Hess Woodbridge Site**

The Hess Woodbridge site is located along Main Street, Mutton Hollow Road, and US Highway 9. The portions of the site anticipated for affordable housing include the following tax parcels: Block 196.01, Lot 10.01; Block 196.02, Lot 10; Block 235.01, Lot 1.01; Block 237, Lot 2.03; and Block 238, Lot 1. The site is located within a township-designated area in need of redevelopment pursuant to the Local Redevelopment and Housing Law (N.J.S.A. 40A:12A et seq.). The township adopted a redevelopment plan in December 2014, which includes this site. The Township anticipates that the site will be developed with a total of 647 units, of which 98 units will be family rental units. The 98 units serve as a 15-percent set-aside.

#### **Site 18: Hess Port Reading / Falcon Site**

The Hess Port Reading / Falcon site is located along West Avenue and Milos Way. The portions of the site anticipated for affordable housing include the following tax parcels: Block 666, Lots 24 and 30. The site is located within a township-designated area in need of redevelopment pursuant to the Local Redevelopment and Housing Law (N.J.S.A. 40A:12A et seq.). The township adopted a redevelopment plan in December 2014. The Planning Board resolution of approval of the site from September 2016 contains provisions stating that the site will be developed with a total of 56 units, of which nine (9) units will be family rental units. The nine (9) units serve as a 16-percent set-aside.

#### **Site 19: Foreclosure and Reinvestment Program (Multiple Sites)**

As a result of the Great Recession, a large number of homeowners in Woodbridge have received a notice of intent to foreclose from their lenders. The township has, therefore, developed a program to reclaim foreclosed homes, reconstruct or gut rehabilitate them as needed, and return them to the community as owner-occupied, affordable housing units for families.

To implement the program, the township has entered into an agreement with Community Capital Fund, LLC (CCF) to undertake a program of reconstruction or rehabilitation of properties that CCF has acquired from the Federal Housing Administration under a distressed mortgage pool purchase. Under the terms of the agreement, the township will provide CCF with up to \$25,000 for per unit from its affordable housing trust fund to undertake reconstruction or gut rehabilitation. Upon completion, the affordable units will be affirmatively marketed to income-eligible persons, and subject to 30-year affordability controls.

The current agreement with CCF specifies up to 16 units. However, the township reserves the right to modify its existing agreement with CCF, or enter into additional agreements with CCF or other parties, in order to further address the substantial stock of foreclosed properties.

## Site 20: Abandoned Properties Program (Multiple Sites)

### Summary of Abandoned Properties Program

Woodbridge contains a large number of abandoned residential properties. The intent of the Abandoned Properties Program is to obtain control of these properties, reconstruct or gut rehabilitate them as needed, and return them to the community as owner-occupied, affordable housing units for families. The township will adopt a scattered site redevelopment plan that will govern the development of each of the properties in the program.

### Administration

The following parties will be responsible for the implementation and administration of the program:

- The Woodbridge Redevelopment Agency (WRA) will be the redevelopment entity that will implement the abandoned properties program in accordance with the Abandoned Properties statute, N.J.S.A. 55:19-78, including the acquisition of the abandoned properties by eminent domain and entering into a redeveloper agreement with a redeveloper.
- New Jersey Community Capital Corporation will be the designated redeveloper and will be responsible for undertaking the rehabilitation work in accordance with the requirements of the plan.
- The administration of the affordable housing aspects of the program, including affordability controls, sale/resale, marketing, and reporting will be undertaken by the Township's current Administrative Agent.

The plan will specify that each of the units created as part of the program will be deed restricted as an affordable unit for 30 years. The township's affordable housing ordinance includes provisions that require a minimum of 50 percent of the affordable units to be set aside for low-income residents, and 13 percent for very low-income. However, it is noted that the very low-income requirement is not feasible for the Abandoned Properties Program. As these units are intended to be sold (by the Woodbridge Redevelopment Agency), and it may be difficult for very low-income families to qualify for mortgages, the very low-income requirement does not apply to the Abandoned Properties Program. Nonetheless, all units will be affirmatively marketed to low- and moderate-income eligible households in the region.

### **Funding**

The township will use of monies from its affordable housing trust, including payments in lieu of construction, to fund the program. The amount indicated in the spending plan is intended as the initial amount needed to establish the program.

### **Timetable and Anticipated Performance**

The township anticipates that it can provide up to a total of 10 units of affordable family sale units through this program.

The township is going to begin the program in 2017 and continue creating affordable units as long as eligible units continue to be available. The township anticipates that an average of approximately one (1) new affordable unit will be created each year, until a minimum of 10 units of affordable family sale units is produced. It is noted that the actual number of units created each year may vary, with a potential for a higher number of units to be created during the first three years, and a subsequent decrease in units per year thereafter.

### **Right to Additional Credits**

The township reserves its right to identify and claim any additional credits to which it may be entitled pursuant to applicable law, rules and regulations. Such additional credits may include, but shall not be limited to, credits without controls, or credits for supportive and special needs housing.

### **Right to Use Other Compliance Mechanisms**

The township reserves its right to use any permissible technique to address its fair share housing obligation including, but not limited to, mandatory set-aside requirements and the acceptance of payments in lieu of construction of affordable housing.

### **Fair Share Plan Implementation Schedule**

The township will provide for the construction and reconstruction, as well as the required documentation of affordable units, in accordance with the implementation schedule provided in Table 13.

**Table 13: Compliance Schedule**

Site	Anticipated Year of Construction Commencement	Affordable Units	Type
Site 1: Olsen Towers	Completed	34	Senior Rental
Site 2: Cooper Towers	Completed	75	Senior Rental
Site 3: Maple Tree Manor	Completed	87	Senior Rental
Site 4: Reinhard Manor	Completed	62	Senior Rental
Site 5: Sterling Heights/Metro Woodbridge	Completed	4	Family Rental
Site 6: Intersection Developers/Riverwood Associates	Completed	5	Family Rental
Site 7: Autumn Hills	Completed	24	Family Rental
Site 8: Woodbridge Gardens/Jacob's Landing	2017	204	Family Rental
Site 9: Warden Home Site	2017	80	Special Needs Family Rental
	2017	20	Developmentally Disabled
Site 10: General Dynamics	2016	50	Family Rental
Site 11: Hopelawn VFW	2016	57	Senior Rental
Site 12: Woodbridge Developmental Center	2020	75	Senior Rental
	2020	80	Special Needs Family Rental
	2020	20	Developmentally Disabled
Site 13: Hampshire	2018	41	Family Rental
Site 14: Rug & Riffy's	2018	35	Family Rental
Site 15: Jewelry Exchange	2018	20	Family Rental
Site 16: Maglione/Green Oaks	2017	8	Family Rental
Site 17: Hess Woodbridge	2020	98	Family Rental
Site 18: Hess Port Reading / Falcon	2018	9	Family Rental
Site 17: Foreclosure and Reinvestment Program	2017	16	Family Sale
Site 18: Abandoned Properties Program	2017	10	Family Sale

The township is required to commence all municipally-sponsored projects within two years of acquiring certification of its Housing Element and Fair Share Plan by

the court. Where it may not be feasible to anticipate construction of any of the relevant sites identified above within two years (due to ownership issues or other obstacles), the township reserves the right to come back before the court to request a subsequent extension.

To fulfill its assumed present need obligation, the township will provide for the rehabilitation of a minimum of 381 housing units in accordance with the present need compliance implementation schedule in Table 14.

**Table 14: Present Need Compliance Schedule**

Year	Units Completed
2016	38
2017	38
2018	38
2019	38
2020	39
2021	38
2022	38
2023	38
2024	38
2025	38

Woodbridge reserves the right to modify the implementation schedules provided above in accordance with applicable rules and regulations.

## Senior Cap

N.J.A.C. 5:97-3.10 stipulates that a maximum of 25 percent of a municipality's need may be met with age-restricted housing. As has been previously demonstrated in this Housing Element and Fair Share Plan, Woodbridge's prospective and unmet need compliance mechanisms comply with this limitation.

As has been previously noted in this Housing Element and Fair Share Plan, Woodbridge's population is growing older. This is evident in the facts that in the period between the 2000 and 2010 US censuses: the township's total population has increased by 2.5 percent; and, the median age of the township's population has increased from 37.1 to 38.6 years. Additionally, the percent of the township's population that is aged 55 years or older has increased by 2.3 percent between the 2000 and 2010 US censuses, and the percentage of householders aged 55 years or

older has increased by approximately 3.8 percent between the 2000 and 2010 US censuses.

The township anticipates that, as is consistent with statewide trends (cf. *New Jersey State Strategic Plan on Aging*), Woodbridge’s population will continue to age. This demonstrates that there is both a demand and justification for providing age-restricted housing within the township.

In addition to the above, it is noted that regional estimates derived from the latest data of the US Census Bureau (viz., 2013 American Community Survey 1-Year Estimates) indicates that 58.5 percent of all COAH Region 3 households with householders aged 65 years or more have a low- or moderate-income; this is above the statewide average of 56.5 percent. These estimates are provided in Table 15.

**Table 15: Households with Householders 65 Years and Older with Low- or Moderate-Income, 2013 (Estimate)**

	COAH 1	COAH 2	COAH 3	COAH 4	COAH 5	COAH 6
<b>Total Households with Householders ≥ 65 Years</b>	174,012	154,740	97,807	171,368	106,111	58,833
<b>Total Low- and Moderate-Income Households with Householders ≥ 65 Years</b>	96,650	87,155	57,258	100,440	57,092	32,728
<b>Percent of Total Households</b>	55.5%	56.3%	58.5%	58.6%	53.8%	55.6%
<b>Statewide Average Percent (Weighted)</b>	56.5%					

Source: Estimated from 2013 American Community Survey 1 Year Estimates of the US Census Bureau.

The aforementioned US Census Bureau data also includes that 34.9 percent of low- and moderate-income households in COAH Region 3 have householders with aged 65 years or more. This is demonstrated in Table 16 and is consistent with COAH's definition of "low" and "very low" income.

**Table 16: Low- and Moderate-Income Households with Householders 65 Years and Older, 2013 (Estimate)**

	COAH 1	COAH 2	COAH 3	COAH 4	COAH 5	COAH 6
<b>Total Households with Low- or Moderate-Income</b>	306,758	281,394	164,241	231,224	157,149	90,477
<b>Total Low- and Moderate-Income Households with Householders ≥ 65 Years</b>	96,650	87,155	57,258	100,440	57,092	32,728
<b>Percent of Total Low- and Moderate-Income Households with Householder ≥ 65 Years</b>	31.5%	31.0%	34.9%	43.4%	36.3%	36.2%
<b>Statewide Average Percent (Weighted)</b>	35.0%					

Source: Estimated from 2013 American Community Survey 1 Year Estimates of the US Census Bureau.

## Low Income Housing Requirement

At least 50 percent of the units addressing the affordable housing obligation will be affordable to low-income households in accordance with the applicable rules and regulations.

In addition, P.L. 2008, c. 46, creates a requirement that at least 13 percent of affordable housing units be reserved for occupancy by very low-income households with a gross household income of no more than 30 percent of the regional median household income. Based on the total of 1,756 affordable units that have been identified in this Housing Element and Fair Share Plan (i.e., those units described on tables 8 and 9), a minimum of 229 very low-income units is required (13 percent of 1,756).

The township notes that it is fully compliant with P.L. 2008, c. 46. Indeed, when the current occupancy of just the sites of the current Woodbridge Housing Authority (n.b., said sites are identified in Table 8 and Table 9 as: “Site 1: Olsen Towers”; “Site 2: Cooper Towers”; “Site 8: Woodbridge Gardens/Jacob’s Landing”; “Site A: Stern Towers”; “Site B: Finn Towers”; “Site C” Adams Towers”; and, “Site D: Greiner Towers”) are considered, it is noted that 445 of the units are occupied by very low-income households (cf., Appendix D). This is nearly double the minimum requirement of P.L., 2008, c. 46. It is further noted that additional very-low income units exist elsewhere in the township, which further increase the number of very low-income units.

Notwithstanding the fact that the township is fully compliant with P.L. 2008, c. 46, the township highlights the fact that this fair share plan foresees the addition of very low-income units in the township, as follows: 20 units for the developmentally disabled on the Warden Home Site; and, a further 20 units for the developmentally disabled on the site of the Woodbridge Developmental Center.

The township's compliance with its low- and very low-income housing requirement is further detailed in Appendix E.

## **Capturing Future Affordable Housing Development Opportunities**

Woodbridge will capture future opportunities to increase the supply of affordable housing by imposing an affordable housing set-aside of up to 15 percent on all multifamily development approvals throughout the township.

Developers will be able to meet this set-aside requirement by either: providing all of the required, 15-percent set-aside onsite; or, at the developer's option, by providing a minimum of one-third of the required, 15-percent set-aside onsite and a payment-in-lieu to fund the construction of a maximum of two-thirds of the required set-aside on another site within the township. Specific per-unit, payment-in-lieu dollar amounts will be determined on a case-by-case basis and will be, at a minimum, equivalent to the average cost of construction of all affordable units provided onsite in the multifamily development for which the payment-in-lieu-of-construction is received.

A developer's ability to exercise the option to provide a payment-in-lieu will be determined by a point-based assessment of a site's proximity to jobs, transit, schools, civic and public space (incl., recreation facilities), and existing sidewalks. The higher the number of points, the greater the proximity to these features and the requirement for the on-site provision of the 15-percent set-aside will be. The lower the number of points, the lower the proximity to these features and the requirement for the on-site provision of the 15-percent set-aside will be.

The point-based graduation between providing one-third of the required, 15-percent set-aside onsite (i.e., the equivalent of a 5-percent set-aside onsite) and all of the required, 15-percent set-aside onsite is outlined below.

<b>Minimum Onsite Requirement</b>										
5%	6%	7%	8%	9%	10%	11%	12%	13%	14%	15%
↑↓	↑↓	↑↓	↑↓	↑↓	↑↓	↑↓	↑↓	↑↓	↑↓	↑↓
0	1	2	3	4	5	6	7	8	9	10+
<b>Points Accumulated</b>										

Points will be accumulated based on the proximity of a particular development site to public transportation, employment hubs, mixed-use development, retail uses, schools, and recreation and other community facilities, as follows:

- a) Bus stop with service on one route within one-quarter mile: 0.75
- b) Bus stop with service on more than one route within one-quarter mile: 1.25
- c) Bus stop with service on one route within half-mile: 0.50
- d) Bus stop with service on more than one route within one-half mile: 1.00
- e) Train station within one-quarter mile: 10.00
- f) Train station within one-half mile: 5.00
- g) Train station within one mile: 2.50
- h) Existing continuous sidewalks and crosswalks provided from site and extending for at least one-half mile: 1.50
- i) Shopping center within one-quarter mile: 1.00
- j) Shopping center on adjacent site: 2.00
- k) Employment hub within one-half mile: 0.25 per estimated 1,000 jobs
- l) Employment hub on adjacent site: 0.50 per estimated 1,000 jobs
- m) Mixed-use development planned on site in-question: 1.00 to 4.00 points according to number of use types located onsite, as follows:
  - o Four to seven uses: 1.00
  - o Eight to 11 uses: 2.00
  - o 12 to 19 uses: 3.00
  - o 20 or more uses: 4.00
- n) Public park, open space area, or other recreational facility within one-half mile: 1.00
- o) Public park, open space area, or other recreational facility on adjacent site: 2.00
- p) Public school within one-half mile: 1.00
- q) Public school within one-quarter mile: 1.50
- r) Public school on adjacent site: 2.00

The following conditions will apply to the provision of points:

- To ensure a fair and consistent calculation of accumulated points, all of the above-listed point criteria must be assessed.
- Total points will be rounded to the nearest whole number.
- For points to be awarded for more than one bus stop, service on more than one route or in a different direction must be provided.

- Distances represent distances from the development site, and must be safely walkable or accessible by bicycle or another means of non-motorized transportation.
- The township will be responsible for all aspects of the calculation of accumulated points.

In addition to the above, it is noted that the program that is described in this section will be formally separate from and supplementary to existing zoning as provided in Chapter 150, Land Use and Development, Article III, Zoning Standards, of the Woodbridge Township Code. Existing standards for multifamily development will remain in place. To maximize opportunities for the development of affordable housing, the township has identified several areas in the vicinity of the New Jersey Transit train stations in the Downtown Woodbridge, Avenel, and Metropark areas of the township where it anticipates that there will be high numbers of accumulated points. In order to encourage the development of multifamily housing in these areas, special zoning enhancements will be permitted as an alternative to the underlying zoning by: 1) permitting multifamily development in certain districts where it is currently not a permitted use; and, 2) increasing the intensity at which multifamily housing may be constructed in areas where it is currently a permitted use. It is noted that all single-family residential districts, regardless of the accumulated point value for that district, are explicitly excluded from the zoning enhancement areas. The zone districts where such enhancements are being provided include:

- Downtown Woodbridge: B-1; B-2; REM; RES; RSM; and, RTM
- Avenel: AR-C; B-1; and, M-1
- Metropark: B-1 and OR

The goals of this program are to: provide developers with a certain degree of flexibility while ensuring that the supply of affordable housing grows; promote smart and sustainable growth in the township; and, channel the development of affordable housing units to areas with facilitated access to jobs, retail and services, transit, schools, and other public facilities.

Use of this point-based system will be optional (n.b., the set-aside will be mandatory) and open to all future developers of inclusionary multifamily development throughout the township. With the exception of Site 13: Hampshire and Site 15: Jewelry Exchange, sites listed in this Housing Element and Fair Share Plan will not be eligible.

**Appendix A: Vacant Land Adjustment**

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# Vacant Land Analysis Inventory

**Prepared for:**

**Woodbridge Township  
Middlesex County, New Jersey**

**Prepared November 8, 2016 by:**



T&M Associates  
11 Tindall Road  
Middletown, NJ 07748



## Introduction

COAH regulations permit municipalities to request an adjustment from their housing need due to a lack of available vacant and developable land. Pursuant to N.J.A.C. 5:93-4.2, municipalities requesting an adjustment of their housing need due to lack of available land must submit an inventory of vacant and undeveloped parcels by lot and block, with property ownership and acreage. This document serves as Woodbridge Township's vacant land inventory and analysis to reflect the conditions in 2016.

## Identification of Vacant Land

This inventory reviewed the 2015 MOD IV Tax Data records for Vacant (Property Class: 1) and Public (Property Class 15C), Township-owned lands in Woodbridge Township (n.b., there is no farmland [Property Classes 3A and 3B] in Woodbridge Township). All such properties are listed in the accompanying Vacant Land Inventory Table in Appendix A. These sites were joined to available parcel data in a Geographic Information System (GIS) in order to review development capability and potential.

## Permitted Exclusions

COAH regulations establish the criteria by which sites or portions of sites in a municipal vacant land inventory may be excluded from the calculation of the municipality's Realistic Development Potential (RDP). Environmentally sensitive areas may be excluded from consideration. Such areas include flood hazard areas and wetlands (n.b., other excludable types of environmental constraints are identified in N.J.A.C. 5:93-4.2(e)2. In addition, small isolated lots having an insufficient acreage to generate an affordable housing set-aside as part of an inclusionary development may be excluded. Landlocked parcels or sites with limited or no access may also be excluded from the calculation of the RDP. Furthermore, dedicated recreation and open space areas are also excluded.

Appendix B maps the individual environmental constraints described above in relation to the properties in the Township that were assessed as: Class 1; or, Class 15C and Township-owned. Appendix A further outlines any applicable remarks pertaining to the need to exclude any of these properties from the Township's RDP and states a final calculation of developable acres for each



property. These properties listed in Appendix A are numbered to coincide with the mapping in Appendix B.

### Vacant Land as RDP

The assessment of vacant land and application of permitted exclusions results in a preliminary RDP of 29 units. These 29 units are distributed among 13 scattered properties, which are consolidated into 11 sites and encompass a total area of 17.54 acres. To arrive at an RDP of 29 units, a density ranging from six (6) to 18 units per acre were applied to each site (as identified in Table 1 below), as well as a set-aside of twenty percent. The sites shown in Table 1 contribute to the Township's RDP (n.b., Table 1 is abbreviated, refer to Appendix A for complete information and Appendix C for mapping of only the properties shown in Table 1):

*Table 1: Class 1 & 15C Lands Contributing to RDP*

Map Key	Block	Lot	Property Address	Total Acres	Constrained Acres	Developable Acres	Applied Density	RDP
6	284	1.02	212 MAIN ST	1.35	0.62	0.72	6	1
	285.01	4.02	216 MAIN ST	0.78	0.78	0.00		
36	664.03	2.02	911 WEST AVE	0.93	0.00	0.93	6	1
	664.03	4	915 WEST AVE	0.33	0.00	0.33		
91	50	17.03	CROWS MILL RD	0.90	0.00	0.90	12	2
106	176.03	39	MAIN ST	0.97	0.00	0.97	12	2
413	1	2.02	119 WEST POND RD	0.99	0.06	0.93	18	3
649	472	19	DERBY LN	1.87	0.00	1.87	6	2
656	474.03	7	111 EAST ST	1.07	0.00	1.07	12	2
740	603	3	165 BLAIR RD	1.03	0.02	1.01	12	2
766	666	30	WEST AVE	2.17	0.00	2.17	12	5
890	912.02	31	THORNAL AVE	1.55	0.00	1.55	6	1
951	1020.04	1.02	EDGERTON BLVD	3.60	0.94	2.66	16	8
<b>Subtotal:</b>				<b>17.54</b>	<b>2.42</b>	<b>15.11</b>	<b>-</b>	<b>29</b>



## Proposed Affordable Housing Sites as RDP

In addition to calculating the RDP of vacant parcels (n.b., as discussed above, said parcels result in a preliminary RDP of 29 units), this VLA also takes into consideration affordable housing sites within the Township that are being allocated towards the Township's Prospective Need Obligation. The 29 units of RDP based on vacant land are addressed and subsumed by the final RDP calculation, which is the result of eight (8) affordable housing sites. These sites, which are listed below and fully described in the Township's housing plan as addressing the Township's Prospective Need Obligation, contribute a total of 368 new, affordable units to the RDP. The RDP that is attributed to these affordable housing sites is not calculated based on developable area and presumptive set-asides and densities. Instead, the RDP value for the Redevelopment Areas reflects the proposed number of affordable housing units anticipated to be provided as part of the proposed affordable housing development. RDP values for affordable housing sites are shown in Table 2.



Table 2: Affordable Housing Sites Contributing to RDP

Block	Lot	Property Address	Project Name	RDP (Affordable Units)
59.08	6.02	555 New Brunswick Avenue	Olsen Towers	20
4.08	9	113 James Street	Hopelawn VFW / Dalina	28
867	1.01	1289 Rahway Avenue	W'bridge Develop. Center	175
356.01	12	189 Wood Avenue South	Hampshire	12
196.01 196.02 235.01 237 238	10.01 10 1.01 2.03 1	Multiple	Hess Woodbridge	98
666	24, 30	West Avenue and Milos Way	Hess Port Reading / Falcon	9
Multiple	Multiple	Multiple	Foreclosure Reinvestment	16
Multiple	Multiple	Multiple	Abandoned Properties	10
<b>Subtotal:</b>				<b>368</b>

The Township's *Housing Plan Element and Fair Share Plan* provides detailed information on and accompanying mapping of each of the sites listed in Table 2. The eight aforementioned sites all constitute opportunities that the Township anticipates will address its Prospective Need Obligation, and therefore contribute to the calculation of its RDP. As such, **the subtotal of the RDP based on proposed affordable housing development is 368.**

#### Total RDP Calculation and Conclusion

It is noted that by using this approach to calculate the RDP (in which anticipated affordable housing units addressing the Prospective Need Obligation generate the RDP), the Township guarantees that the RDP can be fully met. Additionally, because the RDP is being fully met, the rental bonus credits the Township is permitted to account for also contribute to the RDP calculation. The Township is permitted 123 rental bonus credits for the Third Round. The 123 rental bonus credits are added to the RDP of 368 (based on anticipated development) to yield 491. **The Township's final RDP is 491 units.** It is also noted that the 123 rental bonus credits that the Township is claiming serve as 25 percent of the RPD of 491.



As the RDP is applied to the Township's Prospective Need Obligation, the Township is responsible for complying with 491 units of credit. Additional units remaining after addressing the RDP will be applied to the unmet need.

Appendix A provides detailed information on each of the sites that are listed in Table 1; Appendix B provides mapping of the sites listed in Table 1 that shows the location of same in relation to environmental constraints.

Appendix D provides current land use mapping of the township, and is intended to facilitate the review and approval of this VLA.



Appendix A: Vacant Land Inventory

MAP KEY	BLOCK	LOT	CLASS	LOCATION	OWNER	TOTAL AREA	WETLAND AREA	FLOOD HAZARD AREA	COMBINED TOTAL WETLAND AND FLOOD HAZARD AREA	NET AREA	NOTES/EXCLUSIONS	DEVELOP-ABLE AREA	ASSUMED DENSITY	RDP
1	503.03	21	Class: 1 - Vacant Land	60 E SHIRLEY AVE	LITTLE, EDWARD & EVELYN	0.07	-	-	-	0.07		0.07	6.00	-
1	503.03	20	Class: 1 - Vacant Land	E LOCUST AVE	MURUGANANDAM,SRINIVASAN&MUTHUPRIYA	0.07	-	-	-	0.07		0.07	6.00	-
2	1095	5	Class: 1 - Vacant Land	1115 W MIDDLESEX AVE	PT READING-WDBG II/PROLOGIS TAX	32.44	2.53	13.93	13.93	18.51	INDUSTRIAL SITE	-	6.00	-
2	1095	7	Class: 1 - Vacant Land	850 PORT READING AVE	PT READING-WDBG II/PROLOGIS TAX	13.92	-	2.95	2.95	10.97	INDUSTRIAL SITE	-	6.00	-
2	1095	8	Class: 1 - Vacant Land	1119 W MIDDLESEX AVE	PT READING-WDBG II/PROLOGIS TAX	9.89	-	1.13	1.13	8.75	INDUSTRIAL SITE	-	6.00	-
3	1004	366.01	Class: 1 - Vacant Land	1020 THAYER AVE	GRUNWALD PROPERTIES LLC	0.13	-	0.07	0.07	0.06		0.06	6.00	-
3	1004	364.01	Class: 1 - Vacant Land	207 THAYER AVE	GRUNWALD PROPERTIES LLC	0.13	-	0.07	0.07	0.06		0.06	6.00	-
3	1004	367	Class: 1 - Vacant Land	THAYER AVE	BARGRAN CORP	0.19	-	0.13	0.13	0.06		0.06	6.00	-
4	346.01	1.033	Class: 1 - Vacant Land	--	--	0.31	-	-	-	0.31	SUBDIVISION APPROVAL GRANTED 03/16/2011 (APPLICATION #P11-02); C/O	-	6.00	-
4	346.01	1.032	Class: 1 - Vacant Land	--	--	0.33	-	-	-	0.33	SUBDIVISION APPROVAL GRANTED 03/16/2011 (APPLICATION #P11-02); C/O	-	6.00	-
4	346.01	1.031	Class: 1 - Vacant Land	--	--	0.34	-	-	-	0.34	SUBDIVISION APPROVAL GRANTED 03/16/2011 (APPLICATION #P11-02); NO PERMITS	-	6.00	-
5	287.02	3	Class: 1 - Vacant Land	MATTISON ST	VENEZIA & REBECK	0.43	-	0.01	0.01	0.42		0.42	6.00	-
5	288	9.02	Class: 15C - Public Property	METUCHEN AVE	TOWNSHIP OF WOODBRIDGE	0.09	-	0.05	0.05	0.05		0.05	6.00	-
5	288	1.02	Class: 1 - Vacant Land	US HIGHWAY 9	VENEZIA & REBECK	0.55	-	0.45	0.45	0.10		0.10	6.00	-
6	284	1.02	Class: 1 - Vacant Land	212 MAIN ST	216 MAIN STREET WOODBRIDGE LLC	1.35	-	0.10	0.10	1.25	GRADING AND DRAINAGE BASIN PLANS APPROVED 10/25/06 FOR NORTHERN PORTION OF PROPERTY (APPLICATION #POG-39), AMENDED APPROVAL GRANTED 08/24/11 (APPLICATION #P11-06)	0.73	12.00	1.00
6	285.01	4.02	Class: 1 - Vacant Land	216 MAIN ST	216 MAIN STREET WOODBRIDGE LLC	0.78	-	-	-	0.78	GRADING AND DRAINAGE BASIN PLANS APPROVED 10/25/06 FOR NORTHERN PORTION OF PROPERTY (APPLICATION #POG-39), AMENDED APPROVAL GRANTED 08/24/11 (APPLICATION #P11-06); GARAGE AND DRIVEWAY EASEMENT ON PROPERTY (NOT VACANT)	-	12.00	1.00
7	665	32	Class: 1 - Vacant Land	39 MILOS WAY	AMERADA HESS CORP	0.11	-	-	-	0.11		0.11	6.00	-
7	665	31	Class: 1 - Vacant Land	33 MILOS WAY	AMERADA HESS CORPORATION	0.11	-	-	-	0.11		0.11	6.00	-
7	665	33	Class: 1 - Vacant Land	864 WEST AVE	AMERADA HESS CORP	0.11	-	-	-	0.11		0.11	6.00	-
8	574.03	17.01	Class: 1 - Vacant Land	BILLINGS ST	BARTHA, VALERIE	0.11	0.09	-	0.09	0.03		0.03	6.00	-
8	574.03	14	Class: 1 - Vacant Land	249 WHITNESS AVE	RACINA, JOY A	0.14	0.05	-	0.05	0.09		0.09	6.00	-
9	65	2	Class: 15C - Public Property	--	TOWNSHIP OF WOODBRIDGE	0.89	0.56	-	0.56	0.33		0.33	6.00	-
9	60	1.012	Class: 1 - Vacant Land	--	--	1.09	0.69	-	0.69	0.40		0.40	6.00	-
10	59.02	264	Class: 15C - Public Property	4 LING ST	TOWNSHIP OF WOODBRIDGE	0.06	-	-	-	0.06		0.06	6.00	-
10	59.02	207	Class: 15C - Public Property	PAUL ST	TOWNSHIP OF WOODBRIDGE	0.12	-	-	-	0.12		0.12	6.00	-
11	398.01	17	Class: 1 - Vacant Land	12 HYDE AVE	GITTENS, MAVIS L	0.11	-	-	-	0.11		0.11	6.00	-
11	398.01	1.01	Class: 1 - Vacant Land	924 GREEN ST	MIDDLESEX DENTAL ASSOCIATION LLC	0.27	-	-	-	0.27		0.27	6.00	-
12	406.11	11	Class: 1 - Vacant Land	GALVIN ST	ROSSE, JOANNE & DAVID ALLAN	0.06	0.05	-	0.05	-		-	6.00	-
12	406.11	9	Class: 1 - Vacant Land	GALVIN ST	ROSSE, JOANNE & DAVID ALLAN	0.11	0.05	-	0.05	0.07		0.07	6.00	-
13	346.01	1	Class: 15C - Public Property	FORD AVE	TOWNSHIP OF WOODBRIDGE	0.17	-	-	-	0.17		0.17	6.00	-
13	346.01	9	Class: 1 - Vacant Land	17 MURDOCK ST	LATKOVICH, ROBERT	0.34	-	-	-	0.34		0.34	6.00	-
14	448.23	1563	Class: 1 - Vacant Land	426 LINCOLN HWY	MAGLIONE, RALPH & FLORENCE	0.10	-	-	-	0.10		0.10	6.00	-
14	448.23	1565	Class: 1 - Vacant Land	426 LINCOLN HWY	MAGLIONE, RALPH	0.29	-	-	-	0.29		0.29	6.00	-
15	486.12	4	Class: 15C - Public Property	W ISELIN PKWY	TOWNSHIP OF WOODBRIDGE	0.09	-	-	-	0.09		0.09	6.00	-
15	486.12	7	Class: 15C - Public Property	W ISELIN PKWY	TOWNSHIP OF WOODBRIDGE	0.09	-	-	-	0.09		0.09	6.00	-
15	486.12	6	Class: 1 - Vacant Land	W ISELIN PKWY	WILLIAMS, GEORGE W C/O MELTON	0.09	-	-	-	0.09		0.09	6.00	-
15	486.12	5	Class: 15C - Public Property	W ISELIN PKWY	TOWNSHIP OF WOODBRIDGE	0.14	-	-	-	0.14		0.14	6.00	-
15	486.12	3	Class: 15C - Public Property	W ISELIN PKWY	TOWNSHIP OF WOODBRIDGE	0.23	-	-	-	0.23		0.23	6.00	-
16	659.01	9	Class: 15C - Public Property	PORT READING AVE	TOWNSHIP OF WOODBRIDGE	0.05	-	-	-	0.05		0.05	6.00	-
16	659.01	5	Class: 15C - Public Property	92 A ST	TOWNSHIP OF WOODBRIDGE	0.16	-	-	-	0.16		0.16	6.00	-
17	846.03	12	Class: 1 - Vacant Land	RICHMOND AVE	COLONIA INVESTMENT LLC	1.33	-	-	-	1.33	REDEVELOPMENT AREA #14; SETTLEMENT AGREEMENT AND COURT ORDER FILED 05/28/13 FOR NON-RESIDENTIAL PURPOSES.	-	6.00	-
17	846.04	11.03	Class: 1 - Vacant Land	US HIGHWAY 1 S	CBS OUTDOOR	0.44	-	-	-	0.44	BILLBOARD SIGN (CBS) APPROVAL GRANTED 02/15/06 (APPLICATION #Z05-98)	-	6.00	-
17	846.04	11.02	Class: 1 - Vacant Land	GREENWOOD ST	DAPPER, GEORGE I	0.47	-	-	-	0.47		-	6.00	-
17	846.03	34	Class: 1 - Vacant Land	10 GREENWOOD AVE	DECKER, JUDIT M SOLTESZ-	0.57	-	-	-	0.57		-	6.00	-
17	846.06	1	Class: 1 - Vacant Land	REDWOOD ST- OFF	DAPPER, GEORGE I	1.05	-	-	-	1.05		-	6.00	-
17	846.05	1	Class: 1 - Vacant Land	GREENWOOD ST	DAPPER, GEORGE I	1.12	-	-	-	1.12	REDEVELOPMENT AREA #14; SETTLEMENT AGREEMENT AND COURT ORDER FILED 05/28/13 FOR NON-RESIDENTIAL PURPOSES.	-	6.00	-
17	847.01	1.01	Class: 1 - Vacant Land	1000 ST GEORGES AVE	COLONIA INVESTMENTS LLC	1.24	-	-	-	1.24		-	6.00	-
17	846.05	45	Class: 1 - Vacant Land	GREENWOOD ST	DAPPER, GEORGE I	0.11	-	-	-	0.11		-	6.00	-
17	846.03	8	Class: 1 - Vacant Land	1006 ST GEORGES AVE	COLONIA INVESTMENT LLC	0.25	-	-	-	0.25		-	6.00	-
17	846.04	1	Class: 1 - Vacant Land	INTERIOR-ROUTE 1 S	DAPPER, GEORGE I	0.30	-	-	-	0.30		-	6.00	-
18	971	15	Class: 1 - Vacant Land	11 CHESTNUT ST	OLSEN, OLAV	0.16	-	-	-	0.16		0.16	6.00	-
18	971	17.02	Class: 1 - Vacant Land	5 CHESTNUT ST	OLSEN, OLAV	0.17	-	-	-	0.17		0.17	6.00	-
19	477.03	27.08	Class: 15C - Public Property	MIDWOOD WAY	TOWNSHIP OF WOODBRIDGE	3.04	0.98	-	0.98	2.06	WATER AND/OR DRAINAGE	-	6.00	-
19	477.03	27.05	Class: 1 - Vacant Land	MIDWOOD WAY	LENKIEWICZ, ADAM BOGUSLAW	1.05	0.10	-	0.10	0.95	WATER AND/OR DRAINAGE	-	6.00	-
20	258.02	14.02	Class: 1 - Vacant Land	195 MAIN ST	ZAPPIA, FRANK & SANCILARDI, B	0.13	-	-	-	0.13		0.13	6.00	-
20	258.02	15	Class: 1 - Vacant Land	193 MAIN ST	IVY DEVELOPMENT CORPORATION	0.19	-	-	-	0.19		0.19	6.00	-
21	1079.16	3	Class: 1 - Vacant Land	PORT READING AVE	TORRE, V D & DOLLY, M & ACOSTA, R	0.12	-	-	-	0.12		0.12	6.00	-
21	1079.16	5	Class: 1 - Vacant Land	875 PORT READING AVE	TORRE, V D & DOLLY, M & ACOSTA, R	0.29	-	-	-	0.29		0.29	6.00	-

MAP KEY	BLOCK	LOT	CLASS	LOCATION	OWNER	TOTAL AREA	WETLAND AREA	FLOOD HAZARD AREA	COMBINED TOTAL WETLAND AND FLOOD HAZARD AREA	NET AREA	NOTES/EXCLUSIONS	DEVELOP-ABLE AREA	ASSUMED DENSITY	RDP
22	442.16	14	Class: 1 - Vacant Land	1446 OAK TREE RD	JHAVERI, BIREN & RASHMI	0.10	-	-	-	0.10		0.10	6.00	-
22	442.16	13	Class: 1 - Vacant Land	1440 OAK TREE RD	JHAVERI,BIREN J & RASHMI B	0.10	-	-	-	0.10		0.10	6.00	-
22	442.16	12	Class: 1 - Vacant Land	1436 OAK TREE RD	SHREEJIDHAM LLC	0.13	-	-	-	0.13		0.13	6.00	-
23	414	28.01	Class: 1 - Vacant Land	1291 ST GEORGES AVE	VISHNU ENTERPRISES LLC	0.63	-	-	-	0.63		0.63	6.00	-
23	414	20	Class: 1 - Vacant Land	--	--	0.83	-	-	-	0.83	HAS BEEN SUBDIVIDED; HOUSES BUILT AND OCCUPIED	-	6.00	-
23	414	27.03	Class: 1 - Vacant Land	1299 ST GEORGES AVE	1299 ST GEORGE LLC	0.31	-	-	-	0.31	MULTI-FAMILY APARTMENT BUILDING BUILT/OCCUPIED	-	6.00	-
24	404.08	1	Class: 1 - Vacant Land	1530 US HIGHWAY 9	LA MOUSSAYE LLC % MCGUIRE CADILLAC	0.70	-	-	-	0.70	BOTH LOTS ARE BEING USED TOGETHER AS A PARKING LOT FOR CADILLAC DEALERSHIP	-	6.00	-
24	404.08	30	Class: 1 - Vacant Land	81 W WOODBRIDGE AVE	LAMOSSAYE LLC C/O MCGUIRE CADILLAC	0.17	-	-	-	0.17	(APPLICATION #Z03-139)	-	6.00	-
25	73	100.01	Class: 1 - Vacant Land	KING GEORGES RD	FEDERAL BUSINESS CENTERS INC	39.01	1.99	-	1.99	37.02	INDUSTRIAL SITE	-	6.00	-
25	71	2	Class: 15C - Public Property	RIVERSIDE DR	TOWNSHIP OF WOODBRIDGE	12.88	6.92	-	6.92	5.96	DEVELOPED SITE OR PART OF DEVELOPED SITE (INCL. DRAINAGE)	-	6.00	-
26	533.04	31.02	Class: 1 - Vacant Land	92 SPRING ST	SANTOS MASONRY INC	0.06	-	-	-	0.06		0.06	6.00	-
26	533.04	31.03	Class: 1 - Vacant Land	90 SPRING ST	SANTOS MASONRY INC	0.06	-	-	-	0.06		0.06	6.00	-
27	438	7	Class: 15C - Public Property	LINCOLN HWY	TOWNSHIP OF WOODBRIDGE	0.04	-	-	-	0.04		0.04	6.00	-
27	438	38	Class: 15C - Public Property	67 BIRD AVE	TOWNSHIP OF WOODBRIDGE	0.14	-	-	-	0.14		0.14	6.00	-
28	447.07	1851	Class: 1 - Vacant Land	203 MIDDLESEX AVE	JHAVERI, RASHMI & BIREN	0.09	-	-	-	0.09		0.09	6.00	-
28	447.07	1861	Class: 1 - Vacant Land	149 GOODRICH ST	HOBOSKI, JOHN & SOON IN	0.09	-	-	-	0.09		0.09	6.00	-
29	1079.05	1	Class: 15C - Public Property	781 PORT READING AVE	TOWNSHIP OF WOODBRIDGE	0.13	-	-	-	0.13		0.13	6.00	-
29	1079.05	3	Class: 1 - Vacant Land	779 PORT READING AVE	ELEK, JAMES J - TRUSTEE	0.13	-	-	-	0.13		0.13	6.00	-
30	347.02	1.04	Class: 15C - Public Property	87 WILSON DR	TOWNSHIP OF WOODBRIDGE	0.17	-	-	-	0.17		0.17	6.00	-
30	347.02	1.05	Class: 15C - Public Property	91 WILSON DR	TOWNSHIP OF WOODBRIDGE	0.17	-	-	-	0.17		0.17	6.00	-
30	347.02	1.06	Class: 15C - Public Property	95 WILSON DR	TOWNSHIP OF WOODBRIDGE	0.17	-	-	-	0.17		0.17	6.00	-
31	824	23	Class: 1 - Vacant Land	518 US HIGHWAY 1 N	FOR GIRLS LLC	0.13	-	-	-	0.13		0.13	6.00	-
31	824	17	Class: 1 - Vacant Land	958 US HIGHWAY 1 N	THE BRIT ORGANIZATION LLC	0.38	-	-	-	0.38		0.38	6.00	-
32	817	4	Class: 1 - Vacant Land	483 AVENEL ST	WILGUCKI REALTY, LLC	0.07	-	-	-	0.07		0.07	6.00	-
32	817	3	Class: 1 - Vacant Land	485 AVENEL ST	WILGUCKI REALTY, LLC	0.07	-	-	-	0.07		0.07	6.00	-
32	817	5.01	Class: 1 - Vacant Land	481 AVENEL ST	FERNANDES, ANTONIO	0.11	-	-	-	0.11		0.11	6.00	-
32	817	5.02	Class: 1 - Vacant Land	479 AVENEL ST	FERNANDES, ANTONIO	0.11	-	-	-	0.11		0.11	6.00	-
32	817	17	Class: 1 - Vacant Land	482 LORD ST	O'CALLAGHAN, PATRICK	0.14	-	-	-	0.14		0.14	6.00	-
32	817	1	Class: 1 - Vacant Land	487 AVENEL ST	WILGUCKI REALTY LLC	0.14	-	-	-	0.14		0.14	6.00	-
33	473.17	20	Class: 1 - Vacant Land	84 CLEVELAND AVE	KOMOROSKI, CHESTER & BARBARA	0.11	-	-	-	0.11		0.11	6.00	-
33	473.17	21	Class: 1 - Vacant Land	84 CLEVELAND AVE	KOMOROSKI, CHESTER & BARBARA	0.11	-	-	-	0.11		0.11	6.00	-
33	473.17	19	Class: 1 - Vacant Land	92 CLEVELAND AVE	FLACCAVENTO. DONNA M	0.34	-	-	-	0.34		0.34	6.00	-
34	441.01	9	Class: 15C - Public Property	DIAZ ST	TOWNSHIP OF WOODBRIDGE	0.02	-	-	-	0.02		0.02	6.00	-
34	441.01	8	Class: 15C - Public Property	GATEWAY AVE	TOWNSHIP OF WOODBRIDGE	0.04	-	-	-	0.04		0.04	6.00	-
35	487	7.02	Class: 1 - Vacant Land	628 NEW DOVER RD	WITTMANN, SUSAN	0.16	-	-	-	0.16		0.16	6.00	-
35	487	7.01	Class: 1 - Vacant Land	624 NEW DOVER RD	WITTMANN, JEFFREY	0.16	-	-	-	0.16		0.16	6.00	-
36	664.03	2.02	Class: 1 - Vacant Land	911 WEST AVE	AMERADA HESS CORP	0.93	-	-	-	0.93	LOCATED IN THE HESS-PORT READING REDEVELOPMENT AREA ("DISTRICT B"), WHICH ENVISIONS SINGLE-FAMILY DETACHED DWELLING UNITS	0.93	6.00	1.00
36	664.03	4	Class: 1 - Vacant Land	915 WEST AVE	AMERADA HESS CORP	0.33	-	-	-	0.33		0.33	6.00	-
37	562	14.033	Class: 15C - Public Property	--	TOWNSHIP OF WOODBRIDGE	0.07	-	-	-	0.07		0.07	6.00	-
37	562	12.06	Class: 15C - Public Property	34 GROVE AVE	TOWNSHIP OF WOODBRIDGE	0.08	-	-	-	0.08		0.08	6.00	-
38	29.04	1.02	Class: 1 - Vacant Land	60 GREENBROOK AVE	JAY-DAD ASSOCIATES, LLC	0.16	-	-	-	0.16		0.16	6.00	-
38	29.04	1.01	Class: 1 - Vacant Land	67 CLINTON AVE	JAY-DAD ASSOCIATES, L L C	0.19	-	-	-	0.19		0.19	6.00	-
39	747	1.01	Class: 1 - Vacant Land	350 CLIFF RD	NEDZA, FRANK & DUBE, SUSAN	0.35	-	-	-	0.35		0.35	6.00	-
39	747	1.02	Class: 1 - Vacant Land	354 CLIFF RD	NEDZA, FRANK & DUBE, SUSAN	0.35	-	-	-	0.35		0.35	6.00	-
40	810	11	Class: 1 - Vacant Land	HYATT ST	RIEMER,THERESA / ELSIE R ALEXANDER	0.14	-	-	-	0.14		0.14	6.00	-
40	810	9	Class: 1 - Vacant Land	466 AVENEL ST	RIEMER, THERESA / ELSIE R ALEXANDER	0.14	-	-	-	0.14		0.14	6.00	-
41	315.071	52.01	Class: 1 - Vacant Land	--	--	0.17	-	-	-	0.17		0.17	6.00	-
41	315.071	53.01	Class: 1 - Vacant Land	--	--	0.17	-	-	-	0.17		0.17	6.00	-
42	425.3	95.01	Class: 15C - Public Property	2 MORTON PL	TOWNSHIP OF WOODBRIDGE	0.04	-	-	-	0.04		0.04	6.00	-
42	425.3	97.01	Class: 1 - Vacant Land	251 NEW DOVER RD	KAPLAN, REBEKAH	0.08	-	-	-	0.08		0.08	6.00	-
43	432.11	1.03	Class: 1 - Vacant Land	99 CANAL ST	116 GRAND STREET LLC	0.13	-	-	-	0.13		0.13	6.00	-
43	432.11	1.04	Class: 1 - Vacant Land	95 CANAL ST	116 GRAND STREET LLC	0.13	-	-	-	0.13		0.13	6.00	-
43	432.11	1.05	Class: 1 - Vacant Land	91 CANAL ST	116 GRAND STREET LLC	0.13	-	-	-	0.13		0.13	6.00	-
43	432.11	1.02	Class: 1 - Vacant Land	103 CANAL ST	116 GRAND STREET LLC	0.14	-	-	-	0.14		0.14	6.00	-
44	1079.15	7	Class: 1 - Vacant Land	PORT READING AVE	OLSEN, RICHARD & ELEK,SR, JAMES J	0.23	-	-	-	0.23	PORT READING AVENUE- AREA 2 REDEVELOPMENT PLAN; RESIDENTIAL NOT PERMITTED	-	6.00	-
44	1079.15	1	Class: 1 - Vacant Land	837 PORT READING AVE	J R KEYS CORP	0.34	-	-	-	0.34	PORT READING AVENUE- AREA 2 REDEVELOPMENT PLAN; RESIDENTIAL NOT PERMITTED	-	6.00	-
44	1079.15	11	Class: 15C - Public Property	PORT READING AVE	TOWNSHIP OF WOODBRIDGE	0.34	-	-	-	0.34	PORT READING AVENUE- AREA 2 REDEVELOPMENT PLAN (RESIDENTIAL NOT PERMITTED); CONTAMINATED (NJEMS SITE ID 56198)	-	6.00	-
45	406.11	15	Class: 1 - Vacant Land	47 GALVIN ST	BARB-PAUL BLDG & RLTY CORP	0.11	0.11	-	0.11	-		-	6.00	-
45	406.11	17	Class: 15C - Public Property	51 GALVIN ST	TOWNSHIP OF WOODBRIDGE	0.72	0.60	-	0.60	-		0.12	6.00	-
46	510.03	1	Class: 15C - Public Property	4 E WILLOW ST	TOWNSHIP OF WOODBRIDGE	0.05	-	-	-	0.05		0.05	6.00	-
46	510.03	2	Class: 15C - Public Property	2 E WILLOW ST	TOWNSHIP OF WOODBRIDGE	0.09	-	-	-	0.09		0.09	6.00	-
47	4.19	7.05	Class: 15C - Public Property	137 WORDEN AVE	TOWNSHIP OF WOODBRIDGE	0.07	-	-	-	0.07		0.07	6.00	-
47	4.19	7.04	Class: 15C - Public Property	137 WORDEN AVE	TOWNSHIP OF WOODBRIDGE	0.07	-	-	-	0.07		0.07	6.00	-
47	4.19	7.03	Class: 15C - Public Property	136 LEE AVE	TOWNSHIP OF WOODBRIDGE	0.07	-	-	-	0.07		0.07	6.00	-

MAP KEY	BLOCK	LOT	CLASS	LOCATION	OWNER	TOTAL AREA	WETLAND AREA	FLOOD HAZARD AREA	COMBINED TOTAL WETLAND AND FLOOD HAZARD AREA	NET AREA	NOTES/EXCLUSIONS	DEVELOP-ABLE AREA	ASSUMED DENSITY	RDP
48	339.05	71	Class: 1 - Vacant Land	87 S OAK AVE	MANOR HOMES LLC	0.16	-	-	-	0.16		0.16	6.00	-
48	339.05	72.01	Class: 1 - Vacant Land	91 SOUTH OAK AVE	MANOR HOMES LLC	0.52	0.12	-	0.12	0.40		0.40	6.00	-
49	425.11	321.02	Class: 1 - Vacant Land	406 CHAIN O HILLS RD	ALLEBACH, WILMER	0.22	-	0.22	0.22	-		-	6.00	-
49	425.11	327	Class: 1 - Vacant Land	MAPLEWOOD AVE	DERICK, LINCOLN & E % LEE DERICK	0.19	-	0.18	0.18	0.01		0.01	6.00	-
49	425.11	1	Class: 15C - Public Property	MAPLEWOOD AVE	TOWNSHIP OF WOODBRIDGE	0.21	-	0.11	0.11	0.09		0.09	6.00	-
50	385.04	2	Class: 1 - Vacant Land	QUALITY WAY	MAGLIONE, MICHAEL & VINCENT ETAL	0.06	-	-	-	0.06		0.06	6.00	-
50	385.04	1	Class: 15C - Public Property	QUALITY WAY	TOWNSHIP OF WOODBRIDGE	0.07	-	-	-	0.07		0.07	6.00	-
51	687	4.01	Class: 1 - Vacant Land	561 WEST AVE	FALLON, THOMAS	0.28	-	-	-	0.28		0.28	6.00	-
51	687	3.01	Class: 1 - Vacant Land	555 WEST AVE	FALLON, THOMAS	0.28	-	-	-	0.28		0.28	6.00	-
52	29.03	1.01	Class: 1 - Vacant Land	71 S MAPLEWOOD AVE	JAY-DAD ASSOCIATES, L L C	0.16	-	-	-	0.16		0.16	6.00	-
52	29.03	1.02	Class: 1 - Vacant Land	66 CLINTON AVE	JAY-DAD ASSOCIATES, LLC	0.16	-	-	-	0.16		0.16	6.00	-
53	484.05	5	Class: 15C - Public Property	W ARTHUR PL	TOWNSHIP OF WOODBRIDGE	0.54	-	-	-	0.54	UNDERGROUND GAS LINES RUNNING THROUGH PROPERTIES; UNENCUMBERED AREA	-	6.00	-
53	484.05	6	Class: 15C - Public Property	SEMEL AVE	TOWNSHIP OF WOODBRIDGE	0.87	-	-	-	0.87	IS NARROW AND IRREGULARLY SHAPED	-	6.00	-
54	347.02	1.02	Class: 15C - Public Property	92 WILSON DR	TOWNSHIP OF WOODBRIDGE	0.17	-	-	-	0.17		0.17	6.00	-
54	347.02	1.01	Class: 15C - Public Property	96 WILSON DR	TOWNSHIP OF WOODBRIDGE	0.17	-	-	-	0.17		0.17	6.00	-
54	347.02	1.03	Class: 15C - Public Property	88 WILSON DR	TOWNSHIP OF WOODBRIDGE	0.17	-	-	-	0.17		0.17	6.00	-
55	505.02	21.012	Class: 1 - Vacant Land	--	--	0.43	0.10	0.09	0.10	0.33		0.33	6.00	-
55	505.02	21.011	Class: 1 - Vacant Land	--	--	0.43	0.08	0.09	0.09	0.34		0.34	6.00	-
56	1	100	Class: 15C - Public Property	CLEMBIL CT	TOWNSHIP OF WOODBRIDGE	0.07	-	-	-	0.07	ACCESS	-	6.00	-
57	1	101	Class: 15C - Public Property	CLEMBIL CT	TOWNSHIP OF WOODBRIDGE	0.05	-	-	-	0.05	RIGHT-OF-WAY	-	6.00	-
58	3.011	34	Class: 15C - Public Property	--	TOWNSHIP OF WOODBRIDGE	0.40	-	-	-	0.40	ACCESS	-	6.00	-
59	3.02	1	Class: 15C - Public Property	CLYDE AVE	TOWNSHIP OF WOODBRIDGE	7.12	0.88	-	0.88	6.24	RECREATION/OPEN SPACE AREA	-	6.00	-
60	4.02	21	Class: 15C - Public Property	HOWARD ST	TOWNSHIP OF WOODBRIDGE	0.07	-	-	-	0.07	DEVELOPED SITE OR PART OF DEVELOPED SITE	-	6.00	-
61	4.16	1474	Class: 15C - Public Property	124 LUTHER AVE	TOWNSHIP OF WOODBRIDGE	0.11	-	-	-	0.11	DEVELOPED SITE OR PART OF DEVELOPED SITE	-	6.00	-
62	4.16	1487	Class: 15C - Public Property	119 LEE AVE	TOWNSHIP OF WOODBRIDGE	0.11	-	-	-	0.11	DEVELOPED SITE OR PART OF DEVELOPED SITE	-	6.00	-
63	4.19	7.02	Class: 15C - Public Property	138 LEE AVE	TOWNSHIP OF WOODBRIDGE	0.07	-	-	-	0.07	DEVELOPED SITE OR PART OF DEVELOPED SITE	-	6.00	-
64	12	2	Class: 15C - Public Property	COREY ST	TOWNSHIP OF WOODBRIDGE	0.14	-	-	-	0.14	ACCESS	-	6.00	-
65	19.04	43.02	Class: 15C - Public Property	488 NEW BRUNSWICK AVE	TOWNSHIP OF WOODBRIDGE	0.13	-	-	-	0.13		0.13	6.00	-
66	19.27	1	Class: 15C - Public Property	KING GEORGES RD	TOWNSHIP OF WOODBRIDGE	0.01	-	-	-	0.01	RECREATION/OPEN SPACE AREA	-	6.00	-
67	21	3.01	Class: 15C - Public Property	INTERIOR	TOWNSHIP OF WOODBRIDGE	0.33	-	-	-	0.33		0.33	6.00	-
68	22	2	Class: 15C - Public Property	FLORIDA GROVE RD	TOWNSHIP OF WOODBRIDGE	6.68	0.68	-	0.68	6.00	HIGHWAY INTERCHANGE	-	6.00	-
69	23.01	10	Class: 15C - Public Property	38-40 JUDY DR	TOWNSHIP OF WOODBRIDGE	0.06	-	-	-	0.06	DEVELOPED SITE OR PART OF DEVELOPED SITE	-	6.00	-
70	23.01	39	Class: 15C - Public Property	154 JUDY DR	TOWNSHIP OF WOODBRIDGE	0.37	-	-	-	0.37	DEVELOPED SITE OR PART OF DEVELOPED SITE	-	6.00	-
71	23.01	51	Class: 15C - Public Property	202-204 JUDY DR	TOWNSHIP OF WOODBRIDGE	0.26	-	-	-	0.26	DEVELOPED SITE OR PART OF DEVELOPED SITE	-	6.00	-
72	23.02	1	Class: 15C - Public Property	5-7 JUDY DR	TOWNSHIP OF WOODBRIDGE	0.02	-	-	-	0.02	DEVELOPED SITE OR PART OF DEVELOPED SITE	-	6.00	-
73	23.02	2	Class: 15C - Public Property	9-11 JUDY DR	TOWNSHIP OF WOODBRIDGE	0.05	-	-	-	0.05	DEVELOPED SITE OR PART OF DEVELOPED SITE	-	6.00	-
74	23.02	10	Class: 15C - Public Property	41-43 JUDY DR	TOWNSHIP OF WOODBRIDGE	0.06	-	-	-	0.06	DEVELOPED SITE OR PART OF DEVELOPED SITE	-	6.00	-
75	23.02	11	Class: 15C - Public Property	45-47 JUDY DR	TOWNSHIP OF WOODBRIDGE	0.06	-	-	-	0.06	DEVELOPED SITE OR PART OF DEVELOPED SITE	-	6.00	-
76	23.02	39	Class: 15C - Public Property	JUDY DR	TOWNSHIP OF WOODBRIDGE	1.64	-	-	-	1.64	DEVELOPED SITE OR PART OF DEVELOPED SITE	-	6.00	-
77	23.02	40	Class: 15C - Public Property	GLENN DR	TOWNSHIP OF WOODBRIDGE	1.40	-	-	-	1.40	RECREATION/OPEN SPACE AREA	-	6.00	-
78	23.04	11	Class: 15C - Public Property	70-72 DINO DR	TOWNSHIP OF WOODBRIDGE	0.06	-	-	-	0.06	DEVELOPED SITE OR PART OF DEVELOPED SITE	-	6.00	-
79	23.05	1	Class: 15C - Public Property	SMITH ST	TOWNSHIP OF WOODBRIDGE	0.75	-	-	-	0.75		0.75	6.00	-
80	24.03	2	Class: 15C - Public Property	S MAPLEWOOD AVE	TOWNSHIP OF WOODBRIDGE	0.75	-	-	-	0.75	RECREATION/OPEN SPACE AREA	-	6.00	-
81	24.04	2	Class: 15C - Public Property	CLINTON AVE	TOWNSHIP OF WOODBRIDGE	0.29	-	-	-	0.29	RECREATION/OPEN SPACE AREA	-	6.00	-
82	25	2.01	Class: 15C - Public Property	INTERIOR	TOWNSHIP OF WOODBRIDGE	0.35	-	0.35	0.35	-		-	6.00	-
83	31.06	41	Class: 15C - Public Property	E WILLIAM ST	TOWNSHIP OF WOODBRIDGE	0.11	-	-	-	0.11	RECREATION/OPEN SPACE AREA	-	6.00	-
84	31.07	239	Class: 15C - Public Property	E WILLIAM ST	TOWNSHIP OF WOODBRIDGE	0.30	-	-	-	0.30	RECREATION/OPEN SPACE AREA	-	6.00	-
85	32.01	4	Class: 15C - Public Property	ROUTE 35	TOWNSHIP OF WOODBRIDGE	0.92	-	-	-	0.92	HIGHWAY INTERCHANGE	-	6.00	-
86	36.04	3	Class: 15C - Public Property	SMITH ST	TOWNSHIP OF WOODBRIDGE	0.34	-	-	-	0.34	ACCESS	-	6.00	-
87	41	1.02	Class: 15C - Public Property	SMITH ST	TOWNSHIP OF WOODBRIDGE	2.65	-	0.18	0.18	2.47	DEVELOPED SITE OR PART OF DEVELOPED SITE	-	6.00	-
88	41.03	3.01	Class: 15C - Public Property	225 SMITH ST	TOWNSHIP OF WOODBRIDGE	14.75	-	8.66	8.66	6.09	DEVELOPED SITE OR PART OF DEVELOPED SITE	-	6.00	-
89	43.06	123	Class: 15C - Public Property	71 DOUGLAS ST	TOWNSHIP OF WOODBRIDGE	0.08	-	-	-	0.08	DEVELOPED SITE OR PART OF DEVELOPED SITE	-	6.00	-
90	43.06	145	Class: 15C - Public Property	E WILLIAM ST	TOWNSHIP OF WOODBRIDGE	0.06	-	-	-	0.06	RECREATION/OPEN SPACE AREA	-	6.00	-
91	50	17.03	Class: 15C - Public Property	CROWS MILL RD	TOWNSHIP OF WOODBRIDGE	0.90	-	-	-	0.90	KEASEBY 5 REDEVELOPMENT AREA; STEEP SLOPES AND IRREGULAR PARCEL SHAPE AND CONFIGURATION	0.90	12.00	2.00
92	59.03	149	Class: 15C - Public Property	RYAN ST	TOWNSHIP OF WOODBRIDGE	0.07	-	-	-	0.07		0.07	6.00	-
93	59.03	157.03	Class: 15C - Public Property	RYAN ST	TOWNSHIP OF WOODBRIDGE	0.01	-	-	-	0.01	DEVELOPED SITE OR PART OF DEVELOPED SITE	-	6.00	-
94	71	1	Class: 15C - Public Property	RIVERSIDE DR	TOWNSHIP OF WOODBRIDGE	7.50	2.00	-	2.00	5.50	WATER AND/OR DRAINAGE	-	6.00	-
95	71	7	Class: 15C - Public Property	RIVERSIDE DR	TOWNSHIP OF WOODBRIDGE	5.61	1.34	-	1.34	4.26	WATER AND/OR DRAINAGE	-	6.00	-
96	77	100	Class: 15C - Public Property	40 CROWS MILL RD	TOWNSHIP OF WOODBRIDGE	9.40	6.19	9.40	9.40	-		-	6.00	-
97	83	1	Class: 15C - Public Property	CROWS MILL RD	TOWNSHIP OF WOODBRIDGE	4.50	4.50	4.50	4.50	-		-	6.00	-
98	99	10	Class: 15C - Public Property	CROWS MILL RD	TOWNSHIP OF WOODBRIDGE	5.72	5.72	5.72	5.72	-		-	6.00	-
99	138.02	77	Class: 15C - Public Property	MAIN ST	TOWNSHIP OF WOODBRIDGE	0.07	-	-	-	0.07		0.07	6.00	-
100	139.06	84.04	Class: 15C - Public Property	INTERIOR	TOWNSHIP OF WOODBRIDGE	0.03	-	-	-	0.03		0.03	6.00	-
101	139.07	11.01	Class: 15C - Public Property	FORD AVE	TOWNSHIP OF WOODBRIDGE	0.10	-	-	-	0.10		0.10	6.00	-
102	146	460	Class: 15C - Public Property	21 W GROVE ST	TOWNSHIP OF WOODBRIDGE	0.13	-	-	-	0.13		0.13	6.00	-

MAP KEY	BLOCK	LOT	CLASS	LOCATION	OWNER	TOTAL AREA	WETLAND AREA	FLOOD HAZARD AREA	COMBINED TOTAL WETLAND AND FLOOD HAZARD AREA	NET AREA	NOTES/EXCLUSIONS	DEVELOP-ABLE AREA	ASSUMED DENSITY	RDP
103	147	364	Class: 15C - Public Property	WOODVIEW AVE	TOWNSHIP OF WOODBRIDGE	0.87	-	-	-	0.87	RECREATION/OPEN SPACE AREA	-	6.00	-
104	149	416	Class: 15C - Public Property	N OAKLAND AVE	TOWNSHIP OF WOODBRIDGE	0.59	-	-	-	0.59	RECREATION/OPEN SPACE AREA	-	6.00	-
105	154	254	Class: 15C - Public Property	FAIRFIELD AVE	TOWNSHIP OF WOODBRIDGE	0.58	-	-	-	0.58	RECREATION/OPEN SPACE AREA	-	6.00	-
106	176.03	39	Class: 15C - Public Property	MAIN ST	TOWNSHIP OF WOODBRIDGE	0.97	-	-	-	0.97		0.97	12.00	2.00
107	181.01	4.02	Class: 15C - Public Property	567-585 KING GEORGES RD	TOWNSHIP OF WOODBRIDGE	0.34	-	-	-	0.34	PEDESTRIAN OVERPASS	-	6.00	-
108	182.01	1.01	Class: 15C - Public Property	451 KING GEORGES RD	TOWNSHIP OF WOODBRIDGE	27.81	-	-	-	27.81	RECREATION/OPEN SPACE AREA	-	6.00	-
109	182.27	1	Class: 15C - Public Property	HOOVER WAY	TOWNSHIP OF WOODBRIDGE	0.26	-	-	-	0.26	RECREATION/OPEN SPACE AREA	-	6.00	-
110	202.02	1	Class: 15C - Public Property	28 S CHURCH ST	TOWNSHIP OF WOODBRIDGE	0.06	-	-	-	0.06		0.06	6.00	-
111	202.04	2.01	Class: 15C - Public Property	100 HARNED AVE	TOWNSHIP OF WOODBRIDGE	0.08	-	-	-	0.08	DEVELOPED SITE OR PART OF DEVELOPED SITE	-	6.00	-
112	242	2.05	Class: 15C - Public Property	GROVE ST	TOWNSHIP OF WOODBRIDGE	0.11	-	-	-	0.11		0.11	6.00	-
113	245	4.02	Class: 15C - Public Property	OAK AVE	TOWNSHIP OF WOODBRIDGE	0.12	-	-	-	0.12	RECREATION/OPEN SPACE AREA	-	6.00	-
114	245	10	Class: 15C - Public Property	BUNNS LN	TOWNSHIP OF WOODBRIDGE	0.18	-	-	-	0.18	RECREATION/OPEN SPACE AREA	-	6.00	-
115	246	1	Class: 15C - Public Property	BUNNS LN	TOWNSHIP OF WOODBRIDGE	7.05	0.51	-	0.51	6.54	RECREATION/OPEN SPACE AREA	-	6.00	-
116	273	17.02	Class: 15C - Public Property	42 SHERRY ST	TOWNSHIP OF WOODBRIDGE	0.04	-	-	-	0.04		0.04	6.00	-
117	276	1	Class: 15C - Public Property	AMBOY AVE	TOWNSHIP OF WOODBRIDGE	3.98	-	3.08	3.08	0.91	RECREATION/OPEN SPACE AREA	-	6.00	-
118	282.07	1	Class: 15C - Public Property	ELMWOOD AVE	TOWNSHIP OF WOODBRIDGE	9.28	-	3.82	3.82	5.47	RECREATION/OPEN SPACE AREA	-	6.00	-
119	285	13	Class: 15C - Public Property	METUCHEN AVE	TOWNSHIP OF WOODBRIDGE	0.79	-	0.77	0.77	0.02	ACCESS	-	6.00	-
120	286	1.011	Class: 15C - Public Property	--	TOWNSHIP OF WOODBRIDGE	0.12	-	0.12	0.12	-		-	6.00	-
121	290.061	11	Class: 15C - Public Property	--	TOWNSHIP OF WOODBRIDGE	0.08	-	-	-	0.08	ACCESS	-	6.00	-
122	309.11	2	Class: 15C - Public Property	PARSLER PL	TOWNSHIP OF WOODBRIDGE	0.94	-	-	-	0.94	DEVELOPED SITE OR PART OF DEVELOPED SITE	-	6.00	-
123	309.12	147	Class: 15C - Public Property	38 S MAPLE ST	TOWNSHIP OF WOODBRIDGE	0.31	-	-	-	0.31	DEVELOPED SITE OR PART OF DEVELOPED SITE	-	6.00	-
124	309.12	148	Class: 15C - Public Property	PARSLER PL	TOWNSHIP OF WOODBRIDGE	0.47	-	-	-	0.47	DEVELOPED SITE OR PART OF DEVELOPED SITE	-	6.00	-
125	310	1	Class: 15C - Public Property	600 MAIN ST	TOWNSHIP OF WOODBRIDGE	15.02	-	-	-	15.02	DEVELOPED SITE OR PART OF DEVELOPED SITE	-	6.00	-
126	315.03	11	Class: 15C - Public Property	MAIN ST	TOWNSHIP OF WOODBRIDGE	0.09	-	-	-	0.09	DEVELOPED SITE OR PART OF DEVELOPED SITE	-	6.00	-
127	315.09	37	Class: 15C - Public Property	HOWELL AVE	TOWNSHIP OF WOODBRIDGE	1.03	-	-	-	1.03	RECREATION/OPEN SPACE AREA	-	6.00	-
128	327	21	Class: 15C - Public Property	INTERIOR	TOWNSHIP OF WOODBRIDGE	0.20	-	-	-	0.20		0.20	6.00	-
129	328	1.042	Class: 15C - Public Property	--	TOWNSHIP OF WOODBRIDGE	0.09	-	-	-	0.09		0.09	6.00	-
130	329.01	1.021	Class: 15C - Public Property	--	TOWNSHIP OF WOODBRIDGE	0.69	-	-	-	0.69		0.69	6.00	-
131	329.07	1.031	Class: 15C - Public Property	--	TOWNSHIP OF WOODBRIDGE	3.89	-	-	-	3.89	RECREATION/OPEN SPACE AREA	-	6.00	-
132	331.02	1.07	Class: 15C - Public Property	JACKSON CT	TOWNSHIP OF WOODBRIDGE	3.03	-	-	-	3.03	RECREATION/OPEN SPACE AREA	-	6.00	-
133	343.03	30	Class: 15C - Public Property	HEARTHSTONE AVE	TOWNSHIP OF WOODBRIDGE	0.10	-	-	-	0.10		0.10	6.00	-
134	347	1.01	Class: 15C - Public Property	MAIN ST	TOWNSHIP OF WOODBRIDGE	0.19	-	-	-	0.19		0.19	6.00	-
135	347.01	3.01	Class: 15C - Public Property	INTERIOR	TOWNSHIP OF WOODBRIDGE	0.89	-	-	-	0.89	LAND-LOCKED PROPERTY WITH NO ACCESS TO ROW	-	6.00	-
136	347.01	4	Class: 15C - Public Property	--	TOWNSHIP OF WOODBRIDGE	0.11	-	-	-	0.11	DEVELOPED SITE OR PART OF DEVELOPED SITE	-	6.00	-
137	347.01	5	Class: 15C - Public Property	--	TOWNSHIP OF WOODBRIDGE	0.11	-	-	-	0.11	DEVELOPED SITE OR PART OF DEVELOPED SITE	-	6.00	-
138	347.01	6	Class: 15C - Public Property	--	TOWNSHIP OF WOODBRIDGE	0.11	-	-	-	0.11	DEVELOPED SITE OR PART OF DEVELOPED SITE	-	6.00	-
139	347.01	7	Class: 15C - Public Property	--	TOWNSHIP OF WOODBRIDGE	0.11	-	-	-	0.11	DEVELOPED SITE OR PART OF DEVELOPED SITE	-	6.00	-
140	347.01	8	Class: 15C - Public Property	--	TOWNSHIP OF WOODBRIDGE	0.11	-	-	-	0.11	DEVELOPED SITE OR PART OF DEVELOPED SITE	-	6.00	-
141	347.01	9	Class: 15C - Public Property	--	TOWNSHIP OF WOODBRIDGE	0.11	-	-	-	0.11	DEVELOPED SITE OR PART OF DEVELOPED SITE	-	6.00	-
142	347.01	10	Class: 15C - Public Property	--	TOWNSHIP OF WOODBRIDGE	0.12	-	-	-	0.12	DEVELOPED SITE OR PART OF DEVELOPED SITE	-	6.00	-
143	347.02	1.07	Class: 15C - Public Property	211 FORD AVE	TOWNSHIP OF WOODBRIDGE	1.55	-	-	-	1.55	DEVELOPED SITE OR PART OF DEVELOPED SITE	-	6.00	-
144	349.03	369.03	Class: 15C - Public Property	204 CUTTER AVE	TOWNSHIP OF WOODBRIDGE	0.16	-	-	-	0.16		0.16	6.00	-
145	352.01	34	Class: 15C - Public Property	ISABELLE ST	TOWNSHIP OF WOODBRIDGE	0.18	-	-	-	0.18		0.18	6.00	-
146	354.03	58	Class: 15C - Public Property	INTERIOR	TOWNSHIP OF WOODBRIDGE	0.08	-	-	-	0.08		0.08	6.00	-
147	362	21	Class: 15C - Public Property	INTERIOR	TOWNSHIP OF WOODBRIDGE	0.05	-	-	-	0.05		0.05	6.00	-
148	371.01	100	Class: 15C - Public Property	GREEN ST (REAR)	TOWNSHIP OF WOODBRIDGE	21.38	1.65	-	1.65	19.73	WATER AND/OR DRAINAGE	-	6.00	-
149	376.12	1	Class: 15C - Public Property	1081 GREEN ST	TOWNSHIP OF WOODBRIDGE	0.75	-	-	-	0.75	DEVELOPED SITE OR PART OF DEVELOPED SITE	-	6.00	-
150	377.06	18	Class: 15C - Public Property	S HYDE AVE	TOWNSHIP OF WOODBRIDGE	0.27	0.17	-	0.17	0.10	ACCESS	-	6.00	-
151	377.06	19	Class: 15C - Public Property	INTERIOR OF S HYDE	TOWNSHIP OF WOODBRIDGE	0.49	0.00	-	0.00	0.48	DEVELOPED SITE OR PART OF DEVELOPED SITE; ACCESS	-	6.00	-
152	396.12	12	Class: 15C - Public Property	WOODBRIDGE AVE	TOWNSHIP OF WOODBRIDGE	6.65	-	-	-	6.65	RECREATION/OPEN SPACE AREA	-	6.00	-
153	396.15	29	Class: 15C - Public Property	REGINA ST	TOWNSHIP OF WOODBRIDGE	0.10	-	-	-	0.10		0.10	6.00	-
154	396.15	31	Class: 15C - Public Property	WOODBRIDGE AVE	TOWNSHIP OF WOODBRIDGE	1.58	-	-	-	1.58	RECREATION/OPEN SPACE AREA	-	6.00	-
155	396.16	29	Class: 15C - Public Property	REGINA ST	TOWNSHIP OF WOODBRIDGE	0.05	-	-	-	0.05		0.05	6.00	-
156	404.07	11	Class: 15C - Public Property	22 LARSEN RD	WOODBRIDGE TOWNSHIP AMBULANCE&RESCU	0.11	-	-	-	0.11	DEVELOPED SITE OR PART OF DEVELOPED SITE	-	6.00	-
157	404.07	17	Class: 15C - Public Property	77 QUEEN RD	WOODBRIDGE TWP AMBULANCE&RESCUE SQ	0.87	-	-	-	0.87	DEVELOPED SITE OR PART OF DEVELOPED SITE	-	6.00	-
158	404.11	1	Class: 15C - Public Property	2 E JULIUS ST	TOWNSHIP OF WOODBRIDGE	0.12	-	-	-	0.12		0.12	6.00	-
159	405.02	100	Class: 15C - Public Property	--	TOWNSHIP OF WOODBRIDGE	4.13	0.59	-	0.59	3.54	RECREATION/OPEN SPACE AREA	-	6.00	-
160	406	5	Class: 15C - Public Property	ST GEORGES AVE	TOWNSHIP OF WOODBRIDGE	0.04	-	-	-	0.04		0.04	6.00	-
161	409.09	370	Class: 15C - Public Property	E WASHINGTON AVE	TOWNSHIP OF WOODBRIDGE	0.05	-	-	-	0.05	DEVELOPED SITE OR PART OF DEVELOPED SITE	-	6.00	-
162	409.14	523	Class: 15C - Public Property	CHURCH ST	TOWNSHIP OF WOODBRIDGE	0.65	-	-	-	0.65	RECREATION/OPEN SPACE AREA	-	6.00	-
163	410.08	368	Class: 15C - Public Property	CHURCH ST	TOWNSHIP OF WOODBRIDGE	0.12	-	-	-	0.12	RECREATION/OPEN SPACE AREA	-	6.00	-
164	410.08	388	Class: 15C - Public Property	GRANT PL	TOWNSHIP OF WOODBRIDGE	0.12	-	-	-	0.12	RECREATION/OPEN SPACE AREA	-	6.00	-
165	413.03	12	Class: 15C - Public Property	VALLEY RD	TOWNSHIP OF WOODBRIDGE	1.84	0.24	-	0.24	1.60	RECREATION/OPEN SPACE AREA	-	6.00	-
166	413.09	23.02	Class: 15C - Public Property	MIDDLEHILL RD	TOWNSHIP OF WOODBRIDGE	0.01	-	-	-	0.01		0.01	6.00	-
167	413.15	29.02	Class: 15C - Public Property	E CLIFF RD INTERIOR	TOWNSHIP OF WOODBRIDGE	0.09	-	-	-	0.09		0.09	6.00	-

MAP KEY	BLOCK	LOT	CLASS	LOCATION	OWNER	TOTAL AREA	WETLAND AREA	FLOOD HAZARD AREA	COMBINED TOTAL WETLAND AND FLOOD HAZARD AREA	NET AREA	NOTES/EXCLUSIONS	DEVELOP-ABLE AREA	ASSUMED DENSITY	RDP
168	413.15	47	Class: 15C - Public Property	GLENDALE RD	TOWNSHIP OF WOODBRIDGE	0.37	-	-	-	0.37		0.37	6.00	-
169	413.15	60.01	Class: 15C - Public Property	W HILL RD	TOWNSHIP OF WOODBRIDGE	0.10	-	-	-	0.10	ACCESS	-	6.00	-
170	413.15	61.06	Class: 15C - Public Property	DOVER RD	TOWNSHIP OF WOODBRIDGE	1.78	-	-	-	1.78	RECREATION/OPEN SPACE AREA	-	6.00	-
171	413.29	25.01	Class: 15C - Public Property	VALLEY RD	TOWNSHIP OF WOODBRIDGE	0.33	0.22	-	0.22	0.11	RECREATION/OPEN SPACE AREA	-	6.00	-
172	413.36	62.02	Class: 15C - Public Property	S HILL RD	TOWNSHIP OF WOODBRIDGE	0.01	-	-	-	0.01		0.01	6.00	-
173	421.02	50	Class: 15C - Public Property	RIVERSIDE RD	TOWNSHIP OF WOODBRIDGE	0.13	0.13	0.06	0.13	-	RECREATION/OPEN SPACE AREA	-	6.00	-
174	422.01	1.01	Class: 15C - Public Property	450 CHAIN O HILLS RD	TOWNSHIP OF WOODBRIDGE	1.63	0.30	0.82	0.87	0.76	DEVELOPED SITE OR PART OF DEVELOPED SITE	-	6.00	-
175	423	2.01	Class: 15C - Public Property	INTERIOR	TOWNSHIP OF WOODBRIDGE	0.13	-	0.13	0.13	-		-	6.00	-
176	424.05	631	Class: 15C - Public Property	FAIRVIEW AVE	TOWNSHIP OF WOODBRIDGE	0.12	-	-	-	0.12		0.12	6.00	-
177	424.09	662.01	Class: 15C - Public Property	RIVERSIDE DR	TOWNSHIP OF WOODBRIDGE	0.01	0.01	0.01	0.01	-		-	6.00	-
178	424.1	672	Class: 15C - Public Property	--	TOWNSHIP OF WOODBRIDGE	0.01	0.00	0.01	0.01	-	RECREATION/OPEN SPACE AREA	-	6.00	-
179	424.28	433.02	Class: 15C - Public Property	STONE PL	TOWNSHIP OF WOODBRIDGE	0.13	-	-	-	0.13	TRAFFIC ISLAND	-	6.00	-
180	425.1	305	Class: 15C - Public Property	CHAIN O HILLS RD	TOWNSHIP OF WOODBRIDGE	0.94	-	0.61	0.61	0.33		0.33	6.00	-
181	425.11	321.01	Class: 15C - Public Property	SUSSEX ST	TOWNSHIP OF WOODBRIDGE	0.22	-	0.22	0.22	-		-	6.00	-
182	432.02	1	Class: 15C - Public Property	MIDDLESEX ESSEX TPK	TOWNSHIP OF WOODBRIDGE	0.02	-	-	-	0.02		0.02	6.00	-
183	432.12	4	Class: 15C - Public Property	BENJAMIN AVE	TOWNSHIP OF WOODBRIDGE	0.11	-	0.03	0.03	0.09		0.09	6.00	-
184	432.14	1.01	Class: 15C - Public Property	1222 GREEN ST	WOODBRIDGE TWP BOARD OF FIRE COMMIS	1.10	-	-	-	1.10	PARTIAL RECREATION/OPEN SPACE AREA (REMAINDER DEVELOPED)	-	6.00	-
185	432.14	42	Class: 15C - Public Property	77 GRAND ST	TOWNSHIP OF WOODBRIDGE	0.06	-	-	-	0.06		0.06	6.00	-
186	437.03	46.02	Class: 15C - Public Property	OAK TREE RD	TOWNSHIP OF WOODBRIDGE	0.02	-	-	-	0.02		0.02	6.00	-
187	439	10	Class: 15C - Public Property	275 LINCOLN HWY	TOWNSHIP OF WOODBRIDGE	0.64	-	-	-	0.64	DEVELOPED SITE OR PART OF DEVELOPED SITE	-	6.00	-
188	440.01	49	Class: 15C - Public Property	W. JAMES PL	TOWNSHIP OF WOODBRIDGE	0.05	-	-	-	0.05		0.05	6.00	-
189	440.01	50	Class: 15C - Public Property	INTERIOR	TOWNSHIP OF WOODBRIDGE	1.73	-	-	-	1.73	DEVELOPED SITE OR PART OF DEVELOPED SITE (CONSERVATION)	-	6.00	-
190	440.04	72	Class: 15C - Public Property	INTERIOR	TOWNSHIP OF WOODBRIDGE	0.59	-	-	-	0.59	DEVELOPED SITE OR PART OF DEVELOPED SITE	-	6.00	-
191	440.1	11	Class: 15C - Public Property	W JAMES PL	TOWNSHIP OF WOODBRIDGE	0.29	-	-	-	0.29	DEVELOPED SITE OR PART OF DEVELOPED SITE	-	6.00	-
192	440.15	34	Class: 15C - Public Property	W JAMES PL	TOWNSHIP OF WOODBRIDGE	0.32	-	-	-	0.32		0.32	6.00	-
193	442.01	27.01	Class: 15C - Public Property	144 FIAT AVE	TOWNSHIP OF WOODBRIDGE	0.09	-	-	-	0.09		0.09	6.00	-
194	442.2	4	Class: 15C - Public Property	FIAT AVE	TOWNSHIP OF WOODBRIDGE	0.23	-	-	-	0.23		0.23	6.00	-
195	447	24	Class: 15C - Public Property	KENNEDY PL	TOWNSHIP OF WOODBRIDGE	5.56	-	-	-	5.56	RECREATION/OPEN SPACE AREA	-	6.00	-
196	448.21	1	Class: 15C - Public Property	DOW AVE	TOWNSHIP OF WOODBRIDGE	0.26	-	-	-	0.26	TRAFFIC ISLAND AND MONUMENT	-	6.00	-
197	448.23	1667	Class: 15C - Public Property	LINCOLN HWY	TOWNSHIP OF WOODBRIDGE	0.07	-	-	-	0.07	RIGHT-OF-WAY	-	6.00	-
198	448.23	1676	Class: 15C - Public Property	LINCOLN HWY	TOWNSHIP OF WOODBRIDGE	0.01	-	-	-	0.01		0.01	6.00	-
199	449.01	1417.02	Class: 15C - Public Property	LINCOLN HWY	TOWNSHIP OF WOODBRIDGE	0.01	-	-	-	0.01	DEVELOPED SITE OR PART OF DEVELOPED SITE	-	6.00	-
200	449.09	1245	Class: 15C - Public Property	DOW AVE	TOWNSHIP OF WOODBRIDGE	0.06	-	-	-	0.06		0.06	6.00	-
201	450.01	34	Class: 15C - Public Property	LINCOLN HWY	THE TOWNSHIP OF WOODBRIDGE	4.63	-	1.47	1.47	3.16	RECREATION/OPEN SPACE AREA	-	6.00	-
202	462.06	74	Class: 15C - Public Property	BRAMHALL RD	TOWNSHIP OF WOODBRIDGE	0.10	-	-	-	0.10	DEVELOPED SITE OR PART OF DEVELOPED SITE	-	6.00	-
203	462.06	76	Class: 15C - Public Property	LONGFELLOW DR	TOWNSHIP OF WOODBRIDGE	0.05	-	-	-	0.05		0.05	6.00	-
204	468.06	2300	Class: 15C - Public Property	142 BERKLEY AVE	TOWNSHIP OF WOODBRIDGE	0.48	-	-	-	0.48		0.48	6.00	-
205	468.08	2148	Class: 15C - Public Property	WATER ST	TOWNSHIP OF WOODBRIDGE	0.03	-	-	-	0.03		0.03	6.00	-
206	468.15	2055.02	Class: 15C - Public Property	TOBIN PL	TOWNSHIP OF WOODBRIDGE	0.43	-	-	-	0.43		0.43	6.00	-
207	468.16	1987	Class: 15C - Public Property	453 COLONIA BLVD	TOWNSHIP OF WOODBRIDGE	0.26	-	-	-	0.26		0.26	6.00	-
208	468.22	1938	Class: 15C - Public Property	56 HOFFMAN BLVD	TOWNSHIP OF WOODBRIDGE	0.15	-	-	-	0.15		0.15	6.00	-
209	474.01	15	Class: 15C - Public Property	AMHERST AVE	TOWNSHIP OF WOODBRIDGE	0.09	-	0.08	0.08	0.01		0.01	6.00	-
210	474.02	100	Class: 15C - Public Property	LYRIC DR	TOWNSHIP OF WOODBRIDGE	0.19	-	-	-	0.19		0.19	6.00	-
211	477.06	7.05	Class: 15C - Public Property	MIDWOOD WAY	TOWNSHIP OF WOODBRIDGE	1.07	0.40	-	0.40	0.67		0.67	6.00	-
212	477.09	5.04	Class: 15C - Public Property	BROOK ST	TOWNSHIP OF WOODBRIDGE	0.63	0.27	-	0.27	0.37	ACCESS	-	6.00	-
213	479.05	12	Class: 15C - Public Property	E WARREN ST	TOWNSHIP OF WOODBRIDGE	0.07	-	-	-	0.07		0.07	6.00	-
214	479.06	1	Class: 15C - Public Property	KENNEDY ST	TOWNSHIP OF WOODBRIDGE	0.01	-	-	-	0.01		0.01	6.00	-
215	482.02	1	Class: 15C - Public Property	E WARREN ST	TOWNSHIP OF WOODBRIDGE	0.37	-	-	-	0.37		0.37	6.00	-
216	489.02	39	Class: 15C - Public Property	INTERIOR	TOWNSHIP OF WOODBRIDGE	0.03	-	0.03	0.03	-		-	6.00	-
217	496.02	10	Class: 15C - Public Property	AMHERST AVE	TOWNSHIP OF WOODBRIDGE	0.09	-	0.09	0.09	-		-	6.00	-
218	496.02	17	Class: 15C - Public Property	INMAN AVE	TOWNSHIP OF WOODBRIDGE	5.29	1.51	4.72	4.72	0.57	RECREATION/OPEN SPACE AREA	-	6.00	-
219	496.02	27	Class: 15C - Public Property	607 INMAN AVE	TOWNSHIP OF WOODBRIDGE	0.58	-	0.55	0.55	0.04	DEVELOPED SITE OR PART OF DEVELOPED SITE	-	6.00	-
220	498.01	17	Class: 15C - Public Property	HAWTHORNE AVE	TOWNSHIP OF WOODBRIDGE	0.23	-	0.19	0.19	0.04	RECREATION/OPEN SPACE AREA	-	6.00	-
221	499.02	17	Class: 15C - Public Property	GAYWOOD AVE	TOWNSHIP OF WOODBRIDGE	0.23	-	0.05	0.05	0.18	RECREATION/OPEN SPACE AREA	-	6.00	-
222	499.05	60	Class: 15C - Public Property	DEWEY AVE	TOWNSHIP OF WOODBRIDGE	0.46	-	-	-	0.46	WATER AND/OR DRAINAGE	-	6.00	-
223	499.06	25	Class: 15C - Public Property	HAWTHORNE AVE	TOWNSHIP OF WOODBRIDGE	0.16	-	-	-	0.16	RECREATION/OPEN SPACE AREA	-	6.00	-
224	505.02	27	Class: 15C - Public Property	INMAN AVE	TOWNSHIP OF WOODBRIDGE	6.74	3.75	6.33	6.53	0.21	WATER AND/OR DRAINAGE	-	6.00	-
225	505.03	45	Class: 15C - Public Property	MORNINGSIDE RD	TOWNSHIP OF WOODBRIDGE	0.17	-	-	-	0.17	DEVELOPED SITE OR PART OF DEVELOPED SITE	-	6.00	-
226	507.02	22.03	Class: 15C - Public Property	LAKE AVE	TOWNSHIP OF WOODBRIDGE	0.02	-	-	-	0.02	ACCESS	-	6.00	-
227	508.03	147	Class: 15C - Public Property	RUGBY RD & CLARIDGE PL	TOWNSHIP OF WOODBRIDGE	0.88	-	-	-	0.88	RECREATION/OPEN SPACE AREA	-	6.00	-
228	509	2.02	Class: 15C - Public Property	460 INMAN AVE	TOWNSHIP OF WOODBRIDGE	5.48	-	-	-	5.48	DEVELOPED SITE OR PART OF DEVELOPED SITE	-	6.00	-
229	510.04	9	Class: 15C - Public Property	29 E MAPLE ST	TOWNSHIP OF WOODBRIDGE	0.05	-	-	-	0.05		0.05	6.00	-
230	511.04	173	Class: 15C - Public Property	53 W WILLOW ST	TOWNSHIP OF WOODBRIDGE	0.09	-	-	-	0.09		0.09	6.00	-
231	516.02	24	Class: 15C - Public Property	48 HAYES AVE	TOWNSHIP OF WOODBRIDGE	0.10	-	-	-	0.10		0.10	6.00	-
232	516.06	32	Class: 15C - Public Property	IRENE CT	TOWNSHIP OF WOODBRIDGE	1.11	-	-	-	1.11	RECREATION/OPEN SPACE AREA	-	6.00	-

MAP KEY	BLOCK	LOT	CLASS	LOCATION	OWNER	TOTAL AREA	WETLAND AREA	FLOOD HAZARD AREA	COMBINED TOTAL WETLAND AND FLOOD HAZARD AREA	NET AREA	NOTES/EXCLUSIONS	DEVELOP-ABLE AREA	ASSUMED DENSITY	RDP
233	517.17	1	Class: 15C - Public Property	42 N PENNSYLVANIA AVE	TOWNSHIP OF WOODBRIDGE	0.06	-	-	-	0.06		0.06	6.00	-
234	518.05	46	Class: 15C - Public Property	31 W LAKE AVE	TOWNSHIP OF WOODBRIDGE	0.15	-	-	-	0.15	DEVELOPED SITE OR PART OF DEVELOPED SITE	-	6.00	-
235	525.03	82	Class: 15C - Public Property	ST JOSEPH TERR	TOWNSHIP OF WOODBRIDGE	1.31	-	-	-	1.31	RECREATION/OPEN SPACE AREA	-	6.00	-
236	529.02	7	Class: 15C - Public Property	EARL ST	TOWNSHIP OF WOODBRIDGE	0.02	-	-	-	0.02	DEVELOPED SITE OR PART OF DEVELOPED SITE	-	6.00	-
237	536	13.01	Class: 15C - Public Property	87 NEW ST	TOWNSHIP OF WOODBRIDGE	0.28	-	-	-	0.28	DEVELOPED SITE OR PART OF DEVELOPED SITE	-	6.00	-
238	536	14	Class: 15C - Public Property	97 NEW ST	TOWNSHIP OF WOODBRIDGE	0.18	-	-	-	0.18	DEVELOPED SITE OR PART OF DEVELOPED SITE	-	6.00	-
239	536	16	Class: 15C - Public Property	107 NEW ST	TOWNSHIP OF WOODBRIDGE	0.09	-	-	-	0.09	DEVELOPED SITE OR PART OF DEVELOPED SITE	-	6.00	-
240	537	15	Class: 15C - Public Property	98 NEW ST	TOWNSHIP OF WOODBRIDGE	0.15	-	-	-	0.15	DEVELOPED SITE OR PART OF DEVELOPED SITE	-	6.00	-
241	540.04	5.02	Class: 15C - Public Property	364 ELEANOR PL	TOWNSHIP OF WOODBRIDGE	0.15	-	-	-	0.15	DEVELOPED SITE OR PART OF DEVELOPED SITE	-	6.00	-
242	540.04	9.02	Class: 15C - Public Property	ELEANOR PL	TOWNSHIP OF WOODBRIDGE	0.14	-	-	-	0.14	DEVELOPED SITE OR PART OF DEVELOPED SITE	-	6.00	-
243	540.05	1	Class: 15C - Public Property	1 MAIN ST	TOWNSHIP OF WOODBRIDGE	2.75	-	-	-	2.75	DEVELOPED SITE OR PART OF DEVELOPED SITE	-	6.00	-
244	540.12	20.02	Class: 15C - Public Property	FACTORY LN	TOWNSHIP OF WOODBRIDGE	0.01	-	0.01	0.01	-		-	6.00	-
245	540.12	22.01	Class: 15C - Public Property	ELEANOR PL	TOWNSHIP OF WOODBRIDGE	0.02	-	0.02	0.02	-		-	6.00	-
246	541	8	Class: 15C - Public Property	WOODBIDGE AVE	TOWNSHIP OF WOODBRIDGE	6.19	5.84	6.19	6.19	-		-	6.00	-
247	542	1	Class: 15C - Public Property	325 RAHWAY AVE	TOWNSHIP OF WOODBRIDGE	2.15	-	1.92	1.92	0.24	RECREATION/OPEN SPACE AREA	-	6.00	-
248	544	77	Class: 15C - Public Property	99 N JAMES ST	TOWNSHIP OF WOODBRIDGE	0.20	-	-	-	0.20	DEVELOPED SITE OR PART OF DEVELOPED SITE	-	6.00	-
249	545	55	Class: 15C - Public Property	106-112 N JAMES ST	TOWNSHIP OF WOODBRIDGE	0.46	-	-	-	0.46	DEVELOPED SITE OR PART OF DEVELOPED SITE	-	6.00	-
250	546	52	Class: 15C - Public Property	ROSS ST	TOWNSHIP OF WOODBRIDGE	0.09	-	-	-	0.09	DEVELOPED SITE OR PART OF DEVELOPED SITE	-	6.00	-
251	547	1	Class: 15C - Public Property	AMBOY AVE	TOWNSHIP OF WOODBRIDGE	6.57	-	0.99	0.99	5.57	RECREATION/OPEN SPACE AREA	-	6.00	-
252	549.01	4	Class: 15C - Public Property	SCHOOL ST	TOWNSHIP OF WOODBRIDGE	2.83	-	0.64	0.64	2.19	RECREATION/OPEN SPACE AREA	-	6.00	-
253	551	1.081	Class: 15C - Public Property	--	TOWNSHIP OF WOODBRIDGE	0.16	-	0.16	0.16	-		-	6.00	-
254	551	1.12	Class: 15C - Public Property	INTERIOR	TOWNSHIP OF WOODBRIDGE	0.02	-	0.00	0.00	0.02	WATER AND/OR DRAINAGE	-	6.00	-
255	551.04	112	Class: 15C - Public Property	HARRIOT ST	TOWNSHIP OF WOODBRIDGE	0.33	0.00	0.33	0.33	-		-	6.00	-
256	551.04	148	Class: 15C - Public Property	CLINCH ST	TOWNSHIP OF WOODBRIDGE	0.11	-	0.11	0.11	-		-	6.00	-
257	563.04	1	Class: 15C - Public Property	PORT READING AVE	TOWNSHIP OF WOODBRIDGE	21.39	18.49	21.38	21.39	-		-	6.00	-
258	563.1	705	Class: 15C - Public Property	HEIDELBERG AVE	TOWNSHIP OF WOODBRIDGE	1.23	1.19	0.97	1.23	-		-	6.00	-
259	563.11	739	Class: 15C - Public Property	VESPER AVE	TOWNSHIP OF WOODBRIDGE	3.61	3.60	2.74	3.61	-		-	6.00	-
260	563.16	121	Class: 15C - Public Property	WATSON AVE	TOWNSHIP OF WOODBRIDGE	0.55	0.49	0.55	0.55	-		-	6.00	-
261	563.17	157	Class: 15C - Public Property	HEIDELBERG AVE	TOWNSHIP OF WOODBRIDGE	1.17	0.84	1.17	1.17	-		-	6.00	-
262	563.18	194	Class: 15C - Public Property	VESPER AVE	TOWNSHIP OF WOODBRIDGE	0.92	-	0.92	0.92	-		-	6.00	-
263	563.19	248	Class: 15C - Public Property	PEARL AVE	TOWNSHIP OF WOODBRIDGE	2.13	0.11	2.13	2.13	-		-	6.00	-
264	563.2	326	Class: 15C - Public Property	CRAMPTON AVE	TOWNSHIP OF WOODBRIDGE	2.32	2.32	1.96	2.32	-		-	6.00	-
265	563.21	232	Class: 15C - Public Property	BROOKFIELD AVE	TOWNSHIP OF WOODBRIDGE	1.42	0.36	1.42	1.42	-		-	6.00	-
266	563.32	9	Class: 15C - Public Property	BROOKFIELD AVE	TOWNSHIP OF WOODBRIDGE	0.36	-	0.36	0.36	-	RECREATION/OPEN SPACE AREA	-	6.00	-
267	563.33	1	Class: 15C - Public Property	CLAIRE AVE	TOWNSHIP OF WOODBRIDGE	0.92	0.40	0.92	0.92	-		-	6.00	-
268	563.34	1	Class: 15C - Public Property	CLAIRE AVE	TOWNSHIP OF WOODBRIDGE	0.91	0.00	0.91	0.91	-		-	6.00	-
269	563.36	11	Class: 15C - Public Property	GARDEN AVE	TOWNSHIP OF WOODBRIDGE	0.99	-	0.99	0.99	-	RECREATION/OPEN SPACE AREA	-	6.00	-
270	563.37	9.01	Class: 15C - Public Property	ALMON AVE	TOWNSHIP OF WOODBRIDGE	1.34	1.16	1.34	1.34	-	RECREATION/OPEN SPACE AREA	-	6.00	-
271	563.38	10.01	Class: 15C - Public Property	ALMON AVE	TOWNSHIP OF WOODBRIDGE	1.21	0.87	1.21	1.21	-	RECREATION/OPEN SPACE AREA	-	6.00	-
272	563.39	9.01	Class: 15C - Public Property	(LANDLOCKED)	TOWNSHIP OF WOODBRIDGE	1.14	0.75	1.14	1.14	-	RECREATION/OPEN SPACE AREA	-	6.00	-
273	563.4	1	Class: 15C - Public Property	CLAIRE AVE	TOWNSHIP OF WOODBRIDGE	1.57	0.51	1.57	1.57	-	RECREATION/OPEN SPACE AREA	-	6.00	-
274	563.42	1	Class: 15C - Public Property	CLAIRE AVE	TOWNSHIP OF WOODBRIDGE	1.30	0.93	1.30	1.30	-	RECREATION/OPEN SPACE AREA	-	6.00	-
275	563.44	57.02	Class: 15C - Public Property	E GREEN ST	TOWNSHIP OF WOODBRIDGE	0.02	-	0.02	0.02	-		-	6.00	-
276	566.01	4	Class: 15C - Public Property	RIDGEWOOD AVE	TOWNSHIP OF WOODBRIDGE	0.16	-	0.16	0.16	-		-	6.00	-
277	566.03	12.02	Class: 15C - Public Property	RIDGEWOOD AVE	TOWNSHIP OF WOODBRIDGE	0.19	-	0.19	0.19	-		-	6.00	-
278	567	1	Class: 15C - Public Property	FREEMAN ST	TOWNSHIP OF WOODBRIDGE	4.85	2.56	1.63	2.83	2.02	RECREATION/OPEN SPACE AREA	-	6.00	-
279	567	92	Class: 15C - Public Property	167 CARROL AVE	TOWNSHIP OF WOODBRIDGE	0.07	-	-	-	0.07		0.07	6.00	-
280	568.01	274	Class: 15C - Public Property	CHALET DR	TOWNSHIP OF WOODBRIDGE	0.78	-	0.16	0.16	0.62	WATER AND/OR DRAINAGE	-	6.00	-
281	569.01	132.01	Class: 15C - Public Property	HARRELL AVE	TOWNSHIP OF WOODBRIDGE	0.17	-	0.12	0.12	0.06	WATER AND/OR DRAINAGE	-	6.00	-
282	569.01	182.01	Class: 15C - Public Property	BARRON AVE	TOWNSHIP OF WOODBRIDGE	0.11	-	0.09	0.09	0.02	RIGHT-OF-WAY	-	6.00	-
283	571	24	Class: 15C - Public Property	139 FREEMAN ST	TOWNSHIP OF WOODBRIDGE	0.12	-	-	-	0.12		0.12	6.00	-
284	572	28.01	Class: 15C - Public Property	NORTH ST	TOWNSHIP OF WOODBRIDGE	0.04	-	-	-	0.04	DEVELOPED SITE OR PART OF DEVELOPED SITE	-	6.00	-
285	575.01	21	Class: 15C - Public Property	ST GEORGES AVE	TOWNSHIP OF WOODBRIDGE	1.95	-	-	-	1.95	RECREATION/OPEN SPACE AREA	-	6.00	-
286	575.02	41	Class: 15C - Public Property	GEORGE FREDRIC PLZ	TOWNSHIP OF WOODBRIDGE	0.65	-	-	-	0.65	RECREATION/OPEN SPACE AREA	-	6.00	-
287	575.02	43	Class: 15C - Public Property	800 ST GEORGES AVE	TOWNSHIP OF WOODBRIDGE	0.48	-	-	-	0.48	RECREATION/OPEN SPACE AREA	-	6.00	-
288	575.03	10	Class: 15C - Public Property	ST GEORGES AVE	TOWNSHIP OF WOODBRIDGE	0.41	0.32	0.28	0.34	0.07	RECREATION/OPEN SPACE AREA	-	6.00	-
289	576	1.012	Class: 15C - Public Property	--	TOWNSHIP OF WOODBRIDGE	0.90	-	-	-	0.90	DEVELOPED SITE OR PART OF DEVELOPED SITE	-	6.00	-
290	583	74	Class: 15C - Public Property	166 CARROL AVE	TOWNSHIP OF WOODBRIDGE	0.08	-	-	-	0.08		0.08	6.00	-
291	592	1.03	Class: 15C - Public Property	RAHWAY AVE	TOWNSHIP OF WOODBRIDGE	8.02	5.44	8.02	8.02	0.01	RECREATION/OPEN SPACE AREA	-	6.00	-
292	592.04	1	Class: 15C - Public Property	INLAND	TOWNSHIP OF WOODBRIDGE	1.37	1.35	1.37	1.37	-		-	6.00	-
293	593	15.01	Class: 15C - Public Property	RAHWAY AVE	TOWNSHIP OF WOODBRIDGE	0.06	-	0.06	0.06	-		-	6.00	-
294	594	35	Class: 15C - Public Property	WEDGEWOOD AVE	TOWNSHIP OF WOODBRIDGE	0.08	-	-	-	0.08		0.08	6.00	-
295	595	86.03	Class: 15C - Public Property	SCHODER AVE	TOWNSHIP OF WOODBRIDGE	0.01	-	-	-	0.01	DEVELOPED SITE OR PART OF DEVELOPED SITE	-	6.00	-
296	600.01	1	Class: 15C - Public Property	LYON AVE	TOWNSHIP OF WOODBRIDGE	1.11	-	-	-	1.11	RECREATION/OPEN SPACE AREA	-	6.00	-
297	600.01	37	Class: 15C - Public Property	87-91 LYON AVE	TOWNSHIP OF WOODBRIDGE	0.58	-	-	-	0.58		0.58	6.00	-

MAP KEY	BLOCK	LOT	CLASS	LOCATION	OWNER	TOTAL AREA	WETLAND AREA	FLOOD HAZARD AREA	COMBINED TOTAL WETLAND AND FLOOD HAZARD AREA	NET AREA	NOTES/EXCLUSIONS	DEVELOP-ABLE AREA	ASSUMED DENSITY	RDP
298	600.02	13	Class: 15C - Public Property	SYLVIA PL	TOWNSHIP OF WOODBRIDGE	0.19	-	-	-	0.19		0.19	6.00	-
299	600.03	1	Class: 15C - Public Property	SYLVIA PL	TOWNSHIP OF WOODBRIDGE	0.04	-	-	-	0.04		0.04	6.00	-
300	600.06	1	Class: 15C - Public Property	HILLSIDE AVE	TOWNSHIP OF WOODBRIDGE	0.80	-	-	-	0.80	RECREATION/OPEN SPACE AREA	-	6.00	-
301	600.12	30	Class: 15C - Public Property	RAHWAY AVE	TOWNSHIP OF WOODBRIDGE	0.13	0.05	0.06	0.07	0.06		0.06	6.00	-
302	600.13	1	Class: 15C - Public Property	RAHWAY AVE	TOWNSHIP OF WOODBRIDGE	5.08	2.88	1.05	2.91	2.18	RECREATION/OPEN SPACE AREA	-	6.00	-
303	601	1	Class: 15C - Public Property	RAHWAY AVE	TOWNSHIP OF WOODBRIDGE	3.13	1.45	0.39	1.55	1.58	RECREATION/OPEN SPACE AREA	-	6.00	-
304	601	2	Class: 15C - Public Property	889 RAHWAY AVE	TOWNSHIP OF WOODBRIDGE	2.00	-	-	-	2.00	RECREATION/OPEN SPACE AREA	-	6.00	-
305	602.01	1	Class: 15C - Public Property	RAHWAY AVE	TOWNSHIP OF WOODBRIDGE	3.63	3.57	3.63	3.63	-	RECREATION/OPEN SPACE AREA	-	6.00	-
306	602.01	2	Class: 15C - Public Property	RAHWAY AVE	TOWNSHIP OF WOODBRIDGE	2.98	2.98	2.98	2.98	-	RECREATION/OPEN SPACE AREA	-	6.00	-
307	603	12	Class: 15C - Public Property	MARKLEY ST	TOWNSHIP OF WOODBRIDGE	1.95	0.32	1.55	1.55	0.39	ACCESS	-	6.00	-
308	604	3	Class: 15C - Public Property	SEVENTH AVE	TOWNSHIP OF WOODBRIDGE	3.32	3.25	3.32	3.32	-	RECREATION/OPEN SPACE AREA	-	6.00	-
309	604	4	Class: 15C - Public Property	63 SEVENTH AVE	TOWNSHIP OF WOODBRIDGE	0.20	0.20	0.20	0.20	-	RECREATION/OPEN SPACE AREA	-	6.00	-
310	605	1	Class: 15C - Public Property	PORT READING AVE	TOWNSHIP OF WOODBRIDGE	4.19	4.02	4.19	4.19	-	RECREATION/OPEN SPACE AREA	-	6.00	-
311	606	10	Class: 15C - Public Property	SEVENTH AVE	TOWNSHIP OF WOODBRIDGE	18.27	16.06	18.03	18.03	0.24	RECREATION/OPEN SPACE AREA	-	6.00	-
312	606	11	Class: 15C - Public Property	177 SAINTS BLVD	TOWNSHIP OF WOODBRIDGE	0.23	-	0.23	0.23	-	RECREATION/OPEN SPACE AREA	-	6.00	-
313	606	12	Class: 15C - Public Property	SAINTS BLVD	TOWNSHIP OF WOODBRIDGE	0.92	-	0.92	0.92	-	RECREATION/OPEN SPACE AREA	-	6.00	-
314	606	13	Class: 15C - Public Property	SAINTS BLVD	TOWNSHIP OF WOODBRIDGE	0.11	-	0.11	0.11	-	RECREATION/OPEN SPACE AREA	-	6.00	-
315	606	14	Class: 15C - Public Property	SEVENTH AVE	TOWNSHIP OF WOODBRIDGE	0.46	0.27	0.46	0.46	-	RECREATION/OPEN SPACE AREA	-	6.00	-
316	606	15	Class: 15C - Public Property	11 CORK CT	TOWNSHIP OF WOODBRIDGE	0.11	0.02	0.11	0.11	-	RECREATION/OPEN SPACE AREA	-	6.00	-
317	606	16	Class: 15C - Public Property	18 CORK CT	TOWNSHIP OF WOODBRIDGE	0.17	0.17	0.17	0.17	-	RECREATION/OPEN SPACE AREA	-	6.00	-
318	606	17	Class: 15C - Public Property	87 SEVENTH AVE	TOWNSHIP OF WOODBRIDGE	0.11	0.11	0.11	0.11	-	RECREATION/OPEN SPACE AREA	-	6.00	-
319	607	1	Class: 15C - Public Property	77 PARK PL	TOWNSHIP OF WOODBRIDGE	0.38	0.38	0.38	0.38	-	RECREATION/OPEN SPACE AREA	-	6.00	-
320	607	3	Class: 15C - Public Property	57 PARK PL	TOWNSHIP OF WOODBRIDGE	0.90	0.36	0.90	0.90	-	RECREATION/OPEN SPACE AREA	-	6.00	-
321	607	9	Class: 15C - Public Property	3 PARK PL	TOWNSHIP OF WOODBRIDGE	0.17	0.00	0.17	0.17	-		-	6.00	-
322	608	1	Class: 15C - Public Property	117 HUTTON PL	TOWNSHIP OF WOODBRIDGE	0.10	0.10	0.10	0.10	-	RECREATION/OPEN SPACE AREA	-	6.00	-
323	608	2	Class: 15C - Public Property	HUTTON PL	TOWNSHIP OF WOODBRIDGE	2.97	2.20	2.91	2.91	0.06	PARTIAL RECREATION/OPEN SPACE AREA (REMAINDER DEVELOPED)	-	6.00	-
324	609	1	Class: 15C - Public Property	117 ALTAMONT PL	TOWNSHIP OF WOODBRIDGE	1.26	0.01	0.90	0.90	0.37	RECREATION/OPEN SPACE AREA	-	6.00	-
325	610	2	Class: 15C - Public Property	PRALL ST	TOWNSHIP OF WOODBRIDGE	3.10	-	3.04	3.04	0.06	RECREATION/OPEN SPACE AREA	-	6.00	-
326	611	1	Class: 15C - Public Property	PRALL ST	TOWNSHIP OF WOODBRIDGE	3.27	0.96	3.27	3.27	-	RECREATION/OPEN SPACE AREA	-	6.00	-
327	612	1	Class: 15C - Public Property	SEVENTH AVE	TOWNSHIP OF WOODBRIDGE	0.86	0.68	0.86	0.86	-	RECREATION/OPEN SPACE AREA	-	6.00	-
328	612	3	Class: 15C - Public Property	SEVENTH AVE	TOWNSHIP OF WOODBRIDGE	2.52	1.29	2.52	2.52	-	RECREATION/OPEN SPACE AREA	-	6.00	-
329	613	2	Class: 15C - Public Property	GRAND AVE	TOWNSHIP OF WOODBRIDGE	11.46	2.19	8.46	8.46	3.00	RECREATION/OPEN SPACE AREA	-	6.00	-
330	617	73	Class: 15C - Public Property	GRAND AVE	TOWNSHIP OF WOODBRIDGE	1.07	-	0.22	0.22	0.85	RECREATION/OPEN SPACE AREA	-	6.00	-
331	624	342	Class: 15C - Public Property	SIXTH AVE	TOWNSHIP OF WOODBRIDGE	0.23	-	0.20	0.20	0.03		0.03	6.00	-
332	625	1	Class: 15C - Public Property	SAINTS BLVD	TOWNSHIP OF WOODBRIDGE	1.84	1.26	1.84	1.84	-	RECREATION/OPEN SPACE AREA	-	6.00	-
333	625	4	Class: 15C - Public Property	LANGFORD AVE	TOWNSHIP OF WOODBRIDGE	0.11	-	0.11	0.11	-	RECREATION/OPEN SPACE AREA	-	6.00	-
334	625	5	Class: 15C - Public Property	130 CENTRAL AVE	TOWNSHIP OF WOODBRIDGE	0.06	-	0.06	0.06	-	RECREATION/OPEN SPACE AREA	-	6.00	-
335	627	1	Class: 15C - Public Property	SEVENTH AVE	TOWNSHIP OF WOODBRIDGE	2.30	0.86	2.12	2.12	0.18	RECREATION/OPEN SPACE AREA	-	6.00	-
336	640	2	Class: 15C - Public Property	SEVENTH AVE	TOWNSHIP OF WOODBRIDGE	0.29	0.04	0.29	0.29	-	RECREATION/OPEN SPACE AREA	-	6.00	-
337	640	3	Class: 15C - Public Property	SEVENTH AVE	TOWNSHIP OF WOODBRIDGE	0.07	0.03	0.07	0.07	-	RECREATION/OPEN SPACE AREA	-	6.00	-
338	640	4	Class: 15C - Public Property	RARITAN AVE	TOWNSHIP OF WOODBRIDGE	0.49	0.19	0.49	0.49	-	RECREATION/OPEN SPACE AREA	-	6.00	-
339	645	8	Class: 15C - Public Property	EMPIRE DR	TOWNSHIP OF WOODBRIDGE	0.16	-	-	-	0.16		0.16	6.00	-
340	647.01	4	Class: 15C - Public Property	47 LEE ST	TOWNSHIP OF WOODBRIDGE	0.03	-	-	-	0.03	DEVELOPED SITE OR PART OF DEVELOPED SITE	-	6.00	-
341	648.01	2	Class: 15C - Public Property	56 LEE ST	TOWNSHIP OF WOODBRIDGE	0.06	-	-	-	0.06		0.06	6.00	-
342	649.01	1	Class: 15C - Public Property	141 B ST	TOWNSHIP OF WOODBRIDGE	5.99	-	-	-	5.99	RECREATION/OPEN SPACE AREA	-	6.00	-
343	662	20	Class: 15C - Public Property	112 BLAIR RD	TOWNSHIP OF WOODBRIDGE	0.07	-	-	-	0.07		0.07	6.00	-
344	664.03	7	Class: 15C - Public Property	WEST AVE	TOWNSHIP OF WOODBRIDGE	0.87	-	-	-	0.87	RECREATION/OPEN SPACE AREA	-	6.00	-
345	666	57	Class: 15C - Public Property	1 NED CT	TOWNSHIP OF WOODBRIDGE	0.09	-	-	-	0.09		0.09	6.00	-
346	670	1	Class: 15C - Public Property	--	TOWNSHIP OF WOODBRIDGE	0.56	-	-	-	0.56	DEVELOPED SITE OR PART OF DEVELOPED SITE	-	6.00	-
347	687	17.02	Class: 15C - Public Property	WEST AVE	TOWNSHIP OF WOODBRIDGE	0.15	-	-	-	0.15		0.15	6.00	-
348	697.02	538	Class: 15C - Public Property	E SUMMIT AVE	TOWNSHIP OF WOODBRIDGE	0.14	0.01	0.06	0.06	0.08		0.08	6.00	-
349	699.03	1	Class: 15C - Public Property	OLD RD	TOWNSHIP OF WOODBRIDGE	0.02	-	-	-	0.02		0.02	6.00	-
350	703	333	Class: 15C - Public Property	SCOTT PL	TOWNSHIP OF WOODBRIDGE	0.29	0.27	0.29	0.29	-		-	6.00	-
351	704	100	Class: 15C - Public Property	201 WOODBRIDGE AVE	TOWNSHIP OF WOODBRIDGE	1.71	0.01	1.64	1.65	0.07	DEVELOPED SITE OR PART OF DEVELOPED SITE	-	6.00	-
352	709	258	Class: 15C - Public Property	195 WOODBRIDGE AVE	TOWNSHIP OF WOODBRIDGE	1.35	0.25	1.35	1.35	-	DEVELOPED SITE OR PART OF DEVELOPED SITE	-	6.00	-
353	712	6.01	Class: 15C - Public Property	546 WEST AVE	TOWNSHIP OF WOODBRIDGE	0.30	-	-	-	0.30	DEVELOPED SITE OR PART OF DEVELOPED SITE	-	6.00	-
354	713	1	Class: 15C - Public Property	WOODBRIDGE AVE	TOWNSHIP OF WOODBRIDGE	0.12	-	-	-	0.12	TRAFFIC ISLAND	-	6.00	-
355	715	192	Class: 15C - Public Property	BRIDGE ST	TOWNSHIP OF WOODBRIDGE	0.11	-	0.11	0.11	-	RECREATION/OPEN SPACE AREA	-	6.00	-
356	715	196	Class: 15C - Public Property	BRIDGE ST	TOWNSHIP OF WOODBRIDGE	0.11	-	0.11	0.11	-	RECREATION/OPEN SPACE AREA	-	6.00	-
357	715	198	Class: 15C - Public Property	S ROBERT ST	TOWNSHIP OF WOODBRIDGE	0.52	-	0.52	0.52	-	RECREATION/OPEN SPACE AREA	-	6.00	-
358	715	204	Class: 15C - Public Property	S ROBERT ST	TOWNSHIP OF WOODBRIDGE	0.17	-	0.17	0.17	-	RECREATION/OPEN SPACE AREA	-	6.00	-
359	717	90	Class: 15C - Public Property	91 DUNLOP DR	TOWNSHIP OF WOODBRIDGE	0.70	0.56	0.70	0.70	-		-	6.00	-
360	721	9	Class: 15C - Public Property	41 ARBOR ST	TOWNSHIP OF WOODBRIDGE	0.49	-	0.49	0.49	-		-	6.00	-
361	722.01	30	Class: 15C - Public Property	SEWAREN AVE	TOWNSHIP OF WOODBRIDGE	2.29	2.29	2.29	2.29	-		-	6.00	-
362	722.02	1	Class: 15C - Public Property	DENNIS CT	TOWNSHIP OF WOODBRIDGE	1.83	1.83	1.83	1.83	-		-	6.00	-

MAP KEY	BLOCK	LOT	CLASS	LOCATION	OWNER	TOTAL AREA	WETLAND AREA	FLOOD HAZARD AREA	COMBINED TOTAL WETLAND AND FLOOD HAZARD AREA	NET AREA	NOTES/EXCLUSIONS	DEVELOP-ABLE AREA	ASSUMED DENSITY	RDP
363	723	1	Class: 15C - Public Property	S ROBERT ST	TOWNSHIP OF WOODBRIDGE	3.12	3.00	3.12	3.12	-		-	6.00	-
364	730	1	Class: 15C - Public Property	28 WOODBRIDGE CREEK	TOWNSHIP OF WOODBRIDGE	7.50	0.11	4.72	4.72	2.78	DEVELOPED SITE OR PART OF DEVELOPED SITE	-	6.00	-
365	746.02	1	Class: 15C - Public Property	FERRY ST	TOWNSHIP OF WOODBRIDGE	3.92	-	0.75	0.75	3.18	RECREATION/OPEN SPACE AREA	-	6.00	-
366	752	27	Class: 15C - Public Property	491 EAST AVE	TOWNSHIP OF WOODBRIDGE	0.07	-	-	-	0.07		0.07	6.00	-
367	753	119	Class: 15C - Public Property	CLIFF RD	TOWNSHIP OF WOODBRIDGE	0.42	-	0.41	0.41	0.01	RECREATION/OPEN SPACE AREA	-	6.00	-
368	753	126	Class: 15C - Public Property	403 CLIFF RD	TOWNSHIP OF WOODBRIDGE	0.13	-	0.12	0.12	0.01	RECREATION/OPEN SPACE AREA	-	6.00	-
369	753	129	Class: 15C - Public Property	CLIFF RD	TOWNSHIP OF WOODBRIDGE	0.95	-	0.87	0.87	0.08	RECREATION/OPEN SPACE AREA	-	6.00	-
370	756	1.01	Class: 15C - Public Property	699-701 CLIFF RD	TOWNSHIP OF WOODBRIDGE	9.02	0.15	9.02	9.02	-	RECREATION/OPEN SPACE AREA	-	6.00	-
371	761.02	1.02	Class: 15C - Public Property	WOODBINE AVE	TOWNSHIP OF WOODBRIDGE	0.49	-	-	-	0.49		0.49	6.00	-
372	762	1.02	Class: 15C - Public Property	MAC ARTHUR ST	TOWNSHIP OF WOODBRIDGE	1.49	-	1.23	1.23	0.26	DEVELOPED SITE OR PART OF DEVELOPED SITE	-	6.00	-
373	779	13	Class: 15C - Public Property	CRYSTAL AVE	TOWNSHIP OF WOODBRIDGE	0.89	-	-	-	0.89	RECREATION/OPEN SPACE AREA	-	6.00	-
374	779	22	Class: 15C - Public Property	CRYSTAL AVE	TOWNSHIP OF WOODBRIDGE	0.26	-	-	-	0.26	RECREATION/OPEN SPACE AREA	-	6.00	-
375	779	25	Class: 15C - Public Property	CRYSTAL AVE	TOWNSHIP OF WOODBRIDGE	0.39	-	-	-	0.39	RECREATION/OPEN SPACE AREA	-	6.00	-
376	786.02	44	Class: 15C - Public Property	DOUGLAS AVE	TOWNSHIP OF WOODBRIDGE	0.14	-	-	-	0.14	RIGHT-OF-WAY	-	6.00	-
377	786.09	34.02	Class: 15C - Public Property	E BUTLER ST	TOWNSHIP OF WOODBRIDGE	0.04	-	-	-	0.04		0.04	6.00	-
378	795	3	Class: 15C - Public Property	238 AVENEL ST	TOWNSHIP OF WOODBRIDGE	0.09	-	-	-	0.09	DEVELOPED SITE OR PART OF DEVELOPED SITE	-	6.00	-
379	823.02	11	Class: 15C - Public Property	JANSEN AVE	TOWNSHIP OF WOODBRIDGE	0.09	-	-	-	0.09	DEVELOPED SITE OR PART OF DEVELOPED SITE	-	6.00	-
380	823.02	69	Class: 15C - Public Property	E WOODBRIDGE AVE	TOWNSHIP OF WOODBRIDGE	0.09	-	-	-	0.09		0.09	6.00	-
381	824	35	Class: 15C - Public Property	JANSEN AVE	TOWNSHIP OF WOODBRIDGE	0.09	-	-	-	0.09		0.09	6.00	-
382	833	1	Class: 15C - Public Property	160 WOODRUFF AVE	TOWNSHIP OF WOODBRIDGE	3.16	-	-	-	3.16	RECREATION/OPEN SPACE AREA	-	6.00	-
383	840	1	Class: 15C - Public Property	PROSPECT AVE	TOWNSHIP OF WOODBRIDGE	0.10	-	-	-	0.10	TRAFFIC ISLAND	-	6.00	-
384	848.03	1	Class: 15C - Public Property	TAPPEN ST	TOWNSHIP OF WOODBRIDGE	12.34	-	-	-	12.34	RECREATION/OPEN SPACE AREA	-	6.00	-
385	848.03	2	Class: 15C - Public Property	TAPPEN ST	TOWNSHIP OF WOODBRIDGE	0.87	-	-	-	0.87	RECREATION/OPEN SPACE AREA	-	6.00	-
386	855.01	716	Class: 15C - Public Property	E PENNSYLVANIA AVE	TOWNSHIP OF WOODBRIDGE	0.57	-	-	-	0.57	RECREATION/OPEN SPACE AREA	-	6.00	-
387	858.01	1319.01	Class: 15C - Public Property	CHASE AVE	TOWNSHIP OF WOODBRIDGE	0.04	-	-	-	0.04	ACCESS	-	6.00	-
388	859.02	1	Class: 15C - Public Property	AVENEL ST	TOWNSHIP OF WOODBRIDGE	0.54	-	-	-	0.54	RECREATION/OPEN SPACE AREA	-	6.00	-
389	859.03	1	Class: 15C - Public Property	HARVARD AVE	TOWNSHIP OF WOODBRIDGE	1.02	-	-	-	1.02	RECREATION/OPEN SPACE AREA	-	6.00	-
390	859.04	1	Class: 15C - Public Property	YALE AVE	TOWNSHIP OF WOODBRIDGE	0.58	-	-	-	0.58	RECREATION/OPEN SPACE AREA	-	6.00	-
391	884	228	Class: 15C - Public Property	75 ELLIOT ST	TOWNSHIP OF WOODBRIDGE	0.75	-	-	-	0.75	DEVELOPED SITE OR PART OF DEVELOPED SITE	-	6.00	-
392	908.01	10	Class: 15C - Public Property	RAHWAY AVE	TOWNSHIP OF WOODBRIDGE	15.09	1.37	-	1.37	13.72	DEVELOPED SITE OR PART OF DEVELOPED SITE	-	6.00	-
393	921.01	1	Class: 15C - Public Property	ARDMORE AVE	TOWNSHIP OF WOODBRIDGE	0.28	0.28	0.28	0.28	-		-	6.00	-
394	956	1202	Class: 15C - Public Property	MORRISEY AVE	TOWNSHIP OF WOODBRIDGE	0.11	-	0.00	0.00	0.11	DEVELOPED SITE OR PART OF DEVELOPED SITE	-	6.00	-
395	960.01	1453	Class: 15C - Public Property	43 CHESTNUT ST	TOWNSHIP OF WOODBRIDGE	0.07	-	-	-	0.07		0.07	6.00	-
396	962.01	1487	Class: 15C - Public Property	101 EDGERTON BLVD	TOWNSHIP OF WOODBRIDGE	0.11	-	0.11	0.11	-		-	6.00	-
397	962.01	1495	Class: 15C - Public Property	1489 PIPER AVE	TOWNSHIP OF WOODBRIDGE	0.86	0.28	0.86	0.86	-		-	6.00	-
398	963.01	1512	Class: 15C - Public Property	PIPER AVE	TOWNSHIP OF WOODBRIDGE	0.46	0.28	0.46	0.46	-		-	6.00	-
399	974	7	Class: 15C - Public Property	HOMESTEAD AVE	TOWNSHIP OF WOODBRIDGE	0.03	-	-	-	0.03	DEVELOPED SITE OR PART OF DEVELOPED SITE	-	6.00	-
400	983	1	Class: 15C - Public Property	371 COBB WAY	TOWNSHIP OF WOODBRIDGE	0.21	-	0.21	0.21	-		-	6.00	-
401	986	329	Class: 15C - Public Property	BLANDFORD AVE	TOWNSHIP OF WOODBRIDGE	0.05	-	0.05	0.05	-		-	6.00	-
402	1045	46.02	Class: 15C - Public Property	BERKLEY ST	TOWNSHIP OF WOODBRIDGE	0.08	-	-	-	0.08		0.08	6.00	-
403	1050.03	1	Class: 15C - Public Property	TURTLE BROOK RD	TOWNSHIP OF WOODBRIDGE	0.35	-	-	-	0.35	ELECTRICAL LINES	-	6.00	-
404	1050.04	1	Class: 15C - Public Property	WOODBIDGE CART RD	TOWNSHIP OF WOODBRIDGE	0.03	-	-	-	0.03		0.03	6.00	-
405	1050.05	2	Class: 15C - Public Property	CARTERET ST	TOWNSHIP OF WOODBRIDGE	0.41	-	-	-	0.41	RECREATION/OPEN SPACE AREA	-	6.00	-
406	1065	3	Class: 15C - Public Property	91 DAWN DR & TURNER ST	WOODBIDGE TOWNSHIP BOARD OF ED	1.15	-	0.01	0.01	1.14	DEVELOPED SITE OR PART OF DEVELOPED SITE	-	6.00	-
407	1068	1	Class: 15C - Public Property	E TAPPEN & FOURTH ST	TOWNSHIP OF WOODBRIDGE	5.15	-	4.81	4.81	0.34	RECREATION/OPEN SPACE AREA	-	6.00	-
408	1068	6	Class: 15C - Public Property	TURNER ST	TOWNSHIP OF WOODBRIDGE	0.05	-	-	-	0.05	DEVELOPED SITE OR PART OF DEVELOPED SITE	-	6.00	-
409	1073.01	1	Class: 15C - Public Property	E THIRD ST	TOWNSHIP OF WOODBRIDGE	4.26	-	2.02	2.02	2.24	RECREATION/OPEN SPACE AREA	-	6.00	-
410	1074	35	Class: 15C - Public Property	FOURTH ST	TOWNSHIP OF WOODBRIDGE	0.02	-	0.02	0.02	-		-	6.00	-
411	1077	60	Class: 15C - Public Property	35 FIRST ST	TOWNSHIP OF WOODBRIDGE	0.07	-	0.07	0.07	-		-	6.00	-
412	1079.06	1	Class: 15C - Public Property	805 PORT READING AVE	TOWNSHIP OF WOODBRIDGE	0.46	-	-	-	0.46		0.46	6.00	-
413	1	2.02	Class: 1 - Vacant Land	119 WEST POND RD	JARAN PROP LLC C/O JJ ELEK	0.99	0.06	-	0.06	0.93		0.93	18.00	3.00
414	4.1	1	Class: 1 - Vacant Land	104 LEE AVE	SOUTH PINE, LLC	0.11	-	-	-	0.11		0.11	6.00	-
415	4.27	9.01	Class: 1 - Vacant Land	105 CLYDE AVE	PAMA REALTY LLC	0.12	-	-	-	0.12	DEVELOPED SITE OR PART OF DEVELOPED SITE	-	6.00	-
416	4.27	9.02	Class: 1 - Vacant Land	103 CLYDE AVE	PAMA REALTY LLC	0.12	-	-	-	0.12	DEVELOPED SITE OR PART OF DEVELOPED SITE	-	6.00	-
417	4.27	10.01	Class: 1 - Vacant Land	99 CLYDE AVE	PAMA REALTY LLC	0.12	-	-	-	0.12		0.12	6.00	-
418	5.01	302	Class: 1 - Vacant Land	14 MAY ST	SHEVCHENKO REAL ESTATE HOLDING CO	0.11	-	-	-	0.11		0.11	6.00	-
419	5.06	152	Class: 1 - Vacant Land	78 JULIETTE ST	KURUCZ, HELEN	0.11	-	-	-	0.11		0.11	6.00	-
420	6.01	8	Class: 1 - Vacant Land	156 NEW BRUNSWICK AVE	NEELKAMAL REALTY INC	0.26	-	-	-	0.26		0.26	6.00	-
421	7.15	380	Class: 1 - Vacant Land	114 LORETTA ST	YUHAS, ROBERT & JEAN	0.09	-	-	-	0.09		0.09	6.00	-
422	7.16	20	Class: 1 - Vacant Land	75 PENNSYLVANIA AVE	DAUM, TERESA	0.05	-	-	-	0.05	DEVELOPED SITE OR PART OF DEVELOPED SITE	-	6.00	-
423	11.01	1	Class: 1 - Vacant Land	636 KING GEORGES RD	ZBOYAN, DAVID	0.14	-	-	-	0.14		0.14	6.00	-
424	12.04	15	Class: 1 - Vacant Land	51 COREY ST	ZBOYAN, DONALD & DANIEL & OSBORNE,P	0.13	-	-	-	0.13		0.13	6.00	-
425	13.01	20.01	Class: 1 - Vacant Land	39 LIBERTY ST	FIGUEROA, JEANETTE	0.36	-	-	-	0.36		0.36	6.00	-
426	14	25.12	Class: 1 - Vacant Land	49 LIBERTY ST	CHRISTOPHER,THEODORE & MARGARET	0.07	-	-	-	0.07	DEVELOPED SITE OR PART OF DEVELOPED SITE	-	6.00	-
427	15.01	12.01	Class: 1 - Vacant Land	179 LIBERTY ST	ZBOYAN, DAVID	0.14	-	-	-	0.14		0.14	6.00	-

MAP KEY	BLOCK	LOT	CLASS	LOCATION	OWNER	TOTAL AREA	WETLAND AREA	FLOOD HAZARD AREA	COMBINED TOTAL WETLAND AND FLOOD HAZARD AREA	NET AREA	NOTES/EXCLUSIONS	DEVELOP-ABLE AREA	ASSUMED DENSITY	RDP
428	17.02	348	Class: 1 - Vacant Land	57 CLUM AVE	GONYO, JOHN & JOSEPHINE B	0.09	-	-	-	0.09	DEVELOPED SITE OR PART OF DEVELOPED SITE	-	6.00	-
429	19.02	45	Class: 1 - Vacant Land	808 KING GEORGES RD	MAYER FAMILY ASSOCIATES, LP	0.35	-	-	-	0.35		0.35	6.00	-
430	19.04	47	Class: 1 - Vacant Land	482 NEW BRUNSWICK AVE	WITTMANN, JEFFREY	0.14	-	-	-	0.14	DEVELOPED SITE OR PART OF DEVELOPED SITE	-	6.00	-
431	20	11	Class: 1 - Vacant Land	51 NEW BRUNSWICK AVE	PRANG, HAROLD	2.82	-	-	-	2.82	DEVELOPED SITE OR PART OF DEVELOPED SITE	-	6.00	-
432	21.01	1.01	Class: 1 - Vacant Land	99 FLORIDA GROVE RD	PLAZA 440 INC	0.88	-	-	-	0.88	HIGHWAY INTERCHANGE	-	6.00	-
433	23.03	16	Class: 1 - Vacant Land	102-104 GLENN DR	HERNANDEZ, JOSE A	0.07	-	-	-	0.07	DEVELOPED SITE OR PART OF DEVELOPED SITE	-	6.00	-
434	24.05	17	Class: 1 - Vacant Land	52 HIGHLAND AVE	J R N CARPENTRY INC	0.11	-	-	-	0.11		0.11	6.00	-
435	24.08	31	Class: 1 - Vacant Land	9 HIGHLAND AVE	RHODES, THOMAS	0.06	-	-	-	0.06	DEVELOPED SITE OR PART OF DEVELOPED SITE	-	6.00	-
436	24.08	32	Class: 1 - Vacant Land	7 HIGHLAND AVE	RHODES, THOMAS	0.12	-	-	-	0.12	DEVELOPED SITE OR PART OF DEVELOPED SITE	-	6.00	-
437	24.08	33	Class: 1 - Vacant Land	116 SMITH ST	RHODES, THOMAS	0.12	-	-	-	0.12	DEVELOPED SITE OR PART OF DEVELOPED SITE	-	6.00	-
438	24.08	34	Class: 1 - Vacant Land	118 SMITH ST	RHODES, THOMAS A	0.11	-	-	-	0.11	DEVELOPED SITE OR PART OF DEVELOPED SITE	-	6.00	-
439	28.01	10	Class: 1 - Vacant Land	155 SMITH ST	EQUIPMENT CARE CNTRS OF KEASBEY LLC	3.15	-	3.15	3.15	-		-	6.00	-
440	29.07	1.01	Class: 1 - Vacant Land	59 GREENBROOK AVE	JAY-DAD ASSOCIATES, L L C	0.16	-	-	-	0.16		0.16	6.00	-
441	30.01	40.01	Class: 1 - Vacant Land	165 NEW BRUNSWICK AVE	DELAWARE STUART INC % PATHMARK	0.18	-	-	-	0.18		0.18	6.00	-
442	41.03	1.012	Class: 1 - Vacant Land	--	--	2.92	-	-	-	2.92	DEVELOPED SITE OR PART OF DEVELOPED SITE	-	6.00	-
443	41.03	4.01	Class: 1 - Vacant Land	100 CROWS MILL RD	CMR ASSOC/MACYS EAST TAX DEPT	0.76	-	-	-	0.76		0.76	6.00	-
444	42	14	Class: 1 - Vacant Land	267 NEW BRUNSWICK AVE	STATEWIDE HOLDINGS INC	0.07	-	-	-	0.07	DEVELOPED SITE OR PART OF DEVELOPED SITE	-	6.00	-
445	43.06	122	Class: 1 - Vacant Land	DOUGLAS ST	BLAZIER, JEFFREY A	0.06	-	-	-	0.06	DEVELOPED SITE OR PART OF DEVELOPED SITE	-	6.00	-
446	43.07	150	Class: 1 - Vacant Land	328 CROWS MILL RD	MATARANGOLO, MAGDALINE	0.06	-	-	-	0.06		0.06	6.00	-
447	44	2	Class: 1 - Vacant Land	CROWS MILL RD	CONRAIL, C/O CONSOLIDATED RAIL	0.03	-	-	-	0.03		0.03	6.00	-
448	45	2	Class: 1 - Vacant Land	CEMETERY AVE	ST STEPHENS AVE REALTY LLC	0.36	-	-	-	0.36	DEVELOPED SITE OR PART OF DEVELOPED SITE	-	6.00	-
449	47	1.012	Class: 1 - Vacant Land	--	--	4.41	-	-	-	4.41	INDUSTRIAL SITE (KEASBY REDEVELOPMENT)	-	6.00	-
450	51	2	Class: 1 - Vacant Land	CROWS MILL RD	RECYCLING TECHNOLOGY DEVELOP LLC	2.70	-	0.03	0.03	2.67	DEVELOPED SITE OR PART OF DEVELOPED SITE	-	6.00	-
451	54.02	7	Class: 1 - Vacant Land	397 NEW BRUNSWICK AVE	BENI, GERALD	0.11	-	-	-	0.11		0.11	6.00	-
452	54.02	106	Class: 1 - Vacant Land	GRACE ST	BENI, EMILY	0.06	-	-	-	0.06	DEVELOPED SITE OR PART OF DEVELOPED SITE	-	6.00	-
453	57	2	Class: 1 - Vacant Land	440 SMITH ST	NOVA PROPERTIES % NATIONAL PROP TAX	0.29	-	-	-	0.29	DEVELOPED SITE OR PART OF DEVELOPED SITE	-	6.00	-
454	57	3	Class: 1 - Vacant Land	CROWS MILL RD	NOVA PROPERTIES % NATIONAL PROP TAX	0.60	-	-	-	0.60	DEVELOPED SITE OR PART OF DEVELOPED SITE	-	6.00	-
455	57.01	1.013	Class: 1 - Vacant Land	--	--	0.96	-	-	-	0.96	DEVELOPED SITE OR PART OF DEVELOPED SITE	-	6.00	-
456	57.01	11	Class: 1 - Vacant Land	CROWS MILL RD	999 INDUSTRIAL HIGHWAY LLC	0.88	-	-	-	0.88	DEVELOPED SITE OR PART OF DEVELOPED SITE	-	6.00	-
457	59.02	209	Class: 1 - Vacant Land	7 PAUL ST	JOANNE CONSTRUCTION INC	0.11	-	-	-	0.11	DEVELOPED SITE OR PART OF DEVELOPED SITE	-	6.00	-
458	59.05	55	Class: 1 - Vacant Land	41 HORNSBY ST	CARDOSA, DUARTE & FERNANDA	0.11	-	-	-	0.11		0.11	6.00	-
459	59.06	62	Class: 1 - Vacant Land	3 LILLIAN ST	MOLNAR, EUGENE S	0.11	-	-	-	0.11		0.11	6.00	-
460	61	1.01	Class: 1 - Vacant Land	1000 RIVERSIDE DR	GREDEL PROPERTIES LLC	36.62	0.04	0.76	0.76	35.86	DEVELOPED SITE OR PART OF DEVELOPED SITE	-	6.00	-
461	74	1.04	Class: 1 - Vacant Land	CLEARVIEW RD (REAR)	FEDERAL BUSINESS CENTERS INC	0.44	-	-	-	0.44		0.44	6.00	-
462	74.01	1.02	Class: 1 - Vacant Land	CLEARVIEW RD	R H MACY-EDWOOD PROPS/FED DEPT ST	4.49	-	-	-	4.49	DEVELOPED SITE OR PART OF DEVELOPED SITE	-	6.00	-
463	74.01	1.03	Class: 1 - Vacant Land	CLEARVIEW RD	FROMKIN, SAMUEL	0.40	-	-	-	0.40		0.40	6.00	-
464	75.01	1.01	Class: 1 - Vacant Land	15 CROWS MILL RD	R MCLAUGHLIN ENTERPRISES INC	0.16	0.00	0.16	0.16	-		-	6.00	-
465	76	1.021	Class: 1 - Vacant Land	--	--	25.92	0.61	19.69	19.69	6.23	INDUSTRIAL SITE	-	6.00	-
466	89.01	2	Class: 1 - Vacant Land	CROWS MILL RD	GREDEL PROPERTIES LLCE	0.38	0.38	0.38	0.38	-		-	6.00	-
467	93	100.01	Class: 1 - Vacant Land	RIVERSIDE DR	EPEC POLYMERS, INC	147.30	87.06	141.70	141.70	5.60	INDUSTRIAL SITE	-	6.00	-
468	93	100.02	Class: 1 - Vacant Land	RIVERSIDE DR	CPV SHORE URBAN RENEWAL LLC	27.69	0.16	22.85	22.86	4.83	DEVELOPED SITE OR PART OF DEVELOPED SITE	-	6.00	-
469	95	10.02	Class: 1 - Vacant Land	RIVERSIDE DR (REAR)	ASHLAND OIL & REFINING CO TAX DEPT	5.06	0.24	3.27	3.27	1.79	INDUSTRIAL SITE	-	6.00	-
470	114	1	Class: 1 - Vacant Land	RIVERSIDE DR	FEDERAL BUSINESS CENTERS INC	24.61	15.18	24.61	24.61	-		-	6.00	-
471	114	2	Class: 1 - Vacant Land	5000 RIVERSIDE DR	FEDERAL BUSINESS CENTERS INC	51.91	11.79	36.36	36.36	15.55	DEVELOPED SITE OR PART OF DEVELOPED SITE	-	6.00	-
472	114	3	Class: 1 - Vacant Land	RIVERSIDE DR	FEDERAL BUSINESS CENTERS INC	145.10	115.10	143.40	144.20	0.90	DEVELOPED SITE OR PART OF DEVELOPED SITE	-	6.00	-
473	134	8.01	Class: 1 - Vacant Land	PERSHING AVE	FEDERAL BUSINESS CENTERS INC	0.72	0.00	0.72	0.72	-		-	6.00	-
474	135	3	Class: 1 - Vacant Land	861 KING GEORGES RD	PRANG, EARL & CAROL	0.15	-	-	-	0.15		0.15	6.00	-
475	137.03	196	Class: 1 - Vacant Land	57 MAPLE AVE	KERIMBAYEV, PAVEL & KERIMBAYEVA, N	0.11	-	-	-	0.11	DEVELOPED SITE OR PART OF DEVELOPED SITE	-	6.00	-
476	138.02	77.01	Class: 1 - Vacant Land	29 HOLLISTER PL	SWIDERSKI, JOSEPH	0.15	-	-	-	0.15	DEVELOPED SITE OR PART OF DEVELOPED SITE	-	6.00	-
477	138.04	59.03	Class: 1 - Vacant Land	S RIDGEDALE PL	NURJA, NAIM & VERA	0.07	-	-	-	0.07		0.07	6.00	-
478	138.05	46	Class: 1 - Vacant Land	115 FORD AVE	51 HOLLY ROAD ASSOCIATES LLC	0.16	-	-	-	0.16	DEVELOPED SITE OR PART OF DEVELOPED SITE	-	6.00	-
479	163	526	Class: 1 - Vacant Land	WALNUT ST	BARRUETO, CIRILO & MARIA	0.10	-	-	-	0.10	DEVELOPED SITE OR PART OF DEVELOPED SITE	-	6.00	-
480	175.05	201.01	Class: 1 - Vacant Land	PITMAN AVE	OVERGAARD, ARTHUR	0.04	-	-	-	0.04		0.04	6.00	-
481	175.07	254.02	Class: 1 - Vacant Land	130 BEECH ST	SOUTH PINE, LLC	0.26	-	-	-	0.26		0.26	6.00	-
482	175.08	243.05	Class: 1 - Vacant Land	190 SUMMIT AVE	SOUTH PINE LLC	0.17	-	-	-	0.17		0.17	6.00	-
483	175.08	244.01	Class: 1 - Vacant Land	196 SUMMIT AVE	RINGSHIA, HARISH L & SAROJ H	0.26	-	-	-	0.26	DEVELOPED SITE OR PART OF DEVELOPED SITE	-	6.00	-
484	176.02	33.01	Class: 1 - Vacant Land	800 MAIN ST	WOODBIDGE MAIN LLC	0.16	-	-	-	0.16	DEVELOPED SITE OR PART OF DEVELOPED SITE	-	6.00	-
485	189	76.01	Class: 1 - Vacant Land	641 MAIN ST	BAIO, THOMAS	0.29	-	-	-	0.29		0.29	6.00	-
486	196.01	10.01	Class: 1 - Vacant Land	MAIN ST	AMERADA HESS CORPORATION	5.98	-	-	-	5.98	DEVELOPED SITE OR PART OF DEVELOPED SITE	-	6.00	-
487	202.01	10	Class: 1 - Vacant Land	--	--	0.29	-	-	-	0.29	DEVELOPED SITE OR PART OF DEVELOPED SITE	-	6.00	-
488	203	1.02	Class: 1 - Vacant Land	360 US HIGHWAY 9 N	USALC INC	0.40	-	-	-	0.40		0.40	6.00	-
489	205	1.06	Class: 1 - Vacant Land	INTERIOR	900 ROUTE 9 NORTH LLC	0.31	-	-	-	0.31	ACCESS	-	6.00	-
490	227	2.07	Class: 1 - Vacant Land	673 FLORIDA GROVE RD	KOSTU, JOHN T	0.06	-	-	-	0.06	DEVELOPED SITE OR PART OF DEVELOPED SITE	-	6.00	-
491	238.01	3.03	Class: 1 - Vacant Land	345 MAIN ST	AMERICAN RENAL ASSOC % M DUBROWSKI	0.80	-	-	-	0.80	DEVELOPED SITE OR PART OF DEVELOPED SITE	-	6.00	-
492	243	2.02	Class: 1 - Vacant Land	105 REGENCY PL UNIT 105	PARKVIEW CROSSINGS	2.59	-	-	-	2.59	DEVELOPED SITE OR PART OF DEVELOPED SITE	-	6.00	-

MAP KEY	BLOCK	LOT	CLASS	LOCATION	OWNER	TOTAL AREA	WETLAND AREA	FLOOD HAZARD AREA	COMBINED TOTAL WETLAND AND FLOOD HAZARD AREA	NET AREA	NOTES/EXCLUSIONS	DEVELOP-ABLE AREA	ASSUMED DENSITY	RDP
493	244	26	Class: 1 - Vacant Land	ST JAMES AVE	LA PENTA, DOMINICK	0.11	-	-	-	0.11	DEVELOPED SITE OR PART OF DEVELOPED SITE	-	6.00	-
494	252	100	Class: 1 - Vacant Land	101-1340 CRICKET LN	WYNDMOOR AT WOODBRIDGE ASSOC	22.34	0.06	0.18	0.24	22.10	DEVELOPED SITE OR PART OF DEVELOPED SITE	-	6.00	-
495	253	13	Class: 1 - Vacant Land	CONVERY BLVD	E L K H ASSOC LIMITED PARTNERSHIP	1.28	-	0.50	0.50	0.78		0.78	6.00	-
496	253.01	2	Class: 1 - Vacant Land	AMBOY AVE	WITCO CHEMICAL CORP	0.28	-	0.13	0.13	0.15	RIGHT-OF-WAY	-	6.00	-
497	280.01	11	Class: 1 - Vacant Land	--	--	6.72	0.02	-	0.02	6.70	DEVELOPED SITE OR PART OF DEVELOPED SITE	-	6.00	-
498	280.01	11	Class: 1 - Vacant Land	--	--	0.22	-	-	-	0.22	DEVELOPED SITE OR PART OF DEVELOPED SITE	-	6.00	-
499	280.01	11	Class: 1 - Vacant Land	--	--	0.22	-	-	-	0.22	DEVELOPED SITE OR PART OF DEVELOPED SITE	-	6.00	-
500	280.02	1	Class: 1 - Vacant Land	GREEN ST	500 GREEN STREET ASSOC LLC-C/O KSD	0.58	-	-	-	0.58	DEVELOPED SITE OR PART OF DEVELOPED SITE	-	6.00	-
501	280.02	3	Class: 1 - Vacant Land	GREEN ST	500 GREEN STREET ASSOC LLC-C/O KSD	0.31	-	-	-	0.31		0.31	6.00	-
502	284	1.02	Class: 1 - Vacant Land	212 MAIN ST	216 MAIN STREET WOODBRIDGE LLC	0.14	-	0.10	0.10	0.04	RIGHT-OF-WAY	-	6.00	-
503	286	1.012	Class: 1 - Vacant Land	--	--	0.34	-	0.11	0.11	0.23		0.23	6.00	-
504	288.01	4	Class: 1 - Vacant Land	--	--	0.67	0.13	0.61	0.64	0.03	DEVELOPED SITE OR PART OF DEVELOPED SITE	-	6.00	-
505	290.04	3	Class: 1 - Vacant Land	186 METUCHEN AVE	MAHABIR, HARRYAL & NAGASSAR	0.10	-	-	-	0.10	DEVELOPED SITE OR PART OF DEVELOPED SITE	-	6.00	-
506	297	2.01	Class: 1 - Vacant Land	1-146 HIGHVIEW DR	HIGHVIEW MANOR CONDO ASSOC	11.79	-	-	-	11.79	DEVELOPED SITE OR PART OF DEVELOPED SITE	-	6.00	-
507	297	2.02	Class: 1 - Vacant Land	WOODBRIDGE CENTER DR	WOODBRIDGE TERRACE ASSOCIATES	2.08	-	-	-	2.08	DEVELOPED SITE OR PART OF DEVELOPED SITE; ACCESS	-	6.00	-
508	299	1.02	Class: 1 - Vacant Land	101-1209 MAPLE HILL DR	MAPLE HILL CONDO OWNERS ASSOC	9.01	-	-	-	9.01	DEVELOPED SITE OR PART OF DEVELOPED SITE	-	6.00	-
509	299	1.03	Class: 1 - Vacant Land	BEVERLY HILLS TERRACE	BEVERLY HILLS CONDO ASSOC	8.25	-	-	-	8.25	DEVELOPED SITE OR PART OF DEVELOPED SITE	-	6.00	-
510	300.01	1	Class: 1 - Vacant Land	114-177 HOWELL AVE	OAKWOOD VILL CONDO ASSOC/M HERSH	6.36	-	-	-	6.36	DEVELOPED SITE OR PART OF DEVELOPED SITE	-	6.00	-
511	301	100	Class: 1 - Vacant Land	101-820 SHARON CT	SHARON GARDENS/IMPAC	7.93	-	-	-	7.93	DEVELOPED SITE OR PART OF DEVELOPED SITE	-	6.00	-
512	303	1.01	Class: 1 - Vacant Land	420 MAIN ST	CLOVERLEAF ASSOC LLC	0.96	-	-	-	0.96	DEVELOPED SITE OR PART OF DEVELOPED SITE	-	6.00	-
513	303	3.01	Class: 1 - Vacant Land	MAIN ST	CLOVERLEAF ASSOC LLC	0.19	-	-	-	0.19	DEVELOPED SITE OR PART OF DEVELOPED SITE	-	6.00	-
514	309	1.02	Class: 1 - Vacant Land	1-59 HERITAGE LANE	HEATHER MANOR/NEW VISIONS MTG GRP	2.64	-	-	-	2.64	DEVELOPED SITE OR PART OF DEVELOPED SITE	-	6.00	-
515	309.14	1.01	Class: 1 - Vacant Land	201-412 NEWPORT CT	HEATHER VILLAGE CONDO ASSOC	1.27	-	-	-	1.27	DEVELOPED SITE OR PART OF DEVELOPED SITE	-	6.00	-
516	315.031	72	Class: 1 - Vacant Land	--	--	0.26	-	-	-	0.26		0.26	6.00	-
517	315.071	61.01	Class: 1 - Vacant Land	--	--	0.17	-	-	-	0.17	DEVELOPED SITE OR PART OF DEVELOPED SITE	-	6.00	-
518	326	4	Class: 1 - Vacant Land	FORD AVE	PUBLIC SERVICE ELECTRIC & GAS CO	0.44	-	-	-	0.44	ELECTRICAL LINES	-	6.00	-
519	326	5	Class: 1 - Vacant Land	FORD AVE	ELIZ & TRENTON SHORT LINE C/O P S	0.24	-	-	-	0.24	HIGHWAY INTERCHANGE	-	6.00	-
520	326	7	Class: 1 - Vacant Land	US HIGHWAY 1	PUBLIC SERVICE ELECTRIC & GAS CO	0.08	-	-	-	0.08	HIGHWAY INTERCHANGE	-	6.00	-
521	341.01	1	Class: 1 - Vacant Land	S OAK AVE	PUBLIC SERVICE ELECTRIC & GAS CO	1.23	-	-	-	1.23	ELECTRICAL LINES	-	6.00	-
522	341.01	1.02	Class: 1 - Vacant Land	S OAK AVE	ELIZ & TRENTON SHORT % P.S.E.&G.	1.01	-	-	-	1.01	ELECTRICAL LINES	-	6.00	-
523	341.01	6.01	Class: 1 - Vacant Land	S OAK AVE	MENLO PARK PLAZA INC	0.09	-	-	-	0.09	DEVELOPED SITE OR PART OF DEVELOPED SITE; ACCESS	-	6.00	-
524	350	3	Class: 1 - Vacant Land	INTERIOR	MARGATE TENANTS CORP/M GORENSTEIN	1.85	-	-	-	1.85	DEVELOPED SITE OR PART OF DEVELOPED SITE	-	6.00	-
525	351.07	86	Class: 1 - Vacant Land	116 MASON ST	SAGAD, ANTONIO & MILDRED	0.09	-	-	-	0.09		0.09	6.00	-
526	351.11	34	Class: 1 - Vacant Land	OAK AVE N TO FORD AVE	ELIZ & TRENTON SHORT C/O PSE&G	3.81	-	-	-	3.81	ELECTRICAL LINES	-	6.00	-
527	354.01	1	Class: 1 - Vacant Land	FORD AVE	MIDDLESEX WATER CO	1.69	1.05	-	1.05	0.64		0.64	6.00	-
528	356	2.03	Class: 1 - Vacant Land	MIDDLESEX-ESSEX TPK	METROPARK WOOD AVE LLC C/O SJP PROP	8.71	0.14	7.11	7.11	1.61	DEVELOPED SITE OR PART OF DEVELOPED SITE	-	6.00	-
529	356.02	12	Class: 1 - Vacant Land	--	--	7.55	0.18	0.23	0.25	7.30	DEVELOPED SITE OR PART OF DEVELOPED SITE	-	6.00	-
530	356.02	12	Class: 1 - Vacant Land	--	--	7.74	0.10	-	0.10	7.64	DEVELOPED SITE OR PART OF DEVELOPED SITE	-	6.00	-
531	356.02	12	Class: 1 - Vacant Land	--	--	8.13	1.39	1.46	1.49	6.64	DEVELOPED SITE OR PART OF DEVELOPED SITE	-	6.00	-
532	356.02	14	Class: 1 - Vacant Land	WOOD AVE S	TORANCO ASSOCS,LLC % A TORSIELLO	0.55	-	0.33	0.33	0.21	DEVELOPED SITE OR PART OF DEVELOPED SITE	-	6.00	-
533	359	2.02	Class: 1 - Vacant Land	INTERIOR	CONRAIL, C/O CONSOLIDATED RAIL	0.24	-	-	-	0.24	DEVELOPED SITE OR PART OF DEVELOPED SITE	-	6.00	-
534	359.01	100	Class: 1 - Vacant Land	324 GILLS LANE	HARROWSGATE CONDO ASSOC % NEW VISTA	1.74	-	-	-	1.74	DEVELOPED SITE OR PART OF DEVELOPED SITE	-	6.00	-
535	359.02	100	Class: 1 - Vacant Land	323 GILLS LANE	HARROWSGATE CONDO C/O NEW VISTAS CO	4.59	0.00	-	0.00	4.58	DEVELOPED SITE OR PART OF DEVELOPED SITE	-	6.00	-
536	362	22	Class: 1 - Vacant Land	14 REILLY CT	KUHN, ELISE L	0.10	-	-	-	0.10		0.10	6.00	-
537	367.01	1.01	Class: 1 - Vacant Land	US HIGHWAY 1	PUBLIC SERVICE ELECTRIC & GAS CO	1.17	-	-	-	1.17	ELECTRICAL LINES	-	6.00	-
538	368.01	1.01	Class: 1 - Vacant Land	METUCHEN AVE	PUBLIC SERVICE ELECTRIC & GAS CO	3.40	-	-	-	3.40	ELECTRICAL LINES	-	6.00	-
539	368.01	2.01	Class: 1 - Vacant Land	US HIGHWAY 1	ELIZ & TRENTON SHORT LINE %P S	4.65	-	-	-	4.65	ELECTRICAL LINES	-	6.00	-
540	369	100.01	Class: 1 - Vacant Land	US HIGHWAY 1 S & GILL LN	PHILLIPS 66 COMPANY	1.00	-	-	-	1.00	HIGHWAY INTERCHANGE	-	6.00	-
541	369	100.03	Class: 1 - Vacant Land	101-2212 WOODBRIDGE CMMNS	AVITT MGT/WOODBRIDGE CMMNS CONDOS	15.35	-	-	-	15.35	DEVELOPED SITE OR PART OF DEVELOPED SITE	-	6.00	-
542	370	2.01	Class: 1 - Vacant Land	GILLS LN	PUBLIC SERVICE ELECTRIC & GAS CO	2.22	-	-	-	2.22	ELECTRICAL LINES	-	6.00	-
543	371.01	2.02	Class: 1 - Vacant Land	INTERIOR	CONRAIL, C/O CONSOLIDATED RAIL	1.41	-	-	-	1.41	RIGHT-OF-WAY	-	6.00	-
544	373.05	27	Class: 1 - Vacant Land	111 RIDGELEY AVE	COOK, MADELINE	0.12	-	-	-	0.12		0.12	6.00	-
545	373.14	9	Class: 1 - Vacant Land	1141 GREEN ST	MC SHAH PROPERTIES LLC	0.06	-	0.01	0.01	0.05	DEVELOPED SITE OR PART OF DEVELOPED SITE	-	6.00	-
546	374	100	Class: 1 - Vacant Land	55 GILLS LANE	BROOKSIDE AT ISELIN/PYRAMID MGT	2.81	-	2.81	2.81	-	DEVELOPED SITE OR PART OF DEVELOPED SITE	-	6.00	-
547	375.01	9	Class: 1 - Vacant Land	26 N JULIET ST	KAUR, PARAMJEET	0.34	-	-	-	0.34	DEVELOPED SITE OR PART OF DEVELOPED SITE	-	6.00	-
548	375.01	14	Class: 1 - Vacant Land	42 N JULIET ST	GANUS PROPERTIES LLC	0.17	-	0.08	0.08	0.09	DEVELOPED SITE OR PART OF DEVELOPED SITE	-	6.00	-
549	375.02	6.01	Class: 1 - Vacant Land	65 N JULIET ST	LEE PROPERTY SERVICES LLC	0.22	-	0.01	0.01	0.20	DEVELOPED SITE OR PART OF DEVELOPED SITE	-	6.00	-
550	377.04	10.01	Class: 1 - Vacant Land	897 GREEN ST	I.F.P.T.E. LOCAL 196	0.12	-	-	-	0.12		0.12	6.00	-
551	380	21.01	Class: 1 - Vacant Land	101-1912 GREEN HOLLOW DR	GREEN HOLLOW CONDO/MARTINELLI MGT	10.47	0.03	-	0.03	10.44	DEVELOPED SITE OR PART OF DEVELOPED SITE	-	6.00	-
552	381	1.03	Class: 1 - Vacant Land	785 GREEN ST	GEORGIAN ARMS LLC C/O GOLDBERG	1.99	-	-	-	1.99	DEVELOPED SITE OR PART OF DEVELOPED SITE	-	6.00	-
553	383.06	30	Class: 1 - Vacant Land	GREEN ST	H&N ENTERPRISES LLC	0.12	-	-	-	0.12	DEVELOPED SITE OR PART OF DEVELOPED SITE	-	6.00	-
554	384	3	Class: 1 - Vacant Land	GILLS LN	PUBLIC SERVICE ELECTRIC & GAS CO	2.91	-	-	-	2.91	ELECTRICAL LINES	-	6.00	-
555	384	4.01	Class: 1 - Vacant Land	WOODBRIDGE CTR DR	PUBLIC SERVICE ELECTRIC & GAS CO	4.28	-	-	-	4.28	ELECTRICAL LINES	-	6.00	-
556	385	2	Class: 1 - Vacant Land	GREEN ST	PUBLIC SERVICE ELECTRIC & GAS CO	3.15	-	-	-	3.15	DEVELOPED SITE OR PART OF DEVELOPED SITE	-	6.00	-
557	385	3	Class: 1 - Vacant Land	GREEN ST	ELIZ & TRENTON SHORT LINE % P S	2.84	-	-	-	2.84	DEVELOPED SITE OR PART OF DEVELOPED SITE	-	6.00	-

MAP KEY	BLOCK	LOT	CLASS	LOCATION	OWNER	TOTAL AREA	WETLAND AREA	FLOOD HAZARD AREA	COMBINED TOTAL WETLAND AND FLOOD HAZARD AREA	NET AREA	NOTES/EXCLUSIONS	DEVELOP-ABLE AREA	ASSUMED DENSITY	RDP
558	385.04	6	Class: 1 - Vacant Land	HUBER AVE	DOWEL WOODBRIDGE % LRM, LLC	0.39	-	-	-	0.39	DEVELOPED SITE OR PART OF DEVELOPED SITE	-	6.00	-
559	385.05	1	Class: 1 - Vacant Land	FRANKLIN ST	MAGLIONE, MICHAEL & VINCENT ETAL	0.24	-	-	-	0.24		0.24	6.00	-
560	386.04	36	Class: 1 - Vacant Land	--	--	0.40	-	-	-	0.40	DEVELOPED SITE OR PART OF DEVELOPED SITE	-	6.00	-
561	387.01	12.03	Class: 1 - Vacant Land	20 S CLIFF RD	TISEO CONSTRUCTION INC	0.15	-	-	-	0.15		0.15	6.00	-
562	391.02	120	Class: 1 - Vacant Land	44 CHAIN O HILLS RD	RAM,BALWINDER & SINGH, RAJKUMAR	0.61	-	0.02	0.02	0.60		0.60	6.00	-
563	392.02	17	Class: 1 - Vacant Land	209 BLOOMFIELD AVE	EMME, MARK A	0.17	-	-	-	0.17		0.17	6.00	-
564	393	3.01	Class: 1 - Vacant Land	1017 ST GEORGES AVE	GREENWOOD PLAZA INC	0.22	-	-	-	0.22	DEVELOPED SITE OR PART OF DEVELOPED SITE	-	6.00	-
565	396.03	7	Class: 1 - Vacant Land	--	--	0.29	-	-	-	0.29	DEVELOPED SITE OR PART OF DEVELOPED SITE	-	6.00	-
566	396.28	1.02	Class: 1 - Vacant Land	ST GEORGES AVE	ELIZABETHTOWN CONS GAS CO	0.09	-	-	-	0.09	DEVELOPED SITE OR PART OF DEVELOPED SITE	-	6.00	-
567	398.01	5	Class: 1 - Vacant Land	940 GREEN ST	YANAMANDRA, SAVITRI	0.16	-	-	-	0.16		0.16	6.00	-
568	403.03	10.01	Class: 1 - Vacant Land	MONTAGUE AVE	589 CENTRAL AVE ASSOC LLC%MANDELBAU	0.84	-	-	-	0.84	PARKING AREA	-	6.00	-
569	403.07	10.24	Class: 1 - Vacant Land	901-916 MONTAGUE AVE	BOBBI JEAN VILLAGE CONDO ASSOC	0.62	-	-	-	0.62	DEVELOPED SITE OR PART OF DEVELOPED SITE	-	6.00	-
570	403.07	20	Class: 1 - Vacant Land	101 JULIUS ST	RAB DEVELOPMENT GROUP LLC	0.11	-	-	-	0.11		0.11	6.00	-
571	403.08	23	Class: 1 - Vacant Land	835 US HIGHWAY 1 N	DAPPER, GEORGE,EVELYN & MARILYN	0.46	-	-	-	0.46	DEVELOPED SITE OR PART OF DEVELOPED SITE	-	6.00	-
572	404.1	1	Class: 1 - Vacant Land	SHORT ST	WOODBIDGE TOWNSHIP	0.13	-	-	-	0.13		0.13	6.00	-
573	404.1	14	Class: 1 - Vacant Land	REGINA ST	ESPADA, ABRAHAM A & NEREIDA A	0.11	-	-	-	0.11		0.11	6.00	-
574	404.12	10	Class: 1 - Vacant Land	US HIGHWAY 9	3 M REALTY LLC	0.42	-	-	-	0.42		0.42	6.00	-
575	404.12	27.02	Class: 1 - Vacant Land	E JULIUS ST	WASKEWICH, CHRISTOPHER & H L THUONG	0.17	-	-	-	0.17		0.17	6.00	-
576	404.28	1.01	Class: 1 - Vacant Land	US HIGHWAY 9	PUBLIC SERVICE ELECTRIC & GAS CO	7.29	3.63	-	3.63	3.66	ELECTRICAL LINES	-	6.00	-
577	404.28	1.05	Class: 1 - Vacant Land	101-312 MICHAEL CT	CENTER VILLAGE CONDO ASSOC	1.82	-	-	-	1.82	DEVELOPED SITE OR PART OF DEVELOPED SITE	-	6.00	-
578	404.282	1.04	Class: 1 - Vacant Land	ROUTE 35	ELIZ & TRENTON SHORT LINE	1.19	-	-	-	1.19	ELECTRICAL LINES	-	6.00	-
579	406.05	15	Class: 1 - Vacant Land	111 ALWAT ST	HAPSTAK, KEVIN	0.11	-	-	-	0.11		0.11	6.00	-
580	407.01	2	Class: 1 - Vacant Land	374 GREEN ST	374 GREEN ST LLC	0.46	-	-	-	0.46		0.46	6.00	-
581	408	1.01	Class: 1 - Vacant Land	ASPEN MANOR	ASPEN MANOR CONDO ASSOC	15.00	0.00	-	0.00	15.00	DEVELOPED SITE OR PART OF DEVELOPED SITE	-	6.00	-
582	409.02	81.02	Class: 1 - Vacant Land	215 CAMPBELL ST	TISEO CONSTRUCTION INC	0.09	-	-	-	0.09	DEVELOPED SITE OR PART OF DEVELOPED SITE	-	6.00	-
583	409.05	227	Class: 1 - Vacant Land	CHURCH ST	PESCE, VICTORIA	0.09	-	-	-	0.09		0.09	6.00	-
584	409.05	231	Class: 1 - Vacant Land	CHURCH ST	PESCE, VICTORIA	0.09	-	-	-	0.09		0.09	6.00	-
585	409.07	273.01	Class: 1 - Vacant Land	274 GROVE AVE	TONY & SONS BUILDERS LLC	0.16	-	-	-	0.16	DEVELOPED SITE OR PART OF DEVELOPED SITE	-	6.00	-
586	409.12	460	Class: 1 - Vacant Land	310 CAMPBELL ST	TONY & SONS BUILDERS, LLC	0.18	-	-	-	0.18		0.18	6.00	-
587	411.06	167	Class: 1 - Vacant Land	512 FRANCIS AVE	PATTEN, THOMAS & WENDY	0.06	-	-	-	0.06		0.06	6.00	-
588	413.01	16.01	Class: 1 - Vacant Land	16 W HILL RD	MELI, LAWRENCE & MELANIE	0.19	-	-	-	0.19		0.19	6.00	-
589	413.02	7	Class: 1 - Vacant Land	135 DOVER RD	SINGH, GURMUKH & KAUR, SUKHWINDER	0.26	-	-	-	0.26	DEVELOPED SITE OR PART OF DEVELOPED SITE	-	6.00	-
590	413.04	61.05	Class: 1 - Vacant Land	11 W HILL RD	DUNN, KENNETH A & PATRICIA	0.08	-	-	-	0.08		0.08	6.00	-
591	413.05	2.012	Class: 1 - Vacant Land	--	--	0.13	-	-	-	0.13		0.13	6.00	-
592	413.05	5.06	Class: 1 - Vacant Land	52 W CLIFF RD	LAPORTA BUILDERS INC	0.16	-	-	-	0.16		0.16	6.00	-
593	413.07	44	Class: 1 - Vacant Land	33 WILDWOOD PL	HRATKO, NORMA R	0.28	-	-	-	0.28		0.28	6.00	-
594	413.08	68.02	Class: 1 - Vacant Land	114 S HILL RD	JAYAWARDANA, ARAVINDA	0.19	-	-	-	0.19	DEVELOPED SITE OR PART OF DEVELOPED SITE	-	6.00	-
595	419	1.01	Class: 1 - Vacant Land	LONG HILL RD REAR	HUMPHREYS, LORI JUNE NEMETH	5.19	3.38	5.06	5.14	0.05	RECREATION/OPEN SPACE AREA	-	6.00	-
596	421.06	25.03	Class: 1 - Vacant Land	1341 ST GEORGES AVE	KUNAL INVESTMENTS, LLC	0.06	-	-	-	0.06		0.06	6.00	-
597	432.11	1.01	Class: 1 - Vacant Land	116 GRAND ST	116 GRAND STREET LLC	1.07	-	-	-	1.07	DEVELOPED SITE OR PART OF DEVELOPED SITE	-	6.00	-
598	432.11	47	Class: 1 - Vacant Land	72 GRAND ST	KNOCK ON WOOD LLC	0.11	-	-	-	0.11	DEVELOPED SITE OR PART OF DEVELOPED SITE	-	6.00	-
599	432.11	51	Class: 1 - Vacant Land	68 GRAND ST	KNOCK ON WOOD LLC	0.11	-	-	-	0.11		0.11	6.00	-
600	432.14	36	Class: 1 - Vacant Land	81 GRAND ST	1188 GREEN STREET LLC	0.06	-	-	-	0.06		0.06	6.00	-
601	433	6	Class: 1 - Vacant Land	MIDDLESEX ESSEX TPK	NOLL, JEFFREY	0.39	-	-	-	0.39	DEVELOPED SITE OR PART OF DEVELOPED SITE	-	6.00	-
602	435.02	10	Class: 1 - Vacant Land	2 HOLLY RD	SYDLO, ALLAN B-TRUSTEE M SYDLO TR	0.31	-	-	-	0.31		0.31	6.00	-
603	435.06	13.02	Class: 1 - Vacant Land	MAGNOLIA RD	NAYAR, CHETAN & RAHUL	0.25	-	-	-	0.25		0.25	6.00	-
604	435.07	15	Class: 1 - Vacant Land	39 S WALNUT AVE	KATORA, KIRK F & SCOTT F	0.23	-	-	-	0.23		0.23	6.00	-
605	435.1	11	Class: 1 - Vacant Land	4 WOOD AVE	WOOD AVE REALTY LLC	0.79	-	0.10	0.10	0.69		0.69	6.00	-
606	435.1	13	Class: 1 - Vacant Land	10 N OAK AVE	ROBBINS, SHEILA	0.19	-	-	-	0.19		0.19	6.00	-
607	436	1.02	Class: 1 - Vacant Land	1477 OAK TREE RD	1477 OAK TREE ASSOCIATES, LLC	0.60	-	-	-	0.60		0.60	6.00	-
608	437.03	20	Class: 1 - Vacant Land	1331 OAK TREE RD	THREE STARS, INC	0.04	-	-	-	0.04	DEVELOPED SITE OR PART OF DEVELOPED SITE	-	6.00	-
609	437.05	12	Class: 1 - Vacant Land	74 HARDING AVE	MANDA, RAMA MOHANA & VENKATA NAGA	0.14	-	-	-	0.14	DEVELOPED SITE OR PART OF DEVELOPED SITE	-	6.00	-
610	437.06	4.02	Class: 1 - Vacant Land	72 BIRD AVE	SCHEIN, GARY J & JUDITH A	0.13	-	-	-	0.13		0.13	6.00	-
611	437.06	7	Class: 1 - Vacant Land	68 BIRD AVE	ZUMA HOMES LLC	0.18	-	-	-	0.18	DEVELOPED SITE OR PART OF DEVELOPED SITE	-	6.00	-
612	437.06	43	Class: 1 - Vacant Land	85 HARDING AVE	SCHEIN, GARY J	0.14	-	-	-	0.14	DEVELOPED SITE OR PART OF DEVELOPED SITE	-	6.00	-
613	440.02	2	Class: 1 - Vacant Land	1554 OAK TREE RD	AYOUBI, BAREAH	0.13	-	-	-	0.13	DEVELOPED SITE OR PART OF DEVELOPED SITE	-	6.00	-
614	442.08	2	Class: 1 - Vacant Land	119 DIAZ ST	PATEL, CHIRAG	0.16	-	-	-	0.16	DEVELOPED SITE OR PART OF DEVELOPED SITE	-	6.00	-
615	442.08	5.01	Class: 1 - Vacant Land	89 WILSON AVE	KNOCK ON WOOD LLC	0.15	-	-	-	0.15	DEVELOPED SITE OR PART OF DEVELOPED SITE	-	6.00	-
616	442.16	5	Class: 1 - Vacant Land	81 LA GUARDIA AVE	SHARDA'S PLAZA, INC	0.09	-	-	-	0.09	DEVELOPED SITE OR PART OF DEVELOPED SITE	-	6.00	-
617	443.03	3	Class: 1 - Vacant Land	34 DIAZ ST	KHOKHER, GURDIP KAUR	0.08	-	-	-	0.08	DEVELOPED SITE OR PART OF DEVELOPED SITE	-	6.00	-
618	445.01	32.01	Class: 1 - Vacant Land	1350 OAK TREE RD	SARDAR PATEL PLAZA, LLC	0.07	-	-	-	0.07	DEVELOPED SITE OR PART OF DEVELOPED SITE	-	6.00	-
619	446.02	27	Class: 1 - Vacant Land	28 MARCONI AVE	MEHTA, DILIP & PAREKH, RAHESH	0.14	-	-	-	0.14		0.14	6.00	-
620	448.04	170	Class: 1 - Vacant Land	30 WRIGHT ST	PATEL, RAHUL & NIRALI	0.14	-	-	-	0.14	DEVELOPED SITE OR PART OF DEVELOPED SITE	-	6.00	-
621	448.06	293.01	Class: 1 - Vacant Land	76 KENNEDY ST	THAKKAR, AMISH & KARISHMA A	0.11	-	-	-	0.11		0.11	6.00	-
622	448.06	296.01	Class: 1 - Vacant Land	66 KENNEDY ST	KNOCK ON WOOD LLC	0.11	-	-	-	0.11	DEVELOPED SITE OR PART OF DEVELOPED SITE	-	6.00	-

MAP KEY	BLOCK	LOT	CLASS	LOCATION	OWNER	TOTAL AREA	WETLAND AREA	FLOOD HAZARD AREA	COMBINED TOTAL WETLAND AND FLOOD HAZARD AREA	NET AREA	NOTES/EXCLUSIONS	DEVELOP-ABLE AREA	ASSUMED DENSITY	RDP
623	448.06	298.01	Class: 1 - Vacant Land	64 KENNEDY ST	KNOCK ON WOOD LLC	0.11	-	-	-	0.11	DEVELOPED SITE OR PART OF DEVELOPED SITE	-	6.00	-
624	448.06	306	Class: 1 - Vacant Land	--	--	0.23	-	-	-	0.23	DEVELOPED SITE OR PART OF DEVELOPED SITE	-	6.00	-
625	448.11	530	Class: 1 - Vacant Land	HEADLEY PL	JOAO, MARIA	0.09	-	-	-	0.09		0.09	6.00	-
626	448.14	878	Class: 1 - Vacant Land	224 AUTH AVE	BELCHEFF, DORA & MARK	0.16	-	-	-	0.16		0.16	6.00	-
627	448.23	1610	Class: 1 - Vacant Land	528 LINCOLN HWY	CICCONE, ANTHONY JR & DONNA	0.06	-	-	-	0.06	DEVELOPED SITE OR PART OF DEVELOPED SITE; ACCESS	-	6.00	-
628	448.23	1612	Class: 1 - Vacant Land	542 LINCOLN HWY	CICCONE, ANTHONY JR & DONNA	0.26	-	-	-	0.26	DEVELOPED SITE OR PART OF DEVELOPED SITE	-	6.00	-
629	448.23	1661	Class: 1 - Vacant Land	LINCOLN HWY	ERBESH, MORRIS C/O INTERCITY TIRE	0.02	-	-	-	0.02	RIGHT-OF-WAY	-	6.00	-
630	449.01	1402	Class: 1 - Vacant Land	190 DOW AVE	CROWLEY, FRANCIS J	0.23	-	-	-	0.23		0.23	6.00	-
631	449.01	1412	Class: 1 - Vacant Land	597 LINCOLN HWY	BAPA2 LLC	0.14	-	-	-	0.14		0.14	6.00	-
632	449.01	1451	Class: 1 - Vacant Land	--	--	0.23	-	-	-	0.23	DEVELOPED SITE OR PART OF DEVELOPED SITE	-	6.00	-
633	449.02	686	Class: 1 - Vacant Land	7 GOODRICH ST	TISEO CONSTRUCTION INC	0.18	-	-	-	0.18	DEVELOPED SITE OR PART OF DEVELOPED SITE	-	6.00	-
634	449.06	1116.02	Class: 1 - Vacant Land	132 TALMADGE AVE	DEFAZIO, PETER ANTHONY	0.14	-	-	-	0.14	DEVELOPED SITE OR PART OF DEVELOPED SITE	-	6.00	-
635	449.1	1495	Class: 1 - Vacant Land	687 LINCOLN HWY	NEWTON, GLENN M	0.11	-	-	-	0.11		0.11	6.00	-
636	450	1.03	Class: 1 - Vacant Land	50 DEVON RD	KOTHARI, PRADIP & NANDINI	1.21	-	-	-	1.21	DEVELOPED SITE OR PART OF DEVELOPED SITE	-	6.00	-
637	450	18	Class: 1 - Vacant Land	189 STAFFORD RD	LUGO, HECTOR	0.67	-	-	-	0.67	DEVELOPED SITE OR PART OF DEVELOPED SITE	-	6.00	-
638	451.03	3.01	Class: 1 - Vacant Land	STAFFORD RD	SCHREINER, DOROTHY	0.27	-	-	-	0.27		0.27	6.00	-
639	461.01	19	Class: 1 - Vacant Land	LINCOLN HWY	PROSPECT LANE ASSOCIATES LLP	0.18	-	-	-	0.18		0.18	6.00	-
640	464.01	2.02	Class: 1 - Vacant Land	96 N LINCOLN AVE	DCK DEVELOPERS LLC	0.18	-	-	-	0.18		0.18	6.00	-
641	468.01	2149.01	Class: 1 - Vacant Land	95 MONTROSE AVE	I FETIC INC	0.26	-	-	-	0.26	DEVELOPED SITE OR PART OF DEVELOPED SITE	-	6.00	-
642	468.01	2149.02	Class: 1 - Vacant Land	91 MONTROSE AVE	I FETIC INC	0.25	-	-	-	0.25	DEVELOPED SITE OR PART OF DEVELOPED SITE	-	6.00	-
643	468.01	2152.01	Class: 1 - Vacant Land	MONTROSE AVE	PAGNANI, DONATO C/O P PAGNANI	0.08	-	-	-	0.08		0.08	6.00	-
644	468.05	2196	Class: 1 - Vacant Land	BERKLEY AVE	HOVANEC, MARY	0.17	-	-	-	0.17		0.17	6.00	-
645	468.06	2328.03	Class: 1 - Vacant Land	20 BERKLEY AVE	ABRY, PIERRE 3RD & MRGT, 4TH, LORI	0.18	-	-	-	0.18		0.18	6.00	-
646	468.1	2094	Class: 1 - Vacant Land	14 WATER ST	CASTERAS, JOHN & NANCY	0.18	-	-	-	0.18		0.18	6.00	-
647	468.15	2047.01	Class: 1 - Vacant Land	6 WATER ST	COLONIA CONSTRUCTION COMPANY LLC	0.22	-	-	-	0.22		0.22	6.00	-
648	468.17	1974	Class: 1 - Vacant Land	191 KENSINGTON AVE	ROTONDO,GIOVANNI & ISABELLA	0.21	-	-	-	0.21	DEVELOPED SITE OR PART OF DEVELOPED SITE	-	6.00	-
649	472	19	Class: 1 - Vacant Land	DERBY LN	ESCANDON, EUGENE P	1.87	-	-	-	1.87		1.87	6.00	2.00
650	472	35.01	Class: 1 - Vacant Land	11 STOKES LN	PINHO, BENEDITA C	1.25	-	-	-	1.25	DEVELOPED SITE OR PART OF DEVELOPED SITE	-	6.00	-
651	473.06	11	Class: 1 - Vacant Land	50 HARRISON AVE	PANDEY, NIRAJ & VAIDYA, HUMA	0.14	-	-	-	0.14		0.14	6.00	-
652	473.07	6.03	Class: 1 - Vacant Land	46 N GRANT AVE	GRANT & CENTRAL & SOUVET DEV, LLC	0.22	-	-	-	0.22		0.22	6.00	-
653	473.08	1.023	Class: 1 - Vacant Land	--	--	0.22	-	-	-	0.22	DEVELOPED SITE OR PART OF DEVELOPED SITE	-	6.00	-
654	474.02	58	Class: 1 - Vacant Land	29 MELODY DR	ADRIANO, KEVIN & BETH ANNE	0.25	-	-	-	0.25		0.25	6.00	-
655	474.03	3	Class: 1 - Vacant Land	--	--	1.28	-	-	-	1.28	DEVELOPED SITE OR PART OF DEVELOPED SITE	-	6.00	-
656	474.03	7	Class: 1 - Vacant Land	111 EAST ST	COLONIA BLDRS & DEVEL INC	1.07	-	-	-	1.07		1.07	12.00	2.00
657	474.04	75	Class: 1 - Vacant Land	164 EAST ST	MADISON, KATHLEEN & ROBERT	0.04	-	-	-	0.04		0.04	6.00	-
658	476.01	16	Class: 1 - Vacant Land	100 STRATFORD DR	ROY, AWADSH & MITA	1.00	-	-	-	1.00	DEVELOPED SITE OR PART OF DEVELOPED SITE	-	6.00	-
659	477.06	4.02	Class: 1 - Vacant Land	240 MIDWOOD WAY	GORADIA, RITA & UMESH	1.06	0.04	-	0.04	1.02	DEVELOPED SITE OR PART OF DEVELOPED SITE	-	6.00	-
660	477.06	4.03	Class: 1 - Vacant Land	255 MIDWOOD WAY	MIDWOOD HOMES LLC	0.87	-	-	-	0.87	DEVELOPED SITE OR PART OF DEVELOPED SITE	-	6.00	-
661	479.05	10	Class: 1 - Vacant Land	460 CHARLES ST	LATIF, SHAHID & ABID & ZAHID	0.72	-	-	-	0.72		0.72	6.00	-
662	483.01	11.01	Class: 1 - Vacant Land	50 DIAZ ST	CHAUDHRY, MOHAMMAD A & SIDRA T	0.13	-	-	-	0.13	DEVELOPED SITE OR PART OF DEVELOPED SITE	-	6.00	-
663	483.01	12.01	Class: 1 - Vacant Land	56 DIAZ ST	KHAKH, HARSATNAM S	0.13	-	-	-	0.13		0.13	6.00	-
664	483.01	14	Class: 1 - Vacant Land	68 DIAZ ST	SCHMITT, BERNICE	0.17	-	-	-	0.17		0.17	6.00	-
665	484.01	70	Class: 1 - Vacant Land	W BROAD ST	GEORGE, ELDERFIELD C/O M REYNOLDS	0.09	-	-	-	0.09		0.09	6.00	-
666	485.01	2	Class: 1 - Vacant Land	7 W HENRY PL	ROBBINS, LESTER	0.52	-	-	-	0.52		0.52	6.00	-
667	486.11	72	Class: 1 - Vacant Land	485 SEMEL AVE	DE ANGELO, ANNA	0.16	-	-	-	0.16	DEVELOPED SITE OR PART OF DEVELOPED SITE	-	6.00	-
668	486.12	17	Class: 1 - Vacant Land	47 W LOUIS PL	ROBBINS, LESTER	0.41	-	-	-	0.41		0.41	6.00	-
669	499.05	1.01	Class: 1 - Vacant Land	713 INMAN AVE	WITTMANN, JEFFREY	0.16	-	-	-	0.16		0.16	6.00	-
670	500	1.03	Class: 1 - Vacant Land	737 INMAN AVE	F. LETTINI & SONS	0.36	-	-	-	0.36		0.36	6.00	-
671	503.01	249.02	Class: 1 - Vacant Land	968 WOOD AVE	ZEINOUN, GUADALUPE G	0.09	-	-	-	0.09		0.09	6.00	-
672	503.01	249.03	Class: 1 - Vacant Land	970 WOOD AVE	BARRON-JOHNSON, SHEILA	0.09	-	-	-	0.09	DEVELOPED SITE OR PART OF DEVELOPED SITE	-	6.00	-
673	503.02	234	Class: 1 - Vacant Land	980 WOOD AVE	KHAWAJA, TARIQ & NOREEN	0.07	-	-	-	0.07		0.07	6.00	-
674	503.04	21	Class: 1 - Vacant Land	182 E LOCUST AVE	PATEL, RAJESHKUMAR H	0.07	-	-	-	0.07		0.07	6.00	-
675	503.05	199	Class: 1 - Vacant Land	E PRESCOTT AVE	HOUCK, DERRY & KAREN	0.07	-	-	-	0.07	DEVELOPED SITE OR PART OF DEVELOPED SITE	-	6.00	-
676	503.06	180	Class: 1 - Vacant Land	51 E GRANT AVE	BONITO, ANTHONY & CYNTHIA	0.07	-	-	-	0.07	DEVELOPED SITE OR PART OF DEVELOPED SITE	-	6.00	-
677	503.06	186	Class: 1 - Vacant Land	1014 WOOD AVE	DUGGIMPUDI,THOMAS &THUMMA,SUNITHA	0.07	-	-	-	0.07	DEVELOPED SITE OR PART OF DEVELOPED SITE	-	6.00	-
678	503.07	168.01	Class: 1 - Vacant Land	1030 WOOD AVE	RUSSO, JAMES & TERESA	0.07	-	-	-	0.07	DEVELOPED SITE OR PART OF DEVELOPED SITE	-	6.00	-
679	503.07	174	Class: 1 - Vacant Land	E GRANT AVE	BEDI,ANISH & MONIKA &BEDI, M P & S	0.07	-	-	-	0.07		0.07	6.00	-
680	504.01	41	Class: 1 - Vacant Land	636 INMAN AVE	636 INMAN LLC	0.91	-	-	-	0.91	DEVELOPED WITH A BANK (BUILT AND OPEN)	0.91	-	-
681	506.03	1.02	Class: 1 - Vacant Land	99 MORNINGSIDE RD	MORITZ, MICHAEL & CHRISTY	0.15	-	-	-	0.15		0.15	6.00	-
682	506.06	53	Class: 1 - Vacant Land	128 NORMANDY RD	VETESY, ROBERT A	0.22	-	-	-	0.22		0.22	6.00	-
683	507.01	3	Class: 1 - Vacant Land	18 SKYLINE AVE-PT CLARK	IOZZI, SANDRA ANN	0.04	-	-	-	0.04	DEVELOPED SITE OR PART OF DEVELOPED SITE	-	6.00	-
684	507.01	4	Class: 1 - Vacant Land	LAKE AVE	SMITH, BRIAN & LYNN	0.05	-	-	-	0.05	WATER AND/OR DRAINAGE	-	6.00	-
685	507.02	22.01	Class: 1 - Vacant Land	LAKE AVE	ACIERNO, JOHN M & KINNEY, G & R	0.05	-	-	-	0.05	ACCESS	-	6.00	-
686	510.12	2	Class: 1 - Vacant Land	330 INMAN AVE	OSTER COLONIA PROP LLC	0.61	-	-	-	0.61	DEVELOPED SITE OR PART OF DEVELOPED SITE	-	6.00	-
687	517.05	138.02	Class: 1 - Vacant Land	130 INMAN AVE	STISO, MARLENE T	0.14	-	-	-	0.14	DEVELOPED SITE OR PART OF DEVELOPED SITE	-	6.00	-

MAP KEY	BLOCK	LOT	CLASS	LOCATION	OWNER	TOTAL AREA	WETLAND AREA	FLOOD HAZARD AREA	COMBINED TOTAL WETLAND AND FLOOD HAZARD AREA	NET AREA	NOTES/EXCLUSIONS	DEVELOP-ABLE AREA	ASSUMED DENSITY	RDP
688	517.05	138.03	Class: 1 - Vacant Land	136 INMAN AVE	STISO, MARLENE T	0.14	-	-	-	0.14	DEVELOPED SITE OR PART OF DEVELOPED SITE	-	6.00	-
689	517.06	110	Class: 1 - Vacant Land	164 CAROLYN AVE	ECKHARDT, PETER & ELIZABETH	0.06	-	-	-	0.06		0.06	6.00	-
690	517.08	84	Class: 1 - Vacant Land	--	--	0.46	-	-	-	0.46	DEVELOPED SITE OR PART OF DEVELOPED SITE	-	6.00	-
691	523	3.01	Class: 1 - Vacant Land	CUTTERS DOCK RD	CHEVRON U S A INC - PROP TAX DEPT	0.16	-	0.15	0.15	0.01		0.01	6.00	-
692	523	3.02	Class: 1 - Vacant Land	CUTTERS DOCK RD	CHEVRON U S A INC - PROP TAX DEPT	3.09	0.50	1.30	1.30	1.79	INDUSTRIAL SITE	-	6.00	-
693	523	3.03	Class: 1 - Vacant Land	CUTTERS DOCK RD	CHEVRON U S A INC - PROP TAX DEPT	13.75	9.22	13.52	13.52	0.23	UNENCUMBERED AREA IN ROW	-	6.00	-
694	525.01	28	Class: 1 - Vacant Land	AMBOY AVE	GULCHI 4 LLC	0.17	-	-	-	0.17	DEVELOPED SITE OR PART OF DEVELOPED SITE	-	6.00	-
695	525.01	40	Class: 1 - Vacant Land	85 ST JOSEPH TERR	KOSZALKA, CHRISTOPHER	0.14	-	-	-	0.14		0.14	6.00	-
696	525.03	100.02	Class: 1 - Vacant Land	ST JOSEPH TERR	DOERRER, WILLIAM J	0.10	-	-	-	0.10		0.10	6.00	-
697	525.06	1	Class: 1 - Vacant Land	162 AMBOY AVE	FORTUNATO, LOU & BRIAN	0.23	-	-	-	0.23		0.23	6.00	-
698	527	29.12	Class: 1 - Vacant Land	150 S FULTON ST	AMERICAN CERAMIC LABORATORIES, INC	0.11	-	-	-	0.11		0.11	6.00	-
699	531.02	1.021	Class: 1 - Vacant Land	--	--	0.76	0.10	0.76	0.76	-		-	6.00	-
700	531.02	100	Class: 1 - Vacant Land	BERRY ST	SPECTOR-WOODBRIDGE CO, LLC	9.63	1.72	3.07	3.12	6.51	INDUSTRIAL SITE	-	6.00	-
701	533.01	47	Class: 1 - Vacant Land	94 ALBERT ST	GONZALEZ, LUIS	0.11	-	-	-	0.11		0.11	6.00	-
702	533.02	25	Class: 1 - Vacant Land	279 FULTON ST	ZULUAGA, DARIO & GLORIA	0.10	-	0.10	0.10	-		-	6.00	-
703	533.04	21	Class: 1 - Vacant Land	291 FULTON ST	COHEN, CHARLOTTE	0.05	-	0.05	0.05	-		-	6.00	-
704	535	2	Class: 1 - Vacant Land	342 N WILLIAM ST	KISH, TOMCHIK LILLIAN	0.09	-	-	-	0.09		0.09	6.00	-
705	536	2.02	Class: 1 - Vacant Land	342 AMBOY AVE	ZIMMER, LORETTA	0.13	-	-	-	0.13		0.13	6.00	-
706	538	4	Class: 1 - Vacant Land	75 MAIN ST	I FETIC INC	0.10	-	-	-	0.10	DEVELOPED SITE OR PART OF DEVELOPED SITE	-	6.00	-
707	538	10	Class: 1 - Vacant Land	76 NEW ST	I FETIC INC	0.19	-	-	-	0.19	DEVELOPED SITE OR PART OF DEVELOPED SITE	-	6.00	-
708	541	10.01	Class: 1 - Vacant Land	BERRY ST	BRISCOE CO INC	10.54	1.13	10.54	10.54	-		-	6.00	-
709	541.01	3	Class: 1 - Vacant Land	266 WOODBRIDGE AVE	BELKOWSKI, ETHEL & ROBT & THOMAS	0.11	-	0.01	0.01	0.10		0.10	6.00	-
710	545	38	Class: 1 - Vacant Land	410 AMBOY AVE	ROSS STREET PLAZA, LLC	0.58	-	-	-	0.58	DEVELOPED SITE OR PART OF DEVELOPED SITE	-	6.00	-
711	549	1.01	Class: 1 - Vacant Land	455 PEARL ST	ARNN LLC	0.12	-	-	-	0.12		0.12	6.00	-
712	549	9	Class: 1 - Vacant Land	73 GREEN ST	ZAPPIA INVESTMENTS LLC	0.38	-	-	-	0.38		0.38	6.00	-
713	551	1.021	Class: 1 - Vacant Land	--	--	0.20	-	0.20	0.20	-		-	6.00	-
714	551	1.03	Class: 1 - Vacant Land	438 RAHWAY AVE	438 RAHWAY AVE-WOODBRIDGE, LLC	0.17	-	0.17	0.17	-		-	6.00	-
715	551	1.04	Class: 1 - Vacant Land	434 RAHWAY AVE	434 RAHWAY AVE-WOODBRIDGE LLC	0.16	-	0.16	0.16	-		-	6.00	-
716	551.01	39	Class: 1 - Vacant Land	9 MOORE AVE	REYES, FRANCISCO	0.08	-	-	-	0.08		0.08	6.00	-
717	551.03	91	Class: 1 - Vacant Land	109 HARRIOT ST	CANCELO, VANESSA S	0.10	-	0.07	0.07	0.03		0.03	6.00	-
718	551.03	96	Class: 1 - Vacant Land	113 HARRIOT ST	FELICIANO,MYRIAM E& CASTRO,CAMILOA	0.11	-	0.00	0.00	0.11		0.11	6.00	-
719	551.03	103.03	Class: 1 - Vacant Land	INTERIOR	BRENNAN, IRENE	0.08	-	0.07	0.07	0.01		0.01	6.00	-
720	551.05	159	Class: 1 - Vacant Land	CLINCH ST	FLEMING CARL & LILLIAN	0.39	0.39	0.39	0.39	-		-	6.00	-
721	552.03	5	Class: 1 - Vacant Land	593 RIDGEDALE AVE	WOJCIK, HENRY & EILEEN	0.24	-	-	-	0.24	DEVELOPED SITE OR PART OF DEVELOPED SITE	-	6.00	-
722	552.1	43	Class: 1 - Vacant Land	531 RAHWAY AVE	SOVEREIGN BK-TRAMMELL CROW CO	1.14	-	-	-	1.14	DEVELOPED SITE OR PART OF DEVELOPED SITE	-	6.00	-
723	554	17.12	Class: 1 - Vacant Land	94 GREEN ST ( INTERIOR)	94 GREEN ST LLC/C/O CAVERLY, J&L	0.12	-	-	-	0.12		0.12	6.00	-
724	556.02	1	Class: 1 - Vacant Land	AMBOY AVE	VRTARIC, JOHN	0.09	-	-	-	0.09		0.09	6.00	-
725	563.04	530	Class: 1 - Vacant Land	VON VETCHEN AVE	GALLICO,ROCCO & OLGA	0.08	-	0.08	0.08	-		-	6.00	-
726	563.09	692	Class: 1 - Vacant Land	575 HEIDELBERG AVE	CAP FOUR LLC	0.17	0.15	0.17	0.17	-		-	6.00	-
727	563.09	695	Class: 1 - Vacant Land	581 HEIDELBURG AVE	CAP FOUR LLC	0.17	0.17	0.17	0.17	-		-	6.00	-
728	563.09	698	Class: 1 - Vacant Land	587 HEIDELBERG AVE	CAP FOUR LLC	0.17	0.17	0.17	0.17	-		-	6.00	-
729	563.16	145	Class: 1 - Vacant Land	HEIDELBERG AVE	SZERLIP, HAROLD	0.34	0.21	0.34	0.34	-		-	6.00	-
730	563.28	29	Class: 1 - Vacant Land	--	--	0.72	-	-	-	0.72	DEVELOPED SITE OR PART OF DEVELOPED SITE	-	6.00	-
731	570	35.03	Class: 1 - Vacant Land	120 HARRELL AVE	ROSSI, ROBERT J & CHRISTINA	0.06	-	-	-	0.06		0.06	6.00	-
732	574.02	15	Class: 1 - Vacant Land	WHITTESS AVE	CHILDREN'S PROPERTIES LLC	0.24	0.21	0.04	0.21	0.02		0.02	6.00	-
733	574.04	9	Class: 1 - Vacant Land	WHITTESS AVE	NEUHOFF, ROBERT J & EILEEN D	0.18	-	-	-	0.18		0.18	6.00	-
734	578.05	12	Class: 1 - Vacant Land	761 COOLIDGE AVE	JOHNSON, ANNA TRUSTEE	0.11	-	-	-	0.11	DEVELOPED SITE OR PART OF DEVELOPED SITE	-	6.00	-
735	578.06	14	Class: 1 - Vacant Land	783 ABORN AVE	JOHNSON,CHARLES B	0.30	-	-	-	0.30		0.30	6.00	-
736	578.13	34.01	Class: 1 - Vacant Land	877 COOLIDGE AVE	GYENES, BRUCE & JUDITH	0.33	-	-	-	0.33	DEVELOPED SITE OR PART OF DEVELOPED SITE	-	6.00	-
737	595.03	3.01	Class: 1 - Vacant Land	161 E PROSPECT AVE	SOBANJO, TEMITOPE	0.24	-	-	-	0.24		0.24	6.00	-
738	600.1	57	Class: 1 - Vacant Land	--	--	0.23	-	-	-	0.23	DEVELOPED SITE OR PART OF DEVELOPED SITE	-	6.00	-
739	603	2	Class: 1 - Vacant Land	185 BLAIR RD	D & G PROPERTIES LLC	0.94	0.09	0.13	0.14	0.80	DEVELOPED SITE OR PART OF DEVELOPED SITE	-	6.00	-
740	603	3	Class: 1 - Vacant Land	165 BLAIR RD	JERSEY BLAIR REALTY LLC	1.03	-	0.02	0.02	1.01	PAVED LOT, USED FOR TRUCK PARKING	1.01	12.00	2.00
741	604	1	Class: 1 - Vacant Land	159 PORT READING AVE	WILLARD DUNHAM CONSTRUCTION COMPANY	0.81	0.18	0.81	0.81	-		-	6.00	-
742	612	2	Class: 1 - Vacant Land	SEVENTH AVE	PADDEN, JOSEPH & ELLEN	0.14	-	0.14	0.14	-		-	6.00	-
743	612	4	Class: 1 - Vacant Land	SEVENTH AVE	WILSON, ELSIE P C/O PATRICIA E T	0.07	0.06	0.07	0.07	-		-	6.00	-
744	612	6	Class: 1 - Vacant Land	SEVENTH AVE	BALDOWSKI,ADOLPH	0.14	0.04	0.14	0.14	-		-	6.00	-
745	612	10	Class: 1 - Vacant Land	SIXTH AVE	PADDEN, JOSEPH & ELLEN	0.14	0.14	0.14	0.14	-		-	6.00	-
746	613	1	Class: 1 - Vacant Land	SIXTH AVE	DORRAIN, CHARLES & JOAN ANN	0.11	-	0.11	0.11	-		-	6.00	-
747	618	36.02	Class: 1 - Vacant Land	139 BLAIR RD	BANERJEE, GIGLIO & LAURA	0.15	-	-	-	0.15		0.15	6.00	-
748	632	112.01	Class: 1 - Vacant Land	60 SECOND AVE	VOLLARO,JEFFREY &CHECO,JEANNE MARIA	0.11	-	-	-	0.11	DEVELOPED SITE OR PART OF DEVELOPED SITE	-	6.00	-
749	632	112.02	Class: 1 - Vacant Land	56 SECOND AVE	SOUTH PINE LLC	0.11	-	-	-	0.11	DEVELOPED SITE OR PART OF DEVELOPED SITE	-	6.00	-
750	641	5	Class: 1 - Vacant Land	BLAIR RD & A ST	PUBLIC SERVICE ELECTRIC & GAS CO	14.42	3.83	-	3.83	10.59	ELECTRICAL LINES	-	6.00	-
751	641.01	1	Class: 1 - Vacant Land	SCOTT PL	BUCKEYE P A TERMINAL LLC-TAX DEPT	0.24	-	-	-	0.24		0.24	6.00	-
752	647.01	10	Class: 1 - Vacant Land	LEE ST	KIMBALL BUILDERS & DEVELOPERS INC	0.08	-	-	-	0.08		0.08	6.00	-

MAP KEY	BLOCK	LOT	CLASS	LOCATION	OWNER	TOTAL AREA	WETLAND AREA	FLOOD HAZARD AREA	COMBINED TOTAL WETLAND AND FLOOD HAZARD AREA	NET AREA	NOTES/EXCLUSIONS	DEVELOP-ABLE AREA	ASSUMED DENSITY	RDP
753	647.01	15	Class: 1 - Vacant Land	40 E ST	HAHN, DOLORES	0.08	-	-	-	0.08	DEVELOPED SITE OR PART OF DEVELOPED SITE	-	6.00	-
754	654.01	2.01	Class: 1 - Vacant Land	116 B ST	MARTINO, MARTIN & PATRICIA	0.11	-	-	-	0.11		0.11	6.00	-
755	659.01	1	Class: 1 - Vacant Land	A ST	BUCKEYE P A TERMINAL LLC-TAX DEPT	0.07	-	-	-	0.07		-	6.00	-
756	659.01	15	Class: 1 - Vacant Land	PORT READING AVE	BUCKEYE P A TERMINAL LLC-TAX DEPT	0.24	-	-	-	0.24		0.24	6.00	-
757	660	17	Class: 1 - Vacant Land	WOODBIDGE CART RD NJTP	BUCKEYE P A TERMINAL LLC-TAX DEPT	1.86	-	-	-	1.86	ACCESS	-	6.00	-
758	660.01	1	Class: 1 - Vacant Land	B ST	BUCKEYE TERMINAL LLC-TAX DEPT	0.14	-	-	-	0.14		0.14	6.00	-
759	661	19	Class: 1 - Vacant Land	D & F ST	PUBLIC SERVICE ELECTRIC & GAS CO	0.38	-	-	-	0.38		0.38	6.00	-
760	663	12	Class: 1 - Vacant Land	PORT READING AVE	PUBLIC SERVICE ELECTRIC & GAS CO	3.34	0.45	-	0.45	2.90	ELECTRICAL LINES	-	6.00	-
761	664.03	1	Class: 1 - Vacant Land	WEST AVE	AMERADA HESS CORP	0.69	-	-	-	0.69	DEVELOPED SITE OR PART OF DEVELOPED SITE	-	6.00	-
762	665	36	Class: 1 - Vacant Land	882 WEST AVE	DIocese OF METUCHEN	0.25	-	-	-	0.25	DEVELOPED SITE OR PART OF DEVELOPED SITE	-	6.00	-
763	666	13	Class: 1 - Vacant Land	DEBRA PL	BUCKEYE P A TERMINAL LLC-TAX DEPT	2.08	-	-	-	2.08	RIGHT-OF-WAY	-	6.00	-
764	666	23.02	Class: 1 - Vacant Land	WEST AVE	PUBLIC SERVICE ELECTRIC & GAS CO	9.59	-	-	-	9.59	ELECTRICAL LINES	-	6.00	-
765	666	24	Class: 1 - Vacant Land	WEST AVE	AMERADA HESS CORP	1.44	-	-	-	1.44	RIGHT-OF-WAY	-	6.00	-
766	666	30	Class: 1 - Vacant Land	WEST AVE	AMERADA HESS CORP (PORT READING)	2.17	-	-	-	2.17	LOCATED IN THE HESS-PORT READING REDEVELOPMENT AREA ("DISTRICT C"), WHICH PERMITS BOTH SINGLE AND MULTI-FAMILY DWELLINGS	2.17	12.00	5.00
767	668	1.01	Class: 1 - Vacant Land	1-55 MARINA VIEW DR	MARINA VIEW II/MEM PROPERTY MGT	2.03	-	0.00	0.00	2.03	DEVELOPED SITE OR PART OF DEVELOPED SITE	-	6.00	-
768	668	1.02	Class: 1 - Vacant Land	WEST AVE	PUBLIC SERVICE ELECTRIC & GAS CO	2.79	-	-	-	2.79	ELECTRICAL LINES	-	6.00	-
769	686.01	12	Class: 1 - Vacant Land	BREWSTER PL	BUCKEYE P A TERMINAL LLC-TAX DEPT	1.42	-	-	-	1.42	RIGHT-OF-WAY	-	6.00	-
770	687	10	Class: 1 - Vacant Land	611 WEST AVE	611 W AVE LLC/DEMATTHEIS, LOUIS R	0.41	-	-	-	0.41		0.41	6.00	-
771	699.01	8	Class: 1 - Vacant Land	MARSH ST TO BREWSTER PL	BUCKEYE P A TERMINAL LLC-TAX DEPT	0.81	-	-	-	0.81	RIGHT-OF-WAY	-	6.00	-
772	699.02	19	Class: 1 - Vacant Land	OLD RD	BUCKEYE P A TERMINAL LLC-TAX DEPT	0.07	-	-	-	0.07		0.07	6.00	-
773	701	644	Class: 1 - Vacant Land	57 E SUMMIT AVE	KARNAS,JOSEPH & MARY	0.06	-	-	-	0.06		0.06	6.00	-
774	711.04	1	Class: 1 - Vacant Land	WOODBIDGE AVE	BUCKEYE P A TERMINAL LLC-TAX DEPT	0.47	-	-	-	0.47	RIGHT-OF-WAY	-	6.00	-
775	712	7	Class: 1 - Vacant Land	OLD RD TO MARSH ST	BUCKEYE P A TERMINAL LLC-TAX DEPT	0.16	-	-	-	0.16	RIGHT-OF-WAY	-	6.00	-
776	714	242.02	Class: 1 - Vacant Land	S ROBERT ST	BUCKEYE P A TERMINAL LLC-TAX DEPT	0.35	-	-	-	0.35	DEVELOPED SITE OR PART OF DEVELOPED SITE	-	6.00	-
777	716	186.02	Class: 1 - Vacant Land	WOODBIDGE AVE	ALMASI, WILLIAM & NORMA D-TRUSTEES	0.63	-	0.63	0.63	-		-	6.00	-
778	716.01	180.01	Class: 1 - Vacant Land	S ROBERT ST	ALMASI, WILLIAM & NORMA D-TRUSTEES	0.42	0.00	0.42	0.42	-		-	6.00	-
779	718.02	166	Class: 1 - Vacant Land	DUNLOP DR	BUCKEYE P A TERMINAL LLC-TAX DEPT	0.17	-	-	-	0.17	RIGHT-OF-WAY	-	6.00	-
780	718.02	178	Class: 1 - Vacant Land	S ROBERT ST	BUCKEYE P A TERMINAL LLC-TAX DEPT	0.17	-	-	-	0.17	RIGHT-OF-WAY	-	6.00	-
781	720	2.02	Class: 1 - Vacant Land	DUNLOP DR	BUCKEYE P A TERMINAL LLC-TAX DEPT	0.46	-	-	-	0.46	RIGHT-OF-WAY	-	6.00	-
782	720	10	Class: 1 - Vacant Land	15 ARBOR ST	GARCIA, MARIO	0.06	-	-	-	0.06		0.06	6.00	-
783	720	13	Class: 1 - Vacant Land	27 ARBOR ST	KAZARY, JOYCE	0.16	-	0.16	0.16	-		-	6.00	-
784	724.01	1	Class: 1 - Vacant Land	100 STATE ST INTERIOR	MOTIVA ENTERPRISES LLC/PROP TAX DP	26.84	19.99	26.84	26.84	-		-	6.00	-
785	729	1	Class: 1 - Vacant Land	100 STATE ST INTERIOR	MOTIVA ENTERPRISES LLC/PROP TAX DP	6.68	0.31	-	0.31	6.36	DEVELOPED SITE OR PART OF DEVELOPED SITE	-	6.00	-
786	729	2	Class: 1 - Vacant Land	WOODBIDGE CREEK	NORTH FIELD EXTENSION LLC	1.81	1.73	-	1.73	0.08	DEVELOPED SITE OR PART OF DEVELOPED SITE	-	6.00	-
787	732.01	1	Class: 1 - Vacant Land	WOODBIDGE CREEK	NORTH FIELD EXTENSION LLC	14.12	12.16	11.08	13.01	1.11	LANDLOCKED; ASSOCIATED WITH ADJACENT DEVELOPED INDUSTRIAL PARCELS	-	6.00	-
788	734.01	1	Class: 1 - Vacant Land	STATE ST	CHEVRON U S A INC - PROP TAX DEPT	14.09	13.43	14.05	14.08	0.01		0.01	6.00	-
789	749	2.01	Class: 1 - Vacant Land	76 HOLTON ST	EQUILON ENTERPRISES LLC	0.20	-	-	-	0.20		0.20	6.00	-
790	753	35	Class: 1 - Vacant Land	CLIFF RD	PIRATES COVE MARINA AT SEWAREN	0.63	-	0.28	0.28	0.35		0.35	6.00	-
791	753	74	Class: 1 - Vacant Land	CLIFF RD	DRURY, EDWARD & DECLERICO, MARIE	0.09	-	0.08	0.08	0.01	DEVELOPED SITE OR PART OF DEVELOPED SITE	-	6.00	-
792	753	91	Class: 1 - Vacant Land	CLIFF RD	GARBOOSHIAN, CHRISTOPHER	0.39	-	0.31	0.31	0.09	DEVELOPED SITE OR PART OF DEVELOPED SITE	-	6.00	-
793	753	107	Class: 1 - Vacant Land	CLIFF RD	BURNS, BARRY C & DONNA	0.25	-	0.24	0.24	0.01		0.01	6.00	-
794	753	111	Class: 1 - Vacant Land	CLIFF RD	CLIFF ROAD ASSOCIATES INC	0.51	-	0.51	0.51	-		-	6.00	-
795	755	5.02	Class: 1 - Vacant Land	CLIFF RD	PIRATES COVE MARINA @ SEWAREN, LLC	0.04	-	-	-	0.04		0.04	6.00	-
796	756	2	Class: 1 - Vacant Land	751 CLIFF RD	P S E & G POWER/FOSSIL LLC	42.36	22.97	42.34	42.34	0.02	ELECTRICAL LINES	-	6.00	-
797	756.01	1.01	Class: 1 - Vacant Land	CLIFF RD	P S E & G POWER/FOSSIL LLC	3.62	-	1.76	1.76	1.85	ELECTRICAL LINES	-	6.00	-
798	760	6	Class: 1 - Vacant Land	750 CLIFF RD	BUCKEYE PORT READING TERMINAL LLC	26.15	1.17	26.15	26.15	-		-	6.00	-
799	760.02	1	Class: 1 - Vacant Land	S CREEK & S.I. SOUND	BUCKEYE PORT READING TERMINAL LLC	34.84	-	34.84	34.84	-	INDUSTRIAL SITE	-	6.00	-
800	760.02	3	Class: 1 - Vacant Land	S CREEK & S.I. SOUND	BUCKEYE PORT READING TERMINAL LLC	1.42	-	1.42	1.42	-	INDUSTRIAL SITE	-	6.00	-
801	761.04	1.03	Class: 1 - Vacant Land	101-716 PEACH ST	PEACH STREET VILLAGE	3.87	-	-	-	3.87	DEVELOPED SITE OR PART OF DEVELOPED SITE	-	6.00	-
802	769.01	2.012	Class: 1 - Vacant Land	--	--	0.09	-	-	-	0.09	DEVELOPED SITE OR PART OF DEVELOPED SITE; ACCESS	-	6.00	-
803	778	3	Class: 1 - Vacant Land	1424 ST GEORGES AVE	SENTRY HOLDING CORP	0.26	-	-	-	0.26		0.26	6.00	-
804	778	40	Class: 1 - Vacant Land	CRYSTAL AVE	WILGUCKI&BORIS%ATLANTIC TIRE&SUPPLY	0.17	-	-	-	0.17	DEVELOPED SITE OR PART OF DEVELOPED SITE	-	6.00	-
805	778	42	Class: 1 - Vacant Land	CRYSTAL AVE	WILGUCKI&BORIS%ATLANTIC TIRE&SUPPLY	0.34	-	-	-	0.34	DEVELOPED SITE OR PART OF DEVELOPED SITE	-	6.00	-
806	778	45	Class: 1 - Vacant Land	349 CRYSTAL AVE	WILGUCKI&BORIS%ATLANTIC TIRE&SUPPLY	0.09	-	-	-	0.09	DEVELOPED SITE OR PART OF DEVELOPED SITE	-	6.00	-
807	780	49.02	Class: 1 - Vacant Land	WOODRUFF AVE	VIOLA, ELIO & ANN M C/O MELENDEZ, D	0.06	-	-	-	0.06		0.06	6.00	-
808	786.291	8	Class: 1 - Vacant Land	1040 US HIGHWAY 1	MARY-STAR INVESTMENT GROUP, LLC	2.89	-	-	-	2.89	APPROVAL GRANTED FOR 2 COMMERCIAL BUILDINGS (03/09/05, #P04-64)	2.89	-	-
809	811	3	Class: 1 - Vacant Land	HYATT ST	HACKER,FRANK JR & AUDREY	0.14	-	-	-	0.14		0.14	6.00	-
810	813	1	Class: 1 - Vacant Land	525 HYATT ST	BAUMLE,KARL JR	0.71	-	-	-	0.71	DEVELOPED SITE OR PART OF DEVELOPED SITE	-	6.00	-
811	814	34	Class: 1 - Vacant Land	AVENEL ST	CERAMI, ANTHONY	0.74	-	-	-	0.74		0.74	6.00	-
812	815	1	Class: 1 - Vacant Land	1330 ST GEORGES AVE	LANDMARK WOODBRIDGE LLC	0.39	-	-	-	0.39		0.39	6.00	-
813	817	10	Class: 1 - Vacant Land	467 AVENEL ST	LUCAS,ANNA	0.36	-	-	-	0.36	DEVELOPED SITE OR PART OF DEVELOPED SITE	-	6.00	-
814	821	24	Class: 1 - Vacant Land	376 LORD ST	RGW INC	0.14	-	-	-	0.14		0.14	6.00	-
815	823.02	20	Class: 1 - Vacant Land	213 JANSEN AVE	SALERNO, MARIE BANACH	0.20	-	-	-	0.20		0.20	6.00	-
816	825	53	Class: 1 - Vacant Land	362 WYLIE ST	VIHAR HOTEL LLC	0.17	-	-	-	0.17	DEVELOPED SITE OR PART OF DEVELOPED SITE	-	6.00	-
817	829	47	Class: 1 - Vacant Land	171 PROSPECT AVE	BAUMLE, ELIZABETH	0.17	-	-	-	0.17		0.17	6.00	-

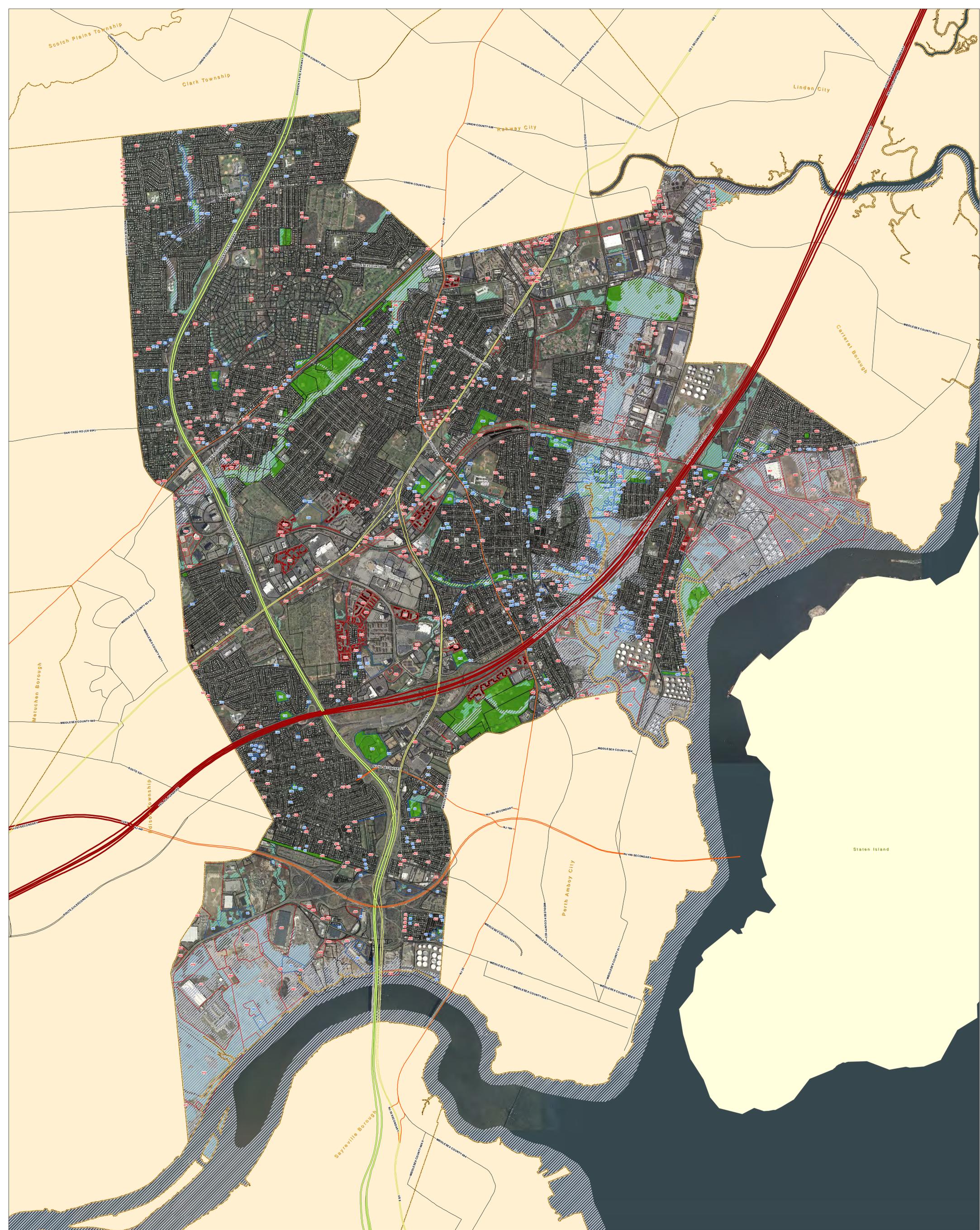
MAP KEY	BLOCK	LOT	CLASS	LOCATION	OWNER	TOTAL AREA	WETLAND AREA	FLOOD HAZARD AREA	COMBINED TOTAL WETLAND AND FLOOD HAZARD AREA	NET AREA	NOTES/EXCLUSIONS	DEVELOP-ABLE AREA	ASSUMED DENSITY	RDP
818	831	1	Class: 1 - Vacant Land	1286 ST GEORGES AVE	MABEL REALTY LLC	0.17	-	-	-	0.17	DEVELOPED SITE OR PART OF DEVELOPED SITE	-	6.00	-
819	831	15	Class: 1 - Vacant Land	ST GEORGES AVE	SENAKEVGHCH FAMILY PARTNERSHIP	0.09	-	-	-	0.09	DEVELOPED SITE OR PART OF DEVELOPED SITE	-	6.00	-
820	831	16	Class: 1 - Vacant Land	1264 ST GEORGES AVE	SENAKEVGHCH FAMILY PARTNERSHIP	0.17	-	-	-	0.17	DEVELOPED SITE OR PART OF DEVELOPED SITE	-	6.00	-
821	831	38.02	Class: 1 - Vacant Land	THORPE AVE	SENAKEVGHCH FAMILY PARTNERSHIP	0.30	-	-	-	0.30	DEVELOPED SITE OR PART OF DEVELOPED SITE	-	6.00	-
822	831	42	Class: 1 - Vacant Land	THORPE AVE	SENAKEVGHCH FAMILY PARTNERSHIP	0.26	-	-	-	0.26	DEVELOPED SITE OR PART OF DEVELOPED SITE	-	6.00	-
823	835	25	Class: 1 - Vacant Land	163 DEMOREST AVE	TOMASEK, BRIAN & CHAN, MICHELLE	0.17	-	-	-	0.17	DEVELOPED SITE OR PART OF DEVELOPED SITE	-	6.00	-
824	836	46	Class: 1 - Vacant Land	125 MINNA AVE	WATERS TRUST LLC	0.08	-	-	-	0.08		0.08	6.00	-
825	837	35	Class: 1 - Vacant Land	939 US HIGHWAY 1 S	KALAPOP INC	0.27	-	-	-	0.27	DEVELOPED SITE OR PART OF DEVELOPED SITE	-	6.00	-
826	839	1	Class: 1 - Vacant Land	1180 ST GEORGES AVE	KIMBALL BUILDERS & DEVELOPERS INC	0.26	-	-	-	0.26	DEVELOPED SITE OR PART OF DEVELOPED SITE	-	6.00	-
827	839	41	Class: 1 - Vacant Land	ST GEORGES AVE	VETLAND, LESLIE LEE	0.21	-	-	-	0.21	DEVELOPED SITE OR PART OF DEVELOPED SITE	-	6.00	-
828	842	27.01	Class: 1 - Vacant Land	56 REMSEN AVE	VETLAND,LESLIE	0.22	-	-	-	0.22	DEVELOPED SITE OR PART OF DEVELOPED SITE	-	6.00	-
829	844	27	Class: 1 - Vacant Land	US HIGHWAY 1	HODOSKE, SCOTTI BRIDGET V	0.13	-	-	-	0.13	DEVELOPED SITE OR PART OF DEVELOPED SITE	-	6.00	-
830	846.01	2	Class: 1 - Vacant Land	1052 ST GEORGES AVE	AWAN, RABIA	0.45	-	-	-	0.45		0.45	6.00	-
831	846.06	18	Class: 1 - Vacant Land	845 US HIGHWAY 1 & 9 PT	885 LIMITED PARTNERSHIP	0.79	-	-	-	0.79	DEVELOPED SITE OR PART OF DEVELOPED SITE	-	6.00	-
832	847.05	33	Class: 1 - Vacant Land	306 KIMBALL ST	WITTMANN, SUSAN	0.23	-	-	-	0.23	DEVELOPED SITE OR PART OF DEVELOPED SITE	-	6.00	-
833	847.07	1	Class: 1 - Vacant Land	860 ST GEORGES AVE	BARBARINO REALTY LLC	0.23	-	-	-	0.23		0.23	6.00	-
834	848.01	1	Class: 1 - Vacant Land	870 US HIGHWAY 1	HUMBLE OIL & REFINING CO % EXXON	0.45	-	-	-	0.45		0.45	6.00	-
835	848.01	5	Class: 1 - Vacant Land	426 US HIGHWAY 1 & 9 N	WOOD, JAMES A	0.27	-	-	-	0.27	DEVELOPED SITE OR PART OF DEVELOPED SITE	-	6.00	-
836	848.04	10	Class: 1 - Vacant Land	ST GEORGES AVE	PUBLIC SERVICE ELECTRIC & GAS CO	10.00	0.29	-	0.29	9.70	ELECTRICAL LINES	-	6.00	-
837	848.05	1	Class: 1 - Vacant Land	ST GEORGES AVE	PUBLIC SERVICE ELECTRIC & GAS CO	4.52	-	-	-	4.52	ELECTRICAL LINES	-	6.00	-
838	849	1.021	Class: 1 - Vacant Land	--	--	0.05	-	-	-	0.05	ELECTRICAL LINES	-	6.00	-
839	849	1.021	Class: 1 - Vacant Land	--	--	3.77	-	-	-	3.77	ELECTRICAL LINES	-	6.00	-
840	855.07	1	Class: 1 - Vacant Land	MANHATTAN AVE	PUBLIC SERVICE ELECTRIC & GAS CO	2.22	0.00	-	0.00	2.22	ELECTRICAL LINES	-	6.00	-
841	855.11	327	Class: 1 - Vacant Land	GEORGE ST	JENKINS, CHARLES R%HOFFMAN, C / POA	0.06	-	-	-	0.06		0.06	6.00	-
842	855.13	1	Class: 1 - Vacant Land	RAHWAY AVE	PUBLIC SERVICE ELECTRIC & GAS CO	3.86	0.03	-	0.03	3.83	ELECTRICAL LINES	-	6.00	-
843	855.13	2	Class: 1 - Vacant Land	P A & WEDGE R R TO RAHWAYA	ELIZ & TRENTON SHORT LINE	4.26	0.83	-	0.83	3.44	ELECTRICAL LINES	-	6.00	-
844	855.16	101.03	Class: 1 - Vacant Land	3 MEINZER ST	JOANNE CONSTRUCTION INC	0.11	-	-	-	0.11		0.11	6.00	-
845	856.05	1181	Class: 1 - Vacant Land	34 MADISON AVE	JOANNE CONSTRUCTION INC	0.11	-	-	-	0.11	DEVELOPED SITE OR PART OF DEVELOPED SITE	-	6.00	-
846	856.1	875	Class: 1 - Vacant Land	WEST SIDE AVE	STROMICK, RONALD	0.10	-	-	-	0.10		0.10	6.00	-
847	856.11	847	Class: 1 - Vacant Land	33 APOLLO AVE	OLSEN, SOFIE	0.11	-	-	-	0.11		0.11	6.00	-
848	858.01	1339	Class: 1 - Vacant Land	281 AVENEL ST	CHROBOT, RAYMOND J	0.17	-	-	-	0.17		0.17	6.00	-
849	859.11	3	Class: 1 - Vacant Land	27 OAK ST	SINGH, RAVINDER & KAUR, SARBJEET	0.11	-	-	-	0.11	DEVELOPED SITE OR PART OF DEVELOPED SITE	-	6.00	-
850	859.13	1.02	Class: 1 - Vacant Land	1005 RAHWAY AVE	ZAPPIA INDUSTRIES LLC	0.12	-	-	-	0.12	DEVELOPED SITE OR PART OF DEVELOPED SITE	-	6.00	-
851	859.16	1.012	Class: 1 - Vacant Land	--	--	0.02	-	-	-	0.02	DEVELOPED SITE OR PART OF DEVELOPED SITE	-	6.00	-
852	859.16	1.012	Class: 1 - Vacant Land	--	--	0.02	-	-	-	0.02	DEVELOPED SITE OR PART OF DEVELOPED SITE	-	6.00	-
853	859.16	1.012	Class: 1 - Vacant Land	--	--	0.02	-	-	-	0.02	DEVELOPED SITE OR PART OF DEVELOPED SITE	-	6.00	-
854	859.16	1.012	Class: 1 - Vacant Land	--	--	0.02	-	-	-	0.02	DEVELOPED SITE OR PART OF DEVELOPED SITE	-	6.00	-
855	859.16	1.012	Class: 1 - Vacant Land	--	--	0.34	-	-	-	0.34	DEVELOPED SITE OR PART OF DEVELOPED SITE	-	6.00	-
856	859.16	1.012	Class: 1 - Vacant Land	--	--	0.02	-	-	-	0.02	DEVELOPED SITE OR PART OF DEVELOPED SITE	-	6.00	-
857	859.16	1.012	Class: 1 - Vacant Land	--	--	0.02	-	-	-	0.02	DEVELOPED SITE OR PART OF DEVELOPED SITE	-	6.00	-
858	859.16	1.012	Class: 1 - Vacant Land	--	--	0.02	-	-	-	0.02	DEVELOPED SITE OR PART OF DEVELOPED SITE	-	6.00	-
859	859.16	1.012	Class: 1 - Vacant Land	--	--	0.02	-	-	-	0.02	DEVELOPED SITE OR PART OF DEVELOPED SITE	-	6.00	-
860	859.16	1.012	Class: 1 - Vacant Land	--	--	0.02	-	-	-	0.02	DEVELOPED SITE OR PART OF DEVELOPED SITE	-	6.00	-
861	859.16	1.012	Class: 1 - Vacant Land	--	--	0.02	-	-	-	0.02	DEVELOPED SITE OR PART OF DEVELOPED SITE	-	6.00	-
862	866	5	Class: 1 - Vacant Land	N WALNUT ST	FEDERAL HOME LOAN MORTGAGE CORP	0.05	-	-	-	0.05		0.05	6.00	-
863	867	4	Class: 1 - Vacant Land	1289 RAHWAY AVE	CONRAIL, C/O CONSOLIDATED RAIL	10.47	2.01	-	2.01	8.46	DEVELOPED SITE OR PART OF DEVELOPED SITE	-	6.00	-
864	868	1	Class: 1 - Vacant Land	PADDOCK ST	PQ CORPORATION	9.19	-	-	-	9.19	INDUSTRIAL SITE	-	6.00	-
865	873	2.02	Class: 1 - Vacant Land	1285 RAHWAY AVE	LINO INVESTMENT C/O TEIXEIRA, HERNA	0.11	-	-	-	0.11		0.11	6.00	-
866	883	399	Class: 1 - Vacant Land	RALPH AVE	SANCILARDI, MICHAEL	0.98	-	-	-	0.98	DEVELOPED SITE OR PART OF DEVELOPED SITE	-	6.00	-
867	883	417	Class: 1 - Vacant Land	RALPH AVE	SANCILARDI, MICHAEL	0.25	-	-	-	0.25	DEVELOPED SITE OR PART OF DEVELOPED SITE	-	6.00	-
868	884	241	Class: 1 - Vacant Land	ELLIOT ST	SANCILARDI, MICHAEL	0.26	-	-	-	0.26	DEVELOPED SITE OR PART OF DEVELOPED SITE	-	6.00	-
869	884	309	Class: 1 - Vacant Land	US HIGHWAY 1	SANCILARDI, MICHAEL	0.23	-	-	-	0.23	DEVELOPED SITE OR PART OF DEVELOPED SITE	-	6.00	-
870	884	315	Class: 1 - Vacant Land	RALPH AVE	SANCILARDI, MICHAEL	0.75	-	-	-	0.75	DEVELOPED SITE OR PART OF DEVELOPED SITE	-	6.00	-
871	885	49	Class: 1 - Vacant Land	ELLIOT ST (INTERIOR)	FOGLIA, ANTHONY SR & MILDRED K	1.21	-	-	-	1.21	DEVELOPED SITE OR PART OF DEVELOPED SITE	-	6.00	-
872	885	59	Class: 1 - Vacant Land	ARTHUR ST	SANCILARDI, MICHAEL	0.21	-	-	-	0.21	DEVELOPED SITE OR PART OF DEVELOPED SITE	-	6.00	-
873	885	130	Class: 1 - Vacant Land	31 ELLIOT ST	SANCILARDI MICHAEL	0.24	-	-	-	0.24	DEVELOPED SITE OR PART OF DEVELOPED SITE	-	6.00	-
874	888	206	Class: 1 - Vacant Land	ELLIOT ST	M-A RECLAMATION,INC	1.78	-	-	-	1.78	DEVELOPED SITE OR PART OF DEVELOPED SITE	-	6.00	-
875	889	22	Class: 1 - Vacant Land	ELLIOT ST (INTERIOR)	FOGLIA, ANTHONY	0.06	-	-	-	0.06	DEVELOPED SITE OR PART OF DEVELOPED SITE	-	6.00	-
876	893	86	Class: 1 - Vacant Land	211 E INMAN AVE	MALLM, ROBERT BRUCE	0.27	-	-	-	0.27	DEVELOPED SITE OR PART OF DEVELOPED SITE	-	6.00	-
877	893	104	Class: 1 - Vacant Land	RALPH AVE	MALLM, ROBERT BRUCE	0.19	-	-	-	0.19	DEVELOPED SITE OR PART OF DEVELOPED SITE	-	6.00	-
878	895	1	Class: 1 - Vacant Land	RANDOLPH AVE	SOUTH 40 ASSOCIATES LLC	3.55	0.00	-	0.00	3.55	DEVELOPED SITE OR PART OF DEVELOPED SITE	-	6.00	-
879	896	1	Class: 1 - Vacant Land	SIDNEY AVE	KISTLER REALTY CO	2.02	-	0.05	0.05	1.97	DEVELOPED SITE OR PART OF DEVELOPED SITE	-	6.00	-
880	897	1	Class: 1 - Vacant Land	93 RANDOLPH AVE	JASTRZEBSKI,ROBERT,ANDREW & PETER	0.43	-	0.34	0.34	0.09	DEVELOPED SITE OR PART OF DEVELOPED SITE	-	6.00	-
881	897	4	Class: 1 - Vacant Land	169 ELSTON ST	JASTRZEBSKI, FRANK & HELEN	0.61	-	0.56	0.56	0.06	DEVELOPED SITE OR PART OF DEVELOPED SITE	-	6.00	-
882	897.01	126	Class: 1 - Vacant Land	MARTIN ST	BACK ST AUTO WRECKERS INC C/O B& L	0.40	-	0.31	0.31	0.09	DEVELOPED SITE OR PART OF DEVELOPED SITE	-	6.00	-

MAP KEY	BLOCK	LOT	CLASS	LOCATION	OWNER	TOTAL AREA	WETLAND AREA	FLOOD HAZARD AREA	COMBINED TOTAL WETLAND AND FLOOD HAZARD AREA	NET AREA	NOTES/EXCLUSIONS	DEVELOP-ABLE AREA	ASSUMED DENSITY	RDP
883	897.01	134	Class: 1 - Vacant Land	MARTIN ST	FRANK'S AUTO WRECKERS INC	0.50	-	-	-	0.50	DEVELOPED SITE OR PART OF DEVELOPED SITE	-	6.00	-
884	905	10.03	Class: 1 - Vacant Land	RANDOLPH & RAHWAY AVE	SANSONE MALL REALTY, LLC	8.92	-	-	-	8.92	DEVELOPED SITE OR PART OF DEVELOPED SITE (INCL. DRAINAGE)	-	6.00	-
885	907	10.01	Class: 1 - Vacant Land	1400 RANDOLPH AVE	1500 RAHWAY II, LLC-%PANTHEON	11.55	-	-	-	11.55	INDUSTRIAL SITE	-	6.00	-
886	912.01	31	Class: 1 - Vacant Land	1432-1440 RANDOLPH AVE	CHELCO REALTY CORP C/O CHELCO BLDG	0.12	-	-	-	0.12	DEVELOPED SITE OR PART OF DEVELOPED SITE	-	6.00	-
887	912.01	32	Class: 1 - Vacant Land	1440 RANDOLPH AVE	CHELCO REALTY CORP C/O CHELCO BLDG	0.65	-	-	-	0.65	DEVELOPED SITE OR PART OF DEVELOPED SITE	-	6.00	-
888	912.01	36	Class: 1 - Vacant Land	HART ST	PRIDE SOLVENTS & CHEMICAL CO OF NJ	0.33	-	-	-	0.33		0.33	6.00	-
889	912.01	37	Class: 1 - Vacant Land	THORNAL AVE	CHELCO REALTY CORP C/O CHELCO BLDG	0.11	-	-	-	0.11	DEVELOPED SITE OR PART OF DEVELOPED SITE	-	6.00	-
890	912.02	31	Class: 1 - Vacant Land	THORNAL AVE	NGBW CO L L C	1.55	-	-	-	1.55	HART STREET REDEVELOPMENT AREA (SUB-AREA 1)	1.55	6.00	1.00
891	913	75	Class: 1 - Vacant Land	RANDOLPH AVE	KREBS, THOMAS	0.07	-	-	-	0.07	DEVELOPED SITE OR PART OF DEVELOPED SITE	-	6.00	-
892	914	42	Class: 1 - Vacant Land	ELWOOD AVE	QUALA SYSTEMS INC	0.04	-	-	-	0.04	DEVELOPED SITE OR PART OF DEVELOPED SITE	-	6.00	-
893	914	43	Class: 1 - Vacant Land	16 ELWOOD AVE	MEKLUNE, HENRY P & SUSAN C	0.11	-	-	-	0.11	DEVELOPED SITE OR PART OF DEVELOPED SITE	-	6.00	-
894	914	44	Class: 1 - Vacant Land	ELWOOD AVE	QUALA SYSTEMS INC	1.51	-	-	-	1.51	DEVELOPED SITE OR PART OF DEVELOPED SITE	-	6.00	-
895	914	45	Class: 1 - Vacant Land	LINWOOD AVE	QUALA SYSTEMS INC	0.05	-	-	-	0.05	DEVELOPED SITE OR PART OF DEVELOPED SITE	-	6.00	-
896	915	41	Class: 1 - Vacant Land	ELWOOD AVE	QUALA SYSTEMS INC	1.20	-	-	-	1.20	DEVELOPED SITE OR PART OF DEVELOPED SITE	-	6.00	-
897	916	21	Class: 1 - Vacant Land	MAPLEWOOD AVE-OFF,RAHWAY	QUALA SYSTEMS INC	0.34	-	-	-	0.34	DEVELOPED SITE OR PART OF DEVELOPED SITE	-	6.00	-
898	919.06	12	Class: 1 - Vacant Land	ARDMORE AVE	GRONBECK FAMILY LLC	1.67	0.60	1.67	1.67	-	DEVELOPED SITE OR PART OF DEVELOPED SITE	-	6.00	-
899	921.01	2	Class: 1 - Vacant Land	ARDMORE AVE	75 RANDOLPH LLC C/O S BARTNER	1.38	0.95	1.38	1.38	-		-	6.00	-
900	921.01	4	Class: 1 - Vacant Land	ARDMORE AVE	TAYLOR, EMERY CHARLES	0.64	0.04	0.64	0.64	-		-	6.00	-
901	921.01	6	Class: 1 - Vacant Land	ARDMORE AVE	SEARLE, JAMES & ANNA	0.90	-	0.90	0.90	-		-	6.00	-
902	921.01	7	Class: 1 - Vacant Land	ARDMORE AVE	MILEED INDUSTRIALS INC	0.14	0.01	0.14	0.14	-		-	6.00	-
903	922	2	Class: 1 - Vacant Land	2 HART ST	PRIDE SOLVENTS & CHEMICAL CO OF NJ	0.40	-	-	-	0.40	DEVELOPED SITE OR PART OF DEVELOPED SITE	-	6.00	-
904	922	3	Class: 1 - Vacant Land	HART ST	NGWB CO L L C	0.21	-	-	-	0.21		0.21	6.00	-
905	922	5	Class: 1 - Vacant Land	RANDOLPH AVE	MELLEN PRIDE SALES COMPANY INC	1.14	-	-	-	1.14	DEVELOPED SITE OR PART OF DEVELOPED SITE	-	6.00	-
906	922	6	Class: 1 - Vacant Land	RANDOLPH AVE	MELLEN PRIDE SALES COMPANY INC	2.05	-	-	-	2.05	UNDERGROUND GAS PIPES IN REAR; OWNED AND USED FOR VEHICLE PARKING BY PRIDE SOLVENTS (ADJACENT PROPERTY)	2.05	-	-
907	925	2	Class: 1 - Vacant Land	401 BLAIR RD	SALES REALTY MANAGEMENT	0.24	-	-	-	0.24	DEVELOPED SITE OR PART OF DEVELOPED SITE	-	6.00	-
908	936	359	Class: 1 - Vacant Land	--	--	0.23	-	-	-	0.23	DEVELOPED SITE OR PART OF DEVELOPED SITE	-	6.00	-
909	937	443	Class: 1 - Vacant Land	171-175 PIPER AVE	COHORSKY CONSTRUCTION CORP	0.23	-	0.23	0.23	-		-	6.00	-
910	937	447	Class: 1 - Vacant Land	167 PIPER AVE	TITAN BUILDERS & DEVELOPERS INC	0.11	-	0.11	0.11	-		-	6.00	-
911	937	449	Class: 1 - Vacant Land	163 PIPER AVE	ZAVATOSKI, THOMAS A & DENISE	0.11	-	0.11	0.11	-		-	6.00	-
912	937	451	Class: 1 - Vacant Land	159 PIPER AVE	PIPER PLACE, LLC	0.32	-	0.32	0.32	-		-	6.00	-
913	937	457	Class: 1 - Vacant Land	155 PIPER AVE	TITAN HOME BUILDERS INC	0.13	-	0.13	0.13	-		-	6.00	-
914	937	459	Class: 1 - Vacant Land	151 PIPER AVE	TITAN HOME BUILDERS INC	0.13	-	0.13	0.13	-		-	6.00	-
915	943	751	Class: 1 - Vacant Land	10 OMAR AVE	SWIFT TRANSPORATION INC	0.23	-	-	-	0.23		0.23	6.00	-
916	943	784	Class: 1 - Vacant Land	1197 ASH ST	SWIFT TRANSPORATION INC	0.17	-	-	-	0.17		0.17	6.00	-
917	944	825	Class: 1 - Vacant Land	50 ASH ST	KALONOMETIS,JOHN	0.46	-	-	-	0.46		0.46	6.00	-
918	965	1255	Class: 1 - Vacant Land	184 EDGERTON BLVD	FOREST VIEW AT WOODBRIDGE LLC	0.17	-	-	-	0.17		0.17	6.00	-
919	972	5	Class: 1 - Vacant Land	6 CHESTNUT ST	OLSEN, RICHARD & GISELA	0.27	-	-	-	0.27		0.27	6.00	-
920	974	1.01	Class: 1 - Vacant Land	301 E ESSEX AVE	NORTHEAST REAL PROP LLC % C TOPEL	6.90	3.15	5.70	5.70	1.20	DEVELOPED SITE OR PART OF DEVELOPED SITE	-	6.00	-
921	974	1.02	Class: 1 - Vacant Land	301 E ESSEX AVE	NORTHEAST REAL PROP LLC % C TOPEL	3.53	0.23	3.53	3.53	-		-	6.00	-
922	974	5	Class: 1 - Vacant Land	185 BLAIR RD	185 BLAIR ROAD AVENEL LLC	5.90	0.28	0.67	0.95	4.95	DEVELOPED SITE OR PART OF DEVELOPED SITE	-	6.00	-
923	974	12	Class: 1 - Vacant Land	191 BLAIR RD	BLAIR RD RLTY CO % WHITE ROSE FOODS	5.33	1.57	-	1.57	3.76	DEVELOPED SITE OR PART OF DEVELOPED SITE	-	6.00	-
924	977	1	Class: 1 - Vacant Land	HOMESTEAD AVE	ATLANTIC REALTY (EVERGREEN FOREST)	0.43	-	0.24	0.24	0.19	DEVELOPED SITE OR PART OF DEVELOPED SITE	-	6.00	-
925	983	9	Class: 1 - Vacant Land	357 COBB WAY	KALOMATIS, JOHN	0.29	-	0.05	0.05	0.23	DEVELOPED SITE OR PART OF DEVELOPED SITE	-	6.00	-
926	984	568	Class: 1 - Vacant Land	67 HOMER CT	BARTELS, CHRISTOPHER	0.10	-	-	-	0.10		0.10	6.00	-
927	985	452	Class: 1 - Vacant Land	475 MERELINE AVE	GEIGER, ELIZABETH	0.14	-	-	-	0.14		0.14	6.00	-
928	986	334	Class: 1 - Vacant Land	BLANDFORD AVE	CRAPPS-DAVALL, INGRID	0.22	-	0.16	0.16	0.06		0.06	6.00	-
929	986	348	Class: 1 - Vacant Land	1062 THAYER AVE	AVENUE HOMES LLC	0.10	-	0.04	0.04	0.06		0.06	6.00	-
930	987	205	Class: 1 - Vacant Land	HOMER CT	BARGRAN CORP	0.26	0.18	0.26	0.26	-		-	6.00	-
931	987	212	Class: 1 - Vacant Land	BLANDFORD AVE	BARGRAN CORP	0.48	-	0.48	0.48	-		-	6.00	-
932	987	220	Class: 1 - Vacant Land	BLANDFORD AVE	BARGRAN CORP	0.83	-	0.83	0.83	-		-	6.00	-
933	987	246	Class: 1 - Vacant Land	194 BLANDFORD AVE	NEDZA, FRANK & DUBE, SUSAN	0.14	0.03	0.14	0.14	-		-	6.00	-
934	988	1	Class: 1 - Vacant Land	PIPER AVE	FOLGORE, MARGARET	1.75	0.83	1.75	1.75	-		-	6.00	-
935	1003	180	Class: 1 - Vacant Land	NEILSON-BLANDFORD	BARGRAN CORP	3.19	2.80	3.19	3.19	-		-	6.00	-
936	1004	294	Class: 1 - Vacant Land	BLANDFORD AVE	GILBERT, JEROME V	0.10	-	0.10	0.10	-		-	6.00	-
937	1004	298	Class: 1 - Vacant Land	BLANDFORD AVE	OSPINA, ADOLFO	0.10	0.01	0.10	0.10	-		-	6.00	-
938	1004	300	Class: 1 - Vacant Land	BLANDFORD AVE	OSPINA, ADOLFO	0.10	0.00	0.10	0.10	-		-	6.00	-
939	1006	56	Class: 1 - Vacant Land	1014 RAHWAY AVE	ZAPPIA REALTY LLC	0.21	-	-	-	0.21	DEVELOPED SITE OR PART OF DEVELOPED SITE	-	6.00	-
940	1006	566	Class: 1 - Vacant Land	1031 MERELINE AVE	1031 MERELINE LLC	0.10	-	-	-	0.10		0.10	6.00	-
941	1009	285	Class: 1 - Vacant Land	BLANDFORD AVE	BARGRAN CORP	0.11	-	0.11	0.11	-		-	6.00	-
942	1009	287	Class: 1 - Vacant Land	BLANDFORD AVE	COHORSKY CORP.ATT: BARRY COHORSKY	0.39	-	0.36	0.36	0.02		0.02	6.00	-
943	1010	163	Class: 1 - Vacant Land	NORTON CT	BARGRAN CORP	0.82	0.79	0.82	0.82	-		-	6.00	-
944	1011	154	Class: 1 - Vacant Land	BLANDFORD & NORTON CT	BARGRAN CORP	0.44	0.31	0.44	0.44	-		-	6.00	-
945	1012	129	Class: 1 - Vacant Land	BLANDFORD & DRURY-DIX	BARGRAN CORP	0.86	0.08	0.86	0.86	-		-	6.00	-
946	1013	117	Class: 1 - Vacant Land	E CODDINGTON-BLANDFORD	BARGRAN CORP	0.40	-	0.40	0.40	-		-	6.00	-
947	1015	3.01	Class: 1 - Vacant Land	RAHWAY AVE	PUBLIC SERVICE ELECTRIC & GAS CO	2.59	-	1.17	1.17	1.42	ELECTRICAL LINES	-	6.00	-

MAP KEY	BLOCK	LOT	CLASS	LOCATION	OWNER	TOTAL AREA	WETLAND AREA	FLOOD HAZARD AREA	COMBINED TOTAL WETLAND AND FLOOD HAZARD AREA	NET AREA	NOTES/EXCLUSIONS	DEVELOP-ABLE AREA	ASSUMED DENSITY	RDP
948	1016.02	2.01	Class: 1 - Vacant Land	BLAIR RD	CONRAIL, C/O CONSOLIDATED RAIL	0.20	0.16	0.20	0.20	-		-	6.00	-
949	1016.03	4	Class: 1 - Vacant Land	RAHWAY AVE N	ELIZ & TRENTON SHORT LINE	4.74	0.16	1.49	1.63	3.11	ELECTRICAL LINES	-	6.00	-
950	1020	2	Class: 1 - Vacant Land	381 BLAIR RD	SITLAX REALTY LLC	1.90	-	-	-	1.90	DEVELOPED SITE OR PART OF DEVELOPED SITE	-	6.00	-
951	1020.04	1.02	Class: 1 - Vacant Land	EDGERTON BLVD	SWIFT TRANSPORATION INC	3.60	0.94	-	0.94	2.66		2.66	16.00	8.00
952	1023.02	1	Class: 1 - Vacant Land	BLAIR RD	PUBLIC SERVICE ELECTRIC & GAS CO	9.97	0.84	-	0.84	9.13	DEVELOPED SITE OR PART OF DEVELOPED SITE	-	6.00	-
953	1026	1.02	Class: 1 - Vacant Land	BLAIR RD	PUBLIC SERVICE ELECTRIC & GAS CO	3.23	1.66	2.56	2.62	0.60	ELECTRICAL LINES	-	6.00	-
954	1054.06	17	Class: 1 - Vacant Land	DANIEL ST	VEGA, RAPHAEL & ANA	0.02	-	-	-	0.02		0.02	6.00	-
955	1064	73	Class: 1 - Vacant Land	SEVENTH ST	MAHON, WILLIAM J & ELFRIEDE K	0.11	-	0.00	0.00	0.10	DEVELOPED SITE OR PART OF DEVELOPED SITE	-	6.00	-
956	1064	75	Class: 1 - Vacant Land	145 CAPRI DR	MAZZARELLA, ROBERT C	0.08	-	-	-	0.08	DEVELOPED SITE OR PART OF DEVELOPED SITE	-	6.00	-
957	1067	66	Class: 1 - Vacant Land	73 W FIFTH ST	DUCZEMINSKYJ, WALTER W & SHEILA A	0.06	-	-	-	0.06	DEVELOPED SITE OR PART OF DEVELOPED SITE	-	6.00	-
958	1067	70	Class: 1 - Vacant Land	19 W FIFTH ST	COLONIA CONSTRUCTION COMPANY LLC	0.28	-	-	-	0.28	DEVELOPED SITE OR PART OF DEVELOPED SITE	-	6.00	-
959	1069	53	Class: 1 - Vacant Land	28 TURNER ST	BOWLEY, ANN	0.11	-	-	-	0.11		0.11	6.00	-
960	1070	11	Class: 1 - Vacant Land	675 PORT READING AVE	BARBATO, SILVESTER & BLASE	0.14	-	-	-	0.14	DEVELOPED SITE OR PART OF DEVELOPED SITE	-	6.00	-
961	1073.01	13	Class: 1 - Vacant Land	E THIRD ST	MAYOREK, JOHN	0.17	-	-	-	0.17		0.17	6.00	-
962	1074	33	Class: 1 - Vacant Land	E TAPPEN ST	MAYOREK, JOHN	0.11	-	0.11	0.11	-		-	6.00	-
963	1076	61	Class: 1 - Vacant Land	E THIRD ST	BARGER, GEORGE & MANARTE, EDGAR	0.06	-	0.00	0.00	0.05		0.05	6.00	-
964	1078	41	Class: 1 - Vacant Land	565 RENEWAL WAY	DELAWARE DELTA LLC	0.13	-	0.12	0.12	-		-	6.00	-
965	1079.04	28.02	Class: 1 - Vacant Land	HAGAMAN ST	CONTALA, MICHELE	0.10	-	-	-	0.10		0.10	6.00	-
966	1079.12	6	Class: 1 - Vacant Land	89 SPRUCE ST	GURNEY,STANLEY MATTHEW & EILEEN ANN	0.11	-	-	-	0.11		0.11	6.00	-
967	1095	1.01	Class: 1 - Vacant Land	1001 W MIDDLESEX AVE	PRW URBAN RENEWAL 1 LLC%PROLOGIS TA	19.47	-	8.09	8.09	11.38	DEVELOPED SITE OR PART OF DEVELOPED SITE	-	6.00	-
968	1095	1.02	Class: 1 - Vacant Land	1003 W MIDDLESEX AVE	PRW URBAN RENEWAL I LLC%PROLOGIS TX	9.21	-	6.98	6.98	2.23	DEVELOPED SITE OR PART OF DEVELOPED SITE	-	6.00	-
969	1095	2.01	Class: 1 - Vacant Land	1005 W MIDDLESEX AVE	PT READING-WDBG II/PROLOGIS TAX	39.45	2.41	14.43	14.43	25.02	INDUSTRIAL SITE	-	6.00	-
970	1095	3	Class: 1 - Vacant Land	1 KEY CT	PT READING-WDBG II/PROLOGIS TAX	6.26	0.48	6.26	6.26	-	INDUSTRIAL SITE	-	6.00	-
971	1095	4	Class: 1 - Vacant Land	1009 W MIDDLESEX AVE	PT READING-WDBG II/PROLOGIS TAX	16.05	3.83	13.71	13.71	2.34	INDUSTRIAL SITE	-	6.00	-
972	1095.01	6	Class: 1 - Vacant Land	INTERIOR	BUCKEYE PORT READING TERMINAL LLC	46.29	3.04	45.45	45.45	0.84	INDUSTRIAL SITE	-	6.00	-
973	1095.01	9	Class: 1 - Vacant Land	1010 W MIDDLESEX AVE	PT READING-WDBG II/PROLOGIS TAX	12.31	0.66	8.02	8.02	4.29	DEVELOPED SITE OR PART OF DEVELOPED SITE	-	6.00	-
974	1095.01	10	Class: 1 - Vacant Land	1000 W MIDDLESEX AVE	PT READING-WDBG II/PROLOGIS TAX	109.00	11.38	106.70	106.70	2.30	INDUSTRIAL SITE	-	6.00	-



## Appendix B: Vacant Land Mapping



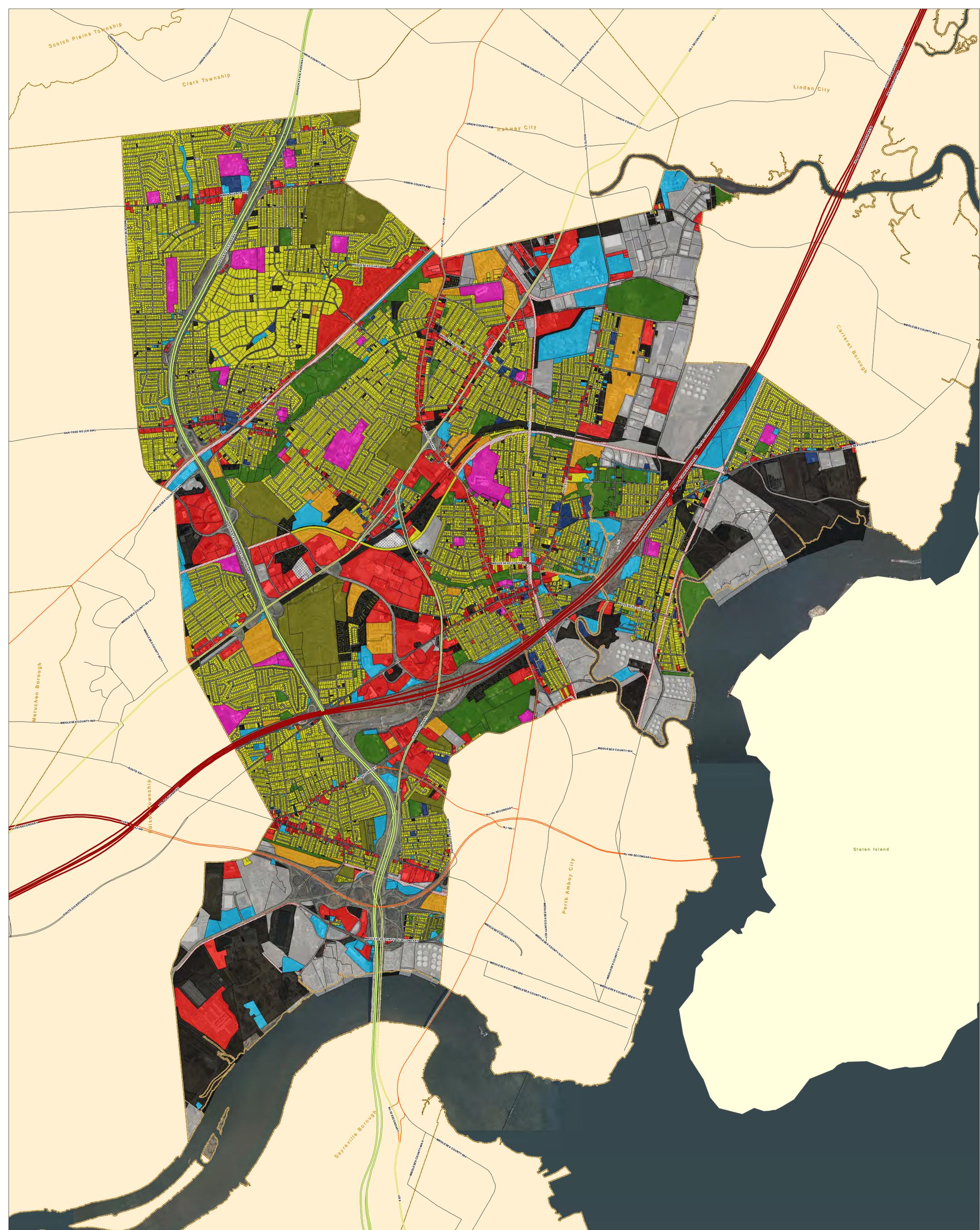


## Appendix C: Mapping of Properties Contributing to the RDP Calculation





## Appendix D: Land Use Mapping



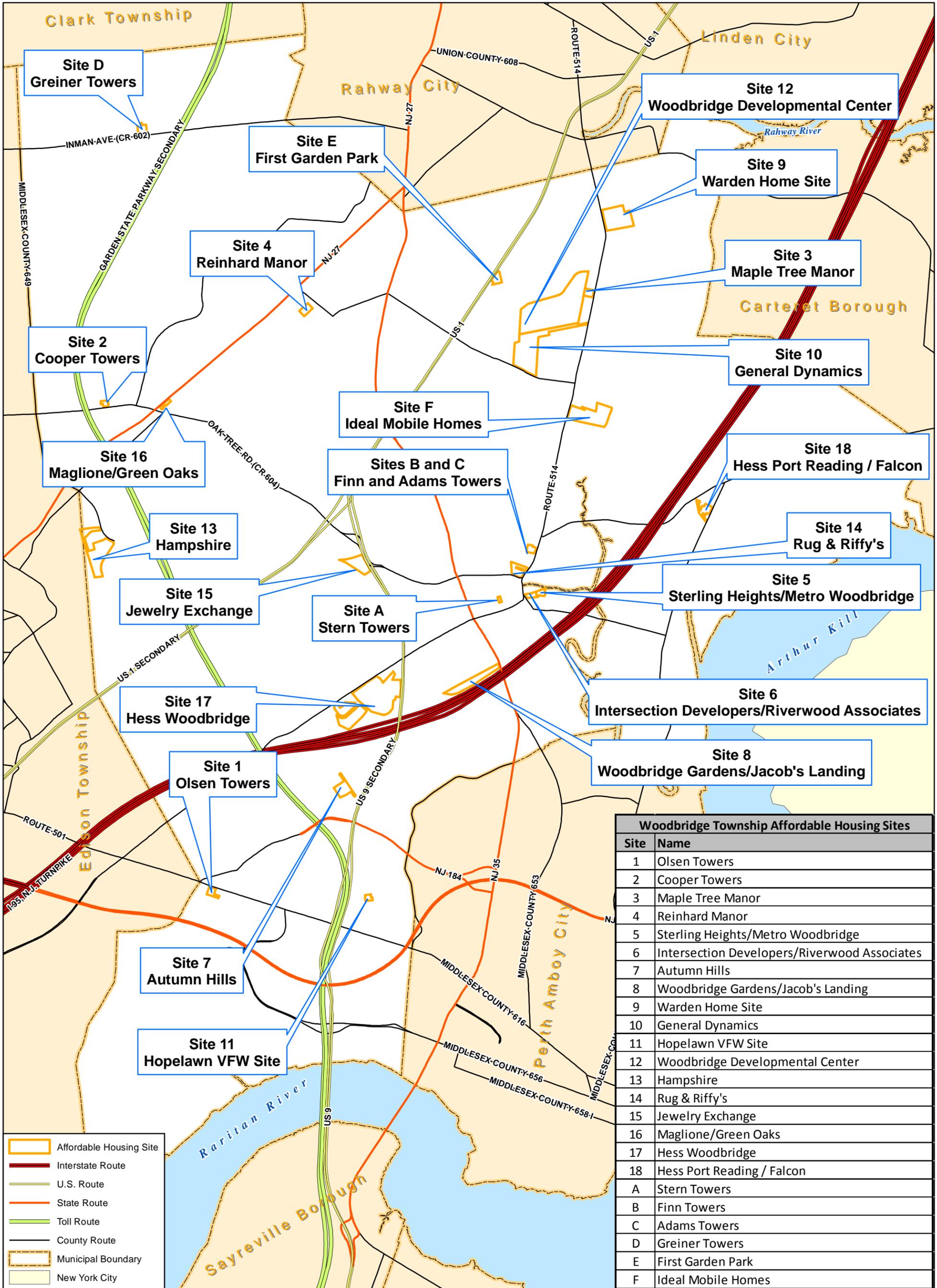
**TAM ASSOCIATES**  
 11 Tindall Road  
 Middletown, NJ 07748-2792  
 Phone: 732-671-6400  
 Fax: 732-671-7365  
 0 600 1,200 2,400 Feet  
 Prepared by: RED, 12/14/15  
 Source: NJDEP, Middlesex County GIS, TAM Associates, MOD-IV  
 File Path: H:\WDP\10015\GIS\Projects\LAND USE MAPPING.mxd

- |                    |                      |                                  |
|--------------------|----------------------|----------------------------------|
| Apartments         | Industrial           | Recreation or Open Space Area    |
| Cemetery/Graveyard | Miscellaneous/Exempt | Residential (4 Families or Less) |
| Church/Charitable  | Public               | School                           |
| Commercial         | Railroad             | Vacant                           |

**Land Use Mapping**  
**Woodbridge Township**  
**Middlesex County, New Jersey**  
 NOTE: This map was developed using New Jersey Department of Environmental Protection Geographic Information System digital data, but this secondary product has not been verified by NJDEP and is not State-authorized.

**Appendix B: Affordable Housing Sites Map**

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Woodbridge Township Affordable Housing Sites	
Site	Name
1	Olsen Towers
2	Cooper Towers
3	Maple Tree Manor
4	Reinhard Manor
5	Sterling Heights/Metro Woodbridge
6	Intersection Developers/Riverwood Associates
7	Autumn Hills
8	Woodbridge Gardens/Jacob's Landing
9	Warden Home Site
10	General Dynamics
11	Hopelawn VFW Site
12	Woodbridge Developmental Center
13	Hampshire
14	Rug & Riffy's
15	Jewelry Exchange
16	Maglione/Green Oaks
17	Hess Woodbridge
18	Hess Port Reading / Falcon
A	Stern Towers
B	Finn Towers
C	Adams Towers
D	Greiner Towers
E	First Garden Park
F	Ideal Mobile Homes

- Affordable Housing Site
- Interstate Route
- U.S. Route
- State Route
- Toll Route
- County Route
- Municipal Boundary
- New York City

11 Tindall Road  
 Middletown, NJ 07748-2792  
 Phone: 732-671-6400  
 Fax: 732-671-7365

0 1,500 3,000 6,000 Feet

## Affordable Housing Sites Woodbridge Township Middlesex County, New Jersey

Prepared by: STK 10/22/2008 Updated by: RED 11/09/2015, JAC 09/29/2016  
 Source: NJDEP - Open Water, Streams, Municipal Boundary; NJDOT - 2005 Roads; City of New York Borough Boundary; Woodbridge Township - Tax Parcels, MOD-IV Tax Data  
 H:\WDPL\00015\GIS\Projects\WDPL14\_ProposedSites\_Tabloid\_Updated20160929.mxd

NOTE: This map was developed using New Jersey Department of Environmental Protection Geographic Information System digital data, but this secondary product has not been verified by NJDEP and is not State-authorized.

**Appendix C: Tabulation of Credit Allocation for Affordable Housing Sites, per  
Round**

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PRIOR ROUND		PROSPECTIVE		TOTAL PRIOR + PROSPECTIVE	UNMET NEED	
OBLIGATION		OBLIGATION			OBLIGATION	
PRIOR ROUND OBLIGATION	955	PROSPECTIVE NEED OBLIGATION	607	1562	UNMET NEED	116
		RDP*	491			
		UNMET NEED (PROSPECTIVE NEED - RDP)	116			
BONUSES/CAPS		BONUSES/CAPS			BONUSES/CAPS	
SENIOR CAP	238	SENIOR CAP	123	361	SENIOR CAP	29
RENTAL BONUS CAP	238	RENTAL BONUS CAP	123	361	RENTAL BONUS CAP	N/A
RENTAL OBLIGATION	239	RENTAL OBLIGATION	123	362	RENTAL OBLIGATION	N/A
COMPLIANCE STRATEGY		COMPLIANCE STRATEGY			COMPLIANCE STRATEGY	
SENIOR RENTAL UNITS	238	SENIOR RENTAL UNITS	123	361	SENIOR RENTAL UNITS	29
Site 1 Olsen Towers	14	Site 1 Olsen Towers	20		Site 11 Hopelawn VFW	29
Site 2 Cooper Towers	75	Site 11 Hopelawn VFW	28			
Site 3 Maple Tree Manor	87	Site 12 Woodbridge Developmental Center	75			
Site 4 Reinhard Manor	62					
DEVELOPMENTALLY DISABLED UNITS	20	DEVELOPMENTALLY DISABLED UNITS	20	40		
Site 9 Warden Home Site	20	Site 12 Woodbridge Developmental Center	20			
FAMILY SALE UNITS	0	FAMILY SALE UNITS	26	26		
		Site 19 Foreclosure/Reinvestment Program	16			
		Site 20 Abandoned Properties Program	10			
FAMILY RENTAL UNITS	459	FAMILY RENTAL UNITS	199	658		
Site 5 Sterling Heights	4	Site 12 Woodbridge Developmental Center	80			
Site 6 Intersection Developers	5	Site 13 Hampshire	12			
Site 7 Autumn Hills	24	Site 17 Hess Woodbridge	98			
Site 8 Woodbridge Garden/Jacobs Landing	204	Site 18 Hess Port Reading (Falcon Site)	9			
Site 9 Warden Home Site	80					
Site 10 General Dynamics	50					
Site 13 Hampshire	29					
Site 14 Rug & Riffy's	35					
Site 15 Jewelry Exchange	20					
Site 16 Maglione/Green Oaks	8					
TOTALS		TOTALS		TOTALS	TOTALS	
TOTAL UNIT COUNT	717	TOTAL UNIT COUNT	368	1,085	UNMET NEED	116
RENTAL BONUS CREDITS APPLIED	238	RENTAL BONUS CREDITS APPLIED	123	361	RENTAL BONUS CREDITS APPLIED	N/A
TOTAL COMPLIANCE CREDITS (UNITS + BONUSES)	955	TOTAL COMPLIANCE CREDITS (UNITS + BONUSES)	491	1,446	TOTAL COMPLIANCE CREDITS	29
					REMAINING UNMET NEED (to be addressed by zoning enhancements)	87

\* The RDP based on vacant land is 29. These 29 units are addressed and subsumed by the final RDP calculation, which is the result of potential units generated by the following projects:

- 20 Olsen Towers
- 28 Hopelawn VFW / Dalina
- 175 Woodbridge Developmental Center
- 12 Hampshire
- 98 Hess Woodbridge
- 9 Hess Port Reading
- 16 Foreclosure Reinvestment Program
- + 10 Abandoned Properties Program

**368 Subtotal**

- + 123 Permitted Rental Bonuses

**491 Final RDP**

**Appendix D: Affordability of Woodbridge Housing Authority Sites**

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**Very Low Income Units in  
Current Woodbridge Housing Authority Units<sup>3</sup>**

<b>Site</b>	<b>Very Low Units*</b>
Site 1: Olsen Towers	61
Site 2: Cooper Towers	68
Site 8: Woodbridge Gardens/Jacob's Landing	101
Site A: Stern Towers	52
Site B: Finn Towers	53
Site C: Adams Towers	55
Site D: Greiner Towers	55
<b>Total</b>	<b>445</b>

\* Source: Woodbridge Housing Authority (November 2, 2015)

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<sup>3</sup> The information provided in Appendix D is reflective of only those households earning up to 30 percent of the regional median income. This income bracket is described as “very low-income” in New Jersey’s affordable housing regulations and “extremely low-income” by the United States Department of Housing and Urban Development.

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**Appendix E: Tabulation of Credit Allocation for Affordable Housing Sites: Very  
Low, Low, and Moderate Split**

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Appendix E: Tabulation of Credit Allocation for Affordable Housing Sites: Very Low, Low, and Moderate Split  
Woodbridge Township, Middlesex County, New Jersey

	REQ'D	PROPOSED		Total Units	Moderate	Low	Very Low	Very Low Family	Age Restricted	Not Age Restricted	Constructed	
<b>PRIOR ROUND OBLIGATION</b>	<b>955</b>											
<b>PROSPECTIVE NEED OBLIGATION</b>	<b>607</b>											
<b>TOTAL OBLIGATION</b>	<b>1,562</b>											
<b>RDP</b>	<b>491</b>											
<b>UNMET NEED</b>	<b>116</b>											
<b>OVERALL BONUSES/CAPS (Based on prior round &amp; RDP)</b>												
SENIOR CAP	361	361										
RENTAL BONUSES	361	361										
RENTAL OBLIGATION	362	1019										
FAMILY RENTAL OBLIGATION	181	658										
FAMILY UNIT OBLIGATION	723	724										
<b>LOW INCOME MINIMUM</b>	660	654										
<b>VERY LOW INCOME MINIMUM</b>	N/A***	257										
<b>VERY LOW INCOME FAMILY MINIMUM</b>	N/A***	88										
<b>PRIOR ROUND BONUSES/CAPS</b>												
SENIOR CAP	238	238										
RENTAL BONUSES	238	238										
RENTAL OBLIGATION	239	697										
<b>LOW INCOME MINIMUM*</b>	478	444										
<b>VERY LOW INCOME MINIMUM</b>	N/A***	185										
<b>VERY LOW INCOME FAMILY MINIMUM</b>	N/A***	50										
<b>PROSPECTIVE NEED BONUSES/CAPS</b>												
SENIOR CAP	123	123										
RENTAL BONUSES	123	123										
RENTAL OBLIGATION	123	322										
FAMILY RENTAL OBLIGATION	62	199										
FAMILY UNIT OBLIGATION	246	245										
<b>LOW INCOME MINIMUM**</b>	182	195										
<b>VERY LOW INCOME MINIMUM</b>	64	68										
<b>VERY LOW INCOME FAMILY MINIMUM</b>	32	38										
			<b>Site 1</b>	<b>Olsen Towers</b>	<b>34</b>	<b>0</b>	<b>0</b>	<b>34</b>	<b>0</b>	<b>34</b>	<b>0</b>	<b>34</b>
				Prior Round Obligation	14	0	0	14	0	14	0	14
				Prospective Need	20	0	0	20	0	20	0	20
			<b>Site 2</b>	<b>Cooper Towers</b>	<b>75</b>	<b>0</b>	<b>7</b>	<b>68</b>	<b>0</b>	<b>75</b>	<b>0</b>	<b>75</b>
				Prior Round Obligation	75	0	7	68	0	75	0	75
			<b>Site 3</b>	<b>Maple Tree Manor</b>	<b>87</b>	<b>7</b>	<b>53</b>	<b>27</b>	<b>0</b>	<b>87</b>	<b>0</b>	<b>87</b>
				Prior Round Obligation	87	7	53	27	0	87	0	87
			<b>Site 4</b>	<b>Reinhard Manor</b>	<b>62</b>	<b>40</b>	<b>16</b>	<b>6</b>	<b>0</b>	<b>62</b>	<b>0</b>	<b>62</b>
				Prior Round Obligation	62	40	16	6	0	62	0	62
			<b>Site 5</b>	<b>Sterling Heights</b>	<b>4</b>	<b>2</b>	<b>1</b>	<b>1</b>	<b>0</b>	<b>4</b>	<b>4</b>	<b>4</b>
				Prior Round Obligation	4	2	1	1	0	4	4	4
			<b>Site 6</b>	<b>Intersection Developers</b>	<b>5</b>	<b>2</b>	<b>2</b>	<b>1</b>	<b>1</b>	<b>0</b>	<b>5</b>	<b>5</b>
				Prior Round Obligation	5	2	2	1	1	0	5	5
			<b>Site 7</b>	<b>Autumn Hills</b>	<b>24</b>	<b>10</b>	<b>10</b>	<b>4</b>	<b>4</b>	<b>0</b>	<b>24</b>	<b>24</b>
				Prior Round Obligation	24	10	10	4	4	0	24	24
			<b>Site 8</b>	<b>Woodbridge Garden/Jacobs Landing</b>	<b>204</b>	<b>102</b>	<b>75</b>	<b>27</b>	<b>14</b>	<b>0</b>	<b>204</b>	<b>0</b>
				Prior Round Obligation	204	102	75	27	14	0	204	0
			<b>Site 9</b>	<b>Warden Home Site</b>	<b>100</b>	<b>40</b>	<b>40</b>	<b>20</b>	<b>20</b>	<b>0</b>	<b>100</b>	<b>0</b>
				Prior Round Obligation	100	40	40	20	20	0	100	0
			<b>Site 10</b>	<b>General Dynamics</b>	<b>50</b>	<b>25</b>	<b>18</b>	<b>7</b>	<b>4</b>	<b>0</b>	<b>50</b>	<b>0</b>
				Prior Round Obligation	50	25	18	7	4	0	50	0
			<b>Site 11</b>	<b>Hopelawn VFW</b>	<b>57</b>	<b>28</b>	<b>21</b>	<b>8</b>	<b>0</b>	<b>57</b>	<b>0</b>	<b>0</b>
				Prospective Need	28	14	10	4	0	28	0	0
				Unmet Need	29	14	11	4	0	29	0	0
			<b>Site 12</b>	<b>Woodbridge Developmental Center</b>	<b>175</b>	<b>87</b>	<b>65</b>	<b>23</b>	<b>20</b>	<b>65</b>	<b>100</b>	<b>0</b>
				Prospective Need	175	87	65	23	20	75	100	0
			<b>Site 13</b>	<b>Hampshire</b>	<b>41</b>	<b>20</b>	<b>15</b>	<b>6</b>	<b>3</b>	<b>0</b>	<b>41</b>	<b>0</b>
				Prior Round Obligation	29	14	15	0	0	0	29	0
				Prospective Need	12	6	0	6	3	0	12	0
			<b>Site 14</b>	<b>Rug &amp; Riffy's</b>	<b>35</b>	<b>17</b>	<b>13</b>	<b>5</b>	<b>3</b>	<b>0</b>	<b>35</b>	<b>0</b>
				Prior Round Obligation	35	17	13	5	3	0	35	0
			<b>Site 15</b>	<b>Jewelry Exchange</b>	<b>20</b>	<b>10</b>	<b>7</b>	<b>3</b>	<b>2</b>	<b>0</b>	<b>20</b>	<b>0</b>
				Prior Round Obligation	20	10	7	3	2	0	20	0
			<b>Site 16</b>	<b>Maglione/Green Oaks</b>	<b>8</b>	<b>4</b>	<b>2</b>	<b>2</b>	<b>1</b>	<b>0</b>	<b>8</b>	<b>0</b>
				Prior Round Obligation	8	4	2	2	1	0	8	0
			<b>Site 17</b>	<b>Hess Woodbridge</b>	<b>98</b>	<b>49</b>	<b>36</b>	<b>13</b>	<b>13</b>	<b>0</b>	<b>98</b>	<b>0</b>
				Prospective Need	98	49	36	13	13	0	98	0
			<b>Site 18</b>	<b>Hess Port Reading / Falcon</b>	<b>9</b>	<b>4</b>	<b>3</b>	<b>2</b>	<b>2</b>	<b>0</b>	<b>9</b>	<b>0</b>
				Prospective Need	9	4	3	2	2	0	9	0
			<b>Site 19</b>	<b>Foreclosure/Reinvestment Program</b>	<b>16</b>	<b>8</b>	<b>8</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>16</b>	<b>0</b>
				Prospective Need	16	8	8	0	0	0	16	0
			<b>Site 20</b>	<b>Abandoned Properties Program</b>	<b>10</b>	<b>5</b>	<b>5</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>10</b>	<b>0</b>
				Prospective Need	10	5	5	0	0	0	10	0
				<b>Overall Total</b>	<b>1114</b>	<b>460</b>	<b>397</b>	<b>257</b>	<b>88</b>	<b>380</b>	<b>724</b>	<b>291</b>
				Prior Round Total	717	273	259	185	50	238	479	271
				Prospective Need Total	368	173	127	68	38	123	245	20
				Unmet Need Total	29	14	11	4	0	29	0	0
				<b>Total Units</b>		<b>Moderate</b>	<b>Low</b>	<b>Very Low</b>	<b>Very Low Family</b>	<b>Age Restricted</b>	<b>Not Age Restricted</b>	<b>Constructed</b>

\*Pursuant to 5:93-2.20 Low- and moderate-income split, the municipal calculated need obligation shall be divided equally between low- and moderate-income households. It is noted that for the prior round, the township's proposed low-income unit count is below its required amount. This shortfall is the result of a lack of flexibility with regard to splitting credits by round. The shortfall is made up for by a surplus of low-income units in both the prospective need and the overall obligation.

\*\* Pursuant to NISA 52:27D-329.1, at least 13 percent of the housing units made available for occupancy by low-income and moderate-income households will be reserved for occupancy by very low income households.

\*\*\* No requirement