

RESOLUTION R2025-029
EAST WINDSOR TOWNSHIP
MERCER COUNTY
COMMITTING TO FOURTH ROUND FAIR SHARE
AFFORDABLE HOUSING PRESENT NEED
AND PROSPECTIVE NEED NUMBERS

WHEREAS, on March 20, 2024, Governor Murphy signed into law an Amendment to the Fair Housing Act (N.J.S.A. 52:27D-301 *et seq.*) (hereinafter “Amended FHA”); and

WHEREAS, the Amended FHA requires the Department of Community Affairs (“DCA”) to produce non-binding estimates of fair share obligations on or before October 20, 2024; and

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

WHEREAS, the DCA Report calculates the Township’s Round 4 (2025-2035) obligations as follows: a Present Need or Rehabilitation Obligation of 166 units and a Prospective Need or New Construction Obligation of 368 units; and

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

WHEREAS, pursuant to N.J.S.A. 52:27D-304.3, a municipality’s average allocation factor is comprised of the equalized nonresidential factor, income capacity factor and land capacity factor and shall be averaged to yield the municipality’s average allocation factor; and

WHEREAS, the Amended FHA further provides that “[a]ll parties shall be entitled to rely upon regulations on municipal credits, adjustments, and compliance mechanisms adopted by COAH unless those regulations are contradicted by statute, including P.L. 2024, c.2, or binding court decisions” (N.J.S.A 52:27D-311(m)); and

WHEREAS, COAH regulations authorize vacant land adjustments as well as durational adjustments; and

WHEREAS, the DCA has released a Geographic Information Systems spatial data representation of the Land Capacity Analysis for P.L. 2024, c.2 containing the Vacant and Developable land information that serves as the basis for calculating the land capacity factor; and

WHEREAS, the Township has reviewed the lands identified by the DCA for the land capacity factor with respect to the MOD-IV Property Tax List data, construction permit data, land

use board approvals, configuration, and accessibility to ascertain whether these identified developable lands can accommodate development; and

WHEREAS, based on the foregoing, the Township relies on the DCA calculations of the Township's fair share obligations as modified herein to account for the Township's review of the lands identified by the DCA for the land capacity factor with respect to the MOD-IV Property Tax List data, construction permit data, land use board approvals, configuration, and accessibility to ascertain whether these identified developable lands can accommodate development, and as further set forth in detail and explained in the attached memo prepared by the Township affordable housing planner, and the Township seeks to commit to provide its fair share of 166 units present need and 310 units prospective need, subject to any vacant land and/or durational adjustments it may seek as part of the Housing Plan Element and Fair Share Plan element it subsequently submits in accordance with the Amended FHA; and

WHEREAS, as COAH regulations authorize municipalities to secure an adjustment to their present need obligation through a structural condition survey and authorizes municipalities to secure a vacant land adjustment, durational adjustment and other adjustments to their prospective need obligations, the Township reserves its right to adjust its present need and prospective need, in accordance with all applicable regulations; and

WHEREAS, the Township reserves the right to comply with any additional amendments to the FHA that the Legislature may enact; and

WHEREAS, the Township also reserves the right to adjust its position in the event of any Court rulings or Administrative notices or any other action that extend the deadlines and/or requirements of the Amended FHA; and

WHEREAS, in the event that a third party challenges the calculations provided for in this Resolution, the Township reserves the right to take such position as it deems appropriate in response thereto, including that its Round 4 Prospective Need Obligation should be lower than described herein; and

WHEREAS, in light of the above, the Township Council finds that it is in the best interests of the Township to commit to the present need and prospective need Fourth Round affordable housing fair share numbers set forth herein, subject to the reservations set forth herein; and

WHEREAS, in accordance with AOC Directive #14-24 dated December 13, 2024, the Township Council finds that, as a municipality seeking a certification of compliance with the FHA, it is in the best interests of the Township to direct the filing of a declaratory judgment complaint within 48 hours after adoption of this Resolution committing to fair share obligations, or by February 3, 2025, whichever is sooner;

NOW, THEREFORE, BE IT RESOLVED by the Township Council of East Windsor Township, in the County of Mercer, State of New Jersey as follows:

1. All of the above Whereas Clauses are incorporated in this Resolution.

2. East Windsor Township hereby commits to the DCA's Round 4 Present Need Obligation of 166 units, and a modification of the DCA's Round 4 Prospective Need Obligation of 368 units to 308 units, as explained above and in the attached memo from the Township affordable housing planner, and subject to all reservations of rights set forth above

3. The Township hereby directs that this Resolution be posted on the Township website within 48 hours after adoption.

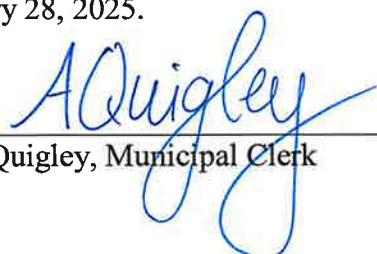
4. The Township hereby directs the Township Attorney to file a declaratory judgment complaint in Mercer County within 48 hours after adoption of this Resolution, and attaching this Resolution and the attached memo.

5. The Township authorizes the Township Attorney to submit and/or file this Resolution with attached memo with the Program or any other such entity as may be determined to be appropriate.

6. This Resolution shall take effect immediately, according to law.

CERTIFICATION

I, Allison Quigley, Municipal Clerk of East Windsor Township, County of Mercer, State of New Jersey, do hereby certify that the foregoing is a true copy of a Resolution adopted by the Township Council at a meeting held on January 28, 2025.



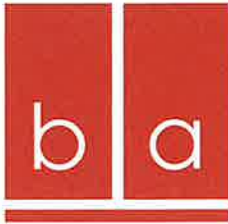
Allison Quigley, Municipal Clerk

Confidential And Deliberative

Fourth Round Present and Prospective Need Analysis

Township of East Windsor | Mercer County,
New Jersey

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Community Planning
Land Development and Design
Landscape Architecture

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

Principals:
Joseph H. Burgis PP, AICP
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David Novak PP, AICP

Fourth Round Present and Prospective Need Analysis

Township of East Windsor
Mercer County, New Jersey

Prepared for the Township of East Windsor
Mayor and Council

BA# 4173.15

The original document was appropriately signed and sealed on January 23, 2025 in accordance
with Chapter 41 of Title 13 of the State Board of Professional Planners

Joseph H. Burgis, AICP, PP
Professional Planner #2450

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Executive Summary

The following Present and Prospective Need Analysis has been prepared for the Township of East Windsor in Mercer County, New Jersey.

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

The Amended FHA directed the New Jersey Department of Community Affairs ("DCA") to report the present need (also referred to as the rehab obligation) and the prospective need for Round Four based upon the standards set forth in the Act. The DCA issued its report on October 18, 2024; and, in accordance with the Act, made clear that the report was advisory only. For East Windsor, the DCA Report identifies a Present Need of 166 and a Prospective Round Four Need of 368.

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

As to the Round Four Prospective Need of 368 units that the DCA reported on October 18, 2024, the methodology used to determine a municipality's prospective fair share obligation requires an initial determination of the regional prospective need. The region that East Windsor is Region 4, which consists of all municipalities in Mercer, Monmouth and Ocean counties. To determine a municipality's share of the regional need, the Act requires a calculation of three factors: (1) the equalized nonresidential valuation factor; (2) the income capacity factor; and (3) the land capacity factor. The Act then requires these three factors to be averaged and applied to the regional need to determine the share of the regional need for each municipality that is not a Qualified Urban Aid Municipality ("QUAM").

The Township does not dispute the DCA's calculation of the Equalized Nonresidential Valuation Factor or the Income Capacity Factor. However, the Township does dispute the calculation of the Land Capacity Factor. More specifically, the Township accepts the DCA's invitation to examine the Land Capacity Factor and the lands that the DCA deemed developable for purposes of calculating this factor. For the reasons set forth herein, the DCA was overinclusive.

Recommendation: Once appropriate corrections are made to the land that is developable, the Township's Prospective Need Obligation should be adjusted from the 368 figure the DCA reported to 310 units. Based upon the findings in this report, the following summarizes the comparison of the three allocation factors as adjusted by the analysis provided herein.

Table 1: Summary of Adjusted Factors

	Equalized Nonresidential Valuation Factor	Income Capacity Factor	Land Capacity Factor
DCA Analysis	2.28%	1.42%	4.29%
Township Analysis	2.28%	1.42%	3.03%

Furthermore, while the Township could conduct a structural conditions survey pursuant to NJAC 5:93-5.2(a) to more accurately reflect those units in need of rehabilitation, the Township has chosen to accept the DCA statistical calculation of the Township's Present Need Obligation of 166 units at this time. The Township reserves the right to perform such structural conditions survey in accordance with the applicable regulations at a later time.

Accordingly, the remainder of this Prospective Needs Analysis is divided into the following sections:

- ❖ Section 1: Present Need
- ❖ Section 2: Equalized Nonresidential Valuation Factor
- ❖ Section 3: Income Capacity Factor
- ❖ Section 4: Land Capacity Factor

Section 1: Present Need

The following section reviews the Township's Present Need as calculated by the DCA. The following is summarized:

1. The Township finds that the methodology utilized by the DCA to calculate its Present Need Obligation is acceptable.
2. The Township accepts the determination by DCA that the present need is 166 units are in need of rehabilitation. The township will continue to utilize current CDBG and allocated Affordable Housing Trust Fund funding to address this need

1.1: Present Need Background

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

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

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

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

The DCA determined by the Township's Present Need number is 166 units and the Township does not dispute this finding at this time.

Section 2: Equalized Nonresidential Valuation Factor

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

1. The Township finds that the methodology utilized by the DCA to calculate its nonresidential valuation factor is acceptable.
2. The Township's change in equalized nonresidential valuation between 1999 and 2023 is \$ 628,151,351 which is consistent with the DCA calculations.
3. The Township's calculated share of the region's equalized nonresidential valuation of 2.28%.

2.1: Basis of Calculation

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

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

2.2: Analysis of Calculation

The calculation conducted by the DCA determined that the Township has a 2.28% share of the region's equalized nonresidential valuation.

Table 2: DCA Equalized Nonresidential Valuation Calculation Summary

Year	Non-equalized Nonresidential Valuation	Equalization Ratio	Equalized Nonresidential Valuation
1999	\$236,300,951	0.898	\$ 263,141,371
2023	\$ 615,883,270	0.691	\$ 891,292,722
Difference			\$ 628,151,351

Source: DCA Fair Share Housing Obligations for 2025-2035 (Fourth Round) Workbook

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

Section 3: Income Capacity Factor

The following section reviews the income capacity factor calculated by the DCA. It finds that the data and methodology utilized by the DCA relating to the Township's income capacity factor are both acceptable.

3.1: Basis of Calculation

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

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

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

3.2: Analysis of Calculation

The calculation conducted by the DCA determined that the Township has a 1.05% share of the region's income capacity factor. Table 3 below summarizes the methodology utilized by the DCA to determine this share.

The Township has reviewed the data and the methodology utilized by the DCA for this calculation and finds both to be acceptable.

Table 3: Income Capacity Factor

Number of Households	Median household income in the past 12 months (in 2022 inflation-adjusted dollars) *	\$100 Below Regional Median HH Income Floor	Diff. from Median Household Income Floor with Household Weight	HH Weighted Income Difference % of Region Total	Diff from Median Household Income Floor	Income Difference % of Region Total	Income Capacity Factor
11,178	\$108,060	\$44,344	712,217,448	1.9%	\$63,716	0.9%	1.42%

Section 4: Land Capacity Factor

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

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

<https://njdca.maps.arcgis.com/home/item.html?id=12acdfe0a5104f8f8a2f604e96063e74>)

includes the following language:

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

The areas identified as developable in the DCA's calculation of the Land Capacity factor is overinclusive. Accordingly, the land capacity allocation factor should be adjusted from 485.42 to 334.07 acres. When this correction is made, East Windsor Round Four Prospective Need number should be 310 instead of the 368-unit figure identified by DCA.

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

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

An analysis of the lands identified by the DCA as being "developable" revealed several inaccuracies. In summary, these inaccuracies generally included lands which were: artifacts of error as described by the DCA; located on developed properties or those inaccessible due to environmental constraints; located on open space or common element properties; located on properties presently under construction; and located on properties with active site plan or approvals. Correcting these inaccuracies adjusts the Township's weighted land area from 485.42 acres to 338.08 acres. This results in an adjustment of the Township's calculated share of the region's land capacity from 4.29% to 3.03%.

4.1: Basis of Calculation

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

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

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

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

1. First, the DCA divided the weighing regions established by the legislation by municipality.
2. Next, land use/land cover areas were used to identify vacant, developable lands. The workbook identifies the codes and descriptions of the land use/land cover data used in this process. In short, they include: cropland and pastureland; orchards/vineyards/nurseries/horticultural areas; deciduous forest areas; coniferous forest areas; plantations; mixed forest areas; old field areas; phragmites dominate old field areas; deciduous brush/shrubland; coniferous brush/shrubland; mixed deciduous/coniferous brush/shrubland; severe burned upland vegetation; and undifferentiated barren lands.
3. These initial vacant, developable lands were then refined to remove rights-of-way as well as developed properties. For the latter, the DCA utilized MOD-IV tax data and selected underlying tax parcels with property class codes for residential, commercial, industrial, apartment, railroad, and school.

4. Construction permit data was then analyzed to capture more recent development activities that may not have otherwise been reflected by the land use/land cover data or MOD-IV tax data.
5. Other limiting factors were utilized to remove initial vacant, developable lands. These include: open space, preserved farmland, category 1 waterways and wetlands (and associated buffers based on special area restrictions), steep slopes exceeding 15 percent, and open waters.
6. Due to limitations resulting from inconsistencies between data sources, the resulting mapping included instances of small land areas caused by an incongruous alignment of geospatial layers. To eliminate these "slivers" of leftover land, the DCA eliminated any feature part with an areas of less than 2,500 square feet. This presumed that a 25' by 100' foot area could be a developable property.
7. Finally, the resulting land area for each municipality was summed with the resulting land areas for all other municipalities within each housing region to then determine the municipal percentage of land capacity for the housing region.

4.2: Analysis of Calculation

The calculation conducted by the DCA determined that the Township has 485.417 acres of developable land which accounts for a 4.29% share of the region's land capacity factor. Overall, the Township finds the general methodology utilized by the DCA to calculate its land capacity factor acceptable. However, an analysis of the DCA's resultant mapping discovered the following:

1. Several of the lands identified as "developable" by the DCA represent slivers which "are considered artifacts of error that are common when overlaying polygons and vectors from non-coincident data sources." The DCA initially tried to eliminate these slivers by deleting any feature parts with an area of less than 2,500 square feet.
2. Other lands identified as "developable" by the DCA are located on properties with development. To eliminate "developable" lands on developable properties, the DCA had removed any lands where the underlying tax parcels had property class codes for residential, commercial, industrial, apartments, railroad, and school. However, the property classifications identified by the DCA did not account for houses of worship, properties developed with nonprofit facilities, and residential dwellings with associated farmland.
3. Several lands identified as "developable" by the DCA were in fact located on open space, common elements for homeowner's associations, or properties containing infrastructure (e.g. detention basins, flood collection areas, rights-of-way, etc.).
4. Some developable areas did not account for areas restricted by regulated 100-year floodway areas of streams and other mapped watercourses.

5. There were several instances of lands identified as “developable” by the DCA being located on properties which are presently under construction. This is likely due to a lag in construction permit reporting.
6. Finally, lands identified as “developable” by the DCA are located on properties with active site plan or general development plan (GDP) approvals which are no longer available for development.

These discrepancies are summarized in Table 4 utilizing the Land Capacity Analysis and are detailed in the mapping in Appendix A of this analysis. Removing these lands would adjust the Township’s weighted land area from 485.42 acres to 338.08 acres. This results in an adjustment of the Township’s calculated share of the region’s land capacity from 4.29% to 3.03%.

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

Table 4: Review of DCA Land Capacity Factor Analysis- East Windsor:

Areas determined to be fully or partially not developable and excluded from the overall calculations

ID#	Shapefile Object ID	Block	Lot	Weighted Area (acres)	Review	Status	Weighted Area Reduced from Calculation (acres)
1	41134	1	4	0.2176	Undevelopable- area of developed lot manufacturing	Exclude	0.2176
2	41144	1	2	76.6195	Partially developable - solar filed developed on portion of area	Partial area developable	6.9500
3	41145	1	2	41.2731	Undevelopable- Isolated area adjacent to stream	Exclude	41.2731
4	41101	12	1	27.8803	Multiple areas on same lot that has since been developed with warehouse facility unavailable for further development due to extent of mapped wetlands found during recent application	Exclude	27.8803
5	41127	3	2.01, 3, 3.01, 3.02	18.2806	Lots 3 and 3.02 of the area is an approved affordable housing project therefore not available. The remainder is vacant and available.	Partial area developable	14.2700
6	41124	5	11	0.2203	Narrow sliver in accessible	Exclude	0.2203
7	41129	5	1	16.2152	Calculation includes part of area on a tract owned by NJDOT for Route 133 this section constrained and not developable	Constrained	4.4700
8	41131	5	5	0.8211	Part of developed tract isolated area environmental constraints - undevelopable	Exclude	0.8221
9	41121	6.06	2	0.804	Municipally owned tract- ROSI list	Exclude	0.8040
10	41122	6.06	2	0.3577	Municipally owned tract- ROSI list	Exclude	0.3577

ID#	Shapefile Object ID	Block	Lot	Weighted Area (acres)	Review	Status	Weighted Area Reduced from Calculation (acres)
11	41097	6.07	14.01	0.5980	Lot developed with township municipal building facilities are a part of open space on lot	Exclude	0.5980
12	41105	6.07	7	0.2801	Township owned area adjacent to Rocky Brook significantly isolated	Exclude	0.2801
13	41116	6.07	5.02	6.3666	Part of area on a tract controlled by NJDOT for Route 133	Exclude	6.3666
14	41119	6.07	5.02	0.3372	Part of area on a tract owned by NJDOT for Route 133.	Exclude	0.3372
15	41109	13	1.01	0.1879	Isolated part of developed property	Exclude	0.1879
16	41093	15	1	9.772	Lot recently developed with warehouse facility not available for development	Exclude	9.772
17	41096	16.01	1	0.5007	Lot owned by NJDOT for Route 133-undevelopable	Exclude	0.5007
18	41125	7	45	1.2417	Isolated upland area of tract highly constrained undevelopable	Exclude	1.2417
19	41120	7.12	45	0.1057	Isolated upland area of tract highly constrained undevelopable	Exclude	0.1057
20	41049	50.03	19	1.1216	JCP&L Utility Company Ownership. Long linear ROW.	Exclude	1.1216
21	41055	50.03	19	0.3384	JCP&L Utility Company Ownership. Long linear ROW.	Exclude	0.3384
22	41085	58	7.02	1.1495	Isolated area and developed Melvin Krepps middle school property.	Exclude	1.1495
23	41075	59	30	0.2474	Township owned and area identified in	Exclude	0.2474

ID#	Shapefile Object ID	Block	Lot	Weighted Area (acres)	Review	Status	Weighted Area Reduced from Calculation (acres)
					floodway of Bear Brook tributary		
24	41088	63	10.03	0.1307	Isolated small sliver area of parcel overlapping on to adjacent parcel.	Exclude	0.1307
25	41089	63	10.03	0.4994	Isolated small area of developed parcel.	Exclude	0.4994
26	41084	63.01	32	0.1966	Small isolated area on a developed property.	Exclude	0.1966

Table 5: Summary Table of Adjustment to DCA-Land Capacity Factor Analysis– East Windsor

Original DCA calculated total area	458.4172
Total area reduction by review noted above	120.3386
Total revised area calculated minus area reduction above	338.0786

Appendix A:

Land Capacity Factor Area Maps

The following illustrations show in more detail the specific mapping of the various land capacity areas as identified in the DCA analysis provided through the Land Capacity Analysis for P.L. 2024, c.2. They are obtained from the web based ARCGIS online mapping utilizing feature layers (hosted) by NJDCA and incorporating other layer features available through NJDEP and ARCGIS Online services.

ID #1



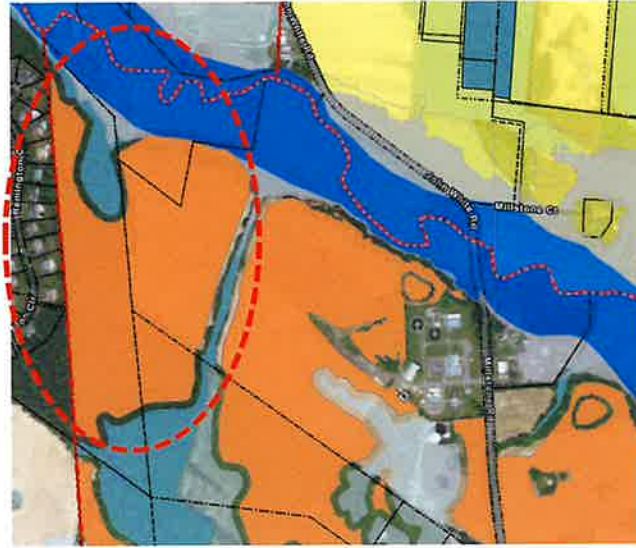
ID#	Shapefile Object ID	Block	Lot	Weighted Area (acres)	Review	Status	Weighted Area Reduced (acres)
1	41134	1	4	0.2176	Undevelopable- area of developed lot manufacturing	Exclude	0.2176

ID #2



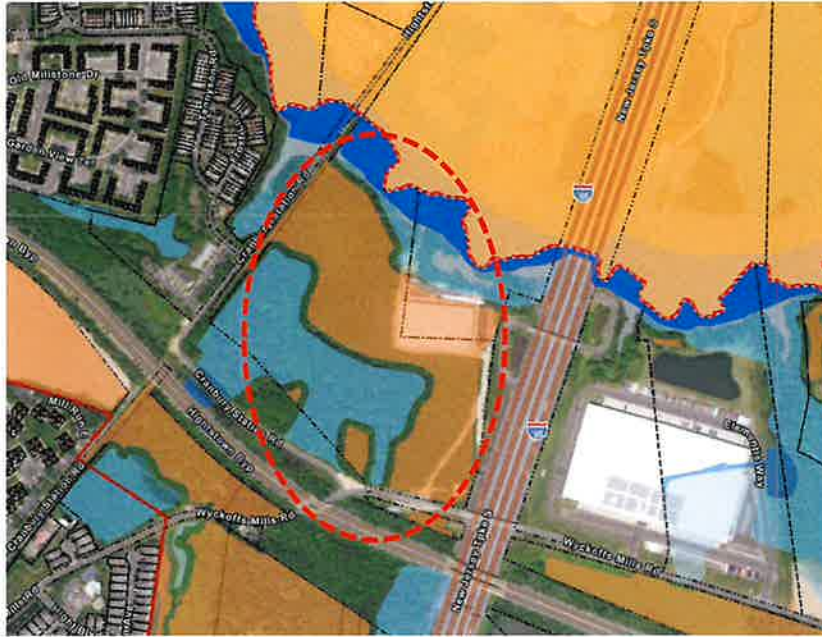
ID#	Shapefile Object ID	Block	Lot	Weighted Area (acres)	Review	Status	Weighted Area Reduced (acres)
2	41144	1	2	76.6195	Partially developable - solar filed developed on portion of area	Partial area developable	6.9500

ID #3



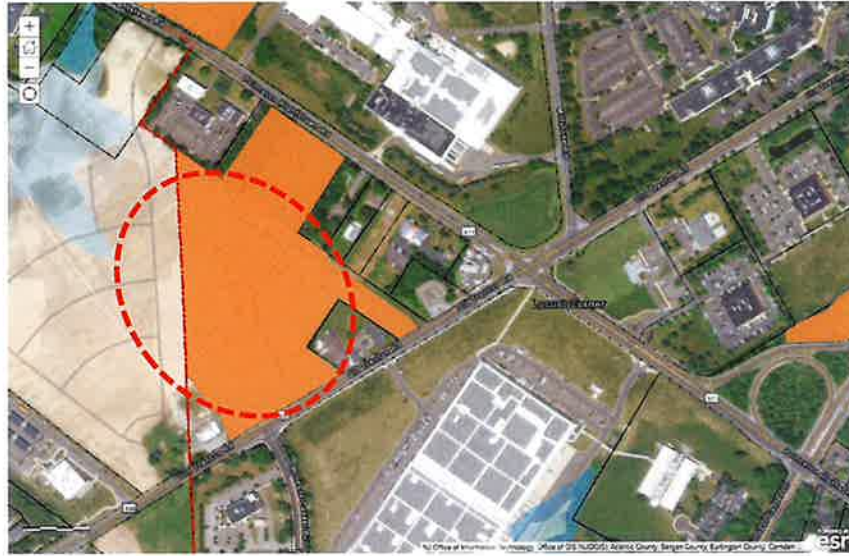
ID#	Shapefile Object ID*	Block	Lot	Initial Weighted Area*(acres)	Review	Status	Weighted Area Reduced (acres)
3	41145	1	2	41.2731	Undevelopable- Isolated area adjacent to stream	Exclude	41.2731

ID #4



ID#	Shapefile Object ID*	Block	Lot	Initial Weighted Area*(acres)	Review	Status	Weighted Area Reduced (acres)
4	41101	12	1	27.8803	Multiple areas on same lot that has since been developed with warehouse facility unavailable for further development due to extent of mapped wetlands found during recent application	Exclude	27.8803

ID #5



ID#	Shapefile Object ID*	Block	Lot	Initial Weighted Area*(acres)	Review	Status	Weighted Area Reduced (acres)
5	41127	3	2.01, 3, 3.01, 3.02	18.2806	Lots 3 and 3.02 of the area is an approved affordable housing project therefore not available. The remainder is vacant and available.	Exclude	14.2700

ID #6



ID#	Shapefile Object ID*	Block	Lot	Initial Weighted Area*(acres)	Review	Status	Weighted Area Reduced (acres)
6	41124	5	11	0.2203	Narrow sliver in accessible	Exclude	0.2203

ID #7



ID#	Shapefile Object ID*	Block	Lot	Initial Weighted Area*(acres)	Review	Status	Weighted Area Reduced (acres)
7	41129	5	1	16.2152	Calculation includes part of area on a tract owned by NJDOT for Route 133 this section constrained and not developable	Constrained	4.4700

ID #8



ID#	Shapefile Object ID*	Block	Lot	Initial Weighted Area*(acres)	Review	Status	Weighted Area Reduced (acres)
8	41131	5	5	0.8211	Part of developed tract isolated area environmental constraints - undevelopable	Exclude	0.8221

ID #9



ID#	Shapefile Object ID*	Block	Lot	Initial Weighted Area*(acres)	Review	Status	Weighted Area Reduced (acres)
9	41121	6.06	2	0.804	Municipally owned tract- ROSI list	Exclude	0.8040

ID #10

ID#	Shapefile Object ID*	Block	Lot	Initial Weighted Area*(acres)	Review	Status	Weighted Area Reduced (acres)
10	41122	6.06	2	0.3577	Municipally owned tract- ROSI list	Exclude	0.3577

ID #11



ID#	Shapefile Object ID	Block	Lot	Weighted Area (acres)	Review	Status	Weighted Area Reduced (acres)
11	41097	6.07	14.01	0.5980	Lot developed with township municipal building facilities are a part of open space on lot	Exclude	0.5980

ID #12

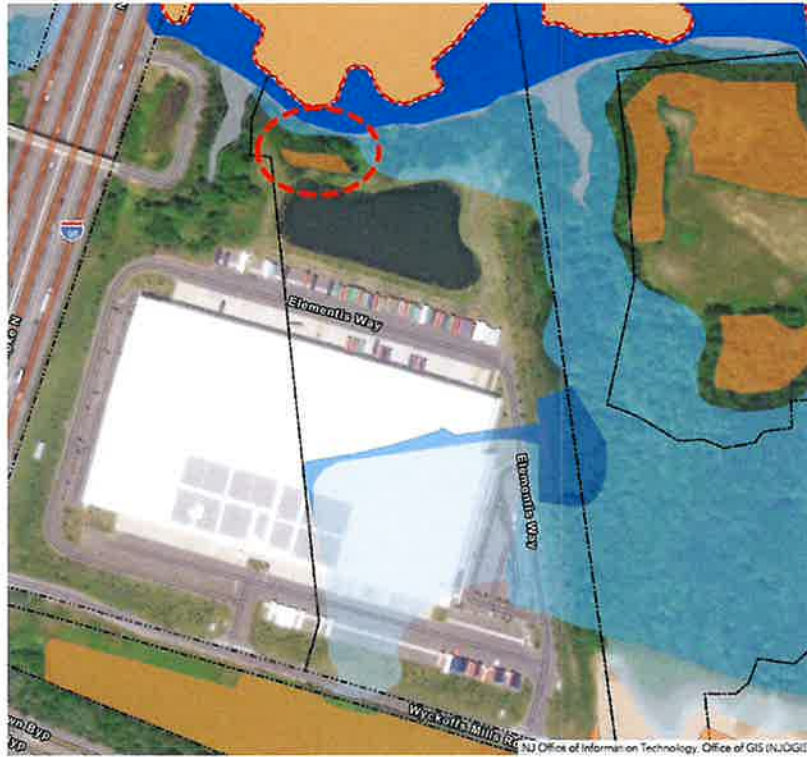
ID#	Shapefile Object ID*	Block	Lot	Initial Weighted Area*(acres)	Review	Status	Weighted Area Reduced (acres)
12	41105	6.07	7	0.2801	Township owned area adjacent to Rocky Brook significantly isolated	Exclude	0.2801

ID #13

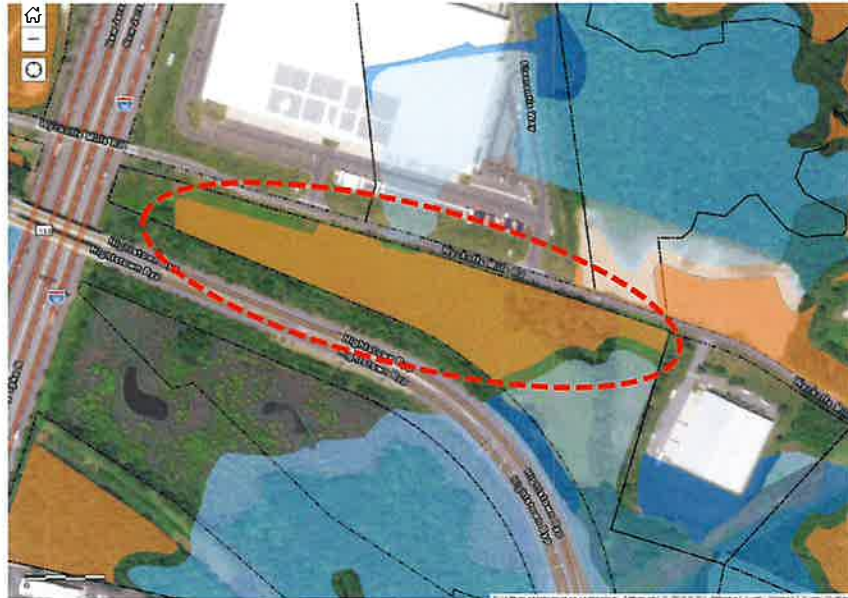
ID#	Shapefile Object ID*	Block	Lot	Initial Weighted Area*(acres)	Review	Status	Weighted Area Reduced (acres)
13	41116	6.07	5.02	6.3666	Part of area on a tract controlled by NJDOT for Route 133	Exclude	6.3666

ID #14

ID#	Shapefile Object ID*	Block	Lot	Initial Weighted Area*(acres)	Review	Status	Weighted Area Reduced (acres)
14	41119	6.07	5.02	0.3372	Part of area on a tract owned by NJDOT for Route 133.	Exclude	0.3372

ID #15

ID#	Shapefile Object ID*	Block	Lot	Initial Weighted Area*(acres)	Review	Status	Weighted Area Reduced (acres)
15	41109	13	1.01	0.1879	Isolated part of redeveloped property	Exclude	0.1879

ID #16

ID#	Shapefile Object ID*	Block	Lot	Initial Weighted Area*(acres)	Review	Status	Weighted Area Reduced (acres)
16	41093	15	1	9.772	Lot recently developed with warehouse facility not available for development	Exclude	9.772

ID #17



ID#	Shapefile Object ID*	Block	Lot	Initial Weighted Area*(acres)	Review	Status	Weighted Area Reduced (acres)
17	41096	16.01	1	0.5007	Lot owned by NJDOT for Route 133-undevelopable	Exclude	0.5007

ID #18



ID#	Shapefile Object ID*	Block	Lot	Initial Weighted Area*(acres)	Review	Status	Weighted Area Reduced (acres)
18	41125	7	45	1.2417	Isolated upland area of tract highly constrained undevelopable	Exclude	1.2417

ID #19



ID#	Shapefile Object ID*	Block	Lot	Initial Weighted Area*(acres)	Review	Status	Weighted Area Reduced (acres)
19	41120	7.12	45	0.1057	Isolated upland area of tract highly constrained undevelopable	Exclude	0.1057

ID #20

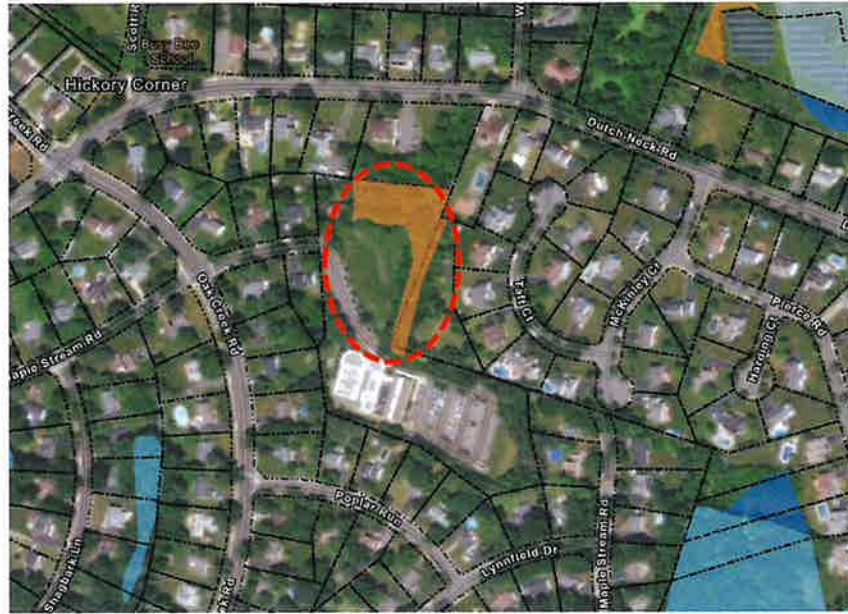


ID#	Shapefile Object ID	Block	Lot	Weighted Area (acres)	Review	Status	Weighted Area Reduced (acres)
20	41049	50.03	19	1.1216	JCP&L Utility Company Ownership. Long linear ROW.	Exclude	1.1216

ID #21



ID#	Shapefile Object ID	Block	Lot	Weighted Area (acres)	Review	Status	Weighted Area Reduced (acres)
21	41055	50.03	19	0.3384	JCP&L Utility Company Ownership. Long linear ROW.	Exclude	0.3384

ID #22

ID#	Shapefile Object ID*	Block	Lot	Initial Weighted Area*(acres)	Review	Status	Weighted Area Reduced (acres)
22	41085	58	7.02	1.1495	Isolated area and developed Melvin Krepps middle school property.	Exclude	1.1495

ID #23

ID#	Shapefile Object ID*	Block	Lot	Initial Weighted Area*(acres)	Review	Status	Weighted Area Reduced (acres)
23	41075	59	30	0.2474	Township owned and area identified in floodway of Bear Brook tributary	Exclude	0.2474

ID #24

ID#	Shapefile Object ID*	Block	Lot	Initial Weighted Area*(acres)	Review	Status	Weighted Area Reduced (acres)
24	41088	63	10.03	0.1307	Isolated small sliver area of parcel overlapping on to adjacent parcel.	Exclude	0.1307

ID #25



ID#	Shapefile Object ID*	Block	Lot	Initial Weighted Area*(acres)	Review	Status	Weighted Area Reduced (acres)
29	41089	63	10.03	0.4994	Isolated small area of developed parcel.	Exclude	0.4994

ID #26



ID#	Shapefile Object ID*	Block	Lot	Initial Weighted Area*(acres)	Review	Status	Weighted Area Reduced (acres)
26	41084	63.01	32	0.1966	Small isolated area on a developed property.	Exclude	0.1966