



Date: January 22, 2025

To: Erik Nolan, Esq., Township Affordable Housing Attorney

From: Michael Mistretta, PP, LLA, Harbor Consultants, Inc.
Wyatt Grant, Harbor Consultants, Inc.

**Re: Fourth Round (2025-2035) Affordable Housing Obligation Calculation
Township of Springfield, Union County, New Jersey**

This memo has been prepared to outline the municipal requirements for the Township of Springfield to establish its Fourth Round (July, 2025 – July, 2035) present and prospective fair share obligation as mandated by the A4/S50 legislation, as well as detail the process and calculations used to determine the Township's Fourth Round present need obligation and prospective need obligation, which are to be adopted by binding resolution prior to January 31, 2025.

Background

On March 20, 2024, Governor Murphy signed into law affordable housing bill A4/S50, which established new guidelines for determining and regulating the affordable housing obligations of New Jersey municipalities for the fourth 10-year-round (July, 2025 – July, 2035). Per A4/S50, before a municipality establishes its Fourth Round present and prospective fair share obligation, “the [Department of Community Affairs] shall prepare and submit a report to the Governor, and, pursuant to section 2 of P.L.1991, c.164 (C.52:14- 19.1), to the Legislature providing a report on the calculations of regional need and municipal obligations for each region of the State within the earlier of seven months following the effective date of P.L.2024, c.2 (C.52:27D-304.1 et al.) or December 1, 2024” (N.J. Stat. § 52:27D-304.1). Then, “with consideration of the calculations contained in the relevant report published by the department... for each 10-year round of affordable housing obligations beginning with the fourth round, a municipality shall determine its present and prospective fair share obligation for affordable housing in accordance with the formulas established in sections 6 and 7 of P.L.2024, c.2 (C.52:27D-304.2 and C.52:27D-304.3) by resolution, which shall describe the basis for the municipality's determination and bind the municipality to adopt a housing element and fair share plan” (N.J. Stat. § 52:27D-304.1). For the Fourth Round, the municipal “determination of present and prospective fair share obligation shall be made by binding resolution no later than January 31, 2025” (N.J. Stat. § 52:27D-304.1).

In compliance with the aforementioned requirements, the Department of Community Affairs (DCA) released a report on October 18, 2024, titled “Affordable Housing Obligations for 2025-2035 (Fourth Round) Methodology and Background,” inclusive of a calculation spreadsheet, which detailed the datasets and calculations used to generate the non-binding affordable housing obligation for each municipality within New Jersey for the Fourth Round. This report was amended several days later to include revised language on the methodology for the land capacity factor

calculation. Per this report, the Township's Fourth Round present need was calculated as 53 and the Township's Fourth Round prospective need was calculated as 284.

The Township has reviewed the DCA report and methodology established in A4/S50, which serve as the basis for the Township's evaluation and determination of its Fourth Round present and prospective fair share obligation. The ensuing sections of this memo provide an analysis of the process used to calculate the Township's Fourth Round present and prospective fair share obligation.

Present Need

Per A4/S50, "A municipality's present need obligation shall be determined by estimating the existing deficient housing units currently occupied by low- and moderate-income households within the municipality, following a methodology comparable to the methodology used to determine third round present need, through the use of datasets made available through the federal decennial census and the American Community Survey, including the Comprehensive Housing Affordability Strategy dataset thereof" (N.J. Stat. § 52:27D-304.2). A4/S50 further defines "deficient housing units" as "housing that: (1) is over fifty years old and overcrowded; (2) lacks complete plumbing; or (3) lacks complete kitchen facilities" (N.J. Stat. § 52:27D-304).

In the Third Round, municipal present need calculations were based on the number of housing units lacking complete kitchen facilities, the number of units lacking complete plumbing facilities, and the number of overcrowded units. The present need calculations for the Fourth Round conducted by the DCA similarly use datasets measuring these three factors, but as explained in their report, "The US Department of Housing and Urban Development (HUD) and the US Census Bureau publish separate tables on housing age, lack of plumbing facilities, lack of kitchen facilities, and overcrowding. However, there is no data source that reports the number of units that meet any one of those three conditions. Therefore, this number must be estimated using data from existing tables, with measures taken to account for overlap and to narrow the scope to deficient housing units occupied by low- and moderate-income [(LMI)] households." The DCA therefore used a combination of the latest data from HUD's Comprehensive Housing Affordability Strategy (CHAS) LMI dataset corresponding to the latest Census Bureau American Community Survey (ACS) data (which was 2017-2021 5 Year Estimates at the time of the report's release), data from the IPUMS Center for Data Integration, and the ACS Public Data Microdata Sample (PUMS) at the Public Use Microdata Area (PUMA) level to estimate the number of substandard/deficient low- and moderate-income occupied units ("present need") for each municipality in New Jersey.

Per the methodology outlined above and described in further detail in the DCA report, the Fourth Round present need obligation for the Township of Springfield is calculated as 53. The Township has reviewed the datasets and methodology used to calculate the Township's Fourth Round present need as published in the DCA report and spreadsheet, and the Township concurs with the report's Fourth Round present need calculation of 53 for the Township of Springfield.

Prospective Need

As described in A4/S50 and summarized in the DCA report, a municipality's Fourth Round prospective need obligation is calculated by multiplying its average allocation factor to the total prospective need of its corresponding Housing Region.

The average allocation factor is the average of three measures indicative of a municipality's capacity/potential to address the regional prospective need (equalized nonresidential valuation factor, income capacity factor, and land capacity factor), which are further explained in the subsections below.

The Fourth Round prospective need for each Housing Region is determined by calculating the change in the number of households within each Housing Region between the 2010 Census and 2020 Census. Per A4/S50, "this household change, if positive, shall be divided by 2.5 to estimate the number of low- and moderate-income homes needed to address low- and moderate-income household change in the region and to determine the regional prospective need for a 10-year round of low- and moderate-income housing obligations. If household change is zero or negative, the number of low- and moderate-income homes needed to address low- and moderate-income household change in the region and the regional prospective need shall be zero" (N.J. Stat. § 52:27D-304.2).

The Township of Springfield is in Housing Region 2, which consists of Essex County, Morris County, Union County, and Warren County. Per the DCA report, the regional prospective need for Housing Region 2 is calculated as 20,506, and the Township's average allocation factor is calculated as 1.39%. The regional need of 20,506 multiplied by the Township's average allocation factor of 1.39% therefore results in a non-binding Fourth Round prospective need obligation calculation of 284.

The Township has evaluated the accuracy of the methodology and datasets used to calculate each of the three measures (equalized nonresidential valuation factor, income capacity factor, and land capacity factor) used to compute the average allocation factor and resulting Fourth Round prospective need, and based on this analysis, has arrived at a reduced Fourth Round prospective need obligation calculation of 239. The process for the Township's adjustment to the Fourth Round prospective need obligation published in the DCA report is detailed in the subsections below.

Equalized Nonresidential Valuation Factor

The equalized nonresidential valuation factor is one of the three components of the average allocation factor for each municipality. The equalized nonresidential valuation factor is representative of a municipality's share of the change in nonresidential property value within its Housing Region.

Per A4/S50, "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 this paragraph, 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 nonresidential valuations to determine the municipality's share of the regional change as the equalized nonresidential valuation factor" (N.J. Stat. § 52:27D-304.3).

Following this methodology and as described in the DCA report, the equalized nonresidential factor for each municipality is calculated as follows:

1. The valuations of commercial properties and industrial properties in each municipality in 2023, per data from the NJ Division of Local Government Services, is summed and then divided by the 2023 State Equalization Table Average Ratio corresponding with the municipality to obtain a total equalized nonresidential valuation for 2023.
2. The valuations of commercial properties and industrial properties in each municipality in 1999, per data from the NJ Division of Local Government Services, is summed and then divided by the 1999 State Equalization Table Average Ratio corresponding with the municipality to obtain a total equalized nonresidential valuation for 1999.
3. The difference in total equalized nonresidential valuation from 1999-2023 is calculated for each municipality.
4. The difference in total nonresidential valuation from 1999-2023 is summed for all municipalities (excluding Qualified Urban Aid municipalities) within each Housing Region.
5. The difference in total nonresidential valuation from 1999-2023 for each municipality is divided by the sum of differences in total nonresidential valuation from 1999-2023 for its corresponding Housing Region to compute the municipality's share of the regional nonresidential valuation change from 1999-2023.

Following this methodology, the Township of Springfield's equalized nonresidential valuation factor of 2.07% is calculated as follows:

1. **\$637,429,400** (2023 commercial valuation) + **\$199,968,900** (2023 industrial valuation) = **\$837,398,300** (2023 total nonresidential valuation). **\$837,398,300** (2023 total nonresidential valuation) / **0.9337** (2023 State Equalization Table Average Ratio) = **\$896,860,126** (2023 total equalized nonresidential valuation).
2. **\$217,726,900** (1999 commercial valuation) + **\$60,095,900** (1999 industrial valuation) = **\$277,822,800** (1999 total nonresidential valuation). **\$277,822,800** (1999 total nonresidential valuation) / **0.7652** (1999 State Equalization Table Average Ratio) = **\$363,072,138** (1999 total equalized nonresidential valuation).
3. **\$896,860,126** (2023 total equalized nonresidential valuation) - **\$363,072,138** (1999 total equalized nonresidential valuation) = **\$533,787,988** (difference in total equalized nonresidential valuation from 1999-2023).
4. **Housing Region 2 sum of differences in total equalized nonresidential valuation from 1999-2023, excluding Qualified Urban Aid municipalities = \$25,808,891,055.**
5. **\$533,787,988** (difference in total equalized nonresidential valuation from 1999-2023) / **\$25,808,891,055** (Housing Region 2 sum of differences in total equalized nonresidential valuation from 1999-2023, excluding Qualified Urban Aid municipalities) = **0.0207 or 2.07%**

The Township has reviewed the datasets and methodology used to calculate the Township's Fourth Round equalized nonresidential valuation factor as published in the DCA report and spreadsheet (see above), and the Township concurs with the report's Fourth Round equalized nonresidential valuation factor calculation of 2.07% for the Township of Springfield.

Income Capacity Factor

The second component of the average allocation factor for each municipality is the income capacity factor. The income capacity factor measures the degree to which a municipality's median

household income differs from an income floor of \$100 below the lowest median household income in its Housing Region.

Per A4/S50, a municipality's income capacity factor shall be "determined by calculating the average of the following measures:

- (a) 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
- (b) 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" (N.J. Stat. § 52:27D-304.3).

At the time of the release of the DCA report on October 18, 2024, the most recent American Community Survey Five-Year Estimates data for median household income and number of households were found in Table S1903 of the Census Bureau's American Community Survey 2018-22 5-Year Estimates.

Using the American Community Survey 2018-22 5-Year Estimates data, and following the methodology in A4/S50 outlined above, the Township of Springfield's income capacity factor of 1.37% was calculated in the DCA report as follows:

1. **\$141,759** (Median household income in the past 12 months in Springfield per 2022 ACS) - **\$46,360** (\$100 below the lowest median household income in Housing Region 2 of \$46,460 belonging to the City of Newark) = **\$95,399** (Municipal difference in median household income from Housing Region 2 income floor). **\$95,399** (Municipal difference in median household income from Housing Region 2 income floor) / **\$8,307,878** (Housing Region 2 sum of differences from income floor, excluding Qualified Urban Aid municipalities) = **0.0115 or 1.15%** (Springfield's share of the sum of the differences from the income floor in Housing Region 2, excluding Qualified Urban Aid municipalities).
2. **\$95,399** (Municipal difference in median household income from Housing Region 2 income floor) x **6,610** (Number of households in Springfield) = **\$630,587,390** (Municipal difference in median household income from Housing Region 2 income floor, weighted by households). **\$630,587,390** (Municipal difference in median household income from Housing Region 2 income floor, weighted by households) / **\$39,453,600,987** (Housing Region 2 sum of differences from income floor, excluding Qualified Urban Aid municipalities, weighted by households) = **0.0160 or 1.60%** (Springfield's share of the sum of the differences from the income floor in Housing Region 2, excluding Qualified Urban Aid municipalities, weighted by households).
3. **Average of 1.15%** (Springfield's share of the sum of the differences from the income floor in Housing Region 2, excluding Qualified Urban Aid municipalities) **and 1.60%** (Springfield's share of the sum of the differences from the income floor in Housing Region 2, excluding Qualified Urban Aid municipalities, weighted by households) = **0.0137 or 1.37%**

While the Township agrees with the Township's income capacity factor calculation of 1.37% at the time of the DCA report, A4/S50 states that the income capacity factor shall be calculated "according to the most recent American Community Survey Five-Year Estimates." On December 12, 2024, the United States Census Bureau released American Community Survey 2019-23 5-Year Estimates data. The Township therefore seeks to adjust its income capacity factor calculation based on the American Community Survey 2019-23 5-Year Estimates data for the municipalities in Housing Region 2, which can be found in Table S1903. The adjusted calculation of the Township's income capacity factor using the American Community Survey 2019-23 5-Year Estimates data is detailed below:

1. **\$146,059** (Median household income in the past 12 months in Springfield per 2023 ACS) - **\$48,316** (\$100 below the lowest median household income in Housing Region 2 of \$48,416 belonging to the City of Newark) = **\$97,743** (Municipal difference in median household income from Housing Region 2 income floor). **\$97,743** (Municipal difference in median household income from Housing Region 2 income floor) / **\$8,646,298** (Housing Region 2 sum of differences from income floor, excluding Qualified Urban Aid municipalities) = **0.0113 or 1.13%** (Springfield's share of the sum of the differences from the income floor in Housing Region 2, excluding Qualified Urban Aid municipalities).
2. **\$97,743** (Municipal difference in median household income from Housing Region 2 income floor) x **6,615** (Number of households in Springfield) = **\$646,569,945** (Municipal difference in median household income from Housing Region 2 income floor, weighted by households). **\$646,569,945** (Municipal difference in median household income from Housing Region 2 income floor, weighted by households) / **\$41,118,073,874** (Housing Region 2 sum of differences from income floor, excluding Qualified Urban Aid municipalities, weighted by households) = **0.0157 or 1.57%** (Springfield's share of the sum of the differences from the income floor in Housing Region 2, excluding Qualified Urban Aid municipalities, weighted by households).
3. **Average of 1.13%** (Springfield's share of the sum of the differences from the income floor in Housing Region 2, excluding Qualified Urban Aid municipalities) **and 1.57%** (Springfield's share of the sum of the differences from the income floor in Housing Region 2, excluding Qualified Urban Aid municipalities, weighted by households) = **0.0135 or 1.35%**

Based on the re-calculation of the Township's income capacity factor based on the most recent American Community Survey Five-Year Estimates, the Township derives an income capacity factor calculation of 1.35% rather than 1.37% as calculated in the DCA report.

Land Capacity Factor

The third component of the average allocation factor for each municipality is the land capacity factor. The land capacity factor indicates the percentage share of total "developable" land in a Housing Region accounted for by each municipality within that Region, excluding land area corresponding to Qualified Urban Aid municipalities.

A4/S50 states that the land 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" (N.J. Stat. § 52:27D-304.3).

Following this methodology, the DCA conducted a GIS analysis to identify the "developable" land within the state using several publicly-available datasets, including but not limited to 2020 land use/land cover (LULC) data, New Jersey State Plan Planning Areas weighted by area type, statewide parcel data, open space and preserved farmland, category 1 waterways and wetlands, steep slopes, and open waters.

The steps below provide a summary of the analysis conducted by DCA to identify the "developable" land in the state and calculate each municipality's land capacity factor, which is further expanded upon in their report.

1. Weights were applied to all New Jersey State Plan Planning Areas as specified in A4/S50.
2. The layer of weighted Planning Areas was merged with land use/land cover (LULC) data for the entire state sourced from 2020 aerial imagery. 18 different types of LULC, such as cropland and pastureland, deciduous forest, and coniferous forest, were identified and extracted as "vacant, developable land" from this merged dataset.
3. Of these areas identified as "developable" from the merged dataset, areas without underlying parcel data and areas with MOD-IV Property Tax data with property class codes for residential, commercial, industrial, apartment, railroad, and school uses were removed to prevent rights-of-way, tree-covered rear yards on residential properties and buffer areas on non-residential development from being included in the "developable" land calculation.
4. Municipally-reported construction permit data was used to remove properties otherwise identified as vacant through the LULC analysis.
5. Areas mapped as open space, preserved farmland, category 1 waterways and wetlands (and associated buffers based on special resource area restrictions) were removed from the "developable" land dataset.
6. Using 10 foot digital elevation LiDAR data, steep slope areas exceeding 15% and steep slope areas consisting of 5,000 square feet or less were removed from the "developable" land dataset.
7. DCA reviewed an unspecified 22,000 vacant parcels to further remove homeowner association common areas, detention basins, and road and utility rights of way.
8. After the removal of all the aforementioned layers from the "developable" land dataset, remaining "slivers" of land with an area of 2,500 square feet or less were also removed due to their inability to support development.
9. The remaining land was identified as "developable" land and was summed based on the limits of each Housing Region and its corresponding municipalities.
10. The municipality's percentage of total identified "developable" land within its Housing Region constitutes its land capacity factor.

Through this analysis, the DCA reported 38.397 acres of “developable” land in the Township of Springfield and 5,358.483 acres of “developable” land in Housing Region 2, therefore computing a land capacity factor of 0.72% for the Township.

On November 27, 2024, the DCA released the output geospatial data (titled “Land Capacity Analysis for P.L. 2024, c.2”) generated from the GIS analysis used to compute the land capacity factor as described in the October 18, 2024 report. However, the DCA indicates in the description of this dataset that, “The land areas identified in this dataset are based on 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.”

The Township has therefore reviewed and mapped this dataset to evaluate the accuracy of the 38.397 acres of “developable” land identified in the Township used to calculate the Township’s land capacity factor of 0.72% in the DCA report. Under further analysis, the Township finds that several areas identified as “developable” in the Township by the DCA’s geoprocessing model are in fact not “developable.”

As part of this analysis, the Township has prepared the following:

1. A map of the “developable” lands within the Township as identified in the DCA report (see Exhibit A).
2. A redlined spreadsheet of the “developable” lands within the Township as identified in the DCA report (see Exhibit B), which was prepared by merging the “vacant and developable” land spatial data features in the “Land Capacity Analysis for P.L. 2024, c.2” dataset released by the DCA with current parcel MOD-IV data for the Township as provided by the Union County Board of Taxation. The spreadsheet details the “developable” land areas to be removed from the land capacity factor calculation, which are outlined in red, as well as a description of the reason for removal.

Based on this analysis, the Township finds that +/- 34.043 acres of the 38.397 acres of “developable” land identified in the DCA report are to be removed from the land capacity factor calculation, resulting in a recalculation of the land capacity factor based on +/- 4.354 total acres of “developable” land within the Township. The adjustment to the “developable” land within the Township consequently reduces the total “developable” land within Housing Region 2 from 5,358.483 acres to 5,324.440 acres.

The land capacity factor is therefore re-calculated as follows:

4.354 acres of “developable” land in the Township of Springfield / 5,324.440 acres of “developable” land in Housing Region 2 = 0.0008 or 0.08%.

Summary

Based on the adjustments to the income capacity factor and land capacity factor as described above, the Township’s average allocation factor is reduced from 1.386% to 1.167%, which when

applied to the regional perspective need of 20,506 for Housing Region 2, lowers the Township's prospective need obligation from 284 to 239.

The table below summarizes the Township's Fourth Round present need obligation and prospective need obligation compared to the Township's Fourth Round obligations as calculated in the DCA report. Cells shaded **red** indicate an adjustment to a calculation provided in the DCA report.

SPRINGFIELD FOURTH ROUND OBLIGATION SUMMARY TABLE							
PRESENT NEED OBLIGATION							
DCA Calculation	Township Calculation						
53	53 (Township accepts DCA calculation)						
PROSPECTIVE NEED OBLIGATION							
DCA Calculation							
Equalized Nonresidential Valuation Factor	Income Capacity Factor	Land Capacity Factor			Average Allocation Factor	Regional Perspective Need	Springfield Prospective Need Obligation
		Housing Region 2 “Developable” Land (acres)	Township “Developable” Land (acres)	Land Capacity Factor Calculation			
2.07%	1.37%	5,358.483	38.397	0.72%	1.386%	20,506	284
Township Calculation							
Equalized Nonresidential Valuation Factor	Income Capacity Factor	Land Capacity Factor			Average Allocation Factor	Regional Perspective Need	Springfield Prospective Need Obligation
		Housing Region 2 “Developable” Land (acres)	Township “Developable” Land (acres)	Land Capacity Factor Calculation			
2.07% (Township accepts DCA calculation)	1.35%	5,324.440	4.354	0.08%	1.167%	20,506 (Township accepts DCA calculation)	239

EXHIBIT A

“Map of the ‘Developable’ Lands within the Township of Springfield per the DCA Report”



Summit City

Millburn Township

Union Township

Mountainside Borough

Kenilworth Borough

Westfield Town

Cranford Township

Legend



Developable Land
per DCA Report

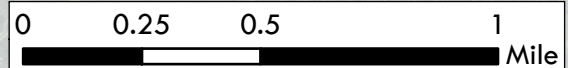


EXHIBIT B

“Redlined Spreadsheet of the ‘Developable’ Lands within the Township of
Springfield per the DCA Report”

BLOCK	LOT	PROPERTY CLASS	ADDRESS	FACILITY NAME (MOD-IV)	OWNER NAME	OWNER ADDRESS	OWNER ADDRESS CITY, STATE	OWNER ADDRESS ZIP CODE	BUILDING DESCR. (MOD-IV)	LAND DESCR. (MOD-IV)	CALCULATED LOT AREA - AC (MOD-IV)	FACILITY NAME (MOD-IV)	ZONE	PARCEL AREA - SF (STATE PLANE PROJ.)	PARCEL AREA - AC (STATE PLANE PROJ.)	DEVELOPABLE LAND AREA - SF (STATE PLANE PROJ.)	DEVELOPABLE LAND AREA - AC (STATE PLANE PROJ.)	COMMENTS
202	30	15C	MORRISON RD	RIGHT OF WAY	DEPARTMENT OF TRANSPORTATION	1035 PARKWAY AVE.	TRENTON, NJ	8625		1.441AC	1.441	RIGHT OF WAY	OSGU	66061.53904	1.51657	16107.34564	0.36978	Used as ROW by NJDOT
204	1	1	MAIN ST		EAAP,LLC, N J LIMITED LIABILITY CO	16 BLEEKER STREET	MILLBURN, N J	7041		23000SF	0.528		AH16	20073.34526	0.46082	14783.78277	0.33939	
204	2	1	MAIN ST - REAR		EAAP LLC/ELIE TAHARI LTD	16 BLEEKER ST	MILLBURN, N J	7041		0.267 ACS	0.267		AH16	15519.65768	0.35628	1875.76085	0.04306	
206	1	1	308 MORRIS AVE		302-308 MORRIS AVE LLC	302-308 MORRIS AVE	SPRINGFIELD, NJ	7081		84X IRR	0		AHOZ	10093.80489	0.23172	2098.82161	0.04818	Developed with landscape design firm - "K and C Land Design and Construction"
206	6	15C	280 MORRIS AVE	PARKING AREAS	TOWNSHIP OF SPRINGFIELD	100 MOUNTAIN AVENUE	SPRINGFIELD N J	7081		0.84AC	0.84	PARKING AREAS	AHOZ	38576.5162	0.8856	569.88567	0.01308	2098.82 SF of developable land area - silver Township-owned parking lot;
206	22	15D	41 CHURCH MALL	PARISH HOUSE	FIRST PRESBYTERIAN CHURCH	37 CHURCH MALL	SPRINGFIELD N J	7081		879SF	0.0201	PARISH HOUSE	AHOZ	843.9735	0.01938	713.7647	0.01639	568.89 SF of developable land area - silver First Presbyterian Church property;
206	23	15D	41 CHURCH MALL	PARISH HOUSE	FIRST PRESBYTERIAN CHURCH	37 CHURCH MALL	SPRINGFIELD N J	7081	25CB B	0.870AC	0.87	PARISH HOUSE	AHOZ	39016.17928	0.89569	971.5146	0.0223	713.76 SF of developable land area - silver First Presbyterian Church property;
206	24	15D	CHURCH MALL(REAR)	VACANT	FIRST PRESBYTERIAN CHURCH	37 CHURCH MALL	SPRINGFIELD, N J	7081		50 AC	0.5	VACANT	AHOZ	22474.55345	0.51595	17557.67164	0.40307	971.51 SF of developable land area - silver
206	26	1	MORRIS AVE - REAR		302-308 MORRIS AVE LLC	302-308 MORRIS AVE	SPRINGFIELD, NJ	7081		16023 SQ FT	0.3678		AHOZ	15527.34491	0.35646	7034.15726	0.16148	Developed with landscape design firm - "K and C Land Design and Construction"
210	2	1	7 EDISON PLACE		ATLANTIC FEDERAL CREDIT UNION	37 MARKET STREET	KENILWORTH, NJ	7033		0.392 ACS	0.392		I20	17350.35526	0.39831	3886.26468	0.08922	Lot owned by Atlantic Federal Credit Union and occupied by surface parking for adjacent office building.
210	3	15C	MAIN ST	VACANT LAND	TOWNSHIP OF SPRINGFIELD	100 MOUNTAIN AVE	SPRINGFIELD, N J	7081		2100SF	0.0482	VACANT LAND	I20	2060.9496	0.04731	255.24243	0.00586	255.26 SF of developable land - silver
210	4	15C	MAIN ST	VACANT LAND	TOWNSHIP OF SPRINGFIELD	100 MOUNTAIN AVE	SPRINGFIELD, N J	7081		0.5AC	0.5	VACANT LAND	I20	22748.30967	0.52223	14743.9624	0.40115	Deed (Book 4677, Page 187, Instr. Num. 53699) mandates that property be used for public use.
210	5	15C	MAIN ST	RIGHT OF WAY	DEPARTMENT OF TRANSPORTATION	1035 PARKWAY AVENUE	TRENTON, N J	8625		9728SF	0.2233	RIGHT OF WAY	I20	15005.43075	0.34448	9965.22457	0.22877	
210	6	15C	MAIN ST	VACANT LAND	TOWNSHIP OF SPRINGFIELD	100 MOUNTAIN AVE	SPRINGFIELD, N J	7081		14400SF	0.3305	VACANT LAND	I20	12730.05051	0.29224	12730.05051	0.29224	Deed (Book 4677, Page 187, Instr. Num. 53699) mandates that property be used for public use.
210	7	15C	MAIN ST	RIGHT OF WAY	DEPARTMENT OF TRANSPORTATION	1035 PARKWAY AVENUE	TRENTON, N J	8625		14000SF	0.3213	RIGHT OF WAY	I20	1066.12487	0.02447	952.76287	0.02187	
210	8	15C	MAIN ST	RIGHT OF WAY	DEPARTMENT OF TRANSPORTATION	1035 PARKWAY AVENUE	TRENTON, N J	8625		800SF	0.0183	RIGHT OF WAY	I20	9967.31031	0.22882	1597.09833	0.03666	
210	9	1	MAIN ST - REAR		JA WAREHOUSE LLC	11 EDISON PLACE	SPRINGFIELD, NJ	7081		9540 SQ FT	0.219		I20	8966.75332	0.20585	551.68254	0.01271	Developed as parking lot for adjacent office building. Also 553.68 SF of developable land area - silver
303	4	15C	SPRINGFIELD AVE	RIGHT OF WAY	DEPARTMENT OF TRANSPORTATION	1035 PARKWAY AVENUE	TRENTON, N J	8625		1.603AC	1.603	RIGHT OF WAY	I20	74731.41588	1.7156	6876.90926	0.15787	
506	1	15D	60 TEMPLE DRIVE	SYNAGOGUE	TEMPLE BETH AHM	60 TEMPLE DRIVE	SPRINGFIELD N J	7081	25B	5.4650 AC	5.465	SYNAGOGUE	AH18	241770.1718	5.5503	12039.91356	0.2764	Developed with synagogue - "Temple Beth Ahm Yisrael"
506	3	15C	653 MORRIS AVE REAR	VACANT LAND	DEPARTMENT OF TRANSPORTATION	1035 PARKWAY AVE	TRENTON, N J	8625		1.065 ACS	1.065	VACANT LAND	AH18	72511.23421	1.66464	14315.76828	0.32885	NJDOT property developed with parking lot
506	50	15C	REAR TROY DRIVE	RIGHT OF WAY	DEPARTMENT OF TRANSPORTATION	1035 PARKWAY AVENUE	TRENTON, NJ	8625		8.86AC	8.86	RIGHT OF WAY	AH18	383860.4069	8.81226	193147.3566	4.43407	Used as ROW by NJDOT; parcel follows an abandoned rail line.
601	18	15D	TEMPLE DRIVE	PARKING AREAS	TEMPLE BETH AHM	60 TEMPLE DRIVE	SPRINGFIELD N J	7081		5445SF	0.125	PARKING AREAS	560	6064.04891	0.13921	2282.3387	0.0524	
801	15.01	15C	MEISEL AVE	PARK	DIV PARKS & REC-UNION CO ADMIN BLDG	ELIZABETHTOWN PLAZA	ELIZABETH N J	7207		4.29AC	4.29	PARK	OSGU	191787.042	4.40284	0.28037	0.00001	ROSI property - "Hahway River Parkway", 4.40 SF of developable land area - silver
801	50	15C	MOUNTAIN TO MEISEL	RIGHT OF WAY	DEPARTMENT OF TRANSPORTATION	1035 PARKWAY AVENUE	TRENTON, NJ	8625		3.49AC	3.49	RIGHT OF WAY	560	152102.733	3.49181	63922.00585	1.46745	Used as ROW by NJDOT
908	1	15C	89 WASHINGTON AVE	VACANT LAND	TOWNSHIP OF SPRINGFIELD	100 MOUNTAIN AVENUE	SPRINGFIELD, N J	7081		120 X IRR	0	VACANT LAND	560	11280.12497	0.25896	9714.68115	0.22302	
1001	1	15C	301 SHUNPIKE RD	PARK	DIV PARKS & REC-UNION CO ADMIN BLDG	ELIZABETHTOWN PLAZA	ELIZABETH, N J	7207		14.59 ACRES	14.59	PARK	MR	631097.1909	14.48806	1.46355	0.00003	Briant Park property. 14.49 SF of developable land area - silver
1103	27	15C	BALTUSROL WAY - REAR	RIGHT OF WAY	DEPARTMENT OF TRANSPORTATION	1035 PARKWAY AVENUE,CN600	TRENTON, N J	8625		.09 AC	0.09	RIGHT OF WAY	560	4024.22148	0.09238	817.69142	0.01877	Used as ROW by NJDOT. Also 837.69 SF of developable land area - silver
1103	50	15C	BRYANT & BALTUSROL WAY	RIGHT OF WAY	DEPARTMENT OF TRANSPORTATION	1035 PARKWAY AVENUE	TRENTON, NJ	8625		2.42AC	2.42	RIGHT OF WAY	560	105587.0025	2.42395	17771.30609	0.40797	Used by ROW by NJDOT. Also ~20 foot elevation gain from one end of parcel to the other
1105	25	15D	240-248 SHUNPIKE RD	CHURCH	CALVARY ASSEMBLY OF GOD	240-248 SHUNPIKE RD	SPRINGFIELD, NJ	7081	25B	3.32 AC	3.32	CHURCH	S75	138917.3495	3.18912	8250.52787	0.18941	Developed with church - "Calvary Assembly of God"
1106	1	15C	SHUNPIKE RD	QUARRY	DEPARTMENT OF TRANSPORTATION	1035 PARKWAY AVE CN600	TRENTON, N J	8625		.60 AC	0.6	QUARRY	MR	25703.72919	0.59008	6537.00345	0.15007	Former Houdaille Quarry lands sold to NJDOT (Deed Book 3266, Page 959, Instr. Num. 25311)
1106	2	15C	SHUNPIKE RD	VACANT LAND	TOWNSHIP OF SPRINGFIELD	100 MOUNTAIN AVENUE	SPRINGFIELD, N J	7081		.22 ACS	0.22	VACANT LAND	MR	7521.40782	0.17267	2974.07031	0.06828	
1202	50	15C	MOUNTAIN & TUCKER PL	RIGHT OF WAY	DEPARTMENT OF TRANSPORTATION	1035 PARKWAY AVENUE	TRENTON, NJ	8625		3.25AC	3.25	RIGHT OF WAY	560	141654.7776	3.25196	10282.63923	0.23606	Used as ROW by NJDOT
1402	6	15D	45 S SPRINGFIELD AVE	ST JAMES R CATH CH	ST JAMES CATHOLIC CHURCH	45 S SPRINGFIELD AVE	SPRINGFIELD N J	7081	25B	5.65AC	5.65	ST JAMES R CATH CH	S75	211850.2642	4.96343	47830.60906	1.09804	St. James the Apostle Roman Catholic Church property
1402	19	1	47-57 WAVERLY AVE		JERSEY CENTRAL P & LIFE TAX DEPT.	PO BOX 4747	OAKBROOK, IL	605224747		.7661 ACRES	0.7661		I20	33342.11132	0.76543	3203.5707	0.07354	Developed with public utilities
1402	20	15C	MEISEL AVE	PARK	DIV PARKS & REC-UNION CO ADMIN BLDG	ELIZABETHTOWN PLAZA	ELIZABETH N J	7207		27.94AC	27.94	PARK	OSGU	1216388.705	27.92455	1.2268	0.00003	ROSI property - developed as Meisel Ave Park. 1.22 SF of developable land area - silver
1501	50	15C	MEISEL AVE	RIGHT OF WAY	DEPARTMENT OF TRANSPORTATION	1035 PARKWAY AVENUE	TRENTON, NJ	8625		0.637AC	0.637	RIGHT OF WAY	S75	24246.59155	0.55663	10475.94479	0.2405	Used as ROW by NJDOT
1601	1	15C	SHUNPIKE RD	PARK	DIV PARKS & REC-UNION CO ADMIN BLDG	ELIZABETHTOWN PLAZA	ELIZABETH, N J	7207		6.09 ACRES	6.09	PARK	OSGU	259186.3985	5.95012	10646.8735	0.24442	Union County Parks and Recreation property (Briant Park)
1602	5	15C	OLD SHUNPIKE RD	PARK	DIV PARKS & REC-UNION CO ADMIN BLDG	ELIZABETHTOWN PLAZA	ELIZABETH, N J	7207		1.5725 AC	1.5725	PARK	OSGU	63950.14701	1.4681	138.29258	0.00317	Union County Parks and Recreation property (Briant Park)
1603	50	15C	SHUNPIKE RD	RIGHT OF WAY	DEPARTMENT OF TRANSPORTATION	1035 PARKWAY AVENUE	TRENTON, NJ	8625		4.82AC	4.82	RIGHT OF WAY	OSGU	203125.3831	4.68314	74675.29164	1.71432	138.29 SF of developable land area - silver Used as ROW by NJDOT
1604	1	15C	SHUNPIKE RD	QUARRY	DEPARTMENT OF TRANSPORTATION	1035 PARKWAY AVE CN600	TRENTON, N J	8625		94.12 AC	94.12	QUARRY	OSGU	4062180.037	93.25519	949294.0497	21.79288	Former Houdaille Quarry lands sold to NJDOT (Deed Book 3266, Page 959, Instr. Num. 25311). Also very steep slopes
1605	3	15C	SHUNPIKE RD	QUARRY	DEPARTMENT OF TRANSPORTATION	1035 PARKWAY AVE CN600	TRENTON, N J	8625		260XIRR	0	QUARRY	OSGU	27045.19113	0.62087	4135.92178	0.09495	Former Houdaille Quarry lands sold to NJDOT (Deed Book 3266, Page 959, Instr. Num. 25311)

BLOCK	LOT	PROPERTY CLASS	ADDRESS	FACILITY NAME (MOD-IV)	OWNER NAME	OWNER ADDRESS	OWNER ADDRESS CITY, STATE	OWNER ADDRESS ZIP CODE	BUILDING DESCR. (MOD-IV)	LAND DESCR. (MOD-IV)	CALCULATED LOT AREA - AC (MOD-IV)	FACILITY NAME (MOD-IV)	ZONE	PARCEL AREA - SF (STATE PLANE PROJ.)	PARCEL AREA - AC (STATE PLANE PROJ.)	DEVELOPABLE LAND AREA - SF (STATE PLANE PROJ.)	DEVELOPABLE LAND AREA - AC (STATE PLANE PROJ.)	COMMENTS	
2601	8	1	SUMMIT RD - REAR		JAGTAP, ABHUEET & DAREKAR, SHEETAL	126 BALTUSROL RD	SUMMIT, NJ	7901		87X IRR	0		S120	63961.34023	1.46836	10211.97207	0.23444		
2602	17	15C	TREE TOP DR	PUMPING STATION	TOWNSHIP OF SPRINGFIELD	100 MOUNTAIN AVE	SPRINGFIELD, N J	7081	RETENTION BASIN	14438 SF	0.3315	PUMPING STATION	S120	201950.7471	4.63617	54933.55111	6.26444 Use 0.75	Env. constraints, used as retention basin; property owned by Township; Smaller portion may be suitable for development, amending the developable land area from ~55,000 SF to 0.75 acre (32,670 sq. ft.)	
2602	34	15C	SKYLARK ROAD	RIGHT OF WAY	DEPARTMENT OF TRANSPORTATION	1035 PARKWAY AVENUE	TRENTON, N J	8625		209AC	0.209	RIGHT OF WAY	S120	9897.18836	0.22721	9199.97285	0.2112		
2602	39	15C	BALTUSROL MOUNTAIN	RIGHT OF WAY	DEPARTMENT OF TRANSPORTATION	1035 PARKWAY AVENUE	TRENTON, N J	8625		10300SF	0.2364	RIGHT OF WAY	S120	22043.99251	0.50606	10077.53287	0.23135		
3202	1	15C	NEWSTEAD ROAD	PARK	DIV PARKS & REC-UNION CO ADMIN BLDG	ELIZABETHTOWN PLAZA	ELIZABETH N J	7207		3500SF	0.0803	PARK	OSGU	15508.49357	0.35603	0.17717	0	ROSI property - Watchung Reservation. Also 0.18 SF of developable land area - silver	
3203	2	15C	NEWSTEAD ROAD	RIGHT OF WAY	DEPARTMENT OF TRANSPORTATION	1035 PARKWAY AVENUE	TRENTON, N J	8625		8600SF	0.1974	RIGHT OF WAY	OSGU	19182.21551	0.44036	12616.43741	0.28963		
3203	1	15C	NEWSTEAD ROAD	RIGHT OF WAY	DEPARTMENT OF TRANSPORTATION	1035 PARKWAY AVENUE	TRENTON, N J	8625		10200SF	0.2341	RIGHT OF WAY	OSGU	34262.91423	0.78657	12283.24879	0.28199		
3203	2	15C	SUMMIT RD	RIGHT OF WAY	TOWNSHIP OF SPRINGFIELD	100 MOUNTAIN AVENUE	SPRINGFIELD N J	7081	15B	6185 SF	0.142	RIGHT OF WAY	OSGU	6271.20228	0.14397	638.80493	0.01467	Used as ROW by Township. Also 638.805 SF of developable land area silver	
3204	1	1	BALTUSROL ROAD		NEW JERSEY BELL C/O DUFF & PHELPS	PO BOX 2749	ADOISON, TX	75001		24700 SF	0.567		OSGU	25537.45157	0.58626	3828.94853	0.0879		
Prepared on 1/22/2025 by:																TOTAL CALCULATED DEVELOPABLE LAND WITHIN PARCEL LINES		38.38981	
 HARBOR CONSULTANTS ENGINEERS, SURVEYORS, AND PLANNERS 320 NORTH AVENUE EAST CRANFORD, NJ 07016 TEL (908) 278-2713 FAX (908) 709-1738																TOTAL DEVELOPABLE LAND OUTSIDE PARCEL LINES		0.00749	
																TOTAL DEVELOPABLE AREA PER DCA REPORT		38.39730	
																TOTAL DEVELOPABLE LAND TO BE REMOVED		34.04301	
																TOTAL DEVELOPABLE LAND REMAINING AFTER REMOVING REDLINED PARCELS		4.35429	
Note: This spreadsheet was not prepared or officially released by the DCA; the DCA only provided spatial data of the land areas identified as "vacant and developable" as part of the land capacity factor calculation. Our office prepared this spreadsheet of properties containing "vacant and developable" land as identified by the DCA by merging the spatial data for the "Land Capacity Analysis for P.L. 2024, c.2" released by the DCA (see https://njdcg.maps.arcgis.com/home/item.html?id=12acdf60a5104f8f8a2f604e96063e74) with current parcel MOD-IV data for the Township as provided by the Union County Board of Taxation (see https://taxrecords-nj.com/pub/cgi/prcf.cgi?7&ms_user=ctb20&passwd=8&district=2017&srch_type=0&adv=0&out_type=2).																			

FOURTH ROUND OBLIGATION CALCULATION						Regional Persp. Need	
Existing Region 2 Developable Land	Proposed Region 2 Developable Land					20,506	
5,358.483	5,324.440	Equalized Nonres. Valuation Factor per DCA	Income Capacity Factor per DCA	Average Allocation Factor per DCA	Existing Obligation		
Existing Developable Land (acres) per DCA	Existing Land Capacity Factor per DCA					284	
38.397	0.72%	2.07%	1.37%	1.386%			
Proposed Developable Land (acres)	Proposed Land Capacity Factor	Proposed Equalized Nonres. Valuation Factor	Proposed Income Capacity Factor	Proposed Average Allocation Factor	Proposed Obligation		
4.354	0.08%	2.07%	1.35%	1.167%	239		