

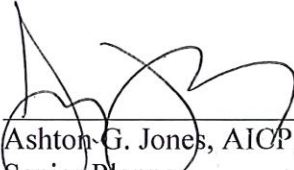
**HOUSING ELEMENT AND FAIR SHARE PLAN
FOR THE THIRD ROUND: 1999 - 2025**

PREPARED FOR

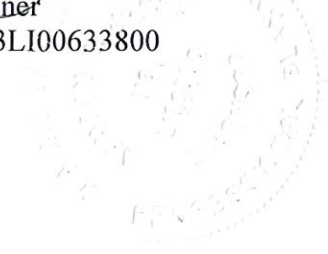
**THE TOWNSHIP OF LOGAN
IN THE COUNTY OF GLOUCESTER
STATE OF NEW JERSEY**

August 2020

Remington & Vernick Engineers, Inc.
232 Kings Highway East
Haddonfield, New Jersey 08033



Ashton G. Jones, AICP, P.P., CFM
Senior Planner
License #33LI00633800



N.B. The original of this document was signed and sealed as per N.J.A.C. 13:41-1.3.b

Mayor

Frank Minor

Township Council

Frank Minor, Mayor

Bernadine Jackson, Deputy Mayor

Art Smith

Doris Hall

Chris Morris

Township Professionals

Brian Duffield, Esq., Solicitor

Annina Hogan, P.E., R.A, LEED AP, Engineer

Joseph Petrongolo, L.L.A., R.L.A., P.P., Planner

Clerk

Linda Oswald

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Arthur Stone

Cynthia Mitchell

Dave Siek, Alt. #1

Doug Dorner, Alt. #2

Planning Board Attorney

Dale Taylor, Esquire

Planning Board Professionals

Melanie Adamson, P.E., C.M.E., Engineer

Joseph Petrongolo, L.L.A., R.L.A., P.P., Planner

Planning Board Secretary

Terri Lemesevski

TABLE OF CONTENTS

PART 1: HOUSING ELEMENT	1
1.0 INTRODUCTION.....	1
2.0 MUNICIPAL OVERVIEW.....	2
3.0 BACKGROUND.....	2
4.0 HOUSING STOCK: OCCUPANCY AND PHYSICAL CHARACTERISTICS.....	5
4.1 Housing Unit Type.....	5
4.2 Housing Units by Age.....	6
4.3 Substandard Housing Conditions	7
5.0 HOUSING STOCK: VALUE AND AFFORDABILITY	8
5.1 Value of Owner-Occupied Units	8
5.2 Gross Rent	8
5.3 Housing Costs as Percentage of Household Income.....	9
6.0 SELECTED DEMOGRAPHICS: AGE AND POPULATION, HOUSEHOLD TYPE, HOUSEHOLD SIZE, AND INCOME	10
6.1 Population and age	10
6.2 Households: Type and Size	11
6.3 Household Income	11
6.4 Poverty Rate.....	12
7.0 EXISTING AND PROBABLE FUTURE EMPLOYMENT.....	13
7.1 Employment Status.....	13
7.2 Employment by Industry	13
7.3 Employment by Occupation	14
7.4 Journey to Work.....	15
7.5 Probable Future Employment Opportunities.....	16
7.6 Projections.....	16
8.0 HOUSING STOCK PROJECTION.....	17

8.1	Building and Demolition Permits by Year	17
9.0	LANDS MOST APPROPRIATE FOR PRODUCTION OF AFFORDABLE HOUSING.....	18
PART 2: ACHIEVEMENT OF FAIR SHARE		19
1.0	INTRODUCTION.....	19
2.0	PRESENT NEED	19
2.1	As Defined	19
3.0	MUNICIPAL OBLIGATION	20
3.1	Numeric Obligation as Recognized	20
3.2	Formulas Having Applicability for Award of Credit.....	20
3.3	Vacant Land Adjustment.....	21
3.4	RDP.....	22
3.5	Project Addressing the Obligation.....	22
4.0	UNMET NEED	24
4.1	Numeric Obligation as Recognized	24
4.2	Durational Adjustment	24
4.3	Summary of Satisfaction of Unmet Need:	25
4.4	Projects Addressing Unmet Need.....	25
4.4.1	Overlay Zones - Existing	25
4.4.2	Overlay Zones – Proposed.....	27
PART 3: APPENDIX.....		28

PART 1: HOUSING ELEMENT

1.0 INTRODUCTION

Under section 40:55D-28 of the Municipal Land Use Law, the purpose of a housing plan element is, at a minimum, set for residential standards and proposals for the construction and improvement of housing. Through incorporation by reference of the provisions of section 52:27D-310 of the Fair Housing Act, this plan element is designed to achieve the goal of access to affordable housing to meet present and prospective housing needs, with particular attention to low and moderate income housing, and incorporates elements which are set forth below. While the Municipal Land Use Law does not identify the Housing Element as a required element of the master plan, it is nonetheless a required element of Logan Township's Master Plan as, pursuant to N.J.S.A. 40: 55D-62.(a), a governing body may not adopt or amend a zoning ordinance, until and unless, the planning board would have adopted a land use plan element and housing plan element of the master plan.

The Housing Element as set forth under the Fair Housing Act shall contain the following essential components:

- a. 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, and in conducting this inventory the municipality shall have access, on a confidential basis for the sole purpose of conducting the inventory, to all necessary property tax assessment records and information in the assessor's office, including but not limited to the property record cards;
- b. A projection of the municipality's housing stock, including the probable future construction of low and moderate income housing, for the next ten years, taking into account, but not necessarily limited to, construction permits issued, approvals of applications for development and probable residential development of lands;
- c. An analysis of the municipality's demographic characteristics, including but not necessarily limited to, household size, income level and age;
- d. An analysis of the existing and probable future employment characteristics of the municipality;
- e. 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 of low and moderate income housing; and
- f. 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.

2.0 MUNICIPAL OVERVIEW

Logan Township is situated in the northwest corner of Gloucester County and encompasses 26.93 square miles, of which 21.9 sq. mi. are land and 5 sq. mi. are water bodies. The Township is bounded to the north by the Delaware River, to the east by Greenwich Township, to the south by Woolwich Township, and to the west by Oltmans Township (Salem County).

The Township's population in 2018 was 5,900 persons, as reported in the U.S. Census 2014-2018 5-Year American Community Survey. This figure represents a decline of 2.4% from the 6,042 persons as recorded in the 2010 U.S. Census.

With respect to the State Development and Redevelopment Plan (SDRP), lands within the Township are assigned to one of the following planning area classifications: Suburban (25%), Environmentally Sensitive (48%), Fringe (26%), and Park (<1%).¹

The intent of the Suburban classification is to encourage more efficient and serviceable development patterns and reduce future trends toward sprawl. The major thrust of the Environmentally Sensitive classification is preservation of the ecological integrity of natural resources. The promotion of compact development that reduces land conflicts and encourages the preservation of rural character is the major thrust of the Fringe classification. The Park classification seeks to promote recreation as well as the preservation of natural resources.

In terms of residential growth, for the period January 2000 through 2018, the Township issued building permits authorizing the development of 160 units, which averages out to 8.4 units per year. Of the total permits, 95% (152) were issued prior to 2010. Since 2010, only 8 permits were issued for the construction of single-family units.²

3.0 BACKGROUND

This Housing Element and Fair Share Plan for Logan Township has been prepared, pursuant to the New Jersey Supreme Court Order, handed down on March 10, 2015, In re Adoption of N.J.A.C. 5:96 & 5:97 by the N.J. Council on Affordable Housing, 221 N.J. 1 (2015) (Mount Laurel IV). In that decision, the Supreme Court held that since the Council on Affordable Housing (COAH) was no longer functioning, trial courts were to resume their role as the forum of first instance for evaluating municipal compliance with Mount Laurel obligations. The Court also established a transitional process for municipalities to seek a Judgment of Compliance and Repose ("JOR") in lieu of Substantive Certification from COAH.

Logan Township was granted a JOR in early 2006 based upon (i) the Township reaching settlements of two Mount Laurel II lawsuits, which had been consolidated: Raccoon Creek Group, LLC. v. Township of Logan, et als., and Villages of Logan, LLC. v. Township of Logan; (ii) the Court's determination of fairness; and (iii) the Court's approval of a 2005 Housing Element and Fair Share Plan.

¹ New Jersey State Development and Redevelopment Plan, 2001

² New Jersey Department of Community Affairs

A second lawsuit was later filed by Raccoon Creek Group, LLC, after the Planning Board's denial of the site's General Development Plan (GDP). The denial was based on concerns that the site could not be approved for inclusionary development without threatening public health, safety, and welfare. From a procedural standpoint, the Court set aside the original settlement and JOR and had the parties proceed as if this were a *de novo* trial on the issue of entitlement of the plaintiff to a builder's remedy.

On July 17, 2008, Governor Corzine signed P.L.2008, c.46. It provided amendments to the Fair Housing Act (FHA) which:

- Established a statewide 2.5% nonresidential development fee instead of requiring nonresidential developers to provide affordable housing.
- Eliminated Regional Contribution Agreements (RCAs) as a means for municipalities to transfer up to 50% of their required affordable housing to a "receiving" municipality.
- Added a requirement that 13% of all affordable housing units be restricted to very low income households (earning 30% or less of median income).
- Added a requirement that municipalities had to commit to spend development fees within four years of the date of collection after its enactment or initially by July 17, 2012.

On October 8, 2010, the Appellate Division issued In re Adoption Of N.J.A.C. 5:96 and 5:97 By New Jersey Council On Affordable Housing, 416 N.J. Super. 462 (App. Div. 2010), affirmed, 215 N.J. 578 (2013), a decision on the legal challenges to the second iteration of COAH regulations. Affirming regulations that assign rehabilitation and Prior Round allocations to each municipality, the Appellate Division invalidated the regulations by which affordable housing obligations were allocated in the Third Round, specifically the "growth share" formula. The Court directed COAH to use similar methods to those previously used in the First and Second Rounds. Other highlights of the decision included:

- Municipally sponsored or 100% affordable housing sites must show site control, site suitability, and a proposed source of funding to be granted credit.
- COAH's rules did not provide sufficient incentive for the construction of inclusionary developments (market-rate and affordable units). As such, defined percentages supported by economic data must be provided.
- The Court invalidated COAH's Prior Round rental bonuses where towns secured bonus credits for housing that was never constructed.
- The Court invalidated Third Round "compliance bonuses", but upheld bonuses for smart growth and redevelopment activities.
- The Court upheld its prior ruling on COAH's formula that did not reallocate present need (existing substandard housing) from urban aid eligible municipalities, but questioned whether urban aid municipalities should be allocated for future growth.
- The Court directed COAH to promulgate its third set of Round 3 regulations no later than March of 2011.

On January 18, 2011, the Supreme Court granted COAH a stay of the March 2011 deadline established by the Appellate Division and referenced above. On March 31, 2011, the Court granted petitions and cross-petitions for certification to all the stakeholders that challenged the Appellate

Division's 2010 decision. However, the Supreme Court did not hear oral argument until November 14, 2012, over a year and a half after granting the various petitions and cross-petitions.

On May 15, 2012, the Court handed down a decision in the second lawsuit filed by Raccoon Creek Group, LLC which ordered, in part, (i) the award of a builder's remedy to the plaintiff, allowing for the development of 1,176 units with a 20% affordable set-aside, and (ii) Township submission to the Court, within 150 days of the execution of the Order, of a Housing Element and Fair Share Plan. In compliance with the Order, the Logan Township Planning Board adopted a Housing Element and Fair Share Plan for the period October 11, 2012 through December 31, 2018, on October 11, 2012.

On July 10, 2013, the NJ Supreme Court issued In re Plan for Abolition of Council on Affordable Housing, 214 N.J. 444 (2013) which, among other things, rejected an attempt to abolish COAH under Governor Christie's Reorganization Plan No. 001-2011. The Supreme Court upheld the lower court's ruling, finding that, pursuant to the New Jersey Fair Housing Act, N.J.S.A. 52:27D-301- to 329 ("FHA"), only the Legislature, not the Governor, had legal authority to abolish COAH.

On September 26, 2013, the NJ Supreme Court issued In re Adoption of N.J.A.C. 5:96 & 5:97 by N.J. Council on Affordable Housing, 215 N.J. 578 (2013). It upheld the Appellate Division's 2010 decision which invalidated COAH's second set of Round 3 rules and ordered COAH to prepare the rules "similar to" its prior round regulations. Subsequent delays in COAH's rule preparation and ensuing litigation led the Supreme Court, on March 14, 2014, to order COAH to take specific rule-promulgation steps, culminating in adoption of the required Third Round Rules by November 17, 2014. In the event COAH did not comply, interested parties were told they could return to this Court for relief, including lifting the FHA's administrative-exhaustion requirements. However, on October 20, 2014, the COAH board members deadlocked at 3-3 on the vote to approve the third set of Round 3 Rules, and they therefore were not adopted.

COAH's failure to adopt new regulations by the Court's November 2014 deadline led the Fair Share Housing Center ("FSHC") to file a Motion In Aid of Litigants' Rights to compel the government to produce constitutional affordable housing regulations. On January 6, 2015, the NJ Supreme Court heard oral arguments on the motion, during which COAH's attorney admitted that the agency had taken no steps to resolve the deadlock nor did it have any specific plans to do so. Two months later, on March 10, 2015, the Supreme Court issued In re Adoption of N.J.A.C. 5:96 & 5:97 by N.J. Council on Affordable Housing, 221 N.J. 1 (2015), now known as "Mount Laurel IV".

Mount Laurel IV provided a new direction for the means by which New Jersey municipalities can comply with the constitutional requirement to provide their so-called "fair share" of affordable housing. The Court transferred responsibility to review and approve Fair Share Plan from COAH to designated Mount Laurel trial judges throughout the state. The implication of this is that municipalities must now apply to the Court, instead of COAH, if they wish to be protected from exclusionary zoning lawsuits. These trial judges, likely with the assistance of an appointed Special Master, review municipal plans much in the same manner as COAH's staff planners previously did. Those towns whose plans are approved by the Court will receive a JOR, the judicial equivalent of COAH's substantive certification.

Mount Laurel IV also established a 90-day transitional period, and then a 30-day filing period between June 8 and July 8, 2015, for municipalities to file a Declaratory Judgment Action in Superior Court, Law Division seeking confirmation that their means of addressing affordable housing meets constitutional muster. Municipalities were also permitted to seek an order granting “temporary immunity” from all Mount Laurel lawsuits, including those seeking a builder’s remedy. On July 10, 2015, Logan Township filed a case seeking a declaration of its compliance with the Mount Laurel doctrine and Fair Housing Act of 1985, N.J.S.A. 52:27D-301 et seq. in accordance with In re N.J.A.C. 5:96 and 5:97, supra.

Over the course of the next two years, FSHC, municipalities, and the New Jersey Builders Association developed competing expert reports for purposes of calculating the statewide need and allocating that need among New Jersey municipalities. After a 40-day trial in Mercer County, on March 8, 2018, Honorable Mary C. Jacobson, A.J.S.C. issued a 217-page opinion which, among other things, provided the methodological roadmap for calculating “prospective” need obligations for the 16-year period 1999-2025. Although the “Jacobson Opinion” is technically binding only on Princeton and West Windsor, which participated in the lengthy trial, the methodology set forth therein has been generally accepted throughout the state.

Through the declaratory judgment process, the Township will present a Housing Element and Fair Share Plan to the trial court with jurisdiction over this matter to review, and FSHC has agreed to not contest the contents herein, recognizing that this will avoid delays and the expense of a trial, thereby resulting in quicker construction of homes for lower income households.

This 2020 Round 3 Housing Element and Fair Share Plan has been prepared for the Township of Logan, Gloucester County in accordance with the New Jersey Fair Housing Act (FHA), and the rules of the New Jersey Council on Affordable Housing (COAH) at N.J.A.C. 5:93 et seq. By its submission to the Honorable Timothy W. Chell, J.S.C. or his successor for purposes of securing a Final Round 3 Judgment of Compliance and Repose through July 2, 2025, the Township seeks an affirmative declaration of its constitutional compliance with its Mount Laurel obligations.

4.0 HOUSING STOCK: OCCUPANCY AND PHYSICAL CHARACTERISTICS

4.1 Housing Unit Type

As Table 1 below shows, Logan Township’s housing stock consists mainly of single-family detached units (1,824, or 85.7%), although it also has a significant number of single-family attached units (305, or 14.3%). The lack of other types of housing, such as duplexes, quads and apartments, is not atypical of municipalities like Logan that have experienced only low-density development.

Table 1: Units in Structure

Unit Type	Number of Units	Percent
1, Detached	1,824	85.7%
1, Attached	305	14.3%
2	0	0.0%
3 or 4	0	0.0%
5 to 9	0	0.0%
10 to 19	0	0.0%
20 or more	0	0.0%
Mobile Home	0	0.0%
Other	0	0.0%
Total	2,129	100%

Source: US Census Bureau 2014-2018 5-Year ACS
Table DP 04: Selected Housing Characteristics

Of all dwelling units in 2010, as shown in Table 2 below, 93.9% were occupied, and 6.1% were vacant. Of the total occupied housing units in the Township, most were occupied by their owners (93.7%), and only 126, or 6.3%, by renters.

Table 2: Occupancy Status

Status	No. of Units	Percent
Occupied Total	2,000	93.9%
Owner Occupied	1,874	93.7%
Renter Occupied	126	6.3%
Vacant Total	129	6.1%
Total	2,129	100%

Source: US Census Bureau 2014-2018 5-Year ACS
Table DP04: Selected Housing Characteristics

4.2 Housing Units by Age

Of all housing units in Logan Township, 72% were built between 1970 to 1999 (see Table 3 below). Of the remaining 28%, more units were constructed prior to this period (384) than after (312). Although no housing units have been constructed since 2014, only 18% of the Township's housing units are over 50 years old.

Table 3: Year Structure Built

Year Built	Number	Percent
1939 or earlier	127	6.0%
1940 to 1949	116	5.4%
1950 to 1959	124	5.8%
1960 to 1969	17	0.8%
1970 to 1979	664	31.2%
1980 to 1989	511	24.0%
1990 to 1999	358	16.8%
2000 to 2009	280	8.5%
2010 to 2013	32	1.5%
2014 and later	0	0.0%
Total	2,129	100%

Source: US Census Bureau 2014-2018 5-Year ACS
Table DP-04: Selected Housing Characteristics

4.3 Substandard Housing Conditions

Indicators of housing deficiency include lack of plumbing or kitchen facilities, overcrowding, and housing built more than 50 years ago. These combined metrics are used by municipalities to determine the number of units requiring rehabilitation.

Of Logan's 384 housing units that are at least 50 years old, none are considered crowded or overcrowded, no units lack complete plumbing, and no units lack complete kitchens (see Table 4 below). As a result, none of the housing units in Logan are considered substandard and unsafe. Therefore, housing deficiency is not a factor in the Township.

Plumbing Facilities – Complete plumbing facilities include hot and cold piped water, a flush toilet, and a bathtub or shower, all three of which must be located inside the unit.

Kitchen Facilities – Complete kitchen facilities include a sink with piped water, a range or cooktop and oven, and a refrigerator, all three of which must be located inside the unit.

Table 4: Indicators of Housing Deficiency

Indicator	50+ Years Old	Incomplete Plumbing	Incomplete Kitchen	Crowded or Overcrowded, and built pre 1950
Number of Units	384	0	0	0

Source: US Census Bureau 2014-2018 5-Year ACS
Table B25050: Plumbing Facilities By Occupants Per Room By Year Structure Built;
Table B25051: Kitchen Facilities for All Housing Units;
Table B25034: Year Structure Built

5.0 HOUSING STOCK: VALUE AND AFFORDABILITY

5.1 Value of Owner-Occupied Units

As shown in Table 5 below, the median value of the Township's owner-occupied housing units is \$207,600 which is nearly twice the \$114,200³ median value in the year 2000. Much of this increase is due to the lower quality of housing prior to 2000 relative to the higher quality of newer home construction in Logan since 2000. Of the entire owner-occupied housing stock, 53%, or slightly over half, falls within the \$200,000-\$499,999 value range.

Table 5: Value of Owner-Occupied Units

Value	Number of Units	Percent
Less than \$199,999	879	46.9%
\$200,000 to \$299,999	580	30.9%
\$300,000 to \$499,999	415	22.1%
\$500,000 to \$999,999	0	0.0%
\$1,000,000 or more	0	0.0%
Total	1,874	100%
Median Value	\$207,600	

Source: US Census Bureau ACS, 2014-2018 5-Year Estimate

Table DP-04: Selected Housing Characteristics

5.2 Gross Rent

As Table 6 below shows, the median rent in Logan is \$1,387. Only 18 Township households, or 14.3%, pay less than \$1,000 rent per month, while 26 households, or 20.6%, pay \$1,500 or more in rent. The bulk of the Township's renters pay between these two amounts. Thus, nearly two-thirds of Logan's renters, or 65.1%, pay between \$1,000 and \$1,500 monthly.

Table 6: Gross Rent

Cost	Number of Units	Percent
Less than \$1,000	18	14.3%
\$1,000 to \$1,499	82	65.1%
\$1,500 or more	26	20.6%
No cash rent	0	0.0%
Total	126	100%
Median	\$1,387	

Source: US Census Bureau 2014-2018 5-Year ACS

Table DP04: Selected Housing Characteristics

³ Median value of the Township's owner-occupied housing units as reported by the US Census Bureau (Census 2000 Summary File 3). If adjusted for inflation, this figure would be approximately \$168,000 in 2018 dollars.

5.3 Housing Costs as Percentage of Household Income

The percentage of monthly household income dedicated to housing costs as a measure of affordability is reinforced by the HUD policy cited above, i.e., households should not have to spend more than 30% of their income on housing. This metric, however, applies to affordable rental units only. In the case of mortgaged property, an affordable unit is one in which monthly housing expenses (principal and interest) do not exceed 28% of monthly household income.

In Logan Township, homeowners bear a higher burden of housing costs than renters. Thus, as shown in Tables 7 and 8 below, 23.1% of homeowner households pay at least 30% of their annual income on housing, compared to only 13.5% of renters who do. Overall, 76.9% of Township households pay less than 30% of their annual income for housing. The combination of higher housing prices and a lack of new residential construction has resulted in an increasing number of households paying more on housing than they should.

Table 7: Selected Monthly Owner Costs as a Percentage of Household Income (SMOCAPI)

% of Income	# of Units	Percent
Less than 20%	592	40.3%
20% to 25%	393	26.7%
25% to 29.9%	145	9.9%
30% to 34.9%	168	11.4%
35% or more	172	11.7%
Total	1,470	100%

Source: US Census Bureau 2014-2018 5-Year ACS
Table DP-04: Selected Housing Characteristics

Table 8: Gross Rent as a Percentage of Household Income in 2017

Percent of Income	Number of Units	Percent
Less than 15%	18	14.30%
15% to 19.9%	28	22.20%
20% to 24.9%	53	42.10%
25% to 29.9%	10	7.90%
30% to 34.9%	0	0.00%
35% or more	17	13.50%
Total	126	100%
Logan Median Rent	\$1,387	
Gloucester County Median Rent	\$1,281	

Source: US Census Bureau 2014-2018 5-Year ACS
Table DP04: Selected Housing Characteristics

6.0 SELECTED DEMOGRAPHICS: AGE AND POPULATION, HOUSEHOLD TYPE, HOUSEHOLD SIZE, AND INCOME

6.1 Population and age

As Table 9 below shows, Logan Township's population steadily increased during the last decades of the previous century, then leveled off from 2000 to 2010, and declined since 2010. This decline is not unprecedented, however, as between 1930 and 1970, there were three decades in which the Township experienced a drop in population.

Table 9: Population Change

Year	Population	Change	Percent
1930	1,860		
1940	1,630	-230	-14.1%
1950	2,222	592	26.6%
1960	1,924	-298	-15.5%
1970	1,840	-84	-4.6%
1980	3,078	1238	40.2%
1990	5,147	2069	40.2%
2000	6,032	885	14.7%
2010	6,042	10	0.2%
2018	5,900	-242	-4.0%

Source: Delaware Valley Regional Planning Authority, Data Navigator, U.S. Census Bureau 2014-2018 5-Year ACS

From 2010 to 2018, the median age of a Logan Township resident increased by one year from 36.8 to 37.8⁴. Although this slight increase reflects a modest aging of the overall population, many of the older age cohorts represent a larger percentage of the population in 2018 than in 2010. As Table 10 below shows, in 2018, 44.4%, or close to half of Logan's population, fell within the 25-54 age range. Over one-third of the population, or 34.2%, fell below this range, while less than one-quarter, or 21.3%, exceeded this range.

Table 10: 2018 Population by Age

Age	Total	Percent
Under 5 years	280	4.7%
5 to 9 years	448	7.5%
10 to 14 years	568	9.5%
15 to 19 years	409	6.9%
20 to 24 years	335	5.6%
25 to 34 years	595	10.0%
35 to 44 years	942	15.8%
45 to 54 years	1,107	18.6%

⁴ US Census Bureau, 2010 Census, ACS 2014-2018 Estimate

Age	Total	Percent
55 to 59 years	351	5.9%
60 to 64 years	394	6.6%
65 to 74 years	434	7.3%
75 to 84 years	69	1.2%
85 years and over	17	0.3%
Total	5,949	100%
Median Age	37.8 years	

Source: US Census 2014-2018 5-year ACS
Table DP05: Demographic and Housing: Estimates

6.2 Households: Type and Size

Households can be categorized by type and size. In 2018, nearly three-quarters of Logan's households, or 73.6%, were considered family households, while just over one-quarter, or 26.5%, were non-family households (see Table 11 below). Just 6.1% of family households were female-headed without spouse present, while slightly more (7.3%) were male-headed without spouse present.

Table 11: Household Type

Type	Number	Percent
Family Households	1,471	73.6%
Married Couple Family with children under 18	1,204	60.2%
Male Householder, no wife	668	33.4%
Female Householder, no husband	146	7.3%
Non-family Households	121	6.1%
Householder living alone	529	26.5%
Total	2,000	100%
Average Household Size	2.81	
Average Family Size	3.37	

Source: US Census 2014-2018 5-Year Estimates
Table S2501: Occupancy Characteristics,
Table S1101: Households and Families

6.3 Household Income

As measured by household income, Logan Township is substantially wealthier than both the county and the state as a whole. Thus, as indicated in Table 12 below, median household income in the Township is \$112,181, or \$27,021 more than the county median, and \$32,818 more than the state median.

According to the 2019 Affordable Housing Regional Income Limits by Household Size, which was prepared by Affordable Housing Professionals of New Jersey (AHPNJ), the median income level for Region 5 (Burlington, Camden, Gloucester Counties) is \$63,070. This income level is set on a regional scale and is used to determine moderate, low, and very low-income levels. In Region 5 of New Jersey, which includes Logan Township, the moderate household income limit for one person is \$50,456. Low income one-person households are defined as those with an income limit of \$31,535, while very low-income one-person households are defined as those earning up to \$18,921.

Table 12: Household Income

	Logan Township		Gloucester County		New Jersey	
	Total	Percent	Total	Percent	Total	Percent
Less than \$10,000	0	0.0%	2,941	2.9%	162,478	5.0%
\$10,000 to \$14,999	12	0.6%	2,941	2.9%	100,737	3.1%
\$15,000 to \$24,999	40	2.0%	6,896	6.8%	233,969	7.2%
\$25,000 to \$34,999	42	2.1%	6,389	6.3%	217,721	6.7%
\$35,000 to \$49,999	128	6.4%	10,648	10.5%	302,210	9.3%
\$50,000 to \$74,999	325	16.3%	16,429	16.2%	480,936	14.8%
\$75,000 to \$99,999	304	15.2%	13,589	13.4%	396,447	12.2%
\$100,000 to \$149,999	636	31.8%	20,486	20.2%	568,674	17.5%
\$150,000 to \$199,999	332	16.6%	9,634	9.5%	331,456	10.2%
\$200,000 or more	181	9.1%	11,358	11.2%	451,690	13.9%
Total	2,000	100%	101,414	100%	3,249,567	100%
Median Household Income	\$112,181		\$85,160		\$79,363	

Source: US Census 2014-2018 5-Year ACS

Table S1901: Household Income in Past 12 Months

6.4 Poverty Rate

As shown in Table 13 below, poverty rates in Logan Township for both families and individuals are significantly lower than the corresponding rates for the county and the state. Thus, at 4.4%, the Township's poverty rate for individuals is well below both the 7.6% rate for the county and the 9.5% rate for New Jersey. In light of Logan's lower poverty rates, it is not surprising that per capita income in Logan exceeds that of the county and of the state as a whole.

Table 13: Individual and Family Poverty Rates

Income Type	Logan Township	Gloucester County	New Jersey
Median Family Income	\$112,181	\$85,160	\$79,363
Per Capita Income	\$42,405	\$37,888	\$40,895
Poverty Status (Percent of People)	4.4%	7.6%	9.5%

Source: US Census 2014-2018 5-Year ACS

Table DP 03: Selected Economic Characteristics

7.0 EXISTING AND PROBABLE FUTURE EMPLOYMENT

7.1 Employment Status

As Table 14 below shows, the employment rate in Logan compares favorably with the county's rate. Thus, over three-quarters of the Township's residents, or 76.2%, are in the labor force, compared to just over two-thirds, or 67.5%, of the county's residents. Similarly, the percentage of the Township's civilian labor force that is employed (72.3%) is greater than the corresponding percentage for the county (63.2%). In light of these findings, it is no wonder that Logan's unemployment rate of 3.4% is lower than the county's 4.2% unemployment rate.

Table 14: Employment Status

	Logan Township		Gloucester County	
	Number	Percent	Number	Percent
In labor force	3,503	76.2%	157,708	67.5%
Civilian labor force	3,479	75.7%	157,619	67.4%
Employed	3,325	72.3%	147,707	63.2%
Unemployed	154	3.4%	9,912	4.2%
Armed Forces	24	0.5%	89	0.0%
Not in labor force	1,094	23.8%	76,051	32.5%
Population 16+ years	4,597	100%	233,759	100%

Source: US Census 2014-2018 5-Year ACS

Table B23025: Employment Status for Population 16 Years and Over

7.2 Employment by Industry

As shown in Table 15 below, the largest sector employing Township residents, "Educational Services, Health Care and Social Assistance Services", employs 25.8% of all residents in the labor force and is by far the largest industrial sector among Logan residents; at 12.2%, "Professional, scientific, and management, and administrative" is a distant second, followed closely by "Manufacturing" at 10.7%. The three industrial sectors least represented among Logan's residents who are in the labor force are "Agriculture, forestry, fishing and hunting, and mining," "Information," and "Transportation and warehousing, and utilities".

Table 15: Employment by Industry

Industry	Number	Percent
Agriculture, forestry, fishing and hunting, and mining	92	2.8%
Construction	245	7.4%
Manufacturing	356	10.7%
Wholesale trade	126	3.8%
Retail trade	312	9.4%
Transportation and warehousing, and utilities	121	3.6%
Information	60	1.8%

Finance and insurance, and real estate and rental and leasing	238	7.2%
Professional, scientific, and management, and administrative and waste management services	406	12.2%
Educational services, health care and social assistance	857	25.8%
Arts, entertainment, and recreation, and accommodation and food services	162	4.9%
Other services, except public administration	191	5.7%
Public administration	159	4.8%
Civilian employed population 16 years and over	3,325	100%

Source: US Census 2014-2018 5-Year ACS
Table DP03: Selected Economic Characteristics

7.3 Employment by Occupation

Another way to view a workforce is by occupation groups. As Table 16 below shows, more employed residents work in “Management, professional, and related” (3,581, or 57.8%) than in any other category. A distant second is “Sales and Office Occupations” at 1,167 employed residents (18.8%). “Natural Resources, Construction, and Maintenance” is the smallest occupation classification in the Township, accounting for only 6.2% of the labor force. While it is important to note that the overall ranking of occupations in Logan is the same as the county (Management, professional and related service employment is first for both, Sales and office is second for both, etc.), the Township has larger percentages of high-income occupations.

Table 16: Distribution of Employment by Occupation

Occupation	Logan Twp.		Gloucester County	
	Total	Percent	Total	Percent
Management, professional, and related	1,557	46.8%	63,088	42.7%
Service	486	14.6%	21,710	14.7%
Sales and office	609	18.3%	33,666	22.8%
Natural resources, construction, and maintenance	318	9.6%	12,664	8.6%
Production, transportation, and material moving	355	10.7%	16,579	11.2%
Total	3,325	100%	147,707	100%

Source: US Census 2014-2018 5-year ACS
Table DP03: Selected Economic Characteristics

7.4 Change in Employment

The NJ Department of Labor and Workforce Development tracks covered employment throughout the state. As “covered employment” includes only those jobs for which unemployment compensation is paid, it does not include public employees, the self-employed, unpaid family workers, most part-time or temporary employees, and only some agricultural and in-home domestic workers. “Covered employment” also shows jobs by location of the employer, as opposed to Tables 15 and 16, which examine employed residents of Logan Township. Thus, Table 17 below shows the average annual number of Township-based private sector establishments and their employees. Since 2010, the number of jobs located within Logan Township has generally increased, seeing its largest jump from 2017 to 2018. Although the total number of employers

located within the Township only increased by three during this brief time period, there were a total of 1,146 new jobs created.

Table 17: Average Annual Number of Establishments and Employees

Year	Total Number of Jobs	
	Units	Employment
2010	134	4,389
2011	131	4,489
2012	131	4,708
2013	126	4,803
2014	132	4,656
2015	134	4,870
2016	136	4,987
2017	141	5,453
2018	144	6,599

Source: NJ Department of Labor and Workforce Development

As Table 18 below shows, although the unemployment rate for Logan Township fluctuated from 2010 to 2015, the fact that it has steadily declined since 2015 is a positive indicator for the Township. Since 2010, the number of Township residents who were employed has decreased by 26, or less than 1%.

Table 18: Employment Status

Year	Labor Force	Employment	Unemployment	Unemployment Rate
2010	3,617	3,351	266	7.4%
2011	3,617	3,250	367	10.1%
2012	3,808	3,428	380	10.0%
2013	3,536	3,219	317	9.0%
2014	3,554	3,295	250	7.1%
2015	3,520	3,230	280	8.0%
2016	3,624	3,381	228	6.3%
2017	3,468	3,267	179	5.2%
2018	3,503	3,325	154	4.4%

Source: US Census 2014-2018 5-Year ACS

Table DP03: Selected Economic Characteristics, ACS 2013-2018

7.4 Journey to Work

As shown in Table 19 below, nearly one-quarter of Logan Township's employed residents, or 23.6%, require less than 10 minutes to reach their place of employment. However, more than twice as many, or 47.3%, have at least a 30-minute commute to work. The preponderance of longer commuting times is characteristic of municipalities like Logan where low-density suburban development predominates.

Table 19: Journey to Work

Travel Time (in minutes)	Number of Workers	Percent
Less than 5	268	8.4%
5 to 9	485	15.2%
10 to 14	149	4.7%
15 to 19	158	4.9%
20 to 24	442	13.8%
25 to 29	185	5.8%
30 to 34	428	13.4%
35 to 39	149	4.7%
40 to 44	219	6.8%
45 to 59	242	7.6%
60 to 89	337	10.5%
90 or more	138	4.3%
Total	3,200	100%

Source: US Census 2014-2018 5-Year ACS

Table B08303: Travel Time to Work

7.5 Probable Future Employment Opportunities

The Delaware Valley Regional Planning Commission (DVRPC) is the federally funded Metropolitan Planning Organization (MPO) for the Greater Philadelphia Region, which includes Gloucester County. The organization projects that the nine-county Region will have gained over 373,000 jobs from 2015 to 2045, with the largest share to occur in Gloucester County (32.2%). The DVRPC also projects that much of the growth by 2045 will be concentrated in suburban areas like Logan Township, and that employment in the four New Jersey counties within the organization's jurisdiction will grow by 9.8%.⁵ The organization also projects an increase of 658,000 residents by 2045 within the Region. Similar to the employment projections, the largest increase in residents is expected in Gloucester County (29.1%).⁶ As a Gloucester County municipality, Logan Township can expect increases in both employment and population over the next 25 years.

It is reasonable to assume that within Logan Township, future employment growth will emanate from development activity largely concentrated along Route 322 within the Route 322 Commercial District and the Route 322 Redevelopment Plan District Overlay.

7.6 Projections

According to DVRPC's published population and employment projections for the years 2015-2045, Logan Township's population and employment will increase, albeit at a modest pace. Thus, as Table 20 below shows, the Township's population, which remained stagnant during the 15-year period 2000 to 2015, is expected to increase nearly 17% from 2015 to 2045, or an average of 0.6%

⁵ Delaware Valley Regional Planning Commission, Regional, County, and Municipal Employment Forecasts, October 2016, p. 3.

⁶ Delaware Valley Regional Planning Commission, Regional, County, and Municipal Population Forecasts, July 2016, p. 5.

per year. In line with the increase in population during this 30-year period is a projected increase in employment of 4,338 jobs, representing a change of 17.1% (see Table 21).

Table 20: Population Projections, DVRPC

Year	Population	Change	Percent
2000	6,032	---	---
2015	5,983	-49	-0.8%
2045	7,203	1,220	16.9%

Source: DVRPC Population Forecast by County and Municipality, 2015-2045

Table 21: Employment Projections, DVRPC

Year	Jobs	Change	Percent
2015	9,726	---	---
2045	11,726	2,000	17.1%

Source: DVRPC Employment Forecast by County and Municipality, 2015-2045

8.0. HOUSING STOCK PROJECTION

8.1 Building and Demolition Permits by Year

The Fair Housing Act requires that Housing Plans include a projection of new housing units based on the number of building permits, development applications approved, and probable developments, as well as other indicators deemed appropriate. As Table 22 below shows, annual building permit issuance in Logan Township from 2000 through 2018 averaged nearly nine units, while annual demolition permit issuance averaged two units. Assuming these rates remain relatively constant, the Township may see a net increase of 34-35 new dwellings by the year 2025. Factors such as the business cycle and physical constraints to development may result in a lower or higher number.

Table 22: Housing Unit Building and Demolition Permits by Year

Year	Units Building Permits Issued For	Units Demolition Permits Issued For	Net Difference
2000	1	3	-2
2001	10	3	7
2002	5	3	2
2003	19	0	19
2004	69	1	68
2005	12	0	12
2006	0	3	-3
2007	19	1	18
2008	14	2	12
2009	3	1	2

Year	Units Building Permits Issued For	Units Demolition Permits Issued For	Net Difference
2010	4	1	3
2011	3	0	3
2012	1	1	0
2013	0	0	0
2014	0	2	-2
2015	0	0	0
2016	0	2	-2
2017	0	13	-13
2018	0	0	0
Average	8.4	1.9	6.5
5-Year Projection	42	9.5	32.5

Source: NJDCA Construction Reporter, Housing Units Authorized by
Building Permits, Demolition Permits

9.0 LANDS MOST APPROPRIATE FOR PRODUCTION OF AFFORDABLE HOUSING

Logan Township's preference is for affordable housing to be provided throughout the municipality by numerous private sector initiatives so as to achieve a seamless integration of affordable and market rate housing. Specifically, the Township plans on a combination of rezoning to higher densities, creation of an Affordable Housing overlay zone and development of properties within existing Affordable Housing overlay zones to satisfy its Affordable Housing obligation.

PART 2: ACHIEVEMENT OF FAIR SHARE

1.0 INTRODUCTION

The Plan addresses Logan Township's Present Need (Rehabilitation Obligation), its Prior Round Obligation (1987-1999), and its Round 3 Obligation. It has been determined that the Township's Rehabilitation Obligation is 0; its Prior Round Obligation (1987-1999) is 455 units, and its Round 3 (post-1999) Obligation is 418, for a combined total of 873 units. A 20% cap adjustment (38 units) will be applied to reduce the prior round obligation from 455 to 417 units. With this adjustment, the obligation is reduced from a total of 873 units to 835 units (417 prior round with adjustment cap + 418 post-1999 obligation).

As the Township has yet to build any affordable housing, the application of a vacant land adjustment (VLA) to the combined obligation will result in the determination of a realistic development potential (RDP). An RDP is the Township's realistic ability to accommodate additional affordable housing, and the difference between this RDP and the obligation as indicated above becomes what is called "unmet need". The preliminary results of Logan's VLA indicate that the Township will have an RDP of 85 units. The Township will address its unmet need by providing overlay zoning sufficient to satisfy that need.

Pursuant to N.J.A.C. 5:93-4.3, in addition to the VLA, the Township is seeking a durational adjustment of the municipal low- and moderate- income housing obligation due to the lack of infrastructure. As such, the requirement to address the municipal housing obligation shall be deferred until adequate water and/or sewer are made available.

2.0 PRESENT NEED

2.1 As Defined

Pursuant to N.J.A.C. 5:93-2.1, present need was determined by the sum of indigenous need (deficient housing units occupied by low and moderate income households within a municipality), reallocated present need (that portion of a housing region's present need that is redistributed throughout the housing region), and prospective need (a projection of low and moderate housing needs based on likely regional development and growth). Under the Prior Round rules, surrogates evidencing deficient housing included the year the structure was built, persons per room, plumbing facilities, kitchen facilities, heating fuel, sewer service, and water supply.⁷ The Third Round rules reduced the number of surrogates evidencing deficient housing to three: crowded units pre-1950, i.e., units having more than 1.0 persons per room; incomplete plumbing; and incomplete kitchen facilities.⁸ The Appellate Division's finding that the reduction in the number of surrogates was within the Council's discretion was upheld in the Supreme Court's decision In re N.J.A.C. 5:96 & 97.

Pursuant to the above-cited Supreme Court decision, as reallocated need is no longer a component in the determination of present need, present need now equates to indigenous need. Consequently,

⁷ N.J.A.C. 5:93, Appendix A, Present Need.

⁸ N.J.A.C. 5: 97, Appendix B, Tables.

this component of the obligation is based on deficient housing as determined by crowded units pre-1950, incomplete plumbing, and incomplete kitchen facilities.

The Township accepts the municipal obligation, which is 0, promulgated by the Fair Share Housing Center as the present need.

3.0 MUNICIPAL OBLIGATION

3.1 Numeric Obligation as Recognized

As referenced above, the Township has a Prior Round Obligation (utilizing the 20% cap) of 417 units and a Third Round Obligation of 418.

Pursuant to N.J.A.C. 5:93-1.3, sites that are designated to produce affordable housing shall be available, approvable, developable, and suitable according to the following criteria:

- “Available site” means a site with clear title, free of encumbrances which preclude development for low and moderate income housing. N.J.A.C. 5:93-1.3.
- “Approvable site” means a site that may be developed for low and moderate income housing in a manner consistent with the rules or regulations of agencies with jurisdiction over the site. A site may be approvable although not currently zoned for low and moderate income housing. Ibid.
- “Developable site” means a site that has access to appropriate water and sewer infrastructure, and is consistent with the applicable area wide water quality management plan (including the wastewater plan) or is included in an amendment to the area wide water quality management plan submitted to and under review by the DEP. Ibid.
- “Suitable site” means a site that is adjacent to compatible land uses, has access to appropriate streets and is consistent with the environmental policies delineated in N.J.A.C. 5:93-4. Ibid.

In addition to the above qualifications, it is also sound planning for sites to be consistent with the State Development and Redevelopment Plan. Sites that are located in Planning Area 1: Metropolitan or Planning Area 2: Suburban of the State Development and Redevelopment Plan, or are located in an existing sewer service area, are the preferred location for municipalities to address their fair share obligations.

3.2 Formulas Having Applicability for Award of Credit

Regional Contribution Agreements [N.J.A.C. 5:93-6.1(a)1]: For a municipality that has received or is requesting a vacant land adjustment, up to 50% of its housing obligation may be transferred based on the procedures in N.J.A.C. 5:91-11 and on the following formula: .5 (realistic development potential + rehabilitation component - credits pursuant to N.J.A.C. 5:93-3.4) - any units transferred as a result of a previously approved RCA.

Based on the formula, and assuming there is no previously approved RCA Agreement, Logan Township may transfer up to 42 units [.5 (85)] to a receiving community in that: (i) there are no

prior cycle credits, (ii) no impacts resulting from the 20% cap or 1,000 unit limitation, nor (iii) units transferred as a result of a previously approved RCA. No Regional Contribution Agreements are being utilized for credit.

Rental Obligation (N.J.A.C. 5:93-5.15(a)): For a municipality receiving a vacant land adjustment pursuant to N.J.A.C. 5:93-4.2, the rental obligation shall equal .25 of the RDP.

Based on this formula, Logan Township has a rental obligation of 22 units in that: (i) there are no prior cycle credits claimed for this component, (ii) there are no impacts relative to the 20 percent cap or 1,000 unit limitation, and (iii) there is no impact from the rehabilitation component since the Township's obligation is zero. The 22-unit rental obligation means that the Township will be eligible for a maximum of 22 rental bonus credits (25% of the RDP of 85).

Age-restricted housing (N.J.A.C. 5:93-5.14(a)): The Township may age-restrict housing in accordance with the following formula for a municipality that received or is receiving a vacant land adjustment: .25 (realistic development potential + rehabilitation component – credits pursuant to N.J.A.C. 5:93-3.4) – any age-restricted units in addressing the 1987-1993 housing obligation.

Based on the formula, the calculation results in 22 units. Consequently, Logan Township has an age restricted housing limitation of 22 units [.25 (85)] in that: (i) there are no prior cycle credits claimed for this component; (ii) there are no impacts relative to the 20 percent cap or 1,000 unit limitation; and (iii) no age restricted units were applied in satisfaction of the 1987-1993 housing obligation.

Rental Unit Bonus and Limitation (N.J.A.C. 5:93-5.15(d)): A municipality shall receive two units (2.0) of credit for rental units available to the general public and one and one-third (1.33) units of credit for age restricted rental units. However, no more than 50 percent of the rental obligation shall receive a bonus for age restricted units; furthermore, no rental bonus shall be granted for rental units in excess of the rental obligation, which here is 22 units.

3.3 Vacant Land Adjustment

The Township has prepared a Vacant Land Adjustment (VLA) analysis as per the requirements of N.J.A.C. 5:93-4.2 (the results of which can be found in Appendix 2). These requirements call for municipalities seeking adjustments due to a lack of available land capacity to submit an inventory of vacant parcels.

Initially, an exhaustive analysis of all vacant properties was conducted utilizing 2018 MOD-IV tax data from the New Jersey Geographic Information Network. These data were reviewed for completeness and accuracy with respect to property class codes and, where necessary, updated based on local information and/or current aerial images.

Next, all privately owned vacant contiguous parcels that could not accommodate 6 or more dwelling units at a density of 6 dwelling units per acre were eliminated from the analysis. While alternative densities could have been established, the Township utilized a density most in line with

other Township zones and determined that the minimum, as permitted under N.J.A.C. 5:93-4.2, accurately represented the Township's development patterns.

Next, the Township removed agricultural lands which have had development rights purchased; environmentally sensitive lands including wetlands, flood hazard areas, steep slopes, active recreation; and conservation, parklands and open space lands.

Furthermore, the Township, in conjunction with input from FSHC, removed and added parcels which were deemed, by both parties, to have special circumstances which might otherwise include or preclude the sites' inclusion. These parcels included areas of known historic fill soils, vacant lands surrounded by industrial warehouses, etc.

Finally, utilizing GIS, the Township was able to quantify all inputs and determine the amount of available vacant land that did not contain the numerous attributes indicated above. As such, the Township calculates its Realistic Development Potential (RDP) to be 85 units. As is the case with any adjustment, due to a lack of developable land, the RDP becomes the municipality's obligation, with the remaining difference, between the RDP and the calculated obligation, considered Unmet Need.

It is important to note that the Township's RDP does not include those vacant lands which are located outside the sewer service area. While the Township includes them in the VLA and provided details on each, they have been left out of the RDP, and the Township seeks a durational adjustment relating to these parcels (additional details indicated under 4.1 Durational Adjustment, below)

3.4 RDP

Logan Township's 85-unit RDP Compliance Mechanism	Credits	Bonuses	Total
<i>100% Affordable Family Rentals-Proposed</i>			
Block 1203, Lot 2	63	22	85

3.5 Project Addressing the Obligation

The Township will rezone Block 1203, Lot 2 to permit a density of 15 d.u./ac. and acquire the site outright for a 100% affordable rental project. This 6.81 acre parcel, 4.77 acres of which are available, suitable, developable and approvable as defined in N.J.A.C. 5:93-1.3, is currently zoned R-1, which permits single family homes on 40,000 sf lots. With a proposed density of 15 units/acre, the site has the potential to yield 102 units. The Township will enter into negotiations with an experienced affordable housing developer and will support a tax credit application. As indicated previously, the Township is eligible for up to 22 rental bonuses, and it is the intent of this plan to capitalize on these bonus credits. In the event that the units provided on this site exceed the 85-unit RDP, the RDP may be adjusted upward. Any unit surplus that results from this development will be utilized towards the Township's Unmet Meet.

- ❖ Site Control
 - The Township intends on purchasing the property and passing it on to an affordable developer. The Township will amend the Zoning Ordinance to allow the site's development as a 100% affordable site. Once an agreement has been finalized between the Township and a developer, the Township will support the site's development, with the understanding that financial assistance from the Township's Affordable Housing Trust Fund may be required.
- ❖ Administrative Entity
 - An experienced affordable housing administrative entity acceptable to the Township who will administer 30-year affordability controls and affirmative marketing will be engaged. The administrative entity will income qualify applicants and will provide long-term administration of the units in accordance with COAH's rules at N.J.A.C. 5:93-9.2 and 5:93-11.1 and UHAC per N.J.A.C. 5:80-26.1.
- ❖ Bedroom Distribution
 - Per UHAC regulations, the combined number of efficiency and one-bedroom units shall be no greater than 20% of the total low- and moderate-income units, at least 30% of all low-and moderate-income units shall be two-bedroom units, and at least 20% of all low-and moderate income units shall be three-bedroom units.
- ❖ Funding
 - The developer of the project will apply for 9% Tax Credits.
- ❖ Construction Schedule
 - The Township's contracted non-profit builder will be applying for 9% tax credits to fund the project; once the funding is secured, a construction schedule will follow.
- ❖ Very Low/ Low/ Moderate Income Split
 - All affordable units will be split 50/50 between low- and moderate-income households, and the odd number is split in favor of the low-income unit (N.J.A.C. 5:93-2.20). Additionally, at least 13% of all affordable units shall be affordable to very low-income households. Therefore, 9 units will be affordable to very low-income households at 30% or less of the regional median income, 23 affordable to low-income households, and 31 may be affordable to moderate-income households.
- ❖ Rental Bonus
 - This project is eligible for Third Round rental bonuses per N.J.A.C. 5:93-5:15 as long as the landowner and/or developer of the project provides a firm commitment for the construction of rental units.
- ❖ Site Suitability Analysis
 - The site is available, approvable, developable and suitable, and is appropriate for multi-family housing.
 - The site is currently vacant.
 - There are both multi-family and single-family detached housing units nearby, so more housing would not be out of character for the area.
 - There are wetland areas in the center of the site.
 - There are no floodplain issues associated with the site.

- The site is located in the Fringe Planning Area (PA3).
- The site contains access to streets and Township water and sewer service. The site is adjacent to the community of Bridgeport.

Credits:	63
Bonus Credits:	22
Total Credits:	85

4.0 UNMET NEED

4.1 Numeric Obligation as Recognized

As referenced above, the Township has a combined (Prior Round and Third Round) obligation of 835 units and an RDP of 85. Unmet need is the difference between the affordable housing obligation and the credits provided to address the obligation as indicated through the RDP. As such, the Township has an Unmet Need of 750 units. Municipalities that lack sufficient vacant land to address their entire obligation, i.e., VLA, must capture this Unmet Need by providing mechanisms including:

- 1) Zoning amendments that permit apartments or accessory apartments;
- 2) Overlay zoning requiring inclusionary development or the imposition of a development fee consistent with N.J.A.C.5:93-8; and
- 3) Zoning amendments that impose a development fee consistent with N.J.A.C. 5:93-8.

4.2 Durational Adjustment

According to N.J.S.A 5:93-4.3(a), if a community has sufficient land, but insufficient water and/or sewer to support inclusionary development, it may seek a deferment until adequate sewer is made available. Per N.J.S.A 5:93-4.3(c), the lack of adequate capacity shall constitute a durational adjustment of the municipal housing obligation or, in Logan's case, of Unmet Need. A durational adjustment is an acknowledgement that the Township will be unable to support inclusionary residential development unless, and until, there is adequate capacity. The Township is proposing the continuation of existing inclusionary overlay zoning on certain properties. If and when water and sewer services becomes available, these sites will be given priority in the allocation of sewage treatment capacity and water supply, and municipal officials shall endorse all applications to the Department of Environmental Protection (DEP) or its agent to provide additional sewer capacity.

Current Township conditions indicate that large portions of the Township's vacant land is classified R-5, which requires a minimum lot area of 5 acres and a maximum density of 0.2 d.u./ac. The R-5 zoning classification provides a rural pattern of development and many of these parcels are currently utilized for farming, including a significant portion of preserved farmlands. As the desire is to retain the current low-density farmland characteristics of the area, the Township does not expect sewer to be expanded to these areas. While some of the Township's existing and proposed affordable housing overlay zones, as indicated below, are located in areas where sewer infrastructure does not currently exist (see individual overlay zone descriptions indicated below for sewer status), as per the spending plan, a portion of the Township's affordable housing trust

funds will be allocated towards sewer line construction should a project be contemplated in an overlay zone where sewer is currently unavailable.

4.3 Summary of Satisfaction of Unmet Need:

Logan Township's Unmet Need Compliance Mechanisms	Credits
<i>Overlay Zones - Existing</i>	
Block 2309, Lot 8 (AH-O Overlay)	122
Block 1102, Lots 16 and 17 (AH-O Overlay)	82
Block 1503, Lots 1, 4, and 5 (AH-O Overlay)	243
Block 1701, Lots 4, and 4.01 (ARH-O Overlay)	153
<i>Overlay Zones - Proposed</i>	
Block 501, Lot 7 (AH-O Overlay)	78
Block 1703, Lot 1 and 2 (AH-O Overlay)	108
Total	786

4.4 Projects Addressing Unmet Need

4.4.1 Overlay Zones - Existing

Block 2309, Lot 8 (AH-O Overlay)

A review of environmental constraints for the greater 50.26-acre site indicates that only 18.66 acres are available, suitable, developable and approvable as defined in N.J.A.C. 5:93-1.3 (due to wetlands). While the site is currently being used as farm fields, any future development will be required to delineate environmental constraints. Furthermore, the site is suitable as it is adjacent to residential uses and is located in the Suburban Planning Area (PA2). That said, only 40.69 acres of the parcel is in fact zoned AH-O. At 15 units an acre, this acreage yields the potential for the development of up to 610 units (40.69 acres x 15 d.u./acre), with the production of, considering a twenty percent (20%) set aside, at least 122 affordable units (610 x .20). While this district has been indicated on the Official Township Zoning Map, district standards do not currently exist. The Township will draft district standards and adopt such standards in conjunction with this HEFSP. The site is located within the Sewer Service Area. Access to the Township sewer system is available in the right of way.

Credits: 122

Block 1102, Lots 16 and 17 (AH-O Overlay)

Lot 16 contains 8.85 acres while Lot 17 contains 18.40 acres. In the aggregate, these parcels comprise approximately 27.25 acres, of which only 11.18 are developable. While the site is located within the Sewer Service Area, sewer lines are not currently within the right of way. Future sewer construction is planned in conjunction with other activity along Route 322 and the site remains suitable as defined in N.J.A.C. 5:93-1.3 (located in the Fringe Planning Area (PA3) and surrounded

mostly by vacant land). Access to the Route 322 corridor would be either direct or through the extension of S. Bridgeport Road. At 15 units an acre, this site offers the opportunity for the development of up to 408 units (27.25 acres x 15 du/acre). Considering a twenty percent (20%) set aside, the production of at least 82 affordable units (408 x .20) is possible. This site is to be durationally adjusted until such time as sewer is available.

Credits: 82

Block 1503, Lots 1, 4, and 5 (AH-O Overlay)

Lots 1, 4, and 5 contain 29.55 acres, 1.86 acres, and 49.42 acres, respectively. While the site has in the aggregate, 80.85 acres, due to environmental constraints only 45.36 acres are developable. While the site is located within the Sewer Service Area, sewer lines are not currently within the right of way. Future sewer construction is planned in conjunction with other activity along Route 322 and the site remains suitable as defined in N.J.A.C. 5:93-1.3 (located in the Fringe Planning Area (PA3) and surrounded mostly by vacant land). At 15 units an acre, this acreage offers the opportunity for the development of up to 1,212 units (80.85 acres x 15 d.u./acre). Considering a twenty percent (20%) set aside, the production of at least 243 affordable units (680 x .20) is possible. This site is to be durationally adjusted until such time as sewer is available.

Credits: 243

Block 1701, Lots 4, and 4.01 (ARH-O Overlay)

The overlay encompasses an area of 34.05⁹ acres and is comprised of Lots 4 and 4.01, which are 11.68 acres and 22.37 acres in size, respectively.

While the land is currently vacant, approximately 3.79 acres are affected by freshwater wetlands, and as such only 30.26 acres are, suitable, developable and approvable as defined in N.J.A.C. 5:93-1.3 (located in the Suburban Planning Area (PA2) and adjacent to surrounding residential uses). The only permissible use in the overlay is age-restricted multi-family development, for which a minimum lot area of 7 acres is required. Current regulations permit a maximum density of 15 d.u./acre with a minimum 30% set aside. Zoning district regulations, as indicated in the Unified Development Ordinance (UDO), will be amended to indicate that the site accommodate both a twenty percent (20%) set aside development and a 100% affordable development. UDO amendments will not result in any additional affordable units and should total the same number of affordable units as would have been permitted under the current 30% set aside (153 units). The site is located in the Sewer Service Area. Lot 4.01 does not have direct access to sewer due to a lack of right of way frontage, however, access could be extended through Lot 4 (which has sewer line access).

20% Set Aside:	83
100% Affordable:	70
Credits:	153

⁹ Tax map information varies from calculated area in GIS.

4.4.2 Overlay Zones – Proposed

Block 1703, Lot 1 and 2 (AH-O Overlay)

The Township seeks to establish the overlay zone over this property to permit inclusionary development with a 20% set aside. A review of environmental constraints indicates that only 11.06 acres of the 35.94-acre site is suitable, developable and approvable as defined in N.J.A.C. 5:93-1.3.

The site is currently located in the VR-C zone which permits 10,000 sf lots (just over 4 units an acre). While this overlay zoning would permit up to 15 d.u.'s/acre, it would require the development of both Lot 1 and 2. This acreage yields the opportunity for the development of up to 539 units (35.94 acres x 15 du/acre), with the production of 108 affordable units (539 x .20). The site is located within the Sewer Service Area. Access to the Township sewer system is available in the right of way. The site is located in the Suburban Planning Area (PA2) and is adjacent to residential uses.

Credits: 108

Block 501, Lot 7 (AH-O Overlay)

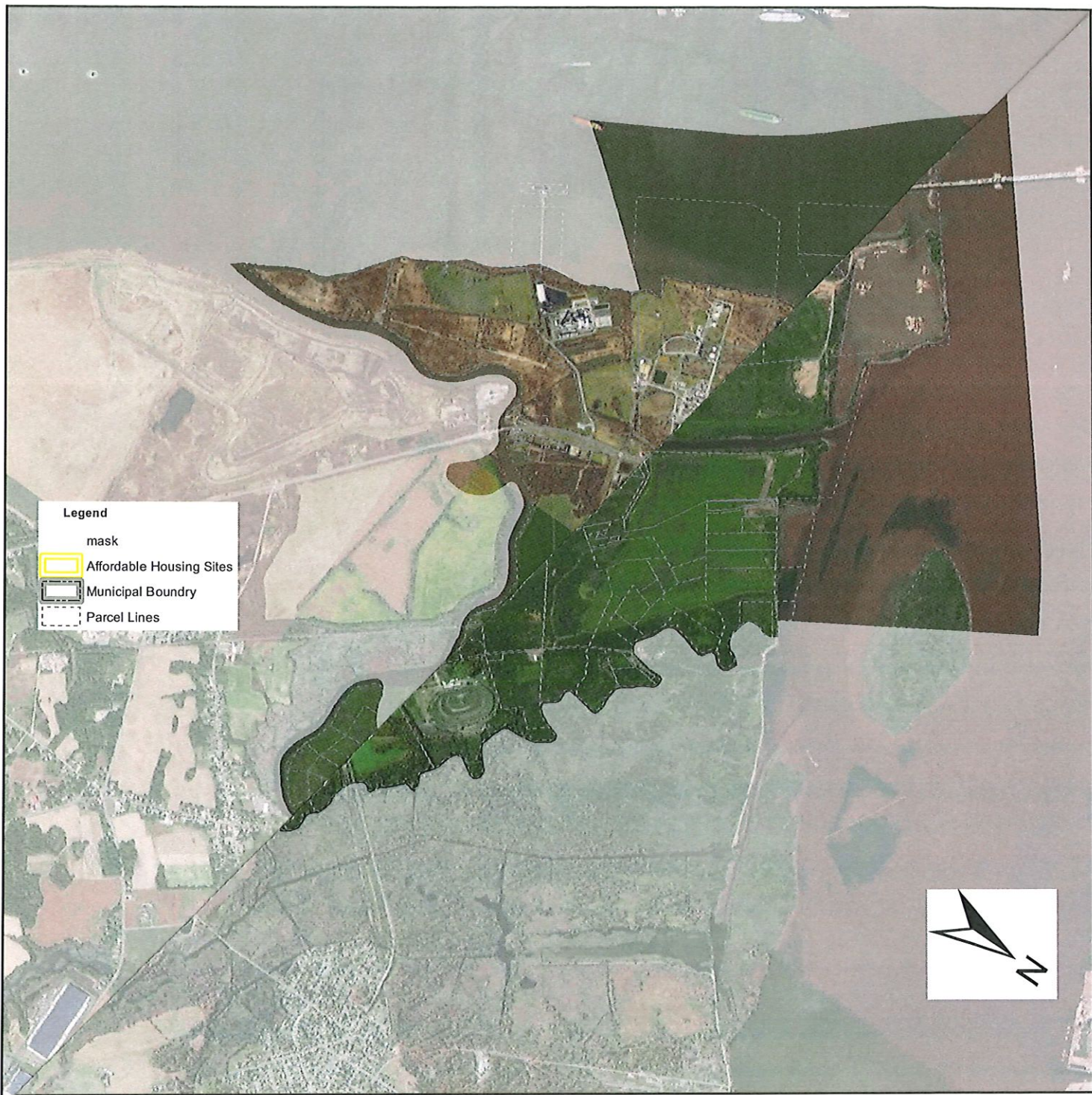
The site is currently located in the MC-R zone which does not permit residential uses and is located outside of the Sewer Service Area. Should the property develop, the Sewer Service Area will need to be amended to include the site and the Township is willing to assist in funding a sewer line extension. Without a sewer extension, the site is not suitable, developable and approvable as defined in N.J.A.C. 5:93-1.3. Additionally, a review of environmental constraints indicate that only 15.88 acres of the 25.75 acre site is unconstrained. At 15 units an acre, this acreage yields the opportunity for the development of up to 386 units (25.75 acres x 15 du/acre), with the production of at least 78 affordable units (386 x .20). This site is to be durationally adjusted until such time as it is deemed suitable, developable and approvable as defined in N.J.A.C. 5:93-1.3 (located in the Fringe Planning Area (PA3) and while surrounded by mostly vacant land, is in close proximity to residential uses).

Credits: 78

PART 3: APPENDIX

- 1. Map of Mount Laurel Sites**
- 2. VLA**
- 3. Draft Spending Plan**

1. Map of Mount Laurel Sites



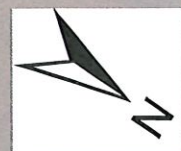
Legend

mask

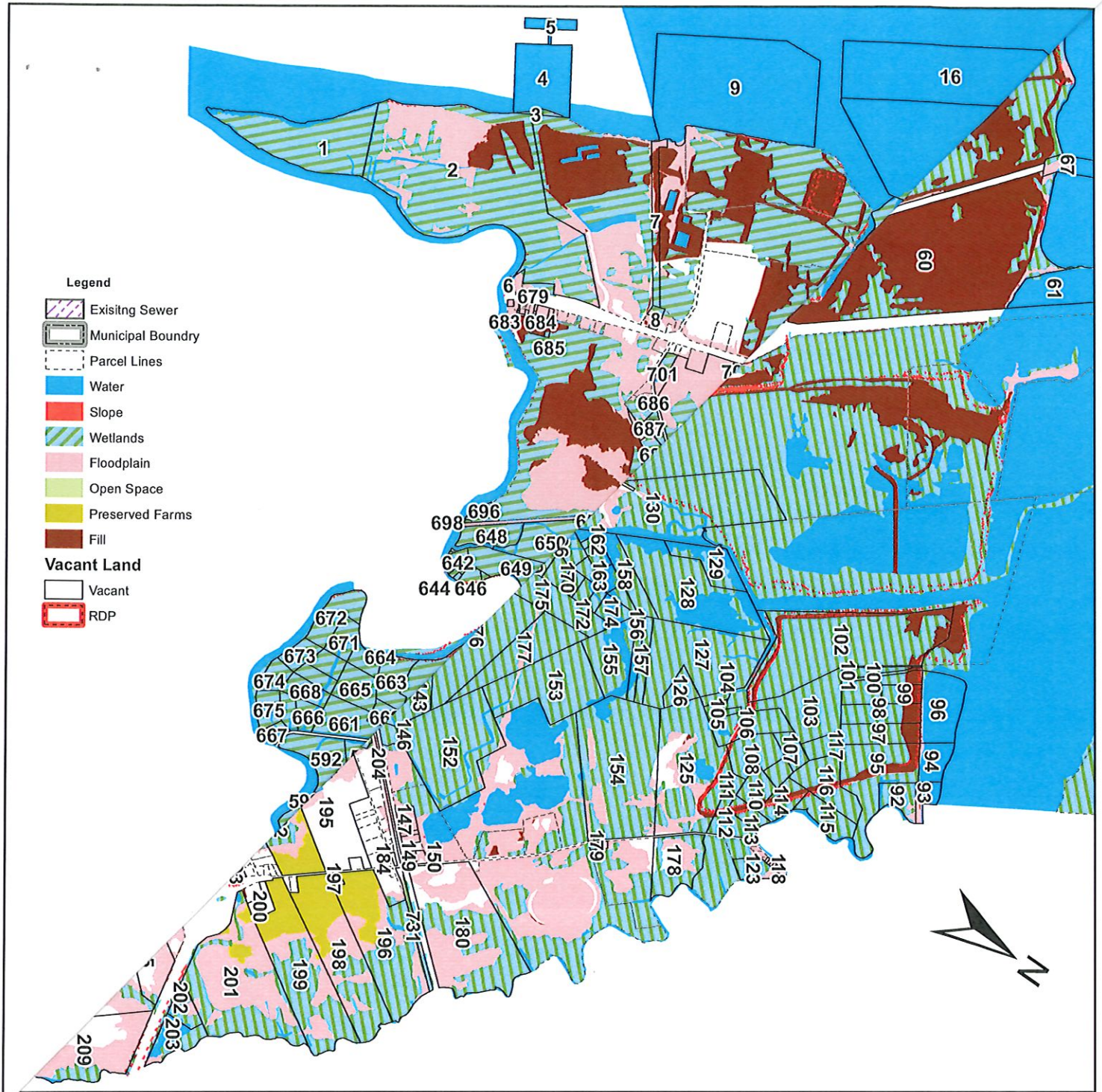
 Affordable Housing Sites

 Municipal Boundry

 Parcel Lines



2. VLA



VLA - Sewer Service Area

ID	Block	Lot	Location/Address	Owner	Total Area (Acres)	Unconstrained Acreage	Units (Inclusionary Development)	Realistic Development Potential (RDP)	Environmental/Fill Reasons for Exclusion	Additional reasons for Exclusion/Bulldable Other
322	1203	2	245 RT 44	RICHARD E PIERSON MATERIALS CORP	6.81	4.77	71.59	14.00	Wetlands	acreage insufficient
323	1203	3	COOPER STATION	SONI PROPERTIES LLC	0.76	0.76	-	-	-	acreage insufficient
324	1204	2	R D 8 BOX 135 A	HUDSON, GAYLE CICCONE	0.13	0.13	-	-	-	acreage insufficient
325	1204	4	COOPER STATION	HUDSON, GAYLE CICCONE	0.24	0.24	-	-	-	acreage insufficient
326	1204	7	COOPER STATION	FEHLAUER, HARRY C/O AL HASKEY	0.19	0.04	-	-	Floodplain	acreage insufficient
334	1301	1	RT 130	LOGAN TOWNSHIP	0.69	0.69	-	-	-	acreage insufficient
335	1301	2	RT 130	MC CUE, JOHN ESTATE	0.33	0.33	-	-	-	acreage insufficient
336	1301	4	RT 130	HEILMAN, WILLIAM & LINDA	2.16	0.14	-	-	Wetlands, Slope	Not vacant
337	1302	5			0.14	0.14	-	-	-	acreage insufficient
339	1303	7			0.12	0.12	-	-	-	acreage insufficient
340	1304	3	RT 130	CAMPBELL, R. & R. THOMPSON, B & V	1.23	1.23	71.36	1.00	-	acreage insufficient
341	1304	16	4 STEELMAN AVE	BRIDGEPORT FIRE CO	0.18	0.18	-	-	-	acreage insufficient
342	1304	17		UNKNOWN C/O LOGAN TWP	0.17	0.17	-	-	-	acreage insufficient
343	1304	18		UNKNOWN C/O LOGAN TWP	0.17	0.17	-	-	-	acreage insufficient
344	1304	20	CROWN POINT RD	LOGAN TOWNSHIP	0.03	0.03	-	-	-	acreage insufficient
351	1305	23	MAIN ST	RUSH, LARRY & SUSAN	0.26	0.26	-	-	-	acreage insufficient
352	1305	24	MAIN ST	HUMPHREY, PEGGY JOYCE	0.14	0.14	-	-	-	acreage insufficient
353	1305	25	103 MAIN ST	BUSH, LINDA JEAN & GLENN	0.13	0.13	-	-	-	acreage insufficient
354	1305	26	MAIN ST	SCHUBERT, MARY D	0.14	0.14	-	-	-	acreage insufficient
355	1305	27			0.14	0.14	-	-	-	acreage insufficient
356	1305	30	MAIN ST	LOGAN TOWNSHIP	0.20	0.20	-	-	-	acreage insufficient
357	1401	1	MAIN ST	STATE OF NEW JERSEY DOT	0.07	0.04	-	-	Floodplain, Water	acreage insufficient
358	1402	1	MAIN ST	STETSER, KEVIN & CHANNING	0.27	0.27	-	-	-	acreage insufficient
359	1402	10	RT 130	NUNES, CHRISTIAN H JR & PARAVE, TIF	0.23	0.23	-	-	-	acreage insufficient
360	1403	2	26 MAIN ST	MCCORMICK, DAVID L	0.36	0.36	-	-	-	acreage insufficient
361	1403	6	36 MAIN ST	LONG, JOHN R JR	0.46	0.46	-	-	-	acreage insufficient
362	1403	9	MAIN ST	BROOKS, DANIEL & KINCY, TIFFANY	0.21	0.21	-	-	-	acreage insufficient
363	1403	16			0.17	0.17	-	-	-	acreage insufficient
364	1403	21	SHEETS AVE & RT 130	KELLER, ROBERT W & MAUREEN	0.84	0.83	-	-	-	acreage insufficient
365	1403	29	SHEETS AVE	MATTSON, MIRIAM & HALL, JOHN	0.09	0.09	-	-	-	acreage insufficient
366	1404	11	77 MAIN STREET	LOGAN TOWNSHIP	0.21	0.21	-	-	-	acreage insufficient
367	1404	14	MAIN ST	FORTIS LLC C/O KESSLER LAW LLC	0.18	0.18	-	-	-	acreage insufficient
368	1407	1	S BRIDGEPORT	KING, DOROTHY W	0.03	0.03	-	-	-	acreage insufficient
369	1407	2	13 MAIN ST	LOGAN TOWNSHIP	0.04	0.04	-	-	-	acreage insufficient
370	1407	3	11 MAIN ST	POWELL, ERIC	0.08	0.08	-	-	-	acreage insufficient
372	1407	7	S BRIDGEPORT	KING, DOROTHY W	0.26	0.04	-	-	Floodplain, Water	acreage insufficient
373	1407	8	S BRIDGEPORT	WRIGHT, WM M JR & MICHAEL & JOHN	0.37	0.02	-	-	Floodplain, Water	acreage insufficient
374	1407	10	S BRIDGEPORT	KING, DOROTHY W	0.04	0.04	-	-	-	acreage insufficient
375	1408	1	MECHANIC ST	WRIGHT, WM M JR & MICHAEL & DORIS	0.65	0.54	-	-	Floodplain	acreage insufficient
376	1408	2	SOUTH BRIDGEPORT	LOGAN TOWNSHIP NUA	0.07	0.00	-	-	Floodplain	acreage insufficient
377	1408	3	SOUTH BRIDGEPORT	LOGAN TOWNSHIP	2.29	0.28	-	-	Floodplain	acreage insufficient
378	1408	4	RAILROAD AVE	COLEMAN, FOREST & BONNIE	0.27	0.09	-	-	Floodplain	acreage insufficient
379	1408	6			0.08	0.07	-	-	Floodplain	acreage insufficient
380	1408	8	RAILROAD AVE	CAMPBELL, ROBERT J	0.12	0.12	-	-	-	acreage insufficient
381	1408	15	MECHANIC ST	OSWALD, LINDA L & EUGENE N JR	1.06	0.96	5.78	1.00	Floodplain	acreage insufficient
382	1410	3	LAW ST	WRIGHT, DANIEL M	0.19	0.19	-	-	-	acreage insufficient
383	1410	4	LAW ST	LICCIARDELLO, ROBERT & KAREN	0.18	0.18	-	-	-	acreage insufficient
384	1410	6	6 LAW ST	DOMBROSKY, GLADYS A / E	0.18	0.18	-	-	-	acreage insufficient
385	1410	8	LAW ST	SOUTH JERSEY GAS CO % T S KAVANAUGH	0.19	0.18	-	-	Slope	acreage insufficient
386	1410	9	LOGAN LANE	SOONG, JONATHAN W	0.17	0.17	-	-	-	acreage insufficient
387	1410	12	LOGAN LANE	SILVER LINING INVESTMENT GROUP INC	0.19	0.19	-	-	-	acreage insufficient
388	1411	7	115 LOGAN LANE	TROPEA, JOSEPH & MICHELLE	0.09	0.06	-	-	Slope	acreage insufficient
389	1411	8	113 LOGAN LANE	ZIEGLER, RICHARD G	0.10	0.08	-	-	Slope	acreage insufficient
390	1411	9	113 LOGAN LANE	ZIEGLER, RICHARD G	0.05	0.04	-	-	Slope	acreage insufficient
391	1411	10	LOGAN LANE	STETSER, KEVIN & CHRISTINE	0.04	0.02	-	-	Slope	acreage insufficient
392	1411	11	LOGAN LANE	STETSER, KEVIN & CHRISTINE	0.09	0.05	-	-	Slope	acreage insufficient
393	1411	12	LOGAN LANE	LUCCARELLA, MATTHEW J	0.05	0.02	-	-	Slope	acreage insufficient
394	1411	13	LOGAN LANE		0.03	0.03	-	-	-	acreage insufficient
395	1411	14	LOGAN LANE		0.14	0.14	-	-	-	acreage insufficient
396	1411	15	MECHANIC ST		0.11	0.11	-	-	-	acreage insufficient
456	1602	8	HIGH HILL RD	LOGAN TOWNSHIP	134.98	-	-	-	Slope	acreage insufficient
457	1602	10	2323 HIGH HILL RD	GPT HIGH HILL ROAD OWNER LLC	0.93	0.72	-	-	Floodplain, Wetlands, Water, Slope, Open Space	unconstrained acreage insufficient to support housing unit on septic

VLA - Sewer Service Area

ID	Block	Lot	Location/Address	Owner	Total Area (Acres)	Unconstrained Acreage	Units (Inclusionary Development)	Realistic Development Potential (RDP)	Environmental/Fill Reasons for Exclusion	Additional reasons for Exclusion/Builttable Other
464	1602	18		LOGAN TOWNSHIP MUA	0.21	0.21	-	-	-	unconstrained acreage insufficient to support housing unit on septic
466	1602	27			0.28	0.10	-	-	Floodplain	unconstrained acreage insufficient to support housing unit on septic
475	1603	6	HIGH HILL RD	OMEGA ENGINEERING INC	115.88	3.51	-	-	Floodplain, Water, Wetlands	Access hindered by wetlands
476	1603	17		LOGAN TOWNSHIP	0.08	0.07	-	-	Floodplain	
477	1603	19	HERON DR	HH PARK LLC	4.35	0.26	-	-	Water, Wetlands	acreage insufficient
478	1603	23	HERON DR	HH PARK LLC	3.22	1.65	-	-	Water, Wetlands	acreage insufficient
479	1603	23	HERON DRIVE	HH PARK LLC	2.29	1.65	9.87	1.00	Water, Wetlands	
480	1603	24	HERON DRIVE	HH PARK LLC	2.62	1.49	8.96	1.00	Water, Wetlands	
481	1603	30	HERON DR	LOGAN TOWNSHIP MUA	0.08	0.08	-	-		acreage insufficient
482	1603	31	HIGH HILL & HERON	PURELAND ASSOCIATION	3.39	0.46	-	-	Floodplain, Wetlands	acreage insufficient
483	1701	4	CENTER SQ	EXIT 10 RETAIL LLC	11.68	10.43	62.60	12.00	Wetlands	
488	1702.01	3	STONE HEDGE & CEN SQ RD	BECKETT ASSOC C/O 1ST SER RES	2.51	2.39	-	-	Wetlands	Open space
491	1703	2	CENTER SQ	CENTER SQUARE REAL ESTATE CO O	27.93	7.67	-	-	Floodplain, Water, Wetlands, Slope	Adjacent to freeway, no frontage/limited access, unsafe geometry
501	1703	12	1621 HIGH HILL RD	EASTLACK, ELVENA	6.02	3.82	22.92	4.00	Floodplain, Water, Wetlands	
508	1704	2.01	RT 322		12.63	12.63	-	-		Not vacant
509	1704	5	RT 322		4.70	4.70	-	-		Not vacant
510	1704	6	ARLINGTON		7.46	6.55	-	-	Wetlands	Not vacant
511	1704	7	RT 322		6.66	6.55	-	-	Wetlands	Not vacant
512	1704	12	RT 322	NJ DEP	35.72	25.18	-	-	Floodplain, Water, Wetlands, Slope	Conservation
513	1704	13	COMMODORE DRIVE		7.60	2.59	-	-	Floodplain, Water, Wetlands, Slope	Not vacant
514	1704	15			4.73	2.33	-	-	Water, Wetlands, Slope	Not vacant
515	1706	3		MUSUMECI FAMILY LLC	2.80	2.10	12.62	2.00	Floodplain, Water, Wetlands	Not vacant, house
516	1706	6	BECKETT RD	MUSUMECI FAMILY LLC	3.25	0.32	-	-	Floodplain, Water, Wetlands	acreage insufficient
517	1706	7	BECKETT ROAD		0.51	0.32	-	-	Wetlands	Deeded open space
518	1801	85	HARVEST ROAD	BECKETT ASSOC C/O 1ST SER RES	17.80	8.37	-	-	Floodplain, Water, Wetlands, Slope	
519	1802	1	HARVEST ROAD	BECKETT ASSOC C/O WENTWORTH PROP	0.07	0.07	-	-		acreage insufficient
520	1803	1	MULBERRY LANE	BECKETT ASSOC C/O WENTWORTH PROP	0.21	0.21	-	-		acreage insufficient
521	1804	1	PERSIMMON PLACE	BECKETT ASSOC C/O WENTWORTH PROP	0.22	0.22	-	-		acreage insufficient
522	1806	1	HARVEST ROAD	BECKETT ASSOC C/O WENTWORTH PROP	0.10	0.10	-	-		acreage insufficient
523	1808	1	ARROW PLACE	BECKETT ASSOC C/O WENTWORTH PROP	0.21	0.21	-	-		acreage insufficient
524	1809	1	GOLDENROD LANE	BECKETT ASSOC C/O WENTWORTH PROP	0.16	0.16	-	-		acreage insufficient
525	1810	1	CEDAR PLACE	BECKETT ASSOC C/O WENTWORTH PROP	0.11	0.11	-	-		acreage insufficient
526	1811	9	CENTER SQ	BECKETT ASSOC C/O WENTWORTH PROP	0.05	0.05	-	-		acreage insufficient
527	1812	1	WILLOW PLACE	BECKETT ASSOC C/O WENTWORTH PROP	0.11	0.11	-	-		acreage insufficient
528	1814	1	HICKORY LANE	BECKETT ASSOC C/O WENTWORTH PROP	0.11	0.11	-	-		acreage insufficient
529	1815	1	HICKORY LANE	BECKETT ASSOC C/O WENTWORTH PROP	0.05	0.05	-	-		acreage insufficient
530	1815	10	SASSAFRAS LANE	BECKETT ASSOC C/O WENTWORTH PROP	0.12	0.12	-	-		acreage insufficient
531	1816	1	HONEYSUCKLE LANE	BECKETT ASSOC C/O WENTWORTH PRO	0.11	0.11	-	-		acreage insufficient
532	1817	9		BECKETT ASSOC C/O WENTWORTH PROP	0.04	0.04	-	-		acreage insufficient
533	1818	1	HONEYSUCKLE LANE	BECKETT ASSOC C/O WENTWORTH PROP	0.11	0.11	-	-		acreage insufficient
534	1820	1	CHINABERRY LANE	BECKETT ASSOC INC C/O WENTWORTH PRO	0.06	0.06	-	-		acreage insufficient
535	1821	1	CHINABERRY LANE	BECKETT ASSOC C/O WENTWORTH PROP	0.22	0.22	-	-		acreage insufficient
536	1822	1	HARVEST ROAD	BECKETT ASSOC C/O WENTWORTH PROP	0.17	0.17	-	-		acreage insufficient
538	1901	35	FOX HOUND VILLAGE	BECKETT ASSOC C/O 1ST SER RES	1.65	1.49	-	-	Floodplain, Water, Slope	Deeded open space
539	2002	1	HIGH HILL RD	BECKETT ASSOC C/O WENTWORTH PROP	0.28	0.28	-	-		acreage insufficient
540	2002	35	END LAFAYETTE DR	BECKETT ASSOC C/O WENTWORTH PROP	0.56	0.13	-	-	Wetlands	acreage insufficient
541	2002	112	OPEN SPACE C C SEC 11	LOGAN TOWNSHIP	8.83	4.40	-	-	Wetlands	Deeded open space
542	2003	1	HIGH HILL RD	BECKETT ASSOC C/O WENTWORTH PROP	0.21	0.21	-	-		acreage insufficient
543	2301	1	BECKETT RD	GUY, JOHN	0.79	0.79	-	-		acreage insufficient
544	2301.01	11	LIBERTY CT OPEN SPACE	SPRINGFIELD HOMEOWNERS ASSN INC	1.03	1.02	-	-	Wetlands	Deeded open space
546	2301.01	34	OPEN SPACE	SPRINGFIELD HOMEOWNERS ASSN INC	1.27	1.26	-	-	Wetlands	Deeded open space
547	2303	1	300 BECKETT RD	LOGAN TOWNSHIP	12.65	-	-	-	Wetlands	
548	2303	2	STONEWILL WAY	HIDDEN CREEK ESTATES COMMUNITY ASSC	24.68	8.72	-	-	Water, Wetlands	Deeded open space
549	2303	6	TOWNSHIP LINE RD	LOGAN TOWNSHIP	54.20	0.00	-	-	Wetlands	
551	2303	8	356 BECKETT RD OPEN SPACE	HIDDEN CREEK ESTATES COMMUNITY ASSC	1.70	1.70	-	-	Wetlands	Deeded open space
552	2303	20	HIDDEN CREEK RD	HIDDEN CREEK ESTATES COMMUNITY ASSC	0.34	0.00	-	-		
556	2305	1	CENTER SQ RD	LOGAN TWP BD OF ED	6.90	0.38	-	-	Wetlands	
557	2305	2	CENTER SQ RD	LOGAN TWP BD OF ED	0.56	0.00	-	-	Wetlands	

VLA - Sewer Service Area

ID	Block	Lot	Location/Address	Owner	Total Area (Acres)	Unconstrained Acreage	Units (Inclusionary Development)	Realistic Development Potential (RDP)	Environmental/Fill Reasons for Exclusion	Additional reasons for Exclusion/Buildable Other
559	2306	11			1.44	1.20	-	9.52	Water	Retention pond
560	2309	11.01	BECKETT RD	SALEM HOSPITAL CORP @ PROP VAL SERV	2.20	1.59			Wetlands	acreage insufficient
561	2306	12	HIDDEN CREEK RD.	HIDDEN CREEK ESTATES COMMUNITY ASSC	0.41	0.41	-	-	-	Not vacant
562	2306	13			4.59	4.59	-	-	-	acreage insufficient
563	2308	12	STONEMILL WAY	HIDDEN CREEK ESTATES COMMUNITY ASSC	0.43	0.43	-	-	-	
564	2402	1	CENTER SQ	LOGAN TOWNSHIP	0.16	-	-	-	-	
565	2403	1	CENTER SQ	LOGAN TOWNSHIP	0.36	0.00	-	-	-	
566	2404	1	CENTER SQ	LOGAN TOWNSHIP	0.15	0.00	-	-	-	
567	2406	1	CENTER SQ	LOGAN TOWNSHIP	0.06	0.00	-	-	-	
568	2407	1	CENTER SQ	LOGAN TOWNSHIP	0.05	0.00	-	-	-	
569	2409	1	MADISON ST	BECKETT ASSOC INC C/O WENTWORTH PRO	0.13	0.13	-	-	-	acreage insufficient
570	2410	1	MADISON STREET	BECKETT ASSOC C/O WENTWORTH PROP	0.46	0.46	-	-	-	acreage insufficient
572	2411	1	PEACHWOOD DRIVE	LOGAN TOWNSHIP	0.33	-	-	-	-	
573	2413	1	PEACHWOOD DRIVE	LOGAN TOWNSHIP	0.19	0.00	-	-	-	
574	2501	1	MONROE ST	BECKETT ASSOC C/O WENTWORTH PROP	0.07	0.07	-	-	-	acreage insufficient
575	2502	1	ADAMS ST	BECKETT ASSOC C/O WENTWORTH PROP	0.18	0.18	-	-	-	acreage insufficient
576	2503	5	HANCOCK STREET	BECKETT ASSOC C/O WENTWORTH PROP	0.32	0.32	-	-	-	acreage insufficient
577	2504	48	ADAMS ST	LOGAN TWP BD OF ED	0.29	0.29	-	-	-	School property
578	2504	79	HANCOCK ST	LOGAN TWP BD OF ED	1.90	1.90	-	-	-	Wetlands
580	2504.01	2			0.16	0.16	-	-	-	acreage insufficient
581	2504.01	3	PEACHWOOD DR	BECKETT ASSOC C/O WENTWORTH PROP	0.29	0.29	-	-	-	acreage insufficient
582	2601	35	HOMAN RD	BECKETT ASSOC C/O 1ST SER RES	16.11	2.85	-	-	-	Storm basin
584	2701	2	ROBINS RUN EAST	EAGLE FARMS HOMEOWNERS ASSN	0.07	0.00	-	-	-	acreage insufficient
585	2703	1	EAGLE RUN	EAGLE FARMS HOMEOWNERS ASSN	0.81	0.65	-	-	-	acreage insufficient
586	2703	29	SEC 111 OPEN SPACE	EAGLE FARMS HOMEOWNERS ASSN	0.93	0.00	-	-	-	
587	2703	38	SEC 111 OPEN SPACE	EAGLE FARMS ASSOC	1.51	0.00	-	-	-	
589	2706	2	CARDINAL CT	EAGLE FARMS HOMEOWNERS ASSN	0.54	0.54	-	-	-	acreage insufficient
602	2801	24	2822 OLDMAN'S CREEK RD	GARRETT, J & JONES, K ETALS	1.00	1.00	-	6.02	1.00	
603	2801	25	HARRISONVILLE RD 08	GARRETT, JAMES D	0.50	0.50	-	-	-	acreage insufficient
617	2803	12.04	HERON DRIVE	PURELAND ASSOCIATION	8.93	3.43	-	-	-	Interstate access ramp
618	2803	14.01	HERON DR	PURELAND ASSOCIATION INC	7.98	2.11	-	-	-	Storm basin
619	2803	24	PEDRICKTOWN RD	HARGROVE, WILLIAM	1.95	1.12	-	6.74	1.00	
620	2803	25			0.84	0.42	-	-	-	acreage insufficient
621	2803	31			0.21	0.21	-	-	-	acreage insufficient
622	2901	4	CENTER SQ	CENTER SQUARE REAL ESTATE DEV CO	4.03	2.49	-	14.92	2.00	
623	2901	10	545 PEDRICKTOWN RD	VK LIMITED PARTNERSHIP	4.44	3.80	-	22.80	4.00	Wetlands, Water
624	2901	14	BIRCH CREEK RD	LOGAN TOWNSHIP MUA	0.06	0.04	-	-	-	Wetlands
625	2901	16	VETERANS DRIVE	CENTER SQUARE REAL ESTATE DEV CO	17.35	2.07	-	12.39	2.00	Floodplain, Wetlands
626	2901	17	VETERANS DRIVE	CENTER SQUARE REAL ESTATE DEV CO	7.43	0.32	-	-	-	Floodplain, Wetlands
627	2901	19	HIGH HILL ROAD	REDKOLES, ANDREW	59.64	8.34	-	50.02	10.00	Floodplain, Wetlands
628	2901	19.01	PEDRICKTOWN-CENTER SQ RD	REDKOLES, PAUL & BETTY LOU & MARGIE	6.56	0.27	-	-	-	Floodplain, Wetlands
629	2901	20	HIGH HILL ROAD	CENTER SQUARE REAL ESTATE	98.52	2.94	-	-	-	Floodplain, Water, Wetlands
630	2902	1	HIGH HILL & PEDRICKTOWN RD	REDKOLES, ANDREW	0.52	-	-	-	-	acreage insufficient
632	2902	14	SHARPTOWN RD	CENTER SQUARE REAL ESTATE DEV CO	3.08	0.22	-	-	-	Floodplain, Wetlands
633	2902	16	HIGH HILL RD M10	CENTER SQUARE REAL ESTATE DEV CO	2.01	0.00	-	-	-	Floodplain, Wetlands
634	2902	19	HIGH HILL ROAD	SLUSARSKI, MICHAEL	4.06	0.00	-	-	-	Floodplain, Wetlands
635	2902	20	HIGH HILL ROAD	LOGAN TOWNSHIP MUA	0.12	0.00	-	-	-	Floodplain, Wetlands
637	2903	6	CENTER SQ RD & SHARPTOWN	FLAGSHIP REALTY HOLDING LLC	1.65	1.65	-	9.93	1.00	
638	2903	7	2099 CENTER SQ RD	NJ ECONOMIC DEVELOPMENT AUTHORITY	3.87	3.87	-	23.21	4.00	
655	3001	17			52.07	34.41	-	-	-	Floodplain, Water, Wetlands
658	3001	23			36.88	23.58	-	-	-	Floodplain, Water, Wetlands
659	3001	25			67.20	37.96	-	-	-	Not vacant, Greenyard Logistics
724	3104	5	BIRCH CREEK ROAD	CENTER SQUARE REAL ESTATE DEV CO	85.16	0.97	-	5.83	1.00	Floodplain, Water, Wetlands
732	2309	8	CENTER SQUARE RD	LAIL, THOMAS J	50.26	18.66	-	111.96	22.00	Water, Wetlands
					1,426.13	475.07	-	85.00		

Durational Adjustment - Outside Sewer Service Area

ID	Block	Lot	Location/Address	Owner	Total Area (Acres)	Unconstrained Acreage	Units (Inclusionary Development)	Realistic Development Potential (RDP)	Environmental/Fill Reasons for Exclusion	Additional reasons for Exclusion/Buildable Other
1	101	1	RT 130	SUN OIL INC % KE ANDREWS & COMP	47.08	0.00	-	-	Water, Wetlands	
2	101	2	RT 130	SUN OIL INC % KE ANDREWS & COMP	167.88	0.00	-	-	Floodplain, Wetlands, Water	
3	101	2.01			1.15	-	-	-	Wetlands, Water	
4	101	2.02		SUN OIL INC % KE ANDREWS & COMP	26.59	0.00	-	-	Water	
5	101	2.03		KEystone URBAN RENEWAL LP	4.28	0.00	-	-	Water	
6	101	3.01	RT 130	PIERSON RICHARD E CONSTRUCTION CO	0.12	-	-	-	Floodplain, Water	
7	101	6			8.66	0.46	-	-	Floodplain, Wetlands, Water	unconstrained acreage insufficient to support housing
8	101	8	140 RT 130	VELASQUEZ, ANTONIO RAMIREZ	1.70	0.02	-	-	Floodplain, Wetlands	unconstrained acreage insufficient to support housing
9	101	12.01		POLYMER ADDITIVES INC C/O VALTRIS S	109.97	-	-	-	Floodplain, Wetlands, Water	
10	201	1	RT 130		1.43	0.05	-	-	Wetlands	unconstrained acreage insufficient to support housing
11	201	2	RT 130		4.04	0.11	-	-	Floodplain, Wetlands, Water	unconstrained acreage insufficient to support housing
12	201	3	RT 130		4.15	0.26	-	-	Floodplain, Wetlands, Water	unconstrained acreage insufficient to support housing
13	201	4	RT 130		21.10	0.42	-	-	Floodplain, Wetlands, Water	unconstrained acreage insufficient to support housing
14	201	6	RT 130	LOGAN 529 GROUP LLC C/O WINDSOR	169.83	5.13	-	-	Floodplain, Wetlands, Water, Slope	Wetlands hinder access
15	201	6.01	RT 130-DELAWARE RIVER	LOGAN 529 GROUP LLC C/O WINDSOR	168.62	-	-	-	Floodplain, Wetlands, Water	
16	201	6.02	RT 130-DELAWARE RIVER	LOGAN 529 GROUP LLC C/O WINDSOR	93.85	-	-	-	Water	unconstrained acreage insufficient to support housing
17	201	7	NORTONVILLE	LOGAN 529 GROUP LLC C/O WINDSOR	43.34	0.06	-	-	Water, Wetlands	
18	201	8	NORTONVILLE	LOGAN 146 LLC	59.34	-	-	-	Water, Wetlands	
19	201	9	NORTONVILLE		10.04	-	-	-	Water, Wetlands	
20	201	10	NORTONVILLE	GLoucester COUNTY IMPROVEMENT AUTH	8.13	0.00	-	-	Water, Wetlands	
21	201	11	NORTONVILLE		7.90	-	-	-	Wetlands	
22	201	12	NORTONVILLE		7.10	-	-	-	Water, Wetlands	
23	201	13	RT 130		13.45	-	-	-	Floodplain, Wetlands	
24	201	14	NORTONVILLE		5.52	-	-	-	Wetlands	
25	201	15	NORTONVILLE		4.70	0.00	-	-	Wetlands	
26	201	16	NORTONVILLE		5.48	-	-	-	Wetlands	
27	201	17	NORTONVILLE		4.68	-	-	-	Wetlands	
28	201	18	NORTONVILLE		6.37	0.00	-	-	Wetlands	
29	201	19	NORTONVILLE		7.24	0.00	-	-	Wetlands	
30	201	20	NORTONVILLE		8.40	0.00	-	-	Floodplain, Wetlands	
31	201	21	NORTONVILLE		4.22	0.00	-	-	Floodplain, Wetlands	
32	201	22	NORTONVILLE		5.43	-	-	-	Floodplain, Wetlands	
33	201	23	NORTONVILLE		2.25	-	-	-	Floodplain, Wetlands	
34	201	24	NORTONVILLE		1.95	0.00	-	-	Floodplain, Wetlands	
35	201	25	RT 130		0.63	0.00	-	-	Wetlands	
36	201	26	RT 130		16.67	-	-	-	Floodplain, Wetlands	
37	201	27	RT 130		4.21	0.00	-	-	Floodplain, Wetlands	
38	201	28	RT 130		4.10	0.00	-	-	Wetlands	
39	201	29	NORTONVILLE		3.55	-	-	-	Wetlands	
40	201	30	RT 130		3.41	0.00	-	-	Wetlands	
41	201	31	NORTONVILLE		3.80	-	-	-	Wetlands	
42	201	32	NORTONVILLE		3.79	0.00	-	-	Wetlands	
43	201	33	NORTONVILLE		4.74	0.00	-	-	Wetlands	
44	201	34	NORTONVILLE		5.93	-	-	-	Wetlands	
45	201	35	NORTONVILLE		8.00	0.00	-	-	Wetlands	
46	201	36	NORTONVILLE	IACOBUCCI, ELKO & CLARK C/O C CLARK	21.35	0.00	-	-	Wetlands	
47	201	37	NORTONVILLE		1.16	-	-	-	Wetlands	
48	201	38	ROUTE 130	GLoucester COUNTY IMPROVEMENT AUTH	8.05	-	-	-	Wetlands	
49	201	39	RT 130	GLoucester COUNTY IMPROVEMENT AUTH	14.30	-	-	-	Floodplain, Wetlands, Water	
50	201	41	RT 130	GLoucester COUNTY IMPROVEMENT AUTH	0.60	0.00	-	-	Floodplain, Wetlands	unconstrained acreage insufficient to support housing
51	201	42	RT 130	LOGAN 146 LLC	11.83	0.17	-	-	Floodplain, Wetlands	unconstrained acreage insufficient to support housing
52	201	43	402 RT 130	BI & P GROUP LLC	0.70	0.08	-	-	Floodplain, Wetlands	unconstrained acreage insufficient to support housing

Durational Adjustment - Outside Sewer Service Area

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53	201	45	386 RT 130	CRANE, JOANNA	0.71	-	-	-	Floodplain, Wetlands	
54	201	47	NORTONVILLE	LOGAN 146 LLC	7.70	-	-	-	Wetlands	
55	201	48	NORTONVILLE	LOGAN 146 LLC	23.67	0.18	-	-	Floodplain, Wetlands	unconstrained acreage insufficient to support housing
56	201	49	NORTONVILLE	GLoucester County IMPROVEMENT AUTH	12.50	0.00	-	-	Wetlands	
57	201	50	NORTONVILLE	LOGAN 146 LLC	15.17	0.00	-	-	Wetlands	
58	201	51	NORTONVILLE	GLoucester County IMPROVEMENT AUTH	4.17	0.01	-	-	Wetlands	unconstrained acreage insufficient to support housing
59	201	52	NORTONVILLE	GLoucester County IMPROVEMENT AUTH	0.62	0.00	-	-	Floodplain, Wetlands	
60	302	1	ISLAND RD	AMERICAN ATLANTIC COMPANY	183.45	0.60	-	-	Floodplain, Wetlands, Water, Slope	unconstrained acreage insufficient to support housing
61	302	1.01			21.35	0.00	-	-	Floodplain, Wetlands, Water	
62	303	1	CALWALDER ISLAND	AMERICAN ATLANTIC COMPANY	4.29	0.64	-	-	Wetlands, Water	unconstrained acreage insufficient to support housing
63	304	1	SPRINGERS RD	AMERICAN ATLANTIC COMPANY	35.99	2.69	-	-	Floodplain, Wetlands, Water, Slope	Access hindered by wetlands, No sewer
64	304	3	ISLAND ROAD	HUGHES, RAYMOND	1.64	0.79	-	-	Floodplain, Wetlands	unconstrained acreage insufficient to support housing
65	304.01	1			2.68	0.74	-	-	Floodplain, Wetlands	unconstrained acreage insufficient to support housing
66	305	1	ISLAND RD	AMERICAN ATLANTIC COMPANY	341.67	10.92	-	-	Floodplain, Wetlands, Water, Slope	No sewer
67	305	1.01			6.31	-	-	-	Floodplain, Wetlands, Water	
68	305	16	ISLAND RD	BERMAN, MORTON J	0.32	0.08	-	-	Floodplain, Water	unconstrained acreage insufficient to support housing
69	305	17	ISLAND RD	STATE OF NEW JERSEY-DOT	0.24	0.03	-	-	Floodplain, Water	unconstrained acreage insufficient to support housing
70	305	18	ISLAND RD	STATE OF NEW JERSEY-DOT	0.03	0.00	-	-	Floodplain, Water	
71	306	1	NORTONVILLE	GLoucester County IMPROVEMENT AUTH	1.45	-	-	-	Wetlands	
72	306	2	NORTONVILLE		0.43	0.00	-	-	Wetlands	
73	306	3	NORTONVILLE		0.26	-	-	-	Wetlands, Water	
74	306	4	NORTONVILLE		4.42	-	-	-	Wetlands, Water	
75	306	5	NORTONVILLE		2.99	0.00	-	-	Wetlands, Water	
76	306	6	NORTONVILLE		0.76	0.00	-	-	Wetlands	
77	306	7	NORTONVILLE		0.59	0.00	-	-	Wetlands	
78	306	8	NORTONVILLE		0.54	0.00	-	-	Wetlands	
79	306	9	NORTONVILLE		0.50	0.00	-	-	Wetlands	
80	306	10	NORTONVILLE		0.24	-	-	-	Wetlands	
81	306	11	NORTONVILLE		1.72	-	-	-	Floodplain, Wetlands	
82	306	11.01			0.23	-	-	-	Floodplain, Wetlands	
83	306	12	NORTONVILLE		0.26	-	-	-	Floodplain, Wetlands	
84	306	13	RT 130		13.68	-	-	-	Floodplain, Wetlands, Water	
85	307	1	FERRY RD	AMERICAN ATLANTIC COMPANY	18.19	0.00	-	-	Floodplain, Wetlands	
86	307	2	ISLAND RD	BERMAN, MORTON J	9.03	0.32	-	-	Floodplain, Wetlands	unconstrained acreage insufficient to support housing
87	307	5	ROUTE 130	CULVER, LOIS E - ESTATE	0.62	0.62	-	-		unconstrained acreage insufficient to support housing
88	308	1	HANSONS ROAD	OUTDOOR SYSTEMS INC	0.50	0.50	-	-		unconstrained acreage insufficient to support housing
89	309	5	RT 130	WEINMANN ON FIRST LLC	4.89	3.09	-	-	Wetlands, Slope	No sewer
90	310	1	RT 130 & BARKER AVENUE	HUNTER, DEBRA A & GARY R	2.04	1.38	-	-	Slope	No sewer
91	311	1	19 HANSON RD	BRADBURY, JESSICA C & SCOTT J	5.57	2.81	-	-	Floodplain, Wetlands, Slope	No sewer
92	402	1	400 FLOODGATE RD	BRITTINGHAM, THOMAS J & KATHERINE	7.40	0.00	-	-	Floodplain, Wetlands, Water	
93	402	2	FLOODGATE RD	MARTZ, JANET	4.63	-	-	-	Floodplain, Wetlands, Water	
94	402	3	FLOODGATE RD		7.68	-	-	-	Floodplain, Wetlands, Water	
95	402	4	FLOODGATE RD		30.76	-	-	-	Floodplain, Wetlands, Water, Slope	
96	402	5	FLOODGATE RD	WEEKS MARINE INC	18.56	-	-	-	Floodplain, Wetlands, Water, Slope	
97	402	6	FLOODGATE RD		11.48	-	-	-	Wetlands, Slope	
98	402	7	FLOODGATE RD		10.93	0.00	-	-	Floodplain, Wetlands, Slope	
99	402	8	FLOODGATE RD		5.34	0.00	-	-	Floodplain, Wetlands, Slope	
100	402	9	FLOODGATE RD		10.24	0.00	-	-	Floodplain, Wetlands, Water, Slope	

Durational Adjustment - Outside Sewer Service Area

ID	Block	Lot	Location/Address	Owner	Total Area (Acres)	Unconstrained Acreage	Units (Inclusionary Development)	Realistic Development Potential (RDP)	Environmental/Fill Reasons for Exclusion	Additional reasons for Exclusion/Buildable Other
101	402	10	FLOODGATE RD		3.65	-	-	-	Wetlands, Slope	
102	402	11	FLOODGATE RD		77.09	-	-	-	Floodplain, Wetlands, Water, Slope	
103	402	12	FLOODGATE RD	AMERICAN ATLANTIC COMPANY	32.53	0.00	-	-	Floodplain, Water, Wetlands, Slope	
104	402	13	FLOODGATE ROAD		1.81	0.00	-	-	Wetlands	
105	402	14	FLOODGATE RD		2.50	-	-	-	Wetlands	
106	402	15	FLOODGATE RD		13.25	-	-	-	Floodplain, Water, Wetlands, Slope	
107	402	16	FLOODGATE RD		5.11	0.00	-	-	Wetlands	
108	402	17	FLOODGATE RD		12.04	-	-	-	Floodplain, Wetlands, Slope	
109	402	18	FLOODGATE RD		3.35	-	-	-	Wetlands	
110	402	19	FLOODGATE RD		6.78	0.00	-	-	Floodplain, Wetlands, Slope	
111	402	20	FLOODGATE RD		2.07	-	-	-	Wetlands	
112	402	21	FLOODGATE RD		7.15	-	-	-	Floodplain, Water, Wetlands, Slope	
113	402	22	FLOODGATE RD		4.55	0.03	-	-	Floodplain, Water, Wetlands, Slope	unconstrained acreage insufficient to support housing
114	402	23	FLOODGATE RD		7.63	0.03	-	-	Floodplain, Water, Wetlands, Slope	unconstrained acreage insufficient to support housing
115	402	24	FLOODGATE RD		9.27	-	-	-	Floodplain, Water, Wetlands, Slope	
116	402	25	FLOODGATE RD		15.67	0.00	-	-	Floodplain, Wetlands, Slope	
117	402	26	FLOODGATE RD		5.13	0.00	-	-	Wetlands	
118	403	2	FLOODGATE RD	PETTIT, LOUIS C	0.13	0.00	-	-	Floodplain	
119	403	3	FLOODGATE RD	PETTIT, LOUIS C	0.12	0.00	-	-	Floodplain	
120	403	4	FLOODGATE RD	PETTIT, LOUIS C	0.11	0.00	-	-	Floodplain	
121	403	5	FLOODGATE RD	VANNEMAN, JOYCE A & DAVID C	0.11	-	-	-	Floodplain, Wetlands	
122	403	6	FLOODGATE RD	VANNEMAN, JOYCE A & DAVID C	0.11	0.00	-	-	Floodplain, Wetlands	
123	403	13	FLOODGATE RD	PETTIT, LOUIS G	5.27	0.00	-	-	Floodplain, Water, Wetlands	
124	501	0			2.39	-	-	-	Wetlands	
125	501	1	FLOODGATE RD	AMERICAN ATLANTIC COMPANY	55.65	5.51	-	-	Floodplain, Water, Wetlands, Slope	No sewer, access hindered by wetlands
126	501	2	FLOODGATE RD		5.63	0.00	-	-	Wetlands	
127	501	3	FLOODGATE RD		47.63	-	-	-	Water, Wetlands	
128	501	4			50.40	0.00	-	-	Water, Wetlands	
129	501	5	CEDAR SWAMP		12.31	0.00	-	-	Water, Wetlands	No sewer
130	501	6	CEDAR SWAMP		92.31	7.03	-	-	Floodplain, Water, Wetlands	No sewer
131	501	7	STUMPE ROAD	HAMMOND, ROBYN G & CARR, WARREN H	25.75	15.88	-	-	Floodplain, Wetlands	unconstrained acreage insufficient to support housing
132	501	8	BARKER AVE	CLEGG, ISABEL	0.36	0.36	-	-		No sewer
133	501	9	CEDAR SWAMP		28.98	14.42	-	-	Floodplain, Water, Wetlands	
134	501	10	CEDAR SWAMP	STATE HIGHWAY DEPARTMENT	2.39	-	-	-	Floodplain, Water, Wetlands	
135	501	11	CEDAR SWAMP		30.40	0.00	-	-	Floodplain, Water, Wetlands	
136	501	12	LAKE		2.42	-	-	-	Floodplain, Water, Wetlands	
137	501	13	CEDAR SWAMP		27.09	-	-	-	Floodplain, Water, Wetlands	
138	501	14	CEDAR SWAMP		3.25	-	-	-	Wetlands	
139	501	15	CEDAR SWAMP		4.75	-	-	-	Floodplain, Wetlands	
140	501	16	CEDAR SWAMP		5.12	0.00	-	-	Floodplain, Water, Wetlands	
141	501	17	CEDAR SWAMP		17.75	0.00	-	-	Floodplain, Water, Wetlands	
142	501	18	CEDAR SWAMP		3.77	-	-	-	Floodplain, Water, Wetlands	
143	501	19	CEDAR SWAMP		12.44	-	-	-	Floodplain, Water, Wetlands	unconstrained acreage insufficient to support housing
144	501	20	CEDAR SWAMP		4.85	0.08	-	-		
145	501	21	CEDAR SWAMP		1.77	0.00	-	-	Floodplain, Water, Wetlands	
146	501	22	FLOODGATE RD		2.76	-	-	-	Floodplain, Water, Wetlands	
147	501	25	524-526 RT 44	JM PAZ NJ LLC	3.06	0.00	-	-	Floodplain, Wetlands	
148	501	26	540 RT 44	JM PAZ NJ LLC	0.51	-	-	-	Floodplain	
149	501	27	546 RT 44	JM PAZ NJ LLC	1.02	0.25	-	-	Floodplain	unconstrained acreage insufficient to support housing
150	501	28.01	FLOODGATE ROAD	JM PAZ NJ LLC % GODWIN PUMPS	0.92	0.25	-	-	Floodplain	unconstrained acreage insufficient to support housing
151	501	28.03	2 FLOODGATE RD	JM PAZ NJ LLC	0.94	0.60	-	-	Floodplain	unconstrained acreage insufficient to support housing

Durational Adjustment - Outside Sewer Service Area

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152	501	29	FLOODGATE RD		52.10	0.00	-	-	Floodplain, Water, Wetlands	
153	501	30	FLOODGATE RD		37.90	-	-	-	Floodplain, Water, Wetlands	Landlocked, No sewer
154	501	34	FLOODGATE RD		71.06	0.88	-	-	Water, Wetlands	
155	501	35	FLOODGATE RD		19.34	0.00	-	-	Water, Wetlands	
156	501	36	FLOODGATE RD		4.53	-	-	-	Water, Wetlands	
157	501	37	FLOODGATE RD		5.22	-	-	-	Water, Wetlands	
158	501	38	CEDAR SWAMP		10.84	0.00	-	-	Water, Wetlands	
159	501	39	CEDAR SWAMP	CLAPS, LOUIS & HERLIHY/PATRICK TRST	1.26	-	-	-	Water, Wetlands	
160	501	40	CEDAR SWAMP		0.98	-	-	-	Water, Wetlands	
161	501	41	CEDAR SWAMP		0.98	-	-	-	Water, Wetlands	
162	501	42	CEDAR SWAMP		2.35	0.00	-	-	Water, Wetlands	
163	501	43	CEDAR SWAMP		2.83	-	-	-	Water, Wetlands	
164	501	44	CEDAR SWAMP		2.33	-	-	-	Water, Wetlands	
165	501	45	CEDAR SWAMP		2.81	0.00	-	-	Water, Wetlands	
166	501	46	CEDAR SWAMP		8.58	-	-	-	Water, Wetlands	
167	501	47	CEDAR SWAMP		3.59	-	-	-	Water, Wetlands	
168	501	48	CEDAR SWAMP		3.41	-	-	-	Wetlands	
169	501	49	CEDAR SWAMP		4.08	-	-	-	Water, Wetlands	
170	501	50	CEDAR SWAMP		3.79	-	-	-	Water, Wetlands	
171	501	51	CEDAR SWAMP		2.79	-	-	-	Wetlands	
172	501	52	CEDAR SWAMP		2.58	0.00	-	-	Water, Wetlands	
173	501	53	CEDAR SWAMP		1.98	-	-	-	Water, Wetlands	
174	501	54	CEDAR SWAMP		4.79	0.00	-	-	Water, Wetlands	
175	501	55	CEDAR SWAMP		24.04	0.00	-	-	Water, Wetlands	
176	501	56	CEDAR SWAMP		46.76	0.00	-	-	Water, Wetlands	
177	501	57	CEDAR SWAMP		23.27	0.00	-	-	Floodplain, Wetlands	
178	502	1	FLOODGATE RD	AMERICAN ATLANTIC COMPANY	18.37	2.87	-	-	Floodplain, Water, Wetlands	No sewer, access hindered by wetlands
179	502	3	FLOODGATE RD	NGL MA REAL ESTATE LLC	0.89	0.00	-	-	Floodplain, Wetlands	
180	502	6	FLOODGATE RD	LEONE REALTY LLC	69.14	9.40	-	-	Floodplain, Water, Wetlands	No sewer
181	601	1	CEDAR SWAMP	CONRAIL NORFOLK S CORP TAX DEPT	0.61	-	-	-	Floodplain	
182	601	2	CEDAR SWAMP RD	LA PALMINTO, CHAS JOS & ANTONIO	0.93	0.00	-	-	Floodplain, Wetlands	
183	601	3	CEDAR SWAMP	ZANDER & SONS INC	5.24	0.00	-	-	Floodplain, Wetlands	
184	601	11	CEDAR SWAMP RD	CONRAIL NORFOLK S CORP TAX DEPT	0.32	0.32	-	-	Floodplain, Wetlands	unconstrained acreage insufficient to support housing
185	602	1	CEDAR SWAMP RD	WACKER, BARBARA B & JAMES C	1.53	0.10	-	-	Wetlands	unconstrained acreage insufficient to support housing
186	602	2	CEDAR SWAMP RD	SUNOCO INC C/O KE ANDREWS & CO	1.66	0.05	-	-	Floodplain, Wetlands	unconstrained acreage insufficient to support housing
187	602	3	CEDAR SWAMP RD	SUNOCO INC C/O KE ANDREWS & CO	1.14	0.02	-	-	Floodplain, Wetlands	unconstrained acreage insufficient to support housing
188	604	2	CEDAR SWAMP RD	HANKO, MICHAEL	7.97	-	-	-	Floodplain, Wetlands	
189	604	3	CEDAR SWAMP RD	JUSTICE, WM F	6.76	0.00	-	-	Floodplain, Wetlands	
190	604	4	CEDAR SWAMP RD	SHOEMAKER, KATHLEEN	9.26	0.00	-	-	Floodplain, Wetlands	
191	604	5	CEDAR SWAMP RD	MYERS, C/O W QUILLLEN	5.96	0.00	-	-	Wetlands	
192	604	6	REPAUPO STA RD	SHOEMAKER, KATHLEEN	30.84	0.00	-	-	Floodplain, Wetlands	
193	604	9	REPAUPO STA RD	STATE OF NJ DOT	1.04	1.01	-	-	Slope	No sewer, access difficult
194	604	10	REPAUPO STA RD	STATE OF NJ DOT	0.34	0.29	-	-	Slope	No sewer, unconstrained acreage insufficient to support housing.
195	604	17	186-194 REPAUPO STA RD	GAVENTA A L SON INC	36.34	27.90	-	-	Floodplain, Water, Wetlands	No sewer
196	605	3	REPAUPO STA RD	AL GAVENTA & SON INC	50.75	-	-	-	Floodplain, Water, Wetlands	unconstrained acreage insufficient to support housing
197	605	4	197 REPAUPO STA RD	GAVENTA, EDWARD	1.01	1.01	-	-	Wetlands	No sewer
198	605	5	REPAUPO STA RD	SHOEMAKER, KATHLEEN	46.78	-	-	-	Floodplain, Water, Wetlands	
199	605	8	REPAUPO STATION RD	LAIL, THOMAS O & MOWBRAY, LINDA	52.00	0.00	-	-	Floodplain, Water, Wetlands	
200	605	9	REPAUPO STATION RD	LAIL, THOMAS O & MOWBRAY, LINDA	3.50	3.50	-	-	Wetlands	No sewer
201	605	11	RD 8 BOX 94A	LAIL, THOMAS O & MOWBRAY, LINDA	68.94	0.00	-	-	Floodplain, Water, Wetlands	
202	605	12	REPAUPO STA RD	BRYDEL, PAUL	5.73	0.00	-	-	Floodplain, Water, Wetlands	
203	605	13	REPAUPO STA RD	N J DEP	9.90	-	-	-	Floodplain, Water, Wetlands	
204	607	1	FLOODGATE RD	PAZ ROBERT TRUST	3.61	0.68	-	-	Floodplain	unconstrained acreage insufficient to support housing
205	701	3	59 REPAUPO STA RD	CARR, WARREN H	19.60	10.71	-	-	Floodplain, Wetlands	No sewer
206	701	5	REPAUPO STA RD		0.70	0.70	-	-		unconstrained acreage insufficient to support housing
207	701	12	PAULSBORO RD	CARR, WARREN H	44.35	29.99	-	-	Floodplain, Wetlands	No sewer

Durational Adjustment - Outside Sewer Service Area

ID	Block	Lot	Location/Address	Owner	Total Area (Acres)	Unconstrained Acreage	Units (Inclusionary Development)	Realistic Development Potential (RDP)	Environmental/Fill Reasons for Exclusion	Additional reasons for Exclusion/Buildable Other
208	701	19	PAULSBORO RD	GIORGI, CHRISTOPHER M & REID, PATRI	12.44	9.20	-	-	Floodplain, Wetlands	No sewer
209	701	20	876 PAULSBORO RD	CARR, WARREN H	43.00	15.27	-	-	Floodplain, Water, Wetlands	No sewer
210	702	2	ASBURY STATION ROAD	LOGAN TOWNSHIP	0.26	0.26	-	-	-	unconstrained acreage insufficient to support housing
211	702	3	ASBURY STA RD	OTTEN, ARNOLD & CAROL	0.05	0.05	-	-	-	unconstrained acreage insufficient to support housing
212	702	5			0.17	0.17	-	-	-	unconstrained acreage insufficient to support housing
213	702	7	815 PAULSBORO RD	YARBOROUGH, SUSAN M & ETALS	46.20	41.84	-	-	Wetlands	No sewer
214	702	10	ASBURY STATION RD	OANONO, REOVEN	62.52	49.08	-	-	Floodplain, Water, Wetlands, Slope	No sewer
215	702	11	541 ASBURY STATION ROAD	LOPES, PASQUALE & MADELINE	52.75	34.75	-	-	Floodplain, Water, Wetlands, Slope	No sewer
216	702	12	PAULSBORO RD	AUSTIN, JEANETTE A	44.27	31.22	-	-	Floodplain, Water, Wetlands, Slope	No sewer
217	702	12.03	PAULS-SWEDES ROAD	LOGAN TOWNSHIP	2.90	2.90	-	-	-	No sewer
218	702	13.01			2.00	1.73	-	-	Floodplain, Wetlands, Slope	No sewer
219	703	1	RD 8 BOX 53	LEONE, APRIL & RUSSELL D	41.45	-	-	-	Floodplain, Wetlands	No sewer
220	703	2	SWEDESBO RO	PREVITERA, JOHN & ETAL %ROSE LUSCAN	103.52	75.54	-	-	Floodplain, Wetlands, Slope	No sewer
221	703	4	ASBURY STATION RD	TESTERMAN, DIANE E TRUST	42.05	28.55	-	-	Floodplain, Wetlands, Slope	No sewer
222	703	5	ASBURY STATION RD	LICCIARDELLO, STEVEN	46.15	34.91	-	-	Floodplain, Wetlands	No sewer
223	703	6	ASBURY STA	LOGAN TOWNSHIP	1.08	-	-	-	Wetlands	No sewer
224	703	9	ASBURY STATION ROAD	BECKER, CHARLES T & LILLIAN	13.39	3.24	-	-	Wetlands	No sewer
225	703	11	594 ASBURY STATION ROAD	CALI, BETTY	37.26	-	-	-	Water, Wetlands	No sewer
226	703	12	ASBURY STATION ROAD	CALI, BETTY	1.03	1.03	-	-	-	No sewer
227	703	13	ASBURY STATION ROAD	CALI, BETTY	1.09	1.09	-	-	-	No sewer
228	703	15	731 PAULSBORO RD	WARREN, RAYMOND	23.31	22.26	-	-	Wetlands	No sewer
229	703	17	ASBURY STA RD		0.12	0.12	-	-	-	unconstrained acreage insufficient to support housing
230	703	27	SWEDESBO RD	ZANE, MARY	0.22	0.22	-	-	-	unconstrained acreage insufficient to support housing
231	801	1	HENDRICKSON MILL RD	RACITE, DOMINIC ESTATE	98.75	0.00	-	-	Floodplain, Water, Wetlands	unconstrained acreage insufficient to support housing
232	801	1.01	HENDRICKSON MILL RD	LOGAN TOWNSHIP	0.98	0.03	-	-	Wetlands	unconstrained acreage insufficient to support housing
233	801	1.02	HENDRICKSON MILL RD	LOGAN TOWNSHIP	1.08	0.21	-	-	Wetlands	unconstrained acreage insufficient to support housing
234	801	1.03	HENDRICKSON MILL RD	LOGAN TOWNSHIP	1.15	0.53	-	-	Wetlands	unconstrained acreage insufficient to support housing
235	801	5	HENDRICKSON MILL RD	ONESTI, PIETRO & MARY	0.59	0.29	-	-	Wetlands	unconstrained acreage insufficient to support housing
236	801	6	SWEDESBO RD		0.88	0.55	-	-	Wetlands	unconstrained acreage insufficient to support housing
237	801	13	HENDRICKSON MILL RD	LITTLE, GEORGE JR & VIRGINIA	1.16	1.16	-	-	Wetlands	No sewer
238	801	14	SWEDESBO RD	NEW JERSEY AMERICAN WATER CO	1.22	1.22	-	-	Wetlands	No sewer
239	801	16	SWEDESBO RD	DIGGS, NEZZIE APT 2A	1.58	1.25	-	-	Wetlands	No sewer
240	801	19	SWEDESBO RD	STRATEGIC MUN INVESTMENTS LLC	1.98	0.93	-	-	Wetlands	No sewer
241	801	24	SWEDESBO RD		0.86	0.49	-	-	Wetlands	unconstrained acreage insufficient to support housing
242	801	25	SWEDESBO RD	OWENS, CHARLES	0.96	0.19	-	-	Wetlands	unconstrained acreage insufficient to support housing
243	801	27	SWEDESBO RD	LOGAN TOWNSHIP	1.86	0.53	-	-	Wetlands	unconstrained acreage insufficient to support housing
244	801	28	580 PAULSBORO RD	LOGAN TOWNSHIP	1.82	0.60	-	-	Wetlands	unconstrained acreage insufficient to support housing
245	801	30	592 SWEDES-PAULS RD	CURIALE, ANTHONY N & CHRISTINA E	17.52	7.69	-	-	Wetlands	Landlocked, No sewer
246	801	31	602 SWEDES-PAULS RD	CURIALE, ANTHONY N & CHRISTINA E	112.23	60.33	-	-	Floodplain, Wetlands	No sewer
247	801	32	668 PAULSBORO RD	CAVALLARO, JOHN ANGELO	36.58	0.00	-	-	Floodplain, Water, Wetlands	No sewer
248	801	33	LANSON RD	THOMPSON, HOWARD & JOAN	60.88	-	-	-	Floodplain, Water, Wetlands	No sewer
249	801	36	714 PAULSBORO RD	RAGUSA, MOLLIE	47.31	45.33	-	-	Wetlands	No sewer
250	801	41	768 PAULSBORO RD	DIXITAR, KUMARASWAMY SRI & RAJESWAR	0.79	0.79	-	-	-	unconstrained acreage insufficient to support housing
251	801	44	774 PAULSBORO RD		0.21	0.21	-	-	-	unconstrained acreage insufficient to support housing

Durational Adjustment - Outside Sewer Service Area

ID	Block	Lot	Location/Address	Owner	Total Area (Acres)	Unconstrained Acreage	Units (Inclusionary Development)	Realistic Development Potential (RDP)	Environmental/Fill Reasons for Exclusion	Additional reasons for Exclusion/Buildable Other
252	801	46	PALISBORO ROAD		0.73	0.73	-	-		unconstrained acreage insufficient to support housing
253	801	50	REPAUPO STA RD	SELLERS, MARK	0.13	0.13	-	-		unconstrained acreage insufficient to support housing
254	801	55	REPAUPO	LEONE, RUSSELL	29.35	17.88	-	-	Floodplain, Water, Wetlands, Slope	No sewer
255	801	56	LAMSON RD	CAVALLARO, FRED JR	35.44	-	-	-	Floodplain, Water, Wetlands	
256	801	58		CAVALLARO, FRED JR	28.41	-	-	-	Floodplain, Water, Wetlands, Slope	
257	801	59	REPAUPO	LOGAN TOWNSHIP	13.89	-	-	-	Wetlands	
258	801	60	CEDAR SWAMP	CEDARVALE FAMILY LTD PARTNERSHIP	38.19	-	-	-	Floodplain, Water, Wetlands	
259	901	2	OAK GROVE RD	LOGAN TOWNSHIP	2.65	0.00	-	-	Floodplain, Wetlands	No sewer
260	901	3	OAK GROVE RD	PANSERA, PANSERA & PARISI	49.61	20.81	-	-	Floodplain, Wetlands	No sewer
261	901	4	CEDAR SWAMP	FREEMAN, JANETTE P	11.77	1.51	-	-	Floodplain, Water, Wetlands, Slope	Landlocked, No sewer
262	901	5	CEDAR	STATE OF NJ DEPT ENVIRONMENTAL PRO	20.84	2.24	-	-	Floodplain, Water, Wetlands, Slope	Landlocked, No sewer
263	901	6	CEDAR SWAMP	GAVENTA, CLINTON & ELBERT	1.22	0.08	-	-	Floodplain, Water, Wetlands	unconstrained acreage insufficient to support housing
264	901	7	REPAUPO	LOGAN TOWNSHIP	6.97	-	-	-	Floodplain, Water, Wetlands	
265	901	8	REPAUPO	SHOEMAKER, KATHLEEN	14.40	0.00	-	-	Wetlands	
266	901	9	REPAUPO	BORELLI, DOMENIC & ELI	7.99	0.00	-	-	Wetlands	
267	901	10	REPAUPO	MYERS, C @MRS WM QUILLLEN	2.04	0.00	-	-	Wetlands	
268	901	11	REPAUPO	SHOEMAKER, KATHLEEN	1.68	-	-	-	Wetlands	
269	901	13	CEDAR SWAMP RD	CEDARVALE FAMILY LTD PARTNERSHIP	49.78	0.00	-	-	Floodplain, Water, Wetlands	
270	901	14	CEDAR SWAMP RD	CHEMICAL LEAMAN TANK LINES INC	4.37	-	-	-	Floodplain, Wetlands	
271	1001	2	ROUTE 322		7.58	4.04	-	-	Wetlands	Not vacant
272	1002	2	RT 322		14.74	14.57	-	-	Wetlands	No sewer
273	1002	3	RT 322	GRASSO, JOSEPH	37.33	23.87	-	-	Wetlands	No sewer
274	1002	4	RT 322		11.60	7.50	-	-	Wetlands	No sewer
275	1002	5	STONE MEETING HOUSE RD	SHIVELER, W & M, SHIVELER, R & M	15.96	15.96	-	-		No sewer
276	1002	6	STONE MEETING HOUSE RD	SHIVELER, W & M, SHIVELER, R & M	0.81	0.81	-	-	Water, Wetlands	No sewer
277	1002	7	OAK GROVE	R S GAVENTA LLC & GAVENTA, E	34.55	21.95	-	-	Floodplain, Wetlands	No sewer
278	1003	1	RT 322	TRIPLE NET INVESTMENTS XU LLC	66.77	18.43	-	-	Water, Wetlands	No sewer
279	1003	2	COONTOWN RD	SHOPPING CENTERS ANONYMOUS LLC	46.24	33.36	-	-	Water, Wetlands	No sewer
280	1003	3	COONTOWN ROAD	MULVENNA, VERNIA & ETALS	25.62	9.27	-	-	Wetlands	No sewer
281	1003	7	COONTOWN RD	MACCARONE, SAMUEL	38.02	36.83	-	-	Water, Wetlands	No sewer
282	1003	8	582 OAK GROVE RD	VIERECK, LARRY E & DAVID W	123.31	0.00	-	-	Water, Wetlands	No sewer
283	1003	9		UNKNOWN C/O LOGAN TWP	1.26	1.26	-	-		No sewer
284	1003	10	OAK GROVE RD	DALTON, KEITH & ETALS	99.73	55.65	-	-	Floodplain, Water, Wetlands	No sewer
285	1003	12	OAK GROVE RD	LOGAN TOWNSHIP	43.82	2.17	-	-	Floodplain, Water, Wetlands	No sewer
286	1003	13	OAK GROVE RD	REINERTSEN, REINERT J	9.60	7.80	-	-	Water, Wetlands	No sewer
287	1004	1	OAK GROVE RD	PANSERA, A & PANSERA, V	10.53	3.45	-	-	Floodplain, Wetlands	No sewer
288	1004	2	OAK GROVE RD	LOGAN TOWNSHIP	36.66	1.00	-	-	Floodplain, Wetlands	No sewer
289	1004	4	OAK GROVE RD	VIERECK, DAVID & MARCIA	20.18	11.68	-	-	Water, Wetlands	No sewer
290	1004	4.01	OAK GROVE RD	CRESSMAN, LISA & ROBERT	9.41	6.99	-	-	Wetlands	No sewer
291	1004	4.02	OAK GROVE RD	VIERECK, BRIANNA, JOEL & DAVID	37.11	0.00	-	-	Floodplain, Water, Wetlands	
292	1004	5	OAK GROVE RD	VIERECK, DAVID W & LARRY E	56.97	0.00	-	-	Wetlands	No sewer
293	1004	9	STONE MEETING HOUSE RD	RACITE, DOMINIC ESTATE	37.09	32.60	-	-	Water, Wetlands	No sewer
294	1004	10	216 HENDRICKSON MILL RD	RACITE, DOMINIC ESTATE	57.60	-	-	-	Water, Wetlands	
295	1004	11	HENDRICKSON MILL RD	RACITE, DOMINIC ESTATE	32.60	-	-	-	Wetlands	
296	1004	12	HENDRICKSON MILL RD	RACITE, DOMINIC ESTATE	40.83	-	-	-	Floodplains, Wetlands	
297	1101	1	OAK GROVE	PANSERA, A & PANSERA, V	13.49	13.30	-	-		No sewer
298	1102	1	OAK GROVE RD	CHEMICAL LEASING CORP	6.90	5.40	-	-	Floodplains, Wetlands	No sewer
299	1102	2	OAK GROVE RD	CHEMICAL LEASING CORP	6.56	6.56	-	-		No sewer
300	1102	9	BRIDGEPORT	TRIPLE NET INVESTMENTS XXXIX LLC	1.21	1.14	-	-	Floodplain, Water, Slope	No sewer, landlocked
301	1102	10	RT 322	TRIPLE NET INVESTMENTS XXXIX LLC	58.17	52.91	-	-	Wetlands, Slope, RC	No sewer
302	1102	12	RT 322	TRIPLE NET INVESTMENTS XXXIX LLC	1.99	1.99	-	-		No sewer
303	1102	13	2957 RT 322	TRIPLE NET INVESTMENTS XXXIX LLC	0.83	0.83	-	-		No sewer, unconstrained acreage insufficient to support housing
304	1102	15	RT 322	RE PIERSON MATERIALS CORP	19.26	9.77	-	-	Floodplain, Wetlands, Water, RC	No sewer
305	1102	16	RT 322	TRIPLE NET INVESTMENTS XXXIX LLC	8.85	6.66	-	-	Floodplain, Wetlands, Water, Slope, RCC	Landlocked, No sewer

Durational Adjustment - Outside Sewer Service Area

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306	1102	17	RT 322	RE PIERSON MATERIALS CORP	18.40	4.52	-	-	Floodplain, Wetlands, Water, RCC	Landlocked, No sewer
307	1102	18	RT 322	TRIPLE NET INVESTMENTS XI LLC	30.38	3.70	-	-	Floodplain, Wetlands	Landlocked, No sewer
308	1102	19	RT 322	TRIPLE NET INVESTMENTS XI LLC	21.88	12.82	-	-	Floodplain, Wetlands, RC	No sewer
309	1102	20	RT 322	TRIPLE NET INVESTMENTS XI LLC	19.11	15.14	-	-	Floodplain, Wetlands, RC	No sewer
310	1102	23	RT 322	BRIGGS, CHRISTINA	15.27	0.02	-	-	Floodplain, Wetlands, RC	No sewer, unconstrained acreage insufficient to support housing
311	1102	23.01	RT 322	BRIGGS, CHARLES & DEBORAH	13.98	8.34	-	-	Floodplain, Wetlands, RC	No sewer
312	1102	27	RT 322	NATIONAL REALTY & DEVELOPMENT CORP	10.78	2.09	-	-	Floodplain, Wetlands	No sewer, unconstrained acreage insufficient to support housing
313	1102	28	OAK GROVE	PIERCE, ALFRED	28.30	0.16	-	-	Floodplain, Wetlands, Water	No sewer, unconstrained acreage insufficient to support housing
314	1102	29	OAK GROVE	MORGAN, JOSEPH JR & JOSEPH III	12.02	0.10	-	-	Floodplain, Wetlands, Water	No sewer, unconstrained acreage insufficient to support housing
315	1102	30	RT 322	LOGAN TOWNSHIP	13.53	-	-	-	Floodplain, Wetlands	No sewer
316	1102	32	OAK GROVE ROAD	PANZERA, PANZERA & PARISI	69.31	18.22	-	-	Floodplain, Wetlands, Water	No sewer, unconstrained acreage insufficient to support housing
317	1201	1			0.35	0.00	-	-	Floodplain	No sewer, unconstrained acreage insufficient to support housing
318	1202	8	COOPER STATION	FEHLAUER, HARRY C/O AL HASKEY	12.87	4.56	-	-	Floodplain, Wetlands	No sewer
319	1202	9	254 RT 44	TOWNSHIP OF LOGAN	26.31	3.89	-	-	Floodplain, Wetlands, Water, Slope	No sewer
320	1202	13	266 RT 44	LOGAN TOWNSHIP	7.74	-	-	-	Floodplain, Wetlands, Water	No sewer
321	1202	14	ROUTE# 130	FINOCCHIARO, HARRY	8.07	0.00	-	-	Floodplain, Wetlands, Water	No sewer
327	1204	8	COOPER STATION	FEHLAUER, HARRY C/O AL HASKEY	0.23	-	-	-	Floodplain	No sewer
328	1204	9	ALONG RR	CONRAIL NORFOLK S CORP TAX DEPT	0.57	0.00	-	-	Floodplain	No sewer
329	1205	1	CEDAR SWAMP RD	LOGAN TOWNSHIP	0.28	-	-	-	Floodplain	No sewer
330	1205	3	CEDAR SWAMP RD	GAVENTA, CLINTON	1.18	0.00	-	-	Floodplain	No sewer
331	1206	2	CEDAR SWAMP RD	CHEMICAL LEAMAN TANK LINES INC	0.13	-	-	-	Floodplain	acreage insufficient
332	1207	1			1.66	0.01	-	-	Floodplain	acreage insufficient
333	1207	2			1.50	0.00	-	-	Floodplain	acreage insufficient
338	1302	8			0.01	0.01	-	-	Floodplain	acreage insufficient
345	1305	1	BRIDGEPORT	STATE OF NJ DOT	0.13	0.13	-	-	Slope	acreage insufficient
346	1305	3	MAIN STREET	STATE HIGHWAY DEPARTMENT	0.03	0.03	-	-	Slope	acreage insufficient
347	1305	4	MAIN ST	STATE HIGHWAY DEPARTMENT	0.09	0.09	-	-	Slope	acreage insufficient
348	1305	5	MAIN ST	STATE HIGHWAY DEPARTMENT	0.09	0.09	-	-	Slope	acreage insufficient
349	1305	21	54 MECHANIC ST	DAMERON, THOMAS	0.03	0.03	-	-	Slope	acreage insufficient
350	1305	22	54 MECHANIC STREET	WEST JERSEY SRR CONRAIL %G OLIVER	2.05	2.05	-	-	Floodplain, Waster, Slope	No sewer
371	1407	3.01		HUNTER, EST C/O JEAN SCHWEBEL	0.46	0.00	-	-	Wetlands, Water	No sewer
397	1501	1	RT 322	MUHLBAIER, MYRTLE & CHARLES	7.92	-	-	-	Wetlands, Water	No sewer
398	1501	2	RT 322	AR LOGAN LLC & ETALS	1.29	-	-	-	Floodplain, Wetlands, Water	No sewer
399	1501	3	RACON CREEK	AR LOGAN LLC & ETALS	33.11	-	-	-	Floodplain, Wetlands	No sewer
400	1501	4	RT 322	LOGAN TOWNSHIP	4.13	0.00	-	-	Floodplain, Wetlands, Water	No sewer
401	1501	5	RT 322	AR LOGAN LLC & ETALS	56.87	32.97	-	-	Floodplain, Wetlands, Water	No sewer
402	1502	1	RT 322	AR LOGAN LLC & ETALS	11.91	0.00	-	-	Wetlands, Water	No sewer
403	1502	2	RT 322	AR LOGAN LLC & ETALS	8.21	-	-	-	Wetlands, Water	No sewer
404	1502	3	RT 322	TICES PROPERTIES LLC & ETALS	6.48	-	-	-	Water	No sewer
405	1502	4	RT 322	AR LOGAN LLC & ETALS	17.49	-	-	-	Wetlands, Water	No sewer
406	1502	5	ROUTE 322	AR LOGAN LLC & ETALS	55.80	8.49	-	-	Floodplain, Wetlands, Water, Floodplain, Wetlands	No sewer
407	1502	6	RT 322	AR LOGAN LLC & ETALS	58.15	57.09	-	-	Floodplain, Wetlands	No sewer
408	1502	7	RT 322	AR LOGAN LLC & ETALS	0.90	0.25	-	-	Wetlands	acreage insufficient
409	1502	8	RT 322	AR LOGAN LLC & ETALS	2.13	1.91	-	-	Wetlands	No sewer
410	1502	9	RT 322	AR LOGAN LLC & ETALS	9.69	9.69	-	-	Wetlands	No sewer
411	1502	10	ROUTE 322	AR LOGAN LLC & ETALS	20.13	20.13	-	-	Floodplain, Wetlands, Water	No sewer
412	1502	12	119 S. BRIDGEPORT RD.	AR LOGAN LLC & ETALS	90.17	69.80	-	-	Floodplain, Wetlands, Water	No sewer
413	1502	13	S BRIDGEPORT RD	RICHARDS, JAMES E	1.61	0.08	-	-	Floodplain, Wetlands, Water	acreage insufficient
414	1502	14.01	S BRIDGEPORT RD	RICHARDS, JAMES E	10.20	0.00	-	-	Floodplain, Wetlands, Water	unconstrained acreage insufficient to support housing unit on septic
415	1502	17	S BRIDGEPORT	RICHARDS, JAMES E	0.31	0.28	-	-	Floodplain, Water	acreage insufficient
416	1502	18	S BRIDGEPORT	RICHARDS, JAMES E	0.19	0.10	-	-	Floodplain, Water	acreage insufficient
417	1502	19	112 S BRIDGEPORT RD	VANDERGRIFT, JACK R	0.11	0.05	-	-	Floodplain, Water	acreage insufficient
418	1502	21.01		LOSHE, CHARLES & ALEXANDRIA	0.81	0.00	-	-	Water	acreage insufficient
419	1502	24	S5 S BRIDGEPORT RD	LOSHE, CHARLES & ALEXANDRIA	0.56	0.56	-	-	Wetlands	acreage insufficient
420	1502	28	S BRIDGEPORT RD	TROPEA, JOS S & MICHELLE A	0.47	-	-	-	Floodplain	No sewer
421	1502	32	S BRIDGEPORT	LOGAN TOWNSHIP	0.10	-	-	-	Floodplain, Water	No sewer
422	1502	33	S BRIDGEPORT	LOGAN TOWNSHIP	0.10	0.00	-	-	Floodplain, Water	No sewer

Durational Adjustment - Outside Sewer Service Area

ID	Block	Lot	Location/Address	Owner	Total Area (Acres)	Unconstrained Acreage	Units (Inclusionary Development)	Realistic Development Potential (RDP)	Environmental/Fill Reasons for Exclusion	Additional reasons for Exclusion/Buildable Other
423	1502	34	S BRIDGEPORT	SUNOCO INC % KE ANDREWS & CO	0.01	0.00	-	-	Water	
424	1503	1	S BRIDGEPORT	AR LOGAN LLC ETALS	29.55	22.64	-	-	Floodplain, Wetlands, Water	No sewer
425	1503	5	S BRIDGEPORT	AR LOGAN LLC & ETALS	49.42	20.96	-	-	Floodplain, Wetlands, Water, Slope	No sewer
426	1503	7	S BRIDGEPORT RD	SUNOCO INC % KE ANDREWS & CO	1.07	0.00	-	-	Floodplain	unconstrained acreage insufficient to support housing unit on septic
427	1503	10	SOUTH BRIDGEPORT RD	SHUUR, MARTIN L & MYRNA S	0.09	0.07	-	-	Floodplain, Wetlands, Water	
428	1601	1	RT 44	STATE HIGHWAY DEPARTMENT	0.27	-	-	-	Wetlands, Water	
429	1601	2	RT 44	STATE HIGHWAY DEPARTMENT	0.18	0.00	-	-	Wetlands, Water	
430	1601	3	RT 44	TAYLOR ESTATE % CINDI ROBISTELLO	0.17	0.00	-	-	Wetlands	
431	1601	4	RT 44	TROPEA, JOSEPH S	0.16	0.00	-	-	Wetlands	
432	1601	5	RT 44	TROPEA, JOSEPH S	0.15	-	-	-	Wetlands	
433	1601	6	RT 44	TROPEA, JOSEPH S	0.60	-	-	-	Wetlands, Water	
434	1601	7	RT 44	TROPEA, JOSEPH S	7.75	-	-	-	Wetlands, Water	
435	1601	8	RT 44	TROPEA, JOSEPH S	5.48	0.00	-	-	Wetlands, Water	
436	1601	9	RT 44	KONZIK, JOHN C/O ANNA KORIAKIN	3.27	-	-	-	Wetlands, Water	
437	1601	10	RT 44	TROPEA, JOSEPH S	3.42	-	-	-	Wetlands, Water	
438	1601	11	RT 44	VON DER HAYDEN, JOSEPH & DORIS	3.31	0.00	-	-	Wetlands, Water	
439	1601	12	RT 44	NEW JERSEY DOT	4.50	0.00	-	-	Wetlands, Water	
440	1601	13	RT 44	KONZIK, JOHN C/O ANNA KORIAKIN	3.16	-	-	-	Wetlands, Water	
441	1601	14	RT 44	KROUGH, MONTY W JR	4.00	0.00	-	-	Wetlands, Water	
442	1601	15	RT 44	TROPEA, JOSEPH S	5.44	-	-	-	Wetlands, Water	
443	1601	16	RT 44	LOGAN TOWNSHIP	2.05	-	-	-	Wetlands, Water	
444	1601	17	RT 44	TROPEA HOLDINGS LLC	6.02	-	-	-	Wetlands, Water	
445	1601	18	RT 130	PIEL, JO ANN	0.72	0.01	-	-	Floodplain, Wetlands, Water	unconstrained acreage insufficient to support housing unit on septic
446	1601	20	HIGH HILL ROAD	PIEL, JOANN	0.17	-	-	-	Floodplain, Wetlands	
447	1601	21	CENTER SQ	LOGAN TOWNSHIP	0.16	0.00	-	-	Wetlands, Water	
448	1602	1	CENTER SQ	SUNOCO INC C/O KE ANDREWS & CO	2.55	0.00	-	-	Wetlands, Water	
449	1602	1.01			0.46	0.00	-	-	Water	
450	1602	2	CENTER SQ	LOGAN TOWNSHIP	2.63	-	-	-	Wetlands, Water	
451	1602	3	CENTER SQ	LOGAN TOWNSHIP	0.20	0.00	-	-	Wetlands, Water	
452	1602	4	CENTER SQ	LEONARD, JAMES R C/O A MCFADDEN	6.35	0.00	-	-	Wetlands, Water	
453	1602	5	CENTER SQ	AMERICAN ATLANTIC COMPANY	5.22	0.00	-	-	Wetlands, Water	
454	1602	6	RT 130 & HIGH HILL RD	ZANDER & SONS INC	2.30	-	-	-	Wetlands, Water	
455	1602	7	CENTER SQ	FIDUCIOSO, ANTHONY	3.27	0.00	-	-	Wetlands, Water	
458	1602	12	CENTER SQ	AMERICAN ATLANTIC COMPANY	8.00	0.00	-	-	Wetlands, Water	
459	1602	13	CENTER SQ	WRIGHT, WM M JR & MICHAEL	9.46	0.00	-	-	Wetlands, Water	
460	1602	14	CENTER SQ	KIRBY, CLAYTON C/O AMOS KIRBY	10.30	0.00	-	-	Wetlands, Water	
461	1602	15	CENTER SQ	TROPEA, JOSEPH S	3.48	-	-	-	Water	
462	1602	16	CENTER SQUARE	CORRADETTI, DAVID J & CHERYL M	7.39	0.00	-	-	Wetlands, Water	
463	1602	17	HIGH HILL RD	CENTER SQUARE REAL ESTATE DEV CO	40.68	-	-	-	Floodplain, Water, Wetlands	
465	1602	19	HIGH HILL ROAD	FEATHER, JOHN EST C/O ZANE	0.88	0.11	-	-	Wetlands	unconstrained acreage insufficient to support housing unit on septic
467	1602	38	CENTER SQUARE	WRIGHT, WM M JR & MICHAEL	50.38	-	-	-	Water, Wetlands	
468	1603	1	CENTER SQ	CORRADETTI, DAVID J & CHERYL M	6.06	-	-	-	Water, Wetlands	
469	1603	2	CENTER SQ	CORRADETTI, DAVID J & CHERYL M	5.88	0.00	-	-	Water, Wetlands	
470	1603	3	CENTER SQ	CORRADETTI, DAVID J & CHERYL M	3.47	-	-	-	Floodplain, Water, Wetlands	
471	1603	4	CENTER SQ	EDNA LANGE C/O M WARREN	4.04	-	-	-	Water, Wetlands	
472	1603	4.74			2.59	-	-	-	Water, Wetlands	
473	1603	5	HIGH HILL ROAD	TROPEA, JOSEPH S & MICHELLE A	18.57	0.00	-	-	Floodplain, Water, Wetlands	acreage insufficient
474	1603	5.30			2.59	0.00	-	-	Water, Wetlands	acreage insufficient
484	1701	4.01	CENTER SQ	EXIT 10 RETAIL LLC	22.37	19.83	-	-	Water, Wetlands	No Sewer, landlocked
485	1702	14	TOWNSHIP LINE RD	BECKETT ASSOC C/O 1ST SER RES	8.42	1.80	-	-	Water, Wetlands	Landlocked, open space?
486	1702	15	TOWNSHIP LINE RD	STECHEER, EMILY	51.23	41.32	-	-	Wetlands	No Sewer
487	1702	15.02	1067 TOWNSHIP LINE RD	STECHEER, GLENN C	0.34	0.34	-	-	Water, Wetlands	acreage insufficient
489	1702.01	27	TOWNSHIP LINE RD	BECKETT ASSOC C/O 1ST SER RES	1.10	0.09	-	-	Water, Wetlands	acreage insufficient
490	1702.02	38	CENTER SQ RD & TWP LINE	BECKETT ASSOC C/O 1ST SER RES	1.56	0.00	-	-	Water, Wetlands	acreage insufficient
492	1703	3	CENTER SQ	BECKETT ASSOC C/O 1ST SER RES	15.53	0.01	-	-	Floodplain, Water, Wetlands	acreage insufficient
493	1703	4	CENTER SQ	GOLEDA, STANLEY	3.40	-	-	-	Water	
494	1703	5	CENTER SQ	LINVILL, PAUL A & MARGARET F	5.82	0.00	-	-	Water	
495	1703	6	CENTER SQ	LOGAN TOWNSHIP	15.08	-	-	-	Water, Wetlands	
496	1703	7	CENTER SQ	TOWNSHIP OF LOGAN	13.92	0.00	-	-	Water, Wetlands	

Durational Adjustment - Outside Sewer Service Area

ID	Block	Lot	Location/Address	Owner	Total Area (Acres)	Unconstrained Acreage	Units (Inclusionary Development)	Realistic Development Potential (RDP)	Environmental/Fill Reasons for Exclusion	Additional reasons for Exclusion/Buildable Other
497	1703	8			1.14		-	-	Floodplain, Water	Landlocked, unconstrained acreage insufficient to support housing unit on septic
498	1703	9			1.06		0.01	-	Floodplain, Water	
499	1703	10			1.37		0.01	-	Floodplain, Water	acreage insufficient
500	1703	11			0.93		0.00	-	Floodplain, Water	acreage insufficient
502	1703	13			0.06		0.05	-	Floodplain	acreage insufficient
503	1703	15	CENTER SQ	PINTO, WAYNE B JR	2.21		0.11	-	Floodplain, Water, Slope	acreage insufficient
504	1703	16	CENTER SQ	PINTO, WAYNE B JR	1.79		0.00	-	Water	No Sewer
505	1703	23	CENTER SQ	LOGAN TOWNSHIP	1.92		1.41	-	Floodplain, Water, Slope	acreage insufficient
506	1703	24	CENTER SQ	PINTO, WAYNE B JR	53.37		0.12	-	Floodplain, Water, Slope	
507	1703	25	CENTER SQ	LOGAN TOWNSHIP	0.48		0.00	-	Water	
537	1901	13	DERBY RD	BECKETT ASSOC C/O 1ST SER RES	1.88		0.79	-	Floodplain, Wetlands, Slope, Pureland-LU	Deeded open space
545	2301.01	19	BECKETT RD OPEN SPACE	SPRINGFIELD HOMEOWNERS ASSN INC	8.99		2.42	-		
550	2303	7	TOWNSHIP LINE RD	PRESNELL, MARK W	14.87		-	-	Wetlands	No sewer
553	2304	1	CENTER SQ	DAY, MATTHEW J & TINA M	10.08		6.92	-	Floodplain, Water, Wetlands, Slope	
554	2304	3	HARRISONVILLE RD	RAPISARDI, ROSARIO & CONCETTINA	10.70		6.20	-	Floodplain, Water, Wetlands	No sewer
555	2304	4	HARRISONVILLE RD	ERNST, RICHARD & SARAH ANN	2.48		1.01	-	Wetlands	No sewer
558	2305	7			1.30		1.30	-		Landlocked, open space?
571	2410	17	MADISON STREET	BECKETT ASSOC C/O WENTWORTH PROP	3.17		3.17	-		No sewer, Open space?
579	2504.01	1	CENTER SQUARE RD	BECKETT ASSOC C/O 1ST SER RES	0.14		0.14	-		acreage insufficient
583	2605	1		EAGLE FARMS HOMEOWNERS ASSN	1.40		0.47	-	Slope	Deeded open space
588	2706	1		O'BRIEN, JAMES & IRENE	2.83		1.46	-	Wetlands	
590	2706	46	SEC 111 REC AREA	JPR INC	2.49		-	-	Wetlands	
591	2706	47	TOWNSHIP LINE RD	TROPEA HOLDINGS LLC	0.36		0.00	-	Wetlands	
592	2801	1	CENTER SQ M08	TROPEA HOLDINGS LLC	15.11		0.00	-	Floodplain, Water, Wetlands	
593	2801	2	CENTER SQ RD M08	TROPEA HOLDINGS LLC	6.04		-	-	Water, Wetlands	
594	2801	3	CENTER SQ RD M08	TROPEA HOLDINGS LLC	8.45		-	-	Water, Wetlands	
595	2801	4	CENTER SQ RD	ZANDER & SONS INC	10.77		0.00	-	Floodplain, Water, Wetlands	
596	2801	5	PEDRICKTOWN RD	ZANDER & SONS INC	11.16		-	-	Floodplain, Water, Wetlands	
597	2801	10	LOGAN	OGBORNE, CARL JR & JUDITH	28.67		0.19	-	Floodplain, Water, Wetlands	Landlocked, acreage insufficient
598	2801	13	CEDAR LANE		2.17		1.08	-	Floodplain, Wetlands	no sewer
599	2801	17	PEDRICKTOWN RD M08	HUNT ROBERT H & BETTY J TRUST	0.35		0.35	-		acreage insufficient
600	2801	19	PEDRICKTOWN RD M08	SCHWICK, JANET & KENNETH	0.56		0.56	-		acreage insufficient
601	2801	20	CENTER SQUARE M08	HUNT ROBERT H & BETTY J TRUST	0.16		0.16	-		acreage insufficient
604	2801	29	HARRISONVILLE RD 08	CABOT INDUSTRIAL CORE FUND OPERATIN	31.60		5.41	-	Floodplain, Water, Wetlands	no sewer
605	2801	30	CENTER SQUARE	DP PARTNERS LOGAN I LLC	45.86		1.90	-	Floodplain, Water, Wetlands	no sewer
606	2801	31	HARRISONVILLE RD	DP PARTNERS LOGAN I LLC	12.84		-	-	Water, Wetlands,	
607	2801	32	CENTER SQ RD	TROPEA HOLDINGS LLC	19.16		-	-	Water, Wetlands	
608	2801	33	CENTER SQ RD	ZANDER & SONS INC	9.12		0.00	-	Water, Wetlands	
609	2801	34	CENTER SQ RD M08	DP PARTNERS LOGAN I LLC	24.85		0.00	-	Water, Wetlands	
610	2801	35	CENTER SQ M08	DP PARTNERS LOGAN I LLC	76.48		22.49	-	Floodplain, Water, Wetlands	no sewer
611	2801	36	CENTER SQ RD M08	DP PARTNERS LOGAN I LLC	34.21		-	-	Floodplain, Water, Wetlands	
612	2801	37	CENTER SQ RD M08	DP PARTNERS LOGAN I LLC	6.68		0.99	-	Floodplain, Water, Wetlands	no sewer, landlocked
613	2801	38	CENTER SQ RD M08	DP PARTNERS LOGAN I LLC	1.31		-	-	Wetlands	
614	2803	6	CENTER SQ M09	DP PARTNERS LOGAN I LLC	1.78		0.00	-	Floodplain, Wetlands	acreage insufficient
615	2803	8.01	HARRISONVILLE RD		0.35		0.02	-	Wetlands, Slope	
616	2803	10	CENTER SQ M09		7.47		1.25	-	Floodplain, Water, Wetlands	no sewer, landlocked
631	2902	9.01			2.93		0.78	-	Floodplain, Wetlands	acreage insufficient, landlocked
636	2902	22			5.20		3.75	-	Floodplain, Wetlands	no sewer, landlocked
639	2903	10		WHITESSELL, C/O ACCOUNTING DEPT	2.81		2.81	-		no sewer, not vacant
640	3001	1	JUMBO	LOGAN TOWNSHIP	0.10		0.00	-	Water, Wetlands	
641	3001	2	JUMBO		0.07		-	-	Water, Wetlands	
642	3001	3	JUMBO		2.80		-	-	Water, Wetlands	
643	3001	4	JUMBO	TROPEA, JOSEPH S	0.17		0.00	-	Wetlands	
644	3001	5	JUMBO	LOGAN TOWNSHIP	0.33		0.00	-	Wetlands	
645	3001	6	JUMBO	KERR, JANET A	0.27		-	-	Wetlands	
646	3001	7	JUMBO	KERR, JANET A	1.98		-	-	Water, Wetlands	
647	3001	8	JUMBO	ZANDER & SONS INC	0.35		0.00	-	Wetlands	
648	3001	9	JUMBO	HAZLETT, BITAMARIE	8.33		-	-	Floodplain, Water, Wetlands	
649	3001	10	JUMBO	PERRY, JAY A	16.42		0.00	-	Water, Wetlands	
650	3001	11	JUMBO	TROPEA, JOSEPH S & MICHELLE A	22.35		-	-	Water, Wetlands	

Durational Adjustment - Outside Sewer Service Area

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651	3001	12	JUMBO	KEYSTONE URBAN RENEWAL LP	1.07	0.00	-	-	Wetlands	
652	3001	13	JUMBO	TOWNSHIP OF LOGAN	1.80	0.00	-	-	Water, Wetlands	
653	3001	14	JUMBO	TOWNSHIP OF LOGAN	4.62	-	-	-	Floodplain, Water, Wetlands	
654	3001	15			50.44	1.36	-	-	Floodplain, Water, Wetlands	
655	3001	20			0.51	-	-	-	Wetlands	no sewer acreage insufficient
656	3001	22	2228 CENTER SQ RD	SUSNICK, SAMUEL III	0.95	0.83	-	-	Wetlands	
657	3001	26			106.42	3.19	-	-	Floodplain, Water, Wetlands	No sewer
660	3001	27	CENTER SQ	ASCHENBRENNER, JOHN W & DEBORAH L	14.76	-	-	-	Floodplain, Water, Wetlands	
661	3001	28	CENTER SQ		4.46	-	-	-	Water, Wetlands	
662	3001	29	CENTER SQ		9.82	0.00	-	-	Water, Wetlands	
663	3001	30	CENTER SQ	ASCHENBRENNER, JOHN W & CORRADETTI,	4.47	-	-	-	Water, Wetlands	
664	3001	31	CENTER SQ		9.67	0.00	-	-	Wetlands	
665	3001	32	CENTER SQ	LOGAN TOWNSHIP	4.45	0.00	-	-	Water, Wetlands	
666	3001	33	CENTER SQ		3.78	0.00	-	-	Floodplain, Water, Wetlands	
667	3001	34	CENTER SQ		6.01	0.00	-	-	Water, Wetlands	
668	3001	35	CENTER SQ		4.01	-	-	-	Water, Wetlands	
669	3001	36	CENTER SQ		4.60	-	-	-	Water, Wetlands	
670	3001	37	CENTER SQ		6.54	-	-	-	Water, Wetlands	
671	3001	38	CENTER SQ	TURKOT, PAUL % B WOOD	11.62	0.00	-	-	Water, Wetlands	
672	3001	39	CENTER SQ	LOGAN TOWNSHIP	5.05	0.00	-	-	Water, Wetlands	
673	3001	40	CENTER SQ	TROPEA, JOSEPH S	4.88	0.00	-	-	Wetlands	
674	3001	41	CENTER SQ	TROPEA, JOSEPH S	5.76	-	-	-	Water, Wetlands	
675	3001	42	CENTER SQ		2.45	0.00	-	-	Floodplain, Water, Wetlands	
677	3002	1		ATLANTIC CITY ELECTRIC CO	0.21	-	-	-	Floodplain, Wetlands	
678	3101	1	NORTONVILLE		0.29	-	-	-	Floodplain	
679	3101	3	RT 130	DUTTON, DAVID W JR	0.09	0.00	-	-	Floodplain	
680	3101	4		UNKNOWN C/O LOGAN TWP	0.04	-	-	-	Floodplain	
681	3101	5		UNKNOWN C/O LOGAN TWP	0.05	-	-	-	Floodplain	
682	3101	6	NORTONVILLE	LICCIARDELLO, DONNA J	0.08	-	-	-	Floodplain	
683	3101	13	RT 130	COSTELLO, ROBERT	1.54	0.00	-	-	Floodplain, Wetlands	
684	3101	14			2.50	0.00	-	-	Floodplain, Wetlands	
685	3101	15			0.92	-	-	-	Floodplain, Wetlands	
686	3101	25	CENTER SQ ROAD	HUNT, DAVID R	0.53	-	-	-	Floodplain, Wetlands	acreage insufficient
687	3101	26	CENTER SQ ROAD	KEYSTONE URBAN RENEWAL LP	3.70	0.01	-	-	Floodplain, Wetlands	acreage insufficient
688	3101	27	CENTER SQ ROAD	MUSUMECI, JOSEPH	4.13	0.02	-	-	Floodplain, Wetlands	
689	3101	28	CENTER SQ ROAD	KEYSTONE URBAN RENEWAL LP	2.36	-	-	-	Floodplain, Wetlands	
690	3101	30	CENTER SQ ROAD	PURELAND ASSN INC	1.11	-	-	-	Floodplain, Wetlands	
691	3101	31	NORTONVILLE	STEWART, DONNA & WILLIAM J	2.71	0.00	-	-	Floodplain, Wetlands	
692	3101	32		UNKNOWN % LOGAN TOWNSHIP	0.63	-	-	-	Floodplain, Wetlands	
693	3101	34	NORTONVILLE	LOGAN TOWNSHIP	0.06	-	-	-	Water, Wetlands	
694	3101	35	NORTONVILLE	LOGAN TOWNSHIP	0.03	0.00	-	-	Water, Wetlands	
695	3101	36	NORTONVILLE	LOGAN TOWNSHIP	0.07	0.00	-	-	Water, Wetlands	
696	3101	37	NORTONVILLE	LOGAN TOWNSHIP	2.61	-	-	-	Water, Wetlands	
697	3101	38	NORTONVILLE	MCLAUGHLIN, JOHN	0.10	-	-	-	Wetlands	
698	3101	39	NORTONVILLE	HAZLETT, RITAMARIE	0.17	-	-	-	Water, Wetlands	
699	3101	40	NORTONVILLE	LOGAN TOWNSHIP	0.19	-	-	-	Water, Wetlands	
700	3101	41	NORTONVILLE	LOGAN TOWNSHIP	0.03	0.00	-	-	Water, Wetlands	
701	3102	4	2513 CENTER SQ RD	TOWNSHIP OF LOGAN	3.33	0.02	-	-	Floodplain, Water, Wetlands	acreage insufficient
702	3102	5	RT 130	PARCEL 37 LLC	62.24	0.00	-	-	Floodplain, Water, Wetlands	
703	3102	6	RT 130	TOWNSHIP OF LOGAN	1.08	0.00	-	-	Floodplain, Wetlands	
704	3102	7	CENTER SQ RD	PARCEL 37 LLC	0.52	0.00	-	-	Floodplain, Wetlands	
705	3102	8	CENTER SQ RD	PARCEL 37 LLC	1.47	-	-	-	Floodplain, Wetlands	
706	3103	2	215 RT 130	TRANSCONTINENTAL GAS PIPE LINE CORP	0.11	-	-	-	Floodplain, Water, Wetlands	
707	3103	3	RT 130	CENTER SQUARE REAL ESTATE DEV CO	61.84	-	-	-	Floodplain, Water, Wetlands	
708	3103	11	RT 130	KORIAKIN, ANNA & NICHOLAS	28.90	0.00	-	-	Floodplain, Wetlands	
709	3103	12	JACKSON ST	CENTER SQ REAL ESTATE DEV CO INC	3.51	-	-	-	Wetlands	
710	3103	14	RT 130	KORIAKIN, ANNA & NICHOLAS	4.89	0.00	-	-	Water, Wetlands	
711	3103	15	RT 130	HALTER, TODD L	11.33	-	-	-	Floodplain, Water, Wetlands	
712	3103	16	RT 130	SOTO, GLORIA R	41.22	0.00	-	-	Floodplain, Wetlands	
713	3103	20	RT 130	TOWNSHIP OF LOGAN	0.11	0.00	-	-	Floodplain	
714	3103	22	41 JEFFERSON LANE	JUSTICE, NANCY T	0.11	-	-	-	Floodplain, Wetlands	
715	3103	23	ROUTE 130	LOGAN 529 GROUP LLC C/O WINDSOR	6.80	0.00	-	-	Floodplain, Wetlands	
716	3103	24	ROUTE 130		13.57	0.00	-	-	Floodplain, Wetlands	
717	3103	25	RT 130		2.16	0.00	-	-	Floodplain, Wetlands	

Durational Adjustment - Outside Sewer Service Area

ID	Block	Lot	Location/Address	Owner	Total Area (Acres)	Unconstrained Acreage	Units (Inclusionary Development)	Realistic Development Potential (RDP)	Environmental/Fill Reasons for Exclusion	Additional reasons for Exclusion/Buildable Other
718	3103	27	RT 130		0.82	-	-	-	Wetlands	
719	3103	29	RT 130	KONZICK, PAUL C/O ANNA KORIAKIN	5.28	2.52	-	-	Floodplain, Water, Wetlands	
720	3104	1	CENTER SQ	LOGAN 529 GROUP LLC C/O WINDSOR	16.22	0.00	-	-	Floodplain, Water, Wetlands	
721	3104	2	CENTER SQ	LOGAN 529 GROUP LLC C/O WINDSOR	3.70	-	-	-	Water, Wetlands	
722	3104	3	CENTER SQ	LOGAN 529 GROUP LLC C/O WINDSOR	4.32	0.00	-	-	Floodplain, Wetlands	
723	3104	4	CENTER SQ	LOGAN 529 GROUP LLC C/O WINDSOR	8.71	-	-	-	Floodplain, Wetlands	
725	3104	10	BIRCH CREEK ROAD	TR BIRCH CREEK LLC % F GREEK DEVEL	0.50	-	-	-	Wetlands	
726	3104	11	CENTER SQ	TR BIRCH CREEK LLC % F GREEK DEVEL	6.75	-	-	-	Floodplain, Wetlands	
727	3104	12	CENTER SQ	LOGAN TOWNSHIP MUA	8.39	0.00	-	-	Water, Wetlands	
728	3104	14	CENTER SQ	CENTER SQUARE REAL ESTATE DEV CO	3.25	-	-	-	Floodplain, Wetlands	
729	3104	15	CENTER SQ	SCI CORP % PFIZER INC INDIRECT TAX	81.96	0.00	-	-	Floodplain, Water, Wetlands	
730	3104	16	HIGHHILL ROAD	GAVENTA, EDWARD	15.17	2.98	-	-	Floodplain, Water, Wetlands	Contaminated site
731	9000	4	197 REPAUPO STA RD		3.46	0.42	-	-	Floodplain, Water, Wetlands	
						4,456.46	-	-		

3. Draft Spending Plan

Logan Township Affordable Housing Trust Fund Spending Plan

INTRODUCTION

Logan Township's Third Round Housing Element and Fair Share Plan was prepared in accordance with the Municipal Land Use Law (N.J.S.A. 40:55D-1 et seq.), the Fair Housing Act (N.J.S.A. 52:27D-301) and the regulations of the Council on Affordable Housing ("COAH") (N.J.A.C. 5:93-1 et seq). Logan Township adopted a Development Fee Ordinance on October 17, 2006 (Ordinance 15-2006) and amended the ordinance on November 3, 2008 (Ordinance 26-2008) to comply with the New Jersey Council on Affordable Housing and the requirements of P.L. 2008 c. 46. While the Township intends to make minor modifications to the spending plan as a result of subsequent Court rulings, this spending plan is intended to project anticipated affordable housing trust fund revenues, expenditures, and the mechanisms for expenditure through December 31, 2025.

As of March 31, 2020, the Township of Logan had collected \$4,605,379 and expended \$95,468 in administrative costs, thereby resulting in a balance of \$4,509,911. Pursuant to the Appellate Division authorization allowing for the adoption of a Development Fee Ordinance and restriction on expenditure of collected fees in the absence of a spending plan approved by the Court, no fees have been expended, aside from administrative costs. All development fees and interest earned by the fees were deposited in a separate interest-bearing Affordable Housing Trust Fund in Fulton Bank of New Jersey, located at 22 Village Center Drive, Logan Township. These funds shall be spent in accordance with N.J.A.C. 5:93-8.16 as described in the sections below.

1. REVENUES FOR CERTIFICATION PERIOD

To calculate a projection of revenue anticipated through December 31, 2025, the Township of Logan considered the following:

(a) Development fees:

1. Residential and nonresidential projects which have been subject to development fees at the time of preliminary or final development approvals;
2. All projects currently before the planning and zoning boards for development approvals that may apply for building permits and certificates of occupancy; and
3. Future development that is likely to occur based on historical rates of development.

(b) Payment in lieu (PIL):

Actual and committed payments in lieu (PIL) of construction from developers.

To date, there are no actual or committed payments in lieu (PIL) of construction from developers.

(c) Other funding sources:

Logan Township does not anticipate collecting funds from other funding sources at the present time. Funds from other sources, including, but not limited to, the sale of units with extinguished controls, repayment of affordable housing program loans, rental income, and proceeds from the sale of affordable units. All monies to be deposited in the Affordable Housing Trust fund are anticipated to come from development fees.

(d) Projected interest:

Although the Affordable Housing Trust Fund is officially an interest-bearing account, it is currently not generating interest. Based on the assumption that this situation will persist for the foreseeable future, it is anticipated that no interest will be collected through 2025.

Table 1 below shows the anticipated revenue to be generated from development fees. Logan Township projects that a subtotal of \$4,774,343 will be collected between January 1, 2020 and December 31, 2025 for affordable housing purposes, based on the assumptions that immediately follow the table. These projections are essentially extrapolations of historic trends. After adding in the funds currently in the account, the total is projected to be \$9,285,710.

Table 1: Projected Revenues, Housing Trust Fund- 2020 through 2025

Year Source of Funds	2019	2020	2021	2022	2023	2024	2025	2020-2025 Total
Projected Residential Development	STARTING BALANCE \$4,511,367 (12/31/19)	\$20,723	\$20,724	\$20,724	\$20,724	\$20,724	\$20,724	\$124,343
Projected Non-Residential Development		\$775,000	\$775,000	\$775,000	\$775,000	\$775,000	\$775,000	\$4,650,000
Total	\$4,511,367	\$795,723	\$795,724	\$795,724	\$795,724	\$795,724	\$795,724	\$9,285,710

Projected residential development is based on the construction of 6.5 new dwelling units per year. The 6.5 units were multiplied by \$212,552, which is the Township's approximate equalized value for an average dwelling unit as indicated by the County. This estimate of \$1,381,588 of new yearly construction was then multiplied by 0.015 (1.5% residential development fee).

Projected non-residential development is based on an estimate provided by the Zoning Officer/Fire Chief of 6.2 million sq. ft. of commercial and industrial development from 2019 to

2034, or 413,333 sq. ft. per year. This equates to 2.48 million sq. ft. over the six-year period 2020-2025 that is covered by the table. The 413,333 sq. ft. was multiplied by \$75 which is the Township's approximate per square foot equalized assessed value for warehouse use as indicated by the County. This estimate of \$31,000,000 of new annual construction was then multiplied by 0.025 (2.5% non-residential development fee).

As indicated in the Table above, Logan Township anticipates that a total of \$4,774,343 in revenue will be collected between January 1, 2020 and December 31, 2025 (124,343 + 4,650,000).

2. ADMINISTRATIVE MECHANISM TO COLLECT AND DISTRIBUTE FUNDS

The procedural sequence to be followed by Logan Township for the collection and distribution of development fee revenues is presented below.

(a) Collection of development fee revenues

Collection of development fee revenues shall comply with the Township of Logan's Development Fee Ordinance for both residential and non-residential development in accordance with COAH's rules and P.L.2008, c.46, sections 8 (C. 52:27D-329.2) and 32-38 (C. 40:55D-8.1 through 8.7).

(b) Distribution of development fee revenues

A resolution recommending the expenditure of development fee revenues as set forth in this spending plan is adopted by the Planning Board and forwarded to the Council. The Council then reviews the request for consistency with the spending plan and, by resolution, adopts the recommendation.

Upon adoption of the Council's resolution, funds can be released in accordance with the Court-approved spending plan. The Chief Financial Officer releases the requested revenue from the trust fund for the specific use approved in the Council's resolution following approval of a request by resolution.

3. DESCRIPTION OF ANTICIPATED USE OF AFFORDABLE HOUSING FUNDS

Logan Township may use the monies in the trust fund for any of the following items, pursuant to N.J.A.C. 5:93-8.16(a) and (c):

- New construction of affordable housing and related development costs; eligible costs for inclusionary development shall be pro-rated based on the proportion of affordable housing units that are included in the development
- Extensions and/or improvements of roads and infrastructure to low and moderate income housing sites; costs for inclusionary development shall be pro-rated based on the proportion of affordable housing units that are included in the development

- Purchase and/or improvement of land to be used for low and moderate income housing
- Market-to-affordable programs
- Green building strategies designed to save money for low- and moderate-income households, either for new construction not funded by other sources, or as part of necessary maintenance or repair of existing units
- Maintenance and repair of affordable housing units
- Repayment of municipal bonds issued to finance affordable housing activity
- Affordability assistance to very low-, low- and moderate-income buyers and renters of affordable housing units to lower the cost of homeownership, subsidize closing costs, or reduce the capitalized basis of rent payments
- Affordability assistance to create very low-income and low-income units
- Any other activity as specified herein

Specific Projects

(a) Municipally sponsored land acquisition/new construction (100% Affordable Housing site)

- Block 1203, Lot 2 (up to 102 units) = \$5,706,858¹

(b) Extension of infrastructure to affordable housing overlay zones = \$379,200

4. AFFORDABILITY ASSISTANCE (N.J.A.C. 5:93-8.16(c))

At least 30% of collected development fees shall be used to create very low income units and provide affordability assistance to low- and moderate-income households in affordable units included in the Fair Share Plan.

Table 2 below shows the minimum amount anticipated being available for affordability assistance to low- and moderate-income households, including very low-income households.

Table 2: Projected Minimum Affordability Assistance Requirement

Development fees collected from 7/17/08 to 12/31/2019		\$4,394,334
Development fees projected, 2020-2025	+	\$4,774,343

¹ This calculation is based the assumption that a 100% affordable housing development containing 102 units will be built on the site. Should the development include fewer units, the dollar amount may change.

Interest earned, July 17, 2008 to March 31, 2020	+	\$17,125
Interest projected, 2020-2025		\$0
Total	=	\$9,185,802
30 percent requirement	x .30 =	\$2,755,741
Less affordability assistance expenditures through 3/31/2020	-	\$0
Projected minimum affordability assistance expenditures	=	\$2,755,741
Projected minimum very low-income affordability assistance requirement	÷ 3 =	\$918,580

The Township of Logan will dedicate a minimum of \$2,755,741 from the affordable housing trust fund to render units more affordable, including at least \$918,580 to render units more affordable to households earning no more than 30 percent of median income by region. Programs and activities for which funds will be spent will be determined from the following list:

- Affordability assistance to very low-, low- and moderate-income buyers and renters of affordable housing units to lower the cost of homeownership, subsidize closing costs and down payments, security deposits, emergency repairs funding and/or reduce the capitalized basis of the rent payments.
- Assistance with homeowners association or condominium fees and special assessments
- Affordability assistance to create very low-income and low-income units

5. ADMINISTRATIVE EXPENSES (N.J.A.C. 5:93-8.16€)

Table 3: Projected Allowed Administrative Expense

Development fees + interest collected, 7/17/08 thru 3/31/20	+	\$4,411,459
Projected development fees, 2020-2025	+	\$4,774,343
Total	=	\$9,185,802
20 percent maximum allowed administrative expense	x .20 =	\$1,837,160
Less administrative expenditures through 3/31/2020	-	\$ 95,468
Projected maximum allowable administrative expenses, 4/1/2020 through 12/31/2025	=	\$1,741,692

The Township of Logan projects that \$1,741,692 will be available from the affordable housing trust fund to be used for administrative purposes. Projected administrative expenditures, which are subject to the 20 percent cap, include:

- Administrative costs to underwrite professional consulting fees relating to the preparation and implementation of the Township's Fair Share Plan and any amendments thereto;
- Professional, legal, and court fees as they relate to affordable housing;

- Administrative fees related to the Municipally-sponsored new construction program; and
- Underwrite fees associated with the retention of a qualified administrative agent as may be found necessary.

The Township will not expend for administrative purposes in excess of the formula in Table 3 above.

6. EXPENDITURE SCHEDULE

The Township of Logan anticipates using affordable housing trust fund revenues to the benefit of low-, moderate-, and very low-income households, as set forth in the table below. In preparing this spending plan, it should be noted that, apart from the requested waiver as indicated below, the Township is committed to expending the funds in the municipal trust fund within four years of the date of collection or within four years after the Township receives a Judgment of Compliance and Repose (JOR) in accordance with the Appellate Division decision, whichever is later.

The expenditure schedule is summarized in Table 4 on the following page and assumes a JOR in 2020. Logan Township, at this time, does not have a rehabilitation obligation.

7. REQUEST FOR WAIVER

In accordance with N.J.A.C. 5:93-15.1, which allows any party to request a waiver from a specific requirement of COAH's rules, and N.J.A.C. 5:93-8.16, which indicates that the requirements for the expenditure of 30% affordability assistance can be waived in whole or in part when the municipality demonstrates the ability to address the requirement of affordability assistance from another source, the Township requests a waiver from spending \$1,277,960 (see table below). The reason for such a request is that the Township is already committing substantial funds on the construction of new affordable housing, direct tenant/homeowner assistance, and assistance in sewer construction to proposed unmet need mechanisms currently without sewer. The Township is in a unique situation in that its population is considerably smaller than its economic base and the revenue generated from tax ratables far exceeds the Township's ability to spend trust fund dollars in the most productive manner possible. As such the Township requests that these funds be saved and carried forward for use in a future affordable housing cycles.

Table 4: Projected Expenditure Schedule, 2020 through 2025

PROJECTS/ PROGRAMS	No. of Units	2020	2021	2022	2023	2024	2025	Total
Affordability Assistance for Creation of Very Low Units/ Land Acquisition/New Construction	Up to 102	\$2,853,429	\$2,853,429	--	--	--	--	\$5,706,858
Extension of Infrastructure to Affordable Units		\$189,600	\$189,600					\$379,200
Homeowner/ Tenant Affordability Assistance		\$30,000	\$30,000	\$30,000	\$30,000	\$30,000	\$30,000	\$180,000
Waiver Amount								\$1,277,960
<i>Total Programs</i>		\$ 3,073,029	\$3,073,029	\$30,000	\$30,000	\$30,000	\$30,000	\$ 7,544,020
Administration		\$290,282	\$290,282	\$290,282	\$290,282	\$290,282	\$290,282	\$1,741,692
Total	N/A	\$3,363,311	\$3,363,311	\$320,282	\$320,282	\$320,282	\$320,282	\$9,285,710

8. SUMMARY

The Township of Logan intends to spend affordable housing trust fund revenues as approved by the Court pursuant to N.J.A.C. 5:93-8.16 and consistent with the programs described in the Township's Housing Element and Fair Share Plan.

The Township of Logan has a balance of \$4,511,367 as of December 31, 2019 and anticipates an additional \$4,774,343 in revenues through December 31, 2025, for a total of \$9,285,710. The municipality will dedicate \$5,706,858 to land acquisition and municipally sponsored new construction, \$379,200 to extension of infrastructure, \$180,000 to homeowner/tenant affordability assistance and \$1,741,692 to administrative costs. The Township is requesting a waiver to not spend \$1,277,960 of the revenues collected and anticipates spending it in the next Affordable Housing Round on any future obligation.

Table 5: Spending Plan Summary

REVENUES	
Balance as of December 31, 2019	\$4,511,367

Projected Revenue from December 31, 2019 through 2025	
1. Development fees	+ \$4,774,343
2. Payments in lieu of construction	+ \$ 0
3. Other funds	+ \$ 0
4. Interest	+ \$ 0
TOTAL REVENUE	= \$ 9,285,710
EXPENDITURES	
Affordability assistance for the creation of very low-income units/ Land Acquisition/New Construction	- \$ 5,706,858
Extension of infrastructure	- \$ 379,200
Homeowner/Tenant Affordability Assistance	- \$ 180,000
Administration	- \$ 1,741,692
Excess Funds/Remaining Balance Reserved for Future Affordable Housing Activity (subject to waiver)	- \$ 1,277,960
TOTAL PROJECTED EXPENDITURES	= \$ 9,285,710
REMAINING BALANCE	= \$ 0.00