

JOHN H. ALLGAIR, PE, PP, LS (1983-2001)  
DAVID J. SAMUEL, PE, PP, CME  
JOHN J. STEFANI, PE, LS, PP, CME  
JAY B. CORNELL, PE, PP, CME  
MICHAEL J. McCLELLAND, PE, PP, CME  
GREGORY R. VALES, PE, PP, CME



TIM W. GILLEN, PE, PP, CME (1991-2019)  
BRUCE M. KOCH, PE, PP, CME  
LOUIS J. PLOSKONKA, PE, CME  
TREVOR J. TAYLOR, PE, PP, CME  
BEHRAM TURAN, PE, LSRP  
LAURA J. NEUMANN, PE, PP  
DOUGLAS ROHMEYER, PE, CFM, CME  
ROBERT J. RUSSO, PE, PP, CME  
JOHN J. HESS, PE, PP, CME

## ***Affordable Housing Annual Report***

### ***Borough of Fair Lawn, Bergen County, New Jersey***

CME Associates has prepared this annual monitoring report for the Borough of Fair Lawn outlining the progress made by the Borough since the adoption of the Housing Plan Element and Fair Share Plan by the Planning Board in November of 2020. This report should serve to satisfy the annual reporting requirements for the year 2021 of the Borough's affordable housing compliance in the Third Round (1999-2025).

The settlement agreement with Fair Share Housing Center determined that Fair Lawn had a fair share obligation of the following:

- Present Need (Rehab Obligation) – 42
- Prior Round Obligation (1987-1999) – 329
- Third Round Prospective Need (1999-2025) – 367

The forms on the following pages outline the status of the Township's affordable housing trust fund activity, rehabilitation program, prior round and third round housing projects, and very low income unit reporting.

#### **Changes to Borough's Housing Element and Fair Share Plan**

The Clariant project previously outlined in the Borough's adopted Housing Element and Fair Share Plan no longer represents a realistic opportunity for the development of affordable housing. The owner of the property has determined that the extents of environmental remediation necessary to clean up past contamination to a state where residential construction would be permissible is financially unfeasible. It is now anticipated that the site as a whole will undergo remediation, but only to a level where industrial activity would be permissible by NJDEP regulations.

The proposed 30 affordable units that would have resulted from a new residential development on the Clariant site will be replaced elsewhere in the Borough. The Borough is currently working on identifying new opportunities for affordable housing projects to make up for this loss, and will be updating the Housing Plan Element and Fair Share Plan accordingly.

**1. GENERAL INFORMATION AND TRUST FUND MONITORING**

MUNICIPALITY NAME:	Fair Lawn Borough
COUNTY:	Bergen County
Date through which funds reported:	
Name of person filling out form and affiliation/role:	Chris Dochney, PP, AICP, CME Associates
Date of filling out form:	15-Nov-21
Email:	<a href="mailto:cdochney@cmeusa1.com">cdochney@cmeusa1.com</a>
Municipal Housing Liaison for municipality:	Cathryn Hochkeppel
Email:	<a href="mailto:CHochkeppel@fairlawn.org">CHochkeppel@fairlawn.org</a>
Income Limits Year Being Used by Municipality*:	2021

(Note: Date in Approved Spending Plan = date through which revenues/expenditures are shown in the approved spending plan; if no approved spending plan, show revenues/expenditures through June 30, 2015 in Column B and beginning July 1, 2015 in Column C.)

**TRUST FUND INFORMATION**

	Inception - January 1, 2020	January 2020 to November 2021	Total
<b>REVENUE SUMMARY</b>			
Barrier Free Escrow			\$0
Development Fees		\$ 291,281	\$291,281
Interest Earned		\$ 1,405	\$1,405
Other Income		\$ -	\$0
Payments-in-Lieu of Construction		\$ -	\$0
<b>TOTAL</b>	<b>\$ 405,726</b>	<b>\$ 292,685</b>	<b>\$698,412</b>

<b>EXPENDITURE SUMMARY</b>			
Administration**		\$ 6,385	\$6,385
Affordability Assistance***		\$ -	\$0
Very Low-Income Affordability Assistance		\$ -	\$0
Barrier Free Conversions		\$ -	\$0
Housing Activity		\$ 765	\$765
<b>TOTAL</b>	<b>\$ -</b>	<b>\$ 7,150</b>	<b>\$7,150</b>

ADMINISTRATION: Date in Approved Spending Plan to Present		
Name	List types of administrative expenses	Amount
Administration	Special Master Fees	\$6,384.60
<b>TOTAL</b>		<b>\$6,385</b>

AFFORDABILITY ASSISTANCE: Date in Approved Spending Plan to Present		
Name	List affordability assistance projects and programs	Amount
<b>TOTAL</b>		<b>\$0</b>

HOUSING ACTIVITY: Date in Approved Spending Plan to Present		
Type of Housing Activity	Specific Site or Program	Amount
Marketing of Project	12-44 River Road	\$765.00
<b>TOTAL</b>		<b>\$765</b>

Comments:



### 3. PRIOR AND THIRD ROUND MONITORING

Site / Program Name:	Fair Lawn Commons	River House Condos	Fair Lawn Senior Housing
Project developer:	Fair Lawn Commons LLC	River House Condominiums LLC	Penwall Affordable Housing
Compliance Mechanism:	Inclusionary zoning	Inclusionary zoning	100% Affordable
Compliance Mechanism #2 (if project has multiple):			
Round:	Prior Round	Prior Round	Prior and Third Round
Block (if multiple separate by commas):	4702	5610	5834
Lot (if multiple separate by commas):	1	33-38	1.02
Address:	16-05 Fair Lawn Avenue	13-23 River Road	18-25 River Road
Construction required to begin by (for mechanisms other than inclusionary development):			
Status:	Built	Built	Built
If project has site plan /or subdivision approval, date building permits received (DD/MM/YYYY):			
If "approved not built" or "under construction," date of site plan and/or subdivision approval:			
If "under construction," expected date of completion:			
Date of issuance of C.O.:			
If "built," date controls began:	8/31/1999	2008	2020
Length of Affordability Controls (years):	30		30
Administrative Agent or other entity responsible for affirmative marketing:	Piazza & Associates Inc. 216 Rockingham Row Princeton, NJ 08540	Piazza & Associates Inc. 216 Rockingham Row Princeton, NJ 08540	Fair Lawn Senior Housing Urban Renewal LLC, PO Box 707 Ridgewood NJ
Contribution (for payments in lieu)			
Total Affordable Housing Units Proposed	38	3	84
Total Affordable Housing Units Completed to Date	38	3	0
Type of Affordable Units:			
<i>Family</i>	38	3	0
Family For-Sale	0		
Family Rental	38	3	
<i>Senior</i>	14	0	79
Senior For-Sale	0		
Senior Rental	14		79
<i>Supportive/Special needs</i>	0	0	5
Supportive For-Sale	0		
Supportive Rental	0		5

#### Bedroom/Income Splits:

<i>1 BR/or Efficiency Affordable Units</i>	26	1	0
Very Low-Income:		1	
Low-Income:	13		
Moderate-Income:	13		
<i>2 BR Affordable Units</i>	18	1	0
Very Low-Income:			
Low-Income:	9	1	
Moderate-Income:	9		
<i>3+ BR Affordable Units</i>	8	1	0
Very Low-Income:			
Low-Income:	4		
Moderate-Income:	4	1	
<i>Supportive/Special Needs Units:</i>	0	0	0
Very Low-Income:			
Low-Income:			
Moderate-Income:			

### 3. PRIOR AND THIRD ROUND MONITORING

Site / Program Name:	Landmark / Crossing at Radburn	ARC of Bergen/Passaic	Alliance Against Homelessness
Project developer:	Pulte	ARC of Bergen/Passaic Counties	Advance Housing Inc.
Compliance Mechanism:	Inclusionary zoning	Support and special needs	Support and special needs
Compliance Mechanism #2 (if project has multiple):			
Round:	Prior Round	Prior Round	Prior Round
Block (if multiple separate by commas):	3610	1101	3223.01
Lot (if multiple separate by commas):	2	3.02	17
Address:	Plaza Road	0-07 Saddle River Road	23-10 Berkshire Road
Construction required to begin by (for mechanisms other than inclusionary development):			
Status:	Under Construction	Built	Built
If project has site plan /or subdivision approval, date building permits received (DD/MM/YYYY):			
If "approved not built" or "under construction," date of site plan and/or subdivision approval:	11/5/2018		
If "under construction," expected date of completion:			
Date of issuance of C.O.:			
If "built," date controls began:		1982	1982
Length of Affordability Controls (years):			
Administrative Agent or other entity responsible for affirmative marketing:	Piazza & Associates Inc. 216 Rockingham Row Princeton, NJ 08540	ARC of Bergen/Passaic Counties	Alliance Against Homelessness
Contribution (for payments in lieu)			
Total Affordable Housing Units Proposed	33	4	4
Total Affordable Housing Units Completed to Date	0	4	4
Type of Affordable Units:			
<i>Family</i>	0	0	0
Family For-Sale			
Family Rental			
<i>Senior</i>	0	0	0
Senior For-Sale			
Senior Rental			
<i>Supportive/Special needs</i>	0	4	4
Supportive For-Sale			
Supportive Rental		4	4

#### Bedroom/Income Splits:

<i>1 BR/or Efficiency Affordable Units</i>	6	0	0
Very Low-Income:			
Low-Income:	3		
Moderate-Income:	3		
<i>2 BR Affordable Units</i>	20	0	0
Very Low-Income:			
Low-Income:	10		
Moderate-Income:	10		
<i>3+ BR Affordable Units</i>	7	0	0
Very Low-Income:			
Low-Income:	4		
Moderate-Income:	3		
<i>Supportive/Special Needs Units:</i>	0	4	4
Very Low-Income:		4	4
Low-Income:			
Moderate-Income:			

### 3. PRIOR AND THIRD ROUND MONITORING

Site / Program Name:	Allies Inc	Fair Lawn Mental Health	Heart to Heart
Project developer:	Allies Inc	Care Plus NJ	Heart to Heart
Compliance Mechanism:	Support and special needs	Support and special needs	Support and special needs
Compliance Mechanism #2 (if project has multiple):			
Round:	Prior Round	Prior Round	Prior Round
Block (if multiple separate by commas):	2204	3703	3220.01
Lot (if multiple separate by commas):	4	6	27
Address:	33-11 Ryan Road	24-19 High Street	24-10 Ellington Road
Construction required to begin by (for mechanisms other than inclusionary development):			
Status:	Built	Built	Built
If project has site plan /or subdivision approval, date building permits received (DD/MM/YYYY):			
If "approved not built" or "under construction," date of site plan and/or subdivision approval:			
If "under construction," expected date of completion:			
Date of issuance of C.O.:			
If "built," date controls began:			
Length of Affordability Controls (years):			
Administrative Agent or other entity responsible for affirmative marketing:			
	Allies Inc.	Fair Lawn Mental Health	Heart to Heart
Contribution (for payments in lieu)			
Total Affordable Housing Units Proposed	5	3	4
Total Affordable Housing Units Completed to Date	5	3	4
Type of Affordable Units:			
<i>Family</i>	0	0	0
Family For-Sale			
Family Rental			
<i>Senior</i>	0	0	0
Senior For-Sale			
Senior Rental			
<i>Supportive/Special needs</i>	5	3	4
Supportive For-Sale			
Supportive Rental	5	3	4

#### Bedroom/Income Splits:

<i>1 BR/or Efficiency Affordable Units</i>	0	0	0
Very Low-Income:			
Low-Income:			
Moderate-Income:			
<i>2 BR Affordable Units</i>	0	0	0
Very Low-Income:			
Low-Income:			
Moderate-Income:			
<i>3+ BR Affordable Units</i>	0	0	0
Very Low-Income:			
Low-Income:			
Moderate-Income:			
<i>Supportive/Special Needs Units:</i>	5	3	4
Very Low-Income:	5	3	4
Low-Income:			
Moderate-Income:			

### 3. PRIOR AND THIRD ROUND MONITORING

Site / Program Name:	J-ADD	Care Plus NJ	Life Opportunities
Project developer:	Developmental Disabilities	Care Plus NJ	Life Opportunities
Compliance Mechanism:	Support and special needs	Support and special needs	Support and special needs
Compliance Mechanism #2 (if project has multiple):			
Round:	Prior Round	Prior Round	Prior Round
Block (if multiple separate by commas):	3309	5816	4411
Lot (if multiple separate by commas):	12	9	19
Address:	1-20 29th Street	8-18 Fern Street	8-26 Plymouth Drive
Construction required to begin by (for mechanisms other than inclusionary development):			
Status:	Built	Built	Built
If project has site plan /or subdivision approval, date building permits received (DD/MM/YYYY):			
If "approved not built" or "under construction," date of site plan and/or subdivision approval:			
If "under construction," expected date of completion:			
Date of issuance of C.O.:			
If "built," date controls began:			
Length of Affordability Controls (years):			
Administrative Agent or other entity responsible for affirmative marketing:	Jewish Association for Developmental Disabilities	Care Plus NJ inc.	Life Opportunities
Contribution (for payments in lieu)			
Total Affordable Housing Units Proposed	6	5	4
Total Affordable Housing Units Completed to Date	6	5	4
Type of Affordable Units:			
<i>Family</i>	0	0	0
Family For-Sale			
Family Rental			
<i>Senior</i>	0	0	0
Senior For-Sale			
Senior Rental			
<i>Supportive/Special needs</i>	6	5	4
Supportive For-Sale			
Supportive Rental	6	5	4

#### Bedroom/Income Splits:

<i>1 BR/or Efficiency Affordable Units</i>	0	0	0
Very Low-Income:			
Low-Income:			
Moderate-Income:			
<i>2 BR Affordable Units</i>	0	0	0
Very Low-Income:			
Low-Income:			
Moderate-Income:			
<i>3+ BR Affordable Units</i>	0	0	0
Very Low-Income:			
Low-Income:			
Moderate-Income:			
<i>Supportive/Special Needs Units:</i>	6	5	4
Very Low-Income:	6	5	4
Low-Income:			
Moderate-Income:			

### 3. PRIOR AND THIRD ROUND MONITORING

Site / Program Name:	Childrens Aid & Family Services	River Lofts	24-19 Broadway
Project developer:	Services	River Lofts LLC	24-19 Broadway LLC
Compliance Mechanism:	Support and special needs	Inclusionary zoning	Inclusionary zoning
Compliance Mechanism #2 (if project has multiple):			
Round:	Third Round	Third Round	Third Round
Block (if multiple separate by commas):	2316	5616	3321
Lot (if multiple separate by commas):	7	1	16-22
Address:	2-15 35th Street	12-28, 12-44 River Road	24-19 Broadway
Construction required to begin by (for mechanisms other than inclusionary development):			
Status:	Built	Under Construction	No approvals
If project has site plan /or subdivision approval, date building permits received (DD/MM/YYYY):			
If "approved not built" or "under construction," date of site plan and/or subdivision approval:		1/14/2019	
If "under construction," expected date of completion:			
Date of issuance of C.O.:			
If "built," date controls began:			
Length of Affordability Controls (years):			
Administrative Agent or other entity responsible for affirmative marketing:	Childrens Aid & Family Services	CME Associate, 1 Market Street Camden NJ	
Contribution (for payments in lieu)			
Total Affordable Housing Units Proposed	4	4	2
Total Affordable Housing Units Completed to Date		0	0
Type of Affordable Units:			
<i>Family</i>	0	1	0
Family For-Sale			
Family Rental		1	
<i>Senior</i>	0	0	0
Senior For-Sale			
Senior Rental			
<i>Supportive/Special needs</i>	4	3	0
Supportive For-Sale			
Supportive Rental	4	3	

#### Bedroom/Income Splits:

<i>1 BR/or Efficiency Affordable Units</i>	0	0	0
Very Low-Income:			
Low-Income:			
Moderate-Income:			
<i>2 BR Affordable Units</i>	0	0	0
Very Low-Income:			
Low-Income:			
Moderate-Income:			
<i>3+ BR Affordable Units</i>	0	0	0
Very Low-Income:			
Low-Income:			
Moderate-Income:			
<i>Supportive/Special Needs Units:</i>	4	0	0
Very Low-Income:	4		
Low-Income:			
Moderate-Income:			



### 3. PRIOR AND THIRD ROUND MONITORING

<b>Site / Program Name:</b>	<b>Clairiant Site</b>	<b>Coremark</b>	<b>12-01 River Road</b>
<b>Project developer:</b>	N/A	Coremark LLC	DM Capital Corp.
<b>Compliance Mechanism:</b>	Inclusionary zoning	Assisted living residence	Inclusionary zoning
<b>Compliance Mechanism #2 (if project has multiple):</b>		Inclusionary zoning	
<b>Round:</b>	Third Round	Third Round	Third Round
<b>Block (if multiple separate by commas):</b>	5729	5724	5611
<b>Lot (if multiple separate by commas):</b>	2	1.02, 4, 4.01	42-47
<b>Address:</b>	3rd Street / Fair Lawn Ave	1600 River Road	12-01 River Road
<b>Construction required to begin by (for mechanisms other than inclusionary development):</b>			
<b>Status:</b>	No approvals	Under construction	Under construction
<b>If project has site plan /or subdivision approval, date building permits received (DD/MM/YYYY):</b>			
<b>If "approved not built" or "under construction," date of site plan and/or subdivision approval:</b>		1/27/2020	12/16/2019
<b>If "under construction," expected date of completion:</b>			
<b>Date of issuance of C.O.:</b>			
<b>If "built," date controls began:</b>			
<b>Length of Affordability Controls (years):</b>			
<b>Administrative Agent or other entity responsible for affirmative marketing:</b>			
<b>Contribution (for payments in lieu)</b>			
<b>Total Affordable Housing Units Proposed</b>	0	15	3
<b>Total Affordable Housing Units Completed to Date</b>	0	0	0
<b>Type of Affordable Units:</b>			
<i>Family</i>	0	0	3
Family For-Sale			
Family Rental	0		3
<i>Senior</i>	0	15	0
Senior For-Sale			
Senior Rental		15	
<i>Supportive/Special needs</i>	0	0	0
Supportive For-Sale			
Supportive Rental			

#### Bedroom/Income Splits:

<b>1 BR/or Efficiency Affordable Units</b>	0	0	0
Very Low-Income:			
Low-Income:			
Moderate-Income:			
<b>2 BR Affordable Units</b>	0	0	0
Very Low-Income:			
Low-Income:			
Moderate-Income:			
<b>3+ BR Affordable Units</b>	0	0	0
Very Low-Income:			
Low-Income:			
Moderate-Income:			
<b>Supportive/Special Needs Units:</b>	0	0	0
Very Low-Income:			
Low-Income:			
Moderate-Income:			

### 3. PRIOR AND THIRD ROUND MONITORING

Site / Program Name:	BCUW / Madeline	Vantage Health	Vantage Health
Project developer:	Bergen County United Way	Vantage Health Systems Inc	Vantage Health Systems Inc
Compliance Mechanism:	Support and special needs	Support and special needs	Support and special needs
Compliance Mechanism #2 (if project has multiple):			
Round:	Third Round	Third Round	Third Round
Block (if multiple separate by commas):	5709.1	3709	3721
Lot (if multiple separate by commas):	3-Feb	1	1, C312B
Address:	9-08, 9-12 Campbell Road	25-18 High Street Unit C	23-12 Howard Ave Unit B
Construction required to begin by (for mechanisms other than inclusionary development):			
Status:	Approved not built	Built	Built
If project has site plan /or subdivision approval, date building permits received (DD/MM/YYYY):			
If "approved not built" or "under construction," date of site plan and/or subdivision approval:	3/11/2019		
If "under construction," expected date of completion:			
Date of issuance of C.O.:			
If "built," date controls began:			
Length of Affordability Controls (years):			
Administrative Agent or other entity responsible for affirmative marketing:		Vantage Health Systems Inc	Vantage Health Systems Inc
Contribution (for payments in lieu)			
Total Affordable Housing Units Proposed	6	3	3
Total Affordable Housing Units Completed to Date	0	3	3
Type of Affordable Units:			
<i>Family</i>	0	0	0
Family For-Sale			
Family Rental			
<i>Senior</i>	0	0	0
Senior For-Sale			
Senior Rental			
<i>Supportive/Special needs</i>	6	3	3
Supportive For-Sale			
Supportive Rental	6	3	3

#### Bedroom/Income Splits:

<i>1 BR/or Efficiency Affordable Units</i>	0	0	0
Very Low-Income:			
Low-Income:			
Moderate-Income:			
<i>2 BR Affordable Units</i>	0	0	0
Very Low-Income:			
Low-Income:			
Moderate-Income:			
<i>3+ BR Affordable Units</i>	0	0	0
Very Low-Income:			
Low-Income:			
Moderate-Income:			
<i>Supportive/Special Needs Units:</i>	6	3	3
Very Low-Income:	6	3	3
Low-Income:			
Moderate-Income:			

### 3. PRIOR AND THIRD ROUND MONITORING

Site / Program Name:	Vantage Health	River Road Overlay	Fair Lawn Ave Overlay
Project developer:	Vantage Health Systems Inc	N/A	N/A
Compliance Mechanism:	Support and special needs	Inclusionary zoning	Inclusionary zoning
Compliance Mechanism #2 (if project has multiple):			
Round:	Third Round	Third Round	Third Round
Block (if multiple separate by commas):	3721	5610, 5611, 5612, 5613, 5617, 5618, 5621, 5624, 5628	3605, 3609, 3722, 3726, 4601, 4619, 4701, 4701.01
Lot (if multiple separate by commas):	1, C316C		
Address:	23-16 Howard Ave Unit C	River Road	Fair Lawn Ave
Construction required to begin by (for mechanisms other than inclusionary development):			
Status:	Built	No approvals	No approvals
If project has site plan /or subdivision approval, date building permits received (DD/MM/YYYY):			
If "approved not built" or "under construction," date of site plan and/or subdivision approval:			
If "under construction," expected date of completion:			
Date of issuance of C.O.:			
If "built," date controls began:			
Length of Affordability Controls (years):			
Administrative Agent or other entity responsible for affirmative marketing:	Vantage Health Systems Inc		
Contribution (for payments in lieu)			
Total Affordable Housing Units Proposed	3		
Total Affordable Housing Units Completed to Date	3		
Type of Affordable Units:			
<i>Family</i>	0	0	0
Family For-Sale			
Family Rental			
<i>Senior</i>	0	0	0
Senior For-Sale			
Senior Rental			
<i>Supportive/Special needs</i>	3	0	0
Supportive For-Sale			
Supportive Rental	3		

#### Bedroom/Income Splits:

<i>1 BR/or Efficiency Affordable Units</i>	0	0	0
Very Low-Income:			
Low-Income:			
Moderate-Income:			
<i>2 BR Affordable Units</i>	0	0	0
Very Low-Income:			
Low-Income:			
Moderate-Income:			
<i>3+ BR Affordable Units</i>	0	0	0
Very Low-Income:			
Low-Income:			
Moderate-Income:			
<i>Supportive/Special Needs Units:</i>	3	0	0
Very Low-Income:	3		
Low-Income:			
Moderate-Income:			

#### 4. VERY LOW INCOME REPORTING

No further reporting required until 9/27/23. Included below is the status as of November 2021.

<b>Very Low Income Units Approved or Planned after July 17, 2008</b>				
<b>Development/Compliance Mechanism</b>	<b>Total Affordable Units</b>	<b>VLI units constructed as of date of report</b>	<b>VLI units not constructed as of date of this report but still planned</b>	<b>Type of Very Low Income Unit (Family, Senior, Special Needs)</b>
River House Condos	3	1		Family Rental
River Lofts	4	1	0	Family Rental
Landmark / Crossings	33	0	0	For Sale
Coremark Site	15	0	2	Senior
Fair Lawn Senior Housing	84	11	0	Senior
24-19 Broadway	2	0	0	Family Rental
BCUW / Madeline	6	0	6	Special Needs
Vantage Health (3 group homes)	9	9	0	Special Needs
Childrens Aid & Family Services	4	4	0	Special Needs
<b>Total</b>	<b>160</b>	<b>26</b>	<b>8</b>	

This tab provides reporting required on very low income units, i.e. units affordable to and reserved for households at or below 30% of regional median income.  
See N.J.S.A. 52:27D-329.1.