

First Amendment to the Fourth Round Housing Element and Fair Share Plan

**Borough of Elmwood Park
Bergen County, New Jersey**

Prepared:
February 24, 2026

Prepared for:
Borough of Elmwood Park Planning Board

Prepared by:



T&M Associates
11 Tindall Road
Middletown, NJ 07748

DRAFT

Daniel Hauben, PP, AICP. LEED Green Associate
NJ Professional Planner: 33LI00630300

Adopted on ____, 2026 by the Borough of Elmwood Park Planning Board.
Endorsed on _____, 2026 by the Elmwood Park Borough Council.

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

ELMWOOD PARK BOROUGH

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Table of Contents

Amended Housing Element and Fair Share Plan Introduction.....	4
Program Decision Recommendation.....	6
Amending the Fourth Round HEFSP	6
Amended Fair Share Plan	7
Affordable Housing Obligation	7
Amended Plan.....	7
Vacant Land Adjustment & Realistic Development Potential (RDP).....	7
Prior Round and Round 3 Obligations	8
Round 4 Present Need.....	9
Round 4 Prospective Need.....	10
Other Amendments.....	14
Zoning and Redevelopment Plans.....	14
Spending Plan	14
Minimums & Maximums	14
Conclusion	15
Appendices	15

Amended Housing Element and Fair Share Plan Introduction

The Borough of Elmwood Park (“Borough”), Bergen County, adopted a Fourth Round Housing Element and Fair Share Plan (“Adopted Plan” or “HEFSP”) on June 11, 2025 as an amendment to the municipal master plan in accordance with the New Jersey Municipal Land Use Law (N.J.S.A. 40:55D-1 et seq.) and the New Jersey Fair Housing Act (N.J.S.A. 52:27D-301 et seq., as amended by P.L. 2024, c.2, hereinafter “FHA2”). In accordance with an Order of May 16, 2025 by the Gregg A. Padovano, J.S.C., the Borough’s Adopted Plan addressed a fourth **round prospective need obligation of 145 new affordable housing units and a fourth round present need obligation of 154 rehabilitation units**. It also reaffirmed the Borough’s strategy for addressing its prospective need obligations from the first, second, and third affordable housing rounds (hereinafter “Prior Rounds”). Furthermore, in accordance with FHA2, the Adopted Plan adjusted the 145-unit prospective need **to a 8-unit “realistic development potential”, or “RDP”,** to reflect the limited vacant and developable land in Elmwood Park. This left a **137-unit “unmet need”** (the difference between the prospective need and the RDP).

The Borough’s June Adopted HEFSP addressed the 8-unit RDP and 25% of the unmet need (35 units) with 41 approved or proposed affordable housing units and 2 bonus credits.

The Plan was challenged by Meridia Elmwood Park 871, Urban Renewal, LLC (“Meridia”) by way of submittal to the Affordable Housing Dispute Resolution Program (“Program”) dated August 26, 2025, and by Fair Share Housing Center (“FSHC”) by way of a submittal to the Program dated August 25, 2025 (collectively, “Parties”).

Multiple mediation sessions took place between the Parties and the Borough between September 29, 2025 and December 9, 2025 with the Honorable Stephan C. Hansbury, J.S.C. (Retired, appointed Program Judge) and Special Adjudicator Frank Banisch, PP, AICP in order to attempt to resolve the challenges to the Plan.

The challenges were resolved as follows:

Meridia Challenge

Meridia is the corporation created for the redevelopment of the property at 871 River Drive, formerly known as the Royal Warsaw property. A redevelopment plan was adopted by the Borough on February 16, 2023 to permit up to **149 total units** including **23 family affordable rentals**. The property was included in the June 11, 2025 adopted Fourth Round Housing Element and Fair Share Plan.

The crux of the challenge filed by Meridia to the Fourth Round Plan is that the Borough had not finalized the redevelopment agreement by the August 31, 2025 deadline to challenge the Borough's plan. Much of the delay between the adoption of the redevelopment plan for the property and the drafting of agreements between the Borough and Meridia relate to the Borough's request that the project include affordable housing, and Meridia's claims regarding the financial feasibility of providing an affordable housing set-aside in their project which has a density well in excess of 100 dwelling units per acre. Meridia sought to have the challenge resolved with either an amended redevelopment plan consisting of substantially greater density or a payment in-lieu of taxes (PILOT).

Over several mediation sessions, the Borough and Meridia were unable to settle Meridia's challenge. Notwithstanding, the Borough continues to pursue avenues to resolve the challenge, including through an interest-free loan to Meridia from the affordable housing trust fund.

FSHC Challenge

Fair Share Housing Center is a non-profit organization with a stated mission of reducing barriers to safe, healthy, and affordable housing in New Jersey. Following the statutory June 30, 2025 deadline for municipalities to adopt their Fourth Round HEFSPs, FSHC challenged the Plans of hundreds of municipalities in New Jersey, either seeking additional information about plan components or challenging the substance and constitutionality conformity of the Plans. In the case of the Borough of Elmwood Park's Fourth Round Plan, the core of FSHC's challenge was a disagreement over the methodology used to achieve the 8-unit RDP adjustment of the Borough's fourth round prospective need, and the mechanisms to address the unmet need.

During the course of the mediations, the Borough attempted to respond to the concerns shared by FSHC by increasing the RDP to 42 based on changes in densities applied to vacant lots, reconsideration of lots originally deemed ineligible for development, and inclusion of properties which are not "vacant" (as defined by the Council on Affordable Housing), but which are proposed or approved for redevelopment.

This left a 103-unit unmet need, of which the Borough is only required to provide zoning to create 25%, or 26 units. The Borough proposed to address this need through amendments to the Market Street Redevelopment Plan, which was created in 2020 with densities ranging from 25 units per acre to over 40 units per acre, but which has not resulted in any residential development to date.

Other aspects of the challenge from Fair Share which the Borough strived to address in the mediation process include verifying the status and creditworthiness of projects from the prior rounds, clarifying the results of the structural conditions survey conducted to adjust the Borough's present need obligation, and agreeing to update ordinances and documents required to implement and effectuate the affordable housing plan.

Program Decision Recommendation

On January 29, 2026, Program Judge Hansbury filed a recommendation that the adopted Fourth Round HEFSP be found noncompliant with Mount Laurel Doctrine and the Fair Housing Act, and that the Borough should be ordered to amend its housing plan based upon the findings and recommendations of Special Adjudicator Banisch in a memorandum dated January 21, 2026.

The Special Adjudicator’s memo concluded that the Adopted HEFSP was deficient, and that the Borough could bring itself into compliance by following the steps listed below:

1. Documentation gaps - provide all supporting documentation for the inclusionary redevelopment sites including affordability controls, unit mix, income targeting, site specific zoning, pro forma, construction schedules, and developer agreements.
2. Update as needed - affordable housing and development fee ordinances, affirmative marketing plan, appointment resolutions for the Municipal Housing Liaison and Administrative Agent, a resolution of intent to bond for any shortfall, and an affordability assistance manual.
3. Vacant Land Adjustment - provide a step-by-step presentation that tracks the definitions of approvable, available, developable, and suitable and shows the density assumptions used for RDP calculations including the densities of the inclusionary sites.
4. Unmet need and redevelopment – Recalculate the RDP and unmet need as the basis for a compliance judgment (i.e. - if the RDP is 51 units, the unmet need is reduced to 94 and the 25% requirement is reduced to 24 units for which realistic zoning is required).

Amending the Fourth Round HEFSP

Based upon the Borough’s efforts to resolve the challenges from FSHC and Meridia and the recommendations from the Special Adjudicator, the Borough hereby amends the June 12, 2025 adopted HEFSP as follows:

- The Borough revises its RDP from 8 units to **54 units**;
- The Borough intends to continue negotiations with Meridia to arrive at an amicable agreement to result in development consistent with the adopted Redevelopment Plan;
- The Borough will document the existing and proposed affordable housing developments to satisfy the 54-unit RDP;
- The **54-unit RDP** results in an “**unmet need**” of **91 units**, which the Borough will address by amending the Market Street Redevelopment Plan to incentivize redevelopment and create a realistic opportunity for a minimum of **25% of the**

unmet need, or 23 affordable units, to be created in the redevelopment area during the Fourth Round.

- The Borough will update the Fourth Round Spending Plan to reflect newly adopted regulations.

Additionally, the Borough will adopt all necessary ordinances or ordinance amendments necessary to implement the Amended HEFSP, including zoning ordinances, redevelopment plans, and ordinances concerning the administering of affordable housing and the collection and spending of affordable housing trust funds, to reflect new regulations at N.J.A.C. 5:99 and amendments to N.J.A.C. 5:80-26.1 (“Uniform Housing Affordability Controls” or “UHAC”).

Amended Fair Share Plan

Affordable Housing Obligation

A municipality’s affordable housing obligation is made up of both a present need (rehabilitation obligation) and a prospective need obligation (new construction obligation). Obligations are calculated in time periods known as “rounds.” Whereas present need obligations reset each round, prospective need obligations accumulate over time.

Pursuant to an order dated May 16, 2025 by the Gregg A. Padovano, J.S.C., the Borough has a fourth round prospective need obligation of 145 units and a present need obligation of 154 units.

Consequently, the Borough’s cumulative and current affordable housing obligations are as follows:

- Prior Round (Rounds 1 & 2, from 1987-1999) Obligation: 54 units
- Round 3 (from 1999-2025) Prospective Need Obligation: 328 Units
- Round 4 (from 2025-2035) Present Need (Rehabilitation Obligation): 154 units
- Round 4 (from 2025-2035) Prospective Need Obligation: 145 Units

Amended Plan

Vacant Land Adjustment & Realistic Development Potential (RDP)

As a mostly built-out municipality, the Borough is eligible to adjust its 145-unit fourth round prospective need based upon a lack of vacant land in order to reduce the portion of its prospective need that is required to be created by 2035, when the fourth round ends. The adjustment is determined through an analysis of geospatial data, in which the Borough is statutorily required to identify all properties in the Borough that are “vacant”

and “available”, determine the portion of those properties that are not environmentally constrained or legally encumbered, and calculate the number of affordable units that could hypothetically be produced on the unconstrained portions of those properties based upon a suitable density and a presumption that 20% of the housing units produced on the properties would be set-aside for low- and moderate-income households. The Borough followed this methodology to arrive at the original RDP of 8 units.

In order to resolve the differences in opinion with FSHC and the Special Adjudicator regarding the vacant land analysis methodology, the Borough is revising its RDP to 54 units, which also includes properties that are not vacant and available¹ but which are expected to be redeveloped and included in the housing plan.

The analysis concluded that the vacant and redevelopable lands in the Borough could produce **54 affordable units** if zoned for inclusionary development with a 20% set-aside. This is referred to as the realistic development potential, or RDP.

Historically, the difference between the prospective need and the RDP has been referred to as the “unmet need”, and has been addressed in part or in whole through mechanisms like overlay zoning or accessory apartment incentive programs which create opportunities for affordable housing, but which are not required to create that housing during the 10-year affordable housing round. The unmet need from an RDP of 54 and a prospective need of 145 units is **91 units**. FHA2 requires towns that receive a vacant land adjustment to provide for zoning or other mechanisms that provides a realistic opportunity for at least 25% of the unmet need to be created during the fourth round. For Elmwood Park Borough, that number is **23 units**.

Prior Round and Round 3 Obligations

The Borough adopted a Third Round Housing Element and Fair Share Plan in November of 2022 which addressed its affordable housing obligations from the first, second, and third rounds (“Prior Rounds”), accumulated between 1987 to 2015 and projected from 2015 to 2025 in accordance with a settlement agreement between the Borough, River Drive Development, LLC (River Drive) and FSHC executed on March 14, 2018. The agreement established the Borough’s first and second round prospective need at **54-units** and its third round prospective need at **328 units**, adjusted to a **78-unit Third Round RDP**.

The 2022 Adopted Third Round HEFSP fully addressed the Prior and Third Round obligations. However, during the process of documenting the projects addressing those obligations, the Borough’s affordable housing planner determined that some of the group home facilities were identified incorrectly. In the months leading up to its Third Round

¹ As defined by the Council on Affordable Housing at N.J.A.C. 5:93-1.3

Fairness and Compliance hearing in 2024, the Borough documented with Fair Share Housing Center and the Special Master the creditworthiness for the following Third Round Compliance Plan, which is in compliance with the Settlement Agreement with Fair Share Housing Center:

Projects	Type	Tenure	Total Units	Affordable Units	Prior Round		54 Units	R3 RDP		78 Units	R3 Unmet Need
					Units	Bonus	Total	Units	Bonus	Total	Units
River Drive	Family	Rental		24	24	14	38			0	
Center for Family Support	Special Needs	Rental	5	5	5		5			0	
Spectrum	Special Needs	Rental	6	6	6		6			0	
Arc of Bergen/Passaic	Special Needs	Rental	6	6	6		6			0	
UJA	Special Needs	Rental	6	6	6		6			0	
Devereaux	Special Needs	Rental	6	6	6		6			0	
Prior Surplus	Special Needs	Rental						13		13	
Riverfront Apartments	Family	Rental	336	37				37	20	57	
Riverfront Apartments	Senior	Rental	54	22				8		8	14
	Total		648	147	53	14	67	58	20	78	

The Adopted Fourth Round HEFSP reaffirmed the construction status and creditworthiness of the housing units addressing the obligations of the prior rounds. The only new documentation, included in the appendices, related to deed restrictions on the Riverfront Apartments.

Round 4 Present Need

As stated in the Borough’s Fourth Round, the Borough conducted a structural conditions survey in March of 2025, according to the rules and rubric created by COAH, which identified 48 “deficient” housing units. According to those rules, a municipality that conducts a structural conditions survey shall adjust the actual identified number of deficient households based upon a “deterioration share”, which was previously published by COAH for each county, and which reflected the percentage of deficient units that are likely to be occupied by low- and moderate-income households.

Neither DCA nor any other agency has published an updated “deterioration share” for the Fourth Round, and the ratios previously published by COAH are outdated and not suitable for use today. However, DCA published the percentages of low- and moderate-income

households in deficient housing at the municipal level in the Present Need calculation sheet of its October 2025 calculations of municipal housing obligations. The DCA calculated that 54.2% of overcrowded housing in Elmwood Park is estimated to be occupied by low- and moderate-income households. If this is the appropriate deterioration ratio to apply, the Borough is only obligated to fund rehabilitation for 54.2% of the 48 identified units, equaling **27 units**.

Although FSHC did not question this deterioration share in some other municipalities that conducted the survey, they did so in Elmwood Park. They have not, however, presented an alternative statistic to better replace the deterioration share. Therefore, for the purposes of this Plan, the Borough will plan to fund rehabilitation of a minimum of 27 units. Should the DCA publish an updated deterioration share, or should a court of competent jurisdiction establish deterioration share by order, the Borough will amend its rehabilitation number accordingly.

Round 4 Prospective Need

Elmwood Park's fourth round prospective need obligation of **145 units** is adjusted to a **54-unit** RDP and a **91-unit** unmet need, due to a lack of vacant and available land. Pursuant to FHA2, the HEFSP must satisfy the entire RDP and address at least 25% of the unmet need (**23 units**) with compliance mechanisms that have a realistic probability of producing affordable housing during the round ending on June 30, 2035. This amendment to the Fourth Round HEFSP amends the Borough's compliance strategy to address the RDP and unmet need as follows:

Satisfaction of the 54-unit RDP

Meridia / Royal Warsaw Redevelopment. The Borough designated the former Royal Warsaw property at 871 River Drive, and surrounding properties (Block 1602, Lots 2, 3, 4, & 26) as an area in need of redevelopment on October 21, 2021 and adopted a redevelopment plan for the properties on February 16, 2023. The Borough was in the process of finalizing redevelopment agreements with Meridia to redevelop the site with **149 units**, including a **23-unit (15%)** affordable family rental set-aside when Meridia challenged the Borough's Fourth Round HEFSP seeking a higher density. The Borough's Third Round Spending Plan committed to spending \$900,000 from the affordable housing trust fund to the developer to make the project financially feasible, with the requirement that the payment be repaid over 10 years or fully repaid at such time that the project is sold. The project continues to be in the plan as the Borough negotiates with Meridia, with the hope of arriving at an agreement to move forward. Additionally, the Borough will amend its Fourth Round Spending Plan to show a zero-interest loan of \$1,100,000 to Meridia. For the purposes of claiming bonuses, Meridia's challenge to the Borough's plan and their ongoing negotiation with the Borough is evidence of commitment on their part to develop the property. Therefore, the Borough claims the maximum number of bonuses from this site.

The property is suitable for inclusion in the HEFSP as follows:

- *“Available site” means a site with clear title, free of encumbrances which preclude development for low and moderate income housing.*

The Borough is not aware of any conditions of title or any legal encumbrances which would preclude production of affordable housing on this property.

- *“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.*

The property in question is located along four-lane River Drive, across the road from commercial uses to the west, with single-family dwellings to the north, south, and east. It does not have environmental constraints that cause the site to be unsuitable for inclusionary development.

- *“Developable site” means a site that has access to appropriate water and sewer infrastructure, and is consistent with the applicable areawide water quality management plan (including the wastewater management plan) or is included in an amendment to the areawide water quality management plan submitted to and under review by DEP.*

The site has access to existing water and sewer infrastructure and is within an existing approved sewer service area.

- *“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 all agencies with jurisdiction over the site. A site may be approvable although not currently zoned for low and moderate income housing.*

The Borough is not aware of any conditions which would preclude the site from being developed consistent with applicable State regulations.

689 River Drive Redevelopment. The property at Block 1202, Lot 21, was designated as an area in need of redevelopment on May 19, 2022, and a redevelopment plan was adopted for the site in 2023. The Borough has received conceptual plans from the likely redeveloper of the property to create **16 stacked townhouse units, of which three (3) units would be affordable family rentals.**

The property is suitable for inclusion in the HEFSP as follows:

- *“Available site” means a site with clear title, free of encumbrances which preclude development for low and moderate income housing.*

The Borough is not aware of any conditions of title or any legal encumbrances which would preclude production of affordable housing on this property.

- *“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.*

The property in question is located along four-lane River Drive, surrounded by office and multi-family uses to the north, east, and west, and single-family dwellings to the south. It does not have environmental constraints that cause the site to be unsuitable for inclusionary development.

- *“Developable site” means a site that has access to appropriate water and sewer infrastructure, and is consistent with the applicable areawide water quality management plan (including the wastewater management plan) or is included in an amendment to the areawide water quality management plan submitted to and under review by DEP.*

The site has access to existing water and sewer infrastructure and is within an existing approved sewer service area.

- *“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 all agencies with jurisdiction over the site. A site may be approvable although not currently zoned for low and moderate income housing.*

The Borough is not aware of any conditions which would preclude the site from being developed consistent with applicable State regulations.

ElmPark 401-407 Rt 46 Redevelopment. The property was designated as an area in need of redevelopment by the Borough Council in 2021, and a redevelopment plan was adopted for the site in May of 2023. The Borough is finalizing redevelopment agreements with Elm Park Development, LLC, to redevelop the property with 58 units, **of which nine (9) would be family affordable rental units.** As development of the property for inclusionary housing is underway, suitability language is not required.

Transitional – Sober Living. The Borough is home to several sober living homes operated by an entity called DB House Sober Living. The Borough will take credit toward its RDP for five (5) bedrooms in sober living facilities, per the rule that a municipality may count transitional bedrooms to up to 10% of its of its fair share obligation.

Satisfaction of the 23-unit Unmet Need Requirement

Market Street Redevelopment Plan. The Market Street Redevelopment Plan, adopted in 2020, envisions comprehensive redevelopment of properties along the Market Street corridor with mixed-use development including affordable housing set-aside of 15% for rental units and 20% for for-sale units.

At full build-out, the redevelopment plan would permit up between 260 and 366 affordable units based on a 20% set-aside. This yield represents more than three times the 91 unit unmet need and 11 to 15 times the 23 units of unmet need the Borough is required to provide for under P.L. 2024, c.2. The Borough recognizes that the Plan has not yet attracted the mixed-use redevelopment envisioned for the corridor in its over five years on the books, and that amendments are needed to demonstrate a realistic possibility for the creation of affordable units in the Market Street redevelopment area over the next 10 years. Therefore, the Borough will amend the Market Street Redevelopment Plan in the following ways:

- Reduce the minimum base tract size for mixed-use development in the Market Street Corridor Sub-Area to from 9,000 square feet to 8,000 square feet , increase the maximum base density from 25 units per acre to 30 units per acre, and increase maximum building height from 2 stories to 2.5 stories;
- Conditionally permit residential-only multi-family buildings at 25 du/ac on 10,000 square foot tracts without frontage on Market Street or Mola Boulevard;
- For development fronting on Market Street and lot frontage of less than 100 feet, reduce the active ground floor use ratio from 70% to 50%.
- Establish a residential parking ratio of 1.5 spaces per unit.

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Other Amendments

The Borough of Elmwood Park will amend its ordinance at Chapter 37, “Affordable Housing” to reflect changes to the Fair Housing Act pursuant to P.L. 2024, c.2, amendments to the Uniform Housing Affordability Controls (UHAC) at N.J.A.C. 5:80-26.1 et seq., and newly adopted rules at N.J.A.C. 5:99 which amend and replace portions of COAH’s rules at N.J.A.C. 5:93 and N.J.A.C. 5:97.

Zoning and Redevelopment Plans

The Borough will amend its Borough-wide mandatory set-aside ordinance and the Market Street Redevelopment Plan.

Spending Plan

Consistent with the Borough’s agreement with FSHC, the Borough will amend its Spending Plan based upon N.J.A.C. 5:99.

Minimums & Maximums

The FHA2 stipulates certain requirements within C.52:27D-311.k(10)1 which the Elmwood Park plan meets. The following is noted:

- A maximum of 30% of the affordable housing units, exclusive of any bonus credits, to address its prospective need affordable housing obligation, may be addressed with age restricted housing. The compliance plan does not include senior units.
- A minimum of 50% of the actual affordable housing units, exclusive of bonus credits, created to address its prospective need obligation must be satisfied with the creation of housing available to families with children. At least 50% of units in the Borough’s compliance plan are family units.
- A minimum of 25% of the actual affordable housing units, exclusive of bonus credits, created to address its prospective need obligation, must be satisfied with the creation of rental housing. The plan consists entirely of rental units.
- A minimum of 13% percent of all affordable units referenced in this HEFSP addressing the Borough’s fourth round prospective need obligation shall be very low-income units for households earning 30 percent or less of the regional median income, with at least half of those units available to families. The compliance plan meets this requirement.

The Borough will ensure to the best of its ability that all affordable housing units satisfying the prior round obligations will continue to meet the applicable

minimums and maximums set forth in the third round settlement agreement with FSHC as well as any applicable regulatory or statutory requirements.

Conclusion

The adoption of this document by the Elmwood Park Planning Board and its endorsement by the Elmwood Park Mayor and Council shall constitute an amendment to the Fourth Round HEFSP adopted on June 11, 2025 to address the requirements of the Affordable Housing Dispute Resolution Program and applicable State laws and regulations with respect to the satisfaction of the Borough's fourth round obligation and its compliance the constitutional obligation to produce a realistic opportunity for affordable housing.

Appendices

This report contains the following appendices.

Appendix A: Recommendation of the Affordable Housing Dispute Resolution Program

Appendix B: Amended Vacant Land Adjustment

Appendix C: Amended Development Fee & Affordable Housing Ordinances

Appendix D: Amended Spending Plan

Appendix E: Amended Market Street Redevelopment Plan

Appendix F: Amended Administrative Manuals and Affirmative Marketing Plan

Appendix G: Updated River Drive documentation

Appendix H: Transitional Housing Documentation

Appendix I: 401-407 Rt 46 Documentation

Appendix J: June 2025 Adopted Fourth Round Housing Element and Fair Share Plan

**Appendix A: Recommendation of the Affordable Housing Dispute
Resolution Program**

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PREPARED BY THE AFFORDABLE HOUSING PROGRAM:

In the Matter of
Borough of Elmwood Park
County of Bergen

Superior Court of New Jersey
Law Division, Civil Part

Docket No. BER-L-714-25

**Program Decision Recommendation -
Housing Element and Fair Share Plan**

THIS MATTER, having come before the Affordable Housing Dispute Resolution Program (Program), pursuant to the Complaint for Declaratory Judgment filed in this matter on January 29, 2025 (DJ Complaint) by the Petitioner, Borough of Elmwood Park (Municipality), pursuant to the New Jersey Fair Housing Act, N.J.S.A. 52:27D-301, et. seq. (FHA), and in accordance with Administrative Directive #14-24 and its Addenda, seeking a certification of compliance with the FHA;

AND IT APPEARS that on May 16, 2025, the Hon. Gregg A. Padovano, J.S.C. entered an Order as follows:

- a. Establishing the Municipality's Fourth Round "present need" at 154;
- b. Establishing the Municipality's Fourth Round "prospective need" at 145 ;
- c. Directing the Municipality to prepare and adopt a Housing Element and Fair Share Plan on or before June 30, 2025;

AND the Municipality having timely adopted and filed its Proposed Fourth Round Housing Element and Fair Share Plan (HEFSP);

AND a challenge(s) to the Municipality's Fourth Round HEFSP having been timely filed by interested parties Meridia Elmwood Park 871, Urban Renewal LLC and Fair Share Housing Center, alleging that the HEFSP failed to comply with the FHA and/or Mount Laurel doctrine;

AND the Program having appointed Special Adjudicator Francis J. Banisch III, PP/AICP to the matter;

AND the Program Member having conducted a settlement conference(s) on September 29, 2025, October 27, 2025, November 19, 2025, and December 9, 2025, during which no settlement agreement was reached;

AND the essential components of the Municipality's HEFSP include, but are not limited to, the following:

- a. The Municipality's Present Need (Rehabilitation) Obligation is 154, reduced through a Structural Conditions Survey to 48;
- b. The Municipality's Prospective Need Obligation (2025-2035) is 145 with an RDP of 8;
- c. The Municipality's Prior Round Obligation (1987-1999) is 54;
- d. The Municipality's Third Round Obligation (1999-2025) is 328;

- e. The 2022 Settlement between FSHC and the Borough acknowledged that the Borough had an RDP of 78;
- f. The Municipality's Fourth Round Realistic Development Potential (RDP) is 8. The Municipality shall satisfy its Fourth Round RDP as follows:

NAME	TYPE	UNITS	BONUSES	TENURES	STATUS
Rt 46 Redevelopment Project	Family	9	2	Rental	Redevelopment Plan adopted
Total		9	2		

- g. The Municipality's Unmet Need is 137. The Municipality shall satisfy its Fourth Round Unmet Need as follows:

NAME	TYPE	UNITS	TENURES	STATUS
Royal Warsaw Alt Option	Family	23	Rental	Redevelopment Plan adopted
River Road Townhouses	Family	3	Rental	Redevelopment Plan adopted
Rt 46 Redevelopment Project	Family	3	Rental	Redevelopment Plan adopted
Demase Nursery Townhomes	Family	3	Sale	Designated as area in need of redevelopment
Trust Fund Subsidy	Family	3+	TBD	
Total		32+		

AND the Program Member having considered the filings by the parties, the written recommendation of the Special Adjudicator (attached) and oral argument and for the reasons more fully set forth in the attached Statement of Reasons hereby recommends an ORDER directing that:

- a. The HEFSP of the Municipality is not in compliance with the FHA and the Mount Laurel doctrine;
- b. The challenges of the interested parties are upheld;
- c. The Municipality shall amend its HEFSP in accordance with the Program's recommendations set forth within the attached Statement of Reasons;
- d. In accordance with N.J.S.A. §52:27D-304.1(f)(2)(c), on or before March 15, 2026, the Municipality adopt and file its amended HEFSP well as the implementing ordinances and resolutions proposed within the amended HEFSP;
- e. Thereafter, the court schedule a HEFSP Confirmation Hearing (or, if and as may be deemed necessary by the Mt. Laurel judge, a Fairness and/or Compliance Hearing) to consider approval of the Municipality's amended HEFSP and the issuance of a Certification of Compliance and Repose; and
- f. Grant the Municipality continued immunity from exclusionary zoning litigation for the duration of the compliance process conditioned upon the Municipality's compliance with its order and good faith implementation of the amended HEFSP and good faith participation in the compliance process.

Respectfully Submitted by the Program:

By:



Hon. Stephan Hansbury, J.S.C. Ret.

Dated: 1/29/26

PREPARED BY THE AFFORDABLE HOUSING PROGRAM:

<p>In the Matter of <u>the Borough of</u> Elmwood Park</p>	<p>Superior Court of New Jersey Law Division, Civil Part Bergen County</p> <p>Docket No. BER-L-714-25</p> <p>STATEMENT OF REASONS</p>
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Statement of Reasons

New Jersey's Fair Housing Act (FHA) was amended, in part, due to a recognition of the need to "establish definitive deadlines for municipal action and any challenges to those actions" to ensure timely municipal compliance with their constitutional and statutory housing obligations. See N.J.S.A. §52:27D-302 (m).

The FHA set forth a streamlined procedure whereby municipalities can secure a compliance certification. That process states that after adoption and filing of a municipality's housing element and fair share plan (HEFSP), an interested party may file a response, or challenge, alleging with specificity that the municipality's HEFSP is not in compliance with the FHA or the Mount Laurel doctrine. N.J.S.A. §52:27D-304.1(f)(2)(b).

The FHA declared that the State's "preference for the resolution of existing and future disputes involving exclusionary zoning is the mediation and review process set forth in this act and not litigation, and that it is the intention of this act to

provide various alternatives to the use of the builder's remedy as a method of achieving fair share housing." N.J.S.A. §52:27D-303. To that end, the FHA directed the Program to facilitate settlement between a municipality and any interested parties that filed a challenge to the municipality's HEFSP and give the municipality until December 31, 2025, to commit to revise its HEFSP or provide an explanation for why it will not make all or some of the requested changes. N.J.S.A. §52:27D-304.1(f)(2)(b). If a settlement cannot be reached, to resolve a challenge, the Program is to apply an objective assessment standard to determine whether the municipality's HEFSP complies with the FHA and Mount Laurel doctrine. Ibid. Upon resolution of a challenge, the Program shall issue a compliance certification conditioned upon the municipality's "commitment, as necessary, to revise its fair share plan and housing element in accordance with the resolution of the challenge." Ibid. The Program may also terminate immunity if it finds that the municipality is not in constitutional compliance at any point in the process. Ibid.

On January 29, 2025, the Borough of Elmwood Park filed its complaint seeking to participate in the settlement program. On May 16, 2025, Judge Gregg Padovano entered an order providing that Elmwood Park must present a need of 154 and a fourth round prospective need of 145. On June 16, 2025, Elmwood Park filed its proposed Housing Element and Fair Share Plan. On August 26, 2025, Miridia Elmwood Park 871, Urban Renewal, LLC filed a challenge to the town's plan. On September 2, 2025, Fair Share Housing counter filed its own challenge.

Mediation sessions were heard on September 29, October 27 and November 19, 2025. No resolution was reached and so a session was held on December 9, 2025. On January 21, 2026, David Banisch, III PP/AICP issued his report outlining the deficiencies in the HEFSP. The Program has reviewed that report and acknowledges that a mediated settlement was not reached. The Program incorporates that report and recommends it be followed by the Mt. Laurel Judge.

Despite the Program's efforts to facilitate communication between the Municipality and interested party/ies Fair Share Housing Center and Miridia Elmwood Park 87, no settlement was reached. Therefore, it is incumbent upon the Program to resolve the challenge (s) and determine whether the Municipality's HEFSP enables it to satisfy its fair share obligation and is compliant with the FHA and the Mount Laurel doctrine. See N.J.S.A. §52:27D-304.1(f)(2)(b). The Program is mindful of the fact municipalities are permitted to use a variety of means and techniques to provide for its fair share of affordable housing as set forth in NJ's.A. §52:27D-311 and that courts should employ flexibility in assessing a municipality;s HEFSP for compliance with the FHA and Mount Laurel doctrine. In re Adoption of N.J.A.C. 5:96 & 5:97, 221 N.J. 1, 29-33 (2015).

Having reviewed all the submissions of the parties (including the original HEFSP and any proposed amendments to the HEFSP.), the written recommendation

of the Special Adjudicator and having presided over the settlement conference(s) and oral argument, this Program member concludes that the Municipality's HEFSP fails to provide a realistic opportunity for the construction of its fair share of low and moderate income housing and is not in compliance with the FHA and the Mount Laurel doctrine. See S. Burlington Cnty. NAACP v. Mount Laurel, 92 N.J. 158, 220-22 (1983).

Respectfully Submitted by the Program:

Dated: 1/29/26

By: /s/ Stephan C. Hansbury
Hon. Stephan C. Hansbury, J.S.C. Ret.

Memorandum

To: Hon. Stephan Hansbury, J.S.C., Ret.

From: Francis J. Banisch III, PP/AICP

Date: January 21, 2026

Re: Adjudicator's Program Recommendation for Elmwood Park Borough
Docket No. Ber-L-714-25

Pursuant to the Program's request, I have prepared this memorandum to provide my assessment and recommendations as Special Adjudicator regarding the sufficiency of the Elmwood Park Borough submission to the Affordable Housing Dispute Resolution Program ("AHDRP" or "Program") including the Borough's Housing Element and Fair Share Plan ("HEFSP") and the challenge by the Fair Share Housing Center.

The Borough and the FSHC entered mediation before the AHDRP, with sessions conducted on September 29, October 27, November 19 and December 9, 2025. Based upon the results of the Program mediation, Elmwood Park and FSHC were unable to reach an agreement that would endorse certification of Elmwood Park's Round 4 Housing Element and Fair Share Plan (HEFSP) to be consistent with New Jersey's constitutional and statutory framework for affordable housing compliance as established by the Mount Laurel doctrine and the Fair Housing Act (FHA).

New Jersey's unique constitutional and statutory framework for affordable housing, established by the Mount Laurel doctrine and the Fair Housing Act ("FHA"), requires the application of an "objective standard" for review of a municipal housing element and fair share plan. The review ensures that a municipality's plan provides a "realistic opportunity" for the actual production of its fair share of affordable housing.

In accordance with C.52:27D-304.1 3.f. (2) (b), the Fair Housing Act provides that the Affordable Housing Dispute Resolution Program shall apply the "objective standard" to review of the HEFSP for consistency and "to determine whether it enables the municipality to satisfy the fair share obligation, applies compliant mechanisms, meets the threshold requirements for rental and family units, does not exceed limits on other unit or category types, and is compliant with the "Fair Housing Act," P.L.1985, c.222 (C.52:27D-301 et al.) and the Mount Laurel doctrine."

Assessing whether this standard is met requires a multi-factor, evidence-driven inquiry to determine if a municipality's Housing Element and Fair Share Plan meets the objective standard and is constitutionally compliant.

Summary of the Housing Element and Fair Share Plan

By Order of May 16, 2025, Judge Gregg Padovano established the Fourth-Round obligations of the Borough at 154 units of present need (rehabilitation) and a 2025 to 2035 prospective need of 145 units. The Borough seeks adjustment to the present need from 154 to 27 units, based on a Structural Conditions Survey conducted during March of 2025.

The HEFSP includes the following summary of the mechanisms deployed to address the prior round, third round and fourth round obligations:

Elmwood Park Borough Housing Element and Fair Share Plan
June 2025

Chart 4. Fourth Round Compliance Mechanisms

PROJECT	TYPE	TENURE	TOTAL UNITS	AFF. UNITS	PRIOR ROUND			ROUND 3 RDP			ROUND 3 UNMET NEEDS		
					UNITS	BONUS	TOTAL	UNITS	BONUS	TOTAL	UNITS	BONUS	TOTAL
RIVER DRIVE	Family	Rental		24	24	14	38			0			0
CENTER FOR FAMILY SUPPORT	Supportive	Rental	5	5	5		5			0			0
SPECTRUM	Supportive	Rental	6	6	6		6			0			0
ARC OR BERGEN/PASSAIC	Supportive	Rental	6	6	6		6			0			0
UJA	Supportive	Rental	6	6	6		6			0			0
DEVEREAUX	Supportive	Rental	6	6	6		6			0			0
PRIOR SURPLUS	Supportive	Rental	336	37				13		13			0
RIVERFRONT APARTMENTS	Family	Rental	54	22				37	20	57			0
RIVERFRONT APARTMENTS	Senior	Rental	149	23				8		8	14		14
BOROUGH-WIDE SET-ASIDE ORD	Mix	Mix	16	3									
TOTAL CREDITS TOWARD RDP AND UNMET NEED			419	112	53	14	67	50	20	78	14	0	14

Chart 5. Fourth Round Compliance Mechanisms

PROJECT	TYPE	TENURE	TOTAL UNITS	AFFORDABLE UNITS	ROUND 4 RDP			ROUND 4 UNMET NEEDS			
					UNITS	BONUS	TOTAL	UNITS	BONUS	TOTAL	
ROYAL WARSAW ALT OPTION	Family	Rental	149	23			0		23		23
RIVER ROAD TOWNHOUSES*	Family	Rental	16	3			0		3		3
RT 46 REDEVELOPMENT PROJECT	Family	Rental	58	9			9	2	11	3	3
DEMASE NURSERY TOWNHOMES	Family	Sale	14	3			0		3		3
TRUST FUND SUBSIDY	Family	TBD							3+		3+
TOTAL CREDITS TOWARD RDP AND UNMET NEED			237	35	9	2	11	22+	0	31+	

AN

The Borough asserts entitlement to a Vacant Land Adjustment to reduce the prospective need of 145 units to an RDP of 8 units, yielding an unmet need of 137 units. The HEFSP describes the Round Four affordable family rental developments in the Fair Share Plan as seen below:

ROYAL WARSAW REDEVELOPMENT - 871 RIVER DRIVE - BLOCK 1602, LOTS 2, 3, 4, & 26

The Borough designated the former Royal Warsaw property at the above listed address as an area in need of redevelopment on October 21, 2021 and adopted a redevelopment plan for the property on February 16, 2023. The Borough is finalizing redevelopment agreements with Meridia Elmwood Park 871, Urban Renewal, LLC, to redevelop the site with 149 units, of which 23 (15%) will be affordable family rental units. The Borough's Third Round Spending Plan committed to spending \$900,000 from the affordable housing trust fund to the developer to make the project financially feasible, with the requirement that the payment be repaid over 10 years or fully repaid at such time that the project is sold. That commitment is restated in the spending plan accompanying this housing plan.

ELMPARK - 401-407 ROUTE 46 WEST - BLOCK 1808, LOT 7 & 9

The property was designated as an area in need of redevelopment by the Borough Council in 2021, and a redevelopment plan was adopted for the site in May of 2023. The Borough is finalizing redevelopment agreements with Elm Park Development, LLC, to redevelop the property with 58 units, of which nine (9) would be family affordable rental units.

689 RIVER DRIVE - BLOCK 1202, LOT 21

The property was designated as an area in need of redevelopment on May 19, 2022, and a redevelopment plan was adopted for the site in 2023. The Borough has received conceptual plans from the likely redeveloper of the property to create 16 stacked townhouse units, of which three (3) units would be affordable family rentals.

EAST 64TH AND MAIN - BLOCK 1103, LOTS 3, 7

The site was designated as an area in need of redevelopment and a draft redevelopment plan was prepared. The Borough has received conceptual plans from the likely redeveloper of the property to create 14 duplex units, of which three (3) units would be affordable family sale units.

TRUST FUND EXPENDITURE

The preliminary spending plan prepared with this Housing Element and Fair Share Plan anticipates a substantial surplus in affordable housing trust funds which the Borough will utilize to either increase the set-aside on one of the projects in the plan or to assist a special needs housing provider to acquire and operate a deed restricted group home for income-qualified special needs adults to address any gap between the units identified in the above four projects and the cumulative 43-unit Fourth Round RDP and unmet need.

FAIR SHARE PLAN

Round 4 Fair Share Plan Components

Mechanism	Type	Affordable units
Royal Warsaw	Family rentals	23
Elmpark	Family rentals	9
689 River Drive	Family rentals	3
East 64 th and Main	Family rentals	3
Group home	Group home	5
	TOTAL	43

FSHC Challenge to Elmwood Park's Housing Plan

Fair Share Housing Center (FSHC) submitted a challenge on August 30, 2025, citing deficiencies in the HEFSP, including inadequate documentation for affordable housing opportunities and other arguments noted below. FSHC demands revisions to the realistic development potential (RDP) and vacant land adjustment (VLA) to comply with legal standards.

Objective Compliance Standard in Housing Plans

The New Jersey Supreme Court established that compliance is determined solely on an objective basis. The objective compliance standard requires municipalities, in order to prove compliance with the Fair Housing Act and the Mount Laurel doctrine, to provide a realistic opportunity to address the municipal fair share of the regional need for housing for low- and moderate-income persons. The statute mandates that municipalities receive compliance certification only if objective standards are met.

Inadequate Assessment of Previous Housing Obligations

FSHC claims that Elmwood Park's HEFSP fails to adequately evaluate its progress in meeting prior round fair share obligations on unbuilt prior round sites or demonstrate how they remain realistic opportunities. Municipalities must show compliance with prior obligations to ensure adherence to the Fair Housing Act and Mount Laurel doctrine.

Flawed Vacant Land Adjustment Process

Elmwood Park requested a VLA to reduce its Fourth Round prospective need from 145 to an RDP of 8. FSHC claims that the Borough's vacant land adjustment significantly undercounts its realistic development potential, does not comply with legal standards and fails to account for redevelopment opportunities.

Unmet Need Mechanisms and Compliance

FSHC claims that the Borough's vacant land adjustment significantly undercounts its realistic development potential and that Elmwood Park's approach misapplies the requirement to address 25% of unmet need through redevelopment. Municipalities must identify potential sites for development and methods to generate additional affordable units.

Borough's Affordable Housing Plan Compliance

FSHC claims that the Borough's affordable housing plan lacks sufficient documentation and concrete mechanisms to meet its unmet housing needs. FSHC notes that the Borough claims 35 credits toward an unmet need of 137 units, "which is only 25% of the total", implying that this is not sufficient. While unmet need does not "go away", the affirmative obligation is to provide for 25% of the prospective need obligation that has been adjusted, considered "unmet need" by the Program.

Compliance with Mount Laurel requires enforceable zoning provisions and concrete mechanisms for housing production and while redevelopment plans are submitted, they lack documentation to ensure implementation, rendering them speculative.

Required Updates and Compliance Measures

FSHC claims that the Borough's Housing Element and Fair Share Plan (HEFSP) contains several deficiencies that need to be addressed for compliance. Draft zoning ordinances for Fourth Round fair share plan sites must be provided and the HEFSP must clarify how it will meet various micro-requirements.

The Boroughs attempt to reduce its present need obligation from 154 units to 27 units through a structural conditions survey and a deterioration ratio requires review for compliance with COAH regulations. A new Affirmative Marketing Plan and other administrative documents must be adopted and updated according to forthcoming regulations.

The Borough must implement several updates and compliance measures including adoption of a Spending Plan in compliance with N.J.A.C. 5:99 and the Borough must update its Affirmative Marketing Plan, Affordable Housing Ordinance, Development Fee Ordinance, and other administrative documents.

Meridia Elmwood Park 871, Urban Renewal, LLC Challenge to Elmwood Park's Housing Plan

Meridia Elmwood Park 871, Urban Renewal, LLC ("Meridia") alleges non-compliance, suggesting that the HEFSP does not adequately address the Borough's fair share obligations, violates statutory requirements, lacks necessary mapping and detailed information as required by N.J.S.A. 52:27D-310 and fails to provide an analysis of land suitable for low- and moderate-income housing and a realistic opportunity analysis for low- and moderate-income housing.

The HEFSP is also criticized for not including essential documentation and analyses including detailed site suitability analyses and documentation of existing affordable housing units to demonstrate compliance with Third Round obligations and address unfulfilled prior round obligations.

Noting that municipalities must demonstrate realistic opportunities for low- and moderate-income housing development, Meridia proposes a multi-family inclusionary development on specific properties that are claimed to be suitable for a development of at least 260 units, including 39 affordable units.

Municipalities seeking vacant land adjustments must demonstrate a lack of land capacity for affordable housing and identify realistic sites for inclusionary development to calculate their fair share. Meridia details deficiencies in the HEFSP that violate statutory requirements, including a lack of necessary mapping and detailed information as required by N.J.S.A. 52:27D-310 and failure to provide an analysis of land suitable for low- and moderate-income housing.

The HEFSP is also criticized for not including essential documentation and analyses, such as a realistic opportunity analysis for low- and moderate-income housing, detailed site suitability analyses and documentation of existing affordable housing units.

Meridia also claims that the HEFSP fails to demonstrate compliance with Third Round obligations and does not adequately address unfulfilled prior round obligations.

Analysis of Sufficiency of 2025 Elmwood Park HEFSP

As noted, the governing legal framework for the Program's review is the statutory "objective assessment standard." Under the Fourth Round amendments, the Program evaluates whether a municipal housing element and fair share plan is compliant with the Fair Housing Act and the Mount Laurel doctrine and, in doing so, whether the plan enables the municipality to satisfy its fair share obligation, applies compliant mechanisms, meets statutory threshold requirements for rental and family units, does not exceed statutory limits on other unit or category types, and otherwise satisfies the objective standards for certification.

In addition, the AOC Directive #14-24 details the minimum necessary elements for housing element and fair share plan submissions. Among other items, the Directive requires (i) detailed site suitability analyses for each un-built inclusionary or 100 percent affordable site, (ii) identification of sites considered and rejected with reasons for rejection, and (iii) concept plans overlaid on current environmental constraint mapping so the municipality can confirm the selected sites can actually yield the planned unit counts or adjust zoning and mechanisms to address a shortfall. The HEFSP must also document existing affordable housing units and compliance with all rounds along with an assessment of unfulfilled prior round obligations and how previously planned sites continue to present realistic opportunities. Consistent with these requirements, the record should include site-specific constraints overlays and a rejected-site inventory; where those items are absent from the filing, or not clearly incorporated by reference, the deficiency is objective and curable through supplementation.

The Elmwood Park HEFSP indicates that the Borough's plan employs redevelopment and group home bedrooms to provide 43 total affordable units in Round 4, which it intends to fully satisfy the Round Four RDP of 8 and the requirement to provide realistic zoning for 25% (35 units) of the unmet need. No overlay zoning is provided to address unmet need.

Determining the sufficiency of the HEFSP in a municipality utilizing a vacant land adjustment requires evaluation of several factors. Where a municipality seeks a VLA, the substantive rules require a transparent accounting of the vacant land analysis (5:93-4.2). At a minimum, the submission must include an existing land use map at an appropriate scale, an inventory of vacant parcels by lot and block (including acreage and ownership), and transparent overlays (drawn to the same scale as the land use map) depicting areas the municipality contends are inappropriate for development, along with documentation supporting any eliminations from the inventory. In addition, the rules explain that the Council considers the character of the surrounding area in establishing densities and set-asides for sites remaining in the inventory, which underscores the need for the plan to clearly explain and document its density assumptions and how they relate to site context and are not intended as "one size fits all".

FSHC claims a significant undercount of RDP by Elmwood Park that does not comply with legal standards and fails to account for redevelopment opportunities. Meridia concurs, noting a lack of necessary mapping and detailed information as required by N.J.S.A. 52:27D-310 to demonstrate that the Round 4 sites meet suitability criteria and failure to provide an analysis of land suitable for low- and moderate-income housing.

Elmwood Park's VLA assigns a density of 10 units/acre to the vacant parcels but does not account for the increased density in the redevelopment plan parcels – another 43 units. When these are added to the 8 units in the VLA, it appears that the RDP is probably at least 51 units, against which the HEFSP provides 43 units, as noted above.

The challengers identify specific Addendum elements (site suitability overlays, rejected-site list) that must appear in a *final* HEFSP. To the extent that those items are absent in the plan filing, that is a curable noncompliance; if present elsewhere, the plan should point to them clearly.

Regarding site suitability of the inclusionary sites, compliance turns on whether each site meets 5:93 suitability definitions and includes analyses (constraints overlays, rejected sites). The report should expressly connect the plan's site-level omissions to the controlling standards for "realistic opportunity." If the HEFSP does not provide site-specific constraint overlays and concept-level feasibility support for the selected inclusionary or redevelopment sites, it becomes difficult to determine whether the plan can yield the affordable unit counts claimed, or whether zoning adjustments or replacement mechanisms are needed to address likely shortfalls. The HEFSP does not provide site-specific constraints information for the selected sites and, therefore, does not meet the objective assessment standard.

Summary and Recommendations

Based upon my review of the HEFSP, the challenge filed by FSHC, and my participation in the mediation process, without the required site suitability exhibits, rejected-site documentation, and the underlying vacant land inventory and overlays that support the asserted lack-of-land adjustment, the record is insufficient to confirm the RDP and that the HEFSP's mechanisms constitute a realistic opportunity. The RDP is underestimated and the plan does not fully address the anticipated RDP. Therefore, the HEFSP is insufficient, on the current filing, to satisfy the Program's objective assessment standard.

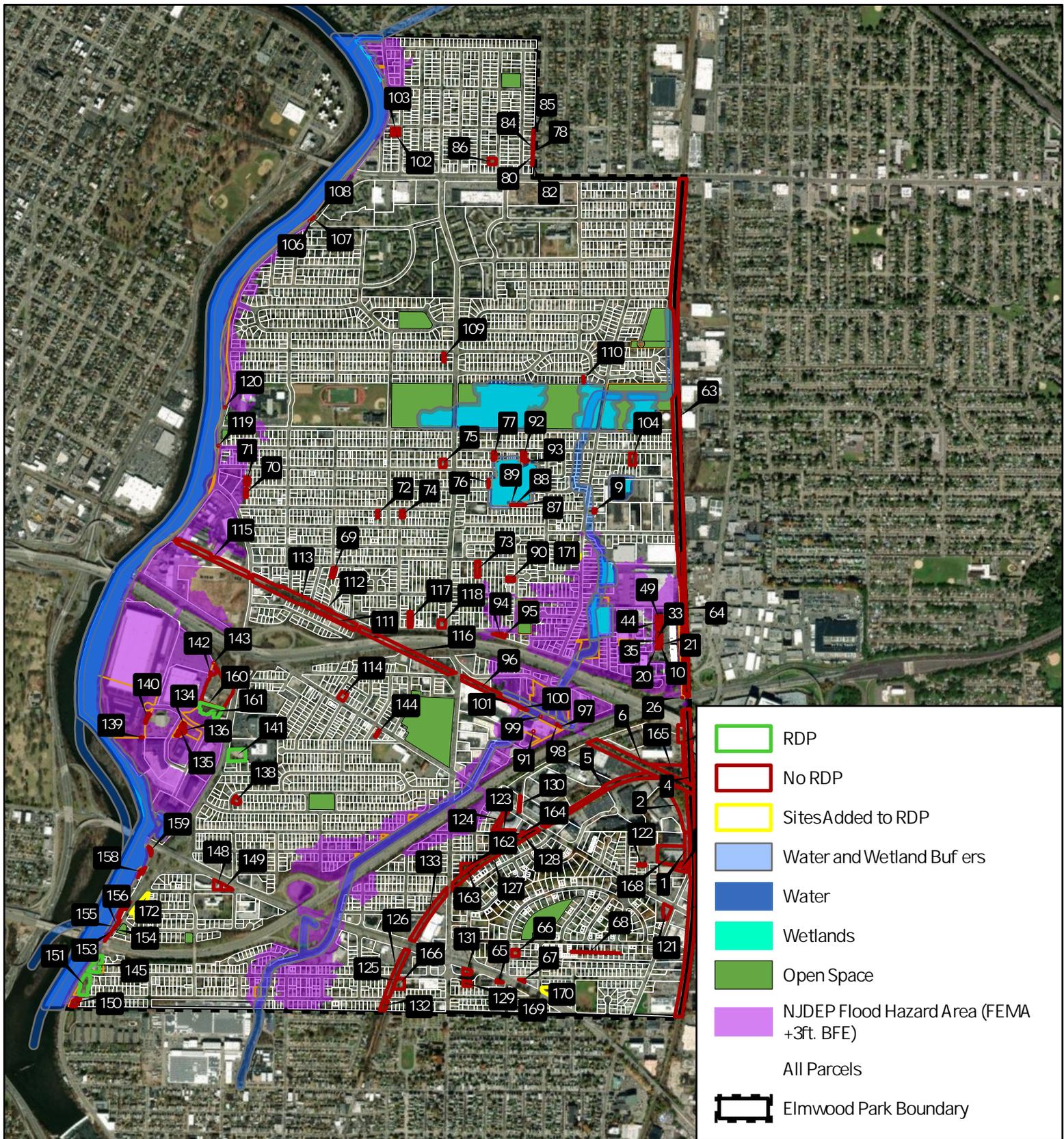
While the current submission cannot be certified by the Program, I believe Elmwood Park would be eligible for a conditional compliance certification to the Mount Laurel Court with the following conditions:

1. Documentation gaps - provide all supporting documentation for the inclusionary redevelopment sites including affordability controls, unit mix, income targeting, site specific zoning, pro forma, construction schedules, and developer agreements.
2. Update as needed - affordable housing and development fee ordinances, affirmative marketing plan, appointment resolutions for the Municipal Housing Liaison and Administrative Agent, a resolution of intent to bond for any shortfall, and an affordability assistance manual.
3. Vacant Land Adjustment - provide a step-by-step presentation that tracks the definitions of approvable, available, developable, and suitable and shows the density assumptions used for RDP calculations including the densities of the inclusionary sites.
4. Unmet need and redevelopment – Recalculate the RDP and unmet need as the basis for a compliance judgment (i.e. - if the RDP is 51 units, the unmet need is reduced to 94 and the 25% requirement is reduced to 24 units for which realistic zoning is required).

I trust that this report will assist you in developing your recommendation in this matter. If you have any questions, please advise.

Appendix B: Amended Vacant Land Adjustment

DRAFT




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

**UPDATED VACANT LAND ANALYSIS FOR AMENDED HEFSP
 BOROUGH OF ELMWOOD PARK
 BERGEN COUNTY, NJ**



Prepared by: DLH
 Source: NJDEP, RUTGERS UNIVERSITY, NJOGIS
 File Path: G:\Projects\EMWD\G2501\GIS\Projects\AHMAP.aprx
 Date: 2.24.2026



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

SiteID	Block	Lot	Address	Property			NOTE	RDP	
				Class	Net Acre	Density			Yield
1	1508	13	MIDLAND AVENUE	1	15.62	15.00	234	ROW	0.00
2	1411	5	0-1 MIDLAND AVENUE	15C	15.62	15.00	234	ROW	0.00
3	324	5	VAROIOUS	5B	15.62	10.00	156	ROW	0.00
4	324	6	VAROIOUS	5B	15.62	10.00	156	ROW	0.00
5	1412	2	VAROIOUS	1	15.62	10.00	156	ROW	0.00
6	609	4	VAROIOUS	5A	15.62	10.00	156	ROW	0.00
7	324	4	VAROIOUS	5A	15.62	10.00	156	ROW	0.00
8	324	7	VAROIOUS	5A	15.62	10.00	156	ROW	0.00
9	804	18.01	309 EAST 54TH STREET	1	0.04	18.00	0	UNDERSIZED	0.00
10					0.13	18.00	2	DWELLINGS	0.00
11					0.13	18.00	2	DWELLINGS	0.00
12					0.13	18.00	2	DWELLINGS	0.00
13					0.13	18.00	2	DWELLINGS	0.00
14					0.13	18.00	2	DWELLINGS	0.00
15					0.13	18.00	2	DWELLINGS	0.00
16					0.13	18.00	2	DWELLINGS	0.00
17					0.13	18.00	2	DWELLINGS	0.00
18					0.13	18.00	2	DWELLINGS	0.00
19					0.13	18.00	2	DWELLINGS	0.00
20					0.13	18.00	2	DWELLINGS	0.00
21					0.13	18.00	2	DWELLINGS	0.00
22					0.13	18.00	2	DWELLINGS	0.00
23					0.13	18.00	2	DWELLINGS	0.00
24					0.13	18.00	2	DWELLINGS	0.00
25	1106	12	8 BUSHES LANE	1	0.03	18.00	0	UNDERSIZED	0.00
26	324	2	VAROIOUS	5B	0.00	10.00	0	UNDERSIZED	0.00
27					0.09	18.00	1	DWELLINGS	0.00
28					0.09	18.00	1	DWELLINGS	0.00



29	0.09	18.00	1	DWELLINGS	0.00
30	0.09	18.00	1	DWELLINGS	0.00
31	0.09	18.00	1	DWELLINGS	0.00
32	0.09	18.00	1	DWELLINGS	0.00
33	0.09	18.00	1	DWELLINGS	0.00
34	0.09	18.00	1	DWELLINGS	0.00
35	0.09	18.00	1	DWELLINGS	0.00
36	0.09	18.00	1	DWELLINGS	0.00
37	0.09	18.00	1	DWELLINGS	0.00
38	0.09	18.00	1	DWELLINGS	0.00
39	0.01	18.00	0	DWELLINGS	0.00
40	0.01	18.00	0	DWELLINGS	0.00
41	0.03	18.00	0	DWELLINGS	0.00
42	0.03	18.00	0	DWELLINGS	0.00
43	0.03	18.00	0	DWELLINGS	0.00
44	0.03	18.00	0	DWELLINGS	0.00
45	0.03	18.00	0	DWELLINGS	0.00
46	0.03	18.00	0	DWELLINGS	0.00
47	0.03	18.00	0	DWELLINGS	0.00
48	0.13	18.00	2	DWELLINGS	0.00
49	0.13	18.00	2	DWELLINGS	0.00
50	0.13	18.00	2	DWELLINGS	0.00
51	0.13	18.00	2	DWELLINGS	0.00
52	0.13	18.00	2	DWELLINGS	0.00
53	0.13	18.00	2	DWELLINGS	0.00
54	0.13	18.00	2	DWELLINGS	0.00
55	0.13	18.00	2	DWELLINGS	0.00
56	0.13	18.00	2	DWELLINGS	0.00
57	0.13	18.00	2	DWELLINGS	0.00
58	0.13	18.00	2	DWELLINGS	0.00
59	0.13	18.00	2	DWELLINGS	0.00



60				0.13	18.00	2	DWELLINGS	0.00
61				0.13	18.00	2	DWELLINGS	0.00
62				0.13	18.00	2	DWELLINGS	0.00
63 324	1	VARIOUUS	5A	11.33	10.00	113	ROW	0.00
64 324	3	VAROIUS	5B	11.33	10.00	113	ROW	0.00
65 1805	5	304 ROUTE 46 (EAST)	1	0.04	15.00	0	UNDERSIZED	0.00
66 1801	14.02	9 ECHO PLACE	1	0.18	20.00	3	UNDERSIZED	0.00
67 1807	1	395 ROUTE 46 (WEST)	15C	0.03	15.00	0	UNDERSIZED	0.00
68 1802	30	REAR OF CADMUS & ECHO PL	1	0.08	15.00	1	UNDERSIZED	0.00
69				0.13	18.00	2	UNDERSIZED	0.00
70 603	23	2 MILLER AVENUE	15C	0.07	18.00	1	UNDERSIZED	0.00
71 603	22	1 MILLER AVENUE	15C	0.12	18.00	2	UNDERSIZED	0.00
72 710	11	126 LEE STREET	1	0.05	18.00	0	DWELLING	0.00
73 1114	5	76 NORTH STREET	1	0.23	18.00	4	DWELLING	0.00
74 709	2	146 LEE STREET	1	0.10	18.00	1	UNDERSIZED	0.00
75 703	16	205 PHILIP AVENUE	1	0.17	18.00	3	DEVELOPED	0.00
76				0.02	18.00	0	UNDERSIZED	0.00
77 809	7	258 FALMOUTH AVENUE	15C	0.09	18.00	1	UNDERSIZED	0.00
78 111	15	BACK FLORENCE PLACE	1	0.09	10.00	0	UNDERSIZED	0.00
79 111	13	BACK FLORENCE PLACE	1	0.09	10.00	0	UNDERSIZED	0.00
80 111	16	BACK FLORENCE PLACE	1	0.09	10.00	0	UNDERSIZED	0.00
81 111	12	BACK FLORENCE PLACE	1	0.09	10.00	0	UNDERSIZED	0.00
82 111	17	BACK FLORENCE PLACE	1	0.09	10.00	0	UNDERSIZED	0.00
83 111	10	BACK FLORENCE PLACE	1	0.09	10.00	0	UNDERSIZED	0.00
84 111	14	BACK FLORENCE PLACE	1	0.09	10.00	0	UNDERSIZED	0.00
85 111	11	BACK FLORENCE PLACE	1	0.09	10.00	0	UNDERSIZED	0.00
86 126	20	106 ELIZABETH AVENUE	1	0.18	10.00	1	PARKING	0.00
87 812.01	14	LEE STREET	15A	0.02	18.00	0	UNDERSIZED	0.00
88				0.02	18.00	0	UNDERSIZED	0.00
89				0.02	18.00	0	UNDERSIZED	0.00
90 1114	16	22 GALL AVENUE	1	0.11	18.00	2	UNDERSIZED	0.00



91				0.00	10.00	0	UNDERSIZED	0.00	
92	807	1	278 FALMOUTH AVENUE	15C	0.14	18.00	2	UNDERSIZED	0.00
93	807	9	PHILIP AVENUE	15A	0.14	18.00	2	UNDERSIZED	0.00
94	1112	39	187 MOLNAR DRIVE	15C	0.08	18.00	1	UNDERSIZED	0.00
95	1112	39	187 MOLNAR DRIVE	15C	0.00	18.00	0	UNDERSIZED	0.00
96	609	4	VAROIOUS	5A	0.81	10.00	8	UNDERSIZED	0.00
97	609	4	VAROIOUS	5A	0.00	10.00	0	UNDERSIZED	0.00
98	609	4	VAROIOUS	5A	0.00	10.00	0	UNDERSIZED	0.00
99	609	4	VAROIOUS	5A	0.00	10.00	0	UNDERSIZED	0.00
100	609	4	VAROIOUS	5A	0.03	10.00	0	UNDERSIZED	0.00
101	609	4	VAROIOUS	5A	0.01	10.00	0	UNDERSIZED	0.00
102	121	12.01	80 PARKVIEW AVE	15F	0.22	10.00	2	PARKING	0.00
103	121	12	78 PARKVIEW AVENUE	15F	0.22	10.00	2	PARKING	0.00
104	803	9	384 FALMOUTH AVENUE	1	0.26	18.00	4	UNDERSIZED	0.00
105	209	7.02	WEST SIDE OF RIVER ROAD	15C	0.00	10.00	0	UNDERSIZED	0.00
106	209	7.02	WEST SIDE OF RIVER ROAD	15C	0.00	10.00	0	UNDERSIZED	0.00
107	209	7.02	WEST SIDE OF RIVER ROAD	15C	0.00	10.00	0	UNDERSIZED	0.00
108	209	7.02	WEST SIDE OF RIVER ROAD	15C	0.00	10.00	0	UNDERSIZED	0.00
109					0.07	10.00	0	UNDERSIZED	0.00
110	507	31	EAST WASHINGTON AVENUE	15C	0.02	10.00	0	UNDERSIZED	0.00
111	1001	18	REAR CHAMBERLAIN AVENUE	5B	3.20	10.00	31	ROW	0.00
112	609	31	REAR LINDEN AVENUE	5B	3.20	10.00	31	ROW	0.00
113	609	2	VAROIOUS	5A	3.20	10.00	31	ROW	0.00
114					0.19	18.00	3	BUILT	0.00
115	609	1	VAROIOUS	5A	1.54	10.00	15	ROW	0.00
116	609	3	VAROIOUS	5A	2.00	10.00	19	ROW	0.00
117	1003	20.01	69 LINDEN AVENUE	2	0.20	18.00	3	BUILT	0.00
118	1003	15	MOLA BLVD & LINDEN AVE	1	0.21	18.00	3	PARKING	0.00
119	415	1	350 RIVER DRIVE	15C	0.00	10.00	0	UNDERSIZED	0.00
120	415	1	350 RIVER DRIVE	15C	0.00	10.00	0	UNDERSIZED	0.00
121					0.32	15.00	4	UNDERSIZED	0.00



UPDATED ELMWOOD PARK VACANT LAND ANALYSIS
FOR AMENDED ROUND 4 HEFSP

2/25/2026

122	1508	4.02	LEGION PLACE	1	0.05	15.00	0	UNDERSIZED	0.00
123	1410	8	PALSA AVENUE	1	0.51	10.00	5	parking	0.00
124	1410	3	416 MARKET STREET	1	0.51	10.00	5	parking	0.00
125	1717	1	2 STEFANIC AVENUE	1	1.00	10.00	10	Rail ROW	0.00
126	1412	2	VAROIOUS	1	1.00	10.00	10	Rail ROW	0.00
127	1412	2	VAROIOUS	1	2.05	10.00	20	Rail ROW	0.00
128					2.05	10.00	20	Rail ROW	0.00
129	1805	2	48 STEFANIC AVENUE	15C	0.14	15.00	2	UNDERSIZED	0.00
130	1406	5	429 MARKET STREET	1	0.10	10.00	1	ROW	0.00
131	1804	2	ROUTE 46 (JUG HANDEL)	15C	0.17	15.00	2	UNDERSIZED	0.00
132	1412	2	VAROIOUS	1	0.19	10.00	1	Rail ROW	0.00
133	1412	2	VAROIOUS	1	1.17	10.00	11	Rail ROW	0.00
134	902	7	674 RIVER DRIVE	15C	0.21	10.00	2	UNDERSIZED	0.00
135	902	8	RIVER DR & SLATER DR	1	0.21	10.00	2	UNDERSIZED	0.00
136	1201	5.02	100 RIVERFRONT BLVD	1	0.21	10.00	2	UNDERSIZED	0.00
137	902	5	670 RIVER DRIVE	15C	2.85	10.00	28	STATE OPERATION	0.00
138					0.16	10.00	1	DWELING	0.00
139	902	10	SLATER DRIVE	1	0.01	10.00	0	UNDERSIZED	0.00
140	902	10	SLATER DRIVE	1	0.07	10.00	0	UNDERSIZED	0.00
141	1202	21	689 RIVER DRIVE	1	0.75	N/A	16	Redevelopment Area	3.00
142	902	5	670 RIVER DRIVE	15C	0.00	10.00	0	UNDERSIZED	0.00
143	902	5	670 RIVER DRIVE	15C	0.00	10.00	0	UNDERSIZED	0.00
144					0.05	18.00	0	BUILT	0.00
145	1607	26	905 RIVER DRIVE	15C	0.45	12.00	5		1.00
146	1601	4	920 RIVER DRIVE	15C	0.25	10.00	2	UNDERSIZED	0.00
147	1601	2	RIVER DRIVE	15C	0.25	10.00	2	STATE PROPERTY	0.00
148	1210	2	68 ROUTE 46 (EAST)	1	0.40	10.00	3	GAS STAION	0.00
149					0.40	10.00	3	GAS STAION	0.00
150	1612	18	941 RIVER DRIVE	15C	0.15	10.00	1	DWELLING	0.00
151	1611	29	921 RIVER DRIVE	15C	0.61	12.00	7	PLAYGROUND	1.00
152	1601	4	920 RIVER DRIVE	15C	0.03	10.00	0	UNDERSIZED	0.00



UPDATED ELMWOOD PARK VACANT LAND ANALYSIS
FOR AMENDED ROUND 4 HEFSP

2/25/2026

153	1601	4	920 RIVER DRIVE	15C	0.00	10.00	0	UNDERSIZED	0.00
154	1601	4	920 RIVER DRIVE	15C	0.00	10.00	0	UNDERSIZED	0.00
155	1601	4	920 RIVER DRIVE	15C	0.00	10.00	0	UNDERSIZED	0.00
156	1601	4	920 RIVER DRIVE	15C	0.00	10.00	0	UNDERSIZED	0.00
157	1601	4	920 RIVER DRIVE	15C	0.01	10.00	0	UNDERSIZED	0.00
158	1212	3	860 RIVER DRIVE	15C	0.07	10.00	0	UNDERSIZED	0.00
159	1212	3	860 RIVER DRIVE	15C	0.05	10.00	0	UNDERSIZED	0.00
160	902	5	670 RIVER DRIVE	15C	0.05	24.00	0	UNDERSIZED	0.00
161	902	5.01	5 SLATER DRIVE	15C	0.92	20.00	18		4.00
162	1503	11	REAR BLVD & FENCSAK	1	0.31	10.00	3	UNDERSIZED	0.00
163	1412	2	VAROIOUS	1	0.31	10.00	3	UNDERSIZED	0.00
164					0.03	10.00	0	UNDERSIZED	0.00
165	1405	3	469 MARKET ST (REAR @ RR)	1	1.04	10.00	10	OUTDOOR STORAGE FOR CONSTRUCTION USE	0.00
166	1717	1	2 STEFANIC AVENUE	1	0.37	10.00	3	OUTDOOR STORAGE FOR ADJACENT BUSINESS	0.00
167	1508	16	12 MIDLAND AVENUE	2	2.03	15.00	30	GRAVEL PARKING AREA	0.00
168	1508	14	MIDLAND AVENUE	1	2.03	15.00	30	GRAVEL PARKING AREA FOR NEARBY BUSINESS	0.00
169	1808	9	401 ROUTE 46 (WEST)	2	0.27	See 170	See 170	See 170	0.00
170	1808	7	407 ROUTE 46 (WEST)	4A	0.77	N/A	59	ElmPark Redevelopment	12.00
171	1103	7	356 EAST 54TH STREET	2	0.74	18.00	13	Former Nursery	3.00
172	1602	26	871 RIVER DRIVE	4A	0.65	N/A	149	Meridia Site	30.00
Total									54.00



**Appendix C: Amended Development Fee & Affordable Housing
Ordinances**

DRAFT

Appendix D: Amended Spending Plan

DRAFT

[Appendix E: Amended Market Street Redevelopment Plan](#)

DRAFT

Appendix F: Amended Administrative Manuals and Affirmative Marketing Plan

DRAFT

Appendix G: River Drive Documentation

DRAFT

After Recording Return To:

Prepared by: Megan York

Megan York
CGP&H
1249 South River Road, Suite 301
Cranbury, NJ 08512-3633

Deed Restriction

THIS DEED RESTRICTION, entered into as of this the 17 day of July, 2024, by and between CGP&H, LLC, with offices at 1249 South River Road, Suite 301, Cranbury, New Jersey 08512 ("Administrative Agent"), or its successor, acting on behalf of the Borough of Elmwood Park, with offices at 182 Market Street, Elmwood Park, New Jersey 07407, and Riverwalk IV, LLC, a Delaware limited liability company, whose mailing address is 301 Riverfront Boulevard, Suite 4, Elmwood Park, New Jersey 07407 the developer/sponsor (the "Owner"), which owns land and buildings (the "Project") that contain a residential low- or moderate-income component.

WITNESSETH

Article 1. Consideration

In consideration of benefits and/or right to develop received by the Owner from the Municipality regarding this rental Project, the Owner hereby agrees to abide by the covenants, terms and conditions set forth in this Deed restriction.

Article 2. Description of Property

Owner owns the land and improvements described as Block 1201, Lots 2.04 and 2.05 on the Tax Map of the Borough of Elmwood Park, having a street address of 300 Riverfront Boulevard, Elmwood Park, New Jersey 07407 (the "Project"). Within the Project, there shall be 22 affordable age restricted housing units, of which 3 shall be very low income units (affordable to households making 30 percent or less of median income in the housing region, as defined in the New Jersey Fair Housing Act), 8 low income units, and 11 moderate income units. Of the 22 age restricted affordable housing units, 22 shall be 2-bedroom units. Within the Project, there shall be 9 affordable non-age restricted housing units, of which 1 shall be very low income units (affordable to households making 30 percent or less of median income in the housing region, as defined in the New Jersey Fair Housing Act), 3 low income units, and 5 moderate income units. Of the 9 non-age restricted affordable housing units, 9 shall be 2-bedroom units.

More specifically, the 22 age restricted units designated by building number, unit number, bedroom size, and income restriction are listed below (collectively, the "Property"):

300 Riverfront Blvd, # 3203, 2 Bedroom, Very Low Income
300 Riverfront Blvd, # 3204, 2 Bedroom, Low Income
300 Riverfront Blvd, # 3206, 2 Bedroom, Moderate Income
300 Riverfront Blvd, # 3208, 2 Bedroom, Low Income
300 Riverfront Blvd, # 3210, 2 Bedroom, Moderate Income

300 Riverfront Blvd, # 3211, 2 Bedroom, Low Income
300 Riverfront Blvd, # 3213, 2 Bedroom, Moderate Income
300 Riverfront Blvd, # 3214, 2 Bedroom, Low Income
300 Riverfront Blvd, # 3215, 2 Bedroom, Moderate Income
300 Riverfront Blvd, # 3216, 2 Bedroom, Low Income
300 Riverfront Blvd, # 3217, 2 Bedroom, Moderate Income
300 Riverfront Blvd, # 3218, 2 Bedroom, Low Income
300 Riverfront Blvd, # 3303, 2 Bedroom, Very Low Income
300 Riverfront Blvd, # 3304, 2 Bedroom, Moderate Income
300 Riverfront Blvd, # 3307, 2 Bedroom, Moderate Income
300 Riverfront Blvd, # 3314, 2 Bedroom, Low Income
300 Riverfront Blvd, # 3316, 2 Bedroom, Moderate Income
300 Riverfront Blvd, # 3317, 2 Bedroom, Low Income
300 Riverfront Blvd, # 3403, 2 Bedroom, Moderate Income
300 Riverfront Blvd, # 3404, 2 Bedroom, Very Low Income
300 Riverfront Blvd, # 3414, 2 Bedroom, Moderate Income
300 Riverfront Blvd, # 3416, 2 Bedroom, Moderate Income

The 9 non-age restricted units designated by building number, unit number, bedroom size, and income restriction are listed below (collectively, the “Property”):

300 Riverfront Blvd, # 4101, 2 Bedroom, Very Low Income
300 Riverfront Blvd, # 4102, 2 Bedroom, Low Income
300 Riverfront Blvd, #4105, 2 Bedroom, Moderate Income
300 Riverfront Blvd, # 4113, 2 Bedroom, Low Income
300 Riverfront Blvd, # 4124, 2 Bedroom, Low Income
300 Riverfront Blvd, # 4202, 2 Bedroom, Moderate Income
300 Riverfront Blvd, # 4205, 2 Bedroom, Moderate Income
300 Riverfront Blvd, # 4213, 2 Bedroom, Moderate Income
300 Riverfront Blvd, # 4224, 2 Bedroom, Moderate Income

Article 3. Affordable Housing Covenants

The following covenants (the “Covenants”) shall run with the land for the period of time (the “Control Period”), determined separately with respect for each very low, low, or moderate income dwelling unit, commencing upon the date on which the first certified household occupies the very low, low, or moderate income unit, and shall expire as determined under the Uniform Controls, as defined below.

In accordance with N.J.A.C. 5:80-26.11, each restricted unit shall remain subject to the requirements of this subchapter, the “Control Period,” until the municipality in which the unit is located elects to release the unit from such requirements. Prior to such a municipal election, a restricted unit must remain subject to the requirements of this subchapter for a period of at least 30 years.

- A. Sale and use of the Property is governed by regulations known as the Uniform Housing Affordability Controls, which are found in New Jersey Administrative Code at Title 5, chapter 80, subchapter 26 (N.J.A.C. 5:80-26.1, et seq., the “Uniform Controls”), to the extent not inconsistent with any municipal ordinance and/or settlement agreement between Owner and the municipality regarding the Property.
- B. The Property shall be used solely for the purpose of providing dwelling units for very low, low, or moderate income households, and no commitment for any such very low, low, or moderate income dwelling unit shall be given or implied, without exception, to any person who has not been certified for that unit in writing by the Administrative Agent. So long as any very low, low, or moderate income dwelling unit remains within its Control Period, sales of the Property are expressly subject to these Deed Restrictions, and deeds of conveyance (other than deeds made for nominal consideration between the Owner and an affiliate(s) of Owner) must have these Deed Restrictions appended thereto.
- C. No improvements may be made to the Property that would affect the bedroom configuration of any of its very low, low, or moderate income dwelling units, and any improvements to the very low, low, or moderate income dwelling units must be approved in advance and in writing by the Administrative Agent and municipality.
- D. The Owner shall notify the Administrative Agent and the Municipality of any foreclosure actions filed with respect to the Property within five (5) business days of service upon Owner.
- E. The Owner shall notify the Administrative Agent and the Municipality within three (3) business days of the filing of any petition for protection from creditors or reorganization filed by or on behalf of the Owner.

Article 4. Remedies for Breach of Affordable Housing Covenants

A breach of the Covenants will cause irreparable harm to the Administrative Agent, to the Municipality and to the public, in light of the public policies set forth in the New Jersey Fair Housing Act, the Uniform Housing Affordability Control rules found at N.J.A.C. 5:80-26, and the obligation for the provision of low and moderate-income housing.

- A. In the event of a threatened breach of any of the Covenants by the Owner, or any successor in interest of the Property, the Administrative Agent and the Municipality shall have all remedies provided at law or equity, including the right to seek injunctive relief or specific performance.
- B. Upon the occurrence of a breach of any Covenants by the Grantee, or any successor in interest or other owner of the Property, the Administrative Agent and the Municipality shall have all remedies provided at law or equity, including but not limited to, forfeiture, foreclosure, acceleration of all sums due under any mortgage, recouping of any funds from

a sale in violation of the Covenants, diverting of rent proceeds from illegal rentals, injunctive relief to prevent further violation of said Covenants, entry on the premises, those provided under Title 5, Chapter 80, Subchapter 26 of the New Jersey Administrative Code and specific performance.

IN WITNESS WHEREOF, the Administrative Agent and the Owner have executed this Deed Restriction in triplicate as of the date first above written.

CGP&H, LLC

By:  _____
Megan York
Administrative Agent

Riverwalk IV, LLC

By:  _____
Name: George Siller
Title: member

APPROVED BY THE BOROUGH OF ELMWOOD PARK

By:  _____
Robert Colletti
Mayor

ACKNOWLEDGEMENTS

STATE OF NEW JERSEY)
) SS.:
COUNTY OF Bergen)

I CERTIFY that on this the 17 day of JULY, 2024, Megan York personally came before me and stated to my satisfaction that this person:

- (a) was the maker of the attached instrument;
- (b) was authorized to and did execute this instrument as Administrative Agent for the Borough of Elmwood Park, the entity named in this instrument; and
- (c) executed this instrument as the act of the entity named in this instrument.



NOTARY PUBLIC ANGELA FAVA
Notary Public, State of New Jersey
ID No. 50184701
My Commission Expires Feb. 18, 2027

STATE OF NEW JERSEY)
) SS.:
COUNTY OF Bergen)

I CERTIFY that on this the 17 day of JULY, 2024, George Siller personally came before me and stated to my satisfaction that this person:

- (a) was the maker of the attached instrument;
- (b) was authorized to and did execute this instrument as Member of Riverwalk IV, LLC the entity named in this instrument; and
- (c) executed this instrument as the act of the entity named in this instrument.



NOTARY PUBLIC ANGELA FAVA
Notary Public, State of New Jersey
ID No. 50184701
My Commission Expires Feb. 18, 2027

STATE OF NEW JERSEY)
) SS.:
COUNTY OF Bergen)

I CERTIFY that on this the 17 day of July, 2024, Robert Colletti personally came before me and stated to my satisfaction that this person:

- (a) was the maker of the attached instrument;
- (b) was authorized to and did execute this instrument as Mayor of the Borough of Elmwood Park, the entity named in this instrument; and
- (c) executed this instrument as the act of the entity named in this instrument.



NOTARY PUBLIC ANGELA FAVA
Notary Public, State of New Jersey
ID No. 50184701
My Commission Expires Feb. 18, 2027

After Recording Return To:

Prepared by: Megan York

Megan York
CGP&H
1249 South River Road, Suite 301
Cranbury, NJ 08512-3633

Deed Restriction

THIS DEED RESTRICTION, entered into as of this the 17 day of July, 2024, by and between CGP&H, LLC, with offices at 1249 South River Road, Suite 301, Cranbury, New Jersey 08512 ("Administrative Agent"), or its successor, acting on behalf of the Borough of Elmwood Park, with offices at 182 Market Street, Elmwood Park, New Jersey 07407, and Riverfront Residential 2 LLC a New Jersey limited liability company, whose mailing address is 301 Riverfront Boulevard, Suite 4, Elmwood Park, New Jersey 07407 the developer/sponsor (the "Owner"), which owns land and buildings (the "Project") that contain a residential low- or moderate-income component.

WITNESSETH

Article 1. Consideration

In consideration of benefits and/or right to develop received by the Owner from the Municipality regarding this rental Project, the Owner hereby agrees to abide by the covenants, terms and conditions set forth in this Deed restriction.

Article 2. Description of Property

Owner owns the land and improvements described as Block 1201, Lots 4.01 on the Tax Map of the Borough of Elmwood Park, having a street address of 301 Riverfront Boulevard, Elmwood Park, New Jersey 07407 (the "Project"). Within the Project, there shall be 8 affordable housing units, of which 1 shall be very low income units (affordable to households making 30 percent or less of median income in the housing region, as defined in the New Jersey Fair Housing Act), 3 low income units, and 4 moderate income units. Of the 8 affordable housing units, 1 shall be 1-bedroom units, 5 shall be 2-bedroom units, and 2 shall be 3-bedroom units.

More specifically, the 8 units designated by building number, unit number, bedroom size, income restriction, and date first occupied are listed below (collectively, the "Property"):

301 Riverfront Blvd, #206, 2 Bedroom, Low Income, 4/1/2015
301 Riverfront Blvd, #208, 1 Bedroom, Very Low Income, 4/8/2015
301 Riverfront Blvd, #210, 2 Bedroom, Moderate Income, 3/1/2015
301 Riverfront Blvd, #214, 2 Bedroom, Moderate Income, 1/10/2015
301 Riverfront Blvd, #215, 3 Bedroom, Moderate Income, 2/1/2015
301 Riverfront Blvd, #306, 2 Bedroom, Moderate Income, 2/1/2015
301 Riverfront Blvd, #310, 2 Bedroom, Low Income, 2/15/2015
301 Riverfront Blvd, #315, 3 Bedroom, Low Income, 5/1/2018

Article 3. Affordable Housing Covenants

The following covenants (the “Covenants”) shall run with the land for the period of time (the “Control Period”), determined separately with respect for each very low, low, or moderate income dwelling unit, commencing upon the date on which the first certified household occupies the very low, low, or moderate income unit, and shall expire as determined under the Uniform Controls, as defined below.

In accordance with N.J.A.C. 5:80-26.11, each restricted unit shall remain subject to the requirements of this subchapter, the “Control Period,” until the municipality in which the unit is located elects to release the unit from such requirements. Prior to such a municipal election, a restricted unit must remain subject to the requirements of this subchapter for a period of at least 30 years.

- A. Sale and use of the Property is governed by regulations known as the Uniform Housing Affordability Controls, which are found in New Jersey Administrative Code at Title 5, chapter 80, subchapter 26 (N.J.A.C. 5:80-26.1, et seq., the “Uniform Controls”), to the extent not inconsistent with any municipal ordinance and/or settlement agreement between Owner and the municipality regarding the Property.
- B. The Property shall be used solely for the purpose of providing dwelling units for very low, low, or moderate income households, and no commitment for any such very low, low, or moderate income dwelling unit shall be given or implied, without exception, to any person who has not been certified for that unit in writing by the Administrative Agent. So long as any very low, low, or moderate income dwelling unit remains within its Control Period, sales of the Property are expressly subject to these Deed Restrictions, and deeds of conveyance (other than deeds made for nominal consideration between the Owner and an affiliate(s) of Owner) must have these Deed Restrictions appended thereto.
- C. No improvements may be made to the Property that would affect the bedroom configuration of any of its very low, low, or moderate income dwelling units, and any improvements to the very low, low, or moderate income dwelling units must be approved in advance and in writing by the Administrative Agent and municipality.
- D. The Owner shall notify the Administrative Agent and the Municipality of any foreclosure actions filed with respect to the Property within five (5) business days of service upon Owner.
- E. The Owner shall notify the Administrative Agent and the Municipality within three (3) business days of the filing of any petition for protection from creditors or reorganization filed by or on behalf of the Owner.

Article 4. Remedies for Breach of Affordable Housing Covenants

A breach of the Covenants will cause irreparable harm to the Administrative Agent, to the Municipality and to the public, in light of the public policies set forth in the New Jersey Fair Housing Act, the Uniform Housing Affordability Control rules found at N.J.A.C. 5:80-26, and the obligation for the provision of low and moderate-income housing.

- A. In the event of a threatened breach of any of the Covenants by the Owner, or any successor in interest of the Property, the Administrative Agent and the Municipality shall have all remedies provided at law or equity, including the right to seek injunctive relief or specific performance.
- B. Upon the occurrence of a breach of any Covenants by the Grantee, or any successor in interest or other owner of the Property, the Administrative Agent and the Municipality shall have all remedies provided at law or equity, including but not limited to, forfeiture, foreclosure, acceleration of all sums due under any mortgage, recouping of any funds from a sale in violation of the Covenants, diverting of rent proceeds from illegal rentals, injunctive relief to prevent further violation of said Covenants, entry on the premises, those provided under Title 5, Chapter 80, Subchapter 26 of the New Jersey Administrative Code and specific performance.

IN WITNESS WHEREOF, the Administrative Agent and the Owner have executed this Deed Restriction in triplicate as of the date first above written.

CGP&H, LLC

By: Megan York
Megan York
Administrative Agent

RIVERFRONT RESIDENTIAL 2 LLC

By: George Siller
Name: George Siller
Title: member

APPROVED BY THE BOROUGH OF ELMWOOD PARK

By: Robert Colletti
Robert Colletti
Mayor

ACKNOWLEDGEMENTS

STATE OF NEW JERSEY)
) SS.:
COUNTY OF Bergen)

I CERTIFY that on this the 17th day of July, 2024, Megan York personally came before me and stated to my satisfaction that this person:

- (a) was the maker of the attached instrument;
- (b) was authorized to and did execute this instrument as Administrative Agent for the Borough of Elmwood Park, the entity named in this instrument; and
- (c) executed this instrument as the act of the entity named in this instrument.



NOTARY PUBLIC ANGELA FAVA
Notary Public, State of New Jersey
ID No. 50184701
My Commission Expires Feb. 18, 2027

STATE OF NEW JERSEY)
) SS.:
COUNTY OF Bergen)

I CERTIFY that on this the 17 day of July, 2024, Georgesilker personally came before me and stated to my satisfaction that this person:

- (a) was the maker of the attached instrument;
- (b) was authorized to and did execute this instrument as Member of Riverfront Residential 2 LLC, the entity named in this instrument; and
- (c) executed this instrument as the act of the entity named in this instrument.

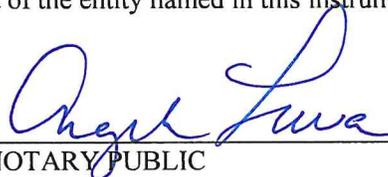


NOTARY PUBLIC ANGELA FAVA
Notary Public, State of New Jersey
ID No. 50184701
My Commission Expires Feb. 18, 2027

STATE OF NEW JERSEY)
) SS.:
COUNTY OF)

I CERTIFY that on this the 17 day of July, 2024, Robert Colletti personally came before me and stated to my satisfaction that this person:

- (a) was the maker of the attached instrument;
- (b) was authorized to and did execute this instrument as Mayor of the Borough of Elmwood Park, the entity named in this instrument; and
- (c) executed this instrument as the act of the entity named in this instrument.


NOTARY PUBLIC

ANGELA FAVA
Notary Public, State of New Jersey
ID No. 50184701
My Commission Expires Feb. 18, 2027

After Recording Return To:

Prepared by: Megan York

Megan York
CGP&H
1249 South River Road, Suite 301
Cranbury, NJ 08512-3633

Deed Restriction

THIS DEED RESTRICTION, entered into as of this the 17 day of July, 2024, by and between CGP&H, LLC, with offices at 1249 South River Road, Suite 301, Cranbury, New Jersey 08512 ("Administrative Agent"), or its successor, acting on behalf of the Borough of Elmwood Park, with offices at 182 Market Street, Elmwood Park, New Jersey 07407, and Riverfront Residential 1 LLC, a New Jersey limited liability company, whose mailing address is 301 Riverfront Boulevard, Suite 4, Elmwood Park, New Jersey 07407 the developer/sponsor (the "Owner"), which owns land and buildings (the "Project") that contain a residential low- or moderate-income component.

WITNESSETH

Article 1. Consideration

In consideration of benefits and/or right to develop received by the Owner from the Municipality regarding this rental Project, the Owner hereby agrees to abide by the covenants, terms and conditions set forth in this Deed restriction.

Article 2. Description of Property

Owner owns the land and improvements described as Block 1201, Lots 3.01 on the Tax Map of the Borough of Elmwood Park, having a street address of 400 Riverfront Boulevard, Elmwood Park, New Jersey 07407 (the "Project"). Within the Project, there shall be 16 affordable housing units, of which 2 shall be very low income units (affordable to households making 30 percent or less of median income in the housing region, as defined in the New Jersey Fair Housing Act), 6 low income units, and 8 moderate income units. Of the 16 affordable housing units, 3 shall be 1-bedroom units, 9 shall be 2-bedroom units, and 4 shall be 3-bedroom units.

More specifically, the 16 units designated by building number, unit number, bedroom size, income restriction, and date first occupied are listed below (collectively, the "Property"):

400 Riverfront Blvd, #104, 1 Bedroom, Low Income, 10/22/2012
400 Riverfront Blvd, #105, 2 Bedroom, Low Income, 9/1/2012
400 Riverfront Blvd, #107, 3 Bedroom, Low Income, 6/1/2015
400 Riverfront Blvd, #113, 1 Bedroom, Low Income, 2/1/2013
400 Riverfront Blvd, #115, 1 Bedroom, Very Low Income, 9/15/2012
400 Riverfront Blvd, #205, 2 Bedroom, Moderate Income, 9/1/2013
400 Riverfront Blvd, #207, 3 Bedroom, Moderate Income, 12/30/2012
400 Riverfront Blvd, #213, 2 Bedroom, Very Low Income, 6/30/2013

400 Riverfront Blvd, #215, 2 Bedroom, Moderate Income, 11/1/2012
400 Riverfront Blvd, #305, 2 Bedroom, Moderate Income, 9/1/2013
400 Riverfront Blvd, #307, 3 Bedroom, Low Income, 3/16/2013
400 Riverfront Blvd, #313, 2 Bedroom, Moderate Income, 6/1/2013
400 Riverfront Blvd, #315, 2 Bedroom, Moderate Income, 1/1/2013
400 Riverfront Blvd, #405, 2 Bedroom, Moderate Income, 9/1/2013
400 Riverfront Blvd, #407, 3 Bedroom, Moderate Income, 6/1/2013
400 Riverfront Blvd, #413, 2 Bedroom, Low Income, 10/1/2012

Article 3. Affordable Housing Covenants

The following covenants (the "Covenants") shall run with the land for the period of time (the "Control Period"), determined separately with respect for each very low, low, or moderate income dwelling unit, commencing upon the date on which the first certified household occupies the very low, low, or moderate income unit, and shall expire as determined under the Uniform Controls, as defined below.

In accordance with N.J.A.C. 5:80-26.11, each restricted unit shall remain subject to the requirements of this subchapter, the "Control Period," until the municipality in which the unit is located elects to release the unit from such requirements. Prior to such a municipal election, a restricted unit must remain subject to the requirements of this subchapter for a period of at least 30 years.

- A. Sale and use of the Property is governed by regulations known as the Uniform Housing Affordability Controls, which are found in New Jersey Administrative Code at Title 5, chapter 80, subchapter 26 (N.J.A.C. 5:80-26.1, et seq., the "Uniform Controls"), to the extent not inconsistent with any municipal ordinance and/or settlement agreement between Owner and the municipality regarding the Property.
- B. The Property shall be used solely for the purpose of providing dwelling units for very low, low, or moderate income households, and no commitment for any such very low, low, or moderate income dwelling unit shall be given or implied, without exception, to any person who has not been certified for that unit in writing by the Administrative Agent. So long as any very low, low, or moderate income dwelling unit remains within its Control Period, sales of the Property are expressly subject to these Deed Restrictions, and deeds of conveyance (other than deeds made for nominal consideration between the Owner and an affiliate(s) of Owner) must have these Deed Restrictions appended thereto.
- C. No improvements may be made to the Property that would affect the bedroom configuration of any of its very low, low, or moderate income dwelling units, and any improvements to the very low, low, or moderate income dwelling units must be approved in advance and in writing by the Administrative Agent and municipality.
- D. The Owner shall notify the Administrative Agent and the Municipality of any foreclosure actions filed with respect to the Property within five (5) business days of service upon Owner.

- E. The Owner shall notify the Administrative Agent and the Municipality within three (3) business days of the filing of any petition for protection from creditors or reorganization filed by or on behalf of the Owner.

Article 4. Remedies for Breach of Affordable Housing Covenants

A breach of the Covenants will cause irreparable harm to the Administrative Agent, to the Municipality and to the public, in light of the public policies set forth in the New Jersey Fair Housing Act, the Uniform Housing Affordability Control rules found at N.J.A.C. 5:80-26, and the obligation for the provision of low and moderate-income housing.

- A. In the event of a threatened breach of any of the Covenants by the Owner, or any successor in interest of the Property, the Administrative Agent and the Municipality shall have all remedies provided at law or equity, including the right to seek injunctive relief or specific performance.
- B. Upon the occurrence of a breach of any Covenants by the Grantee, or any successor in interest or other owner of the Property, the Administrative Agent and the Municipality shall have all remedies provided at law or equity, including but not limited to, forfeiture, foreclosure, acceleration of all sums due under any mortgage, recouping of any funds from a sale in violation of the Covenants, diverting of rent proceeds from illegal rentals, injunctive relief to prevent further violation of said Covenants, entry on the premises, those provided under Title 5, Chapter 80, Subchapter 26 of the New Jersey Administrative Code and specific performance.

IN WITNESS WHEREOF, the Administrative Agent and the Owner have executed this Deed Restriction in triplicate as of the date first above written.

CGP&H, LLC

By: 
Megan York
Administrative Agent

RIVERFRONT RESIDENTIAL 1 LLC

By: 
Name: George Siller
Title: Member

APPROVED BY THE BOROUGH OF ELMWOOD PARK

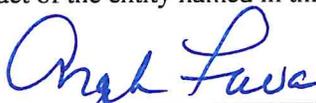
By: 
Robert Colletti
Mayor

ACKNOWLEDGEMENTS

STATE OF NEW JERSEY)
) SS.:
COUNTY OF Bergen)

I CERTIFY that on this the 17th day of July, 2024, Megan York personally came before me and stated to my satisfaction that this person:

- (a) was the maker of the attached instrument;
- (b) was authorized to and did execute this instrument as Administrative Agent for the Borough of Elmwood Park, the entity named in this instrument; and
- (c) executed this instrument as the act of the entity named in this instrument.



NOTARY PUBLIC ANGELA FAVA
Notary Public, State of New Jersey
ID No. 50184701
My Commission Expires Feb. 18, 2027

STATE OF NEW JERSEY)
) SS.:
COUNTY OF)

I CERTIFY that on this the 17th day of July, 2024, George Siller personally came before me and stated to my satisfaction that this person:

- (a) was the maker of the attached instrument;
- (b) was authorized to and did execute this instrument as Member of Riverfront Residential 1 LLC, the entity named in this instrument; and
- (c) executed this instrument as the act of the entity named in this instrument.

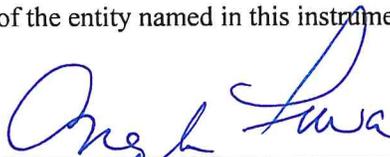


NOTARY PUBLIC ANGELA FAVA
Notary Public, State of New Jersey
ID No. 50184701
My Commission Expires Feb. 18, 2027

STATE OF NEW JERSEY)
) SS.:
COUNTY OF Bergen)

I CERTIFY that on this the 17 day of July, 2024, Robert Colletti personally came before me and stated to my satisfaction that this person:

- (a) was the maker of the attached instrument;
- (b) was authorized to and did execute this instrument as Mayor of the Borough of Elmwood Park, the entity named in this instrument; and
- (c) executed this instrument as the act of the entity named in this instrument.



NOTARY PUBLIC ANGELA FAVA
Notary Public, State of New Jersey
ID No. 50184701
My Commission Expires Feb. 18, 2027



Borough of Elmwood Park
182 Market Street
Elmwood Park, NJ 07407
201-7964085

CERTIFICATE IDENTIFICATION

Date Issued: 05/26/2015
Control #: 19571
Permit #: 20130664

Block: 1201 Lot 401

Work Site Location: 301 RIVERFRONT BLVD
ELMWOOD PARK

Owner in Fee: RIVER DRIVE DEVELOPMENT L.L.C.

Address: 200 RIVERFRONT BLVD
ELMWOOD PARK NJ 07407-1362

Telephone:

Agent/Contractor: RIVER DRIVE CONSTRUCTION CO

Address: 200 RIVERFRONT BLVD
ELMWOOD PARK NJ 07407

Telephone:

Lic. No./ Bldrs. Reg. No.: Federal Emp. No.: 22-2959652

Social Security No.:

[X] CERTIFICATE OF OCCUPANCY

This serves notice that said building or structure has been constructed in accordance with the New Jersey Uniform Construction Code and is approved for occupancy.

[] CERTIFICATE OF APPROVAL

This serves notice that the work completed has been constructed or installed in accordance with the New Jersey Uniform Construction Code and is approved. If the permit was issued for minor work, this certificate was based upon what was visible at the time of inspection.

[] TEMPORARY CERTIFICATE OF OCCUPANCY/COMPLIANCE

If this is a temporary Certificate of Occupancy or Compliance, the following conditions must be met no later than or will be subject to fine or order to vacate:

Richard Bolan Construction Official

U.C.C 260 (rev. 5/03)

Home Warranty No:
Type of Warranty Plan:

[] State [] Private

Use Group:
Maximum Live Load:

Construction Classification:
Maximum Occupancy Load:

Certificate Exp Date:
Description of Work/Use:

new apt. complex/footing and foundation only

Update Desc. of Wk/Use:

FIRE, ELECTRIC & PLUMBING, Electrical Miscellaneous, Electrical Miscellaneous, communication pts, exterior ramp

[] CERTIFICATE OF CLEARANCE-LEAD ABATEMENT 5:17

This serves notice that based on written certification, lead abatement was performed as per NJAC 5:17, to the following extent:

[] Total removal of lead-based paint hazards in scope of work

[] Partial or limited time period(____ years); see file

[] CERTIFICATE OF CONTINUED OCCUPANCY

This serves notice that based on a general inspection of the visible parts of the building there are no imminent hazards and the building is approved for continued occupancy.

[] CERTIFICATE OF COMPLIANCE

This serves notice that said potentially hazardous equipment has been installed and/or maintained in accordance with the New Jersey Uniform Construction Code and is approved for use until

Fees: \$35.00

Paid [] Check No.: 12066

Collected by:

1 - APPLICANT 2 - OFFICE 3 - TAX ASSESSOR



Borough of Elmwood Park
182 Market Street
Elmwood Park, NJ 07407
201-7964085

Block: 1201 Lot 3.01

Work Site Location: 790 RIVER DRIVE
ELMWOOD PARK

Owner in Fee: RIVER DRIVE DEVELOPMENT, L.L.C.

Address: RIVER DR CENTER 2
ELMWOOD PARK NJ 07407-1362

Telephone: _____

Agent/Contractor: RIVER DRIVE CONSTRUCTION CO

Address: RIVER DRIVE CENTER 1
ELMWOOD PARK NJ 07407

Telephone: _____

Lic. No./ Bldrs. Reg.No.: _____ Federal Emp. No.: 22-2959652

Social Security No.: _____

CERTIFICATE OF OCCUPANCY

This serves notice that said building or structure has been constructed in accordance with the New Jersey Uniform Construction Code and is approved for occupancy.

CERTIFICATE OF APPROVAL

This serves notice that the work completed has been constructed or installed in accordance with the New Jersey Uniform Construction Code and is approved. If the permit was issued for minor work, this certificate was based upon what was visible at the time of inspection.

TEMPORARY CERTIFICATE OF OCCUPANCY/COMPLIANCE

If this is a temporary Certificate of Occupancy or Compliance, the following conditions must be met no later than _____ or will be subject to fine or order to vacate:

CERTIFICATE IDENTIFICATION

Date Issued: 01/28/2013
Control #: 17493
Permit #: 20110519

Home Warranty No: _____

Type of Warranty/Plan: _____
Use Group: R-2

Maximum Live Load: _____

Construction Classification: _____

Maximum Occupancy Load: _____

Certificate Exp Date: _____

Description of Work/Use: _____

New Apartment Complex

Update Desc. of Wk/Use:
PLUMBING/REMAINDER OF BLDG. FEES, Electrical Miscellaneous, Electrical Miscellaneous, hvac, ALTERATIONS

CERTIFICATE OF CLEARANCE-LEAD ABATEMENT 5:17

This serves notice that based on written certification, lead abatement was performed as per NJAC 5:17, to the following extent:

Total removal of lead-based paint hazards in scope of work

Partial or limited time period(____ years); see file

CERTIFICATE OF CONTINUED OCCUPANCY

This serves notice that based on a general inspection of the visible parts of the building there are no imminent hazards and the building is approved for continued occupancy.

CERTIFICATE OF COMPLIANCE

This serves notice that said potentially hazardous equipment has been installed and/or maintained in accordance with the New Jersey Uniform Construction Code and is approved for use until _____

Fees: \$35.00

Paid Check No.: 6161

Collected by: _____

Richard Bolan Construction Official

U.C.C.260 (rev. 5/03)

1 - APPLICANT 2 - OFFICE 3 - TAX ASSESSOR



Borough of Elmwood Park
 182 Market Street
 Elmwood Park, NJ 07407
 201-7961457

Block: 1201 Lot: 2.01 Qualification Code: _____

Work Site Location: 300 RIVERFRONT
ELMWOOD PARK

Owner in Fee: RIVER DRIVE DEVELOPMENT L.L.C.

Address: 200 RIVERFRONT BOULEVARD

ELMWOOD PARK NJ 07407

Telephone: _____

Agent/Contractor: BMG CONTRACTOR

Address: 301 RIVERFRONT BOULEVARD

ELMWOOD PARK NJ 07407

Telephone: _____

Lic. No./ Bldgs. Reg No.: _____

Social Security No.: _____

Federal Emp. No.: _____

CERTIFICATE OF OCCUPANCY

This serves notice that said building or structure has been constructed in accordance with the New Jersey Uniform Construction Code and is approved for occupancy.

CERTIFICATE OF APPROVAL

This serves notice that the work completed has been constructed or installed in accordance with the New Jersey Uniform Construction Code and is approved. If the permit was issued for minor work, this certificate was based upon what was visible at the time of inspection.

TEMPORARY CERTIFICATE OF OCCUPANCY/COMPLIANCE

If this is a temporary Certificate of Occupancy or Compliance, the following conditions must be met no later than _____ or will be subject to fine or order to vacate:

CERTIFICATE IDENTIFICATION

Date Issued: 06/11/2024
 Control #: 27702
 Permit #: 20210213

Home Warranty No: _____

Type of Warranty Plan: State Private

Use Group: R-2

Maximum Live Load: _____

Construction Classification: 5A

Maximum Occupancy Load: _____

Certificate Exp Date: _____

Description of Work/Use: FOOTING & FOUNDATION PERMIT - BUILDING C Update Desc. of Wk/Use: SPRINKLER/STAND PIPES, Plumbing / Electric, 21 COMM.POINTS,

CERTIFICATE OF CLEARANCE-LEAD ABATEMENT 5:17

This serves notice that based on written certification, lead abatement was performed as per NJAC 5:17, to the following extent:

Total removal of lead-based paint hazards in scope of work

Partial or limited time period(____ years); see file

CERTIFICATE OF CONTINUED OCCUPANCY

This serves notice that based on a general inspection of the visible parts of the building there are no imminent hazards and the building is approved for continued occupancy.

CERTIFICATE OF COMPLIANCE

This serves notice that said potentially hazardous equipment has been installed and/or maintained in accordance with the New Jersey Uniform Construction Code and is approved for use until _____

Anthony Ambrogio, Construction Official

U.C.C 260 (rev. 5/03)

1 - APPLICANT 2 - OFFICE 3 - TAX ASSESSOR

Fees: \$0.00
 Paid/ Check No.: 1010
 Collected by: _____



Borough of Elmwood Park
182 Market Street
Elmwood Park, NJ 07407
201-7961457

Block: 1201 Lot: 2.01 Qualification Code:
Work Site Location: 300 RIVERFRONT BOULEVARD- BLDG B
Elmwood Park

Owner in Fee: RIVER DRIVE DEVELOPMENT L.L.C.

Address: 200 RIVERFRONT BOULEVARD

ELMWOOD PARK NJ 07407

Telephone:

Agent/Contractor: BMG CONTRACTOR

Address: 301 RIVERFRONT BOULEVARD

ELMWOOD PARK NJ 07407

Telephone: 201 791-4127

Lic. No./ Bldgs. Reg.No.:

Federal Emp. No.:

Social Security No.:

CERTIFICATE OF OCCUPANCY

This serves notice that said building or structure has been constructed in accordance with the New Jersey Uniform Construction Code and is approved for occupancy.

CERTIFICATE OF APPROVAL

This serves notice that the work completed has been constructed or installed in accordance with the New Jersey Uniform Construction Code and is approved. If the permit was issued for minor work, this certificate was based upon what was visible at the time of inspection.

TEMPORARY CERTIFICATE OF OCCUPANCY/COMPLIANCE

If this is a temporary Certificate of Occupancy or Compliance, the following conditions must be met no later than or will be subject to fine or order to vacate:

CERTIFICATE IDENTIFICATION

Date Issued: 06/02/2025
Control #: 28952
Permit #: 20220425

Home Warranty No:

Type of Warranty Plan:

Use Group: State Private

Maximum Live Load:

Construction Classification:

Maximum Occupancy Load:

Certificate Exp Date:

Description of Work/Use: FOOTING/FOUNDATION - BLDG. B

Update Desc. of Wk/Use: NEW APARTMENT BUILDING, PLUMBING & FIRE, ELECTRIC, COND LINE/FIRE DUMPERS, SPRINKLER HEADS, COMMUNICATION POINTS

CERTIFICATE OF CLEARANCE-LEAD ABATEMENT 5:17

This serves notice that based on written certification, lead abatement was performed as per NJAC 5:17, to the following extent:

Total removal of lead-based paint hazards in scope of work

Partial or limited time period (____ years); see file

CERTIFICATE OF CONTINUED OCCUPANCY

This serves notice that based on a general inspection of the visible parts of the building there are no imminent hazards and the building is approved for continued occupancy.

CERTIFICATE OF COMPLIANCE

This serves notice that said potentially hazardous equipment has been installed and/or maintained in accordance with the New Jersey Uniform Construction Code and is approved for use until

Anthony Ambrogio
Construction-Official
U.C.C 260 (rev. 5/03)

1 - APPLICANT 2 - OFFICE 3 - TAX ASSESSOR

Fees: \$0.00
Paid Check No.: 1393
Collected by: _____



Borough of Elmwood Park
182 Market Street
Elmwood Park, NJ 07407
201-7961457

CERTIFICATE IDENTIFICATION

Date Issued: 06/03/2024
Control #: 27639
Permit #: 20210181

Block: 1201 Lot: 2.02
Work Site Location: 778 RIVER DRIVE
Elmwood Park

Owner in Fee: RIVER DRIVE DEVELOPMENT L.L.C.
Address: 200 RIVERFRONT BOULEVARD
ELMWOOD PARK NJ 07407

Agent/Contractor: BMG CONTRACTOR
Address: 301 RIVERFRONT BOULEVARD
ELMWOOD PARK NJ 07407

Lic. No./ Bids. Reg.No.:
Social Security No.:

Federal Emp. No.:

CERTIFICATE OF OCCUPANCY
This serves notice that said building or structure has been constructed in accordance with the New Jersey Uniform Construction Code and is approved for occupancy.

CERTIFICATE OF APPROVAL
This serves notice that the work completed has been constructed or installed in accordance with the New Jersey Uniform Construction Code and is approved. If the permit was issued for minor work, this certificate was based upon what was visible at the time of inspection.

TEMPORARY CERTIFICATE OF OCCUPANCY/COMPLIANCE
If this is a temporary Certificate of Occupancy or Compliance, the following conditions must be met no later than _____ or will be subject to fine or order to vacate:

Anthony Ambrogio
Construction Official
U.C.C 260 (rev-5/03)

Home Warranty No:
Type of Warranty Plan:
Use Group: R-2
Maximum Live Load:
Construction Classification:
Maximum Occupancy Load:
Certificate Exp Date:
Description of Work/Use:
FOOTING / FOUNDATION - NEW APARTMENT BUILDING - BUILDING A

Update Desc. of Wk/Use:
PLUMBING, SPRINKLER HEADS, Electrical Miscellaneous, FIRE DAMPERS/FIRE ALARM,, HEADS IN TRASH CHUTE

CERTIFICATE OF CLEARANCE-LEAD ABATEMENT 5:17
This serves notice that based on written certification, lead abatement was performed as per NJAC 5:17, to the following extent:

Total removal of lead-based paint hazards in scope of work
 Partial or limited time period(____ years); see file

CERTIFICATE OF CONTINUED OCCUPANCY
This serves notice that based on a general inspection of the visible parts of the building there are no imminent hazards and the building is approved for continued occupancy.

CERTIFICATE OF COMPLIANCE
This serves notice that said potentially hazardous equipment has been installed and/or maintained in accordance with the New Jersey Uniform Construction Code and is approved for use until _____

Fees: \$0.00
Paid Check No.: 1002
Collected by: _____



Borough of Elmwood Park
182 Market Street
Elmwood Park, NJ 07407
201-7961457

Block: 1201 Lot: 2.01 Qualification Code:
Work Site Location: 300 RIVERFRONT BOULEVARD-BLDG D
Elmwood Park
Owner in Fee: RIVER DRIVE DEVELOPMENT L.L.C.
Address: 200 RIVERFRONT BOULEVARD
ELMWOOD PARK NJ 07407
Telephone:
Agent/Contractor: BMG CONTRACTOR
Address: 301 RIVERFRONT BOULEVARD
ELMWOOD PARK NJ 07407
Telephone: 201 791-4127
Lic. No./Bids. Reg.No.: Federal Emp. No.:
Social Security No.:

CERTIFICATE IDENTIFICATION

Date Issued: 06/02/2025
Control #: 28919
Permit #: 20220426

Home Warranty No:
Type of Warranty Plan: [] State [] Private
Use Group: R-2
Maximum Live Load:
Construction Classification:
Maximum Occupancy Load:
Certificate Exp Date:
Description of Work/Use: PARTIAL FOOTING & FOUNDATION-BLDG D
Update Desc. of Wk/Use: SPRINKLER SYSTEM / STAND PIPE, PLUMBING, FIRE DAMPERS, MECHANICAL, ELECTRIC, COMMUNICATION POINTS, FIRE ALARM, 2 ACCESS GATES

[X] CERTIFICATE OF OCCUPANCY

This serves notice that said building or structure has been constructed in accordance with the New Jersey Uniform Construction Code and is approved for occupancy.

[] CERTIFICATE OF APPROVAL

This serves notice that the work completed has been constructed or installed in accordance with the New Jersey Uniform Construction Code and is approved. If the permit was issued for minor work, this certificate was based upon what was visible at the time of inspection.

[] TEMPORARY CERTIFICATE OF OCCUPANCY/COMPLIANCE

If this is a temporary Certificate of Occupancy or Compliance, the following conditions must be met no later than or will be subject to fine or order to vacate:

[] CERTIFICATE OF CLEARANCE-LEAD ABATEMENT 5:17

This serves notice that based on written certification, lead abatement was performed as per NJAC 5:17, to the following extent:

- [] Total removal of lead-based paint hazards in scope of work
- [] Partial or limited time period(____ years); see file

[] CERTIFICATE OF CONTINUED OCCUPANCY

This serves notice that based on a general inspection of the visible parts of the building there are no imminent hazards and the building is approved for continued occupancy.

[] CERTIFICATE OF COMPLIANCE

This serves notice that said potentially hazardous equipment has been installed and/or maintained in accordance with the New Jersey Uniform Construction Code and is approved for use until

Anthony Ambregio Construction Official
U.C.C. 260 (rev. 5/03)

1 - APPLICANT 2 - OFFICE 3 - TAX ASSESSOR

Fees: \$0.00
Paid [] Check No.: 1392
Collected by: _____

[Appendix H: Transitional Housing Documentation](#)

DRAFT

**Department of Community Affairs
Council on Affordable Housing
Supportive and Special Needs Housing Survey**

Municipality: Elmwood Park

County: Bergen

Sponsor: Mark Boranni

Developer: _____

Block: 1508 Lot: 28

Street Address: 564-566 Market St.

Facility Name: DB House Sober Living

Section 1: Type of Facility:

- Licensed Group Home
- Transitional facility for the homeless (**not eligible** for credit as affordable housing after June 2, 2008)
- Residential health care facility (licensed by NJ Dept. of Community Affairs or DHSS)
- Permanent supportive housing
- Supportive shared housing
- Other – Please Specify: _____

Class F CSLR
Sober House

Section 2: Sources and amount of funding committed to the project :

- Capital Application Funding Unit \$ _____
- HMFA Special Needs Housing Trust \$ _____
- Balanced Housing – Amount \$ _____
- HUD – Amount \$ _____ Program _____
- Federal Home Loan Bank – Amount \$ _____
- Farmers Home Administration – Amount \$ _____
- Development fees – Amount \$ _____
- Bank financing – Amount \$ _____
- Other – Amount \$ _____ Program _____
- For proposed projects, please submit a pro forma
- Municipal resolution to commit funding, if applicable
- Award letter/financing commitment (proposed new construction projects only)

Section 3: For all facilities other than permanent supportive housing:

Total # of bedrooms reserved for:
 Very low-income clients/households _____
 Low-income clients/households 12
 Moderate-income clients/households _____
 Market-income clients/households _____

Section 4: For permanent supportive housing:

Total # of units 2, including:
 # of very low-income units _____
 # of low-income units 2
 # of moderate-income units _____
 # of market-income units _____

Section 5:

Length of Controls: _____ years
 Effective Date of Controls: _____
 Expiration Date of Controls: _____
 Average Length of Stay: _____ months (transitional facilities only)

Section 6:

CO Date: _____
 For licensed facilities, indicate licensing agency:
 DDD DMHS DHSS DCA DCF
 Other _____
 Initial License Date: 4/2020
 Current License Date: current

Section 7:

Has the project received project-based rental assistance? Yes No; Length of commitment: _____ years
 Other operating subsidy sources: _____; Length of commitment: _____ years
 Is the subsidy renewable? Yes No

Section 8: The following verification is attached:

- Copy of deed restriction or mortgage and/or mortgage note with deed restriction (30-year minimum, HUD, FHA, FHLB, UHAC deed restriction, etc.)
- Copy of Capital Application Funding Unit (CAFU) or DHS Capital Application Letter (20 year minimum, no deed restriction required)

Section 9:

Residents 18 yrs or older? Yes No
 Population Served (describe): recovering alcoholics
 Age-restricted? Yes No
 Accessible (in accordance with NJ Barrier Free Subcode)? Yes No

**Department of Community Affairs
Council on Affordable Housing
Supportive and Special Needs Housing Survey**

Municipality: Elmwood Park

County: Bergen

Sponsor: Mark Bonavini

Developer: _____

Block: 403 Lot: 17

Street Address: 201 Lincoln Ave

Facility Name: OB House Sober Living

Section 1: Type of Facility:

- Licensed Group Home
- Transitional facility for the homeless (**not eligible** for credit as affordable housing after June 2, 2008)
- Residential health care facility (licensed by NJ Dept. of Community Affairs or DHSS)
- Permanent supportive housing
- Supportive shared housing
- Other - Please Specify: _____

CSLR
CLASS F Sober Living

Section 2: Sources and amount of funding committed to the project :

- Capital Application Funding Unit \$ _____
- HMFA Special Needs Housing Trust \$ _____
- Balanced Housing - Amount \$ _____
- HUD - Amount \$ _____ Program _____
- Federal Home Loan Bank - Amount \$ _____
- Farmers Home Administration - Amount \$ _____
- Development fees - Amount \$ _____
- Bank financing - Amount \$ _____
- Other - Amount \$ _____ Program _____
- For proposed projects, please submit a pro forma
- Municipal resolution to commit funding, if applicable
- Award letter/financing commitment (proposed new construction projects only)

Section 3: For all facilities other than permanent supportive housing:

Total # of bedrooms reserved for:
 Very low-income clients/households _____
 Low-income clients/households 10
 Moderate-income clients/households _____
 Market-income clients/households _____

Section 4: For permanent supportive housing:

Total # of units _____, including:
 # of very low-income units _____
 # of low-income units _____
 # of moderate-income units _____
 # of market-income units _____

Section 5:

Length of Controls: N/A years
 Effective Date of Controls: _____
 Expiration Date of Controls: _____
 Average Length of Stay: 12 months (transitional facilities only)

Section 6:

CO Date: _____
 For licensed facilities, indicate licensing agency:
 DDD DMHS DHSS DCA DCF
 Other _____
 Initial License Date: 3/25
 Current License Date: current

Section 7:

Has the project received project-based rental assistance? Yes No; Length of commitment: _____ years
 Other operating subsidy sources: _____; Length of commitment: _____ years
 Is the subsidy renewable? Yes No

Section 8: The following verification is attached:

- Copy of deed restriction or mortgage and/or mortgage note with deed restriction (30-year minimum, HUD, FHA, FHLB, UHAC deed restriction, etc.)
- Copy of Capital Application Funding Unit (CAFU) or DHS Capital Application Letter (20 year minimum, no deed restriction required)

Section 9:

Residents 18 yrs or older? Yes No
 Population Served (describe): Recovering Alcoholics

Age-restricted? Yes No
 Accessible (in accordance with NJ Barrier Free Subcode)? Yes No

**Department of Community Affairs
Council on Affordable Housing
Supportive and Special Needs Housing Survey**

Municipality: Elmwood Park

County: Bergen

Sponsor: Mark Boranni

Developer: _____

1101 Block: ~~403~~ Lot: ~~1~~ 1

Street Address: 88 Jan Riper

Facility Name: DB House Sober Living

Section 1: Type of Facility:

- Licensed Group Home
- Transitional facility for the homeless (**not eligible** for credit as affordable housing after June 2, 2008)
- Residential health care facility (licensed by NJ Dept. of Community Affairs or DHSS)
- Permanent supportive housing
- Supportive shared housing
- Other – Please Specify: _____

Class F CSUR

Section 2: Sources and amount of funding committed to the project :

- Capital Application Funding Unit \$ _____
- HMFA Special Needs Housing Trust \$ _____
- Balanced Housing – Amount \$ _____
- HUD – Amount \$ _____ Program _____
- Federal Home Loan Bank – Amount \$ _____
- Farmers Home Administration – Amount \$ _____
- Development fees – Amount \$ _____
- Bank financing – Amount \$ _____
- Other – Amount \$ _____ Program _____
- For proposed projects, please submit a pro forma
- Municipal resolution to commit funding, if applicable
- Award letter/financing commitment (proposed new construction projects only)

Section 3: For all facilities other than permanent supportive housing:

Total # of bedrooms reserved for:

Very low-income clients/households	_____
Low-income clients/households	<u>6</u>
Moderate-income clients/households	_____
Market-income clients/households	_____

Section 4: For permanent supportive housing:

Total # of units 2, including:

# of very low-income units	_____
# of low-income units	<u>2</u>
# of moderate-income units	_____
# of market-income units	_____

Section 5:

Length of Controls: _____ years
 Effective Date of Controls: _____
 Expiration Date of Controls: _____
 Average Length of Stay: _____ months (transitional facilities only)

Section 6:

CO Date: _____
 For licensed facilities, indicate licensing agency:
 DDD DMHS DHSS DCA DCF
 Other _____
 Initial License Date: 2/2021
 Current License Date: current

Section 7:

Has the project received project-based rental assistance? Yes No; Length of commitment: _____ years
 Other operating subsidy sources: _____; Length of commitment: _____ years
 Is the subsidy renewable? Yes No

Section 8: The following verification is attached:

- Copy of deed restriction or mortgage and/or mortgage note with deed restriction (30-year minimum, HUD, FHA, FHLB, UHAC deed restriction, etc.)
- Copy of Capital Application Funding Unit (CAFU) or DHS Capital Application Letter (20 year minimum, no deed restriction required)

Section 9:

Residents 18 yrs or older? Yes No
 Population Served (describe): recovering alcoholics
 Age-restricted? Yes No
 Accessible (in accordance with NJ Barrier Free Subcode)? Yes No

**Department of Community Affairs
Council on Affordable Housing
Supportive and Special Needs Housing Survey**

Municipality: Elmwood Park

County: Bergen

Sponsor: Mark Bonanni

Developer: _____

Block: 414 Lot: 2

Street Address: 413 River Rd

Facility Name: DB House Sober Living

<p>Section 1: Type of Facility:</p> <p><input type="checkbox"/> Licensed Group Home</p> <p><input type="checkbox"/> Transitional facility for the homeless (not eligible for credit as affordable housing after June 2, 2008)</p> <p><input type="checkbox"/> Residential health care facility (licensed by NJ Dept. of Community Affairs or DHSS)</p> <p><input type="checkbox"/> Permanent supportive housing</p> <p><input type="checkbox"/> Supportive shared housing</p> <p><input checked="" type="checkbox"/> Other – Please Specify: _____ <u>Class F CSLR</u></p>	<p>Section 2: Sources and amount of funding committed to the project :</p> <p><input type="checkbox"/> Capital Application Funding Unit \$ _____</p> <p><input type="checkbox"/> HMFA Special Needs Housing Trust \$ _____</p> <p><input type="checkbox"/> Balanced Housing – Amount \$ _____</p> <p><input type="checkbox"/> HUD – Amount \$ _____ Program _____</p> <p><input type="checkbox"/> Federal Home Loan Bank – Amount \$ _____</p> <p><input type="checkbox"/> Farmers Home Administration – Amount \$ _____</p> <p><input type="checkbox"/> Development fees – Amount \$ _____</p> <p><input type="checkbox"/> Bank financing – Amount \$ _____</p> <p><input type="checkbox"/> Other – Amount \$ _____ Program _____</p> <p><input type="checkbox"/> For proposed projects, please submit a pro forma</p> <p><input type="checkbox"/> Municipal resolution to commit funding, if applicable</p> <p><input type="checkbox"/> Award letter/financing commitment (proposed new construction projects only)</p>
<p>Section 3: For all facilities other than permanent supportive housing:</p> <p>Total # of bedrooms reserved for:</p> <p>Very low-income clients/households _____</p> <p>Low-income clients/households <u>8</u></p> <p>Moderate-income clients/households _____</p> <p>Market-income clients/households _____</p>	<p>Section 4: For permanent supportive housing:</p> <p>Total # of units <u>2</u>, including:</p> <p># of very low-income units _____</p> <p># of low-income units <u>2</u></p> <p># of moderate-income units _____</p> <p># of market-income units _____</p>
<p>Section 5:</p> <p>Length of Controls: _____ years</p> <p>Effective Date of Controls: _____</p> <p>Expiration Date of Controls: _____</p> <p>Average Length of Stay: _____ months (transitional facilities only)</p>	<p>Section 6:</p> <p><input type="checkbox"/> CO Date: _____</p> <p>For licensed facilities, indicate licensing agency:</p> <p><input type="checkbox"/> DDD <input type="checkbox"/> DMHS <input type="checkbox"/> DHSS <input type="checkbox"/> DCA <input checked="" type="checkbox"/> BCF</p> <p><input type="checkbox"/> Other _____</p> <p>Initial License Date: <u>10/2021</u></p> <p>Current License Date: <u>current</u></p>
<p>Section 7:</p> <p>Has the project received project-based rental assistance? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No; Length of commitment: _____ years</p> <p>Other operating subsidy sources: _____; Length of commitment: _____ years</p> <p>Is the subsidy renewable? <input type="checkbox"/> Yes <input type="checkbox"/> No</p>	
<p>Section 8: The following verification is attached:</p> <p><input type="checkbox"/> Copy of deed restriction or mortgage and/or mortgage note with deed restriction (30-year minimum, HUD, FHA, FHLB, UHAC deed restriction, etc.)</p> <p><input type="checkbox"/> Copy of Capital Application Funding Unit (CAFU) or DHS Capital Application Letter (20 year minimum, no deed restriction required)</p>	
<p>Section 9:</p> <p>Residents 18 yrs or older? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>Population Served (describe): <u>relaxing alcoholics</u></p> <p>Age-restricted? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>Accessible (in accordance with NJ Barrier Free Subcode)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>	

[Appendix I: 401-407 Rt. 46 Documentation](#)

DRAFT



Borough of Elmwood Park
 182 Market Street
 Elmwood Park, NJ 07407
 201 - 7961457

Control Number: 31879
 Application Date: 02/10/2026

2-12-26

26-065

CONSTRUCTION PERMIT

IDENTIFICATION

OWNER/PROPERTY DETAILS

Block: 1808	Lot: 7	Qualification Code:	
Work Site Location:	401-407 ROUTE 46 (WEST) Elmwood Park		Contractor: ELMARK LLC
Owner In Fee:	ELMARK LLC		Address: PO BOX 515
Address:	PO BOX 515		KEARNY NJ 07032
	KEARNY NJ 07032		Telephone: (201) 424-7755
Telephone:	(201) 424-7755		Lic. No. / Bldrs. Reg. No.:
Use Group(s):	R-2		Federal Emp. No.: 85-3050854

is hereby granted permission to perform the following work :

- | | | |
|--|--|-------------------------------------|
| <input checked="" type="checkbox"/> BUILDING | <input type="checkbox"/> PLUMBING | <input type="checkbox"/> DEMOLITION |
| <input type="checkbox"/> ELECTRICAL | <input type="checkbox"/> FIRE PROTECTION | <input type="checkbox"/> OTHER |
| <input type="checkbox"/> ELEVATOR DEVICES | <input type="checkbox"/> MECHANICAL | |
| <input type="checkbox"/> ASBESTOS ABATEMENT | <input type="checkbox"/> LEAD HAZARD ABATEMENT | |

(Subchapter 8 only)

DESCRIPTION OF WORK:
 FOOTING & FOUNDATION ONLY

ESTIMATED COST OF WORK:

Cost of Construction: 250,000.00
 Cost of Rehabilitation: 0.00
 Cost of Demolition: 0.00

Total Cost: \$250,000.00

NOTE: If construction does not commence within one (1) year of date of issuance, or if construction ceases for a period of six (6) months, this permit is void.

Anthony Ambrogio
 Construction Official

Date

3/11/26

PAYMENTS (Office Use Only)	
Building	\$46,395.00
Electrical	
Plumbing	
Fire Protection	
Elevator Devices	
Mechanical	
VolFee (DCA)	\$3,375.00
AltFee (DCA)	
DCA Minimum Fee	\$0.00
Other Fees	
CO Fee	\$150.00
CCO Fee	
Minimum Fee	
Total	\$49,920.00
All Fees Waived:	No

Amount to be Paid: \$49,920.00

CK# 1100

BOROUGH OF ELMWOOD PARK
 FEB 12 2026

- :: Failure to obtain all required inspections may result in administrative action.
- :: Final inspections are required before final payment is to be made to contractor.
- :: An approved set of plans must be kept at the worksite at all times

Note:

BUILDING DEPT.



BUILDING SUBCODE TECHNICAL SECTION



A. IDENTIFICATION—APPLICANT: COMPLETE ALL APPLICABLE INFORMATION. WHEN CHANGING CONTRACTORS, NOTIFY THIS OFFICE. CALL UTILITY DIG NO: 1-800-272-1000.

Block 1808 Lot 7.01 Qualification Code _____

Work Site Location 2 Meyer ST (AKA 407 Route 46)

Owner in Fee: ElmPark LLC

Tel. (201) 424-7755 e-mail johnkwap@gmail.com

Address PO Box 515 Kearny NJ 07032

Contractor: ElmPark LLC street city state zip code

Address same as above e-mail _____ Tel. _____

Contractor License No. or Builder Registration No. _____ Exp. Date _____

Home Improvement Contractor Registration No. or Exemption Reason _____

Federal Emp. ID No. 853050854 FAX: _____

JOB SUMMARY (Office Use Only)

PLAN REVIEW Date Initial Type: _____

No Plans Required _____

All _____

Footings/Foundations 2/11/26 W Footing Bonding _____

Structural/Framework _____ Foundation _____

Exterior _____ Slab _____

Interior _____ Truss Sys./Bracing _____

Joint Plan Review Required: _____ Barrier-Free _____

Elec. Plumb. Fire Elevator _____ Insulation _____

SUBCODE APPROVAL for PERMIT _____ Finishes -Base Layer _____

Date: 2/11/26 _____ Finishes -Final _____

Approved by: _____ Energy _____

SUBCODE APPROVAL for CERTIFICATE _____ Mechanical _____

CO CCO CA _____ TCO _____

Date: _____ Other _____

Approved by: _____ Final _____

Barrier-Free _____

B. BUILDING CHARACTERISTICS

Use Group Present _____ Proposed S2

No. of Stories 4

Height of Structure 45' ft.

Area — Largest Floor 20,133 sq. ft.

New Bldg. Area/All Floors 63,024 sq. ft.

Volume of New Structure 909,763.34 cu. ft.

Max. Live Load 40

Max. Occupancy Load _____

Constr. Class Present _____ Proposed 1A

If Industrialized Building: State Approved _____ HUD _____

Est. Cost of Bldg. Work:

1. New Bldg. \$ 250,000

2. Rehabilitation \$ _____

3. Total (1+2) \$ 250,000

U.C.C. F110 (rev. 1/1/09)
Internet version

Date Received 2-12-26

Control # 31879

Permit # 26-065

Date Issued _____

I hereby certify that I am the (agent of owner of record and am authorized to make this application.

Sign here: _____

Print name here: Jan R. Kwapiński, Member

D. TECHNICAL SITE DATA

DESCRIPTION OF WORK

Footings and foundations only - as per plan

TYPE OF WORK:

New Building

Addition

Rehabilitation

Roofing

Siding

Fence _____ Height (exceeds 6') _____ Sq. Ft. _____

Sign _____ Sq. Ft. _____

Pool _____ Sq. Ft. _____

Retaining Wall _____ Sq. Ft. _____

Asbestos Abatement Subchapter 8

Lead Haz. Abatement NJAC 5:17

Radon Remediation

Other _____

Demolition

FEE (Office Use Only)

Administrative Surcharge \$ 3375

Minimum Fee \$ _____

State Permit Surcharge Fee \$ 49,928

TOTAL FEE \$ 49,928

Applicant: When submitting this form to your Local Construction Code Enforcement Office, please provide one original plus three photocopies.

Appendix J: June 2025 Adopted Fourth Round Housing Element and Fair
Share Plan

DRAFT