



COMMUNITY PLANNING
LAND DEVELOPMENT AND DESIGN
LANDSCAPE ARCHITECTURE

B U R G I S
ASSOCIATES, INC.

PRINCIPALS:

Joseph H. Burgis PP, AICP
Edward Snieckus, Jr. PP, LLA, ASLA
DAVID NOVAK, PP, AICP

Borough of Wallington

2026 Master Plan Reexamination Report

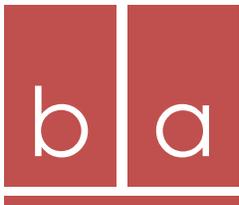
PREPARED FOR:

Wallington Planning Board

BA: 4170.10

FEBRUARY 26, 2026

Adopted by the Wallington Planning Board at a public hearing held on March 10, 2026



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2026 WALLINGTON REEXAMINATION REPORT BOROUGH OF WALLINGTON BERGEN, NEW JERSEY

PREPARED FOR:

**WALLINGTON PLANNING BOARD
BA# 4070.10**

The original document was appropriately signed and sealed on February 26, 2026 in accordance with Chapter 41 of Title 13 of the State Board of Professional Planners.

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SECTION 1: INTRODUCTION

COMMUNITY OVERVIEW

The Borough of Wallington is located in the southwest corner of Bergen County and is slightly less than one square mile in area. The Borough is bounded by the Passaic and Saddle Rivers along its northerly boundary beyond which lies the City of Passaic to the northwest. The City of Garfield and the Township of South Hackensack are situated to the north, the Borough of Wood Ridge lies to the east separated from the Borough by an active commuter rail line operated by New Jersey Transit. The Borough of Carlstadt is situated to the southeast and the Borough of East Rutherford to the southwest.

As indicated in Figure 1, the Borough is a fully developed community that is primarily residential in character with commercial and industrial uses concentrated along the periphery of the Borough and along Paterson, Locust and Main Avenues. As will be highlighted in this report, the Borough faces the challenge of addressing significant demographic changes as a result of its compliance with New Jersey Supreme Court's Mount Laurel mandate to provide opportunities for low and moderate income housing while also facing the need to expand economic development opportunities in an evolving economy that is changing rapidly due to ecommerce and shifts in manufacturing, the office market and residential migration patterns.

PRIOR MASTER PLANS

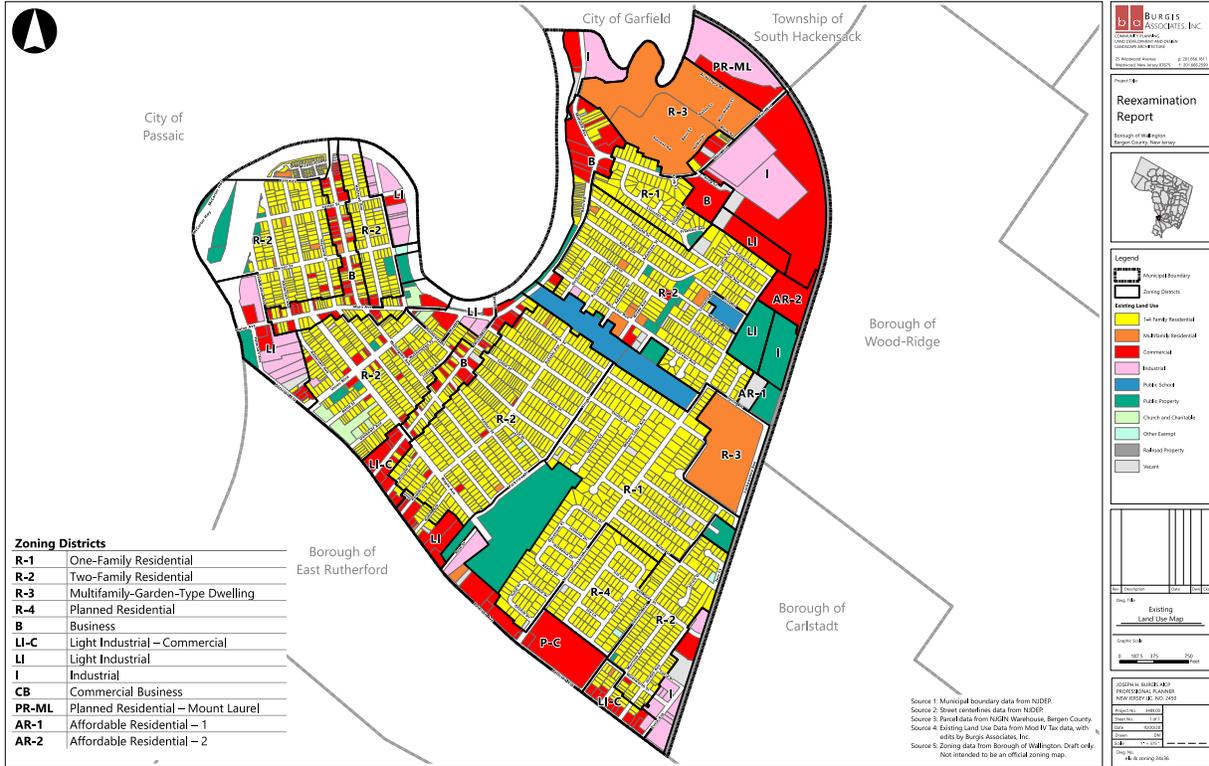
The Borough of Wallington Planning Board adopted its last comprehensive master plan including a land use element in 1979 (the "Master Plan"). The Master Plan subsequently underwent a series of reexaminations and land use amendments in 1980, 1990, 2006 and as recently as 2021.

The 2006 Land Use element amendment adopted by the Planning Board on December 16, 2006 identified Borough-owned property, depicted on the Borough Tax Map as Block 70.01, Lot 80, for inclusion within the recreation and open space land use category.

The 2013 Land Use element amendment adopted by the Planning Board on February 13, 2013 eliminated the PC, Planned Commercial land use category in favor of a Commercial Business, CB designation and included recommended zoning ordinance amendments to encourage economic development. The Borough subsequently amended the Borough Zoning Ordinance to implement the recommended zoning amendments.

The 2021 Reexamination Report and Land Use element amendment adopted by the Planning Board on February 16, 2021 recognized land use changes that were as a result of the Borough's Housing Element and Fair Share Plan.

Figure 1 Existing Land Use and Zoning



SECTION 2: LEGAL REQUIREMENTS FOR PLANNING

The New Jersey Municipal Land Use Law (MLUL), under section N.J.S.A. 40:55D-89, requires municipalities to periodically reexamine their master plan and development regulations minimally once every ten (10) years. Failure to conduct this review shall, pursuant to the MLUL, constitute a rebuttable presumption that the municipal development regulations are no longer reasonable. It is therefore, an extremely important function of a Planning Board to conduct this review in a timely manner. A master plan reexamination is also a major component to any municipal planning program as the process ensures that a municipality's planning policies and development regulations are relevant to current community needs.

Aside from the statutory requirement however, a reexamination of a municipality's planning documents, and development regulations offers an excellent opportunity to assess where a community was, what has occurred since its last adoption of a reexamination and to establish a pathway to the future. The reexamination process provides the necessary framework needed to address community planning issues that have evolved over time and to adjust planning policies accordingly. While a reexamination report does not constitute an official Master Plan amendment, a Board's analysis during the reexamination process could result in findings that either reaffirm the policies of the past necessitating no changes to the Master Plan or the Board could recommend that an entirely new master plan be prepared. Very often, modification to present policies is sufficient without the need for an entirely new master plan document,

The MLUL provides specific requirements for the preparation of a master plan reexamination report inclusive of the following components:

- a) The major problems and objectives relating to land development in the municipality at the time of the adoption of the last reexamination report;
- b) The extent to which such problems and objectives have been reduced or have increased subsequent to such date;
- c) The extent to which there have been significant changes in the assumptions, policies and objectives forming the basis for the master plan or development regulations as last revised, with particular regard to the density and distribution of population and land use, housing conditions, circulation, conservation of natural features, energy conservation, collection, disposition and recycling of designated recyclable materials, and changes in State, County and municipal policies and objectives;

- d) The specific changes recommended for the master plan or development regulations, if any, including underlying objectives, policies and standards, or whether a new plan or regulation should be prepared; and
- e) The recommendations of the planning board concerning the incorporation of redevelopment plans adopted pursuant to the "Local Redevelopment and Housing Law", into the land use plan element of the municipal master plan, and recommended changes, if any, in the local development regulations necessary to effectuate the redevelopment plans of the municipality.

The Borough of Wallington's last reexamination report and the subject of this reexamination was prepared by the Nelson Consulting Group dated July 11, 2006 and adopted by the Planning Board on August 2, 2006. It included a reexamination of the Borough's 1979 Master Plan and revised the goals and objectives of the 1979 Master Plan and subsequent reexamination report.

This 2026 document is intended to comply with the statutory requirements of the MLUL by providing an assessment of the Borough of Wallington's planning policies and land use regulation, as embodied in the latest Reexamination Report, and provide specific recommendations in response to emerging challenges faced by the community today.

SECTION 3: THE MAJOR PROBLEMS AND OBJECTIVES RELATING TO LAND DEVELOPMENT IN THE MUNICIPALITY AT THE TIME OF THE ADOPTION OF THE LAST REEXAMINATION REPORT (40:55D-89.A)

&

SECTION 4: IDENTIFY THE EXTENT TO WHICH SUCH PROBLEMS AND OBJECTIVES HAVE BEEN REDUCED OR INCREASED SUBSEQUENT TO SUCH DATE (40:55D-89.B)

The MLUL requires that a reexamination report provide for the identification of the major land use problems and objectives that were discussed in the last adopted master plan or reexamination report. As such, this section presents what was identified in 2006 and subsequently reaffirmed in 2020 and discusses the relevance of these in 2026.

These statements are grouped and listed by the various master plan element categories starting with those pertaining to the Land Use and Housing Elements, followed by objectives related to the following optional master plan elements: Economic; Transportation, and Community Facilities.

A. MASTER PLAN OBJECTIVES

LAND USE OBJECTIVES

1. *To preserve existing land use in an attractive and viable condition.*
2. *To control redevelopment so that it is compatible with, and/or enhances, existing land use and is in accordance with the Master Plan.*
3. *To revise existing land use ordinances in order to better effect the realization of the land use objectives.*
4. *To channel development so that it is of maximum benefit to Wallington's present and future population.*
5. *To protect the population from the dangers of floods and other natural disasters.*
6. *To promote a balance between the natural and man-made environment while still meeting the needs of the population.*

Comment: The Board finds that the land use objectives as outlined above continue to remain relevant and are valid.

HOUSING OBJECTIVES

1. *To provide adequate housing to meet the needs of the existing population.*
2. *To direct or aid in the general upgrading of buildings and neighborhoods where this is needed.*
3. *To provide a diversity of housing to meet the needs of all age groups, income levels, sexes, minorities, handicapped and varying sized families.*

Comment: The Board finds that the housing element objectives as outlined above continue to remain relevant and are valid.

ECONOMIC PLAN OBJECTIVES

1. *To try to reduce the Borough's present level of unemployment and minimize future employment level.*
2. *To promote industrial and commercial uses within the Borough that will provide services, amenities and employment to local residents.*
3. *To preserve the tax base of the community by fostering a diversity of ratables.*

Comment: The Board finds that the economic element objectives as outlined above continue to remain relevant and are valid.

TRANSPORTATION OBJECTIVES

1. *To provide a variety of transportation to meet all citizens' needs.*
2. *To provide an adequate system of streets and signals to move vehicles through the Borough.*
3. *To provide for the safety of citizens and property by improving those areas where vehicular accidents are frequent.*

Comment: The Board finds that the transportation element objectives as outlined above continue to remain relevant and are valid.

COMMUNITY FACILITIES

1. *To provide the minimum public services to Wallington's citizens while remaining fiscally responsible.*
2. *To provide a variety of facilities that will meet the needs of various Borough age groups.*
3. *To protect the health, safety and welfare of Borough citizens.*

Comment: The Board finds that the community facility element objectives as outlined above continue to remain relevant and are valid.

B. MAJOR PROBLEMS IDENTIFIED BY THE MASTER PLAN AND THE EXTENT TO WHICH SUCH PROBLEMS AND OBJECTIVES HAVE BEEN REDUCED OR INCREASED

The 1979 Land Use Plan represents the Borough's most recent master plan document. The Plan does not enumerate the major problems at the time of the preparation of that document, as contemplated by the State statute. However, the problems and area of concern are inferred in the text, and may be summarized as follows:

1. **Mixed Development Pattern.** The 1979 Master Plan comments on the varied distribution of land use in the community. The Plan suggests the need to critically assess all development applications to minimize any further incursion of non-residential development in residential areas.

Comment: Land development patterns have not changed significantly since the 2006 Reexamination Report and potential conflicts between different land uses continues to pose a challenge to the community.

2. **Redevelopment of Marginal Commercial Uses.** The Plan text expressed concern regarding the prospective redevelopment of those older, marginal commercial uses whose operation may cease due to competition from newer and more modern retail developments. The principal cause of this concern appears to be the need to ensure that any future redevelopment be compatible with the surrounding development pattern.

Comment: Related to Item 1 above, the Borough anticipates and encourages redevelopment of underperforming commercial properties as an imperative to boosting its ratable base but expresses the same concern that such redevelopment be compatible with surrounding development patterns. The Borough has also made strides in redeveloping parcels within the Borough, most notably:

- (a) the redevelopment of the former Doka site into a warehouse center located at 460 Main Avenue;
- (b) the anticipated approval of the Latex Redevelopment Plan for the Borough owned parcel located at 350 Mount Pleasant Road.
- (c) the Borough has also identified two additional sites located at 1 and 2 Midland Avenues as potential redevelopment sites.

3. **Lack of Vacant Land** A reference is made in the 1979 Plan to the lack of vacant land in the community and its implication with respect to the ability of the Borough to attract new ratables.

Comment: This remains a continuing concern. The inventory of vacant land has not changed in the intervening years with the exception of the Latex site which is Borough owned and acquired as a result of an environmental cleanup. The adjoining parcel to the north that was also a former industrial site and undeveloped has subsequently been approved for affordable housing development. Otherwise, the Borough's land use patterns are largely fixed and there are no vacant parcels other than the Latex site that will substantially alter the present land use characteristics of the Borough.

4. **Redevelopment of Existing Sites.** The 1979 Plan identifies a number of sites, which are underutilized and consequently have redevelopment potential. The broad concern expressed in the Plan refers to the need to ensure compatible development, which complements the surrounding prevailing development character and does not affect the community.

Comment: This issue remains and reaffirmed by the Board as will be detailed in the ensuing recommendations of this report.

5. **Housing Need** A significant concern highlighted in the present Master Plan regards anticipated population growth and its implications for future housing need. The 1979

Plan suggests that an additional 500 residents could result from the conversion of existing single-family residential use. Concerns regarding the associated increase in density, traffic and parking congestion and impacts on municipal services are inferred in the Plan.

Comment: This remains a concern and has significantly expanded in importance since the last reexamination report given the Borough's affordable housing requirements as provided for in its recently adopted housing plan pursuant to the recently amended Fair Housing Act.

SECTION 5: EXTENT TO WHICH THERE HAVE BEEN SIGNIFICANT CHANGES IN THE ASSUMPTIONS, POLICIES AND OBJECTIVES FORMING THE BASIS FOR THE MASTER PLAN OR DEVELOPMENTAL REGULATIONS AS LAST REVISED, WITH PARTICULAR REGARD TO SPECIFIC PLANNING ISSUES AND GOVERNMENT POLICY (40:55D-89.C)

Changes at the state and local level have occurred since the adoption of the 2006 Reexamination Report. The MLUL requires consideration of these changes during this reexamination process and how such changes may apply to the land development within the Borough. This section provides an analysis of the various changes in assumptions, policies and objectives and how they may further inform and influence Wallington's developmental regulations as last revised.

A. LOCAL DEMOGRAPHIC CHANGES

It is appropriate to first set the stage of analysis with a discussion of demographic changes since the time of the last reexamination. Provided herein is an assessment of population size, rate of population growth, age characteristics, as well as household size and income levels. Each of these items is described in detail below. This information is vital for the Borough to properly plan for the current and future needs of its residents and the community.

1. Population Size. As presented in Table 1 below, the Borough's population experienced significant growth between 1920 to 1930 where the population increased by 59%. This decade of growth corresponds to the Borough's growing industrial base at the time which generated a need for workers. Since that time period population growth declined rapidly and remained at negative or low growth levels where the highest level of population growth reached 11% in 1970. The Borough has experienced only modest population increases since 1970 to 2023.

Table 1: Population Growth (1920-2023)

Year	Population	Population Change	Percent Change
1920	5,715	--	--
1930	9,063	3348	59%
1940	8,981	-82	-1%
1950	8,910	-71	-1%
1960	9,261	351	4%
1970	10,284	1023	11%
1980	10,741	457	4%
1990	10,828	87	1%
2000	11,583	755	7%
2010	11,335	-248	-2%
2020	11,553	218	2%
2023*	11,825	272	2%

Sources: U.S. Census, *American Community Survey 5-Year Estimates

2. **Age Characteristics.** The Borough's age characteristics are represented in Table 2 below. The Borough's population is relatively young with an average age of 39 with a 28% increase in the 5-9 age group. However, this is 6.8% older than the decade before driven by the increase in the 64+ age group particularly between 65 and 84 years old. This is consistent with the greying of America experienced nationwide.
3. **Average Household Size.** The average size of Wallington households decreased slightly from 2000 to 2010 but increased to 3.05 average persons per household. The average household size increased slightly between 2000 and 2010 and decreased slightly by 2020 and has since stabilized from 2020 at an average household size of 2.41 persons

TABLE 2: AGE CHARACTERISTICS (2010 AND 2023)

Age Group	2010*		2023*	
	Pop	%	Pop	%
under 5	601	5.3%	698	6%
5-9	578	5.1%	740	
10-14	731	6.5%	577	5%
15-19	588	5.2%	494	
20-24	632	5.6%	669	6%
25-34	2,247	19.8%	1,846	16%
35-44	1,486	13.1%	1,967	17%
45-54	1,722	15.2%	1,799	15%
55-59	582	5.1%	654	6%
60--64	573	5.1%	551	
65-74	684	6.0%	945	8%
75-84	591	5.2%	705	6%
85+	313	2.8%	180	2%
Total	11,328	100.0%	11,825	85%
Median Age	36.5		39.0	

Source: American Community Survey 5-Year Estimates

TABLE 3: AVERAGE HOUSEHOLD SIZE (2000-2023)

1980	10,741	4,572	2.35
1990	10,828	4,663	2.32
2000	11,583	4,752	2.44
2010	11,335	4,637	2.44
2020*	11,553	4,781	2.41
2023*	11,825	4,905	2.41

Sources: U.S. Census, American Community Survey 5-Year Estimates

4. Household Income. The median household income for Wallington households increased modestly over the past decade by approximately 40.3 percent between 2010 and 2023, rising from a median income of \$58,724 to \$82,422. The largest increases in income occurred in the \$75,000 to \$149,999 as reflected in the Table 4 below.

TABLE 4: HOUSEHOLD INCOME DISTRIBUTION (2010 TO 2023)

Income Category	2010		2023	
	Number	%	Number	%
less than \$10,000	294	6%	188	3.8%
\$10,000 to \$14,999	159	3%	184	3.8%
\$15,000 to \$24,999	447	10%	389	7.9%
\$25,000 to \$ 34,999	443	10%	238	4.9%
\$35,000 to \$ \$49,999	655	14%	554	11.3%
\$50,000 to \$74,999	1,122	24%	646	13.2%
\$75,000 to \$99,999	597	13%	851	17.3%
\$100,000 to \$149,999	629	14%	879	17.9%
\$150,000 to \$199,000	224	5%	430	8.8%
\$200,000 or more	56	1%	546	11.1%
Total households	4,626	100%	4,905	100.0%
Median Income (Household)	\$58,724		\$82,422	

Source: American Community Survey 5-Year Estimates

B. Municipal Housing Demographics

The analysis below details housing characteristics such as age, condition, purchase/rental value, and occupancy. It also details the number of affordable units available to low- and moderate-income households and the number of substandard housing units capable of being rehabilitated.

1. Number of Dwelling Units. As shown in the table below,

TABLE 5: DWELLING UNITS (1980-2023)

Year	Dwellings	Numerical Change	% Change
1980	4,728		
1990	4,873	145	3%
2000	4,906	33	1%
2010	5,004	98	2%
2023	5,153	149	3%

Sources: U.S. Census, American Community Survey 5-Year Estimates

The Borough’s housing stock has not expanded significantly between 1980 to 2023 growing between 1 to 3 percent during the past 43 years. This reflects the developed character of Wallington where new construction and growth is limited due to the lack of available land to expand.

The following Table 6 provides details regarding the tenure and occupancy of the Borough’s housing stock. As shown below, the majority of the Borough’s housing stock is comprised of rental units the proportion of which increased since 2010, by 21.8% while owner occupied units declined by 12%. Vacant units represented the largest decline by 34.4% during the same period reflecting a tightening housing market.

TABLE 6: HOUSING UNITS BY TENURE AND OCCUPANCY STATUS (2010 AND 2023)

Category	2010		2023	
	# of Units	%	# of Units	%
Owner Occupied	2,159	43.1%	1,900	36.9%
Renter Occupied	2,467	49.3%	3,005	58.3%
Vacant Units	378	7.6%	248	4.8%
Total	5,004	100.0%	5,153	100.0%

Source: American Community Survey 5-Year Estimates

2. Housing Characteristics. This section provides additional information on the characteristics of the Borough's housing stock, including the number of units in a structure (Table 7). The Borough is primarily a residential community where two-family structures accounts for 34.7% percent of the Borough's housing stock, although this is a decrease from the 38.7% percent reported in 2010. The single greatest growth occurred within the multifamily categories of 3-4 unit and 10-19 unit residential housing. Proportionally, multifamily unit types (3 or more) combined represent 39.5% of the housing stock.
3. Housing Age. Table 8 shows that 73% of the Borough's housing units were built up to 1969 reflective of an older and aging housing stock.
4. Housing Conditions. Table 9 provides an indication of overcrowded housing units, represented by units containing more than one occupant per room which is an indicator used to gauge substandard housing. Although the data indicates that, in both 2010 and 2023, only a very small percentage of the Borough's dwelling units can be considered overcrowded there was a 1.4% increase in the number of overcrowded units with 1.01 to 1.50 persons per room, however, this was offset somewhat in a 0.9 decrease in the number of units with 1.51 or more persons per room.

TABLE 7: UNITS IN STRUCTURE (2010 AND 2023)

Units in Structure	2010		2023	
	No.	%	No.	%
Single Family, Detached	1343	26.8%	1182	22.9%
Single Family, Attached	140	2.8%	147	2.9%
2	1937	38.7%	1786	34.7%
3 or 4	440	8.8%	558	10.8%
5 to 9	157	3.1%	417	8.1%
10 to 19	440	8.8%	594	11.5%
20+	547	10.9%	469	9.1%
Mobile Home	0	0.0%	0	0.0%
Other	0	0.0%	0	0.0%

Source: American Community Survey 5-Year Estimate

TABLE 8: YEAR STRUCTURES BUILT

Year Units Built	Number	Percent
2020 or Later	0	0.0%
2010 to 2019	71	1.4%
2000 to 2009	228	4.4%
1990 to 1999	354	6.9%
1980 to 1989	240	4.7%
1970 to 1789	502	9.7%
1960 to 1969	1240	24.1%
1950 to 1959	862	16.7%
1940 to 1949	622	12.1%
1939 or earlier	1034	20.1%
Total	5,153	100.0%

Source: American Community Survey 5-Year Estimates

TABLE 9: OCCUPANTS PER ROOM (2010 AND 2023)

Occupants Per Room	2010		2023	
	Number	%	Number	%
1.00 or less	4,362	94.3%	4,601	93.8%
1.01 to 1.50	128	2.8%	205	4.2%
1.51 or more	136	2.9%	99	2.0%
Total Occupied Units	4,626	100%	4,905	100.0%

Source: American Community Survey 5-Year Estimates

5. Table 10 presents additional detail regarding housing conditions, including the presence of complete plumbing and kitchen facilities and the type of heating equipment used. These statistics are also indicators of substandard housing. As shown below, the housing stock

reflects only a very small proportion of housing that lack these critical facilities representing a well maintained housing inventory.

TABLE 10: EQUIPMENT AND PLUMBING FACILITIES (2010 AND 2023)

Facilities	2010		2023	
	Number	Percent	Number	Percent
Kitchen:				
With Complete Facilities	4589	99.2%	4,881	99.5%
Lacking Complete Facilities	37	0.8%	24	0.5%
Plumbing:				
With Complete Facilities	4594	99.3%	4,905	100.0%
Lacking Complete Facilities	32	0.7%	0	0.0%
Heating Equipment:				
Standard Heating Facilities	4599	99%	4,849	98.9%
Other Fuel	10	0%	17	0.3%
No Fuel Used	17	0.4%	39	0.8%
Total Occupied Units	4626	100	4,905	100

Source: American Community Survey 5-Year Estimates

- Purchase and Rental Values. The Borough experienced a rise in housing rental and purchase prices between 2010 and 2023, as shown in the following tables. The median gross rent for the Borough’s rental housing stock increased between 2010 and 2023, from \$1,028 in 2010 to \$1,568 in 2023 representing a 52.5% increase while the median value of owner-occupied units in Wallington also increased during this period, though perhaps not nearly as much as renter-occupied units. The median value of owner-occupied units in the Borough increased 21.6% percent between 2010 and 2023, from \$ 406,000 in 2010 to \$493,700 in 2023. The increase in rent is reflective of a rental market that is becoming increasingly more expensive.

TABLE 11: GROSS RENT OF SPECIFIED RENTER-OCCUPIED UNITS (2010 AND 2023)

Rent	2010		2023	
	Number	Percent	Number	Percent
Less than \$500	41	2%	0	0.0%
\$500 to \$999	1094	45%	171	5.7%
\$1,000 to \$1,499	1308	54%	1107	36.8%
\$1,500 to \$1,999		0%	1050	34.9%
\$2,000 to \$2,499		424	14.1%	
\$2,500 to \$2,999		56	1.9%	
\$3,000 or more		33	1.1%	
No cash rent	24	X	164	X
Total Occupied units paying rent	2443	100%	3,005	100.0%
Median Gross Rent	\$1,028		\$1,568	

Source: American Community Survey 5-Year Estimates

- Number of Units Affordable to Low- and Moderate-Income Households. Based on the Affordable Housing Professionals of New Jersey (AHPNJ) 2024 regional income limits, the median household income for a three-person household in COAH Region 1, Wallington’s housing region comprised of Bergen, Hudson, Passaic and Sussex Counties is \$108,371. A three-person moderate-income household, established at no more than 80 percent of the median income, would have an income not exceeding \$86,697. A three-person low-income household, established at no more than 50 percent of the median income, would have an income not exceeding \$54,185.

An affordable sales price for a three-person moderate-income household earning 80 percent of the median income is estimated at approximately \$346,788. An affordable sales price for a three-person low-income household earning 50 percent of the median income is estimated at approximately \$216,740. These estimates are based on the UHAC affordability controls outlined in N.J.A.C. 5:80-26.1 et seq. A good percentage of for sale units (51.3%) is priced within the affordability range for moderate income families, however only 15.8% of the

housing stock would be available to low income families within the affordability range indicating a need to address this area of the housing stock.

TABLE 12: VALUE OF SPECIFIED OWNER-OCCUPIED HOUSING UNITS (2010 AND 2023)

Value	2010		2023	
	Number	Percent	Number	Percent
Less than \$50,000	0	0.0%	170	8.9%
\$50,000 to \$99,999	8	0.4%	20	1.1%
\$100,000 to \$149,999	52	2.4%	0	0.0%
\$150,000 to \$199,999	96	4.4%	25	1.3%
\$200,000 to \$299,999	309	14.3%	86	4.5%
\$300,000 to \$499,999	1,214	56.2%	675	35.5%
\$500,000 to \$999,999	474	22.0%	904	47.6%
\$1,000,000 or more	6	0.3%	20	1.1%
Total Owner Occupied	2159	100.0%	1900	100.0%
Median Value	\$406,000		\$493,700	

Source: American Community Survey 5-Year Estimates

For renter-occupied housing, an affordable monthly rent for a three-person moderate-income household is estimated at approximately \$1,565. The median rent which falls within this range of affordability. An affordable monthly rent for a three-person low-income household is estimated at approximately \$1,128. However, according to the 2023 American Community Survey, the average rent reported in 2023 is 39 percent over the affordability range for low income families.

8. Substandard Housing Capable of Being Rehabilitated. The DCA utilized a formula for calculating the number of units in a community that are in need of rehabilitation and are not likely to experience “spontaneous rehabilitation.” Wallington’s rehabilitation share has been determined by the DCA to be 81 based upon the HUD census data from its Comprehensive Housing Affordability Strategy (CHAS).

D. Projection of Municipal Housing Stock

Applicable fair housing regulations require a projection of the community’s housing stock, including the probable future construction of low- and moderate-income housing, for the ten years subsequent to the adoption of the Housing Element. This projection shall be based upon an assessment of data which minimally must include the number of residential construction permits issued, approvals of applications for residential development, and probable residential development of lands. Each of these items are identified and outlined below.

1. Housing Units Constructed During the Last Ten Years. The table below provides data concerning residential building permits issued for new construction during the past ten years. During this period, a total of 134 residential building permits were issued for new construction, resulting in 36 new one and two family residential units and 98 multifamily. Overall, the Borough experienced modest growth in its single family housing stock from 2014 to 2023. On average that would suggest 3.5 dwelling units per year. However, the also table shows that there were two years of significant multifamily construction. These occurred in 2016 and 2023.

TABLE 13: NUMBER OF RESIDENTIAL BUILDING PERMITS ISSUED FOR NEW CONSTRUCTION (2014-2023)

Year Issued	One & Two Family	Multi-Family	Mixed- Use	Total
2014	7	0	0	7
2015	3	0	0	3
2016	6	56	0	62
2017	0	0	0	0
2018	3	0	0	3
2019	5	0	0	5
2020	7	0	0	7
2021	2	0	0	2
2022	3	0	0	3
2023	0	42	0	42
Total	36	98	0	134

2. Probable Residential Development of Lands. Considering the rate of residential growth experienced in Wallington over the past decade, current economic uncertainty, and the fact that there are no developable parcels remaining in the Borough, it is anticipated that Wallington’s residential growth over the next decade will be driven primarily in the form of new inclusionary multi-family development as a result of affordable housing zoning adopted by the Borough. Presently these housing units have yet to fully develop but projects stemming from the Borough’s Third Round affordable housing plan are under construction. Based upon construction of identified Third Round plan, a total of 524 units are anticipated from this construction. Further development resulting from the Fourth Round Plan will add a potential of an additional 460 units.

C. Employment Characteristics and Projections

Borough employment characteristics are presented in the ensuing section.

1. Employment Status. Table 14 provides information on Wallington’s employment status for the segment of the population 16 and over. The statistics presented in the table indicates little change where approximately 65.6 percent of the Borough’s population 16 and over was in the labor force in 2023, which essentially unchanged from that reported in 2010. The most significant change during this period is the increase in the percentage of unemployed from 4.7 percent in 2010 to 5.9 percent in 2023.

TABLE 14: EMPLOYMENT STATUS - POPULATION 16 & OVER (2010 AND 2023)

Employment Status	2010		2023	
	Number	%	Number	%
In labor force	6,098	65.3%	6,335	65.6%
Civilian labor force	6,098	65.3%	6,335	65.6%
Employed	5,663	60.7%	5,766	59.7%
Unemployed	435	4.7%	569	5.9%
% of civilian labor force	7.1	--	9	--
Armed Forces	0	0.0%	0	34.4%
Not in labor force	3,236	34.7%	3,318	34.4%

Total Population 16 & over	9,334	100.0%	9,653	100.0%
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American Community Survey 5-Year Estimate

Employment Characteristics of Employed Residents. The following two tables detail information on the employment characteristics of Wallington residents. Table 15 details employment by occupation and Table 16 details employment by industry. As indicated in both tables, Borough residents are employed primarily in management, business, science, and arts occupations which is 36.1% of the population followed by sales and services (22.5%) both of which marginally increased as a percentage over the past decade. The primary industries that are engaged is education, health and social services (20.5%) followed by construction (12.6%).

TABLE 15: EMPLOYED RESIDENTS AGE 16 AND OVER, BY OCCUPATION (2010 AND 2023)

Occupation	2010		2023	
	Number	Percent	Number	Percent
Management, business, science, and arts occupations	1,779	31.4%	2081	36.1%
Service occupations	969	17.1%	693	12.0%
Sales and office occupations	1,164	20.6%	1298	22.5%
Natural resources, construction, and maintenance occupations	1,093	19.3%	793	13.8%
Production, transportation, and material moving occupations	658	11.6%	901	15.6%
Total	5,663	100.0%	5,766	100.0%

Source: American Community Survey 5-Year Estimates

TABLE 16: EMPLOYED RESIDENTS AGE 16 AND OVER, BY INDUSTRY (2010 AND 2023)

Industry	2010		2023	
	Number	Percent	Number	Percent
Agriculture, forestry, fishing and hunting, and mining	48	0.8%	4	0.1%
Construction	926	16.4%	725	12.6%
Manufacturing	771	13.6%	567	9.8%
Wholesale trade	118	2.1%	184	3.2%
Retail trade	403	7.1%	846	14.7%
Transportation and warehousing, and utilities	281	5.0%	521	9.0%
Information	145	2.6%	103	1.8%
Finance, insurance, real estate, and rental and leasing	375	6.6%	420	7.3%
Professional, scientific, management, administrative, and waste management services	615	10.9%	581	10.1%
Educational, health and social services	1,248	22.0%	1181	20.5%
Arts, entertainment, recreation, accommodation and food services	227	4.0%	264	4.6%
Other services (except public administration)	332	5.9%	245	4.2%
Public administration	174	3.1%	125	2.2%
Total	5,663	100.0%	5,766	100.0%

Source: American Community Survey 5-Year Estimates

2. Employment Projections. A projection of the Borough’s probable future employment characteristics is based on an assessment of historic employment trends, the number of non-residential construction permits issued, and probable non-residential development of lands. Each of these items are identified and outlined below.

a. Historic Employment Trends. As shown in the table below, employment in Wallington has fluctuated over the years experiencing both job losses and gains. Periods of job loss is observed between 2012 to 2015 and again in 2020 where the Borough experienced its highest decline in employment of 18%. This decline coincides with the COVID epidemic which deeply affected the nation’s economy. The Borough has recovered somewhat since 2020 however, still remains below its high of 2,173 jobs in 2012.

TABLE 17: AVERAGE COVERED EMPLOYMENT TRENDS (2012-2023)

Year	Number of Jobs	Change in Number of Jobs	Percent Change
2012	2,173		
2013	2,103	-70	-3.3%
2014	1,916	-187	-9.8%
2015	1,844	-72	-3.9%
2016	1,988	144	7.2%
2017	2,043	55	2.7%
2018	2,138	95	4.4%
2019	2,069	-69	-3.3%
2020	1,753	-316	-18.0%
2021	1,793	40	2.2%
2022	1,968	175	8.9%

2023	2,005	212	10.6%
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Sources: New Jersey Department of Labor and Workforce Development

- b. Non-Residential Square Footage Constructed During the Last Ten Years.** Table 18 below provides data concerning the amount of non-residential square footage authorized by building permits in Wallington between 2014 and 2023. During this period, building permits were issued 114,537 square feet of non-residential space, most of which was for office space which accounted for 94% of the square footage authorized. The largest expansion of office construction occurred in 2014 then declined from there with a smaller resurgence experienced in 2021 and 2022. No permits were authorized for nonresidential square footage in 2023.
- c. Probable Non-Residential Development of Lands. Building permit data indicates the Borough experienced modest non-residential space construction per year over the past decade. Given the lack of available land and the fact that the Borough is primarily a residential community, this trend is highly unlikely to change with one exception. The Borough recently designated an 11 acre tract located at 460-520 Main Avenue (the former Farmland Dairy site) as an “area in need of redevelopment” under the Local Redevelopment and Housing Law (LRHL) in 2022 and adopted a redevelopment plan that anticipates construction of an 800,000 square foot warehouse complex.
- d. Probable Future Employment Characteristics. Other than employment opportunities presented by the redevelopment of 460-520 Main Avenue, as detailed in Tables 17 and 18, employment coupled with the modest level of non-residential construction over years, Wallington is not expected to experience significant job growth over the next decade.

TABLE 18: NON-RESIDENTIAL SPACE AUTHORIZED BY BUILDING PERMITS (2014-2023)

Year Issued	Office	Retail	A-1, A-2, A-3	Education	Total
2014	78,726	-	-	-	78,726
2015	-	-	-	-	-
2016	4,912	-	-	-	4,912
2017	2,500	-	-	-	2,500
2018	610	-	-	-	610
2019	1,377	-	-	-	1,377
2020	-	-	-	-	-
2021	9,660	-	-	-	9,660
2022	10,190	-	6,562	-	16,752
2023	-	-	-	-	-
Total	107,975	-	6,562	-	114,537

Source: New Jersey Department of Community Affairs (DCA) Construction Reporter

E. OTHER CHANGES WITHIN THE COMMUNITY

1. Perhaps the most significant change expected to occur within the community stems from the Borough's settlement of its affordable housing obligation with Fair Share Housing, various intervenors and the Court.
 - a. Third Round Obligation. In order to implement its compliance order with the Superior Court, the Borough adopted its 2020 Housing Element and Fair Share Plan with a Land Use Element Amendment that identified three sites for inclusionary residential development. Zoning to implement the housing plan was also adopted. The rezoning of tracts of land for residential development will significantly impact the community by enlarging its housing stock potentially by 10.5 percent if all the units are constructed as contemplated by zoning with associated increases in population and service demands.
 - b. Fourth Round Obligation. As a result of recent amendments to the Fair Housing Act an entirely different process has been established by the legislature for determining compliance with the municipal affordable housing obligations under the Mount Laurel Doctrine. In response the Borough adopted Resolution 2025-080 on January 30 2025 certifying to its Fourth Round obligation of 81 Present Need and 92 Prospective need affordable units. This magnifies the impact of the number of housing units expected to be added as a result of the Third Round.

F. STATE LEVEL CHANGES

Since the most recent adoption of the Borough's last reexamination report there have been a number of State Level changes that impact the Borough.

1. Fourth Round Affordable Housing P.L. 2024, c.2 (A4/S50). Mount Laurel litigation stemming from COAH Third Round Regulations resulted in the State Supreme Court invalidating portions of the Third Round Regulations relating to the methodology for determining municipal affordable housing obligations and returned the certification of municipal housing plans back to the courts. This created a judicial process for certifying municipal housing plans as compliant with the constitutional obligation to provide opportunities for affordable housing.

Subsequently, as the Third Round concluded, the State Legislature enacted major amendments to the Fair Housing Act that introduced an entirely new process for determining a municipality's compliance with its affordable housing obligation under the Mount Laurel Doctrine.

Governor Murphy signed the A-40/S-50 Bill into law on March 20, 2024 upon adoption by the State Senate and Assembly. This legislation (FHA-2) amended the Fair Housing Act (FHA or the Act) by abolishing COAH and created a new process that involved the creation of an entity known as the Affordable Housing Dispute Resolution Program (the Program), which is overseen by seven retired Mount Laurel judges. The Program has taken the place of the trial courts and COAH regarding the approval process involving municipal HE&FSPs. The DCA and the Administrative Office of the Courts (AOC) are both also involved in assisting the Program with this process.

2. State Development and Redevelopment Plan 2025. After a protracted period of time the State Development and Redevelopment Plan (SDRP) was adopted by the State Planning Commission adopted an updated SDRP on December 17, 2025. The SDRP is intended to guide how growth, redevelopment, infrastructure investment, resource protection, equity, and climate adaptation are coordinated across New Jersey as a matter of state planning policy. It's designed to be implemented through state agency functional plans, investment priorities, and administrative rules, and reflected locally through municipal and county planning—while serving as guidance and collaboration, not a document meant to override local plans or regulations. The update was overseen by the Office of Planning Advocacy and the State Planning Commission.
3. Climate Change. P.L. 2021, c.6 (S2607/A2785) amended the MLUL to require that the Land Use Plan Element include a climate change-related hazard vulnerability assessment when adopted/updated.
4. Adult Cannabis Use. P.L. 2021, c.16 (CREAMMA) legalized the adult use of cannabis and created a cannabis licensing system that explicitly relies on municipal ordinances to regulate where/how cannabis businesses can operate locally (including the widely used opt-in/opt-out approach and subsequent opt-in ability).
5. Stormwater: statewide green infrastructure standards. NJDEP's stormwater rules (N.J.A.C. 7:8) shift major development design toward **green infrastructure** methods; the state (and many summaries) treat this as the point when GI became required statewide for many projects.

6. EV charging / “make-ready” parking requirements. P.L. 2023, c.220 (S3490) amended New Jersey’s EVSE/make-ready parking framework created by earlier law, refining timelines and requirements for EV infrastructure in parking facilities.
7. Public notice publication is modernized. P.L. 2025, c.72 (S4654) modernizes legal notice publication, shifting many notices from newspapers toward online posting, with key effective dates including March 1, 2026, and implementation guidance issued by DCA/DLGS.

SECTION 6: SPECIFIC CHANGES RECOMMENDED FOR THE MASTER PLAN OR DEVELOPMENT REGULATIONS, IF ANY, INCLUDING UNDERLYING OBJECTIVES, POLICIES AND STANDARDS, OR WHETHER A NEW PLAN OR REGULATIONS SHOULD BE PREPARED (40:55D-89.D)

The Board finds that although many of the goals and policy objectives enumerated in the 2021 Reexamination Report of the 1979 Master Plan remain relevant, in light of the age of the 1979 Comprehensive Master Plan, the series of land use amendments that have been adopted since, changes in state law affecting land use planning over recent decades, and the anticipated growth in residential units resulting from the Borough's compliance with its Third and Fourth Round affordable housing obligations and the many implications associated with that growth, the Board finds that a new comprehensive master plan is warranted and should be prepared.

In addition to recommending a new comprehensive master plan to address the changes identified in this report particularly stemming from the anticipated residential development as a result of the Borough's Mount Laurel compliance, the Board finds it appropriate to and recommends that the following properties be rezoned in order to implement the Borough's 2026 Amended Housing Element and Fair Share Plan (HEFSP):

1. 1 Midland Avenue, Block 71, Lot 1. This parcel, as described herein and in the 2026 Amended HEFSP, is recommended to be rezoned to permit the development of 70 residential units, including a mandatory set aside of 14 units (20%) to be affordable to low and moderate income families, for rental or sale, subject to the regulations and limitations of the amended Fair Housing Act (FHA) and Uniform Housing Affordability Controls (UHAC).
2. 2 & 34 Midland Avenue, Block 26.02, Lots 14 & 15. This parcel, as described herein and in the 2026 Amended HEFSP, is recommended to be rezoned to permit the development of 35 residential units, including a mandatory set aside of 7 units (20%) to be affordable to low and moderate income families, including seniors, for rental or sale, subject to the regulations and limitations of the amended Fair Housing Act (FHA) and Uniform Housing Affordability Controls (UHAC).
3. 350 Mount Pleasant Avenue, Block 70.01, Lot 80. The Borough owned former Latex parcel, as described herein and in the 2026 Amended HEFSP, is recommended to be rezoned to permit the development of 192 residential units, including a mandatory set aside of 42 units (22%) to be affordable to low and moderate income families, including

seniors, for rental or sale, subject to the regulations and limitations of the amended Fair Housing Act (FHA) and Uniform Housing Affordability Controls (UHAC).

SECTION 7: RECOMMENDATIONS CONCERNING THE INCORPORATION OF REDEVELOPMENT PLANS INTO THE LAND USE PLAN ELEMENT AND RECOMMENDED CHANGES IN THE LOCAL DEVELOPMENT REGULATIONS NECESSARY TO EFFECTUATE THE REDEVELOPMENT PLANS OF THE MUNICIPALITY (40:55D-89.E)

The Local Redevelopment and Housing Law (LRHL) provides the statutory authority for municipalities to designate areas in need of redevelopment or rehabilitation, prepare and adopt redevelopment plans, and implement redevelopment projects. As such, the Planning board has the responsibility, with the authorization of the governing body, to conduct a preliminary investigation to determine if an area is in need of redevelopment or rehabilitation and make a recommendation to the governing body after such an investigation as to whether or not an area is in need of either redevelopment or rehabilitation. Subsequently, the Planning Board would also prepare a plan for action based upon its recommendation.

Redevelopment investigations have been authorized by the Borough Council for two significant properties tracts of land involving the former Parmalat/Doka site on Main Avenue and the Borough owned Latex property. Each are described below.

- a. 520 Main Avenue. The former Parmalat/ Doka site located at 520 Main Avenue was the subject of a non-condemnation redevelopment investigation authorized by the Council by resolution adopted on March 24, 2024. Ultimately, the Planning Board determined that the property qualified as an “area in need of redevelopment” and recommended that the site be designated by Council. The Council subsequently designated the area as an “area in need of redevelopment” by resolution adopted on January 19, 2023. A draft redevelopment plan for the site is in process and anticipates the redevelopment of the property as a modern warehouse distribution center consistent with its past industrial use.
- b. 350 Mount Pleasant Avenue. The property located at 350 Mount Pleasant Avenue was the former Latex site that is now owned by the Borough. On March 24, 2024 the Borough authorized the Planning Board to conduct a non-condemnation investigation to determine whether the site qualified as an “area in need of redevelopment” along with the Parmalat/Doka site. The investigation determined that the site was qualified as an area in need of redevelopment and the Council subsequently designated the site as an area in need of redevelopment by resolution adopted on January 19, 2023. A draft redevelopment plan has been prepared and will be introduced by Council and adopted as part of the Borough’s compliance with its Fourth Round affordable housing obligation

which calls for the development of 192 residential units with a set aside of 42 units as affordable to low and moderate income families including seniors.

c. Sites for Consideration. In addition to the redevelopment efforts cited above, it is recommended that the Borough investigate the following properties as potential inclusion as redevelopment sites.

- (1) 1 Midland Avenue, Block 71, Lot 1. This 2.94 acre site is an old factory complex that is occupied by failing structures, debris and vehicle storage. The site abuts a residential apartment complex immediately to the south and an outdoor storage yard to the west. The Saddle River runs along the easterly property line and forms a natural boundary between the Borough of Wallington and the City of Garfield. The site is identified as a known contaminated site by the NJDEP and there is a flood plain associated with the Saddle River located along the easterly property line. Despite these features, analysis indicates that there is approximately 2.5 acres of buildable area.
- (2) 2 & 34 Midland Avenue, Block 26.02, Lots 14 & 15. Located directly across the street from 1 Midland Avenue this is a 1.571 acre parcel that is occupied by a granite and tile company with outdoor storage secured by an 8-foot slatted fence that creates a visual block along the street. The site is also identified as a known contaminated site by the NJDEP and there is a flood plain along the westerly property line associated with the Passaic River. Despite these features, analysis indicates that there is at least 1.0 acres of buildable area.

These parcels are included for inclusionary development of affordable residential housing in the Borough's Fourth Round housing plan. The parcels are located at the Borough boundary with the City of Garfield on a major throughfare entering the Borough. Should the sites qualify as redevelopment areas, the goal would be to create an attractive gateway into the Borough by causing the remediation of the properties while also providing affordable housing development. Given the distressed nature of the properties, the Local Redevelopment and Housing Law would provide the Borough with a variety of tools to facilitate the remediation of the properties.