

VACANT LAND ANALYSIS

The Borough of Maywood is a fully developed community with very little vacant, suitable and developable land. To provide the Court with the required documentation in accordance with the Vacant Land Adjustment requirements contained in COAH's Round 2 Substantive Regulations, we have procured and evaluated an official list of vacant lands, dated 6/5/24 as contained in the Borough's official Tax Assessment records. A complete listing of these lands is provided in Table 1, Vacant Land Inventory. The purpose of this analysis is to document the fully developed nature of the Borough of Maywood and its limited ability to accommodate additional housing opportunities through redevelopment.

TABLE 1
VACANT LAND INVENTORY

Site #	Block	Lot	Acreage	Owner
1	1	5	0.16	South 21 Spring Valley Road, LLC
2	1	6	0.33	Stanford Atrium Corporation
3	6	17	Irr.	Unknown
4	9	4	0.11	Tupete, Diany
5	27	8	0.09	Taylor, Kevin & Debbie A
6	31	12	0.06	Perez, Juan M & Zitt, Melissa
7	32	7	0.15	LLJ Holdings, Inc.
8	41	19	0.11	Leichtnam, James & Jeanine
9	52	6	0.13	Jerlinski, Jeanne Marie Etal
10	55	3	0.15	Thomson, Dennis W.
11	56	9	0.10	Albrizio, Michelle & Sensale, Joseph
12	56	19.01	0.17	Paladino, Anthony
13	56	22	0.15	671 Maywood, LLC
14	58	15	0.10	Caraccio, Grace A.
15	62	4	0.17	Kristani, Filip
16	69	5	0.89	Russell P Trocano Enterprise LLC
17	69	13	0.93	Russell P Trocano Enterprise LLC
18	74	18	Irr.	Unknown
19	75	25	0.06	Haynes, Pia-Stevens
20	75	26	Irr.	Unknown
21	77	15	Irr.	Unknown
22	77	16	0.06	Herold & Company Inc.
23	86	1	Irr.	Unknown
24	86	3	Irr.	Unknown
25	86	4	0.02	Unknown
26	86	5	0.04	Unknown
27	86	7	0.04	Unknown
28	86	9	0.05	Unknown

29	86	11	0.05	Unknown
30	86	13	0.06	Unknown
31	87	11	0.11	216 Route 17 North, LLC
32	87	13	0.34	216 Route 17 North, LLC
33	101	15	0.01	Stech, Douglas J & Dalpin, A.A.
34	107	57	Irr.	Unknown
35	114	7	0.07	Galarza, Richy J & Jessica L
36	124	2	1.83	Modd Investment, LLC
37	124	30	26.9	Duke Rlty Maywood Ave Dvlpmt, LLC
38	124	31	2.30	Stepan Company
39	124	32	3.80	Stepan Company
40	124	39	0.21	Stepan Company
41	124	80	0.22	PSE&G Co Corp NJ
42	124	81	0.22	Public Service Electric and Gas Co
43	124	82	0.23	Public Service Electric and Gas Co
44	124	83	0.23	Public Service Electric and Gas Co
45	124	85	0.22	PSEG Services Corp Prop Dept
46	124	86	0.23	PSEG Services Corp Prop Dept
47	124	87	0.23	PSEG Services Corp Prop Dept
48	124	89	0.24	PSEG Services Corp Prop Dept
49	124	90	0.25	PSEG Services Corp Prop Dept
50	124	91	0.57	PSEG Services Corp Prop Dept
51	124	92	0.10	200 W Central LLC
52	124	94		Unknown
53	125	3	0.69	200 Route 17 LLC
54	125	6		Unknown
55	126	41	0.25	Castano, Viviana
56	126	45	1.30	Hofmann, Herman & Elsie
57	131	1	0.26	Scanel, Peter & Elva
58	131	2	0.48	Scanel, Peter & Elva
59	131	3	0.41	Scanel, Peter & Elva
60	135	4	0.17	SF Essex Gardens Owner I, LLC
61	135	5	0.17	SF Essex Gardens Owner I, LLC
		Total:	46.22	

As shown in the table above, there are a total of 61 vacant parcels in this list totaling 46.22 acres. Of this total, 51 lots are not large enough to support inclusionary development sufficient to generate at least one low and moderate-income unit in accordance with COAH's Round 2 requirements for vacant land evaluation. Pursuant to §5:93-4.2(c)2, a municipality shall exclude from the vacant land inventory any vacant contiguous parcels of land in private ownership of a

size which would accommodate less than five dwelling units.¹ Three (3) of these sites are subject to an ongoing Federal Cleanup as a Superfund Site, pursuant to a recent Report entitled Second Five Year Report, Maywood Chemical Co. Superfund Site, Bergen County, New Jersey, Prepared by the U.S. Environmental Protection Agency, Region 2 New York, New York September 2014. These sites are currently located in the L-L Limited Light Industrial District. These sites will not be remediated to Residential Use Standards. One of these sites has received site plan approval to construct a warehouse development. There are two other properties that individually do not meet the size criteria but are located adjacent to one another and are under the same ownership. One and a portion of another of these properties are utilized as a parking area for the adjacent business. All two of these parcels are also landlocked. The vacant lands that are excluded and reasons for the exclusion are documented below in Table 2.

TABLE 2
VACANT LAND EXCLUSIONS

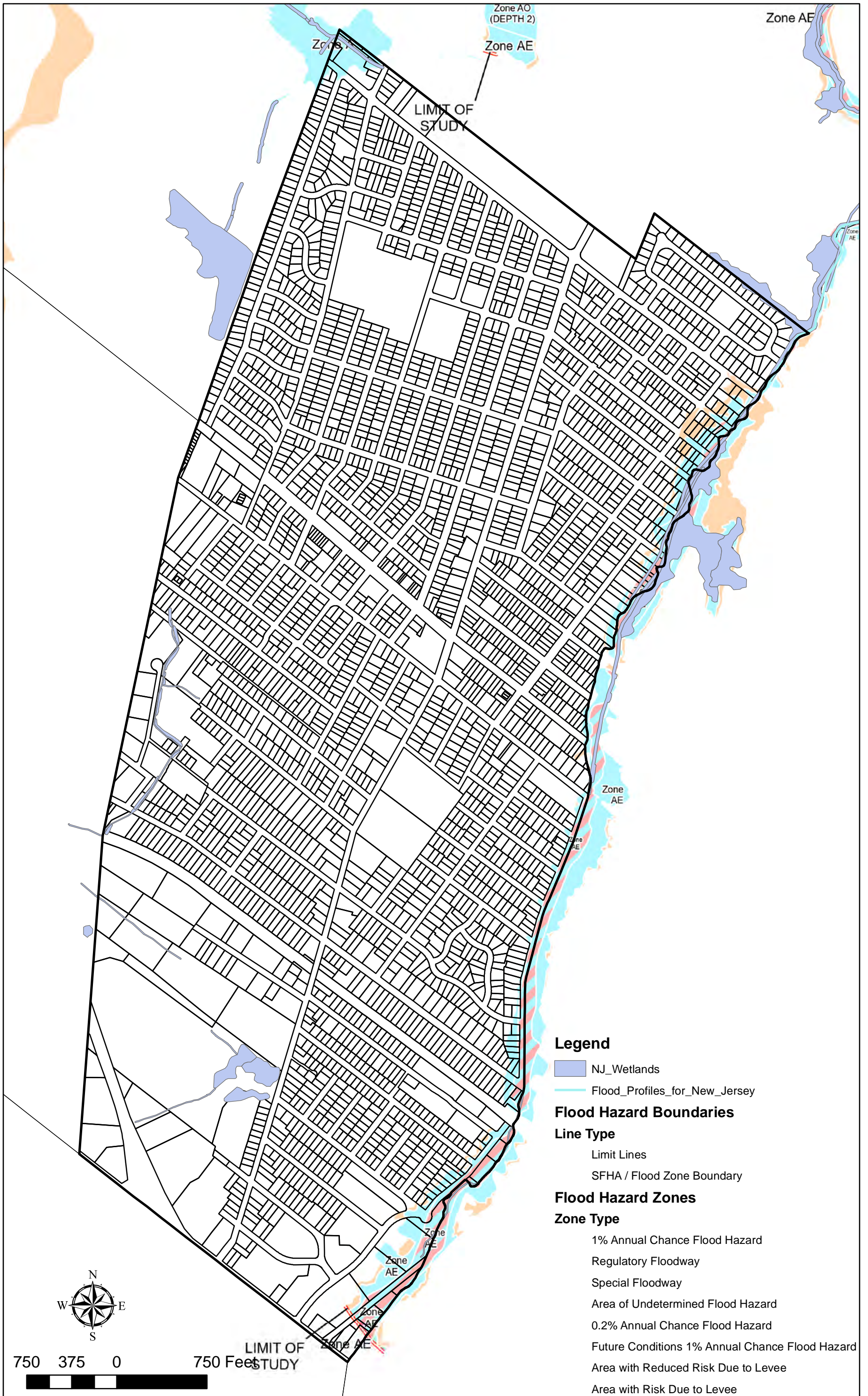
Site #	Block	Lot	Acreage	Flood	Wet	Steep	Exclusion Reason
1	1	5	0.16				Size
2	1	6	0.33				Size
3	6	17	Irr.				Size
4	9	4	0.11				Size
5	27	8	0.09				Size
6	31	12	0.06				Size
7	32	7	0.15				Size
8	41	19	0.11				Size
9	52	6	0.13				Size
10	55	3	0.15				Size
11	56	9	0.10				Size
12	56	19.01	0.17				Size
13	56	22	0.15				Size
14	58	15	0.10				Size
15	62	4	0.17				Size
16	69	5	0.89				Part of Round 3 RDP
17	69	13	0.93				Part of Round 3 RDP
18	74	18	Irr.				Size
19	75	25	0.06				Size
20	75	26	Irr.				Size
21	77	15	Irr.				Size
22	77	16	0.06				Size
23	86	1	Irr.				Size
24	86	3	Irr.				Size

¹ Minimum Area Calculation 5 units/acre
Minimum presumptive density of 8 units/acre
 $(43,560 \div 8 = 5,445 \text{ square feet/unit}) \times 5 \text{ units (4 market, 1 low and mod.)} = 27,225 \text{ sq. ft.} \div 43,560 = 0.625 \text{ acres}$

25	86	4	0.02				Size
26	86	5	0.04				Size
27	86	7	0.04				Size
28	86	9	0.05				Size
29	86	11	0.05				Size
30	86	13	0.06				Size
31	87	11	0.11				Size
32	87	13	0.34				Size
33	101	15	0.01				Size
34	107	57	Irr.				Size
35	114	7	0.07				Size
36	124	2	1.83				Part of Round 3 RDP
37	124	30	26.9				Approved site plan, Superfund site under cleanup- restricted use
38	124	31	2.30				Superfund site under cleanup- restricted use
39	124	32	3.80				Superfund site under cleanup- restricted use
40	124	39	0.21				Size
41	124	80	0.22				Size
42	124	81	0.22				Size
43	124	82	0.23				Size
44	124	83	0.23				Size
45	124	85	0.22				Size
46	124	86	0.23				Size
47	124	87	0.23				Size
48	124	89	0.24				Size
49	124	90	0.25				Size
50	124	91	0.57				Size
51	124	92	0.10				Size
52	124	94					Size
53	125	3	0.69				Developed with access roads to Route 17
54	125	6					Size
55	126	41	0.25				Size
56	126	45	1.30				Part of Round 3 RDP
57	131	1	0.26				Size
58	131	2	0.48				Partially developed with parking area
59	131	3	0.41				Developed with parking area
60	135	4	0.17				Size
61	135	5	0.17				Size
		Total:	0				

Based on the analysis presented above, the Borough of Maywood requests an adjustment of its affordable housing obligation to zero (0) low- and moderate-income units, resulting in an RDP (Realistic Development Potential) of zero (0) units.

Flood Hazard and Wetlands Map - Borough of Maywood



Topography Map - Borough of Maywood

