

**CITY OF NORTHFIELD COUNCIL MEETING AGENDA
MARCH 10, 2026**

MEETING CALLED TO ORDER by Mary Canesi, Municipal Clerk. This meeting has been properly advertised according to Public Law 1975, Chapter 231, in the Press of Atlantic City on Saturday, January 10, 2026.

FLAG SALUTE

COUNCIL ROLL CALL: Carfagno, Dewees, Kern, Notaro, Polistina, Smith, Bucci

MAYOR: Chau

APPROVAL OF MINUTES – February 24, 2026, and February 26, 2026

MAYOR’S REPORT

CITY ENGINEER’S REPORT

PUBLIC SESSION/FIVE MINUTES PER SPEAKER

RESOLUTIONS

- 95-2026** Resolution Authorizing the Award of A Non-Fair and Open Contract for LPR Systems
- 96-2026** Affirm Use of Sanitary Sewer and Stormwater Contract for Emergent Sanitary Sewer System Repairs
- 97-2026** To Amend Resolution 85-2026, An Application for Use of Facilities
- 98-2026** Resolution of the Common Council of the City of Northfield, County of Atlantic, New Jersey Authorizing the Mayor to Execute Certain License Agreements
- 99-2026** Memorializing Separation of Employment of Adult School Crossing Guard
- 100-2026** Resolution of the Common Council of the City of Northfield Adopting an Amended Fourth Round Spending Plan and an Affordability Assistance Program Manual
- 101-2026** Resolution of the Common Council of the City of Northfield Adopting an “Affirmative Marketing Plan” for the City of Northfield
- 102-2026** Resolution of the Common Council of the City of Northfield Endorsing an Amended Fourth Round Housing Element and Fair Share Plan
- 103-2026** Authorizing Schaeffer Nassar Scheidegg to Proceed with the Project known as FY2026 NJDOT Municipal Aid Reconstruction of Burton Avenue
- 104-2026** To Approve an Application for Use of Facilities – MRHS Pink Game
- 105-2026** To Approve the Hiring of Thomas Kohler as Part Time Construction Official
- 106-2026** To Approve the Hiring of Thomas Kohler as Part Time Building Inspector
- 107-2026** To Approve the Hiring of Thomas Kohler as of Part Time Fire Inspector

**CITY OF NORTHFIELD, NJ
RESOLUTION NO. 95-2026**

**RESOLUTION AUTHORIZING THE AWARD OF A NON-FAIR AND
OPEN CONTRACT FOR LPR SYSTEMS**

WHEREAS, the City of Northfield has a need to purchase and install two LPR (License Plate Reader Systems) for the Police Department as a non-fair and open contract pursuant to the provisions of *N.J.S.A. 19:44A-20.5*; and,

WHEREAS, the Chief Financial Officer/QPA has determined and certified in writing that the value of the acquisition will exceed \$17,500; and,

WHEREAS, Leonardo US Cyber and Security Solutions, LLC has submitted a proposal to provide and install two ELSG LPR Systems for a total of \$36,020 and;

WHEREAS, Leonardo US Cyber and Security Solutions, LLC has completed and submitted a Business Entity Disclosure Certification which certifies that Leonardo US Cyber and Security Solutions, has not made any reportable contributions to a political or candidate committee in the City of Northfield, County of Atlantic in the previous one year, and that the contract will prohibit Leonard US Cyber and Security Solutions LLC from making any reportable contributions through the term of the contract, and

WHEREAS, as required by *N.J.A.C. 5:30-5.4* the Chief Financial Officer has certified that funds are available in the Capital Authorization Account C-04-55-024-201.

NOW THEREFORE, BE IT RESOLVED that the Common Council of the City of Northfield authorizes the Chief Financial Officer and Municipal Clerk/Business Administrator to enter into the agreement with The Leonardo US Cyber and Security Solutions, LLC as described herein; and

BE IT FURTHER RESOLVED that the Business Disclosure Entity Certification and the Determination of Value be placed on file with this resolution.

I, Mary Canesi, Municipal Clerk of the City of Northfield, do hereby certify that the foregoing Resolution was duly adopted at a Regular meeting of the Common Council of the City of Northfield, held this 10th day of March 2026.

Mary Canesi, RMC, Municipal Clerk

**CITY OF NORTHFIELD, NJ
RESOLUTION NO. 96-2026**

**AFFIRM USE OF SANITARY SEWER & STORMWATER CONTRACT
FOR EMERGENT SANITARY SEWER SYSTEM REPAIRS**

WHEREAS, the City's Engineering firm, DeBlasio & Associates, issued an emergency declaration for repairs of the sewer main along Zion Road as a result of a pipe collapse and identified similar deteriorated pipe conditions at the Zion Road and Mill Road intersection, and;

WHEREAS, the City publicly bid a contract for emergency sewer repairs awarded to Mathis Construction Co., Inc., and;

WHEREAS, Mathis Construction Co., Inc., submitted an estimate of \$470,710.31 based on the rates indicated in the Sanitary Sewer and Stormwater contract, and;

WHEREAS, the Chief Financial Officer has certified funds are available in Ord 12-2020 and Ord 5-2021 sufficient to complete these repairs.

NOW, THEREFORE, BE IT RESOLVED, by the Council of the City of Northfield that Mathis Construction Co., Inc. be authorized to complete repairs recommended by DeBlasio & Associates and that funds be allocated accordingly.

I, Mary Canesi, Municipal Clerk of the City of Northfield, do hereby certify that the foregoing Resolution was duly adopted at a regular meeting of the Common Council of the City of Northfield, held this 10th day of March 2026.

Mary Canesi, RMC, Municipal Clerk

**CITY OF NORTHFIELD, NJ
RESOLUTION NO. 97-2026**

**TO AMEND RESOLUTION 85-2026,
AN APPLICATION FOR USE OF FACILITIES**

WHEREAS, pursuant to Resolution of Council No. 85-2026, the Common Council of the City of Northfield did approve an Application for Use of Facilities by Mustang Baseball Camp; and

WHEREAS, Mr. Daniel Kern, Sr. on behalf of Mustang Baseball Camp wishes to amend the dates and times previously approved as follows:

from Tuesday, June 23rd through Saturday, June 27th from 8am – 12pm
to Thursday, June 25th through Saturday, June 27th from 8am – 1pm.

BE IT FURTHER RESOLVED that the Common Council of the City of Northfield hereby approves the amended request for Use of Facilities presented by Mr. Daniel Kern, Sr.; and

BE IT FURTHER RESOLVED that the approval is subject to the full execution of the Use of Facilities Agreement, and compliance with its terms and conditions, the terms and conditions of the current Use of Facilities Guidelines and the representations made in the subject Applications for Use of Facilities.

BE IT FURTHER RESOLVED that all baseball facilities are presently open to the public, however, the decision to open and or close the baseball facilities to the public for use shall be solely at the discretion of the City of Northfield; and

BE IT FURTHER RESOLVED that the approval granted pursuant to this Resolution may be rescinded at any time at the sole discretion of the City of Northfield.

I, MARY CANESI, Municipal Clerk of the City of Northfield, do hereby certify that the foregoing Resolution was duly adopted at a Regular Meeting of the Common Council of the City of Northfield, held this 10th day of March 2026.

Mary Canesi, RMC, Municipal Clerk

**CITY OF NORTHFIELD, NJ
RESOLUTION NO. 98-2026**

**RESOLUTION OF THE COMMON COUNCIL OF THE CITY OF
NORTHFIELD, COUNTY OF ATLANTIC, NEW JERSEY AUTHORIZING
THE MAYOR TO EXECUTE CERTAIN LICENSE AGREEMENTS**

WHEREAS, the City of Northfield and its employees, public works and otherwise, require temporary rights of pedestrian and vehicular access, ingress and egress over and upon Block 158, Lot 5.01 (103 Glencove Avenue) in order to maintain parcels of adjacent land owned by the City of Northfield; and

WHEREAS, the owner of Block 158, Lot 5.01 (103 Glencove Avenue) in order to maintain parcels of adjacent land owned by the City of Northfield; and

WHEREAS, the City and the owner of Block 158, Lot 5.01 (103 Glencove Avenue) want to memorialize, in writing, the respective grants of permission to the City of Northfield of temporary rights of pedestrian and vehicular access, ingress and egress over and upon Block 158, Lot 5.01 (103 Glencove Avenue) by way of the License Agreement attached hereto; and

NOW, THEREFORE BE IT RESOLVED, by the Common Council of the City of Northfield in the County of Atlantic, New Jersey, duly assembled in public session, that the Mayor is hereby authorized and directed to execute the License Agreement attached hereto on behalf of the City of Northfield.

I, MARY CANESI, Municipal Clerk of the City of Northfield, do hereby certify that the foregoing Resolution was duly adopted at a Regular Meeting of the Common Council of the City of Northfield, held this 10th day of March 2026.

Mary Canesi, RMC, Municipal Clerk

LICENSE AGREEMENT

This License Agreement (the "License ") is made this as of the 10th day of March, 2026, by and between the City of Northfield ("City"), by and through Erland Chau, and Justine O'Brien, William O'Brien and Dina Brown (hereinafter collectively "O'Brien").

WITNESSETH:

WHEREAS, the City is the owner of that certain parcel of real property known and designated as Block 158, Lot 6 on the Tax Map of the City of Northfield, Atlantic County, New Jersey (the "City Property"), which property is presently unimproved but requires periodic maintenance; and

WHEREAS, O'Brien is the owner of that certain parcel of real property known and designated as Block 158, Lot 5.01 (103 Glencove Avenue) on the Tax Map of the City of Northfield, Atlantic County, New Jersey (the "O'Brien Property"), which property is adjacent to the City Property; and

WHEREAS, the City requires, and O'Brien agrees to provide, temporary rights of pedestrian and vehicular access, ingress and egress over and upon the O'Brien Property in order to maintain the City Property.

WHEREAS, it is O'Brien's independent desire to grant to the City temporary rights of and pedestrian and vehicular access, ingress and egress over and upon the O'Brien Property in order to maintain the City Property;

NOW, THEREFORE, in consideration of the foregoing, and other good and valuable consideration, O'Brien agrees that the City is hereby granted temporary rights of pedestrian and vehicular access, ingress and egress over and upon the O'Brien Property in order to maintain the City Property starting on March 11, 2026 and ending on May 9, 2026.

The parties covenant for themselves, and all of their successors in right, title and interest, as follows:

1. GRANT OF LICENSE. O'Brien hereby grants to the City temporary rights of pedestrian and vehicular access, ingress and egress over and upon the O'Brien Property in order to maintain the City Property and a temporary license to use the O'Brien Property.

2. PERMITTED USE. The City is hereby permitted temporary rights of pedestrian and vehicular access, ingress and egress over and upon the O'Brien Property in order to maintain the City Property and a temporary license to use the O'Brien Property. Use shall commence no earlier than 8:00 a.m. and shall cease no later than 5:00 p.m.

3. TERM OF LICENSE. The term of this License is from March 11 through May 9, 2026, this license agreement shall automatically terminate and the City shall immediately cease any permitted use hereunder, repair all damage resulting from the City's use of the O'Brien Property and reasonably restore the O'Brien Property to its good condition as it existed prior to the date of this agreement.

4. FEE & PAYMENT. The consideration of this agreement shall be \$1.00 and other good and valuable consideration, receipt and sufficiency of which is acknowledged.

5. ENTIRE AGREEMENT. This agreement constitutes and contains the entire agreement between the parties with regard to the use of the O'Brien Property. There are no other understandings or agreements between the parties other than are set forth in this written document. The parties may not change, amend or modify this agreement unless the change, amendment or modification is in writing and signed by both parties.

6. SIGNATURES. The parties agree that this agreement may be transmitted and delivered between them by email. The parties intend that electronic signatures constitute original signatures and that an electronic agreement containing the signatures (original or electronic) of all parties is binding on all parties.

LICENSOR:

March __, 2026

Justine O'Brien

March __, 2026

William O'Brien

March __, 2026

Dina Brown

LICENSEE:

The CITY OF NORTHFIELD, NJ

March __, 2026

By: _____
Erland Chau, Mayor

**CITY OF NORTHFIELD
RESOLUTION NO. 99-2026**

**MEMORIALIZING SEPARATION OF EMPLOYMENT OF ADULT
SCHOOL CROSSING GUARD**

BE IT RESOLVED that the Governing Body of the City of Northfield does hereby memorialize the separation of employment of Florence McCracken from the position of Adult School Crossing Guard, effective January 26, 2026; and

BE IT FURTHER RESOLVED that Mrs. McCracken's last day of work was December 15, 2025.

I, Mary Canesi, Municipal Clerk of the City of Northfield, do hereby certify that the foregoing Resolution was duly adopted at a regular meeting of the Common Council of the City Northfield, held this 10th day of March 2026.

Mary Canesi, RMC, Municipal Clerk

Roll Call:

Aye: Carfagno, Dewees, Kern, Notaro, Polistina, Smith, Bucci

Nay:

Abstain:

Absent:

**CITY OF NORTHFIELD, NJ
RESOLUTION NO. 100-2026**

**RESOLUTION OF THE COMMON COUNCIL OF THE CITY OF
NORTHFIELD ADOPTING AN AMENDED FOURTH ROUND
SPENDING PLAN AND AN AFFORDABILITY ASSISTANCE PROGRAM
MANUAL**

WHEREAS, on March 20, 2024, Governor Murphy signed into law P.L. 2024, c.2, which amended the New Jersey Fair Housing Act and established the Affordable Housing Dispute Resolution Program (the “Program”); and

WHEREAS, the City prepared a Fourth Round Spending Plan which was adopted on June 17, 2025, and filed with the Court on June 18, 2025; and

WHEREAS, the City received a deficiency letter to its Fourth Round Housing Element and Fair Share Plan from Fair Share Housing Center (“FSHC”) and Homes for All, Inc. (“HFA”) in August of 2025 and entered into a Consent Order with FSHC and HFA which was entered by the Court on January 16, 2026, which required the City to adopt an Amended Fourth Round Spending Plan; and

WHEREAS, based on the Consent Order with FSHC the City amended its Fourth Round Spending Plan to be consistent with the Amended FHA and the newly adopted affordable housing regulations, which projects anticipated revenues to the City’s Affordable Housing Trust Fund and describes the anticipated expenditures of funds; and

WHEREAS, on November 6, 2025, the Uniform Housing Affordability Controls (“UHAC”) were updated and amended; and

WHEREAS, to ensure that the City’s Affordability Assistance Program conforms with UHAC as amended, the City will adopt an updated Affordability Assistance Program Manual.

NOW, THEREFORE, BE IT RESOLVED by the Common Council of the City of Northfield, County of Atlantic, State of New Jersey as follows:

1. The City of Northfield (“City”) hereby adopts an Amended Fourth Round Spending Plan and Affordability Assistance Program Manual attached hereto as Exhibit A.
2. This Resolution shall take effect immediately.

I, Mary Canesi, Municipal Clerk of the City of Northfield, do hereby certify that the foregoing Resolution was duly adopted at a Regular meeting of the Common Council of the City of Northfield, held this 10th day of March 2026.

Mary Canesi, RMC, Municipal Clerk

**CITY OF NORTHFIELD, NJ
RESOLUTION NO. 101-2026**

**RESOLUTION OF THE COMMON COUNCIL OF THE CITY OF
NORTHFIELD ADOPTING AN “AFFIRMATIVE MARKETING PLAN”
FOR THE CITY OF NORTHFIELD**

WHEREAS, in accordance with P.L. 2024, Chapter 2 and the New Jersey Uniform Housing Affordability Controls (“UHAC”)(N.J.A.C. 5:80-26.1 *et seq.*), the City of Northfield is required to adopt an Affirmative Marketing Plan to ensure that all affordable housing units created are affirmatively marketed to very low-, low- and moderate-income households, particularly those living and/or working within Housing Region 6, the Housing Region encompassing the City of Northfield.

NOW, THEREFORE, BE IT RESOLVED, that the Mayor and City Council of the City of Northfield, County of Atlantic, State of New Jersey, does hereby adopt the following Affirmative Marketing Plan:

Affirmative Marketing Plan

- A. The Affirmative Marketing Plan is a regional marketing strategy designed to attract buyers and/or renters of all majority and minority groups, regardless of race, creed, color, national origin, ancestry, English-speaking ability, marital or familial status, gender, affectional or sexual orientation, disability, age or number of children, source of lawful income, or any other characteristic described in the New Jersey Law Against Discrimination, to housing units which are being marketed by a developer or sponsor of affordable housing. The Affirmative Marketing Plan is also intended to target those potentially eligible persons who are least likely to apply for affordable units in that region. It is a continuing program that directs all marketing activities toward the Housing Region in which the municipality is located and covers the entire period of the deed restriction for each restricted housing unit. The City of Northfield is located in Housing Region 6, consisting of Atlantic, Cape May, Cumberland, and Salem Counties.
- B. The City of Northfield has a plan to address both its Prior Round Obligation (1987-2025) and its Fourth Round Obligation (2025-2035). This Affirmative Marketing Plan shall apply to all developments that contain or will contain very low-, low- and moderate-income units, including those that are part of the municipality’s Housing Element and Fair Share Plan, and those that may be constructed in future developments not yet anticipated by the Housing Element and Fair Share Plan.

- C. The Affirmative Marketing Plan shall be implemented by the Administrative Agent under contract to the City of Northfield, or the Administrative Agent of any specific developer approved by the municipality.
- D. All of the costs of advertising and affirmatively marketing affordable housing units shall be borne by the developers/sellers/owners of affordable unit(s), and all such advertising and affirmative marketing shall be subject to approval and oversight by the designated Administrative Agent.
- E. The implementation of the Affirmative Marketing Plan for a development that includes affordable housing shall commence at least 120 days prior to expected occupancy. The implementation of the Affirmative Marketing Plan shall continue until all very low-, low- and moderate-income housing units are initially occupied and for as long as the affordable units remain deed restricted such that qualifying new tenants and/or purchasers continues to be necessary.
- F. The Affirmative Marketing Plan is a continuing program that shall be followed throughout the entire period of affordability restrictions. In implementing the Affirmative Marketing Plan, the Administrative Agent, whether acting on behalf of the City of Northfield or on behalf of a specific developer, shall meet the following requirements at a minimum:
 - 1. The primary marketing and advertising must be employed at the start of the marketing program and continue until all units are leased or sold or until the number of applications received is at least three times the number of units. Additional advertising and publicity shall be on an "as needed" basis. The developer/owner shall disseminate all public service announcements and pay for display advertisements. The developer/owner shall provide proof of all publications to the Administrative Agent. All press releases and advertisements shall be approved in advance by the Administrative Agent.
 - 2. The advertisements shall, at a minimum, include:
 - a. The name and location of the housing project;
 - b. An address sufficient to find directions to the housing units;
 - c. A range of prices or rents for the affordable housing units;
 - d. The sizes, as measured in number of bedrooms of the affordable housing units;
 - e. The types (that is, family, age-restricted, or supportive) and number of affordable units available;
 - f. The number of units available to very low-, low-, and moderate-income households;
 - g. The accessibility features, if any, of the affordable housing units;

- h. The maximum income permitted to qualify for the affordable housing units;
 - i. The population(s), if any, given preference in the selection process pursuant to N.J.A.C. 5:80-26.17(k)2;
 - j. Where applications (paper and online) for the affordable housing units may be found;
 - k. The expected lease-up/closing date(s) for the affordable housing units;
 - l. The expected date of the random selection;
 - m. The business hours when interested households may obtain paper applications for the affordable housing units;
 - n. Contact information, including an email address and phone number that are regularly monitored by the administrative agent;
 - o. The name of the sales agent and/or rental manager; and
 - p. Application fees, if any.
3. Affirmative fair marketing of affordable units must be completed in accordance with the requirements set forth in UHAC at N.J.A.C. 5:80-26.16 in all media and outlets required by the rules.
 4. Each affordable housing development must complete worksheet substantially in the form of the model affirmative marketing worksheet published by the state.
 5. Affordable units must be listed on the New Jersey Housing Resource Center's website (www.njhrc.gov) in accordance with N.J.A.C. 5:80-26.16(f)1 at least 60 days before the random selection.
 6. Applications, or notices thereof, used as part of the affirmative marketing program must be available in the following locations:
 - a. Atlantic County Administration Building, 1333 Atlantic Ave,
Atlantic City, NJ 08401

Cape May County Administration Building, 4 Moore Road,
Cape May Court House, NJ 08210

Cumberland County Administration Building, 164 W. Broad
St., Bridgeton, NJ 08302

Salem County Administration Building, 110 5th St, Salem, NJ
08079
 - b. Atlantic County Library Headquarters, 40 Farragut Ave, Mays
Landing, NJ 08330

Cape May County Library Headquarters, 30 Mechanic Street,
Cape May Court House, NJ 08210

Cumberland County Library Headquarters, 5 800 E. Commerce St, Bridgeton, NJ 08302

Salem County Library Headquarters, 14 School Ln, Woodstown, NJ 08098

7. Additional outreach efforts, as dictated by the Settlement Agreement, will include the following organizations:
 - a. Fair Share Housing Center;
 - b. The New Jersey State Conference of the NAACP
 - c. The Latino Action Network;
 - d. Cape May County, Mainland/Pleasantville, and Atlantic City Branches of the NAACP;
8. The municipality's Administrative Agent, or the Administrative Agent of a specific developer, shall comply with all requirements set forth in N.J.S.A. 52:27D-321.3 et seq. with regard to the affirmative marketing of affordable housing units.
- G. The municipality's Administrative Agent shall develop, maintain and update a list of community contact person(s) and/or organizations(s) in Atlantic, Cape May, Cumberland, and Salem Counties that will aid in the affirmative marketing program with particular emphasis on contacts that will reach out to groups that are least likely to apply for housing within the region, including major regional employers.
- H. The municipality's Administrative Agent shall develop, maintain and update a list of major employers in Atlantic, Cape May, Cumberland, and Salem Counties that will aid in the affirmative marketing program.
- I. A random selection method to select occupants of very low-, low- and moderate-income housing will be used by the municipality's Administrative Agent, or the Administrative Agent of any specific developer, in conformance with N.J.A.C. 5:80-26.16(d). This Affirmative Marketing Plan provides a state-wide and/or regional preference for very low-, low-, and moderate-income households that live and/or work in Housing Region 6, which is comprised of Atlantic, Cape May, Cumberland, and Salem Counties. Pursuant to the New Jersey Fair Housing Act (C.52:27D-311), a preference for very low-, low- and moderate-income veterans duly qualified under N.J.A.C. 54:4-8.10 may also be exercised, provided an agreement to this effect has been executed between the developer or landlord and the municipality prior to the affirmative marketing of the units.
- J. All developers/owners of very low-, low- and moderate-income housing units shall be required to undertake and pay the costs of the marketing of the affordable units in their respective developments, subject to the direction and supervision of the municipality's Administrative Agent.

BE IT FURTHER RESOLVED that the appropriate municipal officials and professionals are authorized to take all actions required to implement the terms of this Resolution.

BE IT FURTHER RESOLVED that this Resolution shall take effect pursuant to law.

I, Mary Canesi, Municipal Clerk of the City of Northfield, do hereby certify that the foregoing Resolution was duly adopted at a regular meeting of the Common Council of the City of Northfield, held this 10th day of March 2026.

Mary Canesi, RMC, Municipal Clerk

**CITY OF NORTHFIELD, NJ
RESOLUTION NO. 102-2026**

**RESOLUTION OF THE COMMON COUNCIL OF THE CITY OF
NORTHFIELD ENDORSING AN AMENDED FOURTH ROUND HOUSING
ELEMENT AND FAIR SHARE PLAN**

WHEREAS, on March 20, 2024, Governor Murphy signed into law P.L. 2024, c.2, which amended the New Jersey Fair Housing Act and established the Affordable Housing Dispute Resolution Program (the “Program”); and

WHEREAS, in accordance with the Amended Fair Housing Act, the City timely submitted its Fourth Round Housing Element and Fair Share Plan (“HEFSP”) to the Program for review in June of 2025; and

WHEREAS, the City received a challenge to its Fourth Round Plan from Fair Share Housing Center (“FHSC”) and Homes for All, Inc. (“HFA”) in August of 2025; and

WHEREAS, the City participated in mediation with the Program to resolve FSHC’s and HFA’s challenges, which resulted in a Consent Order being entered by the Court on January 16, 2026; and

WHEREAS, as per the FHA and the Consent Order with FSHC and HFA, the City is required to amend its Fourth Round Plan to include the terms and conditions agreed upon in the Consent Order; and

WHEREAS, the City has prepared an Amended Fourth Round Housing Element and Fair Share Plan (“Amended Fourth Round Plan”), which is attached hereto as Exhibit A; and

WHEREAS, upon notice duly provided pursuant to N.J.S.A. 40:55D-13, the Planning Board adopted the Amended Fourth Round Plan after a public hearing was held on March 5, 2026; and

WHEREAS, the City Council has reviewed the Amended Fourth Round Plan and concurs with the Planning Board’s determination that the Amended Fourth Round Plan is consistent with the City’s Master Plan, promotes the public health, safety, and general welfare, and is in the best interests of the City.

NOW, THEREFORE, BE IT RESOLVED by the Common Council of the City of Northfield, County of Atlantic, State of New Jersey, that the Common Council hereby adopts the City’s Amended Fourth Round Housing Element and Fair Share Plan attached hereto as Exhibit A.

I, Mary Canesi, Municipal Clerk of the City of Northfield, do hereby certify that the foregoing Resolution was duly adopted at a regular meeting of the Common Council of the City of Northfield, held this 10th day of March 2026.

Mary Canesi, RMC, Municipal Clerk

**City of Northfield
Atlantic County**

**Amended 2026
Housing Element of the Master Plan
Fair Share Plan**



Adopted by the Planning Board on March 5, 2026 by Resolution
Endorsed by the Governing Body on March 10, 2026 by
Resolution No. 102-2026

February 23, 2026

City of Northfield
1600 Shore Road
Northfield, NJ 08225

Prepared By:

*T*iffany A. CuvIELLO, PP, LLC
A Community Development
& Planning

Tiffany A. Morrissey, PP, AICP
7 Equestrian Drive
Galloway, NJ 08205
(856) 912-4415
tamorrissey@comcast.net

**City of Northfield
Atlantic County**

**Amended 2026
Housing Element of the Master Plan
Fair Share Plan**

MAYOR

Erland Chau

COUNCIL MEMBERS

Greg Dewees
Carolyn Bucci
Renee Carfagno
David Notaro
Tom Polistina
Brian Smith
Cindy Kern

Mary Canesi, R.M.C.

PLANNING BOARD

Dr. Richard Levitt, Chairman
Clem Scharff, Vice Chairman
Erland Chau, Mayor
Carolyn Bucci, Councilwoman
Peter Brophy
Henry Notaro
Derek Rowe
James Shippen
Paul Utts, Alt. #1
Matthew Carney, Alt. #2
Ronald Roegiers, Alt. #3
Daniel Reardon, Alt. #4

Joel Fleishman, Solicitor
Matt Doran, Engineer
Robin Atlas, Secretary

Prepared by:

Tiffany A. Morrissey, AICP, PP #5533

The original of this document was signed
and sealed in accordance with NJAC 13:41-1.3

TABLE OF CONTENTS

2026 AMENDMENT	3
EXECUTIVE SUMMARY.....	4
INTRODUCTION	6
AFFORDABLE HOUSING HISTORY IN NEW JERSEY	9
HOUSING ELEMENT	14
Demographic Analysis	15
Housing Analysis.....	21
Employment Analysis	26
Affordable Housing Obligation.....	29
Present Need / Rehabilitation Component.....	30
Prior Round Component.....	30
Round Three Component.....	30
Round Four Component	31
Vacant Land Adjustment.....	31
Land Use Analysis.....	33
Multigenerational Family Housing Analysis	34
Regional Planning Analysis	35
FAIR SHARE PLAN.....	37
Affordability Requirements.....	37
Affordable Housing Plan	38
Rehabilitation Obligation/Present Need:.....	38
Prior Round:.....	39
Third Round:.....	40
Fourth Round Prospective Need:.....	42
Unfulfilled Prior Round (1987 through 2025).....	45
Elements Satisfying Obligation	49
Phasing Plan for Affordable Housing Units.....	56
Bonus Provisions	57
Affordable Housing Trust Fund	57
Cost Generation	58
Monitoring	58
Fair Share Ordinance and Affirmative Marketing	59
Conclusion.....	60

APPENDIX A – Northfield DJ Complaint

APPENDIX B - Order Fixing Municipal Obligation for “Present Need” and “Prospective Need” for the Fourth Round Housing Cycle

APPENDIX C – Northfield Rehab Units

APPENDIX D – Tilton Road Mixed Use Tax Map

APPENDIX E –Affordable Housing Ordinances (Including Tilton Road Amendment)

APPENDIX F – Transitional Housing Licenses (To Be Provided)
APPENDIX G – Consent Order for Conditional Compliance Certification
APPENDIX H – Dolphin Avenue Redevelopment Plan
APPENDIX I – Wabash Avenue Redevelopment Plan
APPENDIX J – Tunnel to Towers Developer’s Agreement

2026 AMENDMENT

The 2025 Housing Element and Fair Share Plan (HEFSP) is being amended in accordance with a "Consent Order for Conditional Compliance Certification" between the City of Northfield and Fair Share Housing Center and Homes for All, Inc.. This order is included Appendix.

In compliance with the mediation agreement the City is amending the 2025 HEFSP to change the project identified as Homes for All/Mason Properties from an inclusionary senior housing development providing 12 age-restricted affordable housing credits in the 2025 HEFSP. The new project is proposed as Veterans Supportive Housing through an agreement with the Stephen Siller Tunnel to Towers Foundation (T2T) creating up to 121 veterans supportive housing units which are intended to address both the Third-Round and the Fourth-Round Unmet Need. This project will result in the City having surplus credits that may be utilized in future affordable housing plans as supportive housing credits.

EXECUTIVE SUMMARY

The City of Northfield has prepared this plan in response to the enactment of Assembly Bill 4 signed by the Governor in 2024. This legislation abolished the Council on Affordable Housing (COAH), the State agency responsible for administering and overseeing affordable housing plans. The legislation also amended affordable housing regulations as provided for in the Fair Housing Act (FHA) and set deadlines for municipalities for reporting and filing a Fourth-Round Housing Element and Fair Share Plan.

In accordance with the amendments to the FHA, Northfield accepted the Department of Community Affairs' (DCA) calculations of the Municipality's Present Need and Prospective Need in a binding resolution 53-2025 on January 21, 2025 and on January 22, 2025 the City filed the resolution with the Affordable Housing Dispute Resolution Program ("the Program") through a Complaint for Declaratory Relief in accordance with the Administrative Office of the Courts' Directive #14-24 ("AOC Directive #14-24). On March 27, 2025, the Court issued an Order fixing Municipal Obligations for Present Need and Prospective Need for the Fourth Round Housing Cycle for the municipality consistent with the DCA calculations: Present Need of 10 and Prospective Need as 24.

This plan provides for the Municipality's Fourth-Round affordable housing obligation as calculated by the DCA and fixed by the Courts. The City has updated its approved Vacant Land Adjustment (VLA) from its Third-Round Plan to identify any new or underutilized properties that may add to the City's Realistic Development Potential (RDP).

The City's VLA from the Court-approved Third-Round Fair Share Plan included a Third-Round RDP of 34 and an Unmet Need of 66. The updated VLA for the Fourth-Round has not identified any new vacant or underutilized properties which would

yield an additional RDP. In the Fourth-Round the City provides for an RDP of 0 and an Unmet Need of 24.

The City has approved several affordable housing projects including an inclusionary family rental development along Tilton Road which is completed and occupied. The City is working with Habitat for Humanity to create additional affordable family units and is providing the property and funds to assist this project. Lastly the City is working with the Camden Diocese to provide for age-restricted affordable housing units and has adopted the appropriate zoning to permit this development. The City proposes to amend parts of the Court-approved Third-Round plan to provide for the permitted bonuses and to provide for units to address the City's Fourth-Round obligation.

Over the years the regulations pertaining to each Round of Affordable Housing obligations have changed. In preparing the Fourth-Round components of the Fair Share Plan, the FHA as amended (N.J.S.A. 52:27D-310, et seq.), was followed. This Plan also follows the requirements of N.J.A.C. 5:93 where appropriate, as called for by the recent FHA amendments.

INTRODUCTION

The City of Northfield is located in the eastern portion of Atlantic County, consisting of 3.45 square miles. The city is bounded to the south by the City of Linwood, to the north by the City of Pleasantville, and to the east and west by the Township of Egg Harbor. The City of Northfield was incorporated in 1905 after separating from Egg Harbor Township.

Northfield is a small community with several commercial establishments and professional offices generally along Tilton Road and Route 9. The majority of the land within the city consists of Residential land uses and Residential zoning classifications. Commercial development is focused on the two main roadways transecting the city from north to south along New Road (Route 9) and extending east into the center of the City along Tilton Road.

On January 22, 2015 the City of Northfield prepared, adopted, and endorsed an Affordable Housing Plan ("2015 Plan") to address its 190-unit Prior-Round Obligation. The 2015 Plan was prepared pursuant to an Order entered by Honorable Nelson C. Johnson on January 5, 2015, addressing the City's indigenous need rehabilitation obligation of fourteen (14) units, and its Prior Cycle prospective need obligation of one hundred and ninety (190) units. The Superior Court of New Jersey Law Division Atlantic County (Docket No. ATL-L-2050-14.) granted the City of Northfield a Judgment of Compliance and Repose based upon the January 22, 2015 Housing Element and Fair Share Plan. This order also granted the City a Stay of Third-Round Obligations.

In July of 2015 the City of Northfield filed an Application for Declaratory Judgment seeking Temporary Immunity from Mount Laurel Lawsuits. The Superior Court of New Jersey Law Division Atlantic County (Docket No. ATL-L-2050-14) granted the City Temporary Immunity through December 8, 2015 provided the City

file a Housing Element and Fair Share Plan addressing their future affordable housing obligation. The City entered into a settlement agreement with FSHC on April 27, 2018 which provided for the City's Third-Round Prospective Need running from 1999 through 2025 as 89 units. The settlement agreement provided for a Realistic Development Potential (RDP) of 18, based on the available vacant parcels in the City and included mechanisms to meet the City's affordable housing obligations. That settlement agreement was approved by the Court at a duly-noticed Fairness Hearing on June 1, 2018.

Consistent with the settlement agreement, the City amended their 2015 Plan in 2018 by adding the Mount Laurel compliance techniques through which the City would satisfy its Third-Round obligation. The 2018 Plan included a number of ancillary documents, including a Spending Plan that (1) accounts for the funds to be deposited through 2025, into the City's Mount Laurel Trust Fund; and (2) demonstrates the manner in which the City intends to expend the funds to advance the interests of the region's low- and moderate-income households. The Court approved the City's Third-Round HEFSP after a duly-noticed Compliance Hearing held on June 1, 2018 followed by an order of Conditional Judgment of Compliance and Repose for the City on August 31, 2018.

On March 7, 2024 the City amended their Third-Round HEFSP to provide for a new development site providing for a 100% age-restricted affordable housing project on land owned by Atlantic County. The City and FSHC amended their settlement agreement on October 13, 2023 to include the Camden Diocese project, which was approved by the Court at a duly-noticed Fairness Hearing held on January 22, 2024. The Court entered an order approving the amended Settlement agreement on March 15, 2024. A duly-noticed Compliance Hearing was held on June 13, 2024 and on July 22, 2024 the Court granted the City an Amended Judgment of Compliance and Repose.

In accordance with the amendments to the FHA, the City accepted the affordable housing obligations as calculated by the Department of Community Affairs (DCA) in a binding resolution 53-2025 on January 21, 2025 and filed the resolution on January 22, 2025 through a Complaint for Declaratory Relief Pursuant to AOC Directive #14-24. On March 27, 2025 the Court issued an order fixing Municipal Obligations for Present Need and Prospective Need for the Fourth-Round Housing Cycle for the City consistent with the DCA calculations: Present Need of 10 and Prospective Need as 24.

The 2025 HEFSP amends the Third-Round Plan to address approved affordable housing developments qualifying for bonuses, provides mechanisms to satisfy the City's cumulative affordable housing obligations and updates the City's Vacant Land Adjustment. All affordable housing sites in the 2025 HEFSP are the same as was approved by the Court on July 22, 2024 in their Amended Judgement of Compliance and Repose.

This 2026 Amended HEFSP amends the plan to replace the Homes for All project with the Tunnel to Towers project and increases the City's affordable housing units from the 12 age-restricted units originally proposed up to 121 of veterans supportive housing credits.

AFFORDABLE HOUSING HISTORY IN NEW JERSEY

Affordable Housing has been embedded in New Jersey land use regulations and policy since the 1975 New Jersey Supreme Court decision, *Southern Burlington NAACP v Mount Laurel Township*, known as “Mount Laurel I.” Following a challenge to Mount Laurel’s zoning the New Jersey Supreme Court ruled that developing municipalities have a constitutional obligation to provide a variety and choice of housing types affordable to low- and moderate-income households. This decision formed the foundation of affordable housing planning and regulations in the State.

In 1983 New Jersey Supreme Court in *Southern Burlington County NAACP v. Mount Laurel Township*, 92 N.J. 158 (1983) or “Mount Laurel II” extended the constitutional obligation to all municipalities within a “growth area” as designated in the State Development Guide Plan. This decision also created an opportunity for builders to challenge municipal ordinances, in certain circumstances, for the right to build affordable housing on land that was not zoned to permit the use or density. This is what was termed a “Builder’s Remedy” for municipalities that did not provide for their constitutional obligation of affordable housing.

In response to Mount Laurel II, the State adopted the New Jersey Fair Housing Act in 1985 which created the Council on Affordable Housing (“COAH”) as an administrative alternative to litigation. COAH was charged with promulgating regulations to establish housing regions, estimate the state’s low- and moderate-income needs, and set criteria for municipal compliance through adopted housing elements and fair share plans.

COAH established a municipality’s first round affordable housing obligation for a period of six-years, from 1987 to 1993. The rules established by COAH created both a rehabilitation (present need) obligation and a new construction (prospective need) obligation. In 1994, COAH adopted new regulations to address the second

round obligation for the period 1993 to 1999. These regulations also recalculated a portion of the municipal's first round obligation, creating a cumulative obligation from 1987 to 1999, and what is now called the "Prior Round" Obligation.

In 2004 COAH adopted rules and regulations for the Third Round, which defined the round from 1999 to 2014. These regulations changed the way in which COAH calculated a municipality's affordable housing obligation, moving from an absolute number based on available data to what the new regulations termed a "growth share" approach that linked affordable housing obligations to the construction of both residential and non-residential development in the municipality over the third round time period. This was short lived as the New Jersey Appellate Division invalidated key elements of these rules, including the growth share approach to calculating affordable housing obligations, In re Adoption of N.J.A.C. 5:94 and 5:95, 390 N.J. Super 1 (App. Div. 2007). The Court ordered COAH to adopt new rules, which was completed in 2008. The new regulations maintained in large part the growth share approach and extended the third round from 2014 to 2018.

The 2008 regulations were challenged and in 2010 the Appellate Division, In re Adoption of N.J.A.C. 5:96 and 5:97, 416 N.J. Super. 462, upheld the COAH Prior Round regulations which assigned rehabilitation obligations. However, the Appellate Division invalidated the regulations pertaining to growth share and directed COAH to use similar methods that were set in the First and Second rounds. This decision was reviewed and upheld by the New Jersey Supreme Court in September of 2013 and ordered that COAH adopt new regulations on or before October 22, 2014. COAH failed to adopt the new regulations, and Fair Share Housing Center (FSHC) filed a motion in aid of litigant's rights with the New Jersey Supreme Court. The New Jersey Supreme Court issued a ruling on March 10, 2015, known as "Mount Laurel IV," which set the framework for the Third-Round affordable housing plans.

Mount Laurel IV transferred the responsibility to review and approve housing elements and fair share plans from COAH to designated Mount Laurel trial judges. This meant that municipalities would need to apply to the Courts if they wish to be protected from exclusionary zoning lawsuits. A shortfall in this decision remained as to how a municipal's affordable obligation would be calculated and left that to the trial courts, with the direction that the obligations be determined in a methodology which was similar to those used in the First and Second Round rules. The decision also directed municipalities to rely on COAH's Second Round rules at N.J.A.C. 5:93 as well as the Fair Housing Act (N.J.S.A. 52:27D-301 et seq) in preparing Third Round Housing Elements and Fair Share Plans.

FSHC was permitted to serve as an interested party in every municipal Declaratory Judgement Action. In determining an affordable housing obligation, FSHC calculated municipal affordable housing obligations, as did an expert for municipalities, and offered to settle with municipalities. Many municipalities entered into Court approved Settlements with FSHC, those that did not challenged the methodology used by FSHC to determine municipal obligations.

The Third Round, which began with COAH's 2004 rules identified the time period of 1999 to 2014. However, with COAH's stalemate in adopting regulations and the associated court challenges all cumulating past the initial third round period into the 2015 "Mount Laurel IV" decision, the third round was now identified as the period 2015 to 2025. This left a "Gap Period" of 1999 to 2015. In 2017 the New Jersey Supreme Court, In Re Declaratory Judgment Actions Filed By Various Municipalities, 227 N.J. 508 (2017), found that the "gap period," defined as 1999-2015, generates an affordable housing obligation. This obligation expanded the definition of the municipal Present Need obligation to include low- and moderate- income households formed during the gap period as a component of the new-construction obligation rather than the rehabilitation obligation.

In 2018 an unpublished decision of the NJ Superior Court, Law Division, Mercer County was rendered In re Application of Municipality of Princeton, also known as the “Jacobson Decision” which established a methodology for calculating municipal obligations in the Third Round under the Mount Laurel Doctrine. Although this decision is specific to Mercer County, Mount Laurel judges throughout the State have relied upon the Court’s decision in calculating Third Round affordable housing obligations¹. The decision came after many municipalities had entered into settlement agreements with FSHC which established a municipality’s affordable housing obligation.

While the Courts were addressing affordable housing policy and regulations, the State of New Jersey adopted two important pieces of legislation which shaped affordable housing policy. In 2008, Governor Corzine signed P.L. 2008. C.46 (referred to as “A500”, or the “Roberts Bill”) which amended the FHA. Key components of this bill include:

- Eliminating Regional Contribution Agreements (“RCA”) which allowed a municipality to transfer a portion of their affordable housing obligation to an identified receiving municipality.
- Establishing a statewide 2.5% nonresidential development fee instead of requiring nonresidential developers to provide affordable housing
- Created a very low-income affordable housing category and required at least 13% of all affordable housing units be restricted as very low-income housing units
- Required municipalities to commit to spend all collected development fees for affordable housing within four years of the date of collection.

¹ The Jacobson decision is also referred to in the 2024 FHA amendments providing that the decision “shall be referenced as to datasets and methodologies that are not explicitly addressed” in N.J.S.A. 52:27D-304.3 of the FHA.

The second piece of legislation was adopted in 2024. Governor Murphy signed P.L. 2024, c.2 (referred to as “A4”) which further amended the FHA and abolished COAH. The legislation replaced COAH with “the Program” which is an Affordable Housing Dispute Resolution Program. Additional key components of the Act include:

- Giving responsibility to the DCA to provide calculations of municipal present and prospective need using the standards as provided for in the legislation
- Establishing monitoring deadlines for all affordable units and trust funds
- Establishing mechanisms and bonuses for a municipality to meet its affordable housing obligation
- Establishing the Fourth Round of affordable housing obligations from 2025 through 2035
- Establishing a deadline of June 30, 2025 for a municipality to file a Housing Element and Fair Share Plan in compliance with the new regulations to remain protected from an exclusionary zoning lawsuit.

This document has been completed to effectuate the requirements of the 2024 FHA amendments utilizing the affordable housing calculations as published by the DCA in October of 2024.

HOUSING ELEMENT

The 2024 amendments to the Fair Housing Act included changes to what a Housing Element is required to address. The following is required to be part of any newly adopted Housing Element pursuant to N.J.S.A. 52:27D-310-10:

- An inventory of the municipality's housing stock by age, condition, purchase or rental value, occupancy characteristics, and type, including the number of units affordable to low- and moderate-income households and substandard housing capable of being rehabilitated;
- A projection of the municipality's housing stock, including the probable future construction of low- and moderate-income housing, for the next ten years, taking into account, but not necessarily limited to, construction permits issued, approvals of applications for development, and probable residential development trends;
- An analysis of the municipality's demographic characteristics, including, but not necessarily limited to, household size, income level, and age;
- An analysis of the existing and probable future employment characteristics of the municipality;
- A determination of the municipality's present and prospective fair share of low- and moderate-income housing and its capacity to accommodate its present and prospective housing needs, including its fair share of low and moderate income housing;
- A consideration of the lands most appropriate for construction of low- and moderate-income housing and of the existing structures most appropriate for conversion to, or rehabilitation for, low and moderate income housing, including a consideration of lands of developers who have expressed a commitment to provide low and moderate income housing;

- An analysis of the extent to which municipal ordinances and other local factors advance or detract from the goal of preserving multigenerational family continuity as expressed in the recommendations of the Multigenerational Family Housing Continuity Commission;
- An analysis of consistency with the State Development and Redevelopment Plan, including water, wastewater, stormwater, and multi-modal transportation based on guidance and technical assistance from the State Planning Commission.

The following section of this report addresses each of the above referenced requirements.

A Note on the Data: The following statistics and demographic data are derived from one of the following sources.

2023 American Community Survey 5-year Estimates: *The most up to date information is the American Community Survey (ACS) estimates, which are generated between the decennial censuses. ACS figures are based on data collected over a 5-year period.*

2020, 2010, 2000 and 1990 Census: *The 2020 Census is the most recent decennial census. This information is used when ACS information is unavailable, and sometimes for comparison.*

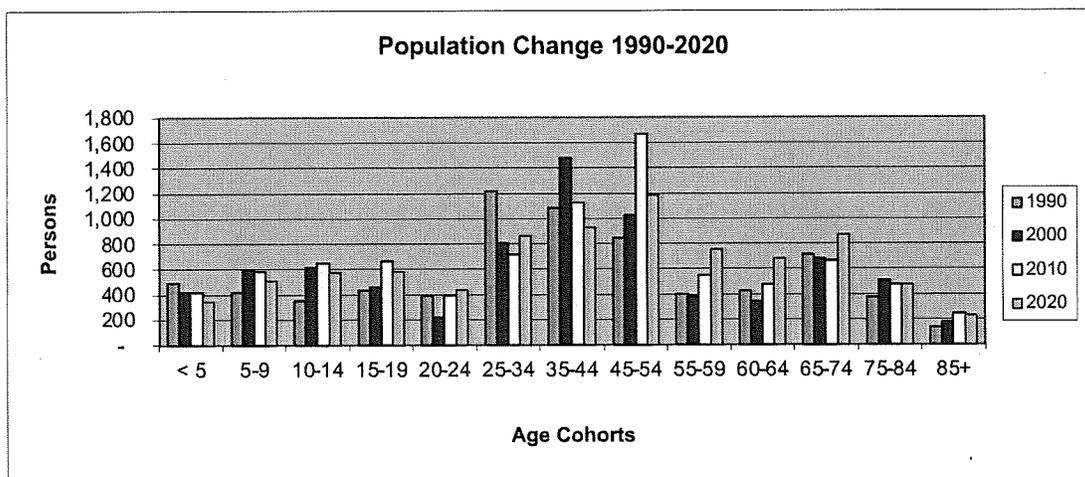
NJ Building Permit Data: *NJ reports building permits and certificates of occupancy issued for each municipality on a monthly basis.*

Demographic Analysis

The City of Northfield has seen a population increase over the past thirty years, with a 15.5% increase in total population. This primarily stems from the ten-year period from 2000 to 2010 where the population grew by 899 persons. Since 2010 the population has stabilized and showed a slight decline of 190 persons. The ACS 5-year estimates show that the population continues to remain steady reporting an estimated population of 8,427 persons.

Population Trends			
	City of Northfield	Atlantic County	New Jersey
1990	7,305	224,327	7,730,188
2000	7,725	252,552	8,414,350
2010	8,624	274,549	8,791,894
2020	8,434	274,534	9,288,994
1990 to 2000	5.7%	12.6%	8.9%
2000 to 2010	11.6%	8.7%	4.5%
2010 to 2020	-2.2%	0.0%	5.7%
1990 to 2020	15.5%	22.4%	20.2%

To understand the population changes it is helpful to look at both the changes over time to the different age-cohorts and the changes to the total housing units. We can see where the increase of population occurred in terms of age. The City saw a substantial jump in the 45-54 age-cohort from 2000 to 2010. This follows a similar increase ten-years prior from 1990 to 2000 in the 35-44 age cohort. There is also a sharp fall in the 45-54 age cohort from 2010 to 2020. The City's median age has also increased from 37.8 years in 1990 to 44.8 years in 2020, an increase of seven years in age. Looking at the 25 through 54 age cohorts you can see an aging of the population as each cohort increases over the 20-year period of 1990 to 2010.



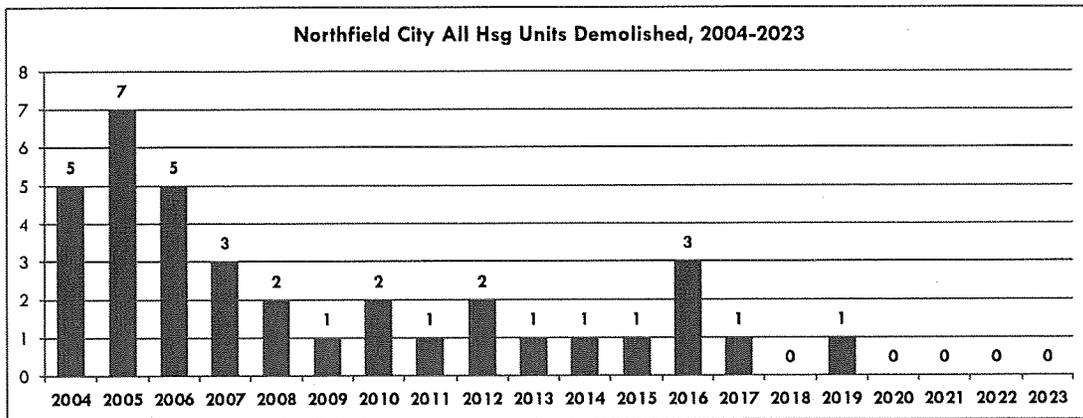
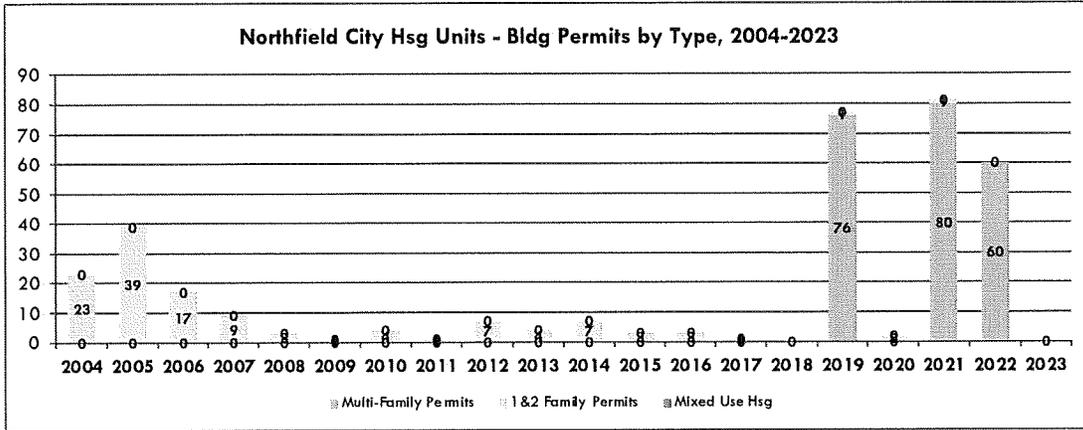
If you look at the total population change by age cohorts as shown in the table below from 1990 through 2020, the City has seen a general aging of the population. There was an 88% increase in the 55-59 age cohort and a 62% increase in the 85 and older age cohort.

1990 - 2020 Population Profiles or Cohorts - City of Northfield								
Age	Population							
	Year				Population Change			
	1990	2000	2010	2020	1990 to 2000	2000 to 2010	2010 to 2020	1990 to 2020
< 5	494	417	417	345	-15.6%	0.0%	-17.3%	-30.2%
5-9	416	599	585	511	44.0%	-2.3%	-12.6%	22.8%
10-14	355	612	652	571	72.4%	6.5%	-12.4%	60.8%
15-19	436	463	663	585	6.2%	43.2%	-11.8%	34.2%
20-24	393	219	390	437	-44.3%	78.1%	12.1%	11.2%
25-34	1,221	804	712	861	-34.2%	-11.4%	20.9%	-29.5%
35-44	1,083	1,483	1,124	929	36.9%	-24.2%	-17.3%	-14.2%
45-54	848	1,030	1,671	1,182	21.5%	62.2%	-29.3%	39.4%
55-59	400	383	552	752	-4.3%	44.1%	36.2%	88.0%
60-64	427	342	473	681	-19.9%	38.3%	44.0%	59.5%
65-74	714	684	663	874	-4.2%	-3.1%	31.8%	22.4%
75-84	377	507	474	478	34.5%	-6.5%	0.8%	26.8%
85+	141	182	248	228	29.1%	36.3%	-8.1%	61.7%
18+	5,777	5,755	6,533	6,616	-0.4%	13.5%	1.3%	14.5%
62+	1,505	1,570	1,678	1,953	4.3%	6.9%	16.4%	29.8%
65+	1,232	1,373	1,385	1,580	11.4%	0.9%	14.1%	28.2%
Median Age	37.8	40.4	43.1	44.8	6.9%	6.7%	3.9%	14.0%

Correlating to the change in population is a similar change in the total number of housing units. From 1990 through 2020 the City saw a 17% increase in total housing units, a total of 483 new units. With an estimated household size of 2.54 persons per household per ACS 5-year estimates, this would account for an estimated 1,226 person change in population. This is higher than the actual reported population increase of 899 persons. In part this would be reflective of the new multi-family apartments which may have a lower household size.

Housing Trends			
	Housing Units		
	City of Northfield	Atlantic County	New Jersey
1990	2,826	106,877	3,075,310
2000	2,922	114,090	3,310,275
2010	3,260	126,647	3,553,562
2020	3,309	132,038	3,761,229
1990 to 2000	3.4%	6.7%	7.6%
2000 to 2010	11.6%	11.0%	7.3%
2010 to 2020	1.5%	4.3%	5.8%
1990 to 2020	17.1%	23.5%	22.3%

The State of NJ compiles reports of building permits issued for residential purposes which correlates with the census data and shows that housing growth was highest from 2004 through 2007 and then slowed until the growth in 2019 through 2022. The growth reported in 2019 through 2022 is related to the new multi-family housing development in Tilton Road. The tables below are sourced from the DCA Residential Development Viewer shows the total building permits and demolition permits issued for housing units in the City from 2004 through 2023.



2020 Population by Categories						
	City of Northfield		Atlantic County		New Jersey	
	Persons	%	Persons	%	Persons	%
Total	8,434	100%	274,534	100%	9,288,994	100%
Sex						
F	4,418	52.4%	142,183	51.8%	4,770,289	51.4%
M	4,016	47.6%	132,351	48.2%	4,518,705	48.6%
Race						
White	6,669	79.1%	156,796	57.1%	5,112,280	55.0%
Black or African American	210	2.5%	41,519	15.1%	1,219,770	13.1%
Asian	467	5.5%	21,784	7.9%	950,090	10.2%
American Indian and Alaska Native	21	0.2%	1,253	0.5%	51,186	0.6%
Native Hawaiian and Other Pacific Islander	8	0.1%	342	0.1%	3,533	0.0%
Other	447	5.3%	27,192	9.9%	1,048,641	11.3%
Two or More Races	612	7.3%	25,648	9.3%	903,494	9.7%
Hispanic or Latino	974	11.5%	53,713	19.6%	2,002,575	21.6%
Age						
25-64	4,405	52.2%	140,922	51.3%	4,927,277	53.0%
65+	1,580	18.7%	51,975	18.9%	1,531,299	16.5%
Median Age	44.8	n/a	42.5	n/a	39.9	n/a

Housing Analysis

The most recent data available from the ACS 5 year estimates reflects the total year-round housing units of 3,447, slightly higher than what was reported in the 2020 Census. The City housing stock is primarily owner-occupied at 86.5% and 13.5% are rental units. Over 52% of all households are married couples and 27% are single-female households. The median housing value is \$275,900 and the median gross rent is \$1,554.

City of Northfield Housing Units by Tenant and Occupancy Status, 2020						
Year Round Housing Units			Owner-occupied		Rental	
Occupied	Vacant	Total	No.	%	No.	%
3,116	193	3,309	2,696	86.5%	420	13.5%

Summary of Household Characteristics - City of Northfield 2020		
	No. of Persons	% of Total
Total Populaton	8,434	
In Households	8276	98.13%
In Group Quarters	158	1.87%
Institutionalized	149	1.77%
Non-Institutionalized	9	0.11%
Total Households	3,116	
Married Couple	1,627	52.21%
Cohabiting Couple	195	6.26%
Single Male	445	14.28%
Single Female	849	27.25%

Selected Housing or Housing Related Characteristics (Occupied Units)					
	Median Value Housing (owner-occupied)	Median Gross Rent	Median Household Income	Value Income Ratio	Rental Vacancy Rate
City of Northfield	\$275,900	\$1,554	\$104,042	2.65	4.8%
Atlantic County	\$272,700	\$1,325	\$76,819	3.55	4.7%

Source: ACS 2023 5-year estimates

Over 89% of the City’s housing stock is single-family detached units. The housing stock is older with the majority of the units constructed before 1980. More than 50% of the total housing stock is fifty years of age or older. In general, the housing stock has a median room count of 6.6 per unit and over 77% have 3 or more bedrooms per unit. No units have more than 1.5 occupants per room.

Housing Units by Number of Units in Structure, City of Northfield		
Number of Units	Units	Percent of Total
1-unit, Detached	3,095	89.79%
1-unit, Attached	27	0.78%
2 units	41	1.19%
3 or 4 units	-	0.00%
5 to 9 units	25	0.73%
10 to 19 units	62	1.80%
20 or more units	197	5.72%
Mobile Home	-	0.00%
Other	-	0.00%
Total	3,447	

Source: ACS 2023 5-year estimates

Northfield Housing Units by Age		
Year Built	Units	Percent of Total
2020 or later	9	0.26%
2010 to 2019	118	
2000 to 2009	255	7.40%
1990 to 1999	301	8.73%
1980 to 1989	390	11.31%
1970 to 1979	319	9.25%
1960 to 1969	750	21.76%
1950 to 1959	677	19.64%
1940 to 1949	152	4.41%
1939 or earlier	476	13.81%
Total	3,447	

Source: ACS 2023 5-year estimates

Occupied Housing Units by Number of Rooms		
Rooms	Housing Units	Percent of Total Housing Units
1	-	0.0%
2	-	0.0%
3	67	1.9%
4	294	8.5%
5	446	12.9%
6	863	25.0%
7	771	22.4%
8	527	15.3%
9+	479	13.9%
Total	3,447	100.0%
Median Rooms	6.6	

Source: ACS 2023 5-year estimates

Occupied Housing Units by Number of Bedrooms		
Bedrooms	Housing Units	Percent of Total Housing Units
No Bedrooms	-	0.0%
1-Bedroom	158	4.6%
2-Bedrooms	638	18.5%
3- Bedrooms	1,667	48.4%
4-Bedrooms	796	23.1%
5 + Bedrooms	188	5.5%
Total	3,447	100.0%
Source: ACS 2023 5-year estimates		

Estimated housing values show that approximately 16% of all housing units have values less than \$200,000, which would provide an opportunity for low- and moderate- income families. The new affordable rental units from the recently completed inclusionary development will add to the City's affordability ranges for housing. According to ACS 5 year estimates no units lack complete kitchen or plumbing facilities and all units are heated using common sources.

Housing Value, Owner Occupied Units		
Value	Housing Units	Percent of Total Housing Units
Less than \$50,000	76	2.6%
\$50,000 to \$99,999	83	2.9%
\$100,000 to \$149,999	95	3.3%
\$150,000 to \$199,999	210	7.2%
\$200,000 to \$299,999	1,274	44.0%
\$300,000 to \$499,999	918	31.7%
\$500,000 to \$999,999	215	7.4%
\$1,000,000 or more	26	0.9%
Total	2,897	100.0%
Median Housing Value	\$ 275,900	
Source: ACS 2023 5-year estimates		

The City has limited vacant land to accommodate new development. However, the City has been working with developers and property owners to create new opportunities for affordable housing as discussed below. The City also expects to see scattered infill residential development.

Employment Analysis

The median household income in the City is \$104,042, and the median family income is \$119,181. The poverty rate in the City is around 4% for all persons and 2% for families.

Income Levels			
	City of Northfield		
	Households	Families	Non-Family
Median Income	\$104,042	\$119,181	\$58,083
Mean Income	\$144,081	\$170,687	\$73,148
Source: ACS 2023 5-year estimates			

Percent Distribution Persons and Families below Poverty Level				
	Population Below Poverty Line			Families Below Poverty Line
	All Persons	% of All Persons 18+ Years of Age	% of All Persons 65+ Years of Age	
City of Northfield	4.4%	9.9%	5.8%	2.3%
Atlantic County	13.1%	22.3%	10.0%	9.9%
New Jersey	9.8%	8.8%	9.5%	7.0%
Source: ACS 2023 5-year estimates				

Affordable housing units are required to be priced to be affordable to low- and moderate-income families. Northfield is located within Region 6 for the purposes of determining housing affordability. Income limits for households ranging from 1 person to 5 persons range from a household income of \$20,655 for a one-person low-income family up to an income of \$84,983 for a 5-person moderate income household. Household income reported in the City includes 31% of households with incomes which would fall into the affordable housing income levels.

Household Income	
	2020 Northfield Households
Less than \$10,000	1.4%
10,000 - 14,999	4.3%
15,000 - 24,999	4.2%
25,000 - 34,999	3.5%
35,000 - 49,999	7.0%
50,000 - 74,999	16.0%
75,000 - 99,999	12.0%
100,000 - 149,999	18.7%
150,000 - 199,999	12.5%
200,000 +	20.4%
Source: ACS 2023 5-year estimates	

2024 Affordable Housing Region 6 Income Limits					
	1 Person Household	2 Person Household	3 Person Household	4 Person Household	5 Person Household
Median Income	\$ 68,852	\$ 78,688	\$ 88,524	\$ 98,360	\$ 106,228
Moderate Income(80% of Median)	\$ 55,081	\$ 62,950	\$ 70,819	\$ 78,688	\$ 84,983
Low Income (50% of Median)	\$ 34,426	\$ 39,344	\$ 44,262	\$ 49,180	\$ 53,114
Very Low Income (30% of Median)	\$ 20,655	\$ 23,606	\$ 26,557	\$ 29,508	\$ 31,868
Source: Affordable Housing Professionals of NJ, April 12, 2024					

Of the population over the age of 16, 66% are in the labor force and 65% are employed. The fields of educational services, and health care/social assistance employs 29% of the population. Over 46% of the employed population work in management, business, science and arts.

NORTHFIELD EMPLOYMENT STATUS		
	Total	Percent of Population 16 Years and Over
Population 16 years and Over	7,143	100%
In Labor Force	4,703	65.84%
Civilian Labor Force	4,680	65.52%
Employed	4549	63.68%
Unemployed	131	1.83%
Armed Forces	23	0.32%
Not In Labor Force	2,440	34.16%
Source: ACS 2023 5-year estimates		

Employment by Industry, Civilian Employed population 16 years and over		
Occupation	No. Persons	% Northfield
Agriculture, Forestry, Fishing and Hunting, and Mining	12	0.26%
Construction	259	5.69%
Manufacturing	154	3.39%
Wholesale Trade	51	1.12%
Retail Trade	460	10.11%
Transportation and Warehousing, Utilities	192	4.22%
Information	49	1.08%
Finance and Insurance, and Real Estate and Rental and Leasing	180	3.96%
Professional, Scientific, and Management, and Administrative and Waste Management Services	488	10.73%
Educational Services, and Health Care and Social Assistance	1,335	29.35%
Arts, Entertainment, and Recreation, and Accommodation and Food Services	782	17.19%
Other Services, except Public Administration	123	2.70%
Public Administration	464	10.20%
Total	4,549	100%
Source: ACS 2023 5-year estimates		

Employment by Occupation Civilian Employed population 16 years and over		
Occupation	No. Persons	% Northfield
Management, Business, Science, and Arts	2,123	46.67%
Service	997	21.92%
Sales and Office	909	19.98%
Natural Resources, Construction and Maintenance	327	7.19%
Production, Transportation & Material Moving	193	4.24%
Total	4,549	100%

Source: ACS 2023 5-year estimates

Affordable Housing Obligation

A municipality's affordable housing obligation is spread across different time periods. The most current obligation is related to the Fourth-Round. However, a municipality must also address any prior affordable housing obligations if they have not already been fully satisfied. The following reviews all components of Northfield's affordable housing obligation beginning in 1987 and extending through 2035.

The following table identifies the Municipality's comprehensive affordable housing obligation:

Present Need/Rehab Obligation	10
Prior Round (1987-1999)	190
Round 3 Settlement (1999-2025)	89
Round 4 (DCA Calculations 2025-2035)	24
Total Obligation (New Units)	303

Present Need / Rehabilitation Component

The Present Need/Rehabilitation obligation is determined by estimating the existing deficient housing units currently occupied by low- and moderate-income households within the municipality, through the use of datasets made available through the federal decennial census and the American Community Survey, including the Comprehensive Housing Affordability Strategy dataset thereof. This figure was calculated by the Department of Community Affairs (“DCA”) based upon its interpretation of the standards of the Amended FHA. The City’s rehabilitation obligation is **10**.

Prior Round Component

The Prior Round obligation is the City’s cumulative Round 1 and 2 affordable housing obligation for the years between 1987 and 1999. The City’s Prior Round obligation is **190**.

Round Three Component

Pursuant to a settlement agreement dated April 27, 2018, by and between Northfield and Fair Share Housing Center, the City’s Third Round affordable housing obligation is **89** (per the Kinsey Report², as adjusted by FSHC settlement agreement, including the “Gap Period” between 1999 and 2015). The Third Round Prospective Need includes the so-called “Gap Period Present Need,” which is a measure of households formed from 1999-2015 that need affordable housing, created by the Supreme Court in In re Declaratory Judgment Actions Filed By Various Municipalities, 227 N.J. 508 (2017).

² David N. Kinsey, PhD, PP, FAICP, NEW JERSEY LOW AND MODERATE INCOME HOUSING OBLIGATIONS FOR 1999-2025 CALCULATED USING THE NJ COAH PRIOR ROUND (1987-1999) METHODOLOGY, July 2015.

Round Four Component

The Fourth-Round affordable housing obligation extends from 2025 through 2035. This is considered the current Prospective Need, which is a projection of housing needs based on development and growth which is reasonably likely to occur in a municipality. The Fourth Round prospective need was determined pursuant to methodology adopted by the state pursuant to the Fair Housing Act as amended in 2024.

On October 18, 2024, the Department of Community Affairs (“DCA”) issued a report estimating the Fourth-Round affordable housing obligations for all municipalities based upon its interpretation of the standards of the Amended FHA. The City of Northfield adopted a binding resolution #53-2025 on January 21, 2025, committing to the DCA Fourth Round Prospective Need (New Construction) Obligation of **24**.

Vacant Land Adjustment

As part of the 2018 Plan the City prepared a Vacant Land Adjustment (“VLA”) due to the lack of sufficient vacant, suitable land to fully-satisfy its Prospective Need obligations. A VLA requires an inventory of vacant parcels. Based upon the VLA approved in the 2018 Plan the City acknowledged a Realistic Development Potential (“RDP”) of 18 units. Subtracting the 18-unit RDP from the City’s Prospective Need Obligation of 89 results in a downward fair share adjustment of 71. This remainder of 71 is known as “Unmet Need,” and is that portion of the obligation which cannot be satisfied due to the lack of available land.

In 2024 the city amended their approved Fair Share Plan to include a new parcel of land for affordable housing development. As part of this process the City updated their VLA to increase their RDP from 18 to 29 based on two newly identified properties that were not considered in the approved 2018 VLA. This resulted in a new Unmet Need of 60. The properties in the court-approved VLA as contributing to the City's RDP are in the table below.

VACANT AND UNDERUTILIZED PARCELS (ADJUSTED FOR WETLANDS)									
Block	Lot	Property Location	Owner's Name	Zone	Acreage	Acreage Less Wetlands	RDP @ 6 u/a	20% Set Aside	Comments
1	9 & 10	2713 ZION RD	CUMMINGS, BETTY J	R-1A	6.29		37.74	7.548	Bayview Garden Center
16.01	46.01	800 TILTON RD	NIKMEHR PROP. GENUINE PARTS CO.	C-B	1.760	0.880	5.3	1.1	
41	13	NORTHFIELD AVE	SIGANOS REALTY, LLC	O-PB	0.422		7.5	1.5	Adjoining Parcels
41	14	NORTHFIELD AVE	SIGANOS REALTY, LLC	O-PB	0.424				
41	15	407 NORTHFIELD AVE	RICHARD SIMON, TRUSTEE	O-PB	0.399				
66	11	DOLPHIN AVE	CITY OF NORTHFIELD	R-1	1.1		13.5	2.7	
69	1.02	605 DOLPHIN AVE	CITY OF NORTHFIELD	S.C.	1.15				
59	2.01	807 TILTON RD	PINCHUS KIEJDAN ESTA MARITAL TR B	R-C	4.450		26.7	5.3	
150	1	DOLPHIN AVE	COUNTY OF ATLANTIC	R-1	4		24.0	4.8	
34	24	OAK AVE	JEWISH COMMUNITY PROPERTIES, INC.	R-C	4.6		27.6	5.5	
Totals					24.595	0.880	142.3	28.5	

In accordance with the 2024 amendments to the FHA, the City has prepared an updated VLA which identifies any new vacant contiguous parcels of land in private ownership which are of a size that would be suitable to accommodate five or more housing units. The municipality utilized the zoning density of 6 units per acre to determine if the site was suitable for development and contributing to their RDP. The updated VLA continues to utilize a density of 6 units per acre in the City, due to the Court's prior approval of this density in the City's Court-approved Third-Round Plan, both as approved in 2018 and amended and approved by the Courts in 2024.³ No significant changes in density have occurred within the City since the Court's approval

³ In accordance with the 2024 FHA amendments, N.J.S.A. 52:27D-310.1.1.c – vacant contiguous parcels of land in private ownership of a size which would accommodate fewer than five dwelling units based on appropriate standards pertaining to housing density. The City utilized a density of 6 units per acre as was utilized in their Round-Three VLA. This is higher than the permitted density in the City's primary residential zoning districts.

of the 6 units per acre presumptive density. A review of all vacant parcels as of March 2025 were compiled and compared to those identified in the 2018 VLA and 2024 Amended VLA. There were no new vacant parcels identified which would add to the City's RDP. The following table identifies all newly identified vacant properties.

NEWLY IDENTIFIED VACANT PARCELS - MARCH 2025*							
Block	Lot	Property Location	Owner's Name	Zone	Acreage	Yield at 6 u/a	Notes
1	11	2701 ZION RD	CUMMINGS FAMILY LLC	R-1A	0.35	2.1	Parcel is too small to add to RDP
40	31	NEW RD & BURTON AVE	MARINCIN, JOSEPH & NAM I WOO	R-1	0.29	1.74	Parcel is too small to add to RDP
42	8	517 BANNING AVE	BUNTING HEALTH CENTER LLC	O-PB	0.14	0.84	Parcel is too small to add to RDP
67	9	MAPLE AVE	COHEN, ARIANNE R & MATTHEWS	R-1	0.062	0.372	Parcel is too small to add to RDP
67	10	MAPLE AVE	COHEN, ARIANNE R & MATTHEWS	R-1	0.21	1.26	Parcel is too small to add to RDP
68	19, 20, 21	305 NEW RD	305 NEW ROAD, LLC	O-PB	0.34	2.04	Parcel is too small to add to RDP
95	2	1717 ZION RD	BOURNE PERFECT LLC		0.38	2.28	Parcel is too small to add to RDP

* The above includes those vacant parcels that were not listed and identified in the 2018 and 2024 Court-approved VLA

Land Use Analysis

The City has conducted an exhaustive review of all available vacant and underutilized parcels through their approved Vacant Land Adjustment. The City has given consideration to those sites which would be suitable for affordable housing purposes. The City has also reviewed all municipal owned parcels and is proposing a new affordable housing development on an unrestricted City owned property along Dolphin Avenue.

Consistent with smart growth principles, the City has chosen to intersperse affordable housing throughout existing residential neighborhoods in the City and in proximity to transportation corridors including the N.J. Transit bus service stops, U.S. Route 9 (New Road) and County Route (Tilton Road), which is a major county roadway traversing across the County from the City of Northfield to the Township of Galloway. These areas of the City provide the greatest number of employment opportunities and services. The developed portions of the City (excluding the marshlands) are within the State Planning Area 1, which is conducive and appropriate for development.

Multigenerational Family Housing Analysis

In 2021 the FHA was amended to require an analysis of the extent to which municipal ordinances and other local factors advance or detract from the goal of preserving multigenerational family continuity as expressed in the recommendations of the Multigenerational Family Housing Continuity Commission. Currently there are no recommendations published from the Commission. The duties of the commission are:

“To prepare and adopt recommendations on how State government, local government, community organizations, private entities, and community members may most effectively advance the goal of enabling senior citizens to reside at the homes of their extended families, thereby preserving and enhancing multigenerational family continuity, through the modification of State and local laws and policies in the areas of housing, land use planning, parking and streetscape planning, and other relevant areas.”

A review of 2020 Census data shows that 4.5% of the occupied housing units in the City contain three plus generations of families. The City of Northfield is an older suburban community and recognizes the needs of older residents who want to age in place or continue to live independently in the City where they raised their families. The City has created opportunities for new age-restricted apartment housing with affordable housing units. The City ordinances do not prohibit the creation of extra living space for family members, provided they are part of the same housekeeping unit.

Regional Planning Analysis

The Office of Planning Advocacy and the State Planning Commission are currently in the process of Cross Acceptance to adopt the 2024 State Development and Redevelopment Plan (SDRP). This is the first update to the 2001 SDRP. In both the 2001 and 2024 SDRP the City of Northfield's developable land areas are within a Metropolitan State Planning Area (PA1). Along the City's eastern border, a portion of the City is within the Environmentally Sensitive Planning Area (PA5), which is consistent with the marshland areas of the municipality. No development is proposed or possible in the PA5 areas. The PA5 area accounts for less than 10% of the total land area.

As an older suburban community, the City is primarily built-out. The City has infrastructure for water and sewer and has approved stormwater management ordinances in accordance with the NJ DEP requirements. The City has access to public transportation through the New Jersey Transit bus services. In the 2024 Draft SDRP the PA1 Planning Area is intended to

- *provide for much of the state's future growth in compact development and redevelopment;*
- *revitalize cities, towns and neighborhoods, and in particular overburdened neighborhoods;*
- *address existing legacy issues such as air pollution, urban heat islands, lead contamination, Brownfields, urban highways, and combined sewer systems;*
- *prevent displacement and gentrification;*
- *promote growth that occurs in Centers, other appropriate areas that are pedestrian friendly, and in compact transit-oriented forms;*
- *rebalance urbanization with natural systems;*
- *promote increased biodiversity and habitat restoration;*

- *stabilize and enhance older inner ring suburbs;*
- *redesign and revitalize auto oriented areas;*
- *protect and enhance the character of existing stable communities.*

These intentions have been embodied in the City's planning efforts, specifically through their affordable housing planning and master planning efforts. The City has limited vacant land that can be developed, the majority of new development is rooted in the reuse and redevelopment of previously utilized properties. The City continues to look at their zoning to encourage the redevelopment and improvement of older facilities and properties while balancing the character of their community.

FAIR SHARE PLAN

A Fair Share Plan (FSP) is prepared to address how a municipality intends to meet their constitutional affordable housing obligations. The FSP identifies the affordable housing obligations, projects that have been completed, proposed mechanisms to meet the affordable housing obligations, and addresses the requirements of the FHA and affordable housing regulations applicable to each set of obligations, including N.J.A.C. 5:93 and N.J.A.C. 5:80 where applicable.

Affordability Requirements

Affordable housing is defined under New Jersey's Fair Housing Act as a dwelling, either for sale or rent that is within the financial means of households of low or moderate income as income is measured within each housing region. The City of Northfield is in Region 6, which includes Atlantic, Cape May, Cumberland and Salem counties. Moderate-income households are those earning between 50% and 80% of the regional median income. Low-income households are those with annual incomes that are between 30% and 50% of the regional median income. As required by the amended FHA (Roberts bill), there is also included a very low-income category, which is defined as households earning 30% or less of the regional median income.

Through the Uniform Housing Affordability Controls (hereinafter "UHAC") at N.J.A.C. 5:80-26.3(d) and (e), which were amended by "emergency" in December 2024, the maximum rent for a qualified unit be affordable to households that earn no more than 60% of the median income for the region. The average rent must be affordable to households earning no more than 52% of the median income. The maximum sale prices for affordable units must be affordable to households that earn no more than

70% of the median income. The average sale price must be affordable to a household that earns no more than 55% of the median income.

The regional median income is defined using the federal Department of Housing and Urban Development (“HUD”) income limits on an annual basis. In the spring of each year HUD releases updated regional income limits. It is from these income limits that the rents and sale prices for affordable units are derived. These figures are updated annually.

Affordable Housing Plan

The following amends in part the City’s approved Third Round Plan and incorporates provisions to address the City’s new Fourth-Round obligations.

Rehabilitation Obligation/Present Need:

The City’s Present Need obligation is **10-units**. As it did in its Court-approved Third-Round plan, the City’s rehabilitation obligation is being addressed through the Atlantic County Improvement Authority (“ACIA”) through their “Owner Occupied Housing Rehabilitation Program.” The ACIA uses federal Community Development Block Grant (hereinafter “CDBG”) funds as well as prior rehabilitation funds paid back at the time of a home sale to operate a county-wide housing rehabilitation program. This program provides deferred loans for property owners that meet the required income limits. To qualify property owners must also demonstrate that the home is properly insured and the municipal taxes are paid up to the current quarter. The program requires that a household’s income not exceed 80% of the median income for Atlantic County in accordance with HUD published Section 8 income guidelines. If qualified a homeowner can use a deferred loan for basic rehabilitation needs

including plumbing, heating, electric, roof, windows, doors, insulation and exterior repair and painting.

From April of 2010 through December of 2024, the ACIA in cooperation with the City of Northfield had rehabilitated six (6) units within the City. The City's Fourth-Round rehabilitation obligation will be handled through the continued participation in the County-wide program. A list of all units which were rehabilitated from 2010 through 2024 is included in the Appendix.

Prior Round:

As set forth above, the City of Northfield has addressed their Prior Round (1987-1999) obligation of **190** as per the City's Court approved housing element and fair share plan dated January 22, 2015. This plan was amended as part of the City's Third-Round settlement agreement and approved by the Court in its 2018 Judgment of Compliance and Repose (JOR) and again in the City's 2024 Amended JOR. In order to effectively address the City's total affordable housing obligation, the components addressing the prior round will be amended as follows below, utilizing all Court-approved projects from the City's Third Round plans, as amended in 2024.

Bonus credits are permitted for rental units, up to 25% of the City's Prior Round obligation in accordance with N.J.A.C. 5:93-5.15(a). As such the City is permitted to take a bonus credit for a maximum of 47 credits. Additionally, in accordance with N.J.A.C. 5:93-5.14(a)1, the City is permitted to include up to 25% of the total Prior Round obligation (less prior cycle credits) as age-restricted housing units, for a maximum of 47 units.

The following Table summarizes the Prior Round Obligation Components as amended:

Northfield Prior Round Plan Obligation - 190	Rental	Senior	Family	Units	Bonus Credits	Total Credits
<i>Inclusionary Development Credits</i>						
MGS Development Cresson Avenue	x		x	28	28	56
AC Country Club			x	47		47
<i>Special Needs Housing Credits</i>						
Career Opportunity Development – 322 Shore Road	x		x	4	4	8
Butterfly Properties – 116 Oakcrest	x		x	3	3	6
Community Quest 2026 Cedarbridge Road	x		x	3		3
Caring Inc 103 E Mill Road	x		x	6		6
Caring Inc 120 E Mill Road	x		x	5		5
<i>100% Affordable</i>						
Camden Diocese	x	x		47	12	59
				Total	47	190

Third Round:

Pursuant to the FSHC agreement referenced above, the City's Third Round affordable housing obligation is **89**. The Third Round Prospective Need includes the so-called "Gap Period Present Need," which is a measure of households formed from 1999-2015 that need affordable housing, created by the Supreme Court in In re Declaratory Judgment Actions Filed By Various Municipalities, 227 N.J. 508 (2017).

The City prepared a Vacant Land Adjustment in their Court approved Third-Round plan which created an RDP of 18 units. As noted earlier, the approved VLA was amended and approved by the Court in 2024 and increased the third-round **RDP to 29** resulting in a new **Unmet Need of 60**.

Northfield Third Round Prospective Need Plan Unmet Need – 60	Rental	Senior	Family	Units	Bonus Credits	Total Credits
<i>Supportive Housing Credits</i>						
Tunnel to Towers Wabash Avenue	x			12		12
<i>Inclusionary Development Credits</i>						
AC Country Club			x	15		15
Tilton Road Mixed Use			x	9		9
St Gianna Parish Overlay		x		20		20
Mandatory Set-aside Ordinance				varies		varies
<i>100% Affordable</i>						
Camden Diocese	x	x		11		11
Total				67	0	67

The City will continue to address their Unmet Need with existing set-aside ordinances and overlay zones as provided for herein.

Fourth Round Prospective Need:

The Department of Community Affairs (DCA) for the State of New Jersey has calculated proposed new affordable housing obligations for each municipality for Round 4 (2025 through 2035). The City's Fourth-Round affordable housing obligation is **24**.

The City has an approved Vacant Land Adjustment in their Court-approved Third-Round plan which created an RDP of 29. A review of the 2025 tax records identified several new vacant parcels, all of which were of insufficient size to create an RDP. As such, the City's Fourth Round **RDP is 0 with an Unmet Need of 24**.

When a Fourth-Round plan includes a VLA, the components of the Fair Share Plan are required to include an identification of parcels which are likely to redevelop over the next ten years which would provide for up to 25% of the City's Fourth-Round RDP. (FHA 52:27D-310.1) This would require a total of **0 credits** as the City's Fourth-Round RDP is zero. However, the City has provided for credits to the Fourth-Round RDP from the Habitat and Camden Diocese project and utilized transitional housing credits for a total of 19 housing unit credits, meeting this requirement. The City has also maintained their mandatory set-aside ordinance in the event of new development opportunities.

The amendments to the FHA for a Fourth-Round plan require a municipality provide 50% of actual affordable units, exclusive of any bonus credits, available to families with children. Additionally, at least 25% of actual units, exclusive of bonuses, are required to be rental units, of which of which 50% of the rental units are to be available to families with children. (N.J.S.A. 52:27D-311.l) The proposed mechanisms for the Unmet Need includes nine (9) family units from the Habitat development. If units are developed through the Unmet Need components the City will ensure that they include family rental units where appropriate.

The 2024 amendments to the FHA included a new component for "Transitional Housing" which can account for up to 10% of a Fourth-Round obligation. The FHA defines "Transitional Housing" which may qualify for affordable housing credits. Within the City there are several Cooperative Sober Living Residence (Class F Rooming House) that have been licensed by the State Department of Community Affairs under N.J.S.A. 55:13B-1, et seq. While there are seven facilities with 31 total bedrooms, the City may only take credit for 3 bedrooms under the 10% cap.

The City will maintain the mandatory set-aside ordinance as provided for in the Third-Round to address the remaining Unmet Need.

The following table addresses Fourth-Round credits which will address the City's Fourth-Round Unmet Need.

Northfield Fourth Round Prospective Need Plan RDP – 0 Unmet Need – 24	Rental	Senior	Family	Units	Bonus Credits	Total Credits
<i>Transitional Housing</i>						
Atlantic Sober Living 311 New Road – Class F	x			3		3
<i>Municipally Sponsored</i>						
Habitat for Humanity Dolphin Avenue			x	9	6	9
<i>100% Affordable</i>						
Camden Diocese	x	x		7		7
<i>Inclusionary Development</i>						
AC Country Club			x	10		10
<i>Supportive Housing</i>						
Tunnel to Towers Wabash Avenue	x			103		103
Total				132	6	138
Surplus Credits						+114

Bonus credits are permitted for units in the Fourth Round in accordance with the amended FHA under N.J.S.A. 52:27D-311.k. The City is permitted to utilize up to six (6) bonus credits and proposes to apply these to the Habitat for Humanity project. More specifically, this is a 100% affordable housing project which the City is contributing to the costs of development with property and funds from the AHTF. Under N.J.S.A. 52:27D-311.k(8) the City is permitted one bonus credit for each unit up to 25% of the total Fourth-Round prospective need, allowing for the six (6) bonus credits. The City reserves the right to apply bonus credits in the future if they become available.

Unfulfilled Prior Round (1987 through 2025)

The mechanisms identified in Northfield's Court approved FSP plan included several components which were not completed. In accordance with the requirements of the Amended FHA, the City evaluated these Court-approved mechanisms and have determined that they remain viable mechanisms to remain in the City's plan and are discussed below.

Atlantic City Country Club – 72 units

This parcel is located along Shore Road and consists of 225 acres, of which approximately 110 acres are considered uplands. The site is currently zoned Country Club C-C, permitting a golf course and single-family residential dwelling units. The zoning district also permits a Country Club Community as a permitted conditional use. The Country Club Community would permit a combination of golf course, single-family residential on one-acre lots, golf villas and golf suites for a maximum of 62 golf-villas, 50 golf-suites and 13-single-family dwelling units.

The City amended the existing Country Club Community standards to permit increased residential densities with an affordable housing set-aside. The ordinance restricts the residential development to areas on Block 175, Lot 48 and Block 179.01, Lot 1.01. The ordinance maintains the golf-course and club house. The zoning would permit up to 360 residential units as a combination of golf villas and townhouse units. The golf suites would continue to be a permitted use separate from the golf villas. It is estimated that the areas available for development consists of approximately 21+/- acres. The residential density on the 21 acres (excluding the balance of the 18-hole golf course) would be 17 units per acre. This would permit up to 72 affordable housing units with a 20% set-aside. Forty-seven (47) of these credits would be

applied to the Prior Round obligation with the balance being utilized to satisfy the City's Unmet Need.

The Atlantic City Country Club is under private ownership. It was founded in 1897 and is known as "The Birthplace of the Birdie" as well as being where the term "Eagle" was coined. (www.accountryclub.com *Course History*) The City recognizes the importance of the golf course and its future success. The City wants to see the golf course preserved as a fundamental part of the community. The proposed ordinance would not eliminate the 18-hole course but allow for added development along its fringe areas.

Tilton Road Mixed Use – 9 units

This parcel is a combination of two properties located on Block 16.01, Lots 52 and 57 and consists of 15.51 acres. The site is currently zoned Regional Commercial R-C, permitting non-residential development. This zoning district also permits Residential Senior Housing as a permitted conditional use. As a conditional use a property of at least 7 acres may create a Planned adult development with a density of 12 units per acre. The zoning also permits Mid-Rise Senior Citizen Housing as a conditional use on lots of 15 acres at a density of 15 units per acre. Both conditional uses require a 20% set-aside for low/moderate income housing.

The City rezoned this parcel as an overlay for Affordable Housing as part of a mixed-use development with a density of 2.6 units per acre on September 25, 2018 by Ordinance No 7-2018. The site would accommodate up to 40 multi-family housing units with an affordable housing set-aside of 20% or 8 units. The zoning would also permit first floor commercial/office space. The City currently does not permit multi-family residential housing as a mixed use. The overlay zone will offer additional opportunities for development that would not otherwise exist. The ability to create multi-family housing with first floor commercial provides incentives making the new

land use more attractive and feasible on this property. This zoning was approved by the Court in both its 2018 and 2024 Third Round plans.

This plan amends the total lots and adds the adjoining lot 56 into the overall site as part of the Tilton Road Mixed Use zone noted below. This would add an additional 0.69 acres to the tract area and provide for an additional affordable housing unit. The addition of this parcel will create a larger tract and would improve the viability of the proposed mixed-use zoning designation. The tax map showing all three lots is located in the Appendix.

A portion of this property is impacted by wetlands and additional investigations will need to be completed to determine the useable building envelope. However, given the permitted site coverages under the CAFRA regulations and the location of the property along a commercial corridor, the mixed-use development zoning provides an improved opportunity for development.

The site will also continue to permit the age-restricted housing development as a permitted conditional use. The requirements of the existing ordinance for the conditional use development includes a 20% affordable housing set-aside. In this development scenario the site could accommodate a greater housing density but no commercial space. The City reserves the right to review the appropriateness of the age-restricted conditional use standards at a later date.

The site is located on the City's primary commercial corridor, Tilton Road. It is bordered to the north by a newly constructed office building. The southern side of the site includes various non-residential land uses including a small shopping center with a lawn and garden contractors yard in the rear. Opposite the site on the eastern side of Tilton Road is a larger shopping center. To the rear of the shopping center is the recently zoned affordable housing site for MGS properties.

Tunnel to Towers (Mill Road/Wabash Avenue) – 121 units

This parcel is located on Block 92, Lots 25, 28, 29, 31, 33 & 34. The property contains a non-conforming business operation of a construction company. The uses on the property include an office, shop and storage building as well as an outside storage yard for equipment and materials. The site is bordered to the west by the City Library and the local bike path runs along the street frontage just opposite the site on Wabash Avenue. The surrounding neighborhood includes single-family detached dwelling units on lot sizes that range from 8,000 square feet to 13,000 square feet (approximately).

The City created a new zone on this parcel, Affordable Housing 1-Age Restricted district (AH1-AR) with a density of 12 units per acre. The site would accommodate a minimum of 80 units of which 12 would be affordable housing units using a set-aside of 15%. The site has been approved for development by the Planning Board; however, construction has not begun. The site was the subject of a Memorandum of Understanding, and the City is continuing to work with the property owner to facilitate the proposed development. This proposed project was approved by the Court in both its 2018 and 2024 Third Round plans.

Subsequent to the adoption of the 2025 HEFSP the property owner reached out to the City to propose a new project on this property. The City is now amending the HEFSP to include the proposed Stephen Siller Tunnel to Towers Foundation (T2T) project which consists of up to 121 Veterans Supportive Housing units. T2T, whose charitable mission, among other things, is to provide supportive housing to veterans, has entered into a Developer's Agreement with the City and the property owner. In accordance with the Developer's Agreement the project will provide at least 115

“creditworthy” units. These are noted as supportive housing credits in the City’s plan as applied to the City’s Third and Fourth Round Unmet Need and replacing the 12 age-restricted units from the Homes for All project. The City reserves the right to provide credits for up to the 121 units if they are in fact considered “creditworthy” under the applicable affordable housing regulations.

Elements Satisfying Obligation

City Owned Site/Habitat for Humanity – 12 units

This site was included in the City’s Court-approved Amended 2024 Fair Share Plan. The City has entered into an agreement with Habitat for Humanity to develop the property with up to twelve (12) affordable family units in the form of twins. The City is working with Habitat to approve a subdivision plan creating these lots, which is expected to be filed and approved in 2025.

The property is City owned and contains just over 2 acres along Dolphin Avenue and Harvey Drive on Block 66, Lot 11 and Block 69, Lot 1.02. The two parcels are not contiguous. The parcel along Harvey Drive is wooded and is bordered by a single-family dwelling on the north and west. Opposite the site on the east side of Dolphin Avenue is the Atlantic County public works yard. The parcel on Dolphin Avenue is also wooded and is completely surrounded by the Atlantic County public works yard.

Block 66, Lot 11 is located at the corner of Harvey Drive and Dolphin Avenue and contains one acre of land. Block 69, Lot 1.02 is located along Dolphin Avenue and contains 1.12 acres of land. The development plan proposes to provide for up to 12 affordable housing units. This would be achievable through partnership with Habitat for Humanity.

Site Suitability Analysis – City Owned Site - Site Suitability is addressed in COAH's Second Round regulations at N.J.A.C. 5:93-5.3. The criteria under which a site is to be evaluated includes a finding that the site is available, approvable, developable and suitable as defined in N.J.A.C. 5:93-1.

- "Available site" means a site with clear title, free of encumbrances which preclude development for low- and moderate-income housing.
 - This site belongs to the City of Northfield. The City is in the process of entering into an agreement with Habitat for Humanity for the development of the property with affordable housing units.
- "Approvable site" means a site that may be developed for low and moderate income housing in a manner consistent with the rules and regulations of all agencies with jurisdiction over the site. A site may be approvable although not currently zoned for low and moderate income housing. – This site is zoned for single-family housing units. A zoning amendment will be required to provide for the proposed development of three duplexes on each of the two parcels. This amendment is recommended as part of the amended Fair Share Plan. The developed areas of the City of Northfield, where this site is located, are in a State Planning Area 1, Metropolitan (PA1). The State Plan encourages development in the PA1 and PA2 areas.
- "Developable site" means a site that has access to appropriate water and sewer infrastructure, and is consistent with the applicable area wide water quality management plan (including the wastewater management plan) or is included in an amendment to the area wide water quality management plan submitted to and under review by

DEP. – The site has access to public water and sewer and is consistent with the approved Atlantic County water quality management plan.

- “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 site is surrounded by moderate density single-family housing in Northfield and is also adjacent to the city public works facility. The site is also proximate to Route 9 and public bus transportation. In terms of the environmental policies at N.J.A.C. 5:93-4 the site development area is not impacted by wetlands, flood hazard areas or steep slopes. The development will require some tree removal but there are no known environmental constraints to the proposed development.

Camden Diocese – 72 units

This property was included in the 2024 plan amendment to provide affordable housing on land owned by Atlantic County in cooperation with the Camden Diocese, which was approved by the Court and included in the City’s 2024 Amended JOR. The property is identified as Block 150, Lot 1 and is located along Dolphin Avenue. This is a larger property of 28 +/- acres which is home to the Meadowview Nursing and Rehabilitation Center, owned and operated by Atlantic County. The Camden Diocese would be purchasing approximately 2.5 acres of land from the County to provide for up to 72 age-restricted rental affordable housing units in a 100% affordable housing project. The City adopted a zoning ordinance to provide for this proposed development.

Site Suitability Analysis – Camden Diocese - Site Suitability is addressed in COAH's Second Round regulations at N.J.A.C. 5:93-5.3. The criteria under which a site is to be evaluated includes a finding that the site is available, approvable, developable and suitable as defined in N.J.A.C. 5:93-1.

- "Available site" means a site with clear title, free of encumbrances which preclude development for low- and moderate-income housing.
 - This site belongs to the County of Atlantic. The County has agreed to subdivide up to 4 acres from the existing parcel to provide for the proposed development by the Camden Diocese.
- "Approvable site" means a site that may be developed for low and moderate income housing in a manner consistent with the rules and regulations of all agencies with jurisdiction over the site. A site may be approvable although not currently zoned for low and moderate income housing. – This site requires a zoning amendment to provide for the proposed development. This amendment is recommended as part of the amended Fair Share Plan. This is a developed site with adequate room available to provide for the proposed affordable housing development. The developed areas of the City of Northfield, where this site is located, are in a State Planning Area 1, Metropolitan (PA1). The State Plan encourages development in the PA1 and PA2 areas.
- "Developable site" means a site that has access to appropriate water and sewer infrastructure, and is consistent with the applicable area wide water quality management plan (including the wastewater management plan) or is included in an amendment to the area wide water quality management plan submitted to and under review by

DEP. - The site has access to public water and sewer and is consistent with the approved Atlantic County water quality management plan.

- "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. - This site is part of a larger County owned property which includes the Meadowview Nursing and Rehabilitation Center. The site is also surrounded by moderate density single-family housing in Northfield and in the abutting City of Pleasantville. The site is also proximate to Route 9 and public bus transportation as well as having access to the County transportation system for senior citizens. In terms of the environmental policies at N.J.A.C. 5:93-4 the site development area is not impacted by wetlands, flood hazard areas or steep slopes. The proposed development is on an area of the tract which is generally cleared of trees and proximate to the current site improvements. The development will share a common access drive with the Meadowview Nursing facility.

Overlay Zone – St. Gianna Beretta Molla Parish – 20 units

The City created an overlay zone for Block 40, Lots 28, 29 & 40 (St. Gianna Beretta Molla Parish) to permit the development of complimentary housing options. This site is currently developed with the existing parish, rectory and associated improvements. The overlay zoning permits the creation of an inclusionary or 100% affordable age-restricted development, independent living or congregate care/assisted living facility. The total site is 14.4 acres with approximately 6 acres available for development. The ordinance permits the housing to be developed in addition to the existing church campus. The site is permitted to create at least 100 units/beds with 20 affordable units. The zoning permits 100% affordable or market-

rate with a minimum 20% set-aside. The market-rate would allow a density to support a minimum of 20 affordable housing units. Since the Catholic Church owns the site it is feasible to permit a 100% affordable development which could generate additional housing credits. This overlay was approved by the Court in both the City’s 2018 and Amended 2024 Third Round plans.

Transitional Housing – 3 credits

The 2024 amendments to the FHA included a new component for “Transitional Housing” which can account for up to 10% of a Fourth-Round obligation. The FHA defines “Transitional Housing,” which qualify for affordable housing credits. The term means temporary housing which meets the following criteria:

- Includes, but is not limited to, single-room occupancy housing or shared living and supportive living arrangements;
- Provides access to on-site or off-site supportive services for very low-income households who have recently been homeless or lack stable housing;
- Is licensed by the department (DCA); and
- Allows households to remain for a minimum of six months.

While there are seven facilities with 31 total bedrooms, the City may only take credit for 3 bedrooms under the 10% cap. The facilities are identified below and copies of all licensing are included in the Appendix.

Transitional Housing Facilities	Bedrooms
Stop the Heroin 502 Burton Avenue – Class F	6
Stop the Heroin 590 Maple Avenue – Class F	5
Stop the Heroin 517 Pine Street – Class F	6

Atlantic Sober Living 311 New Road – Class F	3
Atlantic Sober Living 650 Hollywood Drive – Class F	3
Atlantic Sober Living 418 Dolphin Avenue – Class F	3
Shoova House LLC 13 Golfview Drive – Class F	5

Overlay Zone – City Wide

The City adopted a municipal-wide ordinance requiring a mandatory affordable housing set aside for all new multifamily residential developments of five (5) units or more. The set aside for rental developments shall be fifteen percent (15%) and the set aside for for-sale developments shall be twenty percent (20%). The provisions of the ordinance do not apply to residential expansions, additions, renovations, replacement, or any other type of residential development that does not result in a net increase in the number of dwellings of five or more. This ordinance remains in full force and effect and was approved by the Court in both the 2018 and Amended 2024 Third Round plans.

Miscellaneous Provisions

The City has provided for affordable housing opportunities under the existing zoning for age-restricted developments. In the R-1 and the RC zones the City permits a Planned Adult Community with 12 units per acre with a 20% low- and moderate-income set aside. The same districts also permit a mid-rise age-restricted development of 15 units per acre with a 20% low- and moderate-income set aside. These conditional uses will remain in the ordinance, continuing to provide future affordable housing opportunities.

Very Low-Income Units

Very Low-income housing is affordable to those households with a gross household income of 30% or less of the median gross household income in the region. In 2008 the FHA was amended to include a requirement that at least 13% of all affordable housing units be very low-income units⁴. The 2024 amendments to the FHA added a provision that at least half of the very low-income units be available to families with children. This would apply to the City's Fourth-Round obligation.

The City is required to provide 13% of their total affordable housing units in their Third and Fourth-Round plans as very-low-income units. With a Third-Round RDP of 29 and a Fourth Round RDP of zero, the total very low-income units required are 4.

It is proposed that a portion of these units be addressed in the Camden Diocese project. At least 2 units are required to be family units. The City proposes to include these units in either the Habitat development, by using AHTF to buy-down units or in the event another affordable family unit development progresses on one of the zoned sites the City will ensure to require the 2 very-low-income family units.

Phasing Plan for Affordable Housing Units⁵

The City has unbuilt units satisfying their Third and Fourth-Round RDP. The Unmet Need units will come online as the developments progress but are not included in the phasing schedule. The development of these units are subject to market

⁴ Assembly Bill A-500 adopted in 2008, also known as the Roberts Bill, created a new definition for very low-income units and a requirement that 13% of all affordable units be made available to very low-income households.

⁵ Phasing is estimated and may not reflect changes to market conditions which will impact the proposed developments.

conditions. The City anticipates that the identified projects in the RDP for both rounds will be developed in accordance with the following schedule:

Program	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035
Camden Diocese		40	32							
Habitat Site	4	4	4							
AC Country Club					10	10	10	10	10	
Total	4	44	36	0	10	10	10	10	10	0

Bonus Provisions

For the Prior Round and Third-Round plan, in accordance with N.J.A.C. 5:93-5.15, the municipality intends to take bonus credits for up to 25% their total obligation as provided for in the Court-approved Third-Round plan. The projected rental bonus would account for up to 94 credits.

Bonus credits are permitted for units in the Fourth Round in accordance with the amended FHA under N.J.S.A. 52:27D-311.k. for up to 25% of the total Fourth-Round prospective need, allowing for six (6) bonus credits. The City reserves the right to apply additional bonus credits in the future if they become available.

Affordable Housing Trust Fund

City of Northfield adopted an affordable housing trust fund ordinance in accordance with affordable housing regulations for the purposes of funding affordable housing activities on October 17, 2017, under Ordinance 15-2017. The City is amending the Development Fee Ordinance to meet the newly adopted regulations of the Uniform Housing Affordability Controls under N.J.A.C. 5:80 et seq.,

as amended December 15, 2025, and the Fair Housing Act regulations under N.J.A.C. 5:99 et seq., as approved December 15, 2025. The proposed amended ordinance is included in the Appendix as part of the Affordable Housing ordinances. As of May 31, 2024 the balance of the AHTF was \$110,736. A Spending Plan will be completed to provide for the expenditure of funds.

Cost Generation

The City of Northfield will provide for expediting the review of development applications containing affordable housing. Such expedition may consist of, but is not limited to, scheduling of pre-application conferences and special monthly public hearings for projects involving affordable housing. Furthermore, development applications containing affordable housing shall be reviewed for consistency with the Land Development Ordinance and Residential Site Improvement Standards (N.J.A.C. 5:21-1 et seq.) The City shall comply with all requirements for unnecessary cost generating requirements under N.J.A.C. 5:93-10.

Monitoring

The City of Northfield shall complete all required annual monitoring reports for the municipality's Affordable Housing Trust Fund and of the affordable housing units and programs in accordance with the FHA regulations and requirements. In fact, the municipality has complied with all current AHMS reporting deadlines to date, as set forth in the Amended FHA. Northfield's Municipal Housing Liaison has access to the AHMS and has been regularly inputting the required monitoring data as it becomes available.

Fair Share Ordinance and Affirmative Marketing

The City of Northfield on September 11, 2018 by ordinance 6-2018 and in accordance with the City's Court-approved Fair Share Plan, adopted an Affirmative Marketing and Fair Share Ordinance in accordance with N.J.A.C. 5:93 et seq., and UHAC at N.J.A.C. 5:80-26⁶. These ordinances are being amended in accordance with the newly adopted regulations of the Uniform Housing Affordability Controls under N.J.A.C. 5:80 et seq., as amended December 15, 2025, and the Fair Housing Act regulations under N.J.A.C. 5:99 et seq., as approved December 15, 2025. The proposed amended ordinance is included in the Appendix. The City's Fair Share Ordinance will govern the administration of affordable units in the City as well as regulating the occupancy of such units. The Fair Share Ordinance covers the phasing of affordable units, the low/moderate income split, bedroom distribution, occupancy standards, affordability controls, establishing rents and sales prices, affirmative marketing, income qualification and the like. The costs of advertising and affirmative marketing of the affordable units (including the contract with the Administrative Agent) shall be the responsibility of the developer, sponsor or owner, unless otherwise determined or agreed to by the City.

The affirmative marketing plan is designed to attract buyers and/or renters of all majority and minority groups, regardless of race, creed, color, national origin, ancestry, marital or familial status, gender, affectional or sexual orientation, disability, age or number of children to the affordable units located in the City. Additionally, the affirmative marketing plan is intended to target those potentially eligible persons who are least likely to apply for affordable units and who reside in Housing Region #6, consisting of Atlantic, Cape May, Cumberland and Salem counties.

⁶ At this time the State is in the process of amending the UHAC regulations and adopting new affordable housing regulations under proposed N.J.A.C. 5:99 which will potentially require amendments to the Municipal Housing Ordinances and Marketing Plan. At such time that these regulations become effective the ordinances will be amended as required by law.

The affirmative marketing plan includes regulations for qualification of income eligibility, price and rent restrictions, bedroom distribution, affordability control periods, and unit marketing in accordance with N.J.A.C. 5:80-26. All newly created affordable units will comply with the affordability controls required by the FHA and UHAC. This plan must be adhered to by all private, non-profit or municipal developers of affordable housing units and must cover the period of deed restriction or affordability controls on each affordable unit. The costs of implementing the affirmative marketing plan (i.e., the costs of advertising the availability of affordable units, contract with the Administrative Agent, etc.) are the responsibilities of the developers of the affordable units. This requirement will be included in the City's fair share ordinances and shall be a condition of any municipal development approval.

Conclusion

There are limited remaining opportunities to create affordable housing in the City given the scarcity of vacant or underutilized parcels. Despite this, the City proposes to meet its Prior Round affordable housing obligation through various mechanisms as demonstrated herein. The City also recognizes there is a need to provide future opportunities for affordable housing and therefore has revised portions of the existing zoning ordinance to ensure larger residential developments provide affordable housing

APPENDIX A – Northfield DJ Complaint

*APPENDIX B - Order Fixing Municipal Obligation for “Present Need” and
“Prospective Need” for the Fourth Round Housing Cycle*

APPENDIX C – Northfield Rehab Units

APPENDIX D – Tilton Road Mixed Use Tax Map

*APPENDIX E – Affordable Housing Ordinances (Including Tilton Road
Amendment)*

APPENDIX F – Transitional Housing Licenses (To Be Provided)

APPENDIX G – Consent Order for Conditional Compliance Certification

APPENDIX H – Dolphin Avenue Redevelopment Plan

APPENDIX I – Wabash Avenue Redevelopment Plan

APPENDIX J – Tunnel to Towers Developer’s Agreement

**CITY OF NORTHFIELD, NJ
RESOLUTION NO. 103-2026**

**AUTHORIZING SCHAEFFER NASSAR SCHEIDEGG TO PROCEED
WITH THE PROJECT KNOWN AS FY2026 NJDOT MUNICIPAL AID
RECONSTRUCTION OF BURTON AVENUE**

WHEREAS, Schaeffer Nassar Scheidegg Consulting Engineers, LLC have submitted expenditure requests outlining professional engineering services that will be provided to the City of Northfield; and

WHEREAS, copies of said expenditure requests have been provided to the Common Council of the City of Northfield for their review; and

WHEREAS, the Common Council has deemed it appropriate to authorize the expenditure of these monies as follows:

<u>Project Description</u>	<u>Estimated Purchase Order Amount</u>
Engineering services – design, permitting, preparation of construction plans and specifications and preparation of bids	\$22,500.00
Not to Exceed	\$22,500.00

WHEREAS, certification of funds has been received from the Municipal Finance Officer.

THEREFORE, IT IS HEREBY RESOLVED by the Common Council of the City of Northfield that this Project is approved as submitted by Schaeffer Nassar Scheidegg Consulting Engineers, LLC.

I, Mary Canesi, Municipal Clerk of the City of Northfield, do hereby certify that the foregoing Resolution was duly adopted at a Regular Meeting of the Common Council of the City of Northfield held this 10th day of March 2026.

Mary Canesi, RMC, Municipal Clerk

Roll Call:
Aye: Carfagno, Dewees, Notaro, Polistina, Smith, Bucci
Nay:
Abstain:
Absent: Kern

**CITY OF NORTHFIELD, NJ
RESOLUTION NO. 104-2026**

TO APPROVE AN APPLICATION FOR USE OF FACILITIES

WHEREAS, Mr. Brian Smith has properly submitted an Application for Use of Facilities requesting use of the Softball Field for two Mainland Regional High School Softball games on the following date:

Saturday, April 11, 2026, from 1pm until 9pm

WHEREAS, Mr. Brian Smith has presented this request on behalf of Mainland Regional High School Softball of Linwood; and

WHEREAS, pursuant to Resolution No. 84-2026, the Common Council of the City of Northfield did previously authorize the use of the Softball Field by Northfield Little League as follows:

March 1st – November 1st, Monday – Friday 3pm – 10pm
March 1st – November 1st, Sundays only 8am – 10pm; and
March 1st – March 13th, Saturdays only 8am – 10pm
March 14th – June 6th, Saturdays only 8am – 3pm and 5:30pm – 10pm
June 7th – November 1st, Saturdays only 8am – 10pm

WHEREAS, Mr. Jason Yard, on behalf of the Northfield Little League, has advised that that Saturday, April 11th from 1pm to 3pm and from 5:30pm to 10pm may be deleted from his previously authorized use, and is therefore available.

WHEREAS, that pursuant to § 250-3 (C)-3 of the City of Northfield Code, there shall be no fee for approved use of athletic field lights by not-for-profit educational institutions; and

THEREFORE, BE IT RESOLVED that the request approved for Northfield Little League pursuant to Resolution No. 84-2026 is hereby amended to exclude Saturday, April 11th from 1pm to 3pm and from 5:30pm to 10pm; and

BE IT FURTHER RESOLVED that the Common Council of the City of Northfield hereby approves the Application for Use of Facilities presented by Mr. Brian Smith is subject to the full execution of the Use of Facilities Agreement, and compliance with its terms and conditions, the terms and conditions of the current Use of Facilities Guidelines and the representations made in the subject Applications for Use of Facilities.

BE IT FURTHER RESOLVED that all baseball facilities are presently open to the public, however, the decision to open and or close the baseball facilities to the public for use shall be solely at the discretion of the City of Northfield; and

BE IT FURTHER RESOLVED that the approval granted pursuant to this Resolution may be rescinded at any time at the sole discretion of the City of Northfield.

I, MARY CANESI, Municipal Clerk of the City of Northfield, do hereby certify that the foregoing Resolution was duly adopted at a Regular Meeting of the Common Council of the City of Northfield, held this 10th day of March 2026.

Mary Canesi, RMC, Municipal Clerk



CITY OF NORTHFIELD
Application for Use of Facilities
(Other than Use of Birch Grove Park Center)

Name and Address of Organization: MIRHS SOFTBALL
1301 OAK AVENUE, LINWOOD NJ 08221

Tell Us Who You Are / Description and Purpose of Organization: THE LOCAL REGIONAL HS SOFTBALL PROGRAM & THIS IS OUR
ANNUAL "PINK" GAME FOR CANCER AWARENESS

Is the Group a Not-For-Profit Organization? Yes No

Do Participants Pay a Fee for Your Sport / Event? Yes No

If Yes, How Much? \$ _____ per: _____ Person _____ Day _____ Season _____ (other)

Name of Applicant / Responsible Party: BRIAN SMITH Title/Affiliation HEAD COACH

Home Address: 104 CATHARINE PLACE, NORTHFIELD

Telephone: (H) 6 (C) [REDACTED] (W) _____

Name and Location of Facility(ies) Being Requested: GIRLS SOFTBALL FIELD @ BGP

For the Following Purpose: "PINK" GAME VS OCHS

on the Following Date(s): 4-11-26

Specify Hours of Use: From: ~ 1 PM To: ~ 9 PM Are Field Lights Requested*? YES

*If Yes, Provide Dates / Times for Requested Light Use: 4/11 - DUSK TO ~ 9 PM

**LIGHT USE FEE APPLIES, IN ACCORDANCE WITH CHAPTER 250-3 OF THE CITY OF NORTHFIELD MUNICIPAL CODE*

of Participants per Date: 60 # of Participants who are Northfield Residents: ~ 15

Will Juveniles be Present? Yes No If Yes, What Ages? 14-18

Have You Applied to Other Municipalities for Use of their Facilities for this Event? Yes No

If Yes, Name of Municipality/ies: _____

Date/s and Disposition of Request/s: _____

Applicant has received a copy of the City of Northfield Use of Facilities Guidelines, Use of Facilities Agreement and City of Northfield "Protection and Safe Treatment of Minors" Policy and agrees to abide by and comply with the terms of the Guidelines, Policy, and Agreement. Applicant further acknowledges that IF THE INTENDED USE IS FOR ANY ATHLETIC FIELD, s/he must obtain from the Municipal Clerk's Office the date/time of the Council Meeting at which the Application will be considered, and attendance at same is required in order for the Application to be heard.

NO ALCOHOLIC BEVERAGES PERMITTED

APPLICANT: [Signature] DATE: 3-5-26
Signature

Note: The City of Northfield has the right, in its sole discretion, to deny, limit, or revoke the use of requested facility(ies) when in the opinion of the City of Northfield the use presents a risk of unreasonable injury to persons or damage to property of the City of Northfield or others.

FAILURE TO COMPLETE ANY PORTION OF THE APPLICATION WILL RESULT IN AUTOMATIC REJECTION

**CITY OF NORTHFIELD, NJ
RESOLUTION NO. 105-2026**

**TO APPROVE THE HIRING OF THOMAS KOHLER AS
PART TIME CONSTRUCTION OFFICIAL**

WHEREAS, the need exists to hire a part time Construction Official, and

WHEREAS, the position was advertised and interviews were conducted with interested candidates; and

WHEREAS, it is the recommendation of the Inspections Department City Council Chair and Second Chair that qualified applicant Thomas Kohler be selected for the position; and

WHEREAS, the rate of pay for Thomas Kohler as part time Construction Official shall be \$20,000 per annum, prorated for calendar year 2026 based on his date of hire; and

WHEREAS, employee shall work the number of hours necessary to perform the job responsibilities, which is anticipated to be approximately two (2) hours per week; and

WHEREAS, the position of part-time Construction Official is eligible for earned sick leave in accordance with the NJ paid sick leave law; and

NOW, THEREFORE, IT IS HEREBY RESOLVED by the Common Council of the City of Northfield that Thomas Kohler is authorized to be hired as part time Construction Official, subject to the following, with an anticipated start date of March 11, 2026:

1. Compliance with the Policies and Procedures of the City
2. Probationary period 90 days from date of hire
3. Unaligned position
4. Not entitled to health benefits or pension benefits

THEREFORE, BE IT RESOLVED, by the Common Council of the City of Northfield, that the hiring of Thomas Kohler for the position of part time Construction Official effective March 11, 2026, is hereby approved.

I, Mary Canesi, Municipal Clerk of the City of Northfield, do hereby certify that the foregoing Resolution was duly adopted at a Regular meeting of the Common Council of the City of Northfield, held this 10th day of March 2026.

Mary Canesi, RMC, Municipal Clerk

**CITY OF NORTHFIELD, NJ
RESOLUTION NO. 106-2026**

**TO APPROVE THE HIRING OF THOMAS KOHLER AS
PART TIME BUILDING INSPECTOR**

WHEREAS, the need exists to hire a part time Building Inspector, and

WHEREAS, the position was advertised and interviews were conducted with interested candidates; and

WHEREAS, it is the recommendation of the Inspections Department City Council Chair and Second Chair that qualified applicant Thomas Kohler be selected for the position; and

WHEREAS, the rate of pay for Thomas Kohler as part time Building Inspector shall be \$7,500 per annum per annum, prorated for calendar year 2026 based on his date of hire; and

WHEREAS, employee shall work the number of hours necessary to perform the job responsibilities, which is anticipated to be approximately two (2) hours per week; and

WHEREAS, the position of part-time Building Inspector is eligible for earned sick leave in accordance with the NJ paid sick leave law; and

NOW, THEREFORE, IT IS HEREBY RESOLVED by the Common Council of the City of Northfield that Thomas Kohler is authorized to be hired as part time Building Inspector, subject to the following, with an anticipated start date of March 11, 2026:

1. Compliance with the Policies and Procedures of the City
2. Probationary period 90 days from date of hire
3. Unaligned position
4. Not entitled to health benefits or pension benefits

THEREFORE, BE IT RESOLVED, by the Common Council of the City of Northfield, that the hiring of Thomas Kohler for the position of part time Building Inspector effective March 11, 2026, is hereby approved.

I, Mary Canesi, Municipal Clerk of the City of Northfield, do hereby certify that the foregoing Resolution was duly adopted at a Regular meeting of the Common Council of the City of Northfield, held this 10th day of March 2026.

Mary Canesi, RMC, Municipal Clerk

**CITY OF NORTHFIELD, NJ
RESOLUTION NO. 107-2026**

**TO APPROVE THE HIRING OF THOMAS KOHLER AS
PART TIME FIRE INSPECTOR**

WHEREAS, the need exists to hire a part time Fire Inspector, and

WHEREAS, the position was advertised and interviews were conducted with interested candidates; and

WHEREAS, it is the recommendation of the Inspections Department City Council Chair and Second Chair that qualified applicant Thomas Kohler be selected for the position; and

WHEREAS, the rate of pay for Thomas Kohler as part time Fire Inspector shall be \$5,000 per annum, prorated for calendar year 2026 based on his date of hire; and

WHEREAS, employee shall work the number of hours necessary to perform the job responsibilities, which is anticipated to be approximately one (1) hour per week; and

WHEREAS, the position of part-time Fire Inspector is eligible for earned sick leave in accordance with the NJ paid sick leave law; and

NOW, THEREFORE, IT IS HEREBY RESOLVED by the Common Council of the City of Northfield that Thomas Kohler is authorized to be hired as part time Fire Inspector, subject to the following, with an anticipated start date of March 11, 2026:

1. Compliance with the Policies and Procedures of the City
2. Probationary period 90 days from date of hire
3. Unaligned position
4. Not entitled to health benefits or pension benefits

THEREFORE, BE IT RESOLVED, by the Common Council of the City of Northfield, that the hiring of Thomas Kohler for the position of part time Fire Inspector effective March 11, 2026, is hereby approved.

I, Mary Canesi, Municipal Clerk of the City of Northfield, do hereby certify that the foregoing Resolution was duly adopted at a Regular meeting of the Common Council of the City of Northfield, held this 10th day of March 2026.

Mary Canesi, RMC, Municipal Clerk

**CITY OF NORTHFIELD, NJ
RESOLUTION NO. 108-2026**

A RESOLUTION PROVIDING FOR AN EXECUTIVE SESSION NOT OPEN TO THE PUBLIC IN ACCORDANCE WITH THE PROVISIONS OF THE NEW JERSEY OPEN PUBLIC MEETINGS ACT, N.J.S.A. 10:4-12b(4), REGARDING CONTRACT NEGOTIATIONS BETWEEN THE CITY OF NORTHFIELD AND THE GOVERNMENT WORKERS UNION LOCAL NO. 420 FOR BLUE COLLAR EMPLOYEES AND PURSUANT TO N.J.S.A. 10:4-12b(8), REGARDING PERSONNEL MATTERS.

WHEREAS, the Common Council of the City of Northfield is subject to certain requirements of the Open Public Meetings Act, NJSA 10:4-6 et seq.; and

WHEREAS, the Open Public Meetings Act, NJSA 10:4-12 provides that an Executive Session, not open to the public, may be held for certain specified purposes when authorized by Resolution; and

WHEREAS, it is necessary for the Common Council of the City of Northfield to discuss in a session does not open to the public certain matters relating to items authorized by NJSA 10:4-12b(4) and NJSA 10:4-12b(8), specifically the modification of a sidebar Agreement to the contract between the City of Northfield and the Government Workers Union, Local No. 420 for Blue Collar Employees regarding Commercial Driver's License requirements, and any individuals impacted by same, and a general update to be provided to the Common Council with regard to the status of contract negotiations by the City's Labor Attorney.

NOW THEREFORE, BE IT RESOLVED by the Common Council of the City of Northfield that Council move into Executive Session, closed to the public.

IT IS FURTHER RESOLVED that the deliberations conducted in closed session may be released when a decision with respect to the matter has been made and all rights to litigate or appeal are exhausted; provided, that material entitled to Court protection or subject to attorney-client privilege shall not be disclosed.

I, Mary Canesi, Municipal Clerk of the City of Northfield, do hereby certify that the foregoing Resolution was duly adopted at a Regular Meeting of the Common Council of Northfield, held this 10th day of March 2026.

Mary Canesi, RMC, Municipal Clerk

**CITY OF NORTHFIELD, NJ
RESOLUTION NO. 109-2026**

A RESOLUTION APPROVING A SIDEBAR MEMORANDUM OF AGREEMENT BETWEEN THE CITY OF NORTHFIELD AND THE GOVERNMENT WORKERS UNION LOCAL 420 REGARDING THE REQUIREMENT OF A COMMERCIAL DRIVERS' LICENSE (CDL) FOR THE POSITION OF LABORER WITH THE CITY OF NORTHFIELD

WHEREAS, the City of Northfield (the City) and Government Workers Union, Local 420 (the GWU) are parties to a Collective Negotiations Agreement covering the period January 1, 2021, through December 31, 2024 (the Current Agreement); and

WHEREAS, the current agreement covers employees in the job title of Laborer; and

WHEREAS, the City of Northfield requires that all Laborers have a Commercial Drivers' License (CDL) or the ability to obtain one; and

WHEREAS, the City of Northfield and GWU are in discussions regarding amending this requirement; and

WHEREAS, pending the negotiations for a new agreement, the parties have discussed suspending this requirement temporarily for certain employees; and

WHEREAS, the parties have memorialized their intentions in a Sidebar Memorandum of Agreement which has been approved by the GWU and the City now wishes to approve same.

NOW, THEREFORE BE IT RESOLVED, by the Common Council of the City of Northfield, as follows:

1. The statements of the preamble are hereby incorporated as if set forth in full herein.
2. The Sidebar Memorandum of Agreement between the City of Northfield and the Government Workers Union, Local420 regarding the CDL requirement for Laborers, a copy of which is attached hereto and made a part hereof, is approved.
3. The appropriate City Official is authorized to execute the Sidebar Memorandum of Agreement on behalf of the City.

This Resolution shall be effective immediately.

All employees and officials are directed to act in accordance with the intent of this resolution and the accompanying Sidebar Memorandum of Agreement.

I, Mary Canesi, Municipal Clerk of the City of Northfield, do hereby certify that the foregoing Resolution was duly adopted at a Regular meeting of the Common Council of the City of Northfield, held this 10th day of March 2026.

Mary Canesi, RMC, Municipal Clerk