

## **FAIR SHARE PLAN**

### **Affordable Housing and Fair Share Plan**

In 1975, in the case Southern Burlington County NAACP v. Township of Mt. Laurel (Hereinafter "Mt. Laurel I"), the New Jersey Supreme Court ruled that developing municipalities have a constitutional obligation to provide for the construction of low- and moderate-income housing. The court's 1983 decision in Southern Burlington County NAACP v. Township of Mount Laurel, 92 N.J. 158, 456 A.2d 390 (1983) ("Mt. Laurel II") expanded the obligation in ruling that all municipalities share in this constitutional obligation to provide a realistic means for addressing a fair share of the regional present and prospective need for housing affordable to low- and moderate-income families provided that any portion of the municipality is located in a "growth area" as set forth in the SDGP. As such, through a municipality's zoning and land use regulations, it is to be realistically possible, through provision of a variety of housing choices, for all categories of people within Housing Region 6 (including Salem, Cumberland, Cape May and Atlantic counties) to live if they choose in the City of Linwood.

### **City of Linwood Fair Share Obligations**

In accordance with the Amended Fair Housing Act, this Fourth Round Housing Element and Fair Share Plan will set forth how the City has addressed prior obligations as well as how it intends to address its Fourth Round affordable housing obligations:

#### **A. Present Need (Rehabilitation) Obligation**

The Present Need Obligation, also known as the rehabilitation obligation, can be defined as an estimate of the number of substandard existing deficient housing units currently occupied by low- and moderate-income households. Linwood has a Present Need Obligation of **49** units.

#### **B. Prior Round Obligation (1987-1999)**

The City of Linwood has a Prior Round Obligation of **140** units.

#### **C. Third Round Obligation (1999-2025)**

The City of Linwood has a Third Round Obligation of **112** units.

#### **D. Vacant Land Adjustment of Prior Round and Third Round Obligations**

The City's Prior Round and Third Round new construction obligations of 140 and 112, respectively, leaves Linwood with a new construction obligation of 252. Due to those new construction obligations being outsized as compared to the availability of developable land in Linwood, the City received an initial vacant land adjustment that reflects a Realistic Development Potential (RDP) and an unmet need. For the

Prior Round, this resulted in an RDP of three (3) and an unmet need of 137. The Third Round Court-approved Vacant Land Adjustment resulted in an RDP of 12 and an unmet need of 100.

**E. Fourth Round Prospective Obligation (2025-2035)**

The City of Linwood has a Fourth Round Prospective Need Obligation of **25** units.

**Housing Strategy:**

**Affordable Housing Caps and Requirements**

In accordance with the requirements set forth in the Amended FHA, the City of Linwood will address the following:

- A. This plan requires that thirteen percent (13%) of all the affordable units referenced in the Agreement, with the exception of units constructed as of July 1, 2008, and units subject to preliminary or final site plan approval as of July 1, 2008, will be very low income units (defined as units affordable to households earning thirty percent (30%) or less of the regional median income by household size), with half of the very low income units being available to families.
- B. No more than twenty-five percent (25%) of a municipality's obligation can be satisfied with rental bonus credits.
- C. This plan will ensure that at least fifty percent (50%) of the units addressing the Fourth Round Prospective Need Obligation will be affordable to a combination of very-low-income and low-income households, while the remaining affordable units will be affordable to moderate-income households.
- D. This plan will ensure that a minimum of twenty-five percent (25%) of the Fourth Round Prospective Need Obligation, exclusive of rental bonus credits, will be met through rental units, including at least half in rental units available to families.
- E. This plan will ensure that at least half of these units, exclusive of any bonus credits, addressing the City's Fourth Round Prospective Need Obligation will be available to families.
- F. This plan complies with the Fourth Round age-restricted cap of thirty percent (30%), exclusive of rental bonus credits.

The housing strategy outlined herein addresses the City's 49-unit Fourth Round Rehabilitation Obligation, 140-unit Prior Round Obligation, 112-unit Third Round

Obligation, and the 25-unit Fourth Round Obligation. Below are the mechanisms the City has put in place to address the affordable housing obligations.

### **Addressing the Present Need Obligation**

The purpose of a rehabilitation program is to rehabilitate substandard housing units occupied by low- and moderate-income households. A substandard housing unit is defined as a unit with health and safety violations that require the repair or replacement of a major system. A major system includes a roof, plumbing, heat, electricity, sanitary plumbing and/or a load bearing structural system. Upon rehabilitation, housing deficiencies are corrected, and the unit is brought up to New Jersey Uniform Construction Code standards.

Based on the DCA's calculation for the municipality's present need, a rehabilitation component of forty-nine (49) units was accepted by the City. The City plans to satisfy this obligation by continuing its participation in the Atlantic County Improvement Authority's rehabilitation program and/or through other rehabilitation programs selected by the City as may become available.

### **Addressing the Prior Round Obligation**

The City has a Prior Round obligation of 140 units.

The City received a Pre-Meditation Report from COAH that concluded the RDP for the Prior Round was 3 units. In accordance with the Court-approved Settlement agreement, 2 bedrooms in an existing three-bedroom group home facility operated by Delta Community Supports and located at 115 Carol Road, and one bonus credit. The third bedroom will go towards the Prior Round Unmet Need of 138, resulting in an Unmet Need of 137 for the Prior Round.

### **Addressing the Third Round Obligation**

Linwood has a Third Round (1999-2025) Obligation of 112 units.

A vacant land analysis was conducted and in accordance with the Court-approved Settlement Agreement and the Consent Order of Compliance and Repose (See Appendix C), the municipality has a Third Round RDP of 12 units. This RDP will be satisfied as follows:

#### **ARC of Atlantic County:**

As per the Court-approved Settlement Agreement and Consent Order of Compliance and Repose, the City of Linwood would provide funding to the ARC of Atlantic County for the construction of a three-bedroom group home. The City agreed to contribute \$40,000 per bedroom, or \$120,000 for the group home. In the Court-approved Settlement Agreement, the City was anticipating to apply 3 credits and 3 bonus credits for a three-bedroom group home. The ARC of Atlantic County purchased 1717 Dianne Court, which was a four-

bedroom home, and the City provided \$160,000 from the City’s Affordable Housing Trust Fund. This provided the City with 4 credits and 4 bonus credits.

Accessory Apartment Program:

The City has contracted with Triad Associates to administer the six-unit Accessory Apartment Program. See Appendix D. The Linwood program will be a mix of illegal, existing apartments and new accessory apartments. Only the new accessory apartments will be the focus of a monetary contribution. The City also adopted an Accessory Apartment ordinance. See Appendix E. The program will be funded via development fees, the municipal budget, by bonding or a combination of the above. Linwood will provide one very-low-income accessory apartment with the balance being two, low-income and three moderate- income accessory apartments.

**Table 20  
Third Round Affordable Housing Unit Crediting**

<b>Development</b>	<b>VLI</b>	<b>Rentals</b>	<b>Units</b>	<b>Bonus Credits</b>	<b>Total Credits</b>	<b>Status</b>
ARC of Atlantic County – 1717 Dianne Court	4	4	4	4	8	Constructed & Occupied
Accessory Apartment Program		6	6		6	Ordinance in full effect
<b>Total Credits</b>	<b>4</b>	<b>10</b>	<b>10</b>	<b>4</b>	<b>14</b>	

The City has two surplus credits as a result of the extra bedroom in the ARC of Atlantic County group home that will be applied to the Unmet Need for the Third Round, reducing it from 100 units to 98 units.

**Addressing the Fourth Round Obligation**

Linwood has a Fourth Round (2025-2035) Obligation of 25.

Caring, Inc. - 1803 Shore Road

Caring, Inc. is currently constructing a five (5) bedroom group home on Lot 10 in Block 28.10. The group home will be rented to low- to very-low-income individuals. Once construction is completed, a 40-year deed restriction will be required.

As per N.J.A.C. 5:93-1.3, the site for the proposed project is Approvable, Available, Developable and Suitable. The site is considered to be an approvable site due to its ability to be developed with affordable housing in a manner consistent with the rules or regulations of all agencies with jurisdiction over the site. The site has a clear title and is free of encumbrances which would preclude the development of affordable housing, making it an available site. The site is also developable, meaning that it has appropriate water and sewer infrastructure available. It is also considered suitable, meaning that it 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.

Transitional Living:

Surfside Recovery is an existing transitional living house with a total of 5 bedrooms and is located at 8 Marvin Avenue (Block 177, Lot 7.01). The property is licensed by the State of New Jersey as a Rooming and Boarding House. Annual inspections are conducted by the DCA. In accordance with the new legislation, in the Fourth Round, municipalities can count credits for transitional housing for up to 10% of the fair share obligation. The City is applying two (2) credits towards the Fourth Round obligation for this facility.

**Table 22  
Fourth Round Affordable Housing Unit Crediting**

<b>Development</b>	<b>Special Needs</b>	<b>Family</b>	<b>Senior</b>	<b>Rentals</b>	<b>Units</b>	<b>Bonus Credits</b>	<b>Total Credits</b>
Caring, Inc. 1803 Shore Road	5			5	5	5	10
Transitional Living Surfside Recovery				2	2		2
<b>Total Credits</b>	<b>5</b>	<b>0</b>	<b>0</b>	<b>7</b>	<b>7</b>	<b>5</b>	<b>12</b>

The total of 12 units generated from the bedrooms in the Caring, Inc. group home and the Surfside Recovery transitional living facility will be applied to the Fourth Round Unmet Need reducing the Unmet Need to 13 units.

**Vacant Land Analysis**

Pursuant to N.J.A.C. 5:97-5.1(d) and the City’s 2018 Settlement Agreement with FSHC and the Consent Order, the City is entitled to rely on the previous Vacant Land Adjustments which established its RDP and that said RDP shall not be revisited absent any substantial “changed circumstances”.

Due to limited vacant and developable land that is within the City’s land use jurisdiction, the City qualifies for a vacant land adjustment. The City performed a vacant land analysis and because the Realistic Development Potential associated with the qualifying vacant parcels is addressed in the Third Round Fair Share Plan, the Fourth Round RDP is zero (0).

In the time since the Court-approved Settlement Agreement and Final Judgment of Compliance and Repose, several lots identified as vacant and developable have been developed with single-family dwellings. The following table is an update of the status of the developable parcels identified in the Third Round’s vacant land analysis:

**Table 21  
Developable Vacant Lots Greater than 0.5 Acres**

<b>Vacant Lands Identified in the 2018 Vacant Land Analysis</b>				
<b>Block</b>	<b>Lot</b>	<b>Property Location</b>	<b>Developable Acreage</b>	<b>Current (2026) Condition of Property</b>
6	38.01	495 Oak Lane	0.96	Vacant
12	20	Wabash & Cleveland Avenues	0.8523	City purchased property using County Open Space Funds in 2020
16.01	31.07	18 Seagarden Drive	1.33	Consolidated with adjacent existing single-family lot
16.01	31.08	16 Seagarden Drive	0.97	Vacant
27	16	1925 Shore Road	0.5671	Lot consolidated with adj. lot and no longer vacant
33	6	100 E. Seaview Avenue	0.5267	New dwelling constructed
33	12.01	1807 Franklin Boulevard	1.3897	Vacant
102	5.01	321 Murphy's Way	0.65	New dwelling constructed
110	3	1145 Woodlynne Boulevard	0.5528	New dwelling constructed
184	1	750 Shore Road	1.8885	Parcel subdivided; 3 new dwellings constructed
<b>TOTAL DEVELOPABLE LAND = 9.6871 acres</b>				
<b>Vacant Lands Identified in the 2026 Vacant Land Analysis</b>				
<b>Block</b>	<b>Lot</b>	<b>Property Location</b>	<b>Developable Acreage</b>	<b>Current Condition of Property</b>
6	38.01	495 Oak Lane	0.96	Vacant
16.01	31.08	16 Seagarden Drive	0.97	Vacant
27	11.03	1902 W. Burwick Lane	0.54	Vacant
33	12.01	1807 Franklin Boulevard	1.3897	Vacant
<b>TOTAL DEVELOPABLE LAND = 3.8597 acres</b>				

Based on an analysis of property tax records, approvals and aerial imagery, the City has determined that there have been no substantial changed circumstances that would generate new realistic development potential since the vacant land analysis contained in the Court-approved 2018 Third Round Housing Element and Fair Share Plan, Court-approved 2018 Settlement Agreement and Consent Order of Compliance and Repose.

In 2018, it was determined that there were 9.8671 acres of developable land available in the City. Since 2018, most of the vacant parcels have been developed with single-family dwellings, the City purchased a large parcel of land with open space funds, one vacant lot was subdivided into three lots for single-family dwellings and one parcel was consolidated with an adjacent lot with an existing single-family dwelling.

This latest analysis confirmed that there were no properties representing a substantial changed circumstance requiring a Fourth Round RDP obligation. This is largely due to the fact that the City lacks developable land as demonstrated by the vacant land adjustment and the significant decrease in the . There were three lots which remain vacant since 2018

and one lot which was created by a lot line adjustment. There has been no increase in available developable land. As such, the City’s RDP is zero (0).

The Amended FHA requires a municipality that receives an adjustment of the prospective need to identify sufficient parcels that are likely to redevelop during the fourth round to address 25 percent of the “adjusted number” with realistic or meaningful zoning. While the plain reading of the Amended FHA could mean that the “adjusted number” is RDP then the City would have a zero (0) obligation toward this requirement because the Fourth Round RDP is zero (0). If, however, a Court determines that the “adjusted number” is unmet need, the City is complying through the compliance mechanisms already approved by the Court in the Consent Order of Compliance and Repose.

The conditions remain substantially unchanged from the vacant land analysis done for the Third Round. The RDP from the Third Round was 12 units. The vacant land analysis continues to support an RDP of zero (0) units. Supporting maps and vacant land data is included in Appendix K.

The City’s vacant land analysis resulted in a combined Prior Round, Third Round and Fourth Round RDP and unmet need as follows:

**Table 23  
Summary of Fair Share Obligation**

Rehabilitation Share	0
Prior Round Obligation	140
Third Round Obligation	112
Fourth Round Obligation	25
City Obligation After Vacant Land Adjustment	
Realistic Development Potential for Prior Round and Third Round	15
Realistic Development Potential for Fourth Round	0
Unmet Need	272

The City is implementing a comprehensive plan that provides for a mix of housing types including accessory apartments and overlay zoning to address the unmet need obligation.

**Addressing the Unmet Need**

Linwood has an existing Assisted Living Facility called Brandall Estates. Located at 432 Central Avenue, Brandall Estates contains 90 bedrooms. As per statute, 10 percent of all assisted living bedrooms must be available to Medicaid Waiver recipients. As a result, nine of the bedrooms qualify for credit and will address a portion of unmet need.

The balance of unmet need will be addressed by the City’s adopted overlay zoning in several locations. This overlay zoning falls into two categories (a) **Mixed-use zoning**, defined as overlay zoning for mixed- use development with the first floor required to be commercial, and up to two stories of residential over commercial and (b) **Mixed-use/residential zoning**, defined as overlay zoning that permits either mixed-use

development with the first floor commercial and up to two stories of residential over commercial or residential-only development with up to three stories of residential uses and no commercial use required. Both of these zones will allow up to 15 units per acre, with a 20 percent set-aside for rental units or a 20 percent set-aside for for-sale units. See Appendix F. The blocks and lots in each category of overlay zoning are listed below:

**Table 24**  
**Lots within Affordable Overlay Zone I**

<b>Mixed-use zoning</b>	<b>Location</b>
7- Eleven	1413 New Road (Block 1, Lot 46.02)
The Exchange	2110 New Road (Block 6, Lot 24)
Clay’s Climate Control	501 W. Patcong (Block 1, Lot 43.01)

**Table 25**  
**Lots within Affordable Overlay Zone II**

<b>Mixed-use/residential zoning</b>	<b>Location</b>
Overlay Zones- West Side of New Road	Block 1, Lots 29.01, 29.02, 32.01, 32.02, 33, 34, 35, 36, 37, 38, 39, 43.02, 46.01, 47, 48
Overlay Zones in southern part of New Road	Block 1, Lot 24 Block 6, Lots 25, 26, 36, 40 Block 19, Lots 5,6 and 7

As another provision to address unmet need, the City adopted an Ordinance requiring mandatory affordable housing set aside for all new multifamily residential developments of five units or more. The set aside for for-sale developments is 20 percent and 15 percent for rental units. The provisions of the ordinance will 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. See Appendix G for the City’s current set-aside ordinance.

The City will amend the current set-aside ordinance to require a 20 percent set-aside for both for-sale units and rental units. The City maintains and will maintain in full effect for the duration of the forthcoming round, an affordable housing ordinance which includes provisions establishing a mandatory affordable housing set-aside requirement and has established two affordable housing overlay zones which require the development of additional low- and moderate-income housing opportunities.

### **Very Low-Income Units**

Pursuant to the amended FHA (P.L. 2008, c.46), the City must ensure that at least 13% of affordable housing units approved and constructed (or to be constructed) after July 17, 2008, are available to very low-income households. The City will exceed the requirement that 13% of units be available to very low-income households in both the Third Round and Fourth Round.

Per the more recently amended FHA (P.L. 2024, c.2) at N.J.S.A. 52:27D-329.1, at least half of very low-income units addressing the Fourth Round Prospective Need must be “available for families with children.” To meet this requirement, the City will continue to pursue affordable housing opportunities for family rental units.

### **Income and Bedroom Distribution**

The City will continue to follow the UHAC rules and regulations and ensure that the new affordable housing developments will comply with N.J.A.C. 5:93-7.2 through 7.3.

## **Affordable Housing Administration and Affirmative Marketing**

Linwood currently has a Court-approved Affordable Housing Ordinance, Chapter 78 of the City Code (See Appendix H). The Affordable Housing Ordinance governs the establishment and occupancy of the affordable units in the City, including, but not limited to, the phasing of affordable units, the mix of very-low-, low- and moderate-income units, bedroom distribution, occupancy standards, affordability controls, rents and sales prices, affirmative marketing, and income qualification. The Affordable Housing Development Fees are contained in the City's Code in Chapter 124 Development Fees. See Appendix I.

The City will prepare an updated Affordable Housing Ordinance in accordance with the DCA's proposed new regulations (N.J.A.C. 5:99), and UHAC's new 2025 regulations, once the DCA and HMFA finalize their rule proposals.

The City shall adopt by resolution an updated Affirmative Marketing Plan. The City's Administrative Agent designated by the City of Linwood, or any Administrative Agent appointed by a specific developer, shall implement the Affirmative Marketing Plan to assure the affirmative marketing of all affordable units.

The City has appointed a Municipal Housing Liaison by resolution. See Appendix J. The City does have a contract with Triad Associates to conduct the administration and affirmative marketing of its affordable housing sites. The affirmative marketing plans are 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 the City's housing region, Region 6, consisting of Atlantic, Cape May, Cumberland, and Salem counties.

The Affirmative Marketing Plan lays out the random-selection and income qualification procedure of the administrative agent, which is consistent with COAH's rules and N.J.A.C. 5:80-26.1. All newly created affordable units will comply with the minimum 30-year (or 40-year for rentals) affordability control required by UHAC, N.J.A.C. 5:80-26.1 *et seq.* This plan must be adhered to by all private, nonprofit or municipal developers of affordable housing units and must cover the period of deed restriction or affordability controls on each affordable unit.

## **State Development and Redevelopment Plan**

This Housing Element and Fair Share Plan is consistent with the 2001 State Development and Redevelopment Plan (SRDP) and the draft proposed SDRP as the proposed projects and zoning mechanisms will provide the opportunity for the construction of affordable housing.

The City of Linwood is located in the PA-1 Metropolitan Planning Area. Per the SDRP, the intent for PA-1 is to:

- provide for much of the State’s future redevelopment;
- revitalize cities and towns;
- promote growth in compact forms;
- stabilize older suburbs;
- redesign areas of sprawl; and
- protect the character of existing stable communities.

Areas of the City that are situated in the PA-5 Environmentally Sensitive areas are not suitable for development and per the SDRP, the intent for PA-5 is to:

- protect environmental resources through the protection of large contiguous areas of land;
- accommodate growth in Centers;
- protect the character of existing stable communities;
- confine programmed sewers and public water services to Centers; and
- revitalize cities and towns.

The City continues to encourage the development of affordable housing in the PA-1. This is consistent with the overall SDRP goal to direct redevelopment and growth into areas where infrastructure can support the development and support services such as open space, retail shopping and public transportation are within walking distance.

## **Cost Generation**

The City’s Subdivision of Land and Site Plan Review and Zoning ordinances have been reviewed to eliminate unnecessary cost generating standards. The City will amend, if needed, the Land Use Board rules for expediting the review of development applications for affordable housing projects, including, but not limited to, scheduling special monthly public hearings. All development applications containing affordable housing shall be reviewed for consistency with the City’s ordinances, Residential Site Improvement Standards (N.J.A.C. 5:21-1 et seq.) and the FHA regarding unnecessary cost-generating requirements.

Once the DCA and HMFA finalize their rule proposes, the City will revise its Subdivision of Land and Site Plan Review and Zoning ordinances, if needed, in accordance with the DCA’s proposed new regulations (N.J.A.C. 5:99), and UHAC’s new 2025 regulations in order to comply with the new requirements to address cost-generative issues.

## **Spending Plan**

The City will prepare a Fourth Round Spending Plan which discusses anticipated revenues, collection of revenues, and the use of revenues, in accordance with N.J.A.C. 5:93-5.1(c).

All collected revenues are placed in the City's Affordable Housing Trust Fund and will be dispensed for the use of affordable housing activities as indicated in the Fourth Round Spending Plan. Once DCA and HMFA finalize their rule proposals (anticipated after June 30, 2025), the City will prepare an updated spending plan in accordance with DCA's proposed new regulations at N.J.A.C. 5:99, UHAC's new 2025 regulations that are anticipated to be released shortly, any remaining relevant COAH rules, not superseded by either the proposed 2025 DCA regulations or the upcoming 2025 revised UHAC rules as well as to address any terms of the court-approved Third Round FSHC agreement and Consent Order of Compliance and Repose.

The City may, in the future, seek to amend its Spending Plan and obtain court approval to use its affordable housing trust funds for the following additional permitted affordable housing activities, including new, emergent affordable housing activities, subject to applicable limitations and minimum expenditures. N.J.S.A. 52:27D-329.2 permits the use of revenues generated by a development fee ordinance for activities that address the municipal fair share obligation including, but not limited to, rehabilitation, new construction, improvement to land, roads and infrastructure for affordable housing, assistance to render units more affordable, and administrative costs of housing plan implementation.

A minimum of 30% of the collected development fees must be used to provide affordability assistance to low- and moderate-income households in affordable housing units included in the City's Fair Share Plan. A minimum of one-third (1/3) of the affordability assistance must be utilized for very-low-income units.

No more than 20% of the revenues collected each year from development fees shall be spent on administrative fees, including, but not limited to, salaries and benefits for municipal employees or consultant fees necessary to develop or implement a rehabilitation program, a Housing Element and Fair Share Plan, and/or an affirmative marketing program.

The adoption of the City's Spending Plan will constitute a commitment for expenditure pursuant to N.J.S.A. 52:27D-329.2. The four-year deadline to commit and expend collected fees for emerging compliance mechanisms shall commence upon the entry of the Superior Court's Fourth Round Judgment of Compliance and Repose and/or Compliance Certification.

## **Summary**

Through the proposed mechanisms addressed in this Housing Element and Fair Share Plan, the City will be able to satisfy its Rehabilitation, Prior Round, Third Round and Fourth Round Prospective Need affordable housing obligations by 2035 providing for a realistic opportunity for the production of very low-, low- and moderate-income units within the City.

**APPENDIX K – Vacant Land Analysis Maps & Vacant Lots**

Block	Lot	PropertyLocation	OwnerName	OwnerStreet	OwnerCityState	ZipCode	LandDescription	Zone
1	1.01	West Ave	Lang, Robert A & Laura A	2025 West Avenue	Linwood, Nj	08221	43.45 AC	CONS
1	20.01	2019 West Ave	Lang, Robert & Laura	2020 West Ave	Linwood, Nj	08221	115.05 X 117.86 IRR	R-10
1	21	2021 West Ave	Lang, Robert & Laura	2025 West Ave	Linwood, Nj	08221	1.92 AC	R-10
1	24	2007 West Ave	2020 West Prop Llc	2020 West Ave	Linwood, Nj	08221	.483 AC	R-10
1	31	Patcong Creek	Patcong Creek Foundation	991 Tuckahoe Rd	Milmay, Nj	08340	2.934AM	CONS
1	38	520 Hamilton Ave	New Jersey Water Company;Tax Dept	P.O. Box 2738	Camden, Nj	08102	160X156	BUS
1	45.03	New Road	Meadows At Linwood Homeowners Assoc	P.O. Box 231	Linwood, Nj	08221	.17 AC	PRD
1	45.08	4 Spatterdock Lane	Randy Homes Llc	178 Asbury Ave	Egg Harbor Twp, Nj	08234	.21 AC	PRD
1	45.27	New Road	Meadows At Linwood Homeowners Assoc	P.O. Box 231	Linwood, Nj	08221	.44 AC	PRD
1	49	1201 New Road	1201 Linwood Pads Llc	380 Red Lion Rd Ste 202	Huntingdon Valley, Pa	19006	17.37 AC- 10%	REDE
1	49	1201 New Road	1201 Linwood Pads Llc	380 Red Lion Rd Ste 202	Huntingdon Valley, Pa	19006	17.37 AC- 15%	REDE
6	38.01	495 Oak Lane	495 Oak Lane Llc	Po Box 264	Linwood, Nj	08221	.96 ACRES	R-15
6	52.01	West Ave	Costello, John & Jennifer	1922 West Ave	Linwood, Nj	08221	122.14X164.82IR	R-15
8.03	23	210 W Ocean Heights Ave	Giddings, Janet	112 Burke Ave	Egg Harbor Twp, Nj	08234	50X193.05	R-10
11	23	125 W Kirklirn Ave	Garman, Margaret M	121 W Kirklirn Ave	Linwood, Nj	08221	52.95X101.36IR	R-10
12	3	Cleveland Ave	Fischer, Waltraud	Unknown	Unknown	00000	87.8X105	R-10
12	6	Cleveland Ave	Mclaughlin, Alicia K	420 Atlantic Ave	Ocean City, Nj	08226	102.84X103.92IRR	R-10
13	16.01	Burwick Lane	Seaview Baptist Church	2025 Shore Rd	Linwood, Nj	08221	100X100	R-10
13	16.02	Burwick Lane	Seaview Baptist Church	2025 Shore Rd	Linwood, Nj	08221	100X100	R-10
15	9.02	20 E Ocean Heights Ave	Appel, John & Sangeeta	43 E Royal Ave	Linwood Nj	08221	124 X 484	R-10
16.01	1.23	Royal & Franklin	J & M Land Company	7515 Bayshore Dr	Margate, Nj	08402	5.65AC	CONS
16.01	31.08	16 Seagarden Drive	Thum, William C	3626 Wesley Ave	Ocean City, Nj	08226	1.12 AC	R-10
16.01	58	R Iona Ave	Off, Frank; Estate Of	200 E Iona Ave	Linwood, N J	08221	10.35 AC	CONS
17	1.02	4 E Myrtle Avenue	Dilks, Wayne D	214 Van Sant Avenue	Linwood, Nj	08221	95 X 123	R-10
18	9.09	2 Bonnie Drive	Geist, Jason	1 Bonnie Dr	Linwood, Nj	08221	.77 AC	R-15
21	1.06	New Road	Malick, Melody A	24 Wendy Dr	Linwood, Nj	08221	2.64	R-10
24	1	Joseph & New Rd	Max Gurwicz & Son Inc	331 Tilton Road	Northfield, N J	08225	75X113.62	R-10
24	16	Hamilton & New Rd	Max Gurwicz & Son Inc	331 Tilton Road	Northfield, N J	08225	75X113.62	R-10
27	11.01	1901 W Burwick Lane	Smith, Randy J & Levy, Smith Iris	121 N Granville Ave	Margate City, Nj	08402	.31AC	R-10
27	11.02	1903 W Burwick Lane	Smith, Randy J & Levy, Smith Iris	121 N Granville Ave	Margate City, Nj	08402	.34AC	R-10
27	11.03	1902 W Burwick Lane	Smith, Randy J & Levy, Smith Iris	121 N Granville Ave	Margate City, Nj	08402	.54AC	R-10
33	12.01	1807 Franklin Blvd	Wallace, Grace H.	1803 Franklin Blvd	Linwood, Nj	08221	215.05X281.5	R-10
34	2	1732 Shore Road	Lockhart, Ann R	1730 Shore Road	Linwood, N J	08221	50X180	SR
40	39	210 E Seaview Ave	Sj Hauck Prop Llc	900 W Leeds Ave #A	Absecon, Nj	08201	120X268.92	R-15
40	66	Helena Dr	Max Gurwicz & Son Inc	331 Tilton Road	Northfield, N J	08225	13.32 AC	CONS
40	70.01	Somerset Blvd Rear	Cho, Shao Ru & Sheau Yi T	716 Taranto Ct	Virginia Bch, Va	23454	9.304 AC	CONS
45	26.02	2 Athina Drive	Harrington, Patrick & Kimberly Gitt	7 Joseph Court	Northfield, Nj	08225	20900 SF	R-10
48	5	New Rd	Brighton Farms Corp	Shore Rd & Poplar Ave	Linwood, N J	08221	338.79X120.31IR	R-10
64	4	114 E Balfour Ave	Mcpeak, Barbara	1210 Franklin Blvd	Linwood, Nj	08221	120X100	R-10
68	1.04	Cheltenham Ave	Layedra, Rodolfo & Devon	210 E Balfour Ave	Linwood, Nj	08221	130X150	CONS
68	2	Cheltenham Ave	Layedra, Rodolfo & Devon	210 E Balfour Ave	Linwood, Nj	08221	50X135IR	CONS
69	1.03	208 E Balfour Ave	Ong, Alvin C - Trust	18 Flamingo Dr	Avalon, Nj	08202	359.78 X 100	CONS
76	5.01	110 E Devonshire Ave	Adam, Saad 2022 Rev Tr & Saad, Adam	110 E Devonshire Ave	Linwood, Nj	08221	175X100 IRR	R-15
80	1.04	207 E Frankford Ave	Gendel, Kalina & Shah, Umang	203-207 E Frankford Ave	Linwood, Nj	08221	270 X 100	R-15
81	3.03	1009 Bartlett Ave	Glenn, Thomas L Iii	1011 Bartlett Ave	Linwood, Nj	08221	150 X 100	R-10
85	10	1011 New Road	Dr, Horton Inc Nj	2040 Briggs Rd Ste A	Mount Laurel, Nj	08054	100X100	R-10
93	4	Pierce Ave	Donohoe, Dennis & Bucci, Tia	409 W Poplar Ave	Linwood, Nj	08221	93.38X158.65IR	R-10
99	10	1007 Wabash Ave	Cassidy, Lindsey	201 W Van Sant Ave	Linwood, Nj	08221	60.15X153.56IR	R-10
107	13	23 Elm Ave	Everett, Michael & Whitmore, Kathy	1014 Maple Ave	Linwood, Nj	08221	50X150IR	R-10
116	2	557 W Barr Ave	Bozzelli, Richard I & Joan M	555 W Barr Ave	Linwood, Nj	08221	2.24 AC	CONS
121	1	Rear Oak Av	Aspenberg, Edward C/O Ben Carney	Po Box 105	Mays Landing, Nj	08330	10.02 AC	CONS
121	2.02	2 Barr Court	Mccabe, Kevin & Deepa	3 Barr Court	Linwood, Nj	08221	110 X 875 IRR	R-10
121	5	538 W Barr Ave	Elliott, William C/O Robert Elliott	24 Willow Pond Ct	Woolwich, Nj	08085	50X218.85IR	R-10
123	2	402 Cedarbrook Lane	Fulton, Anna Niesley	213 Lark Ln	Lititz, Pa	17543	83.11X130.22IR	R-10
125	11	535 Maple Ave (Rear)	Realty Income Prop 13 Llc	11995 El Camino Real	San Diego, Ca	92130	121.35X174.1IR	BUS
127	10	725 Maple Ave	Bassett, George P (& Carolyn-Dcsd)	328 W Poplar Ave	Linwood, Nj	08221	159.28X344IR	R-10
128	7.02	643 Maple Ave (Rear)	Breslin, Marina H	643 Maple Ave	Linwood, Nj	08221	111.46X180.07IR	R-10
148	14.06	Ashbridge Lane	Fischer Woods Property Owners Assoc	13 Fischer Rd	Linwood, Nj	08221	30X135	R-15
148	14.28	Evergreen Road	Fischer Woods Property Owners Assoc	13 Fischer Rd	Linwood, N J	08221	2.08	R-15
148	15.01	Oak Avenue	Fischer Greens C/O Rs Mairone	Po Box 3182	Margate City, Nj	08402	34995 SF	R-15
148	15.10	8 Wexford Lane	Wexford Lane Llc	12 Wexford Ln	Linwood, Nj	08221	16808 SF	R-15
148	15.19	Oak Avenue	Fischer Greens C/O Rs Mairone	Po Box 3182	Margate City, Nj	08402	24306 SF	R-15
148.01	5	5 Fischer Road	Fischer Woods Property Owners Assoc	13 Fischer Rd	Linwood, N J	08221	225X110 IRR	R-15
150	8.33	Oak Ave	Parkwood Homeowners Assoc., Inc.	501 Zion Road #8	Egg Harbor Twp, Nj	08234	9086 SF	PRD
150	8.34	Lexington Ct	Parkwood Homeowners Assoc., Inc.	501 Zion Road # 8	Egg Harbor Twp, Nj	08234	17159 SF	PRD
150	8.35	Brandywine Ct	Parkwood Homeowners Assoc., Inc.	501 Zion Road # 8	Egg Harbor Twp, Nj	08234	7964 SF	PRD
150	8.36	Vernon Ave	Parkwood Homeowners Assoc., Inc.	501 Zion Road # 8	Egg Harbor Twp, Nj	08234	23767 SF	PRD
150	8.37	Central Ave	Parkwood Homeowners Assoc., Inc.	501 Zion Road # 8	Egg Harbor Twp, Nj	08234	4866 SF	PRD
150	8.38	Parkwood Place	Parkwood Homeowners Assoc., Inc.	501 Zion Road # 8	Egg Harbor Twp, Nj	08234	44791 SF	PRD
162	1	334 W Vernon Ave	Ocean Portal Inv Llc	Ste 105B 1125 Atlantic Av	Atlantic City, Nj	08401	30X120	R-10
163	7	200 W Haines Ave	Jackson, Gregory J & Kimberly R	No Known Address	Linwood, Nj	08221	100X40.30IR	R-10
181	8	E Edgewood Ave	Ducks Pond Inc % M Gibson Esq	222 Landing Lane	Linwood, Nj	08221	1.57 AC	CONS
182.01	1.01	104 E Edgewood Ave	Ridgway, Theodore & Lois; Estates Of	Po Box 476	Linwood, Nj	08221	103 X 160 IRR	R-20
182.01	9.03	E Edgewood Ave	Ducks Pond Inc C/O M Gibson Esq	222 Landing Lane	Linwood, Nj	08221	5.17	CONS
182.01	9.04	E Delmar Ave	Luxuria Llc	320 Shore Rd	Somers Point, Nj	08244	70X126IRR	R-15
182.01	18.01	Poplar Ave	Linwood Cc Land Llc	500 Shore Rd	Linwood, Nj	08221	23.71AC	CONS
182.01	19	Poplar Ave	Roberts, Charles K	2734 Ridge Road	Daytona Beach, Fl	32118	4.38 AC	CONS
182.02	9.03	120 Country Club Drive	Feriozzi, Joseph L & Karen	124 Country Club Drive	Linwood, Nj	08221	113X143AV	R-15
182.02	18.02	900 Woodyynne Blvd	Linwood Cc Land Llc	500 Shore Rd	Linwood, Nj	08221	14.57AC	REC/
183	1	Poplar & Bay	Linwood Cc Land Llc	500 Shore Rd	Linwood, Nj	08221	4.99 AC	CONS
183	2	Poplar Av	Roberts, Charles K	2734 Ridge Road	Daytona Beach, Fl	32118	0.627 AC	CONS
184	1.02	6 E Poplar Ave	W & W Land Management, Llc	10 E Poplar Ave	Linwood, Nj	08221	.56 AC	SR
184	15	Shore Road (Rear)	Linwood Cc Land Llc	500 Shore Rd	Linwood, Nj	08221	11.11	REC/
184	33	Poplar Av	Roberts, Charles K	2734 Ridge Road	Daytona Beach, Fl	32118	56X23.50IR	CONS

Land greater than 0.50 acres

Block	Lot	Property Location	Land Desc	Zoning	Calc Acreage	Developable Acreage (Approx.)	Constraints
1	1.01	WEST AVE	43.45 AC	CONS	43.45	0	Wetlands, 50 foot wetland buffer, Rank 4 - State Endangered Habitat, AE - Special Flood Hazard Area
1	21	2021 WEST AVE	1.92 AC	R-10	1.92	0	Wetlands, 50 foot wetland buffer, Rank 1 - Suitable Habitat, Rank 4 - State Endangered Habitat, AE - Special Flood Hazard Area
1	31	PATCONG CREEK	2.934AM	CONS	2.94	0	Wetlands, 50 foot wetland buffer, Rank 4 - State Endangered Habitat, AE - Special Flood Hazard Area
1	38	520 HAMILTON AVE	160X156	BUS	0.573	0	Water Tower, 0.2% Annual Chance Flood Hazard, AE - Special Flood Hazard
6	24	2110 NEW ROAD	3.41 ACRES	BUS	3.41	0.30	Wetlands, 50 foot wetland buffer, Rank 3 - State Threatened Habitat, 0.2% Annual Chance Flood Hazard
6	38.01	495 OAK LANE	.96 ACRES	R-15	0.96	0.96	AE Special Flood Hazard & 0.2% Annual Chance Flood Hazard
15	9.02	20 E OCEAN HEIGHTS AVE	124 X 484	R-10	1.3778	0.07	Wetlands, 50 foot wetland buffer, Rank 4 - State Endangered Habitat, Rank 1 - Suitable Habitat, VE - Special Flood Hazard Area, AE - Special Flood Hazard Area, X - Minimal Risk Flood Area
16.01	1.23	ROYAL & FRANKLIN	5.65AC	CONS	5.65	0	Wetlands, 50 foot wetland buffer, Rank 4 - State Endangered Habitat, Rank 1 - Suitable Habitat, VE - Special Flood Hazard Area, AE - Special Flood Hazard Area
16.01	31.08	16 SEAGARDEN DRIVE	1.12 AC	CONS	1.12	0.97	Wetlands, 50 foot wetland buffer, Rank 4 - State Endangered Habitat, Rank 1 - Suitable Habitat, VE - Special Flood Hazard Area, AE - Special Flood Hazard Area, 0.2% Annual Chance Flood Hazard, X - Minimal Risk Flood Area
16.01	58	R IONA AVE	10.35 AC	CONS	10.35	0	Wetlands, 50 foot wetland buffer, Rank 4 - State Endangered Habitat, Rank 1 - Suitable Habitat, AE - Special Flood Hazard Area
18	9.09	2 BONNIE DRIVE	.77 AC	R-15	0.77	0.07	Wetlands, 50 foot wetland buffer, Rank 4 - State Endangered Habitat, Rank 1 - Suitable Habitat, AE - Special Flood Hazard Area, X - Minimal Risk Flood Area
21	1.06	NEW ROAD	2.64	R-10	2.64	0	Basin, Wetlands, 50 foot wetland buffer, Rank 4 - State Endangered Habitat, Rank 1 - Suitable Habitat, AE - Special Flood Hazard Area
27	11.03	1902 W BURWICK	0.54	R-10	0.54	0.54	None
33	12.01	1807 FRANKLIN BLVD	215.05X281.5	R-10	1.3897	1.3897	Rank 1 - Suitable Habitat
40	39	210 E SEAVIEW AVE	120X268.92	R-15	0.7408	0.2	Wetlands, 50 foot wetland buffer, Rank 4 - State Endangered Habitat, Rank 1 - Suitable Habitat, AE - Special Flood Hazard Area, 0.2% Annual Chance Flood Hazard
40	66	HELENA DR	13.32 AC	CONS	13.32	0	Wetlands / Water, 50 foot wetland buffer, Rank 4 - State Endangered Habitat, AE - Special Flood Hazard Area
40	70.01	SOMERSET BLVD REAR	9.304 AC	CONS	9.304	0	Wetlands / Water, 50 foot wetland buffer, Rank 4 - State Endangered Habitat, AE - Special Flood Hazard Area, VE - Special Flood Hazard Area
48	5	NEW RD	338.79X120.31IR	R-10	0.9	0	Water, Rank 4 - State Endangered Habitat, AE - Special Flood Hazard Area
69	1.03	208 E BALFOUR AVE	359.78 X 100	CONS	0.8259	0.25	Wetlands, 50 foot wetland buffer, Rank 4 - State Endangered Habitat, Rank 1 - Suitable Habitat, AE - Special Flood Hazard Area, X - Minimal Risk Flood Area
80	1.04	207 E FRANKFORD AVE	270 X 100	R-15	0.6198	0.45	Water / Wetlands, 50 foot wetland buffer, Rank 4 - State Endangered Habitat, Rank 1 - Suitable Habitat, AE - Special Flood Hazard Area, X - Minimal Risk Flood Area
116	2	557 W BARR AVE	2.24 AC	CONS	2.24	0	Water / Wetlands, 50 foot wetland buffer, Rank 4 - State Endangered Habitat, AE - Special Flood Hazard Area
121	1	REAR OAK AV	10.02 AC	CONS	10.02	0	Water / Wetlands, 50 foot wetland buffer, Rank 4 - State Endangered Habitat, Rank 1 - Suitable Habitat, AE - Special Flood Hazard Area
121	2.02	2 BARR COURT	110 X 875 IRR	R-10	0	0.21	Water / Wetlands, 50 foot wetland buffer, Rank 4 - State Endangered Habitat, Rank 1 - Suitable Habitat, AE - Special Flood Hazard Area, X - Minimal Risk Flood Area
127	10	725 MAPLE AVE	159.28X344IR	R-10	0	0	Rank 3 - State Threatened Habitat
148	14.28	EVERGREEN ROAD	2.08	R-15	2.08	0 (Common Open Space)	Water / Wetlands, 50 foot wetland buffer, Rank 4 - State Endangered Habitat, Rank 1 - Suitable Habitat, AE - Special Flood Hazard Area, 0.2% Annual Chance Flood Area
148	15.01	OAK AVENUE	34995 SF	R-15	0.8034	0	Stormwater Basin
148	15.19	OAK AVENUE	24306 SF	R-15	0.558	0	Stormwater Basin
148.01	5	5 FISCHER ROAD	225X110 IRR	R-15	0	0 (Common Open Space)	0.2% Annual Chance Flood Risk, X - Minimal Risk Flood Area
150	8.36	VERNON AVE	23767 SF	PRD	0.5456	0	Stormwater Basin
150	8.38	PARKWOOD PLACE	44791 SF	PRD	1.02	0	Stormwater Basin
181	8	E EDGEWOOD AVE	1.57 AC	CONS	1.57	0	Water / Wetlands, 50 foot wetland buffer, Rank 4 - State Endangered Habitat, Rank 1 - Suitable Habitat, AE - Special Flood Hazard Area
182.01	1.01	104 E EDGEWOOD AVENUE	103 X 160 IRR	R-20	0.569	0	Not Vacant, Rank 1 - Suitable Habitat, AE - Special Flood Hazard Area

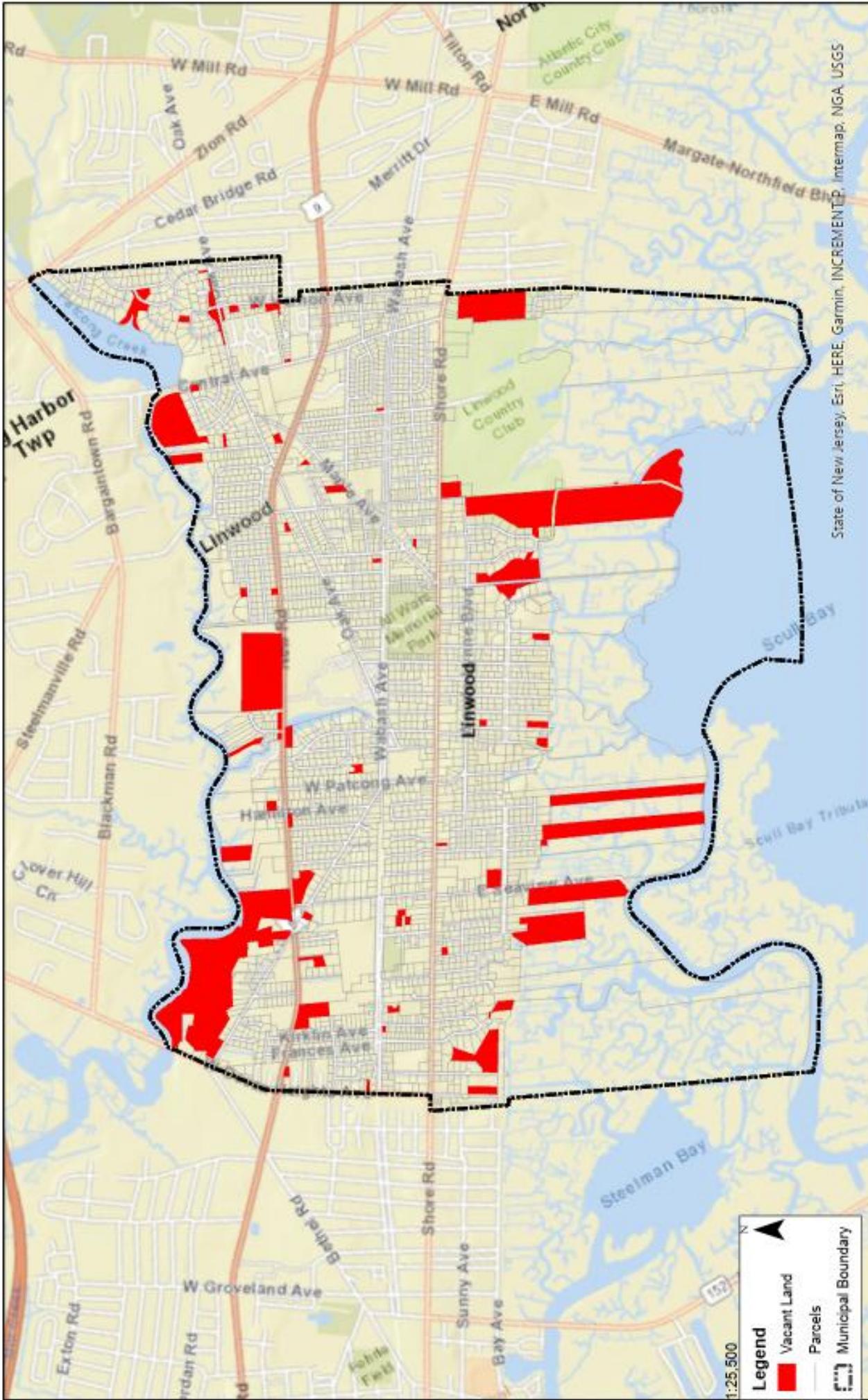
182.01	9.03	E EDGEWOOD AVE	5.17	CONS	5.17	0	Water / Wetlands, 50 foot wetland buffer, Rank 4 - State Endangered Habitat, Rank 1 - Suitable Habitat, AE - Special Flood Hazard Area
182.01	18.01	POPLAR AVE	23.71AC	CONS	23.71	0	Water / Wetlands, 50 foot wetland buffer, Rank 4 - State Endangered Habitat, Rank 1 - Suitable Habitat, AE - Special Flood Hazard Area, VE - Special Flood Hazard Area
182.01	19	POPLAR AVE	4.38 AC	CONS	4.38	0	Water / Wetlands, 50 foot wetland buffer, Rank 4 - State Endangered Habitat, Rank 1 - Suitable Habitat, VE - Special Flood Hazard Area
182.02	18.02	900 WOOD-LYNNE BLVD	14.57AC	REC/	14.57	0 (Golf Club)	Not Vacant, Rank 1 - Suitable Habitat, 0.2% Annual Chance Flood Hazard, AE - Special Flood Hazard Area, X - Minimal Risk Area
183	1	POPLAR & BAY	4.99 AC	CONS	4.99	0 (Golf Club)	Not Vacant, Rank 1 - Suitable Habitat, 0.2% Annual Chance Flood Hazard, AE - Special Flood Hazard Area, X - Minimal Risk Area
184	15	SHORE ROAD (REAR)	11.11	REC/	11.11	0 (Golf Club)	Not Vacant, X - Minimal Risk Area
<b>Totals</b>						<b>3.8597</b>	<b>Developable Land</b>

 - greater than .5 acres

 - suitable for development

City of Linwood  
 Developable Vacant Lots Greater than .5 Acre  
 January 28, 2026

ID	Block	Lot	Owner Name	Property Location	Calc Acreage	Developable Acreage (Approx.)
1	6	38.01	ISABELLA HOMES LLC & RUZZO, MATTHEW	495 OAK LANE	0.96	0.96
2	16.01	31.07	THUM, WILLIAM C	18 SEAGARDEN DRIVE	1.12	0.97
3	27	11.03	SMITH, RANDY J & LEVY, SMITH IRIS	1902 W BURWICK LANE	0.54	0.54
4	33	12.01	WALLACE, GRACE H.	1807 FRANKLIN BLVD	1.3897	1.3897
<b>Totals</b>						<b>3.8597 Developable Land</b>

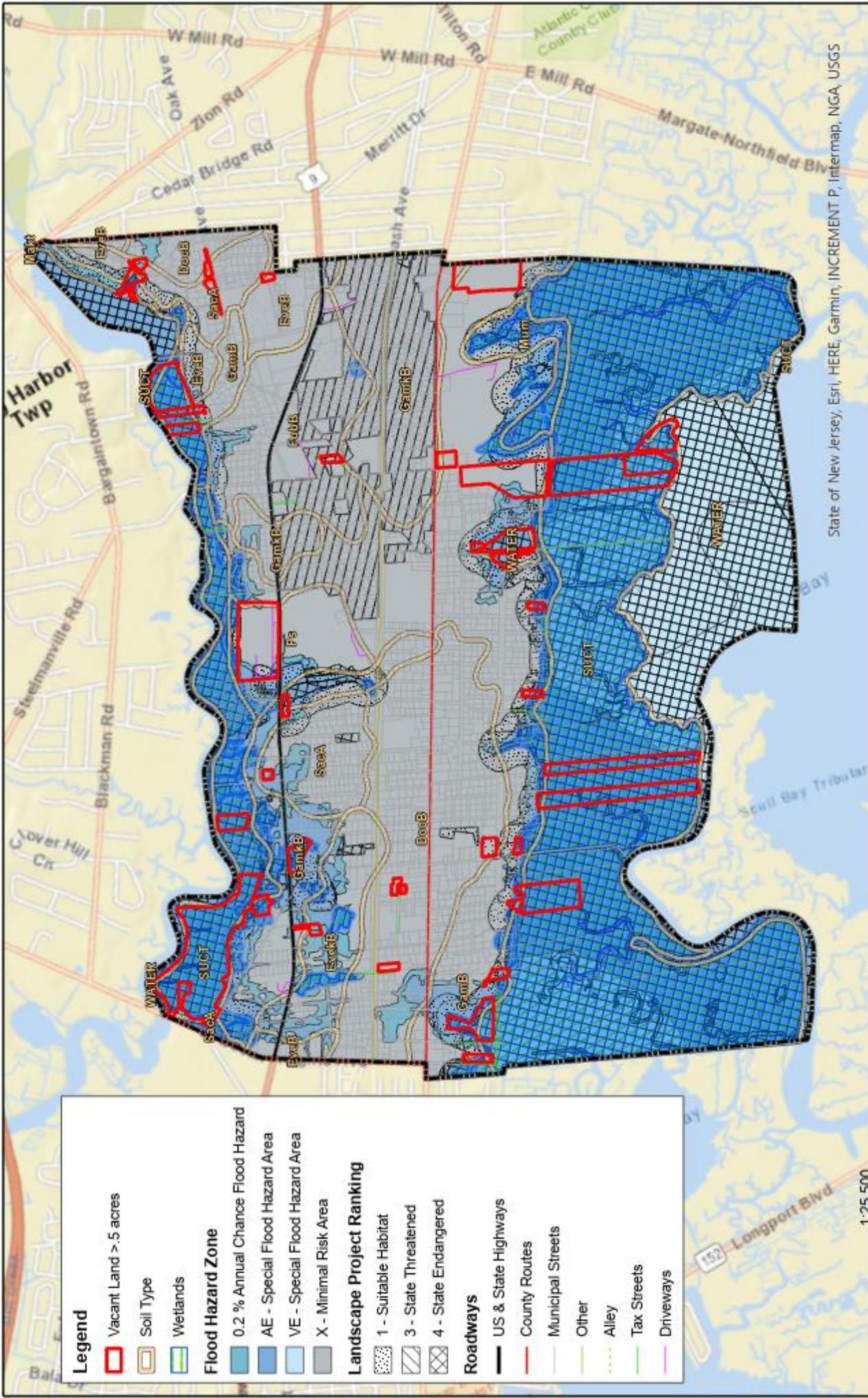


State of New Jersey, Esri, HERE, Garmin, INCREMENTIP, Intermap, NGA, USGS

## Vacant Land Analysis Map 1 Vacant Land Located in the City of Linwood

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**Legend**

- Vacant Land > .5 acres
- Soil Type
- Wetlands

**Flood Hazard Zone**

- 0.2 % Annual Chance Flood Hazard
- AE - Special Flood Hazard Area
- VE - Special Flood Hazard Area
- X - Minimal Risk Area

**Landscape Project Ranking**

- 1 - Suitable Habitat
- 3 - State Threatened
- 4 - State Endangered

**Roadways**

- US & State Highways
- County Routes
- Municipal Streets
- Other
- Alley
- Tax Streets
- Driveways



State of New Jersey, Esri, HERE, Garmin, INCREMENT P, Intermap, NGA, USGS

## Vacant Land Analysis Map 2 Vacant Land (Greater than .5 acres) with Environmental Constraints

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