

Table 5: Household Size for River Vale and Neighboring Pascaack Valley Communities

Household Sizes				
	1990		2000	
	1 person	2 and more persons	1 person	2 and more persons
River Vale	420	2712	503	2772
Emerson	257	1960	344	2029
Montvale	345	2032	437	2072
Park Ridge	527	2460	673	2488
Washington	331	2760	468	2751

With respect to their household incomes, 47.7% of the total River Vale households in 2000 earned over \$100,000 compared to 25.0% in 1990, which further corresponds to the trend toward larger households (refer to Community Profile – Employment and Family Income). Additionally, River Vale’s median household income of \$66,477 in 1989 increased to \$95,129 in 1999, further indicating that an increasing number of residents occupy the higher income level range.

5.1.2 COAH Certification and Housing Plan

In order to be in compliance with the Council of Affordable Housing and to assure protection of River Vale’s zoning powers, the Township must be certified by COAH. The first step towards certification is the submission of a Housing Element (which is required by the Municipal Land Use Law as part of a municipality’s master plan), and a Fair Share Plan to establish realistic opportunities to provide a predetermined amount of units available to low and moderate income households. The new Fair Share Plan (to be developed) will affect the sum of three components included in the new Third Round (also known as “Growth Share methodology”) rules. These components are:

- Rehabilitation share – the number of deficient housing units occupied by low and moderate income household within a municipality and established in accordance with the provisions listed in N.J. A. C 5:94-2.1(b).
- Remaining Prior Round Obligations – the obligation that was previously assigned by COAH for the 1987 through 1999 cumulative period and not fully addressed by the municipality.
- Growth share – the ratio of one affordable housing unit for every eight market rate housing units constructed, plus one affordable housing unit for every 25 newly created jobs, as measured by new or expanded non residential construction within the municipality in accordance with the methodology. The obligation is generated in each municipality by both residential and non-residential development for the period from 2004 through 2014.

Within two years of submitting the Housing Element and the Fair Share Plan, the Township must petition COAH for substantive certification of its plans in order to remain under COAH’s jurisdiction. During the period that the petition is under review, the Township is protected from lawsuits by potential or existing developers. However, while under review, the Township must be prepared to submit additional plans or revisions should such requests for same be made prior to the granting or denial of substantive certification. Once the certification is granted, it becomes valid for ten years and may be withdrawn at anytime if COAH finds that the Township fails to assure the continuation of providing a realistic opportunity to implement its fair share housing obligation.