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**APPENDIX D**

**LAND USE ANALYSIS HIGHLIGHTS**

Table 3  
(Table III-1)

**EXISTING LAND USE INVENTORY**

<b>USE</b>	<b>ACRES</b>	<b>PERCENT of TOTAL</b>
Residential	3841.33	42.87%
Commercial	458.39	5.12%
Industrial	72.63	0.81%
Public	1183.94	13.21%
Township	495.32	5.53%
County	523.84	5.85%
State	4.21	0.05%
Post office	2.22	0.02%
Board of Education	158.35	1.77%
Semi-public	2327.51	25.98%
Hospital	65.06	0.73%
NJ-American Water Company	229.57	2.56%
East Orange Water Reserve	1464.68	16.35%
Other utilities	118.24	1.32%
Other semi-public	449.96	5.02%
Farmland	6.87	0.08%
Vacant	107.72	1.20%
Vacant with approvals	145.92	1.63%
	<b>8144.31 *</b>	<b>90.9% *</b>

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11 \* Highways and streets not included.  
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**BUILD-OUT ANALYSIS**

15 The foreseeable future development of the Township has two elements: the clearly measurable  
16 and that which is potential. Development already approved by the Planning Board or the Zoning  
17 Board of Adjustment is clearly measurable. The potential development is development that could  
18 take place on vacant land, but has not yet been approved. Together the two elements constitute  
19 Livingston's Build-out Potential. The possible expansion of use of presently developed and  
20 primarily non-residential sites for more of their present use is not included in the Build-out  
21 Potential.

23 Table 3 (III-1), Existing Land Use Inventory, identifies developable land with development  
24 approval granted, whether or not construction has been completed or started, as well as land with  
25 potential for development that is not yet approved. Vacant lands identified in the Open Space and  
26 Recreation Plan Elements or the Historic Sites Plan Element are not included in the Build-Out  
27 Potential. If a vacant site has environmental conditions which would limit the degree to which

1 that site can be developed, the limits were taken into consideration in calculating the developable  
2 land.

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4 The analysis which produces the Build-Out Potential leads to determination of the theoretical  
5 additional development of the Township based upon the existing zoning. It assumes that each  
6 developable site would be developed to the maximum permitted by the zoning and the  
7 environmental constraints. Although it produces the number of additional housing units that  
8 could be built, it is not a reliable predictor of what will actually be built or of what the actual  
9 future population of the Township will be.

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11 **Residential Build-Out Potential.**

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13 Approximately 58 remaining undeveloped but developable acres zoned single-family residential  
14 could produce approximately 174 new single-family residential units using the average town-  
15 wide density of 3 per acre. At the current average of 2.93 persons per household, a population  
16 growth of 510 would result. However, if multi-family development at an average density of  
17 11units/acre is allowed, the growth would be 1,914 persons. There is also a parcel of 6.68 acres  
18 zoned for an assisted living facility with up to 120 units with no more than 2 persons per unit  
19 (240 persons).

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21 **Non-residential Build-Out Potential.**

22 Approximately 19 developable vacant acres are zoned for non-residential use and could produce  
23 approximately 290,000 square feet of additional non-residential uses applying an average Floor  
24 Area Ratio (FAR) of 35%. FAR means the sum of the area of all floors of buildings or structures  
25 compared to the total area of the site.