

MASTER PLAN AMENDMENT TO THE LAND USE PLAN ELEMENT

*Affordable Housing Sites
Block 66.21, Lot 1 (Millhurst Road)
Block 47, Lot 17 (Wood Avenue)
Block 48 Lot 8.04 (Lewis Street)*

MANALAPAN TOWNSHIP
MONMOUTH COUNTY, NEW JERSEY
APRIL 9, 2010

PREPARED FOR
MANALAPAN TOWNSHIP PLANNING BOARD

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Adopted _____ by the Manalapan Township Planning Board

Purpose

This is an amendment to the Township of Manalapan Master Plan Land Use Element. The purpose of this amendment is to coordinate the Township Master Plan Land Use Plan Element with the recommendations of the Township Master Plan Housing Plan Element and Fair Share Plan by designating three sites within the Township for the development of affordable housing. The intent is to address the Township obligation to provide a realistic opportunity for the development of the Township fair share of the regional affordable housing need pursuant to the rules and regulations of the New Jersey Council on Affordable Housing (COAH) for the third round housing obligation assigned to Manalapan by the “Substantive Rules of the New Jersey Council on Affordable Housing for the Period Beginning on June 2, 2008” (N.J.A.C. 5:97-1 et seq.). The main component of the Township plan for the third round is the municipally sponsored construction of two hundred and eight (208) affordable units which will be built within the Township. Accordingly, the Master Plan Land Use Plan Element is amended to identify the following three locations for the development of affordable housing under the Township sponsored 100 Percent Affordable Housing Program.

Block 47, Lot 17 (Wood Avenue)

Manalapan plans the development of Block 47, Lot 17 located on Wood Avenue for not more than an eighty (80) dwelling unit municipally sponsored 100 percent affordable family rental development. The Township will establish an overlay zone on the site to permit its development as a 100 percent affordable housing development. Ten (10) of the units will be affordable to very-low income families.

Block 48 Lot 8.04 (Lewis Street)

Manalapan plans the development of Block 48 Lot 8.04 on Lewis Street for the development of not more than ten (10) affordable for-sale townhouse units.. The Township will establish an overlay zone on the site to permit its development as a 100 percent affordable housing development. Two of the units will provide credit to the Township prior

round obligation. The remaining eight units will provide credit toward the Township third round obligation.

Block 66.21, Lot 1 (Millhurst Road)

The Township plans the development of Block 66.21, Lot 1 on Millhurst Road for a future municipally sponsored 100 percent affordable development of not more than one hundred twenty (120) affordable dwelling units in accordance with the Township Housing Plan Element and Fair Share Plan. The site is part of a Consent District zone that was established by the Township to provide for the development of affordable housing to address the prior round Township obligation. The zone plan for Block 66.21, Lot 1 will be modified to allow further affordable housing development to address the third round obligation. The Township, however, reserves the right to substitute for this site a different site(s) to accommodate all or part of the proposed 120 affordable dwelling units, as may be determined by the Township,.