

***MASTER PLAN  
HOUSING PLAN ELEMENT AND  
FAIR SHARE PLAN AMENDMENT***

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**MANALAPAN TOWNSHIP  
MONMOUTH COUNTY, NEW JERSEY  
NOVEMBER 24, 2008**

**PREPARED FOR  
MANALAPAN TOWNSHIP PLANNING BOARD**

Prepared By:



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Adopted, December 11, 2008 by the Manalapan Township Planning Board

Endorsed December 17, 2008 by the Manalapan Township Committee

*H:\MNL\00270\Calculations & Reports\Housing Plan 2008\_Manalapan\_11 19 08 Second Draft by BLH.doc*

*The original of this document has been signed and sealed in accordance with New Jersey Law.*

**Planning Board Resolution Adopting an Amendment  
to the Housing Element and Fair Share Plan**

WHEREAS, the Planning Board of the Township of Manalapan, County of Monmouth, State of New Jersey, adopted its current Housing Element and Fair Share Plan pursuant to N.J.S.A. 40:55D-28 on November 19, 2005; and

WHEREAS, the Governing Body endorsed the Housing Element and Fair Share Plan on November 30, 2005; and

WHEREAS, the Governing Body petitioned the Council on Affordable Housing for substantive certification on December 20, 2005; and

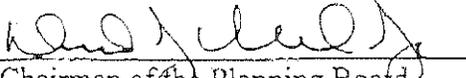
WHEREAS, the Council on Affordable Housing granted substantive certification on October 23, 1996 as extended through December 20, 2005; and

WHEREAS, the Planning Board has determined to amend the Housing Element and Fair Share Plan; and

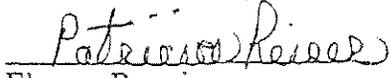
WHEREAS, upon notice duly provided pursuant to N.J.S.A. 40:55D-13, the Planning Board held a public hearing(s) on the amended Housing Element and Fair Share Plan on December 11, 2008; and

WHEREAS, the Planning Board has determined that the amendment to the Housing Element and Fair Share Plan is consistent with the goals and objective of the Township of Manalapan's May 23, 1991 Master Plan and that adoption and implementation of the amendment to the Housing Element and Fair Share Plan are in the public interest and protect public health and safety and promote the general welfare.

NOW THEREFORE BE IT RESOLVED by the Planning Board of the Township of Manalapan, County of Monmouth, State of New Jersey, that the Planning Board hereby adopts the amended Housing Element and Fair Share Plan.

  
Chairman of the Planning Board

I hereby certify that this is a true copy of the resolution adopting the amended Housing Element and Fair Share Plan of the Township of Manalapan, County of Monmouth on December 11, 2008

  
~~Eleanor Ruggiero~~  
~~Planning Board Secretary~~  
PATRICIA REISER  
ACTING PLANNING BOARD  
RECORDING SECRETARY

**RESOLUTION RE-PETITIONING COAH WITH AN AMENDED  
HOUSING ELEMENT AND FAIR SHARE PLAN**

Mr. Klauber offered the following Resolution and moved its adoption:

WHEREAS, the Planning Board of the Township of Manalapan, County of Monmouth State of New Jersey, adopted an amended Housing Element and Fair Share Plan on December 11, 2008; and

WHEREAS, a true copy of the resolution of the Planning Board adopting the amended Housing Element and Fair Share Plan is attached pursuant to N.J.A.C. 5:96-2.2(a)2.

NOW THEREFORE BE IT RESOLVED that the Governing Body of the Township of Manalapan, County of Monmouth State of New Jersey, hereby endorses the amended Housing Element and Fair Share Plan as adopted by the Township of Manalapan Planning Board; and

BE IT FURTHER RESOLVED that the Governing Body of the Township of Manalapan pursuant to the provisions of N.J.S.A. 52:27D-301 et seq. and N.J.A.C. 5:96-3.4, submits this re-petition for substantive certification of the amended Housing Element and Fair Share Plan to the Council on Affordable Housing for review and certification; and

BE IT FURTHER RESOLVED that all objectors and owners of sites in the Housing Element and Fair Share Plan have received notice of the re-petition; and

BE IT FURTHER RESOLVED that notice of this re-petition for substantive certification shall be published in a newspaper of countywide circulation pursuant to N.J.A.C. 5:96-3.5 within seven days of issuance of the notification letter from the Executive Director of the Council on Affordable Housing indicating that the submission is complete and that a copy of this resolution, the adopted amended Housing Element and Fair Share Plan and all supporting documentation shall be made available for public inspection at the Township of Manalapan municipal clerk's office located at 120 Route 522, Manalapan, New Jersey during the hours of 8:30 am to 4:30 pm on Monday through Friday for a period of 45 days following the date of publication of the legal notice pursuant to N.J.A.C. 5:96-3.5.

SECONDED BY Mr. Lucas and adopted on roll call by the following vote:

AFFIRMATIVE: Klauber, Lucas, Roth  
NEGATIVE: None  
RECUSED: Cohen  
ABSENT: Gennaro  
DATED: December 17, 2008

I HEREBY CERTIFY THE FOREGOING TO BE A TRUE COPY OF A  
RESOLUTION ADOPTED BY THE TOWNSHIP OF MANALAPAN  
DURING A MEETING HELD ON December 17, 2008



MUNICIPAL CLERK  
TOWNSHIP OF MANALAPAN

2008-465

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## **INTRODUCTION**

The Township of Manalapan has prepared this amendment to the Township's Master Plan Housing Element and Fair Share Plan in accordance with the requirements of the New Jersey Municipal Land Use Law (N.J.S.A. 40:55D-1 et. seq.), and the State Fair Housing Act (N.J.S.A. 52:27D-301 et. seq.).

The Municipal Land Use Law, N.J.S.A. 40:55D-1 et seq., requires that a municipal master plan include a Housing Plan Element in order for the municipality to exercise the power to zone and regulate land use. The Housing Plan Element and Fair Share Plan are adopted by the Township Planning Board and endorsed by the Township Committee prior to the submission of a Township petition to the New Jersey Council on Affordable Housing (COAH) for substantive certification of the Housing Element and Fair Share Plan pursuant to N.J.A.C. 5:95-3. The Housing Element and Fair Share Plan are drawn to achieve the goal of meeting the Township obligation to provide for a fair share of the regional need for affordable housing.

This amendment supersedes and replaces the Township's previously adopted 2005 Master Plan Housing Element and Fair Share Plan Amendment, which was adopted by the Township Planning Board on November 18, 2005, and was endorsed by the Governing Body on November 30, 2008. The 2005 plan was submitted to the New Jersey Council on Affordable Housing (COAH) as part of the Township's petition for substantive certification of its Third Round Fair Share Plan under COAH's previously approved third round rules (N.J.A.C. 5:94).

COAH adopted a revised set of substantive rules (N.J.A.C. 5:97-1 et seq.) that became effective in May 2008 and were further amended in October 2008. In addition, in July 2008 the Governor signed into law Assembly Bill A-500 (P.L.2008, c.46) that made further changes to COAH's regulations and requirements. Therefore, the Township is required to revise its previously adopted 2005 Housing Plan element and Fair Share Plan to conform to the new regulatory and statutory requirements. This plan represents the Township's response to COAH's new Third Round regulations.

## **BACKGROUND TO THIS AMENDMENT OF THE TOWNSHIP HOUSING ELEMENT**

The Township of Manalapan has prepared this amendment to the Township Housing Element and Fair Share Plan to achieve the goal of providing affordable housing to meet the Township's total 1987-2018 affordable housing need. The Township need is comprised of the remaining balance of the Township's 1987-1999 affordable housing fair share (the first and second round fair share), an estimated growth share based upon the growth that is projected to occur in Manalapan from 2004 to 2018 (the third round fair share), and a rehabilitation share of existing housing in substandard condition based on COAH estimates.

### ***Manalapan Township 1987 to 1999 Housing Element and Fair Share Plan***

The Manalapan Township Housing Element and Fair Share Plan were adopted by the Township Planning Board on February 23, 1995. The plan addressed the Township affordable housing obligation for the period 1987 to 1999. The Township 1987 to 1999 obligation was to address a need for 765 units of housing affordable to low and moderate income households. The obligation consisted of a 59 unit rehabilitation component for existing substandard housing units and a 706 new construction component.

The Township subsequently petitioned COAH to review and certify the 1995 plan. COAH granted substantive certification to the Township on October 23, 1996 for a period of six years. Prior to the expiration of certification, the Township sought and, on November 6, 2002 COAH granted, an extension of the Township's substantive certification under COAH's interim rule procedures (N.J.A.C. 5:91-14.3). The term of substantive certification was extended to one year after COAH adopted its rule for addressing future affordable housing needs.

On March 13, 2003, the Township amended the 1995 plan and petitioned COAH to review and certify the amendment. COAH approved the change in plan and granted amended substantive certification to the Township on February 9, 2005.

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On December 10, 2004, Manalapan filed a motion with COAH seeking extended substantive certification in accordance with N.J.A.C. 5:95-12. In requesting the extension, Manalapan committed to continue to implement its certified plan for addressing the 1987 to 1999 obligation. The Township also committed to prepare and file a plan addressing the Township's third round fair share by December 20, 2005.

On May 11, 2005, COAH extended Township certification to December 20, 2005 subject to the following conditions:

1. Manalapan Township shall file or petition for third round substantive certification by December 20, 2005.
2. Manalapan Township shall submit a report on the expenditures of the balance remaining in Manalapan Township's Affordable Housing Trust Fund with the Township petition for third round certification.
3. Manalapan Township shall submit a revised spending plan with its petition for third round substantive certification which details anticipated expenditures and a timetable to expend development fee revenues and provide detail on administrative expenditures.
4. Manalapan Township shall begin expending at least 30% of the balance of revenues collected on an annual basis that are not used for a new construction project, on RCA or rehabilitation activities to make units in the COAH certified Housing Element and Fair Share Plan more affordable.

On December 20, 2005, Manalapan submitted a third round plan. That plan continued to implement its certified first and second round plan; addressed its third round fair share obligation and the May 11, 2005 resolution, with a newly adopted Housing Element and Fair Share Plan.

Subsequently COAH adopted a revised set of substantive rules (N.J.A.C. 5:97-1 et seq.) that became

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effective in May 2008 and were further amended in October 2008. In addition, in July 2008 the Governor signed into law Assembly Bill A-500 (P.L.2008, c.46) that made further changes to COAH's regulations and requirements. Therefore, the Township is required to revise its previously adopted 2005 Housing Plan element and Fair Share Plan to conform to the new regulatory and statutory requirements. This plan represents the Township's response to COAH's new Cycle III regulations.

The Township will continue to implement its certified first and second round plan; address its third round fair share obligation with this newly adopted Housing Element and Fair Share Plan; and petition COAH for certification of its amended third round plan by December 31, 2008.

## **CONTENTS OF THE MANALAPAN TOWNSHIP HOUSING ELEMENT**

The New Jersey Council on Affordable Housing adopted substantive rules (N.J.A.C. 5:97 et seq.) that became effective on June 2, 2008. The rules govern the Township obligation to plan and provide affordable housing for the third round period from January 1, 2004 to December 31, 2018. This substantive rule, also known as the third round rule, implements a “growth share” method to calculate the future obligation of the Township based upon the actual Township growth over the fourteen year period. The third round growth share methodology has three components. These are the rehabilitation share, which is a measure of old, overcrowded, deficient housing that is occupied by low and moderate income households; any remaining first and second round obligation for the period from 1987-1999; and the “growth share” for 2004 to 2018 which links the actual production of affordable housing with municipal development and growth.

COAH calculates that the Township rehabilitation share is thirty-six (36) units. COAH identifies the remaining Township first and second round new construction (1987 to 1999) obligation as seven hundred and six (706) affordable units. The Township accepts COAH’s initial net growth share projection for new construction in the period January 1, 2004 to December 31, 2018, which after taking the exclusions permitted by COAH rule, projects the need for an additional two hundred seventy seven (277) affordable dwelling units. (See COAH Workbook in Appendix A to this plan.) This Housing Element and Fair Share Plan presents the required demographic, housing and employment data, the analysis that the Township undertook to project the Township 2004 to 2018 growth share obligation and the proposed implementation measures.

Pursuant to the Fair Share Housing Act at N.J.S.A. 52:27D-310, the essential components of a local housing element are as follows:

- *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*

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*low and moderate income housing, for the next six years, taking into account, but not necessarily limited to, construction permits issued, approvals of applications for development and probable residential development of lands.*

- *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 for low and moderate income housing and its capacity accommodate its present and prospective housing needs, including its fair share for low and moderate income housing.*
- *A consideration of the lands that are 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.*

In addition, COAH's substantive rules (NJAC 5:97) for the period from January 1, 2004 through December 31, 2018 require the following:

- *The household projection for the municipality as provided in Appendix F of N.J.A.C. 5:97;*
- *The employment projection for the municipality as provided in Appendix F of N.J.A.C. 5:97;*
- *The municipality's prior round obligation as provided in Appendix C of N.J.A.C. 5:97;*
- *The municipality's rehabilitation share as provided in Appendix B of N.J.A.C. 5:97; and,*
- *The projected growth share in accordance with the procedures in N.J.A.C. 5:97-2.4.*

**ANALYSIS OF DEMOGRAPHIC, HOUSING AND EMPLOYMENT CHARACTERISTICS**

As required by N.J.S.A.52:27D-310, all housing elements must contain a discussion of the community’s demographic, housing, and economic characteristics. In fulfillment of this requirement, the following sections profile the Township of Manalapan with information obtained from the U.S. Census Bureau, the Monmouth County Planning Board, and the New Jersey Department of Labor and Workforce Development.

***Manalapan’s Demographics***

At the time of the 2000 U.S. Census, the Township of Manalapan had a population of 33,423 residents (Table 1). This figure represents a 25.1 percent increase from the population of 26,716 that was reported in 1990. In comparison, the population of Monmouth County grew by 11.2 percent during the same time period. As indicated by the Monmouth County Planning Board’s population projections, the Township and the County will continue to grow, reaching respective populations of 40,923 and 694,189, by the year 2025. Based on these projections, the Township can expect to increase its population.

**Table 1: Population Trends, 1990-2025**

	1990	2000	2005	2025	% Change 1990-2000	% Change 2000-2005	% Change 2000-2025
<b>Township of Manalapan</b>	26,716	33,423	37,393	40,923	25.1	11.9	22.4
<b>Monmouth County</b>	553,124	615,301	645,349	694,189	11.2	5.1	12.8

Source: US Census Bureau, Monmouth County Planning Board

According to the 2000 U.S. Census, the Township’s population is composed of 10,781 households, with an average household size of 3.09 members (Table 2). The average household size is smaller than Monmouth County’s average of 3.24 persons per household, but larger than the State of New Jersey’s average of 2.68 persons per household. The Township’s percentage of population over 65 years of age, 11.6 percent, is lower than the County and State. The median household income in Manalapan is higher than the County and State median.

**Table 2: Demographic Indicators, 2000**

	Number of Households	Average Household Size	Median Age	% of Population ≥ 65 years	Median Household Income
<b>Township of Manalapan</b>	10,781	3.09	38.2	11.6%	\$83,575
<b>Monmouth County</b>	224,236	2.70	37.7	12.5%	\$64,271
<b>New Jersey</b>	3,064,645	2.68	36.7	13.2%	\$55,146

Source: US Census Bureau

According to the 2000 U.S. Census, the Township’s median age of 38.2 is higher than both the statewide median age of 36.7 years and the County’s median age of 37.7 years (Table 2). As shown in Table 3, there were 2,220 pre-school aged residents in 2000, or 6.6 percent of the Township’s population. According to the 2000 Census, school age children accounted for 8,606 residents, or 25.7 percent of the total population. Working age persons accounted for 56 percent of the Township’s population, with 18,714 individuals. Seniors aged 65 years and older accounted for 11.6 percent of Manalapan’s population.

**Table 3: Population by Age, 2000**

	Number	% of Total
<b>Pre-School Age</b>		
Under 5 Years	2,220	6.6
<b>School Age</b>		
5 to 9 Years	2,974	8.9
10 to 14 Years	3,257	9.7
15 to 19 Years	2,375	7.1
<b>Working Age</b>		
20 to 24 Years	1,262	3.8
25 to 34 Years	2,852	8.5
35 to 44 Years	6,395	19.1
45 to 54 Years	5,509	16.5
55 to 59 Years	1,605	4.8
60 to 64 Years	1,091	3.3
<b>Senior Age</b>		
65 Years and Older	3,883	11.6

Source: US Census Bureau

***Manalapan’s Housing Stock***

According to the 2000 U.S. Census, Manalapan had a total of 11,066 housing units (Table 4). This was an increase of 2,037 units since the 1990 U.S. Census. Of this total, 10,781 units (97.4 percent) were listed as occupied in 2000; owners occupied 94.3 percent of these units and renters occupied

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5.7 percent. This is less than a quarter of the rate of renter-occupied units in Monmouth County, which reported that 25.4 percent of all occupied housing units were occupied by renters.

Of the total 10,781 households, the average household size was 3.09 persons and the average family size was 3.45 persons. These figures are larger than the County and State figures. Of the total number of households, family households accounted for 9,001 (83.5 percent) and non-family households<sup>1</sup> for 1,780 (16.5 percent). Householders 65 years of age or older were present in 1,124 (10.4 percent) of households.

A total of 6.5 percent of the Township’s housing stock was constructed before 1960. The median year of construction, 1981, is newer than the County’s median of 1967 and the State median year of 1962. The Township’s housing stock increased by approximately 22.6 percent from 1990 to 2000.

**Table 4: Housing Characteristics, 2000**

	Number	% of Total
<b>I. Housing Units</b>		
Number of units	11,066	100.0
Occupied Housing Units	10,781	97.4
Vacant Housing Units	285	2.6
Number of units (1990)	9,029	100.0
<b>II. Occupancy/Household Characteristics</b>		
Number of Households	10,781	100.0
Persons Per Household	3.09	N/A
Family Households	9,001	83.5
Non-Family Households	1,780	16.5
Householders 65 and over	1,124	10.4
<b>III. Year Structure Built</b>		
1999 to March 2000	209	1.9
1995 to 1998	829	7.5
1990 to 1994	1,618	14.6
1980 to 1989	3,043	27.5
1970 to 1979	2,672	24.1
1960 to 1969	1,979	17.9
1940 to 1959	474	4.3
1939 or earlier	242	2.2

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<sup>1</sup> A non-family household consists of a householder living alone or where the household shares the home exclusively with people to whom he or she is not related.

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<b>IV. Condition of Units</b>		
Lacking complete plumbing facilities	39	0.4
Lacking complete kitchen facilities	10	0.1
<b>V. Home Value (Owner Occupied Units)</b>		
\$500,000 and up	376	4.3
\$300,000 - \$499,000	2,631	30.6
\$200,000 - \$299,999	3,294	38.4
\$150,000 - \$199,000	1,311	15.3
\$100,000 - \$149,000	798	9.3
\$50,000 - \$99,999	137	1.6
\$0 - \$50,000	38	0.4
<b>Median Value</b>	\$257,100	N/A
<b>VI. Gross Rental Value (Renter Occupied Units)</b>		
\$1,500 and up	149	23.5
\$1,000 - \$1,499	161	25.4
\$750 - \$999	115	18.1
\$500 - \$749	77	12.1
\$200 - \$499	16	2.5
Less Than \$200	0	0.0
No cash rent	116	18.3
<b>Median Gross Rent</b>	\$1,124	N/A

Source: US Census Bureau

The housing stock in Manalapan had only a limited number of substandard units at the time of the 2000 U.S. Census, which indicates that the Township had thirty nine (39) units lacking complete plumbing facilities and ten (10) units lacking complete kitchen facilities. In addition, only 71 of the Township's housing units (0.7 percent) exhibited overcrowded conditions (1.01 persons or more per room).

The 2000 median value of the owner occupied housing units in Manalapan was \$257,100. This is higher than both the County and State median values of \$203,100 and \$170,800, respectively. Manalapan's median gross rent of \$1,124 is also higher than the County and State median gross rents of \$759 and \$751, respectively.

Housing units that have a monthly cost of less than 30 percent of gross household income are considered affordable. In Manalapan, 6,017 specified<sup>2</sup> owner-occupied (70.1 percent of all owner-

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<sup>2</sup> Specified owner-occupied units do not include residences where a business activity (i.e., professional offices as an accessory use) takes place.

occupied units) and 240 renter-occupied units (37.8 percent of all rental units) are considered affordable (Table 5).

**Table 5: Housing Affordability as a Percentage of 1999 Household Income**

	Number	% of Total
<b>Selected Monthly Owner Costs</b>		
< 15%	1,957	22.8
15% to 19%	1,517	17.7
20% to 24%	1,506	17.5
25% to 29%	1,037	12.1
30% or more	2,544	29.7
Not Computed	24	0.3
<b>Gross Rent</b>		
< 15%	88	13.9
15% to 19%	47	7.4
20% to 24%	82	12.9
25% to 29%	23	3.6
30% or more	274	43.2
Not Computed	120	18.9

Source: US Census Bureau

***Manalapan’s Employment Characteristics***

At the time of the 2000 U.S. Census, 15,892 of Manalapan’s residents (65.3 percent) aged 16 years and over were employed in the civilian labor force (Table 6). Slightly less than half of the civilian labor force was involved in management, professional, and related occupations, while approximately 31.9 percent of those employed in the civilian labor force were employed in sales and office-related occupations. Service occupations employed 8.2 percent of Manalapan residents that were employed in the civilian labor force. Construction, extraction, and maintenance-related occupations employed 6.8 percent of the Township’s residents, whereas production, transportation, and material-moving occupations employed 6.0 percent of the Townships residents that were employed in the civilian labor force. Only 0.1 percent of the civilian labor force in Manalapan was employed in farming, fishing, and forestry-related occupations.

**Table 6: Occupation of Employed Civilian Population Aged 16 and Over, 2000**

	Number	% of Total
Management, Professional, and Related	7,206	46.9%
Service	1,264	8.2%
Sales and Office	4,897	31.9%
Farming, Fishing, and Forestry	23	0.1%
Construction, Extraction, and Maintenance	1,047	6.8%
Production, Transportation, and Material Moving	922	6.0%

Source: US Census Bureau

In 1999, the median household income in Manalapan was \$83,575, up \$25,547 over the 1989 household income of \$58,028 (Table 7). After adjusting for inflation, however, this represents an increase in household income of just 7.2 percent. In 2000, per capita income was \$32,142, which places the Township at 172 out of 566 municipalities (New Jersey Department of Labor and Workforce Development).

**Table 7: Household Income, 1999**

	Number	% of Total
Less than \$10,000	383	3.6%
\$10,000 to \$14,999	348	3.2%
\$15,000 to \$24,999	739	6.9%
\$25,000 to \$34,999	596	5.5%
\$35,000 to \$49,999	979	9.1%
\$50,000 to \$74,999	1,704	15.8%
\$75,000 to \$99,999	1,644	15.3%
\$100,000 to \$149,999	2,420	22.5%
\$150,000 to \$199,999	972	9.0%
\$200,000 or More	975	9.1%
Median Household Income (Dollars)	\$83,575	N/A

Source: US Census Bureau

With regard to the number of jobs that are located within the Township, the New Jersey Department of Labor indicates that there was an average of 9,870 jobs located within the municipality in 2006, which is the latest available data. This is up 279 jobs (2.9 percent) over the 2004 average of 9,591 jobs. The Department of Labor’s basis for this information is the number of jobs that are covered by public unemployment and disability insurance.

## **MUNICIPAL AFFORDABLE HOUSING OBLIGATION**

COAH’s substantive rules indicate that a municipality’s affordable housing obligation consists of three components. These include: the rehabilitation share, which is a measure of overcrowded and deficient housing that is occupied by low and moderate income households; the prior round obligation for the period from 1987 to 1999; and, the municipal “growth share” need for the period from 2004 through 2018. The growth share links the actual production of affordable housing to municipal development and growth.

### ***Rehabilitation Obligation***

Appendix B of N.J.A.C. 5:97 indicates that Manalapan’s rehabilitation obligation is thirty six (36) units. The Township’s rehabilitation obligation will be addressed in its Fair Share Plan.

### ***Total Remaining Obligation 1987-1999***

Appendix C of N.J.A.C. 5:97 indicates that the Township’s total remaining obligation is 706 units. The Township’s remaining obligation for the Period of 1987 to 1999 will be also be addressed in its Fair Share Plan

### ***Growth Share 2004-2018***

COAH calculates a municipality’s growth share based upon the household and employment projections of Appendix F of NJAC 5:97. This is a measure of both actual growth that has occurred in the Township since 2004 and estimated growth that is anticipated to occur between 2008 and 2018. COAH’s projections for housing and employment growth in the Township and corresponding affordable housing obligations are set forth in Table 8.

**Table 8: COAH Household and Employment Projections**

	<b>COAH Projection</b>
<b>Household Growth Projection</b>	1,531
<b>Employment Growth Projection</b>	2,089

Source: Appendix F of NJAC 5:97

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Appendix F of N.J.A.C. 5:97 indicates that the Township’s residential growth projection of 1,531 units. However, the Township has applied Residential Exclusions to the Residential Projections located in Appendix F, pursuant to N.J.A.C. 5:97-2.4(a) to account for market and affordable units built after January 2004 in inclusionary developments. After applying these exclusions, the total new net residential projection for the Township is 734 residential units. A copy of Manalapan’s Workbook A, is located in Appendix A for reference.

COAH’s substantive rules specify that municipalities shall have an obligation of one affordable housing unit for every four market rate residential units constructed from January 1, 2004 through December 31, 2018. Additionally, COAH specifies that one affordable housing unit shall be provided for every sixteen jobs created in the same period. Thus, the residential growth share obligation is calculated by applying the relationship of one affordable housing unit among every five housing units to the housing net growth projection of 734 units. Similarly, the non-residential growth share obligation is calculated by applying the relationship of one affordable housing unit for every 16 new jobs created to the adjusted employment growth projection of 2,089 new jobs. The resulting growth share obligation is shown in Table 9.

**Table 9: Growth Share Obligation**

	COAH Net Growth Projection	→	Growth Share Obligation
<b>Household Growth Share Obligation</b>	734	÷ 5 =	146.80
<b>Employment Growth Share Obligation</b>	2,089	÷ 16 =	130.56
<b>Total Growth Share Obligation:</b>			<b>277.36 → 277 units</b>

The Township’s net growth share obligation of 277 units, after applying the residential exclusions, will be addressed in its Fair Share Plan.

## **MUNICIPAL ABILITY TO ACCOMMODATE AFFORDABLE HOUSING OBLIGATION**

The plan includes a determination of the municipality's present and prospective fair share for low and moderate income housing and an analysis of how existing or proposed zoning will provide adequate capacity to accommodate residential and non-residential growth projections.

### ***Anticipated Land Use Patterns***

In 2005, the Township prepared a vacant land analysis and build out projection that was accepted by Monmouth County as part of the State Plan cross-acceptance project. According to this analysis the Township has approximately 2,004 acres of vacant developable lands or unpreserved farmlands, of which 718 acres is zoned for non-residential uses and 1,286 acres is zoned for residential and agricultural uses. The Township is located in State Planning Area 2, Suburban, and Planning Area 4B, Rural Environmentally Sensitive Planning Area. Most of the existing and anticipated residential and non-residential development is in Planning Area 2. Planning Area 4B is a conservation planning area, which, in general, the Township has regulated to limit development to a maximum density of 0.22 units per acre. A significant portion of this land is environmentally constrained by wetlands, floodplains, stream corridors, historic sites, threatened and endangered species habitats and areas that rely on septic systems and wells outside of the planned sewer service area. The anticipated land use pattern in Manalapan is projected to be the adopted land use and zone plan of the Township, which is compatible with the State Planning Area designations.

### ***Anticipated Demand for Types of Uses Permitted by Zoning Based on Present and Anticipated Future Demographic Characteristics***

As noted above, the Township of Manalapan is quickly approaching its residential build-out and there has been a demonstrable slow down since 2004 in the new development approvals. This slow down began even prior to the current slow housing market and economic instability. Between 2004 and 2006 the Manalapan Planning Board identified only three new preliminary major subdivision approval for a total of nineteen new residential units. There are also eight units projected for a duplex development which was approved by the Zoning Board of Adjustment in 2006.

The largest residential developments in Manalapan are the Four Seasons and Meadow Creek, which received preliminary approval in 2004. These two developments account for 1091 of the 1531 units which the Township projects will obtain new certificates of occupancy between 2007 and 2018. There are no other large-scale residential developments planned or anticipated in Manalapan with the exception of the two hundred eight (208) unit municipally sponsored affordable housing project proposed as part of the Fair Share Plan.

As of 2007, if all of the remaining vacant land and farmland that is zoned to permit residential uses is developed according to the Township's zone plan, approximately 455 additional residential units could be built. This is in addition to the 1,839 residential units for approved and actual development applications. It is unlikely that all 455 units will be built since approximately 60% of the 455 additional units are located in the Planning Area 4B, where the Township and the State are proactive in preserving farmland and open space.

With respect to the vacant land which is currently zoned for non-residential uses, most is located within the Planning Area 2. According to non-residential certificates of occupancy issued by the Township an annual average of 207 jobs were created between 1996 and 2003. According to the COAH projection, 2089 additional jobs are projected between 2004 and 2018 or approximately 150 jobs per year, which is consistent given the recent economic climate and the anticipated build out of the Township.

Since 2000, the Township, in conjunction with the State and the County, has secured Planning Incentive Grants for the reservation of open space and farmland and successfully preserved farms and open space not only in Planning Area 4B but also in Planning Area 2. The Township, State and County farmland and open space preservation efforts are ongoing.

Given the Township's limited future growth potential and open space preservation efforts, it is anticipated that the future development characteristics will be similar to the existing demographic characteristics. This is reflected in the Township current zone plan, which

recognizes and supports the community's existing suburban-rural character.

### ***Availability of Existing and Planned Infrastructure***

The Township has an existing developed infrastructure within the Planning Area 2. Although some improvement and upgrades may be required, the water and sewer system in this area is believed to have adequate capacity to handle the anticipated growth. The portion of the Township within the Planning Area 4B is generally located outside of the Townships sewer service area. This lack of developed infrastructure is consistent with the rural character of the area and there are no current plans to extend infrastructure into this area.

### ***Economic Development Policies***

The Township plan is to provide a balance between conserving desirable community features and rural qualities and continued suburban development. This is done by recognizing the locations in the township, which have been committed to or approved for development. These are arranged into an area of suburban development in the north and an area of planned development along the Route 33 corridor. Most of the residential and commercial growth will occur in these locations. Commercial, office and other non-residential development is planned along the Route 9 corridor and the Route 33 corridor. Outside the suburban and corridor areas, rural patterns should be maintained. The rural areas emphasize maintaining extended areas of farmland, open space and natural features with low residential densities.

### ***Constraints on Development***

The Township is located in State Planning Area 2, Suburban, and State Planning Area 4B, Rural Environmentally Sensitive. The constraints on development within the Township include floodplains, wetlands, stream corridors, historic sites, threatened and endangered species habitats and areas that rely on on-site septic systems and wells, outside of the planned sewer service area. The portion of the Township within Planning Area 2 is located within the existing sewer service area and generally has existing water service. These lands are also located within close proximity to roads and services. This area is the location of the Township's existing and proposed affordable housing developments.

The land located in the State Planning Area 4B, Rural Environmentally Sensitive Planning Area is a conservation planning area, which generally, is regulated by a maximum density of 0.22 units per acre. These lands do not have existing water and/or sewer service and as such are located in very-low density areas and are unsuitable for high density and intense development.

***Identification of Potential Affordable Housing Sites***

The Township's plan includes a consideration of lands that are 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. The affordable housing sites for the prior rounds are maintained by this plan.

The Township will make Block 66.21, Lot 1 available as a site for the construction of a municipally sponsored affordable housing development to meet the third round growth share. This 16.03 acre site was acquired by the Township in 2006 from K. Hovnanian at Manalapan II, L.L.C. This site fronts on Millhurst Road and is close to State Highway 33.

This tract is devoid of wetlands and/or floodplain areas. It is within a sewer service area and has access to sewer and water. The absence of wetlands was verified by the N.J.D.E.P., in Letter of Interpretation No. 1326-02-0003.1. Additionally, although the site contains some slopes greater than 10 percent in the southern portion of the site at its periphery, 79% of the site is unconstrained by steep slopes. Documentation as to the site's suitability is included as Appendix B to this plan.

The land uses that adjoin the potential site are compatible with affordable housing developments. Block 66.21 Lot 1 adjoins open space, recreation and residential uses. To the east is a golf course and planned residential community known as the Grande at Battleground and Battleground County Club, consisting of a golf course, open space and single family detached dwellings and town houses. To the north is a stream corridor tributary of Manalapan Brook, which is protected by a conservation easement and will be developed with a stream corridor trail as part of the Four Seasons and Meadow Creek planned residential developments. This trail

will link to a path system through the Grande at Battleground and Battleground Country Club into Monmouth Battleground State Park. To the west of the potential affordable housing site is the Four Seasons residential development of age restricted single family detached dwellings with a prior round affordable housing component. Finally the Village at Manalapan is located to the south of the site. The Village of Manalapan is an approved development of retail, office and recreation uses. The subject site will abut an outdoor recreational area that will be dedicated to Manalapan by the Village of Manalapan for open space and farm uses.

Copies of the recorded Final Plat, Environmental Constraints Map, and aerial map showing the subject site and the adjacent land uses have been provided in Appendix B.

***Analysis of Properties Whose Developers Have Sought Consideration for Inclusion in the Housing Element and Fair Share Plan***

The Township has also received a rezone request from the Developer of Block 67, Lots 22, 25, 32, a copy of which is located in Appendix C. In this request, the Developer is proposing to construct 350 residential condominiums with a 20% set aside of 70 affordable units. This site is located in State Planning Area 4B, Rural Environmentally Sensitive, and is zoned R-AG/4 at a maximum density of one dwelling unit per four acres. This site is outside of the planned sewer service area of the Township. The inclusion of the site for affordable housing would require a substantial increase in density that is inconsistent with the Township Plan. It would also require a change to the sewer service plan. The development proposal would increase the growth share obligation of the Township and provide only the minimum number of units required to off-set the increased growth share. The site is not needed to meet either the prior round obligation or the third round growth share projected for the Township based upon COAH's rule. Consequently, the Township Planning Board determined not to include this site as a part of the compliance plan and recommends that no change be made to the current zone plan as applied to the property.

## **FAIR SHARE PLAN**

### ***Components of the Fair Share***

Pursuant to COAH's third round regulations, a municipality's fair share responsibility is based upon three components: (1) rehabilitation obligation; (2) total remaining obligation from prior round; and, (3) growth share obligation.

COAH's methodology defines the rehabilitation share of a municipality's affordable housing obligation as the number of substandard or deteriorated units that are occupied by low or moderate households based on 2000 Census data. As previously noted, COAH has assigned Manalapan a rehabilitation obligation of 36 units, as indicated in Appendix B of N.J.A.C. 5:97.

The Township's new construction obligation from prior rounds is seven hundred six (706) units, as indicated in Appendix C of N.J.A.C. 5:97.

The Township's growth share component accounts for new residential and nonresidential growth projected to be constructed in Manalapan from January 1, 2004 through December 31, 2018. As described in the Growth Share Projection section of the Housing Element, Manalapan has a net growth share obligation of 277 housing units, after taking permitted exclusions, in accordance with Appendix F of N.J.A.C. 5:97.

### ***Fulfillment of the Rehabilitation Obligation***

With respect to rehabilitation obligation, N.J.A.C. 5:97 established a new thirty-six (36) unit rehabilitation component for Manalapan. The Township has satisfied its rehabilitation component by entering into an interlocal services agreement with Monmouth County to rehabilitate housing through the County Housing Improvement Program. Since 2000, the Township had completed fifty eight (58) rehabilitations; therefore, the Township has satisfied its rehabilitation obligation.

### ***Fulfillment of Prior Round Obligation***

With regard to the fulfillment of the Township's 706-unit new construction obligation from prior

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rounds, the Township will maintain and implement all compliance measures in the Township Housing Plan Element and Fair Share Plan as amended and certified by COAH on February 9, 2005. The compliance measures are summarized in Table FS-1. The Township has completed 572 units of the 706-unit prior round new construction obligation.

**Table FS 1: Summary of Manalapan Township  
Compliance and  
Remaining Obligation from for 1987 to 1999**

	<i>NEW CONSTRUCTION COMPONENT ~ 706 UNITS</i>	
<i>Compliance Plan</i>	<i>Proposed Units</i>	<i>Completed Units</i>
Alexandria Drive Group Home	6	6
Church Lane Group Home	6	6
Knox Lane Group Home	4	4
Sandpiper Drive Group Home	3	3
Samaritan Center	67	67
Knob Hill	100	100
Tracy Station	28	28
Lewis Street	2	0
Four Seasons	100	100
Meadows	26	8
Rental Bonus Credits (Group Homes)	13	13
Rental Bonus Credits (Four Seasons)	29	29
Hightstown RCA	41	41
Lawrence Township RCA	62	62
Red Bank RCA	100	57
Trenton RCA	119	48
TOTAL	706	572
<b>REMAINING</b>		<b>134</b>

***Fulfillment of Growth Share Obligation***

As noted, the Township has projected a growth share responsibility of 277 affordable units. Pursuant to applicable COAH regulations, the following additional requirements or limitations apply to the Township’s growth share obligation:

- Minimum Rental Obligation: At least 25 percent or seventy (70) units must be rental units in accordance with N.J.A.C. 5:97-3.4, of which at least thirty-five (35) units must be non-age restricted rental units;
- Low and Moderate Income Split: At least 50 percent or one hundred thirty nine (139) units must be designated for low-income households as per N.J.A.C. 5:97-3.3
- Minimum Very Low Income Units: 13 percent or thirty seven (37) units must be designated for very-low income households; and;
- Maximum Bonus Credits: No more than 25 percent or sixty nine (69) units of the Township’s obligation may be satisfied by eligible bonus credits; and
- Maximum Age-restricted Units: No more than 25 percent or sixty nine (69) units may be age-restricted units.

The Township’s strategy to meet the projected obligation will be satisfied by a new 208 unit municipally sponsored rental construction project.

**Township Sponsored 100 Percent Affordable Program**

The main component of the Township’s plan is a proposed 208-unit municipally sponsored construction project which will be built on one or more sites within the Township. The Township proposes to initially utilize Block 66.21, Lot 1 in Manalapan for the construction of a Township sponsored 100 % affordable rental housing development with age-restricted housing, family housing, and special needs housing. As noted above, this 16.03 acre municipally owned property is devoid of wetlands and/or floodplain areas and 79% of the site is unconstrained by

steep slopes. The Township, however, reserves the right to substitute for this site a different site(s) for all or part of the municipally sponsored construction project, should a more suitable site or sites be identified at a later date and that site is better suited to meet the Township's affordable housing needs, as determined by the Township.

The Township will partner with and make the land available to a non-profit organization or other affordable housing provider to provide a 100-percent affordable project. The development will have 104 units that are non-age restricted family rental units, 69 units that are age restricted senior rental units, and 35 special needs units for the developmentally disabled. Of these units, 104 units would be available to moderate-income households and 104 units available to low-income households to ensure that the Township's overall housing plan will achieve the 50 percent low and moderate income unit split required pursuant to N.J.A.C. 5:97-3.4. In addition, 37 of the units will be available to very low income households (less than 30 percent of the median income in the region) satisfying the requirement that at least 13 percent of the Township's affordable units be available for very low income households as per P.L.2008, c.46.

The Township anticipates entering into appropriate agreements with housing providers within two years of the grant of substantive certification. The Township will address all relevant requirements for municipally-sponsored construction as per N.J.A.C. 5:97-6.7.

The development project will be phased by the Township to meet the actual obligation as determined by the biennial review and the Township will work with the selected developer as to the phasing plan.

### **Rental Bonus Credits**

The inclusion of the municipally-sponsored construction project(s) within the Township's Fair Share Plan provides the Township with 104 family affordable rental units, or 69 more than the Township's 35 family unit rental obligation. As a result, the Township may claim, according to N.J.A.C. 5:97-3.6, up to sixty nine (69) units of bonus credit for those rental units in excess of

the Township's rental obligation.<sup>3</sup>

Combined, the affordable units resulting from the construction of Township sponsored 100 Percent Affordable Program combined with the rental bonus credits fulfill the Township's growth share obligation of 277 units, rental obligation of seventy (70) units pursuant to N.J.A.C. 5:97-3.4, the minimum very-low income requirement as per P.L.2008, c.46, and the required 50 percent low income/50 percent moderate income split of the growth share obligation required by N.J.A.C. 5:97-3.3.

### **Inclusionary Zoning Ordinance for Growth Share**

The Township reserves the right to at any time enact an ordinance for inclusionary development (pursuant to N.J.A.C.5:97-6.4) requiring that future developments address the development's growth share obligation by constructing affordable units. The ordinance would provide the presumptive maximum affordable housing set aside as may be permitted by COAH regulations. The units shall be affordable to households of low- and moderate-income consistent with COAH requirements.

### **Additional Measures**

Given the limited vacant land available and the current economic climate, the Township does not anticipate that the actual growth will exceed the growth share projected by COAH. However, in the event that the actual growth exceeds expectations, the Township reserves the right to amend its Fair Share Plan to implement an accessory apartment program and/or a market to affordable program pursuant to N.J.A.C. 5:97-6.9. The Township will evaluate the need for these additional programs within two years of the grant of substantive certification.

### **Development Fee Ordinance**

The Township has an existing affordable housing development fee ordinance, which will be amended in accordance with COAH regulations and the Statewide Mandatory Development Fee

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<sup>3</sup> The maximum number of bonus credits permitted is 25 percent of the Township's growth share obligation or 69 units.

Act. The Township will continue to collect fees and administer it’s Affordable Housing Trust Fund in accordance with all applicable COAH regulations.

***Summary of Round Three Plan Components***

The following table summarizes the manner in which the Township will address its Cycle III growth share obligation:

**Table FS 2: Summary of Cycle III Fair Share Plan**

<b>Growth Share Obligation</b>	<b>277</b>
<b>Compliance Mechanisms</b>	
Township Sponsored 100 Percent Affordable Program	
(Affordable Rental Units; Non-Age Restricted)	104
(Affordable Rental Units; Age Restricted)	69
(Special Needs Units)	35
Rental Bonus Credits for Family Units in Excess of Minimum Unit Rental Obligation	69
<b>Total Affordable Units Provided</b>	<b>208</b>
<b>Bonus Credits</b>	<b>69</b>
<b>Total Units Credited to Growth Share</b>	<b>277</b>

As noted above, if at some point in time, the Township or COAH determines that Manalapan has a growth share greater than 277 units, the Township reserves the right to use any appropriate and applicable technique permitted under COAH’s regulations to address its additional growth share either through the measures specified in this plan and/or other measures. In addition, if COAH revises its current regulations relating to residential demolitions and certificates of occupancy, the Township reserves its right to adjust its residential growth projections and corresponding growth share obligation.

***Accessible and Adaptable Affordable Units***

The first floor of all new townhouse dwelling units and all other new multi-story dwellings that are attached to at least one other dwelling unit shall be accessible in accordance with N.J.A.C. 5:97-3.14.

**APPENDIX A**

**WORKBOOK A:**

**Growth Share Determination**

**Using Published Data**

**Workbook A: Growth Share Determination Using Published Data**  
 (Using Appendix F(2), *Allocating Growth To Municipalities*)

**COAH Growth Projections**  
**Must be used in all submissions**

**Municipality Name:** Township of Manalapan

Enter the COAH generated growth projections from Appendix F(2) found at the back of N.J.A.C. 5:97-1 et seq. on Line 1 of this worksheet. Use the Tab at the bottom of this page to toggle to the exclusions portion of this worksheet. After entering all relevant exclusions, toggle back to this page to view the growth share obligation that has been calculated. Use these figures in the Application for Substantive Certification.

	Residential	Non-Residential
1 <b>Enter Growth Projections From Appendix F(2) *</b>	1,531	2,089
2 <b>Subtract the following Residential Exclusions pursuant to 5:97-2.4(a) from "Exclusions" tab</b> COs for prior round affordable units built or projected to be built post 1/1/04 Inclusionary Development Supportive/Special Needs Housing Accessory Apartments Municipally Sponsored or 100% Affordable Assisted Living Other  Market Units in Prior Round Inclusionary development built post 1/1/04	<a href="#">Click Here to enter Prior Round Exclusions</a>  126 0 0 0 0 0 0 671	
3 <b>Subtract the following Non-Residential Exclusions (5:97-2.4(b))</b> Affordable units Associated Jobs	0	0
4 <b>Net Growth Projection</b>	734	2,089
5 <b>Projected Growth Share</b> (Conversion to Affordable Units Dividing Households by 5 and Jobs by 16)	146.80 <b>Affordable Units</b>	130.56 <b>Affordable Units</b>
6 <b>Total Projected Growth Share Obligation</b>		277 <b>Affordable Units</b>

\* For residential growth, see Appendix F(2), Figure A.1, Housing Units by Municipality. For non-residential growth, see Appendix F(2), Figure A.2, Employment by Municipality.

**Affordable and Market-Rate Units Excluded from Growth**  
**Municipality Name: Township of Manalapan**

**Prior Round Affordable Units NOT included in Inclusionary Developments Built post 1/1/04**

Development Type	Number of COs Issued and/or Projected
Supportive/Special Needs Housing	<input type="text"/>
Accessory Apartments	<input type="text"/>
Municipally Sponsored and 100% Affordable	<input type="text"/>
Assisted Living	<input type="text"/>
Other	<input type="text"/>
<b>Total</b>	<b>0</b>

**Market and Affordable Units in Prior Round Inclusionary Development  
 Built post 1/1/04**

**N.J.A.C. 5:97-2.4(a)**

(Enter Y for yes in Rental column if rental units resulted from N.J.A.C. 5:93-5.15(c)5 incentives)

Development Name	Rentals? (Y/N)	Total Units	Market Units	Affordable Units	Market Units Excluded
Meadow Creek (a.k.a. Meadows)	N	546	520	26	104
Four Seasons	Y	792	692	100	567
		0			0
		0			0
		0			0
<b>Total</b>		<b>1,338</b>	<b>1,212</b>	<b>126</b>	<b>671</b>

**Jobs and Affordable Units Built as a result of post 1/1/04 Non-Residential Development  
 N.J.A.C. 5:97-2.4(b)**

Development Name	Affordable Units Provided	Permitted Jobs Exclusion
	<input type="text"/>	0
<b>Total</b>	<b>0</b>	<b>0</b>

[Return To Workbook A Summary](#)

# **APPENDIX B**

## **BLOCK 66.21, LOT 1**

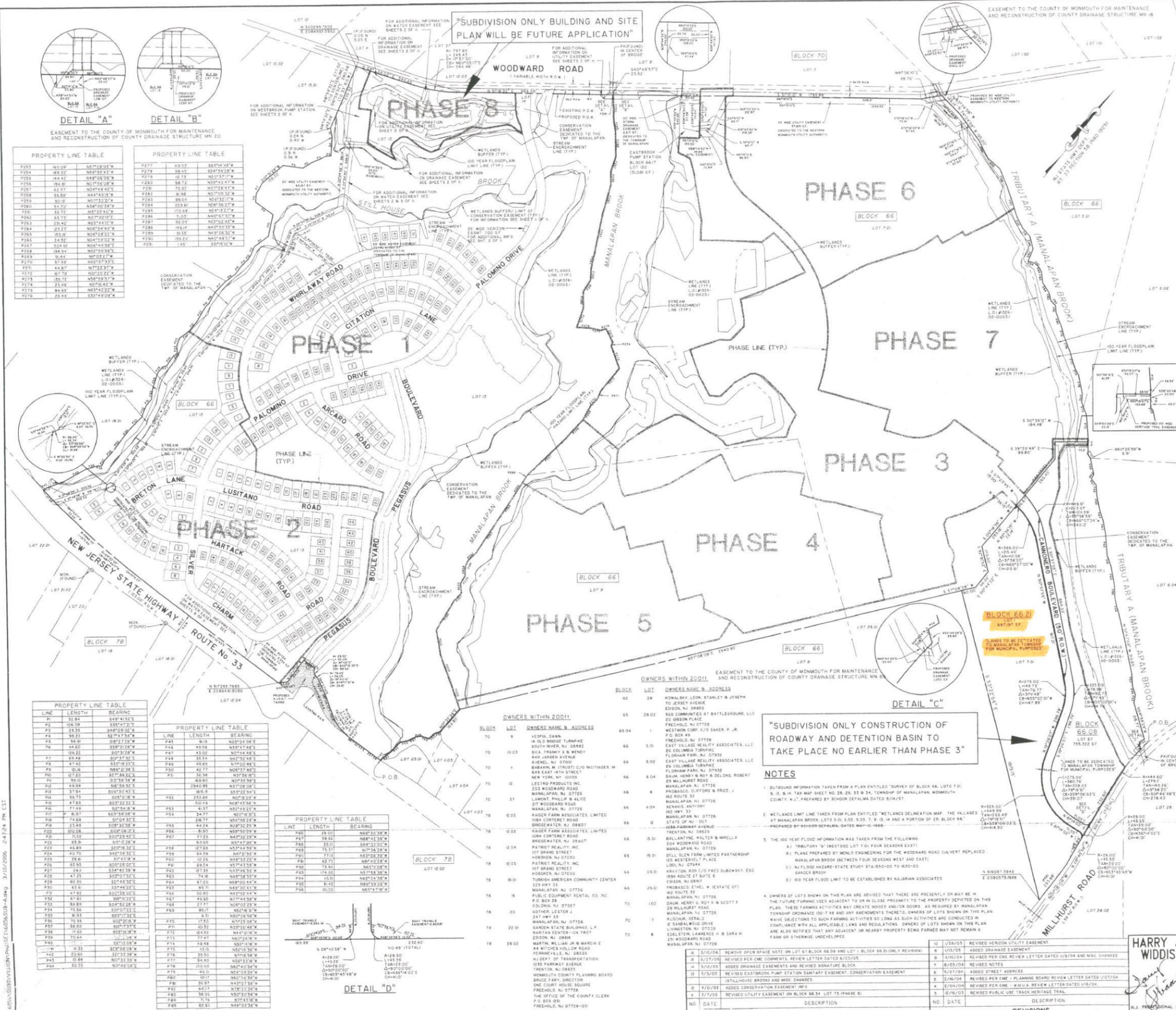
  

### **SITE SUITABILITY**

### **DOCUMENTATION**

- **FINAL PLAT – MAJOR SUBDIVISION  
FOUR SEASONS AT MANALAPAN - PHASE I & II.**
- **MONMOUTH COUNTY CLERKS OFFICE  
MAP FILING NOTIFICATION**
- **ENVIRONMENTAL CONSTRAINTS MAP**
- **AERIAL MAP SHOWING ADJACENT LAND USES**



**PROPERTY LINE TABLE**

LINE	LENGTH	BEARING
P151	68.00	S87°28'03"W
P152	48.32	N09°05'43"E
P153	44.41	N47°05'08"W
P154	94.80	N07°35'08"W
P155	51.77	N04°49'43"E
P156	56.58	N44°49'33"W
P157	54.22	N07°32'24"E
P158	50.00	S35°00'38"W
P159	32.72	N05°33'40"E
P160	58.73	N07°02'15"E
P161	26.42	N05°44'31"W
P162	23.12	N06°34'49"W
P163	151.06	N06°08'22"E
P164	24.52	N04°53'02"W
P165	124.84	N05°53'58"E
P166	96.44	N07°03'27"W
P167	57.98	N07°03'27"W
P168	44.87	N07°03'27"W
P169	67.79	N07°02'22"W
P170	120.72	N07°02'22"W
P171	23.48	N07°02'22"W
P172	24.65	S37°49'08"W

**PROPERTY LINE TABLE**

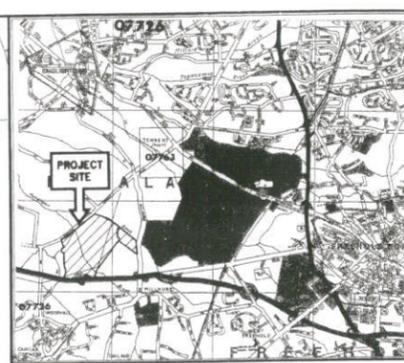
LINE	LENGTH	BEARING
P1	52.84	S48°43'32"E
P2	108.08	S38°47'21"E
P3	13.38	S48°08'02"W
P4	58.72	S27°47'34"W
P5	58.80	S48°12'08"W
P6	14.60	S48°07'28"W
P7	56.82	S48°07'28"W
P8	69.48	S07°37'32"E
P9	47.42	S37°02'22"E
P10	60.16	N88°12'36"E
P11	58.10	S17°35'38"W
P12	49.89	S85°52'51"E
P13	37.94	S05°30'43"E
P14	58.73	S05°30'43"E
P15	47.69	S05°30'21"E
P16	77.48	S07°54'38"W
P17	60.97	S07°54'38"W
P18	74.89	S04°31'31"E
P19	23.45	S08°32'58"W
P20	109.08	S08°32'58"W
P21	71.19	S02°29'42"E
P22	68.99	S07°53'28"E
P23	338.48	S07°53'28"E
P24	45.70	S42°56'32"E
P25	28.61	S07°53'28"E
P26	65.95	S05°28'02"E
P27	26.9	S34°41'58"W
P28	47.25	S05°01'02"E
P29	80.35	S1°48'33"E
P30	45.81	S07°42'22"E
P31	47.82	S02°08'02"E
P32	87.82	S08°52'28"E
P33	89.89	S05°15'28"E
P34	75.56	S07°01'02"E
P35	86.93	S07°33'28"E
P36	76.15	S07°33'28"E
P37	58.60	S07°33'28"E
P38	17.02	S07°33'28"E
P39	70.64	S07°33'28"E
P40	17.02	S07°33'28"E
P41	20.66	S07°33'28"E
P42	50.88	S07°33'28"E
P43	50.55	S07°48'02"E

**PROPERTY LINE TABLE**

LINE	LENGTH	BEARING
P45	61.8	N05°04'08"E
P46	49.58	N37°47'48"E
P47	43.02	N07°04'48"E
P48	32.04	N07°02'48"E
P49	45.65	N79°00'48"E
P50	42.77	N08°57'48"E
P51	36.38	N07°36'48"E
P52	46.90	N07°35'38"E
P53	234.85	N17°08'02"E
P54	89.14	S57°02'54"E
P55	42.77	N08°57'48"E
P56	50.49	N05°04'08"E
P57	43.37	N07°49'21"W
P58	24.77	N04°58'21"W
P59	44.24	N28°32'29"W
P60	8.30	N07°04'48"E
P61	77.23	N48°52'28"W
P62	37.85	N48°49'08"W
P63	127.68	N57°48'59"W
P64	64.59	N07°02'53"W
P65	73.13	N37°08'38"W
P66	62.73	N07°02'53"W
P67	78.90	N07°02'53"W
P68	174.08	N57°48'59"W
P69	114.51	N07°02'53"W
P70	81.41	N07°02'53"W
P71	10.10	N07°02'53"W
P72	74.82	N07°02'53"W
P73	10.10	N07°02'53"W
P74	74.82	N07°02'53"W
P75	10.10	N07°02'53"W
P76	74.82	N07°02'53"W
P77	10.10	N07°02'53"W
P78	74.82	N07°02'53"W
P79	10.10	N07°02'53"W
P80	74.82	N07°02'53"W
P81	10.10	N07°02'53"W
P82	74.82	N07°02'53"W
P83	10.10	N07°02'53"W
P84	74.82	N07°02'53"W
P85	10.10	N07°02'53"W
P86	74.82	N07°02'53"W

**OWNERS WITHIN 2001**

BLOCK	LOT	OWNER NAME & ADDRESS
55	28	KOWALSKY, LEON, STANLEY & JOSEPH 70 JERSEY AVENUE EDISON, NJ 08820
55	28.02	505 COMMUNITES AT BATTLEGROUND, LLC 202 WILSON PLACE FRENCH LICK, KY 07728
65	04	WESTON CORP. C/O BAKER, P. JR. P.O. BOX 48 FRENCH LICK, KY 07728
66	5.01	EAST VALLEY REALTY ASSOCIATES, LLC 26 COLUMBIA TURNPIKE FLORENZA, NJ 07930
66	5.02	DEL VALLEY REALTY ASSOCIATES, LLC 26 COLUMBIA TURNPIKE FLORENZA, NJ 07930
66	8.04	DAWN HENR & BOY & DELONG, ROBERT 29 MILLHURST ROAD MANALAPAN, NJ 07728
66	8	PROBACCO, CLIFFORD & PRICE, J. 325 WOODWARD ROAD MANALAPAN, NJ 07728
66	10.01	WELANDS ANTHONY 102 HWY 33 MANALAPAN, NJ 07728
66	10.02	JOHN CORTESE LIMITED 108A CORTESE ROAD BRIDGEWATER, NJ 08807
66	10.03	JOHN CORTESE LIMITED 108A CORTESE ROAD BRIDGEWATER, NJ 08807
66	10.04	BALLANTINE, WALTER & MRELLA 204 WOODWARD ROAD MANALAPAN, NJ 07728
66	10.05	DELLI, GLEN FARM LIMITED PARTNERSHIP 107 GRAND STREET MANALAPAN, NJ 07728
66	13.01	ARVON, RUDY C/O FRED DUBOWSKY, ESS 955 ROUTE 47 SOUTH EDISON, NJ 08877
66	13.02	TURKISH-AMERICAN COMMUNITY CENTER 228 WOODWARD ROAD MANALAPAN, NJ 07728
66	13.03	MANALAPAN, NJ 07728 STATE OF NJ, 501 P.O. BOX 28 MANALAPAN, NJ 07728
66	13.04	MANALAPAN, NJ 07728 STATE OF NJ, 501 P.O. BOX 28 MANALAPAN, NJ 07728
66	13.05	MANALAPAN, NJ 07728 STATE OF NJ, 501 P.O. BOX 28 MANALAPAN, NJ 07728
66	13.06	MANALAPAN, NJ 07728 STATE OF NJ, 501 P.O. BOX 28 MANALAPAN, NJ 07728
66	13.07	MANALAPAN, NJ 07728 STATE OF NJ, 501 P.O. BOX 28 MANALAPAN, NJ 07728
66	13.08	MANALAPAN, NJ 07728 STATE OF NJ, 501 P.O. BOX 28 MANALAPAN, NJ 07728
66	13.09	MANALAPAN, NJ 07728 STATE OF NJ, 501 P.O. BOX 28 MANALAPAN, NJ 07728
66	13.10	MANALAPAN, NJ 07728 STATE OF NJ, 501 P.O. BOX 28 MANALAPAN, NJ 07728
66	13.11	MANALAPAN, NJ 07728 STATE OF NJ, 501 P.O. BOX 28 MANALAPAN, NJ 07728
66	13.12	MANALAPAN, NJ 07728 STATE OF NJ, 501 P.O. BOX 28 MANALAPAN, NJ 07728
66	13.13	MANALAPAN, NJ 07728 STATE OF NJ, 501 P.O. BOX 28 MANALAPAN, NJ 07728
66	13.14	MANALAPAN, NJ 07728 STATE OF NJ, 501 P.O. BOX 28 MANALAPAN, NJ 07728
66	13.15	MANALAPAN, NJ 07728 STATE OF NJ, 501 P.O. BOX 28 MANALAPAN, NJ 07728
66	13.16	MANALAPAN, NJ 07728 STATE OF NJ, 501 P.O. BOX 28 MANALAPAN, NJ 07728
66	13.17	MANALAPAN, NJ 07728 STATE OF NJ, 501 P.O. BOX 28 MANALAPAN, NJ 07728
66	13.18	MANALAPAN, NJ 07728 STATE OF NJ, 501 P.O. BOX 28 MANALAPAN, NJ 07728
66	13.19	MANALAPAN, NJ 07728 STATE OF NJ, 501 P.O. BOX 28 MANALAPAN, NJ 07728
66	13.20	MANALAPAN, NJ 07728 STATE OF NJ, 501 P.O. BOX 28 MANALAPAN, NJ 07728



**SITE LOCATION MAP**  
N.T.S.

THIS PLAN IS HEREBY APPROVED BY THE MONMOUTH COUNTY PLANNING BOARD SUBJECT TO THE RESTRICTIONS, AGREEMENTS AND CONDITIONS SET FORTH BY THE MONMOUTH COUNTY PLANNING BOARD.

DATE: \_\_\_\_\_ PLANNING BOARD CHAIRMAN

WE HEREBY CERTIFY THAT WE ARE THE RECORD HOLDER OF TITLE TO THE LANDS DELINEATED HEREON AND APPROVE THE SUBDIVISION AND PLAN OR SAME.

DATE: 3/13/06 *John Haveland*  
LEON KURLAND, AUTHORIZED REPRESENTATIVE  
K. MANALAPAN AT MANALAPAN, L.L.C.

SWORN TO AND SUBSCRIBED BEFORE ME THIS 13th DAY OF MARCH, 2006

DATE: 3/13/06 *Sharon P. White*  
NOTARY PUBLIC OF THE STATE  
OF NEW JERSEY BY COMMISSION  
EXPIRES 03/19/2009

APPROVED AS A MAJOR SUBDIVISION BY THE MANALAPAN TOWNSHIP PLANNING BOARD:

DATE: \_\_\_\_\_ CHAIRMAN

DATE: \_\_\_\_\_ SECRETARY

THIS IS TO CERTIFY THAT THE PLANNING BOARD IS THE PROPER AUTHORITY TO APPROVE, AND HAS APPROVED AS TO THE LOCATION AND NORTH AND RANGE BY THE PROPER AUTHORITY. THE MONUMENTS SHOWN ON THIS MAP SHALL BE SET WITHIN AN APPROPRIATE TIME LIMIT AS PROVIDED FOR IN THE "MUNICIPAL LAND USE PLAN" P.L. 1975, C. 291 (L. 2005-107) SEC. 09 LOCAL ORDINANCE.

I DO FURTHER CERTIFY THAT A BOND HAS BEEN GIVEN TO THE MUNICIPALITY, GUARANTEEING THE FUTURE SETTING OF THE MONUMENTS SHOWN ON THIS MAP AND SO DESIGNATED.

DATE: \_\_\_\_\_ MUNICIPAL CLERK

WE HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF THAT THIS LAND SURVEY DATED 8-4-87 HAS BEEN MADE UNDER MY SUPERVISION AND COMPLEES THE MINIMUM SURVEY DETAIL REQUIREMENTS, WITH OUTBOUND CORNERS MARKED, PROMULGATED BY THE STATE BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND THAT THE OUTBOUND CORNERS ARE AS SHOWN ON THIS MAP.

DATE: 3/13/06 *Martin F. Tirella*  
MARTIN F. TIRELLA, P.L.S.  
NEW JERSEY LICENSED PROFESSIONAL LAND SURVEYOR #27477

WE HEREBY CERTIFY THAT THIS MAP HAS BEEN MADE UNDER MY SUPERVISION AND COMPLEES WITH THE PROVISIONS OF "THE MAP PLANNING LAW".

DATE: 3/13/06 *Harry J. Widdis*  
HARRY J. WIDDIS  
NEW JERSEY LICENSED PROFESSIONAL LAND SURVEYOR #25384

**NOTES**

- C.W. INDICATES CONCRETE MONUMENTS TO BE SET.
- AREA OF LOTS 13 & 14, BLOCK 66 = 164,945 SQUARE FEET (3.76 ACRES)
- AREA OF LOT 9, BLOCK 66 = 173,980 SQUARE FEET (3.98 ACRES)
- AREA OF LOT 8, BLOCK 66 = 15,985 SQUARE FEET (0.36 ACRES)
- AREA OF WOODWARD ROAD = 110,344 SQUARE FEET
- TOTAL AREA OF TRACT BEING SUBDIVIDED = 390,873 SQUARE FEET
- NUMBER OF BUILDING LOTS = 235
- STREET ADDRESS
- BLOCK 66 EXISTING TAX MAP BLOCK AND LOT NUMBER

1" = 200'

**FINAL PLAT - MAJOR SUBDIVISION**  
**FOUR SEASONS AT MANALAPAN**  
**PHASE I & II**

**H. MOUJANIAN'S**  
**FOUR SEASONS AT MANALAPAN**  
LOT 70 & 18 & 14, BLOCK 66  
TOWNSHIP OF MANALAPAN  
MONMOUTH COUNTY, NEW JERSEY

**HARRY J. WIDDIS**  
NEW JERSEY LICENSED PROFESSIONAL LAND SURVEYOR #25384

**Najarian Associates**  
Engineers - Planners - Scientists - Surveyors  
One Industrial Way West, Eatontown, New Jersey 07724

DATE: 7/23/03 DRAWING NO: 8056 SHEET NO: 11

1. MONMOUTH COUNTY PLANNING BOARD, 3/10/2006, 24724, PM, EST.  
 2. V.M. VANDERKAM, 3/10/2006, 24724, PM, EST.

# THE OFFICE OF THE COUNTY CLERK COUNTY OF MONMOUTH

M. CLAIRE FRENCH  
COUNTY CLERK



MARKET YARD  
P. O. BOX 1251  
FREEHOLD, N.J. 07728-1251  
732-431-7324

March 30, 2006

## MEMORANDUM

Manalapan Township, Municipality

Planning Board Chairman: Ronald Wishert

Assessor : Sharon Hartman

FROM: M. Claire French  
County Clerk

Pursuant to R.S. 40:55D-54C and 54:1, you are hereby notified that the following map has been filed in the County Clerk's office:

MAP NAME: FOUR SEASONS AT MANALAPAN - PHASE 142 FINAL  
PLAT MAJOR SUBD.

LOCATION: LOT 7.01, 9, 13 & 14 BLK 66

DATE APPROVED 3-23-2006

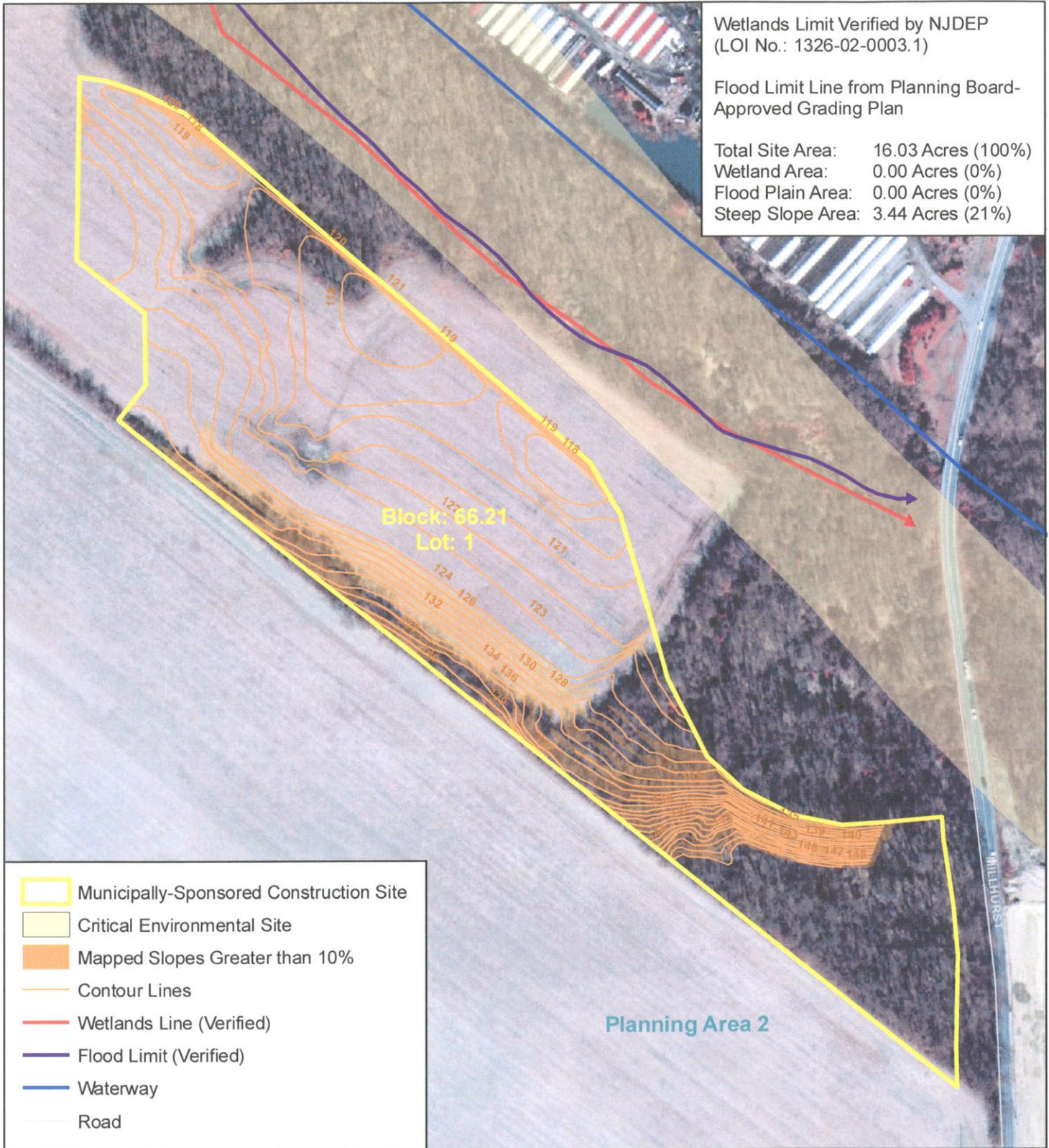
MAP PREPARED BY: HARRY WIDDIS

FILING DATE 3-29-2006

CASE & SHEET NO: 301.8

Post-It® Fax Note	7671	Date	8-28	# of pages	1
To	<i>Jim W.</i>	From	<i>Calvin</i>		
Co./Dept		Co.			
Phone #		Phone #			
Fax #		Fax #			

APR - 4 2006



**T&M** ASSOCIATES  
 11 Tindall Road  
 Middletown, NJ 07748-2792  
 Phone: 732-671-6400  
 Fax: 732-671-7365

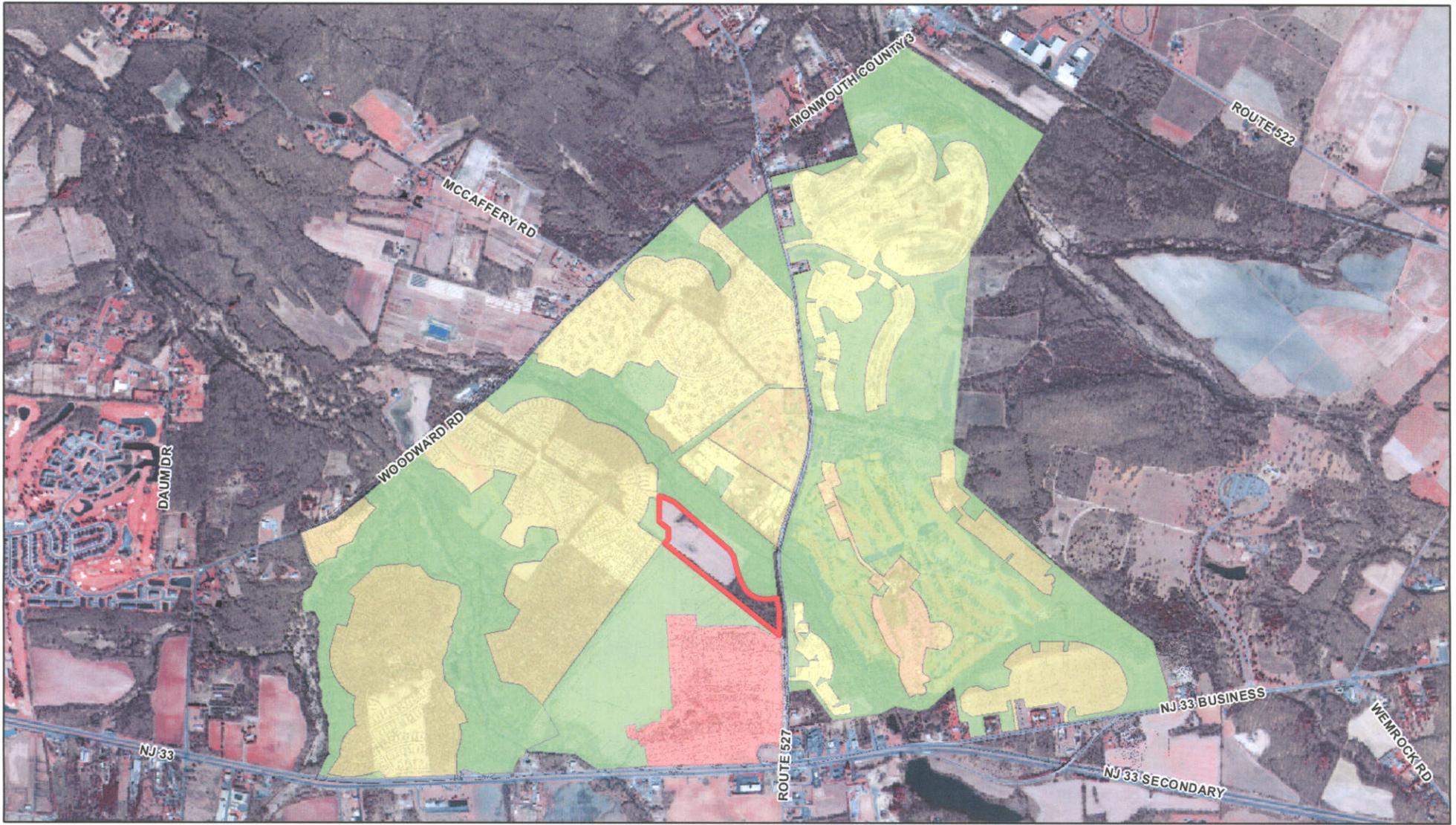
## Environmental Constraints Manalapan Township Monmouth County, New Jersey

0 112.5 225 450  
 Feet

Prepared by: RED, January 10, 2007  
 Source: NJDEP, NJOSG, Approved Grading Plan for B 66.21, L 1  
 File Path: H:\MNL\00270\GIS\Projects\L66.21\_Enviro\_A.mxd



NOTE: This map was developed using New Jersey Department of Environmental Protection Geographic Information System digital data, but this secondary product has not been verified by NJDEP and is not State-authorized.



11 Tindall Road  
 Middletown, NJ 07748-2792  
 Phone: 732-671-6400  
 Fax: 732-671-7365



Prepared by: RED, December 19, 2006  
 Source: NJDEP; NJDOT; Approved Site Plans  
 File Path: H:\MNLp\00270\GIS\Projects\mnlp270\_landclass\_Letter.mxd

Municipally-Sponsored Construction Site

**Schematic Land Use**

- Residential
- Commercial
- Open Space/Recreation
- Geometry Plan

**Surrounding Land Uses  
 Manalapan Township  
 Monmouth County, New Jersey**



NOTE: This map was developed using New Jersey Department of Environmental Protection Geographic Information System digital data, but this secondary product has not been verified by NJDEP and is not State-authorized.

# **APPENDIX C**

## **DEVELOPER REZONE REQUESTS**

# STERNS & WEINROTH

A PROFESSIONAL CORPORATION

COUNSELORS AT LAW

50 WEST STATE STREET

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File No.: 53296-00001

April 29, 2008

## **Via Email & Regular Mail**

Mayor and Township Committee

Manalapan Township

120 Route 522

Manalapan, NJ 07726

## **RE: Inclusion of Woodward Estates Block 67, Lots 22, 25 and 32 In the Township of Manalapan's Updated Fair Share Plan**

Dear Mayor Roth and Committee Members:

We represent Woodward Estates, Inc. ("**Woodward**"), an affiliate of the developer of Tracy Woods, an inclusionary condominium development in Manalapan Township. On January 22, 2008 COAH published its latest iteration of its proposed Third Round Rules. In these Rules, COAH calculated a Third Round obligation that begins in 1999 and extends through 2018. The statewide obligation was found to be 115,666 units. Using COAH's methodology, the calculated total affordable housing obligation for Manalapan Township is approximately 1,300 units.

Woodward would like to assist the Township in meeting its Third Round COAH obligations. Please accept this letter as Woodward's renewed request to include Block 67, Lots 22, 25 and 32, a 150-acre parcel near the intersection of Millhurst Road and Woodward Road, in the Township's Updated Fair Share Plan. Woodward proposes to construct 350 residential units on the site with a 20% affordable housing set aside. This will contribute an additional 70 units towards satisfying Manalapan's Third Round affordable housing obligation.

The topography and lay out of the property itself affords Woodward great flexibility to develop the site, as the Township deems appropriate. It can be developed as one overall development, or as several smaller developments. The site can accommodate one overall age-restricted development, or portions with both age-restricted and non age-restricted housing. The site is also located in close proximity to The Villages and Knob Hill.

Infrastructure is in place to serve development of this site. Both water and sewer lines are adjacent to the property. Lot 25 is located across Woodward Road from a portion of the WMUA sewer service area where there is an existing 12-inch force main. Lot 22 has frontage on Millhurst Road and is located within 1,000 feet of sewer service where there is an existing 18-inch gravity line. It would be appropriate to include this site in a sewer service area when the WMUA updates its Wastewater Management Plan as it will be required to do pursuant to the soon to be adopted amendments to NJDEP's Water Quality Management Planning Rules. This area also has both adequate water capacity and water pressure.

In addition to Tracy Woods, Woodward and its principals have been involved in the construction of residential real estate for well over 30 years with a long history of development within Manalapan Township. Specifically, Woodward's principals have been involved in the projects known as Oak Leaf Estates, Manalapan Oaks, Country Oaks, Crosswoods, Kingswood, Union Hill Estates, Elton Point, Battleground and Roxbury Woods. They are proud of their long history of quality development in the Township, as well as their history of working with the Township and its officials. In short, Woodward's principals are not land speculators who have used the current market to turn a quick profit but rather have had a long involvement with the Township in prior projects.

In summary, the development of inclusionary housing on the Woodward site is "win-win" for Manalapan and Woodward. We look forward to meeting with the Township to discuss Woodward's proposal. I will contact Mr. Kennedy within the week to schedule a date when all the parties are available. In the interim, if

Mayor and Township Committee  
April 29, 2008  
Page 3

you have any questions with respect to this matter, please do not hesitate to contact me or Mr. Schmelzer (732-750-1111).

Very truly yours,

A handwritten signature in black ink, appearing to read 'F. Petrino', with a long horizontal flourish extending to the right.

Frank J. Petrino

FJP:amp

Encl.

cc: Susan Cohen, Deputy Mayor  
Andrew Lucas, Committeeman  
Anthony Gennaro, Committeeman  
Rick Klauber, Committeeman  
Tara Lovrich, Township Administrator  
Rose Ann Weeden, Township Clerk  
Kevin Kennedy, Esq., Township Attorney (Via Regular Mail & Email)  
Richard Cohen, Planning Board Chairman  
Donald Holland, Planning Board Vice Chairman  
Stephen Pine, Planning Board Secretary  
Herbert Lazar, Planning Board Member  
Herb Barrack, Planning Board Member  
Richard Hogan, Planning Board Member  
Richard Farrell, Planning Board Member  
John McNaboe, Alt. Planning Board Member  
Anthony Musich, Alt. Planning Board Member  
Eleanor Ruggiero, Planning Board Secretary  
Daniel J. McCarthy, Esq., Planning Board Attorney (Via Regular Mail & Email)  
Gregory R. Valesi, PE, Planning Board Engineer (Via Regular Mail & Email)  
Richard Cramer, P.P., Planning Board Planner (Via Regular Mail & Email)  
Michael Dimino, Exec. Director WMUA (Via Regular Mail & Email)  
Eric Abraham, Commissioner, WMUA  
Steve Toubin, Commissioner, WMUA  
Jeff Hymowitz, Commissioner, WMUA  
Cathy Zulferino, Commissioner, WMUA  
John Wisniewski, Esq., WMUA Attorney (Via Regular Mail & Email)  
Kevin F. Toolan, P.E., T&M Associates, WMUA Engineer  
Chris Rehmann, P.E., Adams, Rehmann & Heggan, WMUA Engineer  
Marvin Schmelzer, Vice President of Woodward Estates, Inc.