

**AMENDED LAND USE ELEMENT FOR
THE VILLAGES CONSENT DISTRICT**

**TOWNSHIP OF MANALAPAN
MONMOUTH COUNTY, NEW JERSEY**


MANALAPAN TOWNSHIP PLANNING BOARD

PUBLIC HEARING: 3/13/03

ADOPTED BY THE PLANNING BOARD: 3/13/03

Document 12

Prepared February 24, 2003 By:


RICHARD S. CRAMER, P.P., A.I.C.P.
New Jersey Professional Planners
License #02207

T & M ASSOCIATES
Eleven Tindall Road
Middletown, New Jersey 07748

Original Signed and Sealed in Accordance with Law.

MANALAPAN TOWNSHIP PLANNING BOARD
RESOLUTION OF MEMORIALIZATION OF ADOPTION OF AMENDMENTS TO THE
LAND USE ELEMENT AND FAIR SHARE PLAN OF THE MASTER PLAN

WHEREAS, N.J.S.A. 40:55D-28 empowers the Planning Board to prepare, and after public hearing, adopt and/or amend a Master Plan to guide the use of land within the municipality in a manner which protects public health and safety and promotes the general welfare; and

WHEREAS, proper notice of the hearing concerning the amendment of the Land Use Element and Fair Share Plan of the Master Plan was given by the Planning Board according to the requirements of N.J.S.A. 40:55D-13; and

WHEREAS, the Planning Board held a public hearing on the amendment of the Land Use Element and Fair Share Plan of the Master Plan on March 13, 2003; and

WHEREAS, the Planning Board considered the reports prepared by Richard S. Cramer, P.P., both dated February 24, 2003, entitled "Amended Land Use Element for the Villages Consent District" and "Amended Fair Share Plan; and

WHEREAS, the Planning Board makes the following findings of fact and conclusions of law:

1. The Planning Board is authorized by statute to adopt, amend and reexamine the Master Plan for Manalapan Township.

2. Proper notice was given of the hearing and the Planning Board has jurisdiction to proceed with the Master Plan amendment.

3. The Planning Board's planning consultant, Richard S. Cramer, P.P. of Town Plan Associates prepared a report entitled "Amended Land Use Element for the Villages Consent District" dated February 24, 2003 and a report entitled "Amended Fair Share Plan" also dated February 24, 2003.

4. The amendments incorporate into the Master Plan the provisions of an Amended General Development Plan granted by the Planning Board for planner residential development proposed for Block 66, Lots 5.01, 5.02, 5.03 7.01, 9 13 and 14.

5. The Planning Board finds that the amendments to the Land Use Element of the Master Plan guide the use of lands within Manalapan Township in a manner, which protects public health and safety and promotes the general welfare.

NOW THEREFORE BE IT RESOLVED that the Planning Board of Manalapan Township hereby adopts the reports entitled "Amended Land Use Element for the Villages Consent District" and "Amended Fair Share Plan", both prepared by Richard S. Cramer, P.P., and both dated February 24, 2003, both as amendments to the Master Plan of Manalapan Township.

BE IT FURTHER RESOLVED by the Planning Board of Manalapan Township that a copy of this Resolution together with a copy of

the reports entitled "Amended Land Use Element for the Villages Consent District" and "Amended Fair Share Plan" be served upon the Monmouth County Planning Board pursuant to the requirements of N.J.S.A. 40:55D-13.

This Resolution memorializes an action taken at the regular meeting of the Manalapan Township Planning Board held on March 13, 2003 on a roll call vote that evening as follows:

Offered by: Mr. Benkov
 Seconded by: Chairwoman Roth

ROLL CALL	YES	NO	ABSTAIN	ABSENT	INELIGIBLE
Wishart	(X)	()	()	()	()
Lazar	(X)	()	()	()	()
Gennaro	(X)	()	()	()	()
Holland	(X)	()	()	()	()
Pine	()	()	()	(X)	()
Hogan	(X)	()	()	()	()
Roth	(X)	()	()	()	()
Ward	(X)	()	()	()	()
Shapiro	()	()	(X)	()	()
Benkov (Alt. 1)	(X)	()	()	()	()
Cohen (Alt. 2)	(X)	()	()	()	()

The resolution was offered by Mr. Lezer, seconded by Ms. Roth, adopted on roll call by the following vote:

ROLL CALL	YES	NO	ABSTAIN	ABSENT	INELIGIBLE
Wishart	(X)	()	()	()	()
Lazar	(X)	()	()	()	()
Gennaro	(X)	()	()	()	()
Holland	(X)	()	()	()	()
Pine	()	()	()	()	(X)
Hogan	()	()	()	(X)	()
Roth	(X)	()	()	()	()
Ward	()	()	()	(X)	()
Shapiro	()	()	(X)	()	(X)
Benkov (Alt. 1)	()	()	()	(X)	()
Cohen (Alt. 2)	(X)	()	()	()	()

I hereby certify that the foregoing Resolution was adopted by the Planning Board of the Township of Manalapan at its meeting of March 27, 2003.

Ronald Wishart
 Ronald Wishart, Secretary

STATE OF NEW JERSEY :

SS.

COUNTY OF MONMOUTH :

I hereby certify that on March 27, 2003, Ronald Wishart, personally came before me and acknowledged under oath, to my satisfaction, that his person:

- (a) is the Secretary of the Manalapan Township Planning Board; and
 - (b) signed the Resolution as his act and deed.
-

AMENDED LAND USE ELEMENT FOR THE VILLAGES CONSENT DISTRICT

This is an amendment to the Township of Manalapan Master Plan Land Use Element to incorporate into the Master Plan the provisions of the amended General Development Plan (GDP) approval for the planned residential development formerly known as the Villages.

The Villages project was granted amended GDP approval by the Planning Board on July 12, 2001 to be developed as two developments consisting of an age restricted development (the Four Seasons) to be constructed on Block 66, Lots 7.01, 9, 13 & 14; and a non-age restricted community of townhouses and single family detached dwellings (the Meadows) to be constructed on Block 66, Lots 5.01, 5.02 & 5.03. The 2001 GDP amendment is subject to substantive certification by the New Jersey Council on Affordable Housing of the change in plan to meet the Township fair share housing obligation. Together, the two developments will provide the Township with a total of 536 units of affordable housing credits and reductions, which is equivalent to the amount of affordable housing that was to be provided under the Township's previously certified Fair Share Plan.

Planning Background

Development in this area of the Township is being significantly reduced in scale. The Township initially granted General Development Plan (GDP) approval in 1985 to this area as part of a larger development (known as the Villages) to construct 3,340 dwelling units, including 646 low and moderate income dwellings. The GDP was subsequently amended in 1986 to reduce the development to 2,680 dwelling units, including 436 low and moderate income housing units to be constructed on-site and 100 units to be funded off-site by the developers. The 1986 GDP provision for low and moderate housing was incorporated into the housing element of the Township Master Plan and became the basis of certification by the New Jersey Council on Affordable Housing (COAH) that Manalapan Township has satisfied its fair share housing obligation.

Under this land use plan amendment, no more than 1,338 dwellings will be constructed.

The Four Seasons Development

The Four Seasons will consist of up to 792 age restricted housing units. The development will include 692 single family detached age restricted dwelling units and one age restricted multifamily building containing 100 affordable rental units. The development is proposed on a 391-acre tract that the Township has planned and zoned as the CD Consent District. The maximum density will be 2.02 dwellings per acre. The Township established the CD Consent District in settlement of litigation over the Township obligation to provide a fair share of the region's low and moderate income housing need. The Four Seasons will provide 391 credits toward the Township obligation of 765 low and moderate-income units. The developer will earn the credits through the construction of the 100 affordable rental units; by securing 29 bonus credits for the rental units; by arranging and funding the transfer of 189 lower income units to other communities; by funding the transfer of an additional 30 lower income units; and by funding the rehabilitation of 43 existing low and moderate income units in Manalapan.

The Meadows Development

The Meadows will consist of up to 546 housing units. The development will include 220 single family detached dwelling units, 300 townhouse units, and 26 low and moderate income units integrated into the townhouse units. The development is proposed on a 145 acre tract that the Township has planned and zoned as the CD-Consent District. The density is 3.8 dwellings per acre. The Township established the CD-Consent District in settlement of litigation over the Township obligation to provide a fair share of the region's low and moderate income housing need. The Meadows will provide 145 credits toward the Township obligation of 765 low and moderate income units. The developer will earn the credits through the construction of 26 low and moderate income units on-site; by arranging and funding the transfer of 92 lower income units to other communities; by funding the transfer of an additional 11 lower income units; and by funding the rehabilitation of 16 existing low and moderate income units in Manalapan.