



—LAW OFFICES—

GLUCKWALRATH LLP

428 River View Plaza, Trenton, New Jersey 08611

Tel: (609) 278-1900 Fax: (609) 278-9200

www.glucklaw.com

Reply To: Trenton Office

Andrew Bayer
Direct Dial 609-278-3915
ABayer@glucklaw.com

Red Bank Office

11 Wharf Avenue, Suite 4
Red Bank, NJ 07701
Tel: (732) 530-8822 Fax: (732) 530-6770

October 30, 2015

VIA EMAIL AND REGULAR MAIL

Francis J. Banisch, P.P., A.I.C.P.
BAI Planning, Design & Communications
Banisch Associates, Inc.
111 Main Street
Flemington, NJ 08822

**Re: In the Matter of the Application of the Township of Manalapan
County of Monmouth
Docket No. MON-L-2518-15
Mt. Laurel Action**

Dear Mr. Banisch:

I represent the Township of Manalapan (The "Township") in the above referenced declaratory judgment action. Pursuant to an Order entered by the Hon. Jamie S. Perri, J.S.C. on September 24, 2015, as amended by Omnibus Order #2 issued on October 7, 2015, we are hereby submitting the following documents prepared by the Township's Affordable Housing Planner, Jennifer Beahm, P.P., A.I.C.P.:

- Summary of existing Inclusionary Redevelopment
- 100% Affordable – Lewis Street
- 100% Affordable – Millhurst Road
- 100% Affordable – Woodsat
- Summary of Plan for Total Fair Share Obligation

Please feel free to contact me with any questions.

GluckWalrath LLP

By: 
Andrew Bayer

Francis J. Banisch, P.P., A.I.C.P.
October 30, 2015
Page 2

AB:lpc
Enclosure

cc: Service List (Regular Mail)
Interveners (Email and Regular Mail)
Tara Lovrich, Business Administrator (Regular Mail)
Renee Garrigana, Assistant B.A. (Regular Mail)
Roger McLaughlin, Township Attorney (Regular Mail)
Jennifer Beahm, P.P., A.I.C.P. (Regular Mail)

Manalapan Township's Service List

Daniel J. McCarthy, Esq.
Rogut McCarthy, LLC
37 Alden Streetn
Cranford, New Jersey 07016

Martin Truscott, P.P. AICP
T&M Associates
11 Tindall Road
Middle town, New Jersey 07728

Gregory Valesi, PE, PP, CME
CME Associates
1460 Rte 9 South
Howell, New Jersey

Mary Barrett, Esq.
Stark & Stark, PA
PO Box 5315
Princeton, New Jersey 08543

Alex Katz, Esq.
Westminster Realty Corporation
26 Columbia Turnpike
Florham Park, New Jersey 07932

Giordano, Halleran & Ciesla
125 Half Mile Road
Suite 300
Red Bank, NJ 07701

Kenneth E. Meiser, Esq.
Hill Wallack LLP
202 Carnegie Center
CNN 5226
Princeton, New Jersey 08543

James M. Reynolds
General Counsel
The Ingerman Group
725 Cuthbert Boulevard
Cherry Hill, NJ 08002

Elizabeth Semple
NJ Dept of Environmental Protection
PO Box 402
Trenton, New Jersey 08625

Jacqui Adam
Allies, Inc.
1262 White Horse Hamilton Square Road
Building A, Suite 101
Hamilton, NJ 08690

Karl Hartkopf
Office of Smart Growth
Department of Community Affairs
101 South Broad Street
P.O. Box 204
Trenton, NJ 08625-0204

Jon Vogel
Development Director
Avalon Bay Communities, Inc.
517 Route One South
Suite 5500
Iselin, NJ 08830

A. Christopher Florio, Esq.
Stark & Stark, PA
PO Box 5315
Princeton, New Jersey 08543

Robin J. Bynoe
Enable, Inc.
13 Roszel Road
Ste B110
Princeton, New Jersey 08540

Evan Podel
Hamilton Properties Group LLC
1360 Clifton Avenue
Suite 240
Clifton, New Jersey 07712

Lara Schwager
Development Director
The Ingerman Group
725 Cuthbert Boulevard
Cherry Hill, NJ 08002

Olivia Sparks
P.O. Box 208
Manalapan, New Jersey 07726

John J. Plosnonka, PE, PP
Concept Engineering Consultants, PA
227 Route 33
Building 2, Unit 7
Manalapan, New Jersey 07726

Estate of Nola Person
224 Longwood Drive
Manalapan, New Jersey 07726

Sean Thompson, Executive Director
N.J. Council on Affordable Housing
101 South Broad Street, P.O. Box 813
Trenton, NJ 08625-0813

Richard S. Wojewodzki
Southview Companies
9 Heyward Hills Drive
Holmdel, NJ 07733

Diane Pappa
16 South Beers Street
Holmdel, NJ 07733

MONMOUTH COUNTY MUNICIPAL AFFORDABLE HOUSING SERVICE LIST

<p>Jeffrey R. Surenian, Esq. Jeffrey R Surenian and Associates,LLC Suite 301 707 Union Ave Brielle, NJ 08730-1470 jrs@surenian.com</p> <p>Counsel for: Borough of Atlantic Highlands Borough of Farmingdale Borough of Little Silver Borough of Rumson Borough of Shrewsbury Township of Wall Township of Ocean Township of Freehold Borough of Manasquan</p>	<p>Andrew Bayer, Esq. GluckWairath LLP 428 River View Plaza Trenton, NJ 08611 abayer@glucklaw.com</p> <p>Counsel for: Borough of Eatontown Township of Howell Township of Manalapan Borough of Monmouth Beach Borough of Oceanport Borough of Spring Lake Borough of Tinton Falls Township of Upper Freehold Township of Holmdel</p>
<p>Dominick M. Manco, Esq. 35 Court Street Suite 2D Freehold, NJ 07728 dmmancolaw@optonline.net</p> <p>Counsel for Township of Colts Neck</p>	<p>Ronald H. Gordon, Esq. Decotiis, Fitzpatrick & Cole, LLP Glenpointe Center West 500 Frank W. Burr Blvd. Teaneck, NJ 07666 rgordon@decotiislaw.com</p> <p>Counsel for Township of Aberdeen</p>
<p>Brian Nelson, Esq. Archer & Greiner, P.C. Riverview Plaza 10 Highway 35 Red Bank, NJ 07701 bnelson@archerlaw.com</p> <p>Counsel for Township of Middletown</p>	<p>Gene Anthony, Esq. 48 South Street Eatontown, NJ 07724 gantpol@aol.com</p> <p>Counsel for Township of Neptune</p>
<p>Michael B. Steib, Esq. 16 Cherry Tree Farm Road PO Box 893 Middletown, NJ 07748 info@mbslaw.net</p> <p>Counsel for Township of Millstone</p>	<p>Robert Beckelman, Esq. Greenbaum Rowe Smith & Davis, LLP Metro Corporate Campus One PO Box 5600 Woodbridge, NJ 07095 rbeckelman@greenbaumlaw.com</p> <p>Counsel for City of Long Branch</p>
<p>Daniel J. O'Hern, Jr. Byrnes, O'Hern & Heugle 28 Leroy Place Red Bank, NJ 07701 dohern@byrnesohern.com</p> <p>Counsel for Borough of Red Bank</p>	

SUPREME COURT SERVICE LIST

Jeffrey R. Surenian, Esq.
Jeffrey R Surenian and Associates,LLC
707 Union Ave, Suite 301
Brielle, NJ 08730-1470
jrs@surenian.com

Kevin D. Walsh, Esq.
Fair Share Housing Ctr
510 Park Blvd
Cherry Hill, NJ 08002-3318
kevinwalsh@fairsharehousing.org

Geraldine Callahan, Deputy Attorney
General
Richard J. Hughes Justice Complex
25 Market Street, 8th Floor
Trenton, NJ 08625-0080
Geraldine.Callahan@dol.lps.state.nj.us

Jonathan E. Drill, Esq.
Stickel, Loenig, Sullivan & Drill
571 Pompton Avenue
Cedar Grove, NJ 07009-1720
jdrill@sksdllaw.com

Stephen M. Eisdorfer, Esq.
Hill Wallack LLP
PO Box 5226
21 Roszel Road
Princeton, NJ 08543-5226
SME@hillwallack.com

Jeffrey L. Kantowitz, Esq.
Law Office of Abe Rappaport
195 US Highway 46, Suite 6
Totowa, NJ 07512-1833
Jeffrey.kantowitz@gmail.com

Edward J. Buzak, Esq.
Buzak Law Group,LLC
150 River Road, Suite N-4
Montville, NJ 07045-9441
ejbuzak@buzaklawgroup.com

Richard J. Hoff, Jr Esq.
Bisgaier Hoff, LLC
25 Chestnut Street, Suite 3
Haddonfield, NJ 08033
rhoff@bisgaierhoff.com

**SUMMARY OF PLAN
FOR
TOTAL FAIR SHARE OBLIGATION**

MUNICIPALITY:

Monmouth

COUNTY:

	EST. OBLIG.	COMPLETED UNITS	PROPOSED UNITS	LOW	MOD	VERY LOW	TOTAL UNITS
Rehabilitation Share (per 2010 Census)	126						
<i>Rehabilitation Credits</i>							
Rehab Program(s)							
Remaining Rehabilitation Share							
1987-1999 Prior Round Obligation (1)	706						
<i>Vacant Land Adjustment (if applicable)</i>							
Unmet Need							
RDP							
Mechanisms (2)							
Prior Cycle Credits (4/1/80-12/31/86)							
Credits without Controls							
Inclusionary Zoning		323					
100% Affordable							
Accessory Apartments							
Write Down-Buy Down/Market-to-Affordable							
Alternative Living/Supportive & Special Needs		19					
Assisted Living							
RCA Units (previously approved)		322					
Compliance Bonus							
Rental Bonuses		42					
Total Prior Round Credits	706						
Units Addressing 1987-1999 Prior Round	664						
1999-2015 GAP Period Estimate (1)	505						
Mechanisms (2)							
<i>Vacant Land Adjustment (if applicable)</i>							
Unmet Need							
RDP							
Inclusionary Zoning							
Redevelopment							
100% Affordable							
Accessory Apartments							
Market-to-Affordable							
Supportive & Special Needs/ Alternative Living							

Assisted Living							
Extended Affordability Controls							
Other (describe on a separate sheet)							
Smart Growth Bonuses							
Redevelopment Bonuses							
Rental Bonuses							
<i>Total Third Round Credits</i>							
Units Addressing 1999-2015 GAP period							
2015-2025 Third Round Obligation (1)	340						
Mechanisms (2)							
<i>Vacant Land Adjustment (if applicable)</i>							
Unmet Need							
RDP							
Inclusionary Zoning							
Redevelopment							
100% Affordable		80	93				
Accessory Apartments							
Market-to-Affordable							
Supportive & Special Needs/ Alternative Living			35				
Assisted Living							
Extended Affordability Controls							
Other (describe on a separate sheet)							
Smart Growth Bonuses							
Redevelopment Bonuses							
Rental Bonuses		69					
<i>Total Third Round Credits</i>	277						
Units Addressing 2015-2025 Fair Share	208	149	128				

(1) Identify the basis for asserting this number as the municipal obligation.

(2) Provide a description for each mechanism.**

Basis for Obligation

It must be emphasized that these are preliminary numbers and the ultimate obligations will be determined after the fair share issues are fully and fairly litigated. For now, we are, without prejudice to the ultimate determination on the fair share issues, utilizing the numbers issued by COAH set forth in the "New Jersey Council On Affordable Housing Substantive Rules of the New Jersey Council on Affordable

TOTALS	#	% OF TOTAL OBLIGATION
LOW/MOD UNITS	872	53.3%
VERY LOW INCOME	26	1.6%
BONUS CREDITS	111	6.8%
AGE-RESTRICTED	100	6.1%
NOT AGE-RESTRICTED	772	47.2%

Housing for the Period Beginning on (the Effective Date of these Rules) Proposed New Rules: N.J.A.C. 5:99” dated June 2014. Said previously published regulations assigned the Township a rehabilitation obligation of 126, a Prior Round Obligation (1987-1999) of 706, a Gap Obligation (1999-2014) of 505 units, and a Round 3 obligation (2014-2024) of 340.

Manalapan Township received Third Round Substantive Certification for its Third Round “Growth Share” Housing Plan Element and Fair Share Plan on July 15, 2010. The Township’s Certified Plan provided mechanisms to address a 36-unit rehabilitation obligation, a 706-unit Prior Round obligation, and a Third Round Growth Share obligation of 277 units.

The history of obligation delineation to municipalities has not been an easy or straightforward path thus far. While this Township, and many others around the state, are dependent upon a set number to create their Fair Share Housing Plans from, there is an absence of a finalized number and set of regulations or rulings to guide the Township. Aside from the 2014 COAH fair share allocation numbers, the only other currently available expert report regarding the allocation of fair share numbers to specific municipalities is the July 2015 report prepared by David Kinsey, P.P., F.A.I.C.P. on behalf of FSHC (hereinafter the “Kinsey Report”). The New Jersey State League of Municipalities (“League”) has also submitted two other reports to the Courts. These two reports evaluate the report of Dr. Kinsey. They do not establish fair share numbers to specific municipalities. Nassau Capital Advisors, LLC and Econsult Solutions prepared these two reports for the League. Manalapan entered into a Shared Services Agreement (“SSA”) along with roughly 200 other New Jersey municipalities to retain Rutgers University so that Dr. Burchell could prepare an expert report that would contain fair share calculations for specific municipalities, which was due to be completed by September 30, 2015. Unfortunately, before Dr. Burchell finalized a draft of his report, he suffered a stroke and on September 11, 2015, Rutgers University terminated the contract pursuant to which Dr. Burchell was doing this work. In an effort to address this unforeseen problem, the consortium of municipalities has since entered into a contract with Econsult Solutions to prepare a second report (the “Solutions Report”), which will calculate fair share obligations for all of the municipalities in the state. The Solutions Report will be completed by the end of this year. Until this report is completed, Manalapan will rely on the 2014 COAH fair share numbers as its preliminary fair share obligations.

The Kinsey Report defined the prospective need as the need for the period 1999 through 2025 and concluded that the need for this period was 201,382. On the other hand, the report prepared by Nassau Capital Advisors, LLC projected and estimated that the inclusionary zoning strategy is capable of delivering a total of between 17,000 to 24,000 new units of low and moderate income housing during the next ten years spread across the state. These reports widely differ and reveal the difficult issues the Court will need to consider when it makes an ultimate determination on the fair share issues.

**See associated summary sheets for mechanism descriptions

1987-1999 Prior Round Obligation		
<u>Inclusionary Zoning</u>	<u>Supportive/Special Needs</u>	<u>Rental Bonuses</u>
Samaritan Center (67)	<u>Housing/Alternative Living</u>	Four Seasons (29)
Knob Hill (100)	<u>Arrangements</u>	Supportive/Special
Tracy Station (28)	Alexandria Drive Group Home (6)	Needs (13)
Lewis Street (2)	Church Lane Group Home (6)	
Four Seasons (100)	Knox Lane Group Home (4)	
Meadow Creek (26)	Sandpiper Drive Group Home (3)	

1999-2015 GAP Period Estimate
 TBD

2015-2025 Third Round Obligation

<u>100% Affordable</u>	<u>Supportive/Special Needs</u>	<u>Rental Bonuses</u>
Lewis Street (8)	<u>Housing/Alternative</u>	Woods at Manalapan
Millhurst Road (35 Family Rental + 50 Age-Restricted Rental) (85)	<u>Living Arrangements</u>	(69)
Woods at Manalapan (80)	Millhurst Road (35)	

**Inclusionary/Redevelopment
Summary of Built Projects**

MUNICIPALITY: Manalapan Township

Total Affordable Units:

664

COUNTY:

Monmouth

Total Affordable Credits:

706

(Provide a narrative description on a separate sheet and specify the number of completed units by affordability on the form below)

Project or Site Name (1)	Block/Lot(s)	Affordable Units Constructed						Tenure (R-Rental or S-Sale)	Rental Bonuses	
		Low (#/%)		Moderate (#/%)		Very Low (#/%)			AR (2)	NAR (3)
		AR (2)	NAR (3)	AR (2)	NAR (3)	AR (2)	NAR (3)			
Alexandria Drive Group Home	1815/1	0	6	0	0	0	0	0	0	6
Church Lane Group Home	19/15.01(15A)	0	6	0	0	0	0	0	0	6
Knox Lane Group Home	1702/20	0	4	0	0	0	0	0	0	1
Sandpiper Drive Group Home	1430/4	0	3	0	0	0	0	0	0	0
Samaritan Center	56.01/Various 57.01/Various	0	34	0	0	33	0	0	0	0
Knob Hill	7200, 7202, 7203 7224, 7225, 7226, 7227, 7228, 7229	0	0	0	0	100	0	0	0	0
Tracy Station	49.01-49.17	0	28	0	0	0	0	0	0	0
TOTALS			81			133				13

(1) Attach narrative for each site.

(2) Age-Restricted

(3) Not Age-Restricted

October 6, 2015

Project or Site Name (1)	Block/ Lot(s)	Affordable Units Constructed									Tenure (R-Rental or S-Sale)	Rental Bonuses	
		Low (#/%)			Moderate (#/%)			Very Low (#/%)				AR (2)	NAR (3)
		AR (2)	NAR (3)		AR (2)	NAR (3)		AR (2)	NAR (3)				
Lewis Street	48/8.01, 11	0	0	0	0	2	0	0	0	0	S		
Four Seasons	66.08-66.17, 66.23-66.43	50	0	0	50	0	0	0	0	0	S	29	
Meadow Creek	66.01-66.07	0	13	0	0	13	0	0	0	0	S		
Hightstown RCA	N/A	0	21	0	0	20	0	0	0	0			
Lawrence Township RCA	N/A	0	31	0	0	31	0	0	0	0			
Red Bank RCA	N/A	0	50	0	0	50	0	0	0	0			
Trenton RCA	N/A	0	60	0	0	59	0	0	0	0			
TOTALS		50	175	50	175	175	50	175	0	0		29	0

Project Narratives

Alexandria Drive Group Home: This group home contains 6 bedrooms and is operated by the Association for Retarded Citizens. The group home was first occupied in April 1985.

Church Lane Group Home: This group home contains 6 bedrooms and is operated by the Association for Retarded Citizens. The group home was first occupied in April 1987.

Knox Lane Group Home: This group home contains 4 bedrooms and is operated by Developmental Services of New Jersey. It has been occupied since September 1991.

Sandpiper Drive Group Home: This 3 bedroom group home is operated by the Cerebral Palsy Association of Middlesex County. It was first occupied in June 1992

Samaritan Center is an inclusionary development containing 40 low-income and 40 moderate-income deed restricted family for sale dwelling units. The property is located off of Tracy Station Road and was constructed using with land donated by the Township and utility improvements funded by the Monmouth County Community Development Programs.

Knob Hill is an inclusionary development containing 100 deed restricted dwelling units affordable to moderate income families. The development received final approval from the Township Planning Board in 1994 and was constructed subsequent to receiving final approval.

Tracy Station is a 140-unit townhouse and garden apartment development containing 14 low income and 14 moderate income dwelling units. The property is located on Tracy Station Road proximate to the aforementioned Samaritan Center Development.

Lewis Street is a residential subdivision consisting of two lots planned for the development of two affordable units. Final approval was granted by the Township in 1992.

Four Seasons at Manalapan is an age-restricted active adult community containing 100 deed restricted affordable rental units. The development is located between Woodward Road and New Jersey State Highway 33 just west of Meadow Creek. Construction on the property is completed and the units are occupied.

Meadow Creek is a family for-sale inclusionary development containing 26 affordable for-sale units. The property is located between Woodward Road and County Route 527 (Millhurst Road). The development is substantially complete; however, construction is ongoing and it is anticipated that construction will be completed by 2016.

RCAs: The Township entered into four Regional Contribution Agreements with Hightstown, Lawrence Township, Trenton, and Red Bank. These RCAs provided for the development of a total of 322 dwelling units across the four RCAs.

100% Affordable Housing Project

Summary of Project Status

MUNICIPALITY:

Manalapan Township

COUNTY: Monmouth

Project Name: Lewis Street Address: Lewis Street Block(s): 48.01 Lot(s): 8.04 Current Zoning: R-20
 Rezoning Needed: YES
 (Yes or No)

Project Narrative:

Affordable Units				Rental Bonuses				Project Completion Status				# Built Units
Low AR ⁽¹⁾	Moderate AR ⁽¹⁾	Very Low NAR ⁽²⁾	Total Units	Age- Restricted	Not Age- Restricted	Number of Proposed Units by Project Site Suitability Criteria ⁽³⁾			Suitable			
						Approvable (Status of local and State approvals)	Available (clear title?)	Developable				
0	4	0	8	0	0	Yes	Y	Y	Y	Y	0	

The Township purchased Block 48.01 Lot 8.04 as a result of an agreement that was reached through the COAH mediation process between the Township and the previous property owner. The Township, in conjunction with an affordable housing developer, will permit the construction of 10 affordable for-sale townhouse units on the site. 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. The site is approvable and developable.

- (1) Age-Restricted
- (2) Not Age-Restricted
- (3) Site suitability criteria are as follows:

"Approvable site" means a site that may be developed for low and moderate income housing in a manner consistent with the rules or regulations of all agencies with jurisdiction over the site. A site may be approvable although not currently zoned for low and moderate income housing. "Available site" means a site with clear title, free of encumbrances which preclude development for low and moderate income housing. "Developable site" means a site that has access to appropriate water and sewer infrastructure, and is consistent with the applicable areawide water quality management plan (including the wastewater management plan) or is included in an amendment to the areawide water quality management plan submitted to and under review by DEP. "Suitable site" means a site that is adjacent to compatible land uses, has access to appropriate streets and is consistent with the environmental policies delineated in N.J.A.C. 5:93-4.

October 6, 2015

100% Affordable Housing Project

Summary of Project Status

MUNICIPALITY: _____

COUNTY: Monmouth

Manalapan Township

Project Name: Millhurst Road

Address: Cannonero Boulevard

Block(s): 66.21

Lot(s): 1

Current Zoning: CD-FS

NO

Rezoning Needed: _____

(Yes or No)

Project Narrative: _____

Affordable Units				Rental Bonuses			Project Completion Status				# Built Units	
Low AR ⁽¹⁾	Moderate AR ⁽¹⁾	Very Low NAR ⁽²⁾	Total Units	Age- Restricted	Not Age- Restricted	Number of Proposed Units by Project Site Suitability Criteria ⁽³⁾			Suitable			
						Available (clear title?)	Sewer	Water		Consistent w/WQMP		
25	19	25	35	16	120	50	70	Y	Y	Y	Y	0

This 16.03-acre site was acquired by the Township in 2006 from K. Hovnanian at Manalapan II, LLC. The 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 NJDEP, 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. 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.

- (1) Age-Restricted
- (2) Not Age-Restricted
- (3) Site suitability criteria are as follows:

“Approvable site” means a site that may be developed for low and moderate income housing in a manner consistent with the rules or regulations of all agencies with jurisdiction over the site. A site may be approvable although not currently zoned for low and moderate income housing. “Available site” means a site with clear title, free of encumbrances which

100% Affordable Housing Project

Summary of Project Status

preclude development for low and moderate income housing. "Developable site" means a site that has access to appropriate water and sewer infrastructure, and is consistent with the applicable areawide water quality management plan (including the wastewater management plan) or is included in an amendment to the areawide water quality management plan submitted to and under review by DEP. "Suitable site" means a site that is adjacent to compatible land uses, has access to appropriate streets and is consistent with the environmental policies delineated in N.J.A.C. 5:93-4.

October 6, 2015

100% Affordable Housing Project

Summary of Project Status

MUNICIPALITY: _____

COUNTY: Monmouth

Manalapan Township

Project Name: Woods at
Manalapan

Address: 48 Wood Avenue

Block(s): 47

Lot(s): 17

Current Zoning: R-40/20

NO

Rezoning Needed: _____
(Yes or No)

Project Narrative:

Affordable Units				Rental Bonuses			Project Completion Status				# Built Units	
Low AR ⁽³⁾	Moderate AR ⁽¹⁾	Very Low NAR ⁽²⁾	Total Units	Age- Restricted	Not Age- Restricted	Number of Proposed Units by Project Site Suitability Criteria ⁽³⁾	Developable			Suitable		
							Approvable (Status of local and State approvals)	Available (clear title?)	Sewer		Water	Consistent w/WQMP
0	30	0	40	10	80	0	69	0	Y	Y	Y	80

An 80-unit 100 percent affordable family rental development completed in 2012. The site is located in the western part of the Township at Wood Avenue. The site was rezoned by the Township as the Affordable Housing Overlay Zone-1 on December 16, 2009 to permit its development as a 100 percent affordable housing development. The site is served by public water and sewer. The site is within the sewer service area of the Western Monmouth Utilities Authority. The site is also located within the public water service area of the Gordons Corner Water Company. Ten (10) of the units are available to very-low income families earning 30 percent or less of the Region's median income as adjusted for household size.

- (1) Age-Restricted
- (2) Not Age-Restricted
- (3) Site suitability criteria are as follows:

"Approvable site" means a site that may be developed for low and moderate income housing in a manner consistent with the rules or regulations of all agencies with jurisdiction over the site. A site may be approvable although not currently zoned for low and moderate income housing. "Available site" means a site with clear title, free of encumbrances which preclude development for low and moderate income housing. "Developable site" means a site that has access to appropriate water and sewer infrastructure, and is consistent with the applicable areawide water quality management plan (including the wastewater management plan) or is included in an amendment to the areawide water quality management plan submitted to and under review by DEP. "Suitable site" means a site that is adjacent to compatible land uses, has access to appropriate streets and is consistent with the environmental policies delineated in N.J.A.C. 5:93-4.

October 6, 2015