

Housing Plan Element and Fair Share Plan

Prepared for:

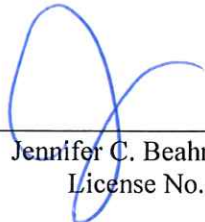
**The Township of Manalapan
Monmouth County, New Jersey**

**Adopted:
June 12, 2025**

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INTRODUCTION

In the case of Southern Burlington County NAACP v. the Township of Mount Laurel, (commonly known as Mount Laurel I), the New Jersey Supreme Court established the doctrine that developing municipalities in New Jersey have a constitutional obligation to provide a realistic opportunity for the construction of low and moderate income housing in their communities. In its Mount Laurel decision, decided on January 20, 1983 (Mount Laurel II), the Supreme Court expanded the Mount Laurel doctrine by stating that this constitutional responsibility extended to all municipalities in New Jersey. The Court also established various remedies, including the “builder remedy” or court-imposed zoning, to ensure that municipalities affirmatively addressed this obligation.

In response to the Mount Laurel II decision, the New Jersey Legislature adopted the Fair Housing Act in 1985 (Chapter 222, Laws Of New Jersey, 1985). The Fair Housing Act established a Council on Affordable Housing (COAH) as an administrative alternative to the courts. COAH was also given the responsibility of establishing various housing regions in the state, determining regional and municipal fair share affordable housing obligations and adopting regulations establishing the guidelines and approaches that municipalities may use in addressing their affordable housing need.

Under COAH’s regulations, low income households are defined as those with incomes no greater than 50 percent of the median household income, adjusted for household size, of the housing region in which the municipality is located, and moderate-income households are those with incomes no greater than 80 percent and no less than 50 percent of the median household income, adjusted for household size, of the housing region. For the Township of Manalapan, the housing region is defined by COAH as Region 4 and is comprised of Mercer, Monmouth and Ocean counties. For 2024, Region 4’s median income for a four-person household is \$130,054, the moderate-income limit is \$104,043, the low-income limit is \$65,027, and the very low income limit is \$39,016.

Pursuant to both the Fair Housing Act and the Municipal Land Use Law (MLUL), municipalities in New Jersey are required to include a housing element in their master plans. The principal purpose of the housing element is to provide for methods of achieving the goal of access to affordable housing to meet the municipality’s low- and moderate-income housing needs. The statutory required contents of the housing element are:

- 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 low- and moderate-income housing, for the ten 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 to accommodate its present and prospective housing needs, including its fair share for low- and moderate-income housing; and
- 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.

MUNICIPAL SUMMARY

Manalapan Township is a 30.65 square mile suburban community located in western Monmouth County. In neighboring Middlesex County, Manalapan is bordered by Monroe Township and Old Bridge Township, to the north. In Monmouth County, Manalapan is bordered by Marlboro Township to the east, Freehold Township to the south and southeast, and Millstone Township to the west. The Borough of Englishtown is located entirely within Manalapan. Manalapan's land uses are typical of a suburban community and consist mostly of residential and farm assessed property with commercial corridors located along major roads such as Route 9.

The Township contains or is in the immediate vicinity of a number of notable natural features. A number of farm assessed properties are located throughout the Township, particularly in the southern portion of Manalapan and 21 separate farms have been preserved through the Monmouth County Farmland Preservation program. Monmouth Battlefield, a State Park and home to one of the largest battles of the American Revolution, is located within Manalapan Township and is listed on the National Register of Historic Places as a Historic District.

Manalapan had a population of 40,666 in 2023, according to the U.S. Census Bureau's American Community Survey Demographics and Housing Estimates. Manalapan has a population density of 1,335 persons per square mile of land area, which is lower than Monmouth County's overall density of 1,375 persons per square mile. Manalapan grew older between 2010 and 2023, with a 2010 median age of 40.1, and a 2023 median age of 43.9 years of age. The Township's 2023 median household income estimate of \$151,297 was higher than that of the County (\$122,727) and the State (\$101,050). In the guidelines established by COAH, Manalapan Township is located in affordable housing Region 4 which is comprised of Monmouth, Mercer, and Ocean Counties.

DEMOGRAPHIC CHARACTERISTICS

POPULATION

In 2023, the Township of Manalapan had a total population of 40,666, according to ACS 5-Year Estimates. This number represented an increase of 2,734 individuals or 7.2 percent since the 2020 Census. The percentage increase experienced by Manalapan between 2010 and 2023 (7.2%) is higher than the State's 6.3 percent increase and the County's 2.5 percent increase over the same period. Manalapan's population grew steadily from 1950 through 2023 but had begun to slow in the late 20th century/early 21st century. The Township experienced the greatest overall population growth between 1960 and 1970, with the population multiplying by over three-and-a-half times between the two decades. The 2023 population of 40,666 represented approximately 6.3 percent of the total population of Monmouth County. The total population pattern over time for Manalapan, Monmouth County, and the State of New Jersey are detailed below.

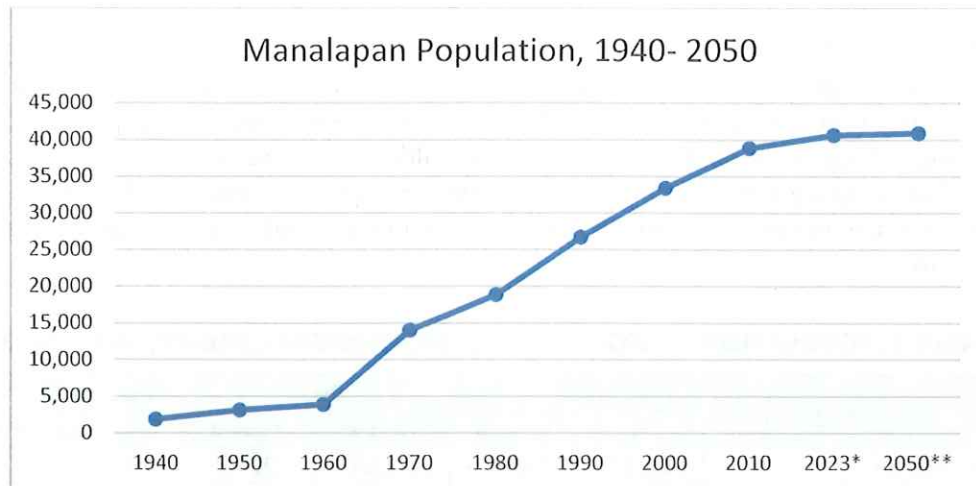
TABLE 1: POPULATION TRENDS, 1940-2050

Year	Manalapan			Monmouth County			New Jersey		
	Population	Change		Population	Change		Population	Change	
		Number	Percent		Number	Percent		Number	Percent
1940	1,900	-	-	161,238	-	-	4,160,165	-	-
1950	3,137	1,237	65.1%	225,327	64,089	39.7%	4,835,329	675,164	16.2%
1960	3,990	853	27.2%	334,401	109,074	48.4%	6,066,782	1,231,453	25.5%
1970	14,049	10,059	252.1%	461,849	127,448	38.1%	7,171,112	1,110,330	18.2%
1980	18,914	4,865	34.6%	503,173	41,324	8.9%	7,365,011	193,899	2.7%
1990	26,716	7,802	41.2%	553,124	49,951	9.9%	7,730,188	365,177	5.0%
2000	33,423	6,707	25.1%	615,301	62,177	11.2%	8,414,350	684,162	9.0%
2010	37,932	4,509	13.5%	628,112	12,811	2.1%	8,721,577	307,227	3.7%
2020	39,577	1,645	4.3%	620,821	-7,291	-1.2%	8,885,418	163,841	1.9%
2023*	40,666	2,734	7.2%	643,615	15,503	2.5%	9,267,014	545,437	6.3%
2050**	40,917	1,340	3.4%	669,624	26,009	4.4%	-	-	-

Source: NJSDC 2000 Census Publication: Population Trends 1790 to 2000

*U.S. Census Bureau, 2023 ACS 5-Year Estimates (table DP05)

**2050 Projections from North Jersey Transportation Planning Authority



POPULATION COMPOSITION BY AGE

The age composition of Manalapan has shifted noticeably since the 2010 Census. According to American Community Survey 2023 5-Year Estimates, significant changes occurred in many age groups. Among younger demographics, the under-five (5) cohort experienced the largest percentage decrease (-20.5%). The largest percentage gains were mostly seen among the older demographics. Individuals aged 65-74 years experienced the largest amount of growth, increasing by over 135 percent between 2010 and 2023. The second and third largest percentage increases were seen among the 60-64 years cohort (55.8%) and the 75-84 years cohort (22.5%). However, the number of individuals over the age of 85 decreased by 27.5 percent. Overall, the population of Manalapan grew by 7.2 percent between 2010 and 2023.

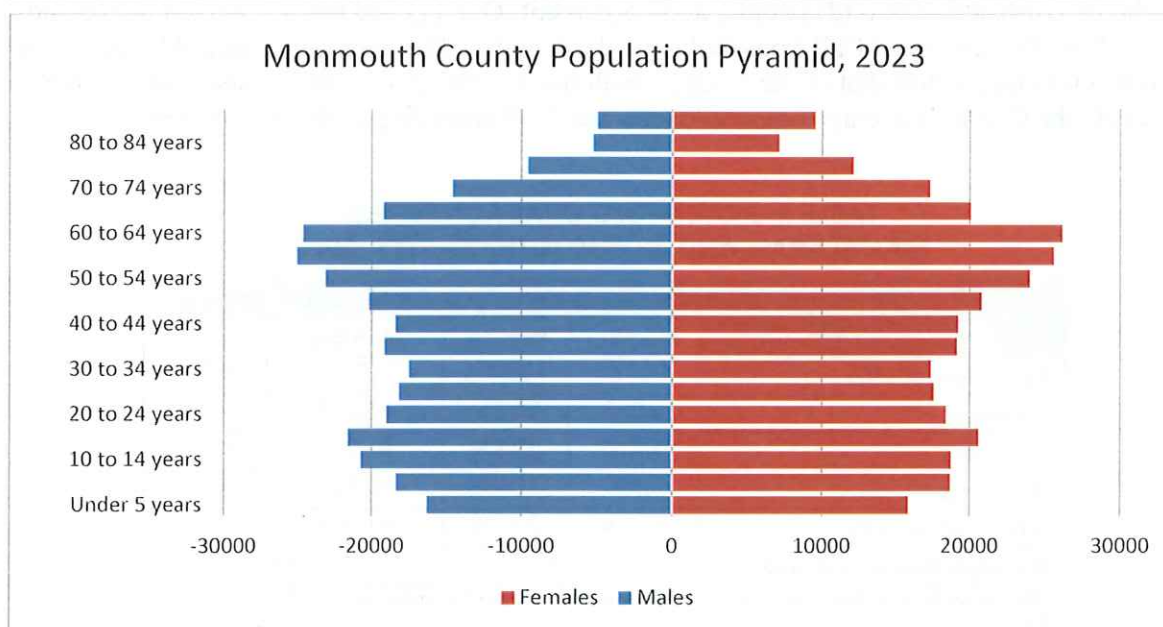
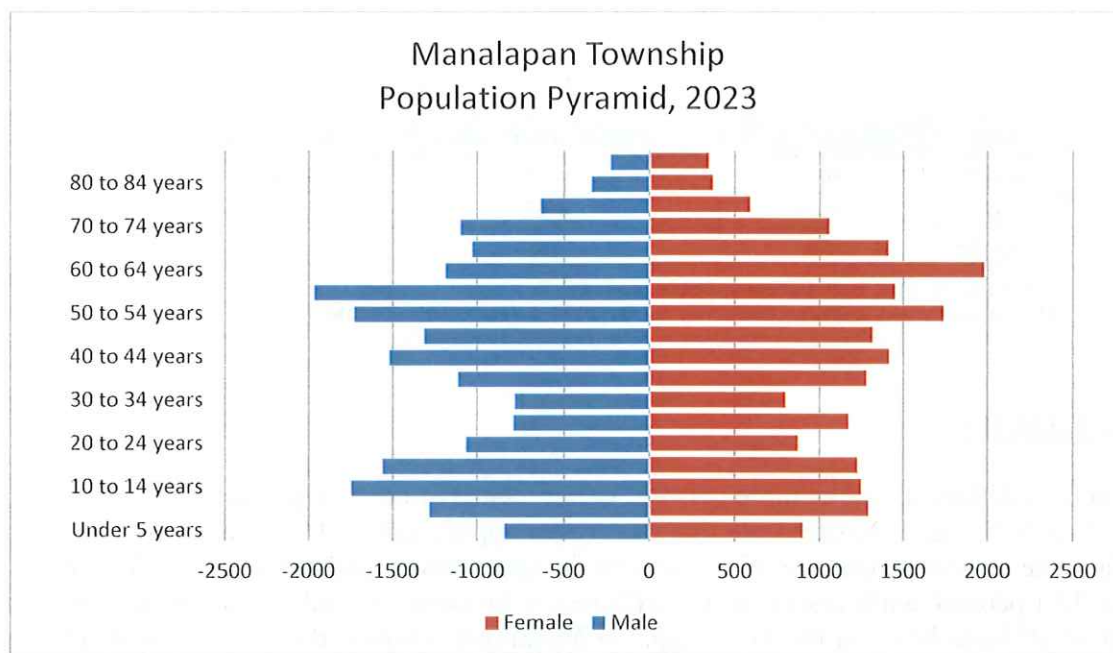
TABLE 2: POPULATION BY AGE COHORT, MANALAPAN, 2010-2023

Population	2010		2023		Change 2010-2023	
	Number	Percent	Number	Percent	Number	Percent
Total population	37,932	100.0%	40,666	100.0%	2,734	7.2%
Under 5 years	2,189	5.8%	1,741	4.3%	-448	-20.5%
5 to 9 years	2,835	7.5%	2,572	6.3%	-263	-9.3%
10 to 14 years	2,951	7.8%	2,994	7.4%	43	1.5%
15 to 19 years	2,766	7.3%	2,785	6.8%	19	0.7%
20 to 24 years	1,907	5.0%	1,935	4.8%	28	1.5%
25 to 34 years	3,630	9.6%	3,541	8.7%	-89	-2.5%
35 to 44 years	5,415	14.3%	5,326	13.1%	-89	-1.6%
45 to 54 years	7,084	18.7%	6,096	15.0%	-988	-13.9%
55 to 59 years	2,815	7.4%	3,416	8.4%	601	21.3%
60 to 64 years	2,034	5.4%	3,168	7.8%	1,134	55.8%
65 to 74 years	1,949	5.1%	4,595	11.3%	2,646	135.8%
75 to 84 years	1,572	4.1%	1,926	4.7%	354	22.5%
85 years and over	785	2.1%	571	1.4%	-214	-27.5%
2010 US Census Bureau (S0101)						
U.S. Census Bureau, American Community Survey 2023 5- Year Estimates (table DP-05)						

Monmouth County also experienced shifts in the age make-up of its population. Similarly to Manalapan, the County also experienced a significant contraction in the number of children under five (5) years old (-11.1%). Monmouth County also experienced positive growth among all age cohorts from 55 years and older. This suggests that the County, like Manalapan, has an aging population. The similarities in population age distribution between the Borough and the County are illustrated by the likeness in the shape of their population pyramids provided below.

TABLE 3: POPULATION BY AGE COHORT, MONMOUTH COUNTY, 2010-2023

Population	2010		2023		Change 2010-2023	
	Number	Percent	Number	Percent	Number	Percent
Total population	628,112	100.0%	643,615	100.0%	15,503	2.5%
Under 5 years	36,105	5.7%	32,114	5.0%	-3,991	-11.1%
5 to 9 years	43,432	6.9%	37,013	5.8%	-6,419	-14.8%
10 to 14 years	45,172	7.2%	39,484	6.1%	-5,688	-12.6%
15 to 19 years	44,706	7.1%	42,163	6.6%	-2,543	-5.7%
20 to 24 years	33,055	5.3%	37,390	5.8%	4,335	13.1%
25 to 34 years	63,105	10.0%	70,569	11.0%	7,464	11.8%
35 to 44 years	93,461	14.9%	75,860	11.8%	-17,601	-18.8%
45 to 54 years	108,675	17.3%	88,083	13.7%	-20,592	-18.9%
55 to 59 years	42,594	6.8%	50,654	7.9%	8,060	18.9%
60 to 64 years	34,235	5.5%	50,797	7.9%	16,562	48.4%
65 to 74 years	41,719	6.6%	71,107	11.0%	29,388	70.4%
75 to 84 years	29,301	4.7%	33,953	5.3%	4,652	15.9%
85 years and over	12,552	2.0%	14,428	2.2%	1,876	14.9%
2010 US Census Bureau (S0101)						
U.S. Census Bureau, American Community Survey 2023 5- Year Estimates (table DP-05)						



The median age of Township residents increased between 2010 and 2023, rising from 40.1 years of age to 43.9 years. This trend follows a similar rise in the median age of Monmouth County's population from 40.6 years to 43.2 years, and New Jersey's population as well, from 38.5 years to 40.1 years, providing more evidence of the general "graying" of America as the Baby Boom generation continues to age.

TABLE 4: MEDIAN AGE, 2010 - 2023

Year	Manalapan	Monmouth County	New Jersey
2010	40.1	40.6	38.5
2023	43.9	43.2	40.1
Change	3.8	2.6	1.6
U.S. Census Bureau, 2020 Decennial Census (table DP-1) U.S. Census Bureau, American Community Survey 2023 5-Year Estimates (table DP-05)			

HOUSEHOLDS

A household is defined as one or more persons, either related or not, living together in a housing unit. 2023 ACS 5-Year Estimates note that there were approximately 14,785 households in the Township. The largest percentage of households in Manalapan consisted of four (4) or more people, at 32.1 percent, while one (1) and two (2) person households combined accounted for just over half of all households in the Township. In Monmouth County, the largest percentage of households consisted of two (2) people, at 32.5 percent. One (1) and two (2) person households consisted of 59.1 percent of all households in the County. The average household size in the Township was larger than that of the County; with the Township's average household size being 2.74 while the County's average household size was 2.55 according to these estimates.

**TABLE 5: HOUSEHOLD CHARACTERISTICS
MANALAPAN AND MONMOUTH COUNTY, 2023**

	Manalapan		Monmouth County	
	Number	Percent	Number	Percent
Total Households	14,785	100.0%	250,195	100.0%
1-person	3,061	20.7%	66,589	26.6%
2-persons	4,410	29.8%	81,289	32.5%
3-persons	2,570	17.4%	40,929	16.4%
4 or more persons	4,744	32.1%	61,388	24.5%
Average Household Size	2.74		2.55	
U.S. Census Bureau, American Community Survey 2023 5 Year Estimates (tables S2501 & B25010)				

Family households are defined as two or more persons living in the same household, related by blood, marriage or adoption. Most households in Manalapan were families, comprising 76.3 percent of all households. Approximately 67.4 percent of all family households were family households with married couple householders, while 2.0 percent and 9.7 percent of family households consisted of single parent male or female householders, respectively. The average family size was 3.21 persons. Of all households in the Township, 23.7 percent were non-family households.

TABLE 6: HOUSEHOLDS BY TYPE (2023)

Household Size	Total	Percent
Total Households	14,785	100.0%
1 person household	3,061	20.7%
2 or more person household	11,724	79.3%
Family households	11,287	76.3%
Married Couple Family	9,968	67.4%
With own children under 18 years	4,692	47.1%
No children under 18 years	5,276	52.9%
Other Family	1,319	8.9%
Male householder, no spouse present	228	2.0%
With own children under 18 years	59	25.9%
No own children under 18 years	169	74.1%
Female householder, no spouse present	1,091	9.7%
With own children under 18 years	495	45.4%
No own children under 18 years	596	54.6%
Nonfamily Households	3,498	23.7%
Average Family Size (persons)	3.21	
U.S. Census Bureau, American Community Survey 2023 5-Year Estimates (tables S2501, S1101)		

INCOME

Between 2010 and 2023, Manalapan experienced a 68 percent increase in per capita income, outpacing Monmouth County's and the State's percentage increases during the same period. Similarly, Manalapan's per capita income figure in 2023 was \$68,954, higher than both the County's \$65,545, and the State's \$53,118 figure.

TABLE 7: PER CAPITA INCOME AND MEDIAN HOUSEHOLD INCOME, 2010 - 2023

	2010 Per Capita Income	2023 Per Capita Income	Percent Change	2010 Median Household Income	2023 Median Household Income	Percent Change
Manalapan	\$41,049	\$68,954	68.0%	\$103,970	\$151,297	45.5%
Monmouth County	\$40,976	\$65,545	60.0%	\$82,265	\$122,727	49.2%
New Jersey	\$34,858	\$53,118	52.4%	\$69,811	\$101,050	44.7%
U.S. Census Bureau, American Community Survey 2010, 2023 5-Year Estimates (tables S1902 and S1903)						

The median household income in Manalapan Township is higher than that of the County and State overall; however, Monmouth County saw slightly higher percentage increases between 2010 and 2023. The median income in Manalapan was \$151,297; approximately \$28,000 more than the County median household income and over \$50,000 more than New Jersey's median household income. Between 2010 and 2023, the median household income for the Township increased by 45.5 percent, less than the 49.2 percent growth rate experienced by Monmouth County, but also slightly more than the 44.7 percent growth rate for New Jersey as a whole.

The two (2) income brackets containing the highest percentage of households were the \$200,000 or more range and \$150,000 to \$199,999 range, for both Manalapan and the County. 68.4 percent of Manalapan households had incomes over \$100,000, while 58.9 percent of County households had incomes greater than \$100,000.

**TABLE 8: HOUSEHOLD INCOME DISTRIBUTION
MANALAPAN AND MONMOUTH COUNTY, 2023**

	Manalapan		Monmouth County	
	Number	Percent*	Number	Percent*
Total Households	14,785	100.0%	250,195	100.0%
Less than \$10,000	490	3.3%	8,165	3.3%
\$10,000 to \$14,999	249	1.7%	5,319	2.1%
\$15,000 to \$19,999	297	2.0%	5,203	2.1%
\$20,000 to \$24,999	243	1.6%	5,578	2.2%
\$25,000 to \$29,999	207	1.4%	5,530	2.2%
\$30,000 to \$34,999	359	2.4%	5,175	2.1%
\$35,000 to \$39,999	248	1.7%	5,648	2.3%
\$40,000 to \$44,999	255	1.7%	5,544	2.2%
\$45,000 to \$49,999	200	1.4%	6,198	2.5%
\$50,000 to \$59,999	506	3.4%	9,995	4.0%
\$60,000 to \$74,999	687	4.6%	15,158	6.1%
\$75,000 to \$99,999	934	6.3%	25,542	10.2%
\$100,000 to \$124,999	1,267	8.6%	24,161	9.7%
\$125,000 to \$149,999	1,395	9.4%	19,756	7.9%
\$150,000 to \$199,999	2,334	15.8%	33,996	13.6%
\$200,000 or more	5,114	34.6%	69,227	27.7%
U.S. Census Bureau, American Community Survey 2023 5-Year Estimates (table B19001)				
*-percentages may not total 100 due to rounding				

HOUSEHOLD COSTS

The tables below show housing expenditures for owner-occupied and renter-occupied units in Manalapan in 2023. The first table shows the housing costs of owner occupants as a percentage of total income. A total of 3,523 households (27.10%) were devoting more than 30 percent of their annual income to housing costs. The State affordability threshold for housing as a percent of income suggests that not more than 28 percent of gross income should be allocated for housing costs.

The second table shows rental costs as a percentage of household income. A total of 891 households renting in Manalapan or 51.40 percent were spending over 30% of their incomes on rent. The State affordability threshold for housing as a percent of income suggests that not more than 30 percent of gross income should be allocated for rent.

**TABLE 9: MONTHLY OWNER COSTS AS A
PERCENTAGE OF HOUSEHOLD INCOME, 2023**

	Manalapan		Monmouth County	
	Number	Percentage*	Number	Percentage*
Total Owner-Occupied Housing Units	13,051	100.0%	188,578	100.0%
Less than 10.0 percent	1,964	15.0%	28,917	15.3%
10.0 to 14.9 percent	1,957	15.0%	32,253	17.1%
15.0 to 19.9 percent	2,764	21.2%	31,997	17.0%
20.0 to 24.9 percent	1,904	14.6%	25,780	13.7%
25.0 to 29.9 percent	886	6.8%	16,946	9.0%
30.0 to 34.9 percent	643	4.9%	10,722	5.7%
35.0 to 39.9 percent	592	4.6%	8,426	4.5%
40.0 to 49.9 percent	597	4.6%	10,377	5.5%
50.0 percent or more	1,691	13.0%	21,847	11.6%
Not computed	53	0.41%	1,313	0.7%
U.S. Census Bureau, American Community Survey 2023 5-Year Estimates (table B25091)				
*-percentages may not total 100 due to rounding				

TABLE 10: GROSS RENT AS A PERCENTAGE OF HOUSEHOLD INCOME, 2023

	Manalapan		Monmouth County	
	Number	Percentage*	Number	Percentage*
Total Renter-Occupied Housing Units	1,734	100.0%	61,617	100.0%
Less than 10.0 percent	21	1.2%	2,113	3.4%
10.0 to 14.9 percent	208	12.0%	4,993	8.1%
15.0 to 19.9 percent	250	14.4%	6,970	11.3%
20.0 to 24.9 percent	87	5.0%	6,927	11.2%
25.0 to 29.9 percent	149	8.6%	6,419	10.4%
30.0 to 34.9 percent	74	4.3%	4,751	7.7%
35.0 to 39.9 percent	102	5.9%	3,057	5.0%
40.0 to 49.9 percent	193	11.1%	6,163	10.0%
50.0 percent or more	522	30.1%	16,805	27.3%
Not computed	128	7.4%	3,419	5.5%
U.S. Census Bureau, American Community Survey 2023 5-Year Estimates (table B25070)				
*-percentages may not total 100 due to rounding				

EXISTING HOUSING CONDITIONS

HOUSING UNIT DATA

Manalapan's housing stock is predominantly owner occupied and relatively young compared to Monmouth County and the State as a whole. According to the 2023 ACS, the Township had a total of 15,154 housing units, 14,785 (97.6%) of which are occupied. Of the Township's fully occupied housing units, most (88.3%) were owner-occupied, while 11.7 percent were renter-occupied. When compared with Monmouth County, the housing stock in Manalapan is on average 9 years older, with more than half (59.7%) having been constructed after 1980. 25.5 percent of Manalapan's vacant housing units (94 structures) are attributed to 'seasonal, recreational, or occasional uses.

TABLE 11: OCCUPANCY DATA, 2023

Housing Units in Manalapan	Number	Percent*
Total Housing Units	15,154	100.0%
Occupied Housing Units	14,785	97.6
Owner Occupied	13,051	88.3
Renter Occupied	1,734	11.7
Vacant Housing Units	369	2.4
For Rent / Rented Not Occupied	76	20.6%
For Sale Only	67	18.2%
Sold, not occupied	56	15.2%
For Seasonal, Recreational or Occasional Use	94	25.5%
Other Vacant	76	20.6%
U.S. Census Bureau, American Community Survey 2023 (tables DP04 and B25004)		
*-percentages may not total 100 due to rounding		

TABLE 12: AGE OF HOUSING, 2023

	Number	Percent
Built 2020 or later	58	0.4%
Built 2010 to 2013	1,030	6.8%
Built 2000 to 2009	2,519	16.6%
Built 1990 to 1999	2,147	14.2%
Built 1980 to 1989	3,296	21.8%
Built 1970 to 1979	2,481	16.4%
Built 1960 to 1969	2,482	16.4%
Built 1950 to 1959	381	2.5%
Built 1940 to 1949	201	1.3%
Built 1939 or earlier	559	3.7%
Total	15,154	100.0%
Median Year Structure Built	1984	
U.S. Census Bureau, American Community Survey 2023 5-Year Estimates (table DP04 and B25035)		

HOUSING TYPE AND SIZE

Most housing in Manalapan is comprised of single-family homes, with 71.8 percent being detached, and another 12.7 percent being attached homes. Regarding rooms, the plurality of Manalapan (29.3%) has nine (9) or more units in their dwellings. Overall, the median number of rooms in the Township is 7.2.

TABLE 13: HOUSING UNITS BY TYPE, 2023

Units in Structure	Total	Percent
Total	15,154	100.0%
1 Unit, detached	10,873	71.8%
1 Unit, attached	1,931	12.7%
2 Units	104	0.7%
3 or 4 Units	237	1.6%
5 to 9 Units	537	3.5%
10 to 19 Units	1,206	8.0%
20 Units or more	225	1.5%
Mobile home	41	0.3%
Boat, RV, van, etc.	0	0.0%
Rooms	Total	Percent
1 room	198	1.3%
2 rooms	61	0.4%
3 rooms	398	2.6%
4 rooms	1,420	9.4%
5 rooms	1,889	12.5%
6 rooms	2,061	13.6%
7 rooms	2,152	14.2%
8 rooms	2,534	16.7%
9 or more rooms	4,441	29.3%
Median number of rooms	7.2	
U.S. Census Bureau, American Community Survey 2023 5 Year Estimates (DP04)		

HOUSING VALUES AND CONTRACT RENTS

According to the 2023 ACS 5-Year Estimates, the median value of owner-occupied housing units in Manalapan was \$613,100 with 11,526 individual units (88.3% of units in the Township) valued at \$300,000 or greater. Table 14 provides a breakdown of home values for owner-occupied units within Manalapan. Of the Township's 13,051 total owner-occupied housing units, 302 of them, accounting for 2.3 percent were reported to be worth less than \$100,000.

TABLE 14: VALUE OF OWNER-OCCUPIED HOUSING UNITS, 2023

	Manalapan		Monmouth County	
	Number	Percentage	Number	Percentage
Total	13,051	13051	188,578	188578
Less than \$50,000	104	0.8	3,202	1.7
\$50,000 to \$99,999	106	0.8	2,703	1.4
\$100,000 to \$149,999	92	0.7	1,760	0.9
\$150,000 to \$199,999	265	2.0	2,797	1.5
\$200,000 to \$299,999	958	7.3	12,780	6.8
\$300,000 to \$499,999	2,431	18.6	551,19	29.2
\$500,000 to \$999,999	8,251	63.2	88,909	47.1
\$1,000,000 and greater	844	6.5	21,308	11.3
Median Value	\$613,100		\$566,500	
U.S. Census Bureau, American Community Survey 2023 5 Year Estimates (table DP04)				

With respect to renter-occupied units, the largest block (29.6%) fell into the gross rent paid range of '\$2,000 to \$2,499' per month, followed closely by the \$1,500 to \$1,999 range (27.2%). At the time of the ACS 5-Year Estimates, the median gross rent in Manalapan was \$1,985, above the County median rent of \$1,771. 21 rental units in Manalapan were reported to have cost fewer than \$500 per month, while there were 116 units that did not require cash rent payments.

TABLE 15: GROSS RENT PAID, 2023

	Manalapan		Monmouth County	
	Number	Percentage	Number	Percentage
Total	1,618	100.0%	59,223	100.0%
Less than \$500	21	1.3%	4,045	6.8%
\$500 to \$999	15	0.9%	3,453	5.8%
\$1,000 to \$1,499	346	21.4%	13,711	23.2%
\$1,500 to \$1,999	440	27.2%	15,499	26.2%
\$2,000 to \$2,499	479	29.6%	10,920	18.4%
\$2,500 to \$2,999	287	17.7%	6,150	10.4%
\$3,000 or more	30	1.9%	5,445	9.2%
No cash rent	116	(X)	2,394	(X)
Median Contract Rent	\$1,985		\$1,771	
U.S. Census Bureau, American Community Survey 2023 5 Year Estimates (table DP04)				

HOUSING CONDITIONS

According to the 2023 ACS, 0.3 percent and 0.5 percent of Manalapan's owner occupied and renter occupied housing units, respectively, experienced overcrowding. There were 33 units reported to be lacking complete plumbing facilities and 51 units that were lacking kitchen facilities. These factors are utilized in determining housing deficiency and general housing problems and are used as the basis to calculate the municipal rehabilitation obligation. According to the data, 0.8 percent of occupied housing units experienced over-crowding, while 0.0% of occupied units lacked complete plumbing facilities and 0.0% lacked complete kitchen facilities.

TABLE 16: HOUSING DEFICIENCY CHARACTERISTICS, 2023

	Count	Percent
Housing Units with 1.01 or More Persons Per Room		
Owner-Occupied	50	0.3%
Renter-Occupied	70	0.5%
Total Occupied Housing Units	14,785	100.0%
Lacking complete plumbing facilities	33	0.2%
Total Occupied Housing Units	14,785	100.0%
Lacking complete kitchen facilities	51	0.3%
U.S. Census Bureau, American Community Survey 2023 (tables B25014, S2504)		

PROJECTED HOUSING STOCK

According to the New Jersey Department of Community Affairs, Manalapan issued building permits for 2,684 new residential dwelling units between January 2004 and December 2023. During that same time period, the Township also issued 123 residential demolition permits. Subtracting demolition permits from construction permits yields a net increase of 2,561 dwelling units over this time period.

TABLE 17: BUILDING PERMITS AND DEMOLITION PERMITS ISSUED, 2004 - 2023

Year	1 & 2 Family	Multi Family	Mixed Use	Total New Construction	Total Residential Demolitions	Net Units Added
2004	258	33	0	291	6	285
2005	337	0	0	337	9	328
2006	313	101	0	414	8	406
2007	223	6	0	229	15	214
2008	204	7	0	211	7	204
2009	155	0	0	155	0	155
2010	125	0	0	125	5	120
2011	122	80	0	202	3	199
2012	100	0	0	100	10	90
2013	118	0	0	118	3	115
2014	47	0	0	47	6	41
2015	2	0	0	2	5	-3
2016	12	0	1	13	8	5
2017	14	0	1	15	7	8
2018	6	0	0	6	3	3
2019	0	0	0	0	8	-8
2020	9	0	0	9	9	0
2021	43	1	0	44	2	42
2022	57	0	0	57	7	50
2023	110	199	0	309	2	307
Total	2,255	427	2	2,684	123	2,561

Source: NJ DCA Construction Reporter

EMPLOYMENT DATA

Table DP03 of the 2023 ACS reports on the work activity of residents aged 16 years and older. While the Township had a working age population of 32,635 residents, Manalapan had an approximate labor force of 21,347 residents. Approximately one third of the Township's working age residents were not participating in the labor force at the time of the estimates. The majority of the Township's labor force was employed in civilian jobs, with only 14 residents reported as members of the armed forces. Approximately 2.8 percent of Township residents reported being unemployed.

TABLE 18: EMPLOYMENT STATUS

	Manalapan		Monmouth County	
	Number	Percent	Number	Percent
Population 16 years and over	32,635	100.0%	526,352	100.0%
In labor force	21,347	65.4%	349,815	66.5%
Civilian Labor Force	21,333	65.4%	349,355	66.4%
Employed	20,416	62.6%	331,018	62.9%
Unemployed	917	2.8%	18,337	3.5%
Armed Forces	14	0.0%	460	0.1%
Not in labor force	11,288	34.6%	176,537	33.5%
U.S. Census Bureau, American Community Survey 2023 5 Year Estimates table DP03)				

The majority of the Township's workers (81.5 percent) were employed in private wage and salary positions, while 3.1 percent of workers were self-employed. Government workers comprised approximately 15.3 percent of the Township's workforce. Table 18 provides a breakdown of worker classifications.

TABLE 19: CLASSIFICATION OF WORKERS IN MANALAPAN, 2023

	Number	Percent
Total	20,416	100.0%
Private Wage and Salary Worker	16,641	81.5%
Government Worker	3,119	15.3%
Self-Employed Worker	624	3.1%
Unpaid Family Worker	32	0.2%
U.S. Census Bureau, American Community Survey 2023 5 Year Estimates (table DP03)		

An analysis of employees (over the age of 16) by economic sector indicates that employed working age individuals in Manalapan were involved in a range of economic sectors. The highest concentration of workers (25.5 percent) were employed in the 'educational services, health care, and social assistance' sector. The sector with the second largest share of residents was the 'professional, scientific, and management, and administrative and waste management services' sector (16.9 percent). Finally, the 'finance and insurance, and real estate and rental and leasing'

sector employed 11.8 percent of the Township's workforce.

TABLE 20: WORKFORCE BY SECTOR

Industry	Number	Percent
Civilian employed population 16 years and over	20,416	100.0%
Agriculture, forestry, fishing and hunting, mining	77	0.4%
Construction	1,664	8.2%
Manufacturing	959	4.7%
Wholesale Trade	529	2.6%
Retail Trade	2,017	9.9%
Transportation and Warehousing, and Utilities	798	3.9%
Information	625	3.1%
Finance and insurance, and real estate and rental and leasing	2,400	11.8%
Professional, scientific, and management, and administrative and waste management services	3,446	16.9%
Educational services, and health care and social assistance	5,201	25.5%
Arts, entertainment, and recreation, and accommodation and food services	1,150	5.6%
Other Services, except public administration	660	3.2%
Public administration	890	4.4%
U.S. Census Bureau, American Community Survey 2023 5 Year Estimates (table DP03)		

Table 21 provides a percentage comparison of the Township's workforce against that of the County. The Township's profile of employment by sector generally mirrors that of the County, with no major deviations.

**TABLE 21: COMPARISON OF WORKFORCE BY SECTOR
MANALAPAN TOWNSHIP AND MONMOUTH COUNTY, 2023**

Industry	Manalapan	Monmouth County
Civilian employed population 16 years and over	20,416	331,018
Agriculture, forestry, fishing and hunting, mining	0.4%	0.4%
Construction	8.2%	7.0%
Manufacturing	4.7%	6.2%
Wholesale Trade	2.6%	2.5%
Retail Trade	9.9%	10.5%
Transportation and Warehousing, and Utilities	3.9%	4.4%
Information	3.1%	3.2%
Finance and insurance, and real estate and rental and leasing	11.8%	10.3%
Professional, scientific, and management, and administrative and waste management services	16.9%	15.5%
Educational services, and health care and social assistance	25.5%	24.4%
Arts, entertainment, and recreation, and accommodation and food services	5.6%	7.7%
Other Services, except public administration	3.2%	3.7%
Public administration	4.4%	4.3%
U.S. Census Bureau, American Community Survey 2023 5 Year Estimates (table DP03)		

Table 22 provides a breakdown of occupations by type for the Township's employed civilian labor force. More than half of the Township's employed civilian labor force was employed in 'management, business, science, and arts occupations', while approximately one-fifth of Manalapan's labor force was employed in 'sales and office occupations'.

TABLE 22: OCCUPATIONS BY TYPE

	Number	Percentage
Employed Civilian population 16 years and over	20,416	100.0%
Management, business, science and arts occupations	12,032	58.9%
Service occupations	1,430	7.0%
Sales and office occupations	4,278	21.0%
Natural resources, construction and maintenance occupations	1,486	7.3%
Production Transportation and material moving occupations	1,190	5.8%
U.S. Census Bureau, American Community Survey 2023 5 Year Estimates (table DP03)		

As shown in Table 23, 37.5 percent of Township residents commute less than half an hour from home to their place of work, approximately 37.9 percent commute between half an hour to an hour from home to their place of work, and approximately 24.7 percent of Township residents have commutes greater than one hour. The mean travel time to work was 40.6 minutes, greater than Monmouth County's average of 32.8 minutes. Most Township residents (67.5 percent) that commute to work do so by private automobile (73.2%).

Those who commuted via public transit (excluding taxis) were the group that saw the second largest percentage growth. One long term consequence of the COVID-19 Pandemic is the sharp increase in individuals who worked from home. The 2023 ACS 5 Year survey estimates that 19.1 percent of Manalapan residents worked from home, representing an increase of nearly 150 percent from the 2020 Census.

TABLE 23: TRAVEL TIME TO WORK, 2023

	Manalapan		Monmouth County	
	Number	Percent*	Number	Percent*
Workers who did not work at home	16,305	100.0%	270,382	100.0%
Less than 5 minutes	233	1.4%	7,133	2.6%
5 to 9 minutes	776	4.8%	23,580	8.7%
10 to 14 minutes	1317	8.1%	34,617	12.8%
15 to 19 minutes	1,164	7.1%	34,788	12.9%
20 to 24 minutes	1,739	10.7%	30,346	11.2%
25 to 29 minutes	877	5.4%	15,220	5.6%
30 to 34 minutes	2,297	14.1%	30,368	11.2%
35 to 39 minutes	762	4.7%	8,941	3.3%
40 to 44 minutes	674	4.1%	12,716	4.7%
45 to 59 minutes	2,434	15.0%	25,519	9.4%
60 to 89 minutes	2,452	15.0%	27,152	10.0%
90 or more minutes	1,580	9.7%	20,002	7.4%
Mean travel time to work (minutes)	40.6		32.8	
U.S. Census Bureau, American Community Survey 2023 5 Year Estimates (table DP03 and B08303)				
*-percentages may not total 100 due to rounding				

TABLE 24: MEANS OF COMMUTE, 2023

	Manalapan		Monmouth County	
	Number	Percent	Number	Percent
Workers 16 years and over	20,149	100.0%	325,092	100.0%
Car, truck, van- Drove Alone	13,592	67.5	217,077	66.8%
Car, truck, van- Carpooled	1,163	5.8	23,553	7.2%
Public Transportation	1,184	5.9	17,981	5.5%
Walked	121	0.6	4,775	1.5%
Other Means	245	1.2	6,996	2.2%
Worked at home	3,844	19.1	54,710	16.8%
U.S. Census Bureau, American Community Survey 2023 5 Year Estimate (table DP03)				

As indicated in Table 25 below, it is projected that Monmouth County will add 21,400 jobs by 2032. The 'Ambulatory Health Care Services,' 'Transportation and Warehousing,' and 'Management of Companies and Enterprises' sectors are poised to experience the greatest increase in the number of jobs over the course of the projection period.

TABLE 25: PROJECTED EMPLOYMENT, MONMOUTH COUNTY, 2032

Industry Title	2022 Actual Employment	2032 Projected Employment	Numeric Change	Annual Growth Rate	Percent Change	Outlook
Mining	0	50	13.6	0.0	0.0%	Stable
Utilities	16,250	16,900	650	4.1	4.0%	Growing
Construction	1,300	1,400	100	6.9	7.8%	Growing
Manufacturing	9,700	10,250	550	5.9	5.6%	Growing
Wholesale Trade	8,900	9,200	300	3.5	3.3%	Growing
Retail Trade	36,450	36,700	250	0.7	1.5%	Growing
Transportation and Warehousing	6,100	7,100	1,000	16.6	16.3%	Growing
Postal Service	1,050	1,000	-50	-6.8	-4.7%	Declining
Information	6,050	6,950	900	14.8	14.8%	Growing
Finance and Insurance	10,950	11,050	100	0.9	0.9%	Growing
Real Estate and Rental and Leasing	4,150	4,300	150	4.0	3.6%	Growing
Professional, Scientific, and Technical Services	21,850	22,650	800	3.9	3.6%	Growing
Management of Companies and Enterprises	4,150	4,800	650	15.3	15.7%	Growing
Administrative and Support and Waste Management and Remediation Services	14,650	15,450	800	5.4	5.4%	Growing
Educational Services	25,800	27,350	1,550	6.0	6.0%	Growing
Health Care and Social Assistance	51,200	57,750	6,550	12.7	12.7%	Growing
Ambulatory Health Care Services	24,450	29,550	5,100	20.8	20.9%	Growing
Hospitals	11,250	11,600	350	3.2	3.1%	Growing
Nursing and Residential Care Facilities	8,150	8,400	250	3.0	3.1%	Growing
Social Assistance	7,350	8,200	850	11.4	11.5	Growing
Arts, Entertainment, and Recreation	8,150	9,700	1,550	19.4	13.9%	Growing
Accommodation and Food Services	28,750	30,650	1,900	6.7	6.6%	Growing
Other Services (except Government)	14,150	15,450	1,300	9.1	9.2%	Growing
Government	14,350	15,150	800	5.3	5.5%	Growing
Total Federal Government Employment	1,950	1,900	-50	-3.3	-2.5%	Declining
State Government, Excluding Education and Hospitals	1,300	1,200	-100	-7.3	-7.6%	Declining
Local Government, Excluding Education and Hospitals	11,100	12,050	950	8.3	8.6%	Growing
Federal Government, Excluding Post Office	900	900	0	0.8	0	Stable
Total Self Employed and Unpaid Family Workers, All Jobs	18,700	19,950	1,250	6.5	6.6%	Growing
Total All Industries	302,150	323,550	21,400	7.1	7.0%	Growing

Source: 2022-2032 Industry Employment Projections, NJ Department of Labor and Workforce Development

Lands Most Appropriate for Affordable Housing

An analysis was conducted to determine which areas of the Township could accommodate developments that address affordable housing need. This analysis reviews the Township's existing zoning and planned zoning changes and outlines the Township's capacity to accommodate residential and non-residential growth projections. The following are included:

- An analysis of the available existing and planned infrastructure;
- The projected demand for types of uses permitted by zoning based on present and anticipated future demographic characteristics of the Township and anticipated land use patterns; and
- Factors, such as environmental conditions, that present constraints on development.

Infrastructure

Water and Sewer

The northern portion of Manalapan and the area surrounding the Route 33 corridor is located within public water and sewer service areas. Sewer service is provided by the Western Monmouth Utilities Authority, which directs wastewater to the Pine Brook Sewage Treatment Plant, a tertiary treatment plant in Manalapan Township. Public Water is provided by the Manalapan Township Water Department which purchases water from Suez Water.

Anticipated Demand and Land Use Patterns

The Township of Manalapan contains residential neighborhoods, farm assessed property, commercial development, and public uses with limited vacant land. According to NJTPA population estimates projected to 2050, it is anticipated that the Township's population will grow by approximately 1,340 people (3.4 percent).

Residential

Manalapan Township is a primarily suburban residential community. Higher density residential districts tend to be located in the portion of the Township north of Englishtown Freehold Road. Lower density residential areas and a higher concentration of farm assessed properties tend to be located south of Englishtown Freehold Road. It is anticipated that current residential areas will remain as such.

Non-Residential

Commercial uses within the Township of Manalapan tend to be focused along the State Highway 33 and US Hwy 9 corridors. Other non-residential uses include farms, concentrated in the southwestern portion of the Township, and public lands, including Monmouth Battlefield State Park in eastern portion of the Township. New non-residential development will continue to take place as the market allows along the major transportation corridors within the Township.

Environmental Constraints

Manalapan enjoys many natural environmental amenities, including habitat for threatened and endangered species and wildlife corridors, areas of mature woodlands, major aquifer outcrop areas, steep slopes, prime farmland soils, and historic sites. In order for these environmentally sensitive features to retain their existing quality and perform vital ecosystem functions, the Township must be conscious of its role as steward of its natural environment.

Manalapan Township contains areas of freshwater wetlands and transition areas, floodways and flood hazard areas, stream corridors, watershed of public water supply (Manalapan Brook and Matchaponix Brook), and Category one watershed (Weamaconk Creek and McGellairds Brook). While Manalapan Township contains 21 farms preserved through the Monmouth County farmland preservation program, totaling approximately 1,115 acres; and other areas of preserved land, the largest tract of which being Monmouth Battlefield State Park, care should be taken to conserve natural features that can absorb excess stormwater, filter polluted runoff, and perform vital ecosystem functions. Areas with sensitive environmental features are not suitable for development.

Historic

There are a number of facilities in Manalapan located on the State and National Register of Historic Places. These include the Monmouth Battlefield Historic District, Old Tennent Church, the Freehold and Jamesburg Agricultural Railroad Historic District, The Millhurst Mill/ Black's Mill/ Clifford Snyder Grist Mill Complex, and Bear Tavern. A Historic Preservation Plan Element was prepared as part of the 1991 Master Plan. While historic status is not generally a major source of development constraint in Manalapan, the Historic Plan element recommends that the impact of public or private projects on landmarks be a factor in evaluating the design and layout of development proposals.

Existing Land Use Designations

The Township's land use designations have been continually examined and updated through the Master Plan Reexamination process. The last Reexamination Report was adopted in June 2020.

The following districts comprise the Township's **residential** zones:

Suburban Residential Zones:

- *R-40:* The R-40 Single Family Zone District is intended for single-family detached at a minimum lot area of 40,000 sq. ft. per dwelling unit and is located along the southwestern border of the Township, at the intersection of Millhurst Road and Main Street, and along Washington's Advance.
- *R-40/20:* The R-40/20 Single Family Zone District is intended for single-family detached dwellings with a cluster lot option. This zone district is located mainly in the northern portion of the Township on lands adjoining R-20 neighborhoods. The minimum lot area in the R-40/20 zone district is 40,000

sq. ft. per dwelling unit, which may be clustered on 20,000 sq. ft. lots on tracts of 30 acres or more.

- *R-30*: The R-30 Single Family Zone District is intended for single-family detached dwellings north of Craigs Road, located on lots with a minimum area of 30,000 sq. ft.
- *R-20*: The R-20 Single Family Zone District consists of developed single-family detached dwellings in the northern portions of the Township and limited locations of existing housing in rural areas. The minimum lot area in the zone district 20,000 sq. ft., with a variable lot size/ cluster option.
- *R-4*: The R-4 Single Family Zone District is located in the northwestern portion of the Township adjacent to Monroe. Single family detached dwellings are a permitted use. The minimum lot area is 4,000 sq. ft.
- *R-5*: The R-5 Single Family Affordable Housing Zone District consists of subdivisions of single-family detached dwellings west of Pension Road adjacent to Old Bridge Township and at Pergolaville. The minimum lot area is 5,000 sq. ft. Planned development to facilitate the production of affordable housing for low- and moderate-income households in the R-5 Zone District is permitted on tracts of five or more contiguous acres at which the maximum density of a planned development shall be 6.5 dwelling units per acre.
- *R-T*: The R-T Residential Transition Zone District consist of single-family locations in suburban areas fronting on major roads and providing a transition to commercial or office districts. Conversion of dwelling and infill office use is permitted provided a residential scale is maintained. The minimum lot area is 20,000 sq. ft. for residential and 40,000 sq. ft. for non-residential. The maximum site improvement ratio in the zone is 0.18.
- *R-TF/TH*: The R-TF/TH Two-Family and Townhouses Zone District permits single family, two-family, and townhouse dwellings located in areas of existing or approved development along Pension Road and Wilson Avenue. The minimum lot area for a two-family dwelling in this zone district is 10,000 sq. ft.

Suburban Conservation Zones:

- *RE*: The RE Residential Environmental Zone District is located in a portion of Manalapan located within PA-2 on the State Plan. However, this area contains critical environmental sites and historic and cultural sites. This zone permits single family detached dwellings at a maximum density of 0.33 dwelling units per acre and a minimum lot area of three (3) acres. Single family detached residential clusters are also permitted.

Planned Development Zones:

- *R-20/PRC*: The R-20-PRC Planned Retirement Community Zone District is

intended for the Covered Bridge Planned Retirement Community, along Route 9 South. Townhouses and clusters of patio homes are permissible. The maximum permitted density is 6 dwelling units per gross acre.

- *R-20/PD*: The R-20/PD Planned Development Option Zone District is a planned residential development option for a designated area south of Craig Road. Townhomes and patios homes are permitted under the planned development option. For conventional or clustered detached dwellings, the R-20 zone district standards are required. For planned development the maximum density is 5 dwelling units per acre.
- *C2-M*: The C2-M Neighborhood Business/ Multifamily Option Zone District is a neighborhood business district with a multi-family option. This district is limited to an existing area of approved development between Route 9 and Tennent Road. The C-2 Zone District standards apply to non-residential construction. For attached residential housing, the maximum permitted density is 8 dwelling units per acre.
- *ML-TH*: The ML-TH Mount Laurel Townhouse Zone District permits planned residential development designed as a townhouse complex which shall include affordable housing for low- and moderate-income households. Affordable dwellings may be constructed as residential flats, while all others are required to be townhouse dwellings. The minimum contiguous lot area of a planned residential development in this zone district is 10 acres and the maximum density is 10 dwelling units per acres.

NJSH 33 Corridor Development Zones:

- *GCRC*: The purpose of the Golf Course Residential Community District is to continue the golf course character of the area through the employment of combined recreational and residential uses in order to maximize open space, recreational area, the preservation of the environment, and designed to minimize the impact on Monmouth Battlefield State Park. Within this zone a combination of dwellings, as well as certain golf course recreational and maintenance structures, may be permitted as a golf course residential community. This zone district follows the R-40/20 Standards for conventional and cluster development. For Planned Golf Course Community Development, the maximum area of building and impervious coverage shall not exceed 30% of the total site area. The maximum gross residential density shall not exceed 1.1 units per acre.
- *CD-KH*: The Knob Hill Consent District permits the development of affordable housing pursuant to the approved court order.
- *CD-FS*: The Four Seasons Consent District permits 792 age restricted housing units, including 692 single family detached age restricted dwelling units and one age restricted multifamily building containing 100 affordable rental units. The maximum density will be 2.02 dwellings per acre.

- *CD-M*: The Meadows Consent District permits up to 546 housing units including 220 single family detached dwelling units, 300 townhouse units, and 26 low- and moderate-income units integrated into the townhouse units. The maximum permitted density is 3.8 dwellings per acre.

Rural Conservation Zones:

- *R-AG/4*: The R-AG/4 Rural Agricultural Zone District is located north of the Route 33 corridor and west of Millhurst Road and is intended for open space/conservation uses and agriculture/ horticulture operations. Non-farm dwellings are permitted at a low density. Single Family detached dwellings and residential clusters are permitted uses in the zone district. The minimum lot area in this zone district is four acres.
- *R-AG*: The R-AG Rural Agricultural Districts are located north of the Route 33 corridor and west of Millhurst Road and are intended for open space/conservation uses and agriculture/ horticulture operations. Non-farm dwellings are permitted at a low density. The minimum permitted lot area is 120,000 sq. ft. with clustering of 60,000 sq. ft. lots permitted for larger tracts.
- *R-R*: The R-R Rural Residential Zone District is intended for low density residential development and agricultural uses. It is located principally south of Route 33. The minimum permitted lot area is 80,000 sq. ft., with clustering of 60,000 sq. ft. lots permitted for larger tracts.

Zone Overlay Areas:

- *AH-1 Affordable Housing Overlay Zone -1*: The purpose of the Affordable Housing Overlay Zone-1 is to implement the recommendations of the 2010 Township Master Plan Housing Element and Fair Share Plan for the development of one or more municipally sponsored one-hundred-percent affordable housing developments to address the third-round housing obligation of the Township for the period of 2004 to 2018. The AH-1 overlay provides for the development of affordable housing for very-low-, low-, and moderate-income housing, in a suitable location in conformance with the requirements of the New Jersey Council on Affordable Housing (COAH). This overlay zone applies to Block 47, Lot 17.
- *SH-O Senior Housing Overlay Zone*: The purpose of the senior Housing Overlay Zone is to implement the Township Housing Plan Element and Fair Share Plan by providing for the opportunity to develop an age-restricted residential development that incorporates an appropriate affordable housing set-aside or results in the development of an accompanying one-hundred-percent-affordable housing development to address the Third Round obligation of the Township for the period 2015 through 2025. The SH-O overlay provides for the development of affordable housing for very-low, low- and moderate-income housing in a suitable location. This overlay zone

applies to Block 72, Lot 6.01

- *VC-MUI Mixed Use Inclusionary Overlay Zone:* The purpose of the Mixed-Use Inclusionary Overlay Zone (VC-MUI) is to facilitate the development of distinctive, mixed-use development that offers a variety of nonresidential uses, combined with a mix of single-family age-restricted market-rate housing and special needs and other types of affordable housing. The provisions of the Mixed Use Inclusionary Overlay Zone shall be applied only to the Village Commercial zone district as shown on the attached Land Use Map, Block 66.01, Lot 8.01.
- *SED/AH Special Economic Development:* The purpose of the Special Economic Development/Affordable Housing Zone is to provide for the development of an appropriate mix of commercial uses together with an assisted living residence and a multifamily inclusionary development designed to assist the Township in satisfying its Third Round fair share housing obligation. This overlay zone applies to Block 7232, Lots 1.02, 1.03, 2.04, and 3.
- *AH-O Affordable Housing Overlay District:* The intent of the AH-O Affordable Housing Overlay District is to establish a suitable location within the Township for the development of low- and moderate-income housing uses in the form of an inclusionary development. This zoning district will provide realistic opportunities for the construction of low- and moderate-income housing to implement the Township Housing Element and Third Round (1999-2025) Fair Share Plan, which Fair Share Plan has been approved by the Superior Court following the resolution of the Township's declaratory judgment action (In the Matter of the Application of Manalapan Township, Monmouth County, Docket No. L-2518-15), which action follows the directive of the Supreme Court's decision in the matter of In re Adoption of N.J.A.C 5:96 and N.J.A.C. 5:97, 221 N.J. 1 (2015). This overlay district applies to Block 30, Lots 2, 3.01, 3.02, 4 and 7.0.
- *AH-Diocese Affordable Housing Overlay District:* The intent of the AH-Diocese Affordable Housing Overlay District is to establish a suitable location within the Township for the development of low- and moderate-income housing uses in the form of an inclusionary development. This zoning district will provide realistic opportunities for the construction of low- and moderate-income housing to implement the Township Housing Element and Third Round (1999-2025) Fair Share Plan, which Fair Share Plan has been approved by the Superior Court following the resolution of the Township's declaratory judgment action (In the Matter of the Application of Manalapan Township, Monmouth County, Docket No. L-2518-15), which action follows the directive of the Supreme Court's decision in the matter of In re Adoption of N.J.A.C. 5:96 and N.J.A.C. 5:97, 221 N.J. 1(2015). This overlay district applies to Block 72, Lots 10.01, 11.06, and 11.07.
- *AH-SF Affordable Housing Overlay District:* Purpose. The purpose of the AH-SF Affordable Housing Overlay District is to provide for: the construction of

an inclusionary residential development designed to assist the Township in satisfying its fair share housing obligation through construction of affordable units set aside for low- and moderate-income households. The AH-SF Zone is comprised of the property identified as Lots 14.03, and 15.01, Block 7, on the Manalapan Township Tax Map. This subsection is adopted pursuant to a developer's agreement between Sea-Franklin Associates, Inc. and Manalapan Township dated December 18, 2019, and pursuant to the litigation captioned In the Matter of the Application of Manalapan Township, docketed at MON-L-2518-15.

- *AH-WE Affordable Housing Overlay District:* The intent of the AH-WE District is to provide for inclusionary affordable and market-rate housing development consistent with the Settlement Agreement entered into by and between the Township and Fair Share Housing Center dated July 11, 2019, and an Amended Settlement Agreement dated October 16, 2019. The Township is obligated to create an affordable housing inclusionary zoning district on certain lands in the Township in accordance with the applicable rules of the New Jersey Council on Affordable Housing (COAH) in order to meet its constitutional obligation to provide for its fair share of affordable housing.
- *AH-AP Affordable Housing Overlay District:* The purpose of the AH-AP Affordable Housing Overlay District is to permit a mixed-use inclusionary development along the frontage of Route 33. The zone is to permit up to 129 housing units. The zone also permits nonresidential development. The affordable for-sale units shall comply with New Jersey's Uniform Affordable Housing Control Standards (UHAC).
- *AF-MF Affordable Housing Multifamily Zone:* The intent of the AF-MF Affordable Housing Multifamily Zone district is to provide for a municipally sponsored, 100-unit 100% affordable non-age-restricted rental development consistent with the settlement agreement entered into by and between the Township and Fair Share Housing Center dated July 11, 2019, and an amended settlement agreement dated October 16, 2019.

In addition to its residential zones, in the OP-10, OP-10A, and OP-10/PRC-MLC **non-residential zone** districts, the main purpose is to accommodate non-residential uses, but **dwelling units are permitted by right as a conditionally permitted use:**

- *OP-10:* The OP-10 Office Park Zone District is an office district providing for major office park development, located on larger tracts along Route 9 and Craig Road east of Washington's Advance.
- *OP-10A:* The OP-10A Office Park Zone District is an office district providing for major office park development, located on larger tracts along Craig Road.
- *OP-10/PRC-MLC:* In the OP-10/PRC-MLC Zone District, single family detached residential cluster development shall be permitted in a Planned Retirement Community (PRC), consisting of single-family detached age-

restricted adult housing units and community amenities. The minimum tract area for a planned retirement community shall be 50 acres, and not more than 20% of the entire tract shall be covered by buildings.

Certain zones in the Manalapan **do not permit** residential uses at all, as summarized below:

Commercial Zones

- *C-1:* The Regional Commercial Shopping Center Zone District is located northwest of the intersection of Craig Road and Route 9.
- *C-2:* The Neighborhood Shopping Center Zone Districts are intended as a convenience to suburban residential areas. Locations are designated along Route 9, at the intersection of Gordons Corner Road and Pease Road, and at Union Hill Road adjacent to Marlboro Township.
- *C-3:* The General Commercial Zone District allow for a range of retail, service, and office uses along Route 9, Route 33, and Wilson Avenue.
- *LB:* The Limited Business Zone District are specific limited business zones confined to Tennent, Millhurst, Wilson Avenue, and Smithburg.
- *LI:* The Light Industrial Zone District is located along the Conrail Line southwest of Englishtown and Tennent and is intended for offices, research facilities, warehousing, wholesaling, and light manufacturing.
- *OP:* The Office Professional Zone District is located along Franklin Lane and the Route 9/ Briarhill Drive intersection and is limited to professional and business office uses.
- *OP-3:* The Office Park Zone District allows professional and business offices and is located along Taylors Mills Road/ Route 9 and Craig Road.

NJSH 33 Corridor Development Zones (non-residential)

- *SED-5 Special Economic District:* The Township planned the SED-5 District to promote economic development for non-retail commercial. The minimum lot size is 5 acres.
- *SED-20 Special Economic Development District:* The Township planned the SED-20 district for the major campus development of offices, office parks, office industrial parks, and office and warehouse distribution facilities. The minimum lot size is 20 acres.
- *SED-20/W Special Economic Development/ Warehouse Distribution District:* The Township planned the SED-20 district for the major campus development of offices, office parks, office industrial parks, and office and warehouse distribution facilities. The minimum lot size is 20 acres. In 2012, the Planning Board recommended a review of the suitability of the SED-20/W Special Economic Development Warehouse Distribution District located on the south side of NJSH 33 as an alternative to Block 66.21, Lot 1 for address the future Township housing obligation.
- *VC Village Commercial:* The purpose of the Village Commercial District (VC) is to permit the development of a village-center-type of project containing a variety of retail and office uses, clustered around a village green. This district shall also have a defined open space and/or recreational component. The district is intended to be developed in proximity to local and regional residential populations, whether existing or proposed, in order to provide shopping, employment and personal service opportunities to large residential population, thereby reducing traffic impacts. Residential uses are not permitted.

The *PB Public Use Zone District* is intended for major public facilities including schools, parks, government offices and public utilities. Residential Uses are not permitted.

CONSISTANCY WITH STATE PLAN

The Township of Manalapan remains consistent with New Jersey State Development and Redevelopment Plan. The northern portion of the Township and the areas in/around State Hwy 33 are located within the PA 2– Suburban Planning Area. This planning area includes a variety of communities and is intended to provide for future redevelopment while also revitalizing existing communities, to promote walkability and multi-modal transportation. The rest of the Township’s southern half is located within the PA 4B – Rural Environmentally Sensitive Planning Area. Locations within this Planning Area typically have one (1) or more environmentally sensitive features. The overall purpose of this Planning Area is to maintain large, contiguous areas of farmland, open space, and forested areas within the State.

Manalapan also contains multiple public documents related to storm water planning, most notably, a stormwater management plan that outlines the proactive steps the Township is taking to protect citizens and property from the adverse effects of stormwater flooding. The municipality also offers some educational reading to residents, which includes: a storm water letter from the Mayor, Solutions to Stormwater Pollution, and Pet Waste Pollutes our Waters.

Manalapan Township is not one of the State’s 36 designated Transit Villages; nor does the Township have any NJ Transit heavy rail connections. However, the US Hwy 9 corridor does support robust commuter bus services (Routes 139 and 67) to North Jersey and Midtown Manhattan. The nearest Transit Village to Manalapan is Aberdeen-Matawan train station, located approximately 12 miles from the Manalapan Municipal Center.

FAIR SHARE PLAN

Fair Share Obligation Summary

The Fourth Round (2025- 2035) housing obligation is based upon the figures calculated by the NJ Department of Community Affairs Affordable Housing Obligations for 2025-2035 (Fourth Round) Methodology. The Township's 2025-2035 affordable housing obligation is outlined in Table 26 below.

TABLE 25: FAIR SHARE OBLIGATION SUMMARY

Obligation Component	Number of Credits Required
Present Need	62
Prior Round Obligation (1987-1999)	706
Third Round "Gap" and Prospective Need (1999-2025)	808
Fourth Round Prospective Need (2025-2035)	252

The following sections outline the Township's plan for complying with its Fair Share Obligation.

Present Need

The Township of Manalapan has an estimated present need obligation of **62 units**. To satisfy this need, the Township will participate in the County administered rehabilitation program for owner occupied units. The Township will also establish a municipal rental rehabilitation program. This program will be advertised on the Township's website, with income limits, program features, and application processes clearly outlined. The program will be administered by Affordable Housing Alliance. The Township anticipates rehabilitating five (5) units for four (4) years and six units for seven (7) units per year to satisfy its rehabilitation obligation, in concert with participation in the County rehab program, by 2035.

Prior Round Obligation (1987-1999)

Record of COAH Compliance

Manalapan Township obtained a consent order for partial judgment in 1984. In 1986, the Township obtained a consent order for final judgement establishing the Township's fair share at 900 units. In 1992, the Township filed a motion with the court to extend the judgement of repose. COAH recommended extending Manalapan's period of repose to March 1995 by adopting a resolution granting interim substantive certification in 1994. COAH recommended the Township adopt a housing element and fair share plan as a condition of granting interim substantive certification. The Township prepared and adopted its first Housing Element and Fair Share Plan on February 23, 1995, addressing the housing obligation for the period from 1987 to 1999.

On March 13, 2003, Manalapan amended the 1995 plan and petitioned COAH to review and certify the amendment. COAH granted amended substantive certification as to Manalapan's second round affordable housing obligation on February 9, 2005.

The following developments, organized by unit type, address Manalapan's prior round obligation of 706 units:

Regional Contribution Agreements (RCA's)

While RCA's are no longer used to satisfy affordable housing obligations, municipalities are permitted to credit those RCA's which were in place and approved by COAH or the Court prior to July 17, 2008. Manalapan negotiated four such RCA agreements, one in 2003 with Hightstown in for 41 units, three (3) in 2005, with Lawrence Township for 62 units, Red Bank Borough for 100 units, and the City of Trenton for 119 units. RCA credits thus sum to 260 units, which is under the 50% cap of the Township's total affordable housing obligation, as established for RCA's in COAH's second-round rules.

Supportive and Special Needs Housing

There are four supportive and special needs group homes in Manalapan Township receiving rental credits in the prior round. They include the Alexandria Drive ARC group home, consisting of six (6) units, the Church Lane ARC group home, consisting of six (6) units, the Knox Lane group home, consisting of four (4) units, and the Sandpiper Drive group home, consisting of three (3) rental units. All group homes, except the Alexandria Drive project, received rental bonus credits at a 1:1 ratio of units to rental bonus credits, generating an additional 13 credits for a total of 32 credits.

Age-Restricted Rental Units

Manalapan has a single site with age-restricted affordable units, the Four Seasons (Heritage Village) development, which contains 100 affordable rental units for seniors. The development also yielded 29 bonus credits, for a total of 129 credits applied against the Township's Prior Round obligation.

Family Sale Units

There are four inclusionary developments in Manalapan that include a component of affordable, for-sale, non-age-restricted housing units that count toward the satisfaction of the Township's affordable housing obligation. The Knob Hill Inclusionary project includes 100 affordable units, the Samaritan Center development includes 67 affordable units, Tracy Station Woods has 28 affordable units, and Villages of Manalapan (Meadow Creek) has 26 affordable units, for a total of 221 constructed inclusionary units.

100% Affordable

The Township had entered into an Agreement with Affordable Housing Alliance to construct ten (10) affordable for-sale townhouse units and received credit for two (2) of these units in the Lewis Street Municipally sponsored project in the prior round.

TABLE 26: PRIOR ROUND OBLIGATION SUMMARY

Mechanism	Units	Bonus Credits	Total Credits
RCA Credits			
Hightstown	41		41
Lawrence Township	62		62
Red Bank	100		100
City of Trenton	119		119
Post-1986 Credits			
Supportive and Special Needs Housing	19		
Alexandria Drive ARC Group Home	6		6
Church Lane ARC Group Home	6	6	12
Knox Lane Group Home	4	4	8
Sandpiper Drive Group Home	3	3	6
Inclusionary Family Sale Units	221		
Knob Hill	100		100
Samaritan Center	67		67
Tracy Station Woods	28		28
Villages of Manalapan (Meadow Creek)	26		26
Inclusionary Age-Restricted Rental Units	100		
Four Seasons (Heritage Village)	100	29	129
Family 100% Affordable	2		
Lewis Street	2		2
TOTALS	342	42	706
Prior Round Obligation			706
SURPLUS			0

Third Round Obligation (1999-2025)

On December 20, 2005, Manalapan submitted a third round housing plan, continuing to implement its certified first and second round plans, and addressed its third-round fair share obligation. In December 2008, the Township amended the Housing Element and Fair Share Plan and received determination from COAH that the petition was complete on February 25, 2009. COAH issued its recommendation for certification of the Township Plan on January 21, 2010. In April of 2010, the Township revised the Housing Plan to include additional projects which had been agreed upon during the mediation process. The Township's Third Round affordable housing obligation was 808 units. To address this need, the Township approved, or is currently in the process of approving: two 100% affordable family rentals (180 units), one 100% affordable for-sale unit (8 units), supportive and special needs housing (50 units), age restricted rentals (72 units), family inclusionary rentals (192 units), and family for sale units (104 units).

Supportive and Special Needs Housing

There is one (1) supportive and special needs housing project, which has been constructed. **Manalapan Crossing** (Block 66, Lot 8.01) is a mixed-use project that includes commercial development, 280 market-rate residential units, and 50 affordable supportive/special needs beds at the corner of Route 33 and Millhurst Road. This project will yield 50 credits.

Proposed 100% Affordable Family Rental Projects

There are two (2), 100% affordable family rental projects proposed in Manalapan.

1. The **Skeba Project aka Manalapan Crossing** (Block 72, Lot 6.01), consists of 100 affordable units. All of the proposed units are family rental units, yielding an additional 100 bonus credits at the permitted 1 to 1 ratio of units to bonus credits for family rentals and bringing the total project credits to 200. The project is under construction and consists of 34 units in the “very low – low – moderate” income range.
2. **Willows at Manalapan** (Block 47, Lot 17) is an 80-unit municipally sponsored 100 percent affordable family rental development, located in the western part of the Township on 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 development is completed and consists of 80 affordable units. All the proposed units are family rental units, yielding an additional 80 bonus credits at the permitted 1 to 1 ratio of units to bonus credits for family rentals and bringing the total credits for the project to 160.

Proposed Inclusionary Family Rental Projects

Three (3) inclusionary projects have been proposed in Manalapan, all of which provide family rental units. The anticipated projects are as follows:

1. The **Stavola** project consists of 145 total units, of which 45 will be affordable units. The site (Block 7232, Lots 1.02, 1.03, 2.04, and 3) will also consist of a commercial comment along Route 33 and an 80-bed assisted living facility. This project will yield 45 rental unit credits and 22 bonus credits (it is anticipated that the assisted living facility will yield an additional 10 credits, as discussed below). The project was given preliminary and final major subdivision approval by the Planning Board on October 4, 2021 and is currently under construction.
2. The **Diocese of Trenton** project is an inclusionary project located on Highway 33 (Block 72, Lot 10.01, 11.06, and 11.07) consisting of 221 market rate for sale units and 96 affordable family rental units. This project yields 96 rental credits and is approved and currently under construction.
3. **Franklin Lane** (Block 7, Lots 14.03 and 15.01) consists of 117 market rate family rentals and 51 affordable rental units, for a total of 168 family rental units on Franklin Lane. This project yields 51 rental credits. This project was given preliminary and final site plan approval by the Planning Board on October 9, 2021 and is currently under construction.

Proposed inclusionary development achieves 192 units of affordable housing. Because all of these units are family rental units, they yield an additional 192 bonus credits at the permitted 1 to 1 ratio of units to bonus credits for family rentals. COAH regulations also stipulate that the total amount of bonus credits claimed cannot exceed 25 percent of the total obligation, which creates, in the case of Manalapan's Third Round obligation, a cap of 202 bonus credits for application against the 808-unit requirement. Therefore, the proposed inclusionary family rental projects in Manalapan yield an actual number of 22 bonus credits, which when combined with the 180 family rental bonus credits from the 100% affordable Skeba and Willows at Manalapan projects met the cap of 202 bonus credits.

As development agreements are reached for the proposed inclusionary and 100% affordable planned project sites, the Township is updating its zoning regulations to permit the projects as negotiated. These new zones will apply to specific sites, similar to the existing affordable overlay districts within the Township.

Proposed 100% Affordable Family For Sale Projects

The Township had entered into an Agreement with Affordable Housing Alliance to construct ten (10) affordable for-sale townhouse units and received credit for two (2) of these units in the **Lewis Street** Municipally sponsored project (Block 48.01, Lot 8.04) in the prior round. Manalapan sought credit for the remaining eight (8) units in the project in Third Round.

Proposed Inclusionary For-Sale Projects

There are two (2) proposed inclusionary for sale projects in Manalapan Township, for which the Township is seeking credit. They are as follows:

1. **American Properties** is a mixed-use development along Route 33 on Block 7200, Lot 3.02, consisting of 100 market rate for-sale units and 29 affordable for-sale units, for which Manalapan is seeking credit for the 29 affordable for sale units.
2. The **Sobechko** project is a proposed 250 unit inclusionary for sale project located on Sobechko Road, consisting of 175 market rate family for-sale units and 75 affordable family for-sale units on Block 30, Lots 2, 3.01, 3.02, 4, and 7.01; for which the Township is seeking 75 credits. The project was given preliminary approval and variance relief by the Planning Board on March 25, 2021.

Age Restricted Rentals

There are three (3) age-restricted rental projects for which Manalapan Township received Third Round credit. They are:

1. **Woodward Estates** (Block 67, Lots 22, 25, 32, & 35.02) is an age restricted rental project on Millhurst Road consisting of 55 units, the Township received 55 credits. This project has been approved.

2. **Meridian Living at Manalapan** (Block 11.02, Lot 27.07) is an assisted living facility located at 289 Gordon's Corner Road with 120 beds. The facility maintains 12 Medicaid beds for which Manalapan for which Manalapan received credit in the Third Round.
3. The **Stavola** Project (Block 7232, Lots 1.02, 1.03, 2.04, and 3) is a mixed used development, consisting of a 145 unit family rental project, of which 45 will be affordable units; a commercial component along Route 33; and an 80 bed assisted living facility, which will provide the Township 10 Medicaid beds towards the Township's affordable housing obligation. This project will provide a total of 77 credits toward Manalapan's third round obligation as discussed in the family inclusionary rental section above, 10 of which will be credited under age restricted rentals. This project is approved and under construction.

TABLE 27: THIRD ROUND OBLIGATION SUMMARY

Mechanism	Units	Bonus Credits	Total Credits
100% Affordable Family Rentals	180	180	360
Skeba	100	100	200
Willows at Manalapan	80	80	160
100% Affordable For-Sale Units	8		8
Lewis Street	8		8
Supportive and Special Needs Housing	50		50
Manalapan Crossing	50		50
Age Restricted Rentals	72		72
Woodward Estates	55		55
Meridian Living	12		12
Stavola	10		10
Family Inclusionary Rentals	192	22	214
Stavola	45	22	67
Diocese of Trenton	96		96
Franklin Lane	51		51
Family For Sale	104		104
American Properties	29		29
Sobechko	75		75
TOTALS	606	202	808
Third Round Obligation			808
SURPLUS			0

Fourth Round Obligation (2025-2035)

Fourth Round Obligation

The Township's Fourth Round affordable housing obligation is 252 units. The Township proposes to implement the following mechanisms to address this need

TABLE 28: FOURTH ROUND OBLIGATION SUMMARY

Mechanism	Units	Bonus Credits	Total Credits
Extension of Controls	194		194
Woodward Estates Phase 2	51	4	55
Assisted Living Medicare Beds			
Accela Rehab and Care Center 104 Pension Road	13		13
Mira Vie	7		7
TOTALS			269
Third Round Obligation			252
SURPLUS			17

Manalapan Township anticipates having a 17-unit surplus to be used towards future housing obligations.

Extension of Controls

The Township of Manalapan is proposing to extend controls for 194 units. New Beginnings has 66 units for which the controls expire within the Round 4 time period. Tracey Village has 28 units for which the controls expire within the Round 4 time period, and Knob Hill has 100 units for which the controls expire within the Round 4 time period. Pursuant to the recent legislation, Manalapan can extend those controls and receive **194 credits** toward the Round 4 obligation.

Woodward Estates Phase 2

Woodward Estates Phase 2 (Block 67, Lots 22, 25, 32, & 35.02) was included in the Township's Round 3 plan for a total of 186 units of which 55 were available to low- and moderate-income households. Phase 2 is now proposed on the same property as an age restricted rental project on Millhurst Road. The project consists of 102 market rate townhouses (non-age restricted) and 51 age restricted affordable units. The property, as a senior low- and moderate-income project is eligible for 4 bonus credits resulting in a **55 credits**. Phase 2 of this project has been designed to comply with the existing zoning found in Section 95-5.6M AH-WE Affordable Housing Overlay Zone, therefore no additional zoning is required for this proposed development.

Assisted Living/ Long Term Nursing Facilities **Accela Rehab and Care Center**

Accela Rehab and Care Center is located at 104 Pension Road is an assisted living facility comprised of 130 beds, of which 13 are Medicaid beds and eligible for credit in the Township's Round 4 plan therefore resulting in **13 credits toward the Township's Round 4 plan.**

Mira Vie at Manalapan

Mira Vie at Manalapan is located at 445 Route 9 South is an assisted living facility comprised of 70 beds, of which 7 are Medicaid beds and eligible for credit in the Township's Round 4 plan, therefore resulting in **7 credits toward the Township's Round 4 plan.**

Compliance with Affordable Housing Distribution Requirements

The Substantive Rules for affordable housing that were promulgated as Chapter 93 and which are being used during the present round include limitations on the number of age-restricted affordable units that can count toward the municipal obligation, as well as a cap on the number of bonus credits that can be claimed for rental units. There is also a minimum requirement for the provision of rental units as opposed to sale units, and requirements for the distribution of units across very low-, low- and moderate-income categories. Manalapan complies with these rules as follows:

Fourth Round (2025-2035)

Age Restricted Maximum

Maximum number age-restricted units = $0.3 * 252 = 76$ units

Maximum bonus credits = $0.25 * 252 = 63$ credits

The Township is claiming far fewer age-restricted units than the maximum ceiling that is permitted.

Rental Unit Minimum

Minimum number of rental units = $0.25 * (252) = 63$ units

Rental units provided for the fourth round = 71 units

The Township is meeting the minimum number of rental units required.

APPENDICES

Appendix A: Spending Plan

TOWNSHIP OF MANALAPAN AFFORDABLE HOUSING TRUST FUND SPENDING PLAN

The Township of Manalapan has a history of compliance with its Mount Laurel affordable housing obligation and has previously implemented all necessary ordinances for establishing an affordable housing trust fund financed through the collection of mandatory development fees to assist in accomplishing the provision of affordable housing.

The Township has prepared a Fourth Round Housing Element and Fair Share Plan that advances a comprehensive strategy for meeting its regional share of affordable housing need in accordance with the intent of the Municipal Land Use Law (N.J.S.A. 40:55D-1 et seq.) and the Fair Housing Act (N.J.S.A. 52:27D-301), and in accordance with the procedural and substantive requirements of N.J.A.C. 5:93-1 et seq. and N.J.A.C. 5:91-1 et seq. The Township has actively participated in the Fourth Round compliance process.

The Township's existing development fee ordinance, codified as Chapter 95, Article XIV of the Township's General Legislation, most recently revised in 2020, will be updated and continue to require and regulate the collection of residential and non-residential development fees as revenue for the Township's affordable housing trust fund. The sections below outline the Township's plan for the administration and use of collected development fee revenues as per the requirements of N.J.A.C. 5:93-5.1(c).

I. Projected Revenues through 2035

A projection of anticipated revenues to be collected during the tenure of the Fourth Round has been calculated based on historical annualized trends in the amount of development fees collected to date.

As of December 31, 2024, the Township had a balance of \$862,606.07 in the trust fund account. Averaging expenditures for 2018 through 2025, the Township has expended an average of \$519,585 per year and had an average income of \$516,302.23 per year. Due to the post COVID-19 development boom, fees for 2021 and 2022 only were averaged to determine an annual projected development fee of \$557,159.75 for the year 2025. This figure, in combination with the fund's interest rate, provides a reasonable estimate for anticipated annual development fee revenues through 2035.

The Township of Manalapan projects a total of \$2,074,944.85 in revenue and interest to be collected from January 1, 2025 to December 31, 2035. This projected amount, when added to the trust fund balance from December 31, 2024, results in an anticipated total revenue of \$2,937,550.92 available to fund and administer the Township's affordable housing plan and programs. All interest earned on the account shall accrue to the account and be used only for the purposes of affordable housing. See the Projected Revenues Table, appended to the

end of this Spending Plan.

II. Administrative Mechanisms for Collecting and Distributing Revenues

The Township's existing Development Fee Ordinance is recorded in Chapter 95, Article XIV of Manalapan's General Legislation. Procedures for collection, administration, and distribution of development fees as affordable housing trust fund revenues are fully established in this section. The Township's ordinance complies with P.L. 2008, c.46 section 8 (C. 52:27D-329.2) and the Statewide Non-Residential Development Fee Act (C. 40:55D-8.1 through 8.7).

The Development Fee Ordinance covers the following general topics:

1. Determination of residential development fees;
2. Determination of non-residential development fees;
3. Fee collection procedures;
4. Operation of the affordable housing trust fund;
5. Permitted uses of funds;
6. Monitoring; and
7. Ongoing collection of fees as related to affordable housing compliance.

All development fees are deposited in a separate affordable housing trust fund held in an account at Wells Fargo. Per stipulations in the Development Fee Ordinance the account and the record of distribution of funds is maintained by the Township's Chief Financial Officer.

III. Anticipated Use of Development Fees

As per the Township's ordinance, development fees shall be used for the sole purpose of providing low- and moderate-income housing. Funding mechanisms can be set up as a grant or revolving loan program to cover costs associated activities including, but not limited to, the following:

1. Preservation or purchase of housing for maintaining or implementing affordability controls;
2. Rehabilitation grants;
3. New construction of affordable housing units and related costs;
4. Implementing accessory apartment, market to affordable, or regional housing partnership programs;
5. Conversion of existing non-residential buildings to create new affordable units;
6. Green building strategies designed to be cost saving and in accordance with accepted national or State standards;
7. Purchase of land or improvement of land to be used for affordable housing;
8. Extensions or improvements of roads and infrastructure to affordable housing sites;
9. Financial assistance designed to increase affordability; and

10. Administration necessary for implementation of the Housing Element and Fair Share Plan.

(A) Anticipated Rehabilitation

The Township of Manalapan will dedicate \$620,000 towards rehabilitation opportunities.

Rehabilitation Program

The Township anticipates dedicating \$620,000 to its rehabilitation program. As discussed in the Housing Element and Fair Share Plan, Manalapan has a rehabilitation present need obligation of 62 units. To address this need, the Township plans to provide eligible households with the equivalent grant funding to meet this obligation at an estimated cost of \$10,000 per grant. The Township anticipates rehabilitating an average of five (5) units per year for the first four (4) years, and six (6) units per year for the remaining seven (7) years to satisfy its rehabilitation obligation. See the Projected Expenditures table appended to the end of this spending plan for a yearly breakdown of rehabilitation program expenditures.

Manalapan's Rehabilitation Program is managed by the Manalapan Township Affordable Housing Administrative Agent. The availability of the program shall be advertised continually on the Township's website.

(B) Affordability Assistance Requirement

As per the requirements of N.J.A.C. 5:93-8.16, at least thirty (30%) percent of all development fees and interest earned shall be used to provide low- and moderate-income households in affordable units with affordability assistance. One-third of the required affordability assistance shall specifically be used to provide affordability assistance to very low-income households (i.e. those households earning thirty percent or less of regional median income). The Townships anticipates using a minimum of \$881,265.28 from the Affordable Housing Trust Fund towards affordability assistance.

Extension of Controls

The Township of Manalapan anticipates spending \$1,940,000 to extend the affordability controls of 194 units, at the cost of \$10,000 per unit.

The projected minimum affordability assistance requirement through 2035 is calculated as follows:

Table 1. Minimum Affordability Assistance

Trust fund balance as of 01/01/25	\$ 862,606.07
Projected development fees plus interest, 2025-2035	\$ 2,074,944.85
PROJECTED TOTAL	\$ 2,937,550.92
Projected minimum affordability assistance requirement (30%)	\$ 881,265.28
Projected minimum required for very low-income households (1/3 of total affordability assistance)	\$ 293,755.09

(C) Administrative Expenses

Manalapan Township may contract with a private or public entity to administer any part of its Housing Element and Fair Share Plan. Also in accordance with N.J.A.C. 5:93-8.16, to the extent that funds are available after funding the programs outlined above, the Township can use up to twenty (20%) percent of all revenues collected from development fees on administration, including, but not limited to, salaries and benefits for municipal employees or consultant fees necessary to develop or implement a new construction program, rehabilitation program, a Housing Element and Fair Share Plan, an affirmative marketing program, income qualification of households, monitoring the turnover of sale and rental units, and/or compliance with monitoring requirements.

The projected maximum administrative expenditures through 2035 is calculated as follows:

Table 2. Maximum Administrative Expenditures

Trust fund balance as of 01/01/25	\$ 862,606.07
Projected development fees plus interest, 2025-2035	\$ 2,074,944.85
PROJECTED TOTAL	\$ 2,937,550.92
Projected maximum administrative expenditures (20%)	\$ 587,510.18

Through 2035, Manalapan anticipates using a total of \$377,500.00 of the maximum allowable \$587,510.18 for administrative expenses.

IV. Schedule for New or Rehabilitated Housing Units

The schedule for new or rehabilitated housing units is documented by year in the Projected Expenditures table attached to this Spending Plan.

V. Implementation in the Event of Unexpected Shortfalls

The Township of Manalapan will commit to funding any shortfall of revenue needed to

implement the Housing Element and Fair Share Plan as outlined above. Shortfalls will be addressed as need arises. The Township will fill gaps in funding through municipal bond. Any excess funds shall be put toward additional affordability assistance measures.

VI. In Sum

Manalapan has prepared this Spending Plan in support of the implementation of its Fourth Round Housing Element and Fair Share plan, and in accordance with the administrative requirements of N.J.A.C. 5:93-1 et seq. The Spending Plan represents the Township's intended use of development fee revenues that are collected in its Housing Trust Fund, illustrating how the Township will use these funds to provide for its fair share of regional affordable housing need.

Appendix B: Affirmative Marketing Plan

Admin

TOWNSHIP OF MANALAPAN

RESOLUTION NO. 2020-233

RESOLUTION APPROVING AFFIRMATIVE MARKETING PLAN

Mrs. Musich offered the following Resolution and moved its adoption:

WHEREAS, the Township filed a declaratory judgment action captioned In the Matter of the Application of the Township of Manalapan, Superior Court of New Jersey, Law Division- Monmouth County, Docket No. MON-L-2518-15 (the "Mt. Laurel Litigation") following the New Jersey Supreme Court's decision in the matter of In Re Adoption of N.J.A.C. 5:96 and 5:97 by the New Jersey Council on Affordable Housing, wherein the Supreme Court directed that municipalities which were before the Council on Affordable Housing, such as the Township of Manalapan, were required to file declaratory judgment actions in the Superior Court to evaluate compliance with their Mt. Laurel obligations in order to maintain immunity from builder's remedy litigation; and

WHEREAS, the Township entered into a Settlement Agreement with Fair Share Housing Center and the Court entered an Order of Fairness and Preliminary Compliance approving the Settlement Agreement on January 21, 2020; and

WHEREAS, in accordance with the Settlement Agreement and the New Jersey Uniform Housing Affordability Controls pursuant to N.J.A.C. 5:80-26-1, *et seq.*, the Township of Manalapan is required to adopt an Affirmative Marketing Plan to ensure that all affordable housing units created, including those created by the rehabilitation of rental housing units within the Township of Manalapan, are affirmatively marketed to low and moderate income households, with preference provided to homeless veterans, disabled veterans, and family members who are the primary residential caregivers to disabled veterans residing with them, particularly those households living and/or working within Housing Region 4, the COAH Housing Region encompassing the Township of Manalapan.

NOW, THEREFORE, BE IT RESOLVED that Township Committee of the Township of Manalapan, County of Monmouth, State of New Jersey that it hereby approves the Affirmative Marketing Plan outlined below:

Affirmative Marketing Plan

A. All affordable housing units in the Township of Manalapan shall be marketed in accordance with the provisions herein.

B. This Affirmative Marketing Plan shall apply to all developments that contain or will contain very low, low- and moderate-income units, including those that are part of the Township's prior round Fair Share Plan and its current Fair Share Plan and those that may be

constructed in future developments not yet anticipated by the Fair Share Plan. This Affirmative Marketing Plan shall also apply to any rehabilitated rental units that are vacated and re-rented during the applicable period of controls for rehabilitated rental units.

C. The Affirmative Marketing Plan shall be implemented by one or more Administrative Agent(s) designated by and/or under contract to the Township of Manalapan. All of the costs of advertising and affirmatively marketing affordable housing units shall be borne by the developers/sellers/owners of affordable unit(s), and all such advertising and affirmative marketing shall be subject to approval and oversight by the designated Administrative Agent.

D. In implementing the Affirmative Marketing Plan, the Administrative Agent, acting on behalf of the Township of Manalapan, shall undertake, at the minimum, all of the following strategies:

1. Publication of an advertisement in one or more newspapers of general circulation within the housing region.

2. Broadcasting of an advertisement by a radio or television station broadcasting throughout the housing region.

3. At least one additional regional marketing strategy using one of the other sources listed below.

E. The Affirmative Marketing Plan is a regional marketing strategy designed to attract buyers and/or renters of all majority and minority groups, regardless of race, creed, color, national origin, ancestry, marital or familial status, gender, affectional or sexual orientation, disability, age or number of children to housing units which are being marketed by a developer or sponsor of affordable housing. Pursuant to N.J.S.A. 40:37A-114.1, preference for affordable housing within a housing project shall be provided to homeless veterans, disabled veterans, and family members who are the primary residential caregivers to disabled veterans residing with them. The Affirmative Marketing Plan is also intended to target those potentially eligible persons who are least likely to apply for affordable units in that region. It is a continuing program that directs all marketing activities toward the COAH Housing Region in which the municipality is located and covers the entire period of the deed restriction for each restricted housing unit. The Township of Manalapan is located in COAH Housing Region 4, consisting of Monmouth, Mercer, and Ocean Counties.

F. The Affirmative Marketing Plan is a continuing program intended to be followed throughout the entire period of restrictions and shall meet the following requirements:

1. All newspaper articles, announcements and requests for applications for very low, low and moderate income units shall appear in the *Star Ledger* and the *Asbury Park Press*.

2. The primary marketing shall take the form of at least one press release and a paid display advertisement in the above newspapers once a week for four consecutive weeks. Additional advertising and publicity shall be on an "as needed" basis. The developer/owner shall

disseminate all public service announcements and pay for display advertisements. The developer/owner shall provide proof of all publications to the Administrative Agent. All press releases and advertisements shall be approved in advance by the Administrative Agent.

3. The advertisement shall include a description of the:
 - a. Location of the units;
 - b. Directions to the units;
 - c. Range of prices for the units;
 - d. Size, as measured in bedrooms, of units;
 - e. Maximum income permitted to qualify for the units;
 - f. Location of applications;
 - g. Business hours when interested households may obtain an application; and
 - h. Application fees.

4. Newspaper articles, announcements and information on where to request applications for very low, low-, and moderate-income housing shall appear at least once a week for four consecutive weeks in at least three locally oriented newspapers serving the housing region, one of which shall be circulated primarily in Monmouth County and the other two of which shall be circulated primarily outside of Monmouth County but within the housing region.

5. The developer must provide satisfactory proof of public dissemination. See "Attachment A," *Affirmative Fair Housing marketing Plan for Affordable Housing Region 4* (attached to and hereby made part of this Resolution).

G. Applications, brochure(s), sign(s) and/or poster(s) used as part of the affirmative marketing program shall be available/posted in the following locations:

1. Manalapan Township Hall
2. Manalapan Township Web Site
3. Developer's Sales/Rental Offices
4. Monmouth County Administration Building
5. Mercer County Administration Building

6. Ocean County Administration Building
7. Monmouth County Library (all branches)
8. Mercer County Library (all branches)
- 9.. Ocean County Library (all branches)

Applications shall be mailed by the Administrative Agent and Municipal Housing Liaison to prospective applicants upon request. Also, applications shall be available at the developer's sales/rental office and multiple copies of application forms shall be mailed to Fair Share Housing Center; the New Jersey State Conference of the NAACP; the Latino Action Network; the Greater Red Bank, Asbury Park/Neptune, Bayshore, Greater Freehold, and Greater Long Branch branches of the NAACP; and the Supportive Housing Association for dissemination to their respective constituents.

H. The Administrative Agent shall develop, maintain and update a list of community contact person(s) and/or organizations(s) in Monmouth, Mercer, and Ocean Counties that will aid in the affirmative marketing program with particular emphasis on contacts that will reach out to groups that are least likely to apply for housing within the region, including major regional employers identified in Attachment A, Part III, Marketing, Section 3d of COAH's *Affirmative Fair Housing Marketing Plan for Affordable Housing in Region 4* (attached to and hereby made part of this Resolution) as well as the following entities: Fair Share Housing Center Fair Share Housing Center; the New Jersey State Conference of the NAACP; the Latino Action Network; the Greater Red Bank, Asbury Park/Neptune, Bayshore, Greater Freehold, and Greater Long Branch branches of the NAACP; and the Supportive Housing Association.

1. Quarterly informational flyers and applications shall be sent to each of the following agencies for publication in their journals and for circulation among their members:

Monmouth County Board of Realtors
 Mercer County Board of Realtors
 Ocean County Board of Realtors

2. Quarterly informational circulars and applications shall be sent to the administrators of each of the following agencies within the counties of Monmouth, Mercer, and Ocean:

Welfare or Social Service Board (via the Director)
 Rental Assistance Office (local office of DCA)
 Office on Aging
 Housing Authority (municipal or county)
 Community Action Agencies
 Community Development Departments

3. Quarterly informational circulars and applications shall be sent to the chief personnel administrators of all of the major employers within the region, as listed on Attachment A, Part III, Marketing, Section 3d.
4. In addition, specific notification of the availability of affordable housing units in Manalapan (along with copies of the application form) shall be provided to the following entities: Fair Share Housing Center Fair Share Housing Center; the New Jersey State Conference of the NAACP; the Latino Action Network; the Greater Red Bank, Asbury Park/Neptune, Bayshore, Greater Freehold, Greater and Long Branch branches of the NAACP; and the Supportive Housing Association.

I. A random selection method to select occupants of very low, low and moderate income housing will be used by the Administrative Agent, in conformance with N.J.A.C. 5:80-26.16 (I). The Affirmative Marketing Plan shall provide a regional preference for very low, low and moderate income households that live and/or work in COAH Housing Region 4, comprised of Monmouth, Mercer and Ocean Counties. Pursuant to the New Jersey Fair Housing Act (C.52:27D-311), a preference for very low, low and moderate income veterans duly qualified under N.J.A.C. 54:4-8.10 may also be exercised, provided an agreement to this effect has been executed between the developer or landlord and the Township prior to the affirmative marketing of the units.

J. The Administrative Agent shall administer the Affirmative Marketing Plan. The Administrative Agent has the responsibility to income qualify very low, low-, and moderate-income households; to place income eligible households in very low, low-, and moderate-income units upon initial occupancy; to provide for the initial occupancy of very low, low-, and moderate-income units with income qualified households; to continue to qualify households for re-occupancy of units as they become vacant during the period of affordability controls; to assist with outreach to very low, low-, and moderate-income households; and to enforce the terms of the deed restriction and mortgage loan as per N.J.A.C 5:80-26.1, *et seq.*

K. The Administrative Agent shall provide or direct qualified very low, low and moderate income applicants to counseling services on subjects such as budgeting, credit issues, mortgage qualifications, rental lease requirements and landlord/tenant law and shall develop, maintain and update a list of entities and lenders willing and able to perform such services.

L. All developers/owners of very low, low-, and moderate-income housing units shall be required to undertake and pay the costs of the marketing of the affordable units in their respective developments, subject to the direction and supervision of the Administrative Agent.

M. The implementation of the Affirmative Marketing Plan for a development that includes affordable housing shall commence at least 120 days before the issuance of either a temporary or permanent certificate of occupancy. The implementation of the Affirmative Marketing Plan shall continue until all very low, low-, and moderate-income housing units are initially occupied and for as long as the affordable units remain deed restricted such that qualifying new tenants and/or purchasers continues to be necessary.

N. The Administrative Agent shall provide the Affordable Housing Liaison with the information required to comply with monitoring and reporting requirements pursuant to N.J.A.C.5:80-26.1, *et seq.*

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

AFFIRMATIVE: Jacobson, Musich, Nelson, McNaboe

NEGATIVE: None

ABSTAIN: Cohen

ABSENT: None

DATED: July 22, 2020

I HEREBY CERTIFY THE FOREGOING TO BE A TRUE COPY OF A
RESOLUTION ADOPTED BY THE TOWNSHIP OF MANALAPAN
DURING A MEETING HELD ON JULY 22, 2020



DEPUTY MUNICIPAL CLERK
TOWNSHIP OF MANALAPAN

Attachment A

AFFIRMATIVE FAIR HOUSING MARKETING PLAN

For Affordable Housing in (REGION 4)

I. APPLICANT AND PROJECT INFORMATION

(Complete Section I individually for all developments or programs within the municipality.)

1a. Administrative Agent Name, Address, Phone Number		1b. Development or Program Name, Address	
1c. Number of Affordable Units: Number of Rental Units: Number of For-Sale Units:	1d. Price or Rental Range From To		1e. State and Federal Funding Sources (if any)
1f. <input type="checkbox"/> Age Restricted <input type="checkbox"/> Non-Age Restricted	1g. Approximate Starting Dates Advertising: Occupancy:		
1h. County Mercer, Monmouth, Ocean		1i. Census Tract(s):	
1j. Managing/Sales Agent's Name, Address, Phone Number			
1k. Application Fees (if any):			

(Sections II through IV should be consistent for all affordable housing developments and programs within the municipality. Sections that differ must be described in the approved contract between the municipality and the administrative agent and in the approved Operating Manual.)

II. RANDOM SELECTION

2. Describe the random selection process that will be used once applications are received,

III. MARKETING

3a. Direction of Marketing Activity: (indicate which group(s) in the housing region are least likely to apply for the housing without special outreach efforts because of its location and other factors)			
<input type="checkbox"/> White (non-Hispanic) <input checked="" type="checkbox"/> Black (non-Hispanic) <input checked="" type="checkbox"/> Hispanic <input type="checkbox"/> American Indian or Alaskan Native <input type="checkbox"/> Asian or Pacific Islander <input type="checkbox"/> Other group:			
3b. HOUSING RESOURCE CENTER (www.njhousing.gov) A free, online listing of affordable housing <input type="checkbox"/>			
3c. Commercial Media (required) (Check all that applies)			
	DURATION & FREQUENCY OF OUTREACH	NAMES OF REGIONAL NEWSPAPER(S)	CIRCULATION AREA
TARGETS PARTIAL HOUSING REGION 4			
Daily Newspaper			
<input type="checkbox"/>		Trenton Times	Mercer
<input type="checkbox"/>		Trentonian	Mercer
<input type="checkbox"/>		Asbury Park Press	Monmouth, Ocean
<input type="checkbox"/>		Ocean County Observer	Ocean
Weekly Newspaper			
<input type="checkbox"/>		Ewing Observer	Mercer
<input type="checkbox"/>		Hopewell Valley News	Mercer
<input type="checkbox"/>		Lawrence Ledger	Mercer

<input type="checkbox"/>		Pennington Post	Mercer
<input type="checkbox"/>		Princeton Town Topics	Mercer
<input type="checkbox"/>		Tempo Mercer	Mercer
<input type="checkbox"/>		Trenton Downtowner	Mercer
<input type="checkbox"/>		Windsor Heights Herald	Mercer
<input type="checkbox"/>		West Windsor-Plainsboro News	Mercer, Middlesex
<input type="checkbox"/>		Princeton Packet	Mercer, Middlesex, Somerset
<input type="checkbox"/>		Messenger-Press	Mercer, Monmouth, Ocean
<input type="checkbox"/>		Woodbridge Sentinel	Middlesex
<input type="checkbox"/>		Atlanticville	Monmouth
<input type="checkbox"/>		Coaster	Monmouth
<input type="checkbox"/>		Courier	Monmouth
<input type="checkbox"/>		Examiner	Monmouth
<input type="checkbox"/>		Hub, The	Monmouth
<input type="checkbox"/>		Independent, The	Monmouth
<input type="checkbox"/>		News Transcript	Monmouth
<input type="checkbox"/>		Two River Times	Monmouth
<input type="checkbox"/>		Coast Star, The	Monmouth, Ocean
<input type="checkbox"/>		Beach Haven Times	Ocean
<input type="checkbox"/>		Beacon, The	Ocean
<input type="checkbox"/>		Berkeley Times	Ocean
<input type="checkbox"/>		Brick Bulletin	Ocean
<input type="checkbox"/>		Brick Times	Ocean
<input type="checkbox"/>		Jackson Times	Ocean
<input type="checkbox"/>		Lacey Beacon	Ocean
<input type="checkbox"/>		Manchester Times	Ocean
<input type="checkbox"/>		New Egypt Press	Ocean
<input type="checkbox"/>		Ocean County Journal	Ocean
<input type="checkbox"/>		Ocean Star, The	Ocean
<input type="checkbox"/>		Tri-Town News	Ocean

<input type="checkbox"/>		Tuckerton Beacon	Ocean
<input type="checkbox"/>		Atlantic Manalapan Herald	Monmouth
	DURATION & FREQUENCY OF OUTREACH	NAMES OF REGIONAL TV STATION(S)	CIRCULATION AREA AND/OR RACIAL/ETHNIC IDENTIFICATION OF READERS/AUDIENCE
TARGETS ENTIRE HOUSING REGION 4			
<input type="checkbox"/>		2 WCBS-TV CBS Broadcasting Inc.	
<input type="checkbox"/>		4 WNBC NBC Telemundo License Co. (General Electric)	
<input type="checkbox"/>		5 WNYW Fox Television Stations, Inc. (News Corp.)	
<input type="checkbox"/>		7 WABC-TV American Broadcasting Companies, Inc (Walt Disney)	
<input type="checkbox"/>		9 WWOR-TV Fox Television Stations, Inc. (News Corp.)	
<input type="checkbox"/>		10 WCAU NBC Telemundo License Co. (General Electric)	
<input type="checkbox"/>		11 WPIX WPIX, Inc. (Tribune)	
<input type="checkbox"/>		13 WNET Educational Broadcasting Corporation	
<input type="checkbox"/>		58 WNJB New Jersey Public Broadcasting Authority	
TARGETS PARTIAL HOUSING REGION 4			
<input type="checkbox"/>		25 W25AW WZBN TV, Inc.	Mercer
<input type="checkbox"/>		39 WLVT-TV Lehigh Valley Public Telecommunications Corp.	Mercer
<input type="checkbox"/>		60 WBPH-TV Sonshine Family Television Corp	Mercer
<input type="checkbox"/>		63 WMBC-TV Mountain Broadcasting Corp.	Mercer
<input type="checkbox"/>		69 WFMZ-TV Maranatha Broadcasting Company, Inc.	Mercer
<input type="checkbox"/>		41 WXTV WXTV License Partnership, G.P. (Univision Communications Inc.)	Mercer, Monmouth
<input type="checkbox"/>		3 KYW-TV CBS Broadcasting Inc.	Mercer, Ocean
<input type="checkbox"/>		6 WPVI-TV American Broadcasting Companies, Inc (Walt Disney)	Mercer, Ocean
<input type="checkbox"/>		12 WHYY-TV WHYY, Inc.	Mercer, Ocean

<input type="checkbox"/>		17 WPHL-TV Tribune Company	Mercer, Ocean
<input type="checkbox"/>		23 WNJS New Jersey Public Broadcasting Authority	Mercer, Ocean
<input type="checkbox"/>		29 WTXF-TV Fox Television Stations, Inc. (News Corp.)	Mercer, Ocean
<input type="checkbox"/>		35 WYBE Independence Public Media Of Philadelphia, Inc.	Mercer, Ocean
<input type="checkbox"/>		48 WGTW-TV Trinity Broadcasting Network	Mercer, Ocean
<input type="checkbox"/>		52 WNJT New Jersey Public Broadcasting Authority	Mercer, Ocean
<input type="checkbox"/>		57 WPSG CBS Broadcasting Inc.	Mercer, Ocean
<input type="checkbox"/>		61 WPPX Paxon Communications License Company, LLC	Mercer, Ocean
<input type="checkbox"/>		65 WUVP-TV Univision Communications, Inc.	Mercer, Ocean
<input type="checkbox"/>		25 WNYE-TV New York City Dept. Of Info Technology & Telecommunications	Monmouth
<input type="checkbox"/>		31 WPXN-TV Paxon Communications License Company, LLC	Monmouth
<input type="checkbox"/>		47 WNJU NBC Telemundo License Co. (General Electric)	Monmouth
<input type="checkbox"/>		50 WNJN New Jersey Public Broadcasting Authority	Monmouth
<input type="checkbox"/>		68 WFUT-TV Univision New York LLC	Monmouth, Ocean (Spanish)
<input type="checkbox"/>		62 WWSI Hispanic Broadcasters of Philadelphia, LLC	Ocean
	DURATION & FREQUENCY OF OUTREACH	NAMES OF CABLE PROVIDER(S)	BROADCAST AREA
TARGETS PARTIAL HOUSING REGION 4			
<input type="checkbox"/>		Cablevision of Hamilton	Partial Mercer, Monmouth
<input type="checkbox"/>		Comcast of Central NJ,	Partial Mercer, Monmouth
<input type="checkbox"/>		Patriot Media & Communications, CNJ	Partial Mercer
<input type="checkbox"/>		Cablevision of Monmouth, Raritan Valley	Partial Monmouth
<input type="checkbox"/>		Comcast of Mercer County, Southeast Pennsylvania	Partial Middlesex
<input type="checkbox"/>		Comcast of Monmouth County	Partial Monmouth, Ocean

<input type="checkbox"/>		Comcast of Garden State, Long Beach Island, Ocean County, Toms River	Partial Ocean
	DURATION & FREQUENCY OF OUTREACH	NAMES OF REGIONAL RADIO STATION(S)	BROADCAST AREA AND/OR RACIAL/ETHNIC IDENTIFICATION OF READERS/AUDIENCE
TARGETS ENTIRE HOUSING REGION 4			
AM			
<input type="checkbox"/>		WWJZ 640	
<input type="checkbox"/>		WOR 710	
<input type="checkbox"/>		WABC 770	
<input type="checkbox"/>		WCBS 880	
<input type="checkbox"/>		WBBR 1130	
<input type="checkbox"/>		WPST 94.5	
FM			
<input type="checkbox"/>		WKXW-FM 101.5	
<input type="checkbox"/>		WPRB 103.3	
TARGETS PARTIAL HOUSING REGION 4			
AM			
<input type="checkbox"/>		WFIL 560	Mercer, Monmouth
<input type="checkbox"/>		WMCA 570	Monmouth, Ocean
<input type="checkbox"/>		WFAN 660	Mercer, Monmouth
<input type="checkbox"/>		WNYC 820	Mercer, Monmouth
<input type="checkbox"/>		WWBD 860	Mercer
<input type="checkbox"/>		WPHY 920	Mercer
<input type="checkbox"/>		WNTD 990	Mercer
<input type="checkbox"/>		WCHR 1040	Mercer
<input type="checkbox"/>		WOBM 1160	Monmouth, Ocean
<input type="checkbox"/>		WWTR 1170	Mercer
<input type="checkbox"/>		WPHT 1210	Mercer, Monmouth
<input type="checkbox"/>		WBUD 1260	Mercer, Monmouth
<input type="checkbox"/>		WIMG 1300	Mercer
<input type="checkbox"/>		WADB 1310	Monmouth, Ocean
<input type="checkbox"/>		WHTG 1410	Monmouth

<input type="checkbox"/>		WCTC 1450	Mercer, Monmouth
<input type="checkbox"/>		WBCB 1490	Mercer
<input type="checkbox"/>		WTTM 1680	Mercer, Monmouth
FM			
<input type="checkbox"/>		WNJT-FM 88.1	Mercer
<input type="checkbox"/>		WWFM 89.1	Mercer, Monmouth
<input type="checkbox"/>		WRDR 89.7	Monmouth, Ocean
<input type="checkbox"/>		WRTI 90.1	Mercer
<input type="checkbox"/>		WBJB-FM 90.5	Monmouth
<input type="checkbox"/>		WWNJ 91.1	Ocean
<input type="checkbox"/>		WTSR 91.3	Mercer
<input type="checkbox"/>		WBGD 91.9	Ocean
<input type="checkbox"/>		WFNY-FM 92.3	Mercer, Monmouth
<input type="checkbox"/>		WXTU 92.5	Mercer
<input type="checkbox"/>		WOBM-FM 92.7	Ocean
<input type="checkbox"/>		WPAT-FM 93.1	Mercer, Monmouth
<input type="checkbox"/>		WMMR 93.3	Mercer
<input type="checkbox"/>		WNYC-FM 93.9	Mercer, Monmouth
<input type="checkbox"/>		WYSP 94.1	Mercer
<input type="checkbox"/>		WJLK-FM 94.3	Monmouth, Ocean
<input type="checkbox"/>		WFME 94.7	Mercer, Monmouth
<input type="checkbox"/>		WZZO 95.1	Mercer
<input type="checkbox"/>		WPLJ 95.5	Mercer, Monmouth
<input type="checkbox"/>		WBEN-FM 95.7	Mercer
<input type="checkbox"/>		WRAT 95.9	Monmouth, Ocean
<input type="checkbox"/>		WCTO 96.1	Mercer
<input type="checkbox"/>		WQXR-FM 96.3	Mercer, Monmouth
<input type="checkbox"/>		WRDW-FM 96.5	Mercer
<input type="checkbox"/>		WQHT 97.1	Mercer, Monmouth
<input type="checkbox"/>		WSKQ-FM 97.9	Mercer, Monmouth
<input type="checkbox"/>		WOGL 98.1	Mercer

<input type="checkbox"/>		WMGQ 98.3	Mercer, Monmouth
<input type="checkbox"/>		WRKS 98.7	Mercer, Monmouth
<input type="checkbox"/>		WUSL 98.9	Mercer, Monmouth
<input type="checkbox"/>		WAWZ 99.1	Mercer, Monmouth
<input type="checkbox"/>		WBAI 99.5	Mercer, Monmouth
<input type="checkbox"/>		WJRZ-FM 100.1	Ocean
<input type="checkbox"/>		WHTZ 100.3	Mercer, Monmouth
<input type="checkbox"/>		WCBS-FM 101.1	Mercer, Monmouth
<input type="checkbox"/>		WQCD 101.9	Mercer, Monmouth
<input type="checkbox"/>		WIOQ 102.1	Mercer
<input type="checkbox"/>		WNEW 102.7	Mercer, Monmouth
<input type="checkbox"/>		WMGK 102.9	Mercer
<input type="checkbox"/>		WKTU 103.5	Mercer, Monmouth
<input type="checkbox"/>		WAXQ 104.3	Mercer, Monmouth
<input type="checkbox"/>		WWPR-FM 105.1	Mercer, Monmouth
<input type="checkbox"/>		WDAS-FM 105.3	Mercer, Monmouth
<input type="checkbox"/>		WCHR-FM 105.7	Ocean
<input type="checkbox"/>		WJJZ 106.1	Mercer, Monmouth
<input type="checkbox"/>		WHTG-FM 106.3	Monmouth, Ocean
<input type="checkbox"/>		WLTW 106.7	Mercer, Monmouth
<input type="checkbox"/>		WKDN 106.9	Mercer
<input type="checkbox"/>		WWZY 107.1	Monmouth, Ocean
<input type="checkbox"/>		WBLS 107.5	Mercer, Monmouth
<input type="checkbox"/>		WWPH 107.9	Mercer

3d. Other Publications (such as neighborhood newspapers, religious publications, and organizational newsletters)
(Check all that applies)

	NAME OF PUBLICATIONS	OUTREACH AREA	RACIAL/ETHNIC IDENTIFICATION OF READERS/AUDIENCE
TARGETS ENTIRE HOUSING REGION 4			
Weekly			
	Nuestra Comunidad	Central/South Jersey	Spanish-Language

TARGETS PARTIAL HOUSING REGION 4

Weekly

<input type="checkbox"/>		New Jersey Jewish News	Northern and Central New Jersey	Jewish
<input type="checkbox"/>		El Hispano	Camden and Trenton areas	Spanish-Language
<input type="checkbox"/>		Ukrainian Weekly	New Jersey	Ukrainian community

3e. Employer Outreach (names of employers throughout the housing region that can be contacted to post advertisements and distribute flyers regarding available affordable housing) (Check all that applies)

DURATION & FREQUENCY OF OUTREACH	NAME OF EMPLOYER/COMPANY	LOCATION
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Mercer County

<input type="checkbox"/>		Mercer County Board of Education	1075 Old Trenton Rd, Trenton, NJ
<input type="checkbox"/>		Medical Center at Princeton	253 Witherspoon St, Princeton, NJ
<input type="checkbox"/>		Bristol-Myers Squibb	100 Nassau Park Blvd, Princeton, NJ and 820 Bear Tavern Rd, Trenton, NJ
<input type="checkbox"/>		St. Lawrence Rehabilitation Center	2381 Lawrenceville Rd, Lawrenceville, NJ
<input type="checkbox"/>		McGraw-Hill	120 Windsor Center Dr, East Windsor, NJ
<input type="checkbox"/>		Conair Corporation	150 Milford Rd, Hightstown, NJ
<input type="checkbox"/>		Shiseido America, Inc.	366 Princeton Hightstown Rd, East Windsor, NJ
<input type="checkbox"/>		NJ Manufacturers Insurance Company	1001 Grand St S, Hammonton, NJ
<input type="checkbox"/>		Homasote	932 Lower Ferry Rd, Trenton, NJ
<input type="checkbox"/>		Robert Wood Johnson University Hospital	1 Hamilton Health Pl, Trenton, NJ
<input type="checkbox"/>		Congoleum Corp.	3500 Quakerbridge Rd, Mercerville, NJ
<input type="checkbox"/>		Coca-Cola Foods	480 Mercer St, Hightstown, NJ
<input type="checkbox"/>		Peddie School	111 Armellino Ct, Hightstown, NJ
<input type="checkbox"/>		Dana Communications	2 E Broad St, Hopewell, NJ
<input type="checkbox"/>		Merrill Lynch	410 Scotch Rd, Hopewell, NJ
<input type="checkbox"/>		Janssen Pharmaceutical	1125 Trenton Harborton Rd, Titusville, NJ
<input type="checkbox"/>		St. Francis Medical Center	601 Hamilton Avenue Trenton NJ 08629-1986
<input type="checkbox"/>		The Trenton Times	500 Perry St, Trenton, NJ
<input type="checkbox"/>		Gaum. Inc.	1080 US Highway 130, Robbinsville, NJ

Monmouth County

<input type="checkbox"/>		Meridian Health System	1350 Campus Parkway Neptune
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<input type="checkbox"/>		US Army Communications Electronics Command Fort Monmouth	CECOM Bldg 901 Murphy drive Fort Monmouth
<input type="checkbox"/>		County of Monmouth Hall of Records	1 East Main Street Freehold
<input type="checkbox"/>		Central State Healthcare Systems	West Main Street Freehold
<input type="checkbox"/>		Monmouth Medical Center	300 Second Ave Long Branch
<input type="checkbox"/>		Asbury Park Press	3601 Route 66 Neptune, NJ
<input type="checkbox"/>		Food Circus Super Markets, Inc.	835 Highway 35 PO BOX 278 Middletown, NJ
<input type="checkbox"/>		Monmouth University	Cedar Ave West Long Branch
<input type="checkbox"/>		Naval Weapons stations Earle	State Highway 34 Colts Neck, NJ
<input type="checkbox"/>		Norkus Enterprises, Inc.	505 Richmond Ave Point Pleasant, NJ
<input type="checkbox"/>		Horizon Blue Cross Blue Shield	1427 Wyckoff Road Farmingdale, NJ
Ocean County			
<input type="checkbox"/>		Saint Barnabas Health Care System	300 2nd Ave Long Branch, NJ 07740
<input type="checkbox"/>		Six Flags Theme Parks Inc	Route 537 Jackson, NJ 08527
<input type="checkbox"/>		Meridian Health Care System	415 Jack Martin Blvd, Brick, NJ
<input type="checkbox"/>		Southern Ocean County Hospital	1140 Route 72 West, Manahawkin, NJ
<input type="checkbox"/>		Jenkinsons	300 Ocean Ave Pt. Pleasant Beach, NJ 08742
3f. Community Contacts (names of community groups/organizations throughout the housing region that can be contacted to post advertisements and distribute flyers regarding available affordable housing)			
Name of Group/Organization		Outreach Area	Racial/Ethnic Identification of Readers/Audience

IV. APPLICATIONS

Applications for affordable housing for the above units will be available at the following locations:	
4a. County Administration Buildings and/or Libraries for all counties in the housing region (list county building, address, contact person) (Check all that applies)	
<input type="checkbox"/>	BUILDING
<input type="checkbox"/>	LOCATION
<input type="checkbox"/>	Mercer County Library Headquarters
<input type="checkbox"/>	2751 Brunswick Pike, Lawrenceville, NJ 08648
<input type="checkbox"/>	Monmouth County Headquarters Library
<input type="checkbox"/>	125 Symmes Drive, Manalapan, NJ 07726
<input type="checkbox"/>	Ocean County Library
<input type="checkbox"/>	101 Washington Street, Toms River, NJ 08753
4b. Municipality in which the units are located (list municipal building and municipal library, address, contact person)	

4c. Sales/Rental Office for units (if applicable)

V. CERTIFICATIONS AND ENDORSEMENTS

I hereby certify that the above information is true and correct to the best of my knowledge. I understand that knowingly falsifying the information contained herein may affect the (select one: Municipality's substantive certification or DCA Balanced Housing Program funding or HMFA UHORP/MONI/CHOICE funding).

Name (Type or Print)

Title/Municipality

Signature

Date