



Township of Old Bridge
Middlesex County, New Jersey

2025-2035

HOUSING ELEMENT AND FAIR SHARE PLAN



Prepared By:
Planning Department

June 26, 2025



2025-2035

HOUSING ELEMENT AND

FAIR SHARE PLAN

TOWNSHIP OF OLD BRIDGE

MIDDLESEX COUNTY, NEW JERSEY

June 2025

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EXECUTIVE SUMMARY

According to the New Jersey Municipal Land Use Law, *N.J.S.A.* 40:55D-28b(3) (MLUL), a municipal Master Plan must contain a Housing Element. Dating back to the initial Mount Laurel decisions, and municipality's having an affordable housing obligation, the Township of Old Bridge fully complied with the First and Second Rounds. While the New Jersey Council on Affordable Housing (COAH) attempted to establish rules and regulations for the Third Round of affordable housing, it was ultimately unsuccessful. On March 10, 2015, the New Jersey Supreme Court ruled that First and Second Round Rules should be used to establish present and prospective affordable housing needs for the state, housing regions and municipalities for the Third Round. On July 7, 2015, in accordance with the New Jersey Supreme Court decision dated March 10, 2015, *In re N.J.A.C. 5:96 and 5:97*, 221 N.J. 1 (2015), the Township filed a declaratory judgment action entitled "In the Matter of the Application of the Township of Old Bridge for a Judgment of Compliance of Its Third Round Housing Element and Fair Share Plan." Docket No. MID-L-3997-15. As part of that application, the Township sought court approval for its Housing Element and Fair Share Plan for the Third Round. Subsequently, the Housing Element and Fair Share Plan was approved by the Court by Order dated June 19, 2017.

As the Third Round was ending and in the absence of COAH being reestablished, there was significant speculation on the methodology to be used for the Fourth Round. On March 20, 2024, Governor Phil Murphy signed into law new legislation (A-4 / S-50) (the "Amended Law"), aiming to streamline and enhance the state's approach to affordable housing obligations. Subsequently, the New Jersey Department of Community Affairs (DCA) published an advisory report on October 18, 2024, entitled "Affordable Housing Obligations for 2025-2035" as the recently enacted law required (the "DCA Report"). The report assigned for Old Bridge a present need of 318 and a prospective need of 685. Old Bridge participated in the Affordable Housing Dispute Resolution Program. The Township engaged in extensive settlement negotiations challenging DCA's number. Following which on April 7, 2025, Hon. Judge Mary Jacobson (Ret.) issued a report wherein Judge Jacobson determined that the revised prospective need calculation presented by Fair Share Housing Center (FSHC) of 673 units of affordable housing was reasonable and in the interest of low and moderate income households, and recommended to the Affordable Housing Judge for the Superior Court, Middlesex County, that this obligation be endorsed and effectuated, thereby establishing a prospective need for Old Bridge at 673 units. See Appendix A.

Much of Old Bridge Township has been developed over the years. Lands appropriate for affordable housing are situated in sewer service areas where infill type of development will occur. Where portions of the site are outside the sewer service area, an application has been filed to Middlesex County to include such areas. Utilities (sewer and water), basic infrastructure (roads) and other services (municipal and businesses) already exist within these areas of the Township thus creating an effective and efficient use of public and private investment made in these areas.

This Housing Element and Fair Share Plan includes an adjusted affordable housing obligation of 673 units. Pursuant to a Vacant Land Analysis ("VLA") in accordance with prior COAH regulations, Old Bridge Township has a Realistic Development Potential ("RDP") of 312 for the Fourth Round. This was calculated based on the existing vacant land within the Township,

inclusionary developments proposed on underutilized parcels and approved Planning Board inclusionary housing projects. *See* Appendix B for the VLA. Additionally, the Fair Share Plan included within this Housing Element and Fair Share Plan proposes additional options for the creation of affordable housing units through redevelopment planning. It is the overall goal of Old Bridge's Fair Share Plan, in combination with its Master Plan (Reexamination Report), to provide the planning context in which affordable low- and moderate-income housing can be provided in accordance with the requirements of the Fair Housing Act and the laws of the State of New Jersey. This Housing Element and Fair Share Plan provides for the provision of affordable housing at locations throughout the Township balanced against the lack of developable vacant lands and the presence of environmental constraints as demonstrated by the VLA, while also giving due regard to redevelopment opportunities through redevelopment plans.

I. BACKGROUND

For the Fourth Round of affordable housing, there was a significant push at the state level to implement new legislation that would reorganize the affordable housing process and end the transitional and court-oriented process initiated by the Mount Laurel IV decision. Consequently, March 20, 2024, Governor Murphy signed into law new legislation aiming to streamline and enhance the state's approach to affordable housing obligations. This legislation created a framework to be used for the Fourth Round and beyond. The legislation can be summarized as follows:

1. Abolishes COAH and transfers its duties to the DCA and the Administrative Office of the Courts (AOC);
2. Enables the DCA to implement the judicial methodology provided by the Hon. Mary C. Jacobson, A.J.S.C. (Ret.) in her March 8, 2018 decision, In re Application of Municipality of Princeton (the "Princeton Case"), to calculate every municipality's affordable housing obligation for the Fourth Round;
3. Creates the Affordable Housing Dispute Resolution Program (the "Program") to oversee disputes and provide for mediation;
4. Modifies applicable data and calculations underlying the methodology for calculation of affordable housing obligations, eliminating the prior dependence of courts, and court-appointed Special Masters to deploy accepted methodologies to determine each municipality's affordable housing obligation; and
5. Sets timeframes under which municipalities must act to preserve immunity from exclusionary zoning litigation. Consequently, the Amended Law requires that municipalities adopt a housing element and fair share plan no later than June 30, 2025, to maintain immunity from exclusionary zoning litigation.

As required by the new legislation, the DCA published the DCA Report in October of 2024, containing both present and prospective need numbers for all participating municipalities for the period 2025 to 2035. For Old Bridge Township, the DCA Report stated that the Township's present need obligation was 318 and its prospective need obligation was 685. Based on local conditions and analysis, Old Bridge Township accepted the "present need" number however, sought a downward deviation of the "prospective need" calculations allocated by DCA and calculated its prospective need to be 325. This challenge was referred to the Program, and a recommendation was issued following the Township's filing of its Complaint for Declaratory Judgment on January 30, 2025.

Challenges to the Township's calculation were filed by FSHC and the New Jersey Builders Association (NJBA), wherein both challengers disputed the Township's proposed obligation for prospective need. NJBA supported DCA's prospective need obligations and FSHC proposed an alternate prospective need obligation of 745 units. Subsequently, pursuant to the Program, the Administrative Office of the Courts appointed and assigned the case to Program Member, the Hon. Mary C. Jacobson, J.S.C. (Ret.) to manage the proceedings, host settlement conferences,

and make recommendations to the Court in accordance with the FHA and the AOC's Directive #14-24. The Program Member appointed Art L. Bernard, PP, an independent affordable housing expert, as Special Adjudicator to work with, make recommendations to, and assist the Program. Old Bridge and FSHC engaged in extensive settlement negotiations before, during, and after the March 11, 2025, settlement conference and at the continuation of the settlement conference at the Program Session (Hearing) held on March 21, 2025, with the guidance and assistance of the Program Member and the Special Adjudicator.

Old Bridge agreed to increase its prospective need number at the March 11, 2025, settlement conference to 333 units, and further increased its prospective need number to 369 units at the March 21, 2025, Program Session. FSHC decreased its prospective need number to 673 by letter stipulation dated March 21, 2025, but that mediation did not lead to a resolution of the differences between the two parties, and therefore the Program conducted a hearing on the record on March 21, 2025. After considering the arguments of all parties, the Program Member issued a written Report and Program Recommendation on April 7, 2025 ("Recommendation"), wherein the Program Member determined that the revised prospective need calculation presented by FSHC of 673 units of affordable housing to be reasonable and in the interest of low- and moderate- income households, and recommended to the Affordable Housing Judge, Superior Court, Middlesex County that this obligation be endorsed and effectuated, thereby establishing a prospective need for Old Bridge of 673 units, for the reasons set forth in the Program Member's Statement of Reasons accompanying the Recommendation. The Affordable Housing Judge accepted the Recommendation as set forth in the Court's Order and Decision issued April 24, 2025 (the "Decision").

This is the Township of Old Bridge's Housing Element and Fair Share Plan for the period between 2025 and 2035 (hereinafter "HEFSP"). According to the Fair Housing Act of 1985, a Housing Plan Element shall be designed to achieve the goal of access to affordable housing to meet present and prospective housing needs, with particular attention to low- and moderate-income housing. This HEFSP exhibits the Township of Old Bridge's commitment to providing affordable housing within the municipality. This plan frames Old Bridge's efforts based on the current best knowledge of the affordable housing framework created by the state, applicable past rules established by COAH, and the requirements of P.L.2024, c.21 (the "Law" or "Amended Law") which governs municipal responsibilities for providing affordable housing in the Fourth Round. This plan has five sections. The first section ("Background") summarizes the history that led to the development of the HEFSP. The second section ("Demographic, Housing & Employment Analysis") includes a demographic analysis, housing inventory, employment analysis, and review of land uses and policies, as required by statute. The third section ("Analysis of Impact of Existing Conditions on Affordable Housing Opportunities") summarizes the existing and planned infrastructure and the various environmental constraints and the fourth section ("Fair Share Compliance Plan") summarizes the Township's affordable housing obligations for 2025-2035 and its plan for complying with these obligations. The fifth section ("Summary of 2025-2035 Fair Share Obligation Compliance") provides a summary of the Township's fair share obligation compliance.

II. DEMOGRAPHIC, HOUSING & EMPLOYMENT ANALYSIS

The Township of Old Bridge is located in the southeastern portion of Middlesex County, New Jersey. Along Old Bridge's northern boundary are the Raritan Bay and Sayreville Borough in Middlesex County. To the east and south is Monmouth County with neighboring communities that include Aberdeen Township, Matawan Borough, Marlboro Township and Manalapan Township. Monroe Township, Middlesex County, is located to the southwest. Spotswood Borough and East Brunswick Township, all in Middlesex County, share the western border with Old Bridge.

Old Bridge was originally incorporated as Madison Township in 1869. Its name was changed to Old Bridge by municipal referendum in 1975. The Township was a rural community throughout the nineteenth and mid-twentieth centuries. Significant growth occurred during the 1950s, 1960s and 1970s, changing the community into a more suburban community. Several major highways traverse Old Bridge, providing excellent access to the region, that include Routes 9, 18 and 35 and the Garden State Parkway. These highway systems provided the accessibility needed to support the ensuing suburban development that occurred over 30-plus years. The southern portion of the Township is still rural, but it has been experiencing continued development.

Old Bridge Township encompasses 42 square miles, has a population of 66,876¹ and a density of 1,592 persons per square mile.

Old Bridge Township is located within Housing Region 3 which consists of Hunterdon, Middlesex and Somerset Counties.

HOUSING CHARACTERISTICS - GENERAL HOUSING DATA

According to the 2023 American Community Survey, Old Bridge Township had a total of 26,622 housing units of which 25,781 units or 96.8% were occupied. Of the number of occupied units, 18,026 or 69.6% were owner-occupied and 7,755 or 30% were renter-occupied. Table 1 provides general housing data for Old Bridge Township.

| TABLE 1: Housing Occupancy Characteristics | | | | | | |
|---|-------------------|----------------|-------------------------|----------------|-------------------|----------------|
| Housing Occupancy | Old Bridge | | Middlesex County | | New Jersey | |
| | Estimate | Percent | Estimate | Percent | Estimate | Percent |
| Owner-occupied | 17,121 | 69% | 196,353 | 63.1% | 2,215,482 | 63.7% |
| Renter-occupied | 7,814 | 31% | 114,747 | 36.9% | 1,262,873 | 36.6% |
| Average household size of owner-occupied unit | 2.77 | (X) | 2.8 | (X) | 2.74 | (X) |
| Average household size of renter-occupied unit | 2.58 | (X) | 2.51 | (X) | 2.39 | (X) |
| Total Occupied Housing Units | 24,935 | | 311,105 | | 3,478,355 | |

¹ Population is based on the 2020 U.S. Census.

AGE OF HOUSING

The bulk of the Township's housing stock was built prior to 1970. Prior to 1970 6,436 units (59.8%) were built. A significant number of units were built from 1970 to 1999 totaling 3,729 units (32.6%). Table 2 provides details about the housing age in Old Bridge Township.

| TABLE 2: Age of Housing Stock | | | | | | |
|--------------------------------------|-------------------|----------------|-------------------------|----------------|-------------------|----------------|
| Year Built | Old Bridge | | Middlesex County | | New Jersey | |
| | Estimate | Percent | Estimate | Percent | Estimate | Percent |
| Built 2020 or later | 46 | 0.4% | 5,142 | 1.6% | 23,348 | 0.6% |
| Built 2010 to 2019 | 59 | 0.5% | 19,760 | 6.2% | 217,910 | 5.8% |
| Built 2000 to 2009 | 481 | 4.5% | 30,642 | 9.6% | 343,692 | 9.1% |
| Built 1990 to 1999 | 1,074 | 10.0% | 30,643 | 9.6% | 341,768 | 9.1% |
| Built 1980 to 1989 | 1,869 | 17.4% | 47,589 | 14.9% | 447,464 | 11.9% |
| Built 1970 to 1979 | 786 | 7.3% | 36,722 | 11.5% | 469,113 | 12.4% |
| Built 1960 to 1969 | 3,162 | 29.4% | 47,157 | 14.8% | 489,202 | 13.0% |
| Built 1950 to 1959 | 2,689 | 25.0% | 45,904 | 14.4% | 530,609 | 14.1% |
| Built 1940 to 1949 | 200 | 1.9% | 17,562 | 5.5% | 252,864 | 6.7% |
| Built 1939 or earlier | 385 | 3.6% | 37,990 | 11.9% | 659,872 | 17.5% |
| Total Housing Units | 10,751 | | 319,111 | | 3,775,842 | |

CONDITION OF HOUSING

Regarding the three housing conditions for defining substandard housing, Table 3 shows that none of the total occupied housing units lacked complete plumbing facilities and that 46 units or 0.4% lacked complete kitchen facilities.

| TABLE 3: Housing Quality Characteristics | | | | | | |
|---|-------------------|----------------|-------------------------|----------------|-------------------|----------------|
| Characteristics | Old Bridge | | Middlesex County | | New Jersey | |
| | Estimate | Percent | Estimate | Percent | Estimate | Percent |
| Lacking complete plumbing facilities | 0 | 0.0% | 1,005 | 0.3% | 10,515 | 0.3% |
| Lacking complete kitchen facilities | 46 | 0.4% | 1,890 | 0.6% | 26,428 | 0.8% |
| No telephone service available | 238 | 2.3% | 3,082 | 1.0% | 29,962 | 0.9% |
| Total Occupied Units (w/o complete facilities) | 284 | | 5,977 | | 66,905 | |

PURCHASE AND RENTAL VALUE OF HOUSING

In 2010, Old Bridge had 17,121 owner-occupied housing units. The median value of owner-occupied units was \$486,400. For the total value of owner-occupied housing units, approximately 40% was in the \$300,000-\$499,999 range, almost half was valued at \$500,000 or

more and 13.3% was less than \$300,000. Approximately 30.9% of the owner-occupied housing units (5,291) had no mortgage. Table 4 provides a summary of the purchase value of housing as of 2023.

| TABLE 4: Housing Value Comparison | | | | | | |
|--|-------------------|----------------|-------------------------|----------------|-------------------|----------------|
| Value of Owner-Occupied Units | Old Bridge | | Middlesex County | | New Jersey | |
| | Estimate | Percent | Estimate | Percent | Estimate | Percent |
| Less than \$50,000 | 832 | 4.9% | 4,112 | 210.0% | 3,817 | 2.4% |
| \$50,000 to \$99,999 | 122 | 0.7% | 2,241 | 1.2% | 1,778 | 1.9% |
| \$100,000 to \$149,999 | 272 | 1.6% | 2,815 | 1.5% | 5,486 | 2.9% |
| \$150,000 to \$199,999 | 325 | 1.9% | 4,396 | 2.3% | 12,658 | 5.0% |
| \$200,000 to \$299,999 | 716 | 4.2% | 23,362 | 12.0% | 34,881 | 15.8% |
| \$300,000 to \$499,999 | 6,904 | 40.3% | 86,661 | 44.7% | 49,746 | 33.8% |
| \$500,000 to \$999,999 | 7,551 | 44.1% | 65,317 | 33.7% | 22,389 | 31.6% |
| \$1,000,000 or more | 399 | 2.3% | 5,059 | 2.6% | 2,570 | 6.6% |
| Total Owner Occupied Units | 17,121 | | 193,963 | | 133,325 | |
| Median Home Value | 486,400 | (X) | 439,300 | (X) | 427,600 | (X) |

Within the Township there were a total of 7,498 renter-occupied housing units in 2023. The median rent was \$1,487. Nearly 30% of the rents ranged \$1,500-1,999. A little less than one-tenth of the rents were less than \$1,000. The greatest percentage of rents (43.52%) was in the \$1,000-\$1,499 range. 257 renters had no rent paid. Table 5 provides a summary of rental value of housing as of 2023.

RENTAL COST

| TABLE 5: Occupied Rental Characteristics Comparison | | | | | | |
|--|-------------------|----------------|-------------------------|----------------|-------------------|----------------|
| Occupied Units Paying Rent | Old Bridge | | Middlesex County | | New Jersey | |
| | Estimate | Percent | Estimate | Percent | Estimate | Percent |
| Less than \$500 | 333 | 4.44% | 4,968 | 4.59% | 76,830 | 6.30% |
| \$500 to \$999 | 289 | 3.85% | 4,691 | 4.33% | 106,648 | 8.70% |
| \$1,000 to \$1,499 | 3,263 | 43.52% | 21,863 | 20.20% | 322,368 | 26.30% |
| \$1,500 to \$1,999 | 2,186 | 29.15% | 36,441 | 33.67% | 349,936 | 28.50% |
| \$2,000 to \$2,499 | 971 | 12.95% | 26,270 | 24.27% | 194,492 | 15.90% |
| \$2,500 to \$2,999 | 379 | 5.05% | 9,099 | 8.41% | 82,425 | 6.70% |
| \$3,000 or more | 77 | 1.03% | 4,894 | 4.52% | 93,469 | 7.60% |
| Total Occupied Units Paying Rent | 7,498 | | 108,226 | | 1,226,168 | |
| Median Rent | 1,487 | | 1,810 | | 1,653 | |
| No Rent Paid | 257 | | 3,421 | | 96 | |

The homeowner vacancy rate in Old Bridge was 0.4%, and the rental vacancy rate was 4.1%. The occupancy characteristics for housing units that have vacancy status are provided in Table 6.

HOUSING UNIT CHARACTERISTICS

| TABLE 6: Housing Unit Occupancy Comparison | | | | | | |
|--|------------|---------|------------------|---------|------------|---------|
| Housing Characteristics | Old Bridge | | Middlesex County | | New Jersey | |
| | Estimate | Percent | Estimate | Percent | Estimate | Percent |
| Occupied housing units | 25,781 | 96.80% | 311,100 | 97.5% | 3,478,355 | 92.1% |
| Vacant housing units | 841 | 3.20% | 8,011 | 2.5% | 297,487 | 7.9% |
| Homeowner vacancy rate | 0.4 | (X) | 0.2 | (X) | 0.8 | (X) |
| Rental vacancy rate | 4.1 | (X) | 1.7 | (X) | 3.6 | (X) |
| Total Housing Units | 26,622 | | 319,111 | | 3,775,842 | |

HOUSING TYPE

The majority of the housing stock in Old Bridge Township is single-family dwelling units. In 2023, there were 15,208 single-family detached dwellings representing 57.1% of the housing stock, and 3,230 single-family attached dwellings representing 12.1%. Dwellings with 10-19 units totaled 2,506 or 9.4%. Dwellings with 20 or more units totaled 1,965 or 7.4%. Dwellings with 3 or 4 units totaled 2,103 or 7.9%. Other types of housing represent approximately 0.1% of the housing stock in Old Bridge Township. Table 7 provides a summary of housing types for dwelling units in Old Bridge.

| TABLE 7: Dwelling Units in Structure (2023) | | | | | | |
|---|------------|---------|------------------|---------|------------|---------|
| Units in Structure | Old Bridge | | Middlesex County | | New Jersey | |
| | Estimate | Percent | Estimate | Percent | Estimate | Percent |
| 1-unit, detached | 15,208 | 57.1% | 169,141 | 64.4% | 1,991,416 | 52.7% |
| 1-unit, attached | 3,230 | 12.1% | 36,251 | 14.5 | 375,870 | 10.0% |
| 2 units | 652 | 2.4% | 20,041 | 1.7 | 323,948 | 8.6% |
| 3 or 4 units | 2,103 | 7.9% | 15,116 | 3.9 | 231,194 | 6.1% |
| 5 to 9 units | 940 | 3.5% | 17,798 | 4.3 | 176,981 | 4.7% |
| 10 to 19 units | 2,506 | 9.4% | 23,929 | 4.6 | 184,388 | 4.9% |
| 20 or more units | 1,965 | 7.4% | 33,574 | 5.4 | 455,572 | 12.1% |
| Mobile home | 18 | 0.1% | 3,161 | 1.1 | 35,303 | 0.9% |
| Boat, RV, van, etc. | 0 | 0.0% | 100 | <1% | 1,170 | <1% |
| Total Housing Units | 26,622 | | 319,111 | | 3,775,842 | |

Table 8 provides a summary of household size for dwelling units in Old Bridge Township. More than a quarter of the households (30.48% or 7,601) were made up of 2 people. The number of units with 3, and 4 or more persons per household comprised nearly half of the households in the

area at 4,859 (19.49%) and 6,921 (27.76%) respectively. Households with 1 person represented 22.27% of the households in Old Bridge. Those with 2 rooms were 1.3% of the housing stock. The median number of rooms was 6.0.

HOUSEHOLD SIZE

| TABLE 8: Household Size Comparison in Old Bridge, Middlesex County, & New Jersey | | | | | | |
|---|------------|---------|------------------|---------|------------|---------|
| Household Size | Old Bridge | | Middlesex County | | New Jersey | |
| | Estimate | Percent | Estimate | Percent | Estimate | Percent |
| 1-person household | 5,554 | 22.27% | 68,949 | 22.56% | 918,897 | 26.4% |
| 2-person household | 7,601 | 30.48% | 90,455 | 29.60% | 1,081,842 | 31.1% |
| 3-person household | 4,859 | 19.49% | 56,378 | 18.45% | 594,946 | 17.1% |
| 4-or-more-person household | 6921 | 27.76% | 89828 | 29.39% | 882670 | 25.4% |
| Total Occupied Housing Units | 24,935 | | 305,610 | | 3,478,355 | |

DEMOGRAPHIC CHARACTERISTICS²

Population Trend

From 1930 to 1940, while Middlesex County and New Jersey experienced little growth, Old Bridge grew by a rate of 48.2% (See Table 9). Growth in the three geo-political entities increased significantly from 1940 to 1950, with Old Bridge Township having the greatest percentage increase of 93.7%, Middlesex County growing at 22.0% and New Jersey experiencing a 16.16% growth. For the next two decades, Old Bridge Township, Middlesex County and New Jersey grew at robust rates. From 1950 to 1970, Old Bridge Township's population increased by about 5.7 times, growing from 7,366 to 40,715. During the same period, Middlesex County's population grew by about 120% and New Jersey's population increased by more than 59%. As the growth of Middlesex County (2.07%) and New Jersey (2.7%) slowed significantly from 1970 to 1980, Old Bridge Township's did not slow down and grew by 26.53%. Old Bridge Township's growth rates from 1980 to 1990 (9.6%) lagged the growth rate of Middlesex County (12.7%) but grew faster than New Jersey (5.0%). Its 1990 to 2000 growth rate (7.0%) lagged the rates of Middlesex County (11.6%) and New Jersey (8.9%). From 2000 to 2010, Old Bridge grew at 8.1%, which was faster than New Jersey (4.5%) and Middlesex County (6.5%).

² Demographic characteristics are based on 1930-2010 U.S. Censuses as related to the years presented in the text and tables.

TABLE 9: Population Changes Over Time in Old Bridge, Middlesex County, & New Jersey

| Year | Old Bridge | | | Middlesex County | | | New Jersey | | |
|------|------------|--------|---------|------------------|---------|---------|------------|-----------|---------|
| | Persons | Change | | Persons | Change | | Persons | Change | |
| | | Number | Percent | | Number | Percent | | Number | Percent |
| 1930 | | - | - | | - | - | 4,041,334 | - | - |
| 1940 | 3,803 | 3803 | - | 217,077 | 217,077 | - | 4,160,165 | 118,831 | 2.94% |
| 1950 | 7,366 | 3563 | 93.69% | 264,872 | 47,795 | 22% | 4,832,329 | 672,164 | 16.16% |
| 1960 | 22,772 | 15406 | 209.15% | 433,856 | 168,984 | 63.80% | 6,066,782 | 1,234,453 | 25.55% |
| 1970 | 40,715 | 17943 | 78.79% | 583,813 | 149,957 | 34.56% | 7,171,112 | 1,104,330 | 18.20% |
| 1980 | 51,515 | 10800 | 26.53% | 595,893 | 12,080 | 2.07% | 7,365,011 | 193,899 | 2.70% |
| 1990 | 56,475 | 4960 | 9.63% | 671,780 | 75,887 | 12.74% | 7,730,188 | 365,177 | 4.96% |
| 2000 | 60,465 | 3990 | 7.07% | 750,162 | 78,382 | 11.67% | 8,414,350 | 684,162 | 8.85% |
| 2010 | 65,375 | 4910 | 10.6% | 798,882 | 48,720 | 6.49% | 8,791,894 | 377,544 | 4.49% |
| 2020 | 66,876 | 1501 | 2.3% | 825,015 | 26,133 | 3.27% | 9,288,994 | 497,100 | 5.65% |

Household Size and Type

In 2023, Old Bridge Township had a total of 25,781 households of which 13,693 were family households, representing 53.11% of total households. By comparison, Middlesex County had 50.12% of its total households as family households. In Old Bridge Township, 55.3% were married-couple family households and in Middlesex County, 54.9% were of the same category.

Regarding household size, the average household size in Old Bridge Township was slightly below the average household size for Middlesex County as a whole: 2.59 in Old Bridge versus 2.74 in the County. Similarly, the average household size for owner-occupied units in the Township was less than that for the County: 2.59 in Old Bridge versus 2.74 in the County. The reverse was observed for average household size for rental units: 2.24 in the Township versus 2.54 in the County.

| TABLE 10: Household Type Comparison in Old Bridge, Middlesex County, & New Jersey | | | | | | |
|--|-------------------|----------------|-------------------------|----------------|-------------------|----------------|
| Household Type | Old Bridge | | Middlesex County | | New Jersey | |
| | Estimate | Percent | Estimate | Percent | Estimate | Percent |
| Married-couple household | 14,247 | 55.3% | 167,769 | 54.9% | 1,755,631 | 49.6% |
| Cohabiting couple household | 1,749 | 6.8% | 18,743 | 6.1% | 255,386 | 7.2% |
| Male householder, no spouse/partner present | 3266 | 12.7% | 44,379 | 14.5% | 557,596 | 15.8% |
| Female householder, no spouse/partner present | 6,519 | 25.3% | 74,719 | 24.4% | 969,844 | 27.4% |
| Total households | 25,781 | | 305,610 | | 3,538,457 | |
| Households with one or more people under 18 years | 7298 | 28.3% | 105,180 | 34% | 1,085,100 | 30.7% |
| Households with one or more people 65 years and over | 8510 | 33.0% | 96,956 | 31.7% | 1,199,844 | 33.9% |
| Average household size | 2.59 | (X) | 2.74 | (X) | 2.58 | (X) |
| Average family size | 3.12 | (X) | 3.23 | (X) | 3.13 | (X) |

Age Characteristics

From 2013 to 2023, Old Bridge Township's population increased by 1,599 or 2.43% from 65,793 to 67,392. Old Bridge Township's population, that is 35 to 54 years experienced the greatest absolute change from 2013 to 2023, a decrease of 4,809. The age group with the second largest absolute change was 65+ years with an increase of 3,546. This age group also had the greatest percentage change, 43.06%. The other age groups with positive absolute and percentage changes were **55 to 64 years (2,801 and 32.90%)** and **20 to 34 years (1,456 and 12.69%)**. Losses were experienced in the **Under 19** age group with a decrease of 1,395 or -8.63%. Table 11 provides a summary of the Township's population by age from 2013 to 2023.

| TABLE 11: Population by Age Over Time in Old Bridge (2013-2023) | | | | |
|--|--------------|----------------|--------------|----------------|
| Age | 2013 | | 2023 | |
| | Count | Percent | Count | Percent |
| Under 19 | 16,156.00 | 24.6% | 14,761 | 21.9% |
| 20 to 34 years | 11,478.00 | 17.4% | 12,934 | 19.2% |
| 35 to 54 years | 21,411.00 | 32.5% | 16,602 | 24.6% |
| 55 to 64 years | 8,513.00 | 12.9% | 11,314 | 16.8% |
| 65+ years | 8,235.00 | 12.5% | 11,781 | 17.5% |
| Total population | 65,793 | 100% | 67,392 | 100% |

Population By Age Cohort

| TABLE 12: Population by Age Cohort | | | | | | |
|---|------------|---------|------------------|---------|------------|---------|
| Age | Old Bridge | | Middlesex County | | New Jersey | |
| | Count | Percent | Count | Percent | Count | Percent |
| Under 19 | 14,761 | 21.90% | 212,348 | 24.65% | 2,253,316 | 24.32% |
| 20 to 34 years | 12,934 | 19.19% | 165,934 | 19.26% | 1,743,485 | 18.81% |
| 35 to 54 years | 16,602 | 24.63% | 234,731 | 27.25% | 2,438,404 | 26.31% |
| 55 to 64 years | 11,314 | 16.79% | 112,634 | 13.07% | 1,271,993 | 13.73% |
| 65+ years | 11,781 | 17.48% | 135,888 | 15.77% | 1,559,816 | 16.83% |
| Total population | 67,392 | 100.00% | 861,535 | 100.00% | 9,267,014 | 100.00% |

In 2023, the median age for persons in Old Bridge Township was 42.5 years and for Middlesex County, the median age was 39.4 years. The median age in Old Bridge exceeded the median age in the County by 3.1 years.

| TABLE 13: Median Age, Old Bridge Township and Middlesex County (2023) | | |
|--|------------|------------------|
| | Old Bridge | Middlesex County |
| Median Age (Years) | 42.5 | 39.4 |

Income Level

In 2023, Old Bridge had a per capita income of \$50,982.00, which was lower than the per capita income of Middlesex County (\$53,077) and New Jersey (\$53,118). Old Bridge's median household income in 2023 was \$100,661, which was less than the median household incomes of Middlesex County (\$105,271) and New Jersey (\$101,050). Table 14 shows 2023 per capita and median household income for Old Bridge Township, Middlesex County and New Jersey.

| TABLE 14: Income Characteristics & Poverty Rates in Old Bridge | | | |
|---|------------|------------------|------------|
| Income Characteristics | Old Bridge | Middlesex County | New Jersey |
| | Estimate | Estimate | Estimate |
| Median Household Income | \$100,661 | \$105,271 | \$101,050 |
| Median Family income | \$129,120 | \$127,277 | \$123,892 |
| Per Capita Income | \$50,982 | \$53,077 | \$53,118 |
| Poverty Level | Percent | Percent | Percent |
| All families | 5.3% | 6.5% | 8.5% |
| All people | 6.9% | 8.5% | 9.8% |

Table 15 shows the distribution of 2023 household incomes for Old Bridge Township and Middlesex County. Old Bridge and the County had somewhat similar percentages for households with incomes between \$15,000 to \$24,999 and \$25,000 to \$34,999. Old Bridge had percentages that were slightly higher than the County for incomes less than \$10,000 and for incomes between \$35,000 and \$74,999. Old Bridge had lower percentages for incomes greater than \$150,000 and

more.

Income & Benefits Characteristics

| TABLE 15: Household Income in Old Bridge, Middlesex County, and New Jersey | | | | | | |
|---|-------------------|----------------|-------------------------|----------------|-------------------|----------------|
| Household Income | Old Bridge | | Middlesex County | | New Jersey | |
| | Estimate | Percent | Estimate | Percent | Estimate | Percent |
| Less than \$10,000 | 457 | 4.3% | 9,699 | 3.2% | 140,262 | 4.0% |
| \$10,000 to \$14,999 | 143 | 1.4% | 7,697 | 2.5% | 99,362 | 2.9% |
| \$15,000 to \$24,999 | 308 | 2.9% | 13,810 | 4.5% | 175,402 | 5.1% |
| \$25,000 to \$34,999 | 355 | 3.4% | 12,665 | 4.1% | 184,753 | 5.3% |
| \$35,000 to \$49,999 | 746 | 7.1% | 22,016 | 7.2% | 276,601 | 8.0% |
| \$50,000 to \$74,999 | 1,635 | 15.5% | 38,152 | 12.5% | 448,192 | 12.9% |
| \$75,000 to \$99,999 | 1,317 | 12.5% | 36,214 | 11.8% | 397,939 | 11.4% |
| \$100,000 to \$149,999 | 2,011 | 19.0% | 59,875 | 19.6% | 627,526 | 18.0% |
| \$150,000 or more | 3,601 | 34.1% | 105,482 | 34.5% | 1,128,318 | 32.4% |
| Median Income | 106,934 | | 109,028 | | 101,050 | |

The Affordable Housing Professionals of New Jersey (AHPNJ) defines low (those earning up to 50% of the median household income) and moderate-income households (those earning from more than 50% to 80% of the median household income). Very low-income households earn 30% of the median household income. The figures are adjusted for household size and by the municipality's housing region. Old Bridge Township is within Region 3, which includes Hunterdon, Middlesex and Somerset Counties. Table 16 provides a breakdown of the maximum 2025 income figures by household.

| TABLE 16: 2025 AHPNJ Regional Income Limits (Region 3) | | | | | |
|--|-----------------------|------------------|------------------|------------------|------------------|
| Income | HOUSEHOLD SIZE | | | | |
| | 1 Person | 2 Persons | 3 Persons | 4 Persons | 5 Persons |
| Median | \$107,400 | \$122,800 | \$138,100 | \$153,400 | \$165,700 |
| Moderate | \$85,920 | \$98,240 | \$110,480 | \$122,720 | \$132,560 |
| Low | \$53,700 | \$61,400 | \$69,050 | \$76,700 | \$82,850 |
| Very Low | \$32,220 | \$36,840 | \$41,430 | \$46,020 | \$49,710 |
| <i>Source: 2025 Income Limits prepared by AHPNJ effective May 16, 2025</i> | | | | | |

Employment Status of Residents³

Employment Status

In 2023, there were 36,140 persons in the labor force. Of those, 82.4% were private wage and salary workers, 4,677 or 12.9% were government workers, and 4.7% (1,686) were self-

³ Employment characteristics are based on 2023 American Community Survey.

employed. Table 17 summarizes the employment status of residents in Old Bridge Township.

Class Of Worker

| TABLE 17: Class of Civilian Workers in Old Bridge | | | | | | |
|--|------------|---------|------------------|---------|------------|---------|
| Class of Worker | Old Bridge | | Middlesex County | | New Jersey | |
| | Estimate | Percent | Estimate | Percent | Estimate | Percent |
| Private wage and salary workers | 29,777 | 82.40% | 357,925 | 75.70% | 3,663,818 | 80.60% |
| Government workers | 4,677 | 12.90% | 60,211 | 20.10% | 652,833 | 14.36% |
| Self-employed in own not incorporated business workers | 1,686 | 4.70% | 17,642 | 3.95% | 218,728 | 4.81% |
| Unpaid family workers | 0 | 0.00% | 522 | 0.19% | 6,536 | 0.14% |
| Civilian Employed Population (16 years and over) | 36,140 | | 436,300 | | 4,541,915 | |

Employment projection

According to the NJTPA, from 2015 to 2050, the number of employed individuals is estimated to increase by 3,577 (31.89%).

| TABLE 18: Projected Population Change in Old Bridge (NJTPA) | |
|--|----------|
| Year | Estimate |
| 2015 | 11,215 |
| 2050 | 14,792 |

Occupation

The occupations of Old Bridge Township residents for 2023 are shown in Table 19. Of those in the employed civilian labor force, 46.1% of the residents (15,647) worked in management, professional and related occupations. Sales and office occupations represented 21.1% of the employed civilian labor force followed by service occupations at 14%. Production, transportation and material moving occupations totaled 5,025 or 10.5% of the employed civilian labor force. Construction, extraction and maintenance occupations represented 8.2% of the employed civilian labor force.

Employed Civilian Population

| TABLE 19: Employed Civilian Population | | | | | | |
|--|-------------------|----------------|-------------------------|----------------|-------------------|----------------|
| Occupation Type | Old Bridge | | Middlesex County | | New Jersey | |
| | Estimate | Percent | Estimate | Percent | Estimate | Percent |
| Management, business, science, and arts occupations | 15,647 | 46.1% | 214,669 | 48.9% | 2,178,058 | 46.9% |
| Service occupations | 6,288 | 14.0% | 54,140 | 13.1% | 689,308 | 14.8% |
| Sales and office occupations | 7,159 | 21.1% | 84,078 | 21.3% | 930,463 | 20.0% |
| Natural resources, construction, and maintenance occupations | 2,021 | 8.2% | 23,825 | 6.6% | 320,511 | 6.9% |
| Production, transportation, and material moving occupations | 5,025 | 10.5% | 59,588 | 10.1% | 526,430 | 8.3% |
| Civilian Employed Population (16 years and over) | 36,140 | | 436,300 | | 4,644,770 | |

Economic Characteristics*Employment by Industry Sector*

Table 20 shows the industries in which the employed civilian labor force of Old Bridge Township worked during 2023. The educational, health and social services industry employed most of the employed civilian labor force at 24.6%. Retail Trade and Professional/Technical employed the second most: 9.87%. Other services held the third position employing 7.64%. Construction and Accommodations/Food employed the fourth most at 7.47%. Admin/Waste Remediation employed 5.16% and all the other remaining sectors employed less than 5% of the labor force in Old Bridge in 2023.

Annual Municipal Data By Sector - Old Bridge

| TABLE 20: Employment Data by NAICS Sector | | | | |
|--|-----------------------------|--------------------------|----------------|----------------|
| NAICS Sector | Description | Average Units | Average | Percent |
| | FEDERAL GOVT TOTALS | | | |
| | LOCAL GOVT TOTALS | | | |
| 61 | LOCAL GOVT EDUCATION | 1 | 1,125 | 0.09% |
| 11 | Agriculture | . | . | . |
| 23 | Construction | 84 | 652 | 7.47% |
| 31 | Manufacturing | 20 | 355 | . |
| 42 | Wholesale Trade | 24 | 141 | 2.13% |
| 44 | Retail Trade | 111 | 2,025 | 9.87% |
| 48 | Transp/Warehousing | 47 | 391 | 4.18% |
| 51 | Information | . | . | . |
| 52 | Finance/Insurance | 47 | 246 | 4.18% |
| 53 | Real Estate | 36 | 175 | 3.20% |
| 54 | Professional/Technical | 111 | 521 | 9.87% |
| 55 | Management | . | . | . |
| 56 | Admin/Waste Remediation | 58 | 542 | 5.16% |
| 61 | Education | . | . | . |
| 62 | Health/Social | 277 | 2,786 | 24.62% |
| 71 | Arts/Entertainment | 12 | 97 | 1.07% |
| 72 | Accommodations/Food | 84 | 1,354 | 7.47% |
| 81 | Other Services | 86 | 357 | 7.64% |
| 99 | Unclassifieds | 53 | 64 | 4.71% |
| PRIVATE SECTOR TOTALS | | 1,080 | 10,075 | |

PROJECTION OF HOUSING STOCK

As per the MLUL and the Fair Housing Act, specifically *N.J.S.A. 52:27D-310*, a housing element must contain a projection of the municipality's housing stock, including the probable future construction of low- and moderate-income housing for the next ten years, considering, but not necessarily limited to, construction permits issued, approvals of applications for development and probable residential development of lands.

The Department of Community Affairs Division of Codes and Standards website provides data on Certificates of Occupancy and demolition permits for both residential and non-residential development. Within the Division of Codes and Standards, the website is the New Jersey Construction Reporter, which contains building permits, certificates of occupancy, and demolition data that is submitted by the municipal construction officials within the State each month. The New Jersey Construction Reporter has information dating back to 2000, which can be used to show the Township's historic development trends.

Housing Unit Construction - Old Bridge

Table 21 reflects that the development patterns of Old Bridge vary, with some consecutive years showing strong development trends, such as the mid-2000s and 2019 – 2022, as well consecutive years having relatively low new development, such as the mid-2010s. However, the number of building permits issued on an annual basis compared to the number of Certificates of Occupancy (COs) issued has been extremely consistent, indicating that when construction happens, it is efficient from start to finish. Of note is the difference in housing types for residential COs issued in Old Bridge over this 20-year span. As shown, the number of 1 & 2 family units being constructed dominated the residential construction in the Township in the early 2000s. However, this trend shifted towards multifamily construction by the late-2010s, where multifamily construction outpaced single- and two-family construction at the time. Coincidentally, the number of single- and two-family units for which COs were issued from 2004 – 2007, when the construction of such housing types was booming, is nearly identical to the number of multifamily units for which COs were issued from 2018-2021, when multifamily units saw a similar rapid increase (1,044 units and 1,033 units respectively).

| TABLE 21: Certificates of Occupancy (COs) in Old Bridge (2004-2023) | | | | | |
|---|--|-------------|-----------------|-------------------------|----------------------|
| Year | Certificates of Occupancy (COs) Issued | | | Building permits issued | Buildings demolished |
| | 1&2 family | Multifamily | Total Certified | | |
| 2004 | 270 | 4 | 274 | 274 | 13 |
| 2005 | 477 | 62 | 539 | 467 | 19 |
| 2006 | 260 | 34 | 294 | 294 | 21 |
| 2007 | 37 | 0 | 37 | 36 | 11 |
| 2008 | 33 | 0 | 33 | 33 | 9 |
| 2009 | 12 | 0 | 12 | 12 | 16 |
| 2010 | 94 | 3 | 97 | 97 | 3 |
| 2011 | 21 | 0 | 21 | 21 | 6 |
| 2012 | 35 | 0 | 35 | 35 | 15 |
| 2013 | 53 | 1 | 54 | 54 | 11 |
| 2014 | 0 | 0 | 0 | 0 | 0 |
| 2015 | 0 | 0 | 0 | 0 | 0 |
| 2016 | 5 | 12 | 17 | 18 | 3 |
| 2017 | 46 | 0 | 46 | 47 | 0 |
| 2018 | 33 | 35 | 68 | 68 | 13 |
| 2019 | 33 | 558 | 591 | 531 | 0 |
| 2020 | 98 | 99 | 197 | 196 | 0 |
| 2021 | 208 | 341 | 549 | 548 | 0 |
| 2022 | 133 | 0 | 133 | 133 | 2 |
| 2023 | 97 | 0 | 97 | 97 | 4 |

Statistical Projection of 2035 Housing Stock

To provide an estimated projection of future development in Old Bridge based on recent historical trends in building construction and demolition, the following figures from DCA were used. It is noted that while some years may be considered statistical outliers, such as 2005 and/or 2021, the general trends in construction and demolition in the Township show some level of consistent development, albeit with “booms” and “lulls” in such.

| TABLE 22: NET Changes in Housing Development (2004-2023) | | | |
|---|--------------------------------|-----------------------------|-------------------|
| Year | Building permits issued | Buildings demolished | NET Change |
| 2004 | 274 | 13 | +261 |
| 2005 | 467 | 19 | +448 |
| 2006 | 294 | 21 | +273 |
| 2007 | 36 | 11 | +25 |
| 2008 | 33 | 9 | +24 |
| 2009 | 12 | 16 | -4 |
| 2010 | 97 | 3 | +94 |
| 2011 | 21 | 6 | +15 |
| 2012 | 35 | 15 | +20 |
| 2013 | 54 | 11 | +43 |
| 2014 | 0 | 0 | +0 |
| 2015 | 0 | 0 | +0 |
| 2016 | 18 | 3 | +15 |
| 2017 | 47 | 0 | +47 |
| 2018 | 68 | 13 | +55 |
| 2019 | 531 | 0 | +531 |
| 2020 | 196 | 0 | +196 |
| 2021 | 548 | 0 | +548 |
| 2022 | 133 | 2 | +131 |
| 2023 | 97 | 4 | +93 |
| ANNUAL AVERAGE | | | +140.75 |

To produce a more representative projection of residential growth, the average net change in housing units from 2004 to 2023 was calculated using a method that excludes statistical outliers. Specifically, any year in which the net change deviated from the mean by more than two (2) standard deviations was removed from the analysis. This threshold helps to identify extreme values that are unlikely to reflect typical development conditions. These outlier years, which often resulted from one-time project approvals such as General Development Plans from the 1980s and 1990s, were excluded to avoid distorting the long-term projection. By focusing on the remaining data, the result is a trimmed mean that better reflects the Township’s typical pace of housing growth.

As indicated above, the average **NET change in housing units from 2004–2023, after removing statistical outliers, is +96 units per year (calculated 96.44)**. The number of demolition permits issued only outpaced the number of new building permits issued one (1) time, in 2009. When extrapolated to the year 2035 (12 years after the end of the statistical averaging period), it is estimated that the number of additional residential units in Old Bridge will increase by a potential of 1,157 units by 2035. This projection avoids the influence of unusually high-growth years, which were largely the result of General Development Plans approved in earlier decades. This statistical estimate is consistent with the township's observed patterns of development, with some spikes in development not skewing the projection. Construction activity in Old Bridge has historically alternated between periods of strong growth, such as 2004–2006 or 2020–2023, and lower periods, such as 2014–2016.

Projection for Affordable Housing Residential Development

As noted above, the projected number of residences overall by the year 2035 is expected to increase by approximately 1,157 housing units. Of those 1,157 potential new residences projected to be built between 2023 and 2035, the number of potential affordable units varies dependent on whether the units are for-sale or for-rent, as governed by § 250-65B(2) of the Township Zoning Ordinance. Based on the potential number of new dwellings by the year 2035, the following are the estimated totals of affordable units for the same year:

- **Rental Housing – 174 Affordable Units** – 15% set-aside, rounded from 173.55
- **For-Sale Housing – 231 Affordable Units** – 20% set-aside, rounded from 231.4

It should be noted that this projection does not take into account available land in the Township and is solely dependent on the number of building permits and demolitions in Old Bridge over recent history. For a more detailed analysis on the Realistic Development Potential of Vacant Land in the Township. See Appendix B.

III. ANALYSIS OF IMPACT OF EXISTING CONDITIONS ON AFFORDABLE HOUSING OPPORTUNITIES

Determination of present and prospective fair share

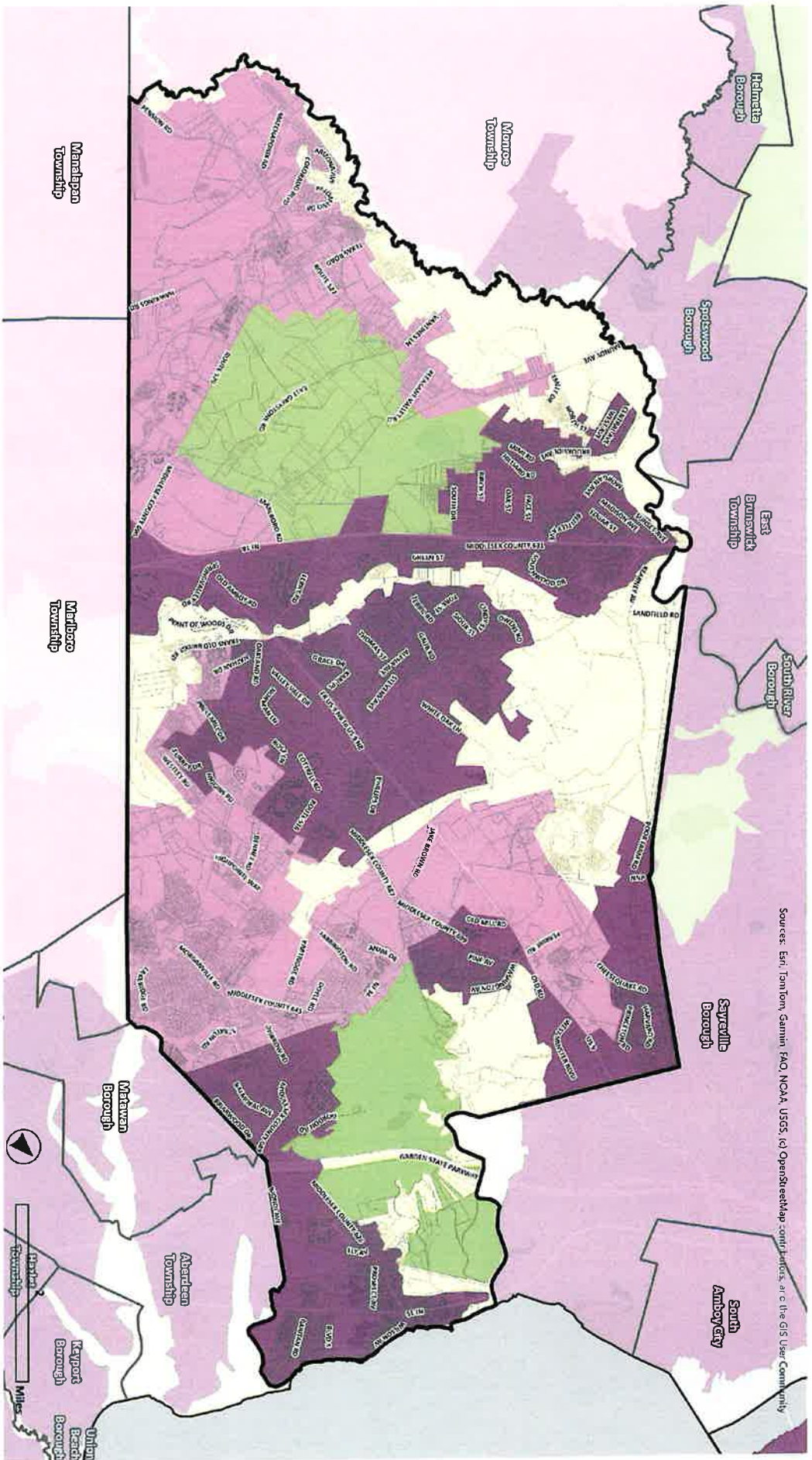
On October 18, 2024, the DCA released “Affordable Housing Obligations for 2025-2035” as required by the recently enacted law. The Township’s obligation is identified in the following chart. The Township successfully challenged the Fourth Round Prospective Affordable Housing Need, through court mediation, the updated Fourth Round prospective need is depicted in the following table.

| TABLE 23: OLD BRIDGE FOURTH ROUND OBLIGATION | | | | |
|--|----------------------------------|-------------|------------------------------------|---|
| | REHABILITATION (Present Need) | PRIOR ROUND | FOURTH ROUND (Prospective Need) | NET FOURTH ROUND (Prospective Need) |
| OBLIGATION | 318 | 1,396 | 673 | 673 |

Availability of existing and planned infrastructure

The majority of land in Old Bridge Township is located within the Metropolitan Planning Area (PA1), Suburban Planning Area 2 (PA2), which coincides with sewer service areas in the municipality. PA1 areas are intended to provide for much of the state’s future redevelopment; revitalize cities and towns; promote growth in compact forms; stabilize older suburbs; redesign areas of sprawl; and protect the character of existing stable communities. PA2 areas are intended to provide for much of the state’s future development; promote growth in Centers and other compact forms; protect the character of existing stable communities; protect natural resources; redesign areas of sprawl; reverse the current trend toward further sprawl; and revitalize cities and towns. Additionally, portions of the municipality are within Environmentally Sensitive Planning Area (PA5), generally consisting of environmentally sensitive areas. The intent of PA5 is to protect environmental resources through the protection of large contiguous areas of land; accommodate growth in Centers; protect the character of existing stable communities; confine programmed sewers and public water services to Centers; and revitalize cities and towns.

Old Bridge Township has an extensive sanitary sewer and water system. Sanitary sewage is collected and, transported by means of a sewerage system owned, operated and maintained by the Old Bridge Municipal Utilities Authority (OBMUA) to Middlesex County Sewerage Authority’s regional treatment plant located in Sayreville, New Jersey. Treated effluent is then discharged into the Raritan Bay. Water service in Old Bridge Township is also provided by OBMUA. State Planning Areas and sewer service areas within the Township are depicted on the following maps.

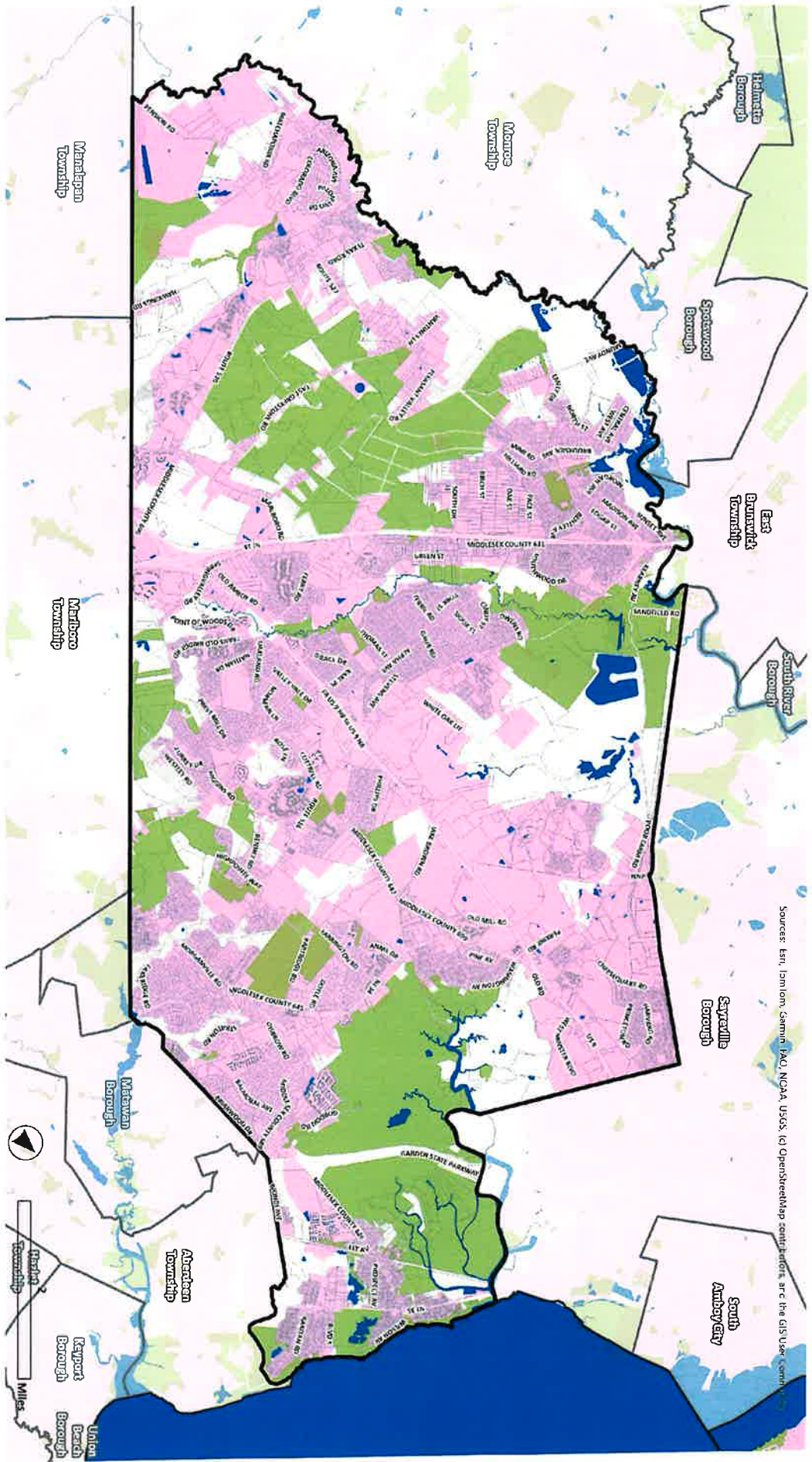


SEWER SERVICE AREAS

AFFORDABLE HOUSING

OLD BRIDGE TOWNSHIP | MIDDLESEX COUNTY

- LEGEND**
- Municipal Boundary
 - Open Space
 - Waterbodies
 - Sewer Service Areas
 - Parcels



Sources: Esri, Ionian, Garmin, NOAA, USGS, (c) OpenStreetMap contributors, and the GIS User community

Anticipated Demand of Types of Uses Permitted by Zoning

Old Bridge Township covers approximately 40.7 square miles in area that is a mix of suburban and rural landscapes. The Township provides a variety of zoning districts for different types of residential and non-residential development.

Residential zoning districts range in terms of density throughout the Township. The R-120 District is the lowest density, and the purpose of this zone is to designate specific areas for suburban development at a low density (0.3 dwelling unit per gross acre) to avoid disturbance of extensive areas of highly sensitive and critical natural environment. The R-5 District, also referred to as the Medium High Density Residential Zone, is intended to protect existing areas of intensive suburban development at a medium high density (7.5 dwelling units per gross acre). Furthermore, the A-F Apartment-Family Residential Zone is intended to designate specific areas to allow for the development of multiplexes in areas where this pattern has been firmly established.

Historically, Old Bridge Township has experienced development concentrated in the older sections of the municipality. Future residential development will most likely occur as infill and in some of the areas where older general development plans were approved but not yet built. The zoning for the Township is adequate to meet the anticipated demand for residential development in the municipality.

Non-residential development zoning districts provide commercial development (Neighborhood Commercial C-N, Community Commercial C-C, Marine Commercial C-M and Regional Commercial Shopping C-R), and office development (General Office O-G and Special Development SD). The Town Center Design TCD zone provides for a mix of residential and commercial development. Future demand for various types of non-residential development is anticipated to grow as it has in the past. Zoning in Old Bridge Township can accommodate future demand for non-residential development.

Anticipated Land Use Patterns

Future land use patterns in Old Bridge Township are anticipated to reflect the framework that is outlined in the Township's Land Use Element of the Master Plan, Zoning Map, and the Fair Share Plan herein. Generally, in the past, more compact housing with neighborhood commercial development has formed in the northern portion of the municipality, in areas known as Lawrence Harbor and Browntown. The southern and southwestern portions of the Township are expected to develop with lower density residential development because of the lack of sewer infrastructure. Development and redevelopment for mostly commercial and office uses along the major highways (Routes 9, 18 and 35) and in proximity to the Garden State Parkway interchange in the northern portion are anticipated.

Municipal Economic Development Policies

Old Bridge Township has a diversified economic base that provides a variety of job opportunities, as evidenced in the socioeconomic analysis in the previous section. The Township maintains economic development policies that promote a balance of housing, housing types and non-residential development. The Township's economic development policies have fostered a

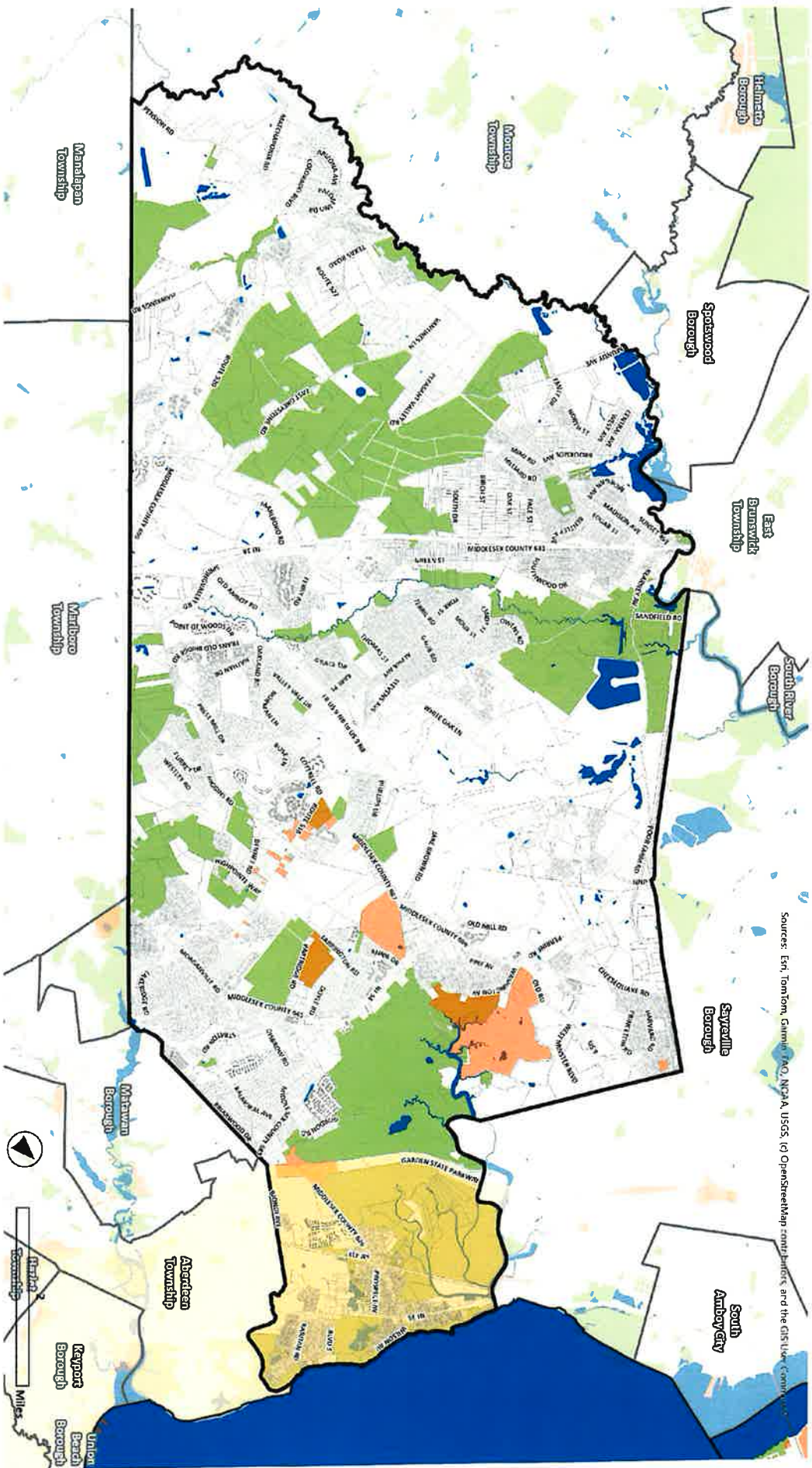
unique, rich, and rewarding place to live. Encouraging a diverse housing stock that is available and affordable to a wide range of people and households, while remaining sensitive to the environment, has allowed Old Bridge to become the community it is today. With such economic development policies in place, Old Bridge Township is positioned to experience high quality economic growth transforming underutilized lands located along the major highways as well as additional infill development throughout the municipality.

Constraints on Development

Old Bridge Township has a number of areas that are environmentally constrained and important in terms of conservation and preservation. Such areas include wetlands, woodlands, watershed areas, aquifer recharge, wellhead areas, surface and sub-surface water resources, flood-prone areas and steep-slope areas. The Township's land development code provides for protection and conservation of these environmentally sensitive areas and flexible zones to avoid such areas while allowing for development, such as clustered development.

Many streams and tributaries flow through Old Bridge. In the northern portion of the municipality, streams flow to the Raritan Bay; this area, which is in the Coastal Area Facilities Review Area (CAFRA), is strictly regulated in terms of development and redevelopment to protect the environment. Wetlands and 100-year flood plains associated with the streams exist throughout the municipality, particularly in the southern and southwestern portions. The wetlands are important flood control areas and groundwater recharge areas, and overlap with many of the Township's open spaces, as depicted on the following map.

Since wetlands are an important environmental resource, they present major constraints on future development because of the federal, state and local environmental regulations that restrict and limit development in and near them. Other constraints include historic properties and environmentally sensitive areas outlined in the State's Development and Redevelopment Plan.



Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, iQ OpenStreetMap contributors, and the GIS User Community

HISTORIC PROPERTIES & CAFRA

AFFORDABLE HOUSING

OLD BRIDGE TOWNSHIP | MIDDLESEX COUNTY

- LEGEND**
- Municipal Boundary
 - Waterbodies
 - Historic Properties
 - CAFRAs
 - Parcels
 - Open Space

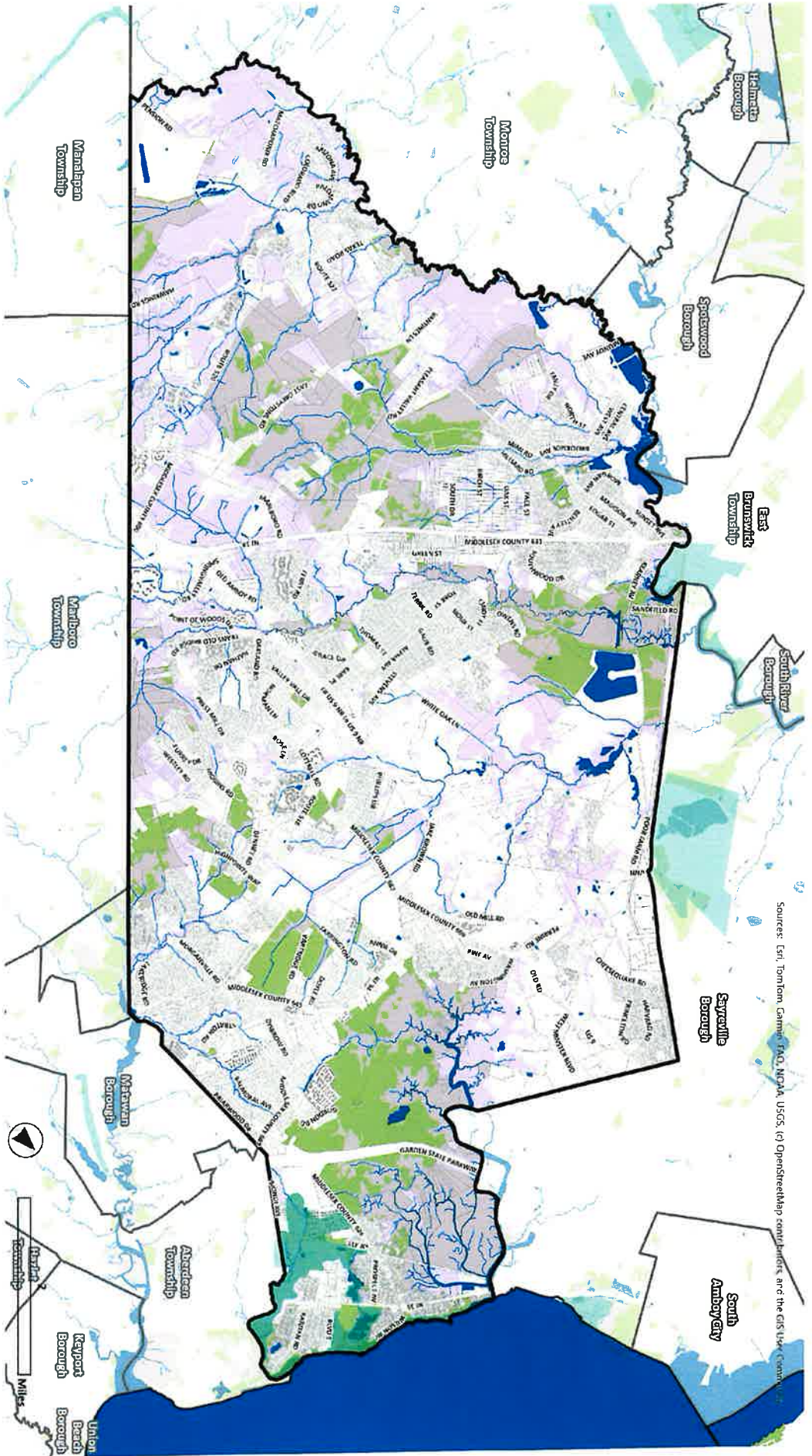


WATERWAYS & WETLANDS

AFFORDABLE HOUSING

OLD BRIDGE TOWNSHIP | MIDDLESEX COUNTY

- LEGEND**
- Municipal Boundary
 - Open Space
 - Waterbodies
 - Wetlands
 - Parcels
 - Stream/River
 - Critical Environmental and Historic Sites



Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, (c) OpenStreetMap contributors, and the GIS User Community

EXISTING OR PLANNED MEASURES TO ADDRESS THESE CONSTRAINTS

The majority of constraints for development in Old Bridge Township center on protecting and conserving the environment. Old Bridge Township's development policies focus on balancing development with protecting the environment. The Township welcomes innovative techniques and approaches for achieving this balance. Notwithstanding, the Township will not compromise the environment for the sake of development. To that end, the Township recognizes the fact that state and federal regulations will take precedence over many of the environmental issues facing development in the municipality.

IV. FAIR SHARE COMPLIANCE PLAN

The Fair Share Compliance Plan is the implementation plan for meeting Old Bridge Township's 2025 – 2035 affordable housing obligation. The Township's plan for meeting its anticipated affordable housing obligation is described in detail in the following sub-sections.

This part of the HEFSP describes how Old Bridge Township will meet the affordable housing obligations that have been calculated based on the realistic development potential. As previously noted, the obligations are two-fold: a Present Need obligation and a Prospective Need obligation. Present Need has also been called the "Rehabilitation Share" and Prospective Need has been called "Future Need" and in a portion of the Third Round even "Gap Present Need." The Present Need obligation is reset with each round of affordable housing obligation based on census data. The number of deficient housing units is statistically determined based on certain parameters to estimate those that are occupied by low- and moderate-income households. The Prospective Need obligation is cumulative in that it includes the obligations from all prior rounds (First, Second and Third) as well as the Fourth Round that this housing plan primarily addresses. The concept behind Prospective Need is that there is an anticipated growth in the population of New Jersey in 2025-2035 that will be composed of persons in households and each of those households will require housing. Old Bridge Township has an adjusted prospective need of 673. Old Bridge Township conducted a detailed vacant land analysis to calculate the realistic development potential for the Township. Pursuant to Affordable Housing Rules (AHR), Old Bridge's realistic development potential/prospective need comprises of publicly and privately owned vacant parcels and under-utilized properties. Old Bridge's realistic development potential for the Fourth Round is 312.

Second Round Obligation

Old Bridge Township's Second Round obligation was 439 units. Old Bridge Township satisfied its second-round obligation. Old Bridge's efforts in addressing its Second Round obligation resulted in total credits of 586 affordable units, that provided a surplus of 147 units (Second Round 439 – Second Round Compliance 586 = Surplus 147) that was applied to the Third Round.

Third (Prior) Round Obligation (1999-2025)

Old Bridge Township's Third Round or prior round obligation was 1,396 units. Old Bridge Township has satisfied a majority of its prior round obligation as indicated in Tables 24 and 25. The various affordable housing requirements for the prior round were:

| | |
|--|-------------|
| 1999 – 2025 Obligation | 1,396 units |
| Low Income Requirement (50% of Obligation) | 698 units |
| Rental Obligation (25% of Obligation) | 349 units |
| Family Rental Requirement (50% of Rental Obligation) | 175 units |
| Very Low-Income Requirement (13% of Obligation) | 182 units |
| Age-Restricted Unit Limitation (25% of Obligation) | 349 units |

The tables below summarize Old Bridge Township's approach to addressing the prior round affordable housing requirements.

TABLE 24: Obligation Requirements vs. Proposal

| Description | Required | Proposed |
|--------------------------------|----------|----------|
| 1999 – 2025 Obligation | 1,396 | 1,396 |
| Low Income Requirement | 698 | 698 |
| Rental Obligation | 349 | 676 |
| Family Rental Requirement | 175 | 545 |
| Very Low-Income Requirement | 182 | 184 |
| Age-Restricted Unit Limitation | 349 | 349 |

TABLE 25: Status of Third Round Compliance – 1,396 Affordable Units

| Mechanism | Affd. Fam. Rental | Affd. Fam. For Sale | Affd. Age-Restricted Rental | Rental Bonus | Total Credits | Affd. Very Low Inc. Rental | Status |
|--|-------------------|---------------------|-----------------------------|--------------|---------------|----------------------------|---|
| Municipally Sponsored, 100% Affordable Housing RPM | 72 | -- | -- | 72 | 144 | 9 | Under construction |
| Habitat for Humanity | -- | 12 | -- | -- | 12 | 0 | Under construction |
| Foxboro Inclusionary Dev. | 30 | -- | -- | 30 | 60 | 4 | Completed |
| Avalon Bay Inclusionary Dev. | 38 | -- | -- | 38 | 76 | 7 | Completed |
| Alferi Inclusionary Dev. | 106 | -- | -- | 40 | 146 | 14 | Planning Board recently granted preliminary site plan approval (05/19/2025) |
| Northwoods Inclusionary Dev* | -- | 6 | -- | -- | 6 | -- | Filed Application |
| Brunetti Inclusionary Dev.** | 299 | -- | 131 | 78 | 508 | 56 | Working on infrastructure improvements |
| Prior Round Surplus | 135 | -- | 218 | 91 | 444 | 94 | |
| Total | 680 | 18 | 349 | 349 | 1,396 | 184 | |
| *See the text below for details. | | | | | | | |

*** Northwoods Inclusionary Development.** In 2004, Northwood Manor received approval from the Old Bridge Township Zoning Board of Adjustment to create 6 new affordable family for-sale units along with 24 market-rate for-sale units. The inclusionary housing development approval is the result of a Sarlo Act conversion from age-restricted housing. The Applicant has recently applied to the Zoning Board for an amended site plan and is scheduled for a public hearing.

****Brunetti Inclusionary Development.** The Township Council adopted a new zone to permit an inclusionary development with a mix of commercial, office and light industrial uses on Block 5001, Lot 12.12, Block 5002, Lot 14, Block 6302, Lot 9 and Block 6303, Lot 6, which consist of about 342 acres along Route 9 southbound. The inclusionary development will consist of 2,148 dwelling units of which 1,718 will be market-rate units and 430 will be affordable rental units (20% set aside). Of the 430 affordable units, 299 will be affordable family rentals and 131 affordable age-restricted rentals. Fifteen percent (15%) of the affordable units will be very low-income affordable units. The zone is included on the updated zoning map as RT9MUIH Zone. This development is often referred to as “Oaks II,” while Oaks I was part of a general development plan. Infrastructure improvements required during the construction of Oaks I are vital to the planning of Oaks II, especially the White Oak Lane north extension which is currently underway.

2025-2035 FOURTH ROUND OBLIGATION

Present Need/ Rehabilitation Share

Based on DCA's "Affordable Housing Obligations for 2025-2035 (Fourth Round) Methodology and Background," Old Bridge Township's rehabilitation obligation is 318 units.

Rehabilitation Program

Old Bridge Township has a long-standing, experienced and successful rehabilitation program.

Table 26 enumerates the number of units that have been rehabilitated since 2017 to show how the funds have been used. Old Bridge Township's Rehabilitation Program needs to address its rehabilitation share of 318 units. According to the 2019 Spending Plan, Old Bridge Township is committed to spending at least \$20,000 per unit for hard costs on average.

Old Bridge Township's funding source is its affordable housing trust fund and Community Development Block Grant.

In the event of a shortfall in revenues for implementing the rehabilitation program, Old Bridge Township will bond to cover the shortfall. Old Bridge Township Council will adopt a resolution of its intent to fund a shortfall of funds prior to the Township petitioning for substantive certification (Appendix C).

A copy of the Township's Operating Manual for the Administration of Rehabilitating Units is provided in Appendix D.

| TABLE 26: Rehabilitation Program 2025-2035 | |
|---|------------------|
| Year | No. Units |
| 2017 | 5 |
| 2018 | 4 |
| 2019 | 5 |
| 2020 | 10 |
| 2021 | 1 |
| 2022 | 4 |
| 2023 | 6 |
| 2024 | 5 |

Prospective Need

As stated above, the Township's adjusted prospective need obligation is 673. The Fair Housing Act provides a municipality an adjustment in the calculation of the fair share housing obligation, if a municipality demonstrates that there is an insufficiency of vacant and developable land (N.J.S.A. 52:27D-307(c)(2)). Old Bridge Township lacks sufficient developable land to address its adjusted Fourth Round Obligation of 673, and thus, is entitled to a vacant land adjustment. Based on the VLA (Appendix B), the Township's realistic development potential (RDP)/current affordable housing obligation is 312. Table 27 lists the privately and publicly owned vacant parcels and underutilized parcels within Old Bridge that were used to calculate the Township's RDP/current affordable housing obligation. This information is also included in Table 5 of the VLA. The VLA includes a detailed description of developable vacant property and underutilized properties within the Township that have potential for development, all of which count towards the Township's RDP.

| TABLE 27: Fourth Round Obligation Summary | | |
|--|--|---|
| Affordable Housing Component | Obligation | |
| | Realistic Development Potential | Adjusted Fourth Round Obligation |
| Fourth Round Obligation | | 673 |
| Realistic Development Potential (RDP) | 312 | |
| Unmet Need | 361 | |

TABLE 28: Old Bridge's Realistic Development potential (RDP)

| Site No. | Block | Lot | Property Location | Acreage | Net developable Area* | Density (units/acre) | Total Units | Current Obligation |
|--|-------|-------|-----------------------|---------|-----------------------|----------------------|-------------|--------------------|
| Vacant, Privately-owned parcels | | | | | | | | |
| 1 | 49 | 8 | HWY 35 | 1.53 | 1.53 | 6 | 9.18 | 2 |
| 2 | 3230 | 35 | 476 MORRISTOWN RD | 1.39 | 1.39 | 6 | 8.34 | 2 |
| 3 | 4185 | 13.11 | CHEESEQUAKE | 234.46 | 55.3 | 8 | 442.4 | 88 |
| 4 | 4185 | 14 | HWY 34 | 4 | 4 | 6 | 24 | 5 |
| 5 | 4186 | 2 | 11 OLD RD | 1.53 | 1.53 | 6 | 9.18 | 2 |
| 6 | 4186 | 4 | 1301 HWY 9 | 1.4 | 1.4 | 6 | 8.4 | 2 |
| 7 | 4230 | 16.11 | HWY 34 | 2.97 | 0 | | 0 | 0 |
| 8 | 5000 | 17 | HWY 9 | 6.4 | 6.4 | 8 | 51.2 | 10 |
| 9 | 6303 | 16 | WATER WORKS RD | 30.94 | 8 | 8 | 64 | 13 |
| 10 | 8005 | 9.11 | JAKE BROWN RD | 8.89 | 9 | 8 | 72 | 14 |
| 11 | 8005 | 11.11 | 2346 HWY 516 | 3.37 | 0 | | 0 | 0 |
| 12 | 11232 | 13.11 | 416 HWY 34 | 2.63 | 2.63 | 6 | 15.78 | 3 |
| 13 | 11250 | 3 | LAMBERTSON RD | 2.85 | 2.85 | 6 | 17.1 | 3 |
| 14 | 12260 | 4.12 | 115 MORGANVILLE RD | 2.12 | 2.12 | 6 | 12.72 | 3 |
| 15 | 12261 | 58.13 | HWY 516 | 18.32 | 18.32 | 8 | 146.56 | 29 |
| 16 | 12360 | 45 | KIRSCHMAN DR | 1.55 | 1.55 | 6 | 9.3 | 2 |
| 17 | 13000 | 12 | SPRING VALLEY RD | 4.45 | 1 | 6 | 6 | 1 |
| 18 | 13003 | 21.11 | SPRING VALLEY RD | 2.13 | 2.13 | 6 | 12.78 | 3 |
| 19 | 13005 | 28.13 | WESTLEY RD | 1.2 | 0.5 | 6 | 3 | 1 |
| 20 | 13005 | 29 | TICETOWN RD | 1.94 | 1.94 | 6 | 11.64 | 2 |
| 21 | 13005 | 45 | WESTLEY RD | 1.8 | 1.8 | 6 | 10.8 | 2 |
| 22 | 15567 | 38 | 2319 HWY 516 | 1.53 | 1.53 | 6 | 9.18 | 2 |
| 23 | 19000 | 12 | HWY 18 | 29.48 | 2 | 6 | 12 | 2 |
| 24 | 19009 | 124 | MAPLE ST | 2.49 | 1 | 6 | 6 | 1 |
| 25 | 19011 | 76.11 | 119 BIRCH ST | 2.21 | 2.21 | 6 | 13.26 | 3 |
| 26 | 19011 | 109 | 32 MAPLE ST | 2.49 | 1 | 6 | 6 | 1 |
| 27 | 19015 | 1 | ENGISHTOWN RD | 10.21 | 10.21 | 8 | 81.68 | 16 |
| 28 | 19015 | 8.12 | PLEASANT VALLEY RD | 2.04 | 2.04 | 6 | 12.24 | 2 |
| 29 | 19015 | 12 | 57 PLEASANT VALLEY RD | 1 | 1 | 6 | 6 | 1 |
| 30 | 20000 | 14 | PLEASANT VALLEY RD | 1.51 | 1.51 | 6 | 9.06 | 2 |

| Cont'd | | | | | | | | |
|-------------------------------------|------------------|----------|----------------------|---------|-----------------------|----------------------|----------------|--------------------|
| Site No. | Block | Lot | Property Location | Acreage | Net developable Area* | Density (Units/acre) | Total Units | Current Obligation |
| 31 | 20000 | 59.15 | MARLBORO RD | 1.1 | 1.1 | 6 | 6.6 | 1 |
| 32 | 20001 | 10 | 1778 ENGLISHTOWN RD | 1 | 1 | 6 | 6 | 1 |
| 33 | 20001 | 58.12 | 255 TEXAS RD | 11.96 | 1.5 | 6 | 9 | 2 |
| 34 | 21004 | 2 | SPRING VALLEY RD | 7.09 | 5 | 8 | 40 | 8 |
| 35 | 23001 | 2 | ENGLISHTOWN RD | 2.21 | 2.21 | 6 | 13.26 | 3 |
| 36 | 24000 | 28 | ENGLISHTOWN RD | 1.02 | 1.02 | 6 | 6.12 | 1 |
| 37 | 24204 | 24 | ENGLISHTOWN RD | 8.8 | 1 | 6 | 6 | 1 |
| 38 | 25000 | 18.14 | 70 VAN TINES LN | 1.56 | 1.56 | 6 | 9.36 | 2 |
| 39 | 25000 | 53.12 | ENGLISHTOWN RD | 3.7 | 0.5 | 6 | 3 | 1 |
| 40 | 25000 | 58.12 | 1695 ENGLISHTOWN RD | 3.2 | 1.2 | 6 | 7.2 | 1 |
| | SUB TOTAL | | | | | | 1196.34 | 239 |
| Vacant, Public-owned parcels | | | | | | | | |
| 1 | 20002 | 10.11 | E GREYSTONE RD | 30.2 | 10 | 8 | 80 | |
| 2 | 20001 | 39.11 | E GREYSTONE RD | 1.45 | 0.75 | 6 | 4.5 | |
| | SUB TOTAL | | | | | | 84.5 | 17 |
| Under-utilized parcels | | | | | | | | |
| 1 | 20002 | 13 | 533 TEXAS RD | 11.15 | 6.5 | 8 | 52 | 10 |
| 2 | 16003 | 26 | FOXBOROUGH DR | 13.2 | 2 | 6 | 12 | 2 |
| 3 | 21004 | 2, 5 & 8 | 328 SPRING VALLEY RD | 30 | 22 | 8 | 176 | 35 |
| 4 | 12261 | 64 | 3963 HWY 516 | 3.34 | 3.34 | 6 | 20.04 | 4 |
| 5 | 17000 | 7.11 | FERRY RD | 20.61 | 3 | 6 | 18 | 4 |
| | SUB TOTAL | | | | | | 260.04 | 56 |
| | TOTAL | | | | | | 1280.84 | 312 |

2025-2035 FOURTH ROUND COMPLIANCE

Old Bridge's various affordable housing requirements are:

| | |
|---|-----------|
| 2025 – 2035 Obligation | 312 units |
| Rental Obligation (25% of Obligation) | 78 units |
| Family Unit Requirement (50%) | 156 units |
| Family Rental Requirement (50% of Minimum Rental Unit Requirement) | 39 units |
| Low-Income Requirement (50%) | 156 units |
| Very Low-Income Requirement (13% of Obligation) | 41 units |
| Age-Restricted Unit Limitation (30% of Obligation) | 94 units |
| Max. Rental Bonus (25% of RDP) | 78 |

Tables 29, 30 and 31 summarize Old Bridge Township's approach to addressing the foregoing affordable housing requirements.

| TABLE 29: Obligation Requirements vs. Proposal | | |
|---|-----------------|-----------------|
| Description | Required | Proposed |
| 2025-2035 Obligation | 312 | 375 |
| Rental Obligation | 78 | 124 |
| Family Unit Requirement | 156 | 274 |
| Family Rental Requirement | 39 | 103 |
| Very Low-Income Requirement | 41 | 47 |
| Low-Income Family Requirement | 156 | 201 |
| Age-Restricted Unit Limitation | 94 | 85 |
| Max. Rental bonus | 78 | 9* |
| *1.5 credit excess rental bonus credit carried to next round | | |

Table 29 contains the Summary of the Compliance Plan for 2025 – 2035 and the mechanism to address the Township's adjusted prospective need of 673, and Appendix E contains a map showing the affordable housing sites.

Mechanism to address the Township's Prospective Need of 312

Despite the lack of developable vacant land, Old Bridge considers the production of affordable housing as a long-term policy objective and has been actively involved in increasing the affordable housing inventory. The Township's efforts in creating affordable housing are evident from inclusionary developments, inclusionary age-restricted housing, and the analysis of vacant and underutilized parcels. Based on the AHR, each of these projects/programs qualify for credits, which are applied to address the Township's adjusted prospective need of 673 units. Based on the vacant land analysis, approved projects within the last 10 years and proposed inclusionary housing developments, Old Bridge Township has 375 credits which results in 63 surplus credits. The assigned credit for each project/program is described below:

- VLA and Under-utilized Parcels
 - 40 privately-owned vacant parcels (*239 credits*)
 - 2 publicly-owned parcels (*2 credits*)
- Inclusionary Developments
 - Poor Farm Rd/Ryan Homes (Block 5000, Lot 20) (*7 credits*)
 - Oak Tree Plaza (Block 11252, Lot 21.11) (*5 credits*)
- Age-restricted Inclusionary development
 - Hanley Orchards (Block 10253, Lot 9.11) (*12 credits*)
 - Vision Old Bridge IV (Block 21001, Lot 4.11) (*14 credits*)
 - Vision Old Bridge III (Block 8002, Lot 13) (*10 credits*)
 - Geick Park Residency (Block 12261, Lot 14) (*5 rental credits +5 rental bonus credits*)
- Habitat for Humanity
 - 308 Norwood Avenue (Block 40, Lot 308) (*1 credit*)

- **Controls for Affordability**

All inclusionary developments will have restrictions between 30 to 50 years.

Mechanism to address the Township's Unmet Need of 361

N.J.A.C. 5:93-5.1(b)6 requires a Housing Plan to include a discussion of the lands that the Township considered for creating affordable housing. As previously discussed, Old Bridge does not have sufficient land that is available, suitable, developable, and approvable for the creation of the 673 affordable housing units. The Township performed an analysis of its vacant and developable land, based on the procedures set forth at N.J.A.C. 5:93-4.2 in order to determine its Fourth Round RDP. Based on the VLA, the Township has a Fourth Round RDP of 312. N.J.A.C. 5:93-4.2(h) sets forth the types of zoning or other regulations that can be used to address Unmet Need, whether in the Third or Fourth Round:

1. Zoning amendments that permit apartments or accessory apartments;
2. Overlay zoning requiring inclusionary development or the imposition of a development fee consistent with N.J.A.C. 5:93-8. In approving an overlay zone, the governing body may allow the existing use to continue and expand as a conforming use, but provide that where the prior use on the site is changed, the site shall produce low- and moderate-income housing or a development fee; or
3. Zoning amendments that impose a development fee consistent with N.J.A.C. 5:93-8.

Consequently, the Township identified three sites currently occupied by commercial uses, farm in close proximity to the Old Bridge NJ Transit bus line and another site where portions of the site are a former landfill that could realistically be redeveloped with residential inclusionary projects to satisfy a portion of the Unmet Need.

- **Inclusionary Developments**
 - Trekton Square site (Block 4185, Lot 13.11)
 - Englishtown-Raceway Park site (29 parcels)
- **Transit-oriented development**
 - Old Bridge Transit Village site (Block 5000, Lots 4, 18, 23 & 26)
- **Special Needs Rental Housing**
 - Old Bridge Transit Village site (Block 5000, Lots 4, 18, 23 & 26)

TABLE 30: Fourth Round Compliance

| | Housing Type | Family | | Age-restricted | | Supportive Housing | Rental Bonus | Obligation | Total Credits |
|---|--------------|------------|------------|----------------|-----------|--------------------|--------------|-------------|---------------|
| | | Rental | For Sale | Rental | For Sale | | | | |
| Prior Round Obligation | | | | | | | | 1396 | 1396 |
| 2025-2035 HOUSING PLAN | | | | | | | | | |
| REHABILITATION | | | | | | | | | 318 |
| Old Bridge Township Home Improvement Program | | | | | | | | | |
| PROSPECTIVE NEED | | | | | | | | | 312 |
| Vacant land analysis | | | | | | | | | 256 |
| Publicly-owned vacant parcels (2 parcels) | FR | 17 | | | | | | | 17 |
| Privately-owned vacant parcels (40 parcels) | FR + FS | 30 | 159 | | 50 | | | | 239 |
| Under-utilized parcels | | | | | | | | | 56 |
| 533 Texas Road | FR | 10 | | | | | | | 10 |
| Foxborough Dr and Rt 9 | FR | 2 | | | | | | | 2 |
| 328 Spring Valley Road | FR | 35 | | | | | | | 35 |
| Ferry Road -Foxborough Village site | FR | | 4 | | | | | | 4 |
| 3963 CR 516 | FR | 4 | | | | | | | 4 |
| Inclusionary Housing | | | | | | | | | 12 |
| Poor Farm Road site | FS | | 7 | | | | | | 7 |
| Oak Tree Plaza - Rt 34 | FR | 5 | | | | | | | 5 |
| Age-restricted inclusionary housing | | | | | | | | | 50 |
| Hanley Orchards/ 3 Old Rd | ARR | | | 12 | | | 6 | | 18 |
| Vision Old Bridge III - 105 Old Matawan Rd site | ARR+SNR | | | 4 | | 6 | 2 | | 12 |
| Vision Old Bridge IV - 733 Texas Rd site | ARFS | | | | 14 | | | | 14 |
| Geick Park Residency - 4143 Hwy 516 | AR | | | 5 | | | 2.5 | | 6 |
| Habitat for Humanity | | | | | | | | | 1 |
| 308 Norwood Avenue | FS | | 1 | | | | | | 1 |
| TOTAL | | 103 | 171 | 21 | 64 | 6 | 10.5* | 1396 | 375 |
| *1.5 excess rental bonus credits carried to the next round. | | | | | | | | | |

| | |
|------------------------------|--------------------------|
| ARR Age-Restricted Rental | FR For Rent |
| ARFS Age-Restricted for Sale | SNR Special Needs Rental |
| FS For Sale | TBD To be decided |

TABLE 31: Very-Low Income Compliance

| Mechanism | Housing Type | Status | Total Affordable Units | No. of Low-Income Units | Very Low-Income Family Units | No. of Low and Very-low-income units |
|---|--------------|--------------------|------------------------|-------------------------|------------------------------|--------------------------------------|
| Vacant land analysis | | | | | | |
| Publicly-owned vacant parcels (2 parcels) | FR | | 17 | 7 | 2 | 9 |
| Privately-owned vacant parcels (40 parcels) | FR + FS | | 239 | 104 | 31 | 135 |
| Under-utilized parcels | | | | | | |
| 533 Texas Road | FS | | 10 | 4 | 1 | 6 |
| Foxborough Dr and Rt 9 | FS | | 2 | 1 | 0 | 1 |
| 328 Spring Valley Road | ARFS | | 35 | 15 | 5 | 20 |
| Ferry Road -Foxborough Village site | FS | | 4 | 2 | 1 | 3 |
| 3963 CR 516 | FR | | 4 | 2 | 1 | 3 |
| Inclusionary Housing | | | | | | |
| Poor Farm Road site | FS | Under-construction | 7 | 3 | 1 | 4 |
| Oak Tree Plaza - Rt 34 | FR | Under-construction | 5 | 3 | 0 | 3 |
| Age-restricted inclusionary housing | | | | | | |
| Hanley Orchards - 3 Old Rd | ARR | Approved | 12 | 5 | 2 | 7 |
| Vision Old Bridge III - 105 Old Matawan Rd site | ARR+SNR | Under-construction | 4+6 | | 1 | 1 |
| Vision Old Bridge IV - 733 Texas Rd site | ARFS | Approved | 14 | 6 | 2 | 8 |
| Geick Park Residency - 4143 Hwy 516 | AR | Completed | 5 | 2 | 1 | 3 |
| Habitat for Humanity | | | | | | |
| 308 Norwood Avenue | FS | Completed | 1 | | 0 | 0 |
| TOTAL | | | | 154 | 47 | 202 |

Crediting

All sites considered for affordable housing in Old Bridge Township were evaluated by determining whether the sites were available, approvable, developable and suitable. The site suitability criteria provided below was applied in evaluating each of the sites.

N.J.A.C. 5:97-3.13 Site suitability criteria and consistency with the State Development and Redevelopment Plan

(a) Sites designated to produce affordable housing shall be available, approvable, developable and suitable, according to the following criteria:

1. The site has a clear title and is free of encumbrances which would preclude development of affordable housing;
2. The site is adjacent to compatible land uses and has access to appropriate streets;
3. Adequate sewer and water capacity, as defined under N.J.A.C. 5:97-1.4, shall be available to the site or the site is subject to a durational adjustment pursuant to N.J.A.C. 5:97-5.4; and
4. The site can be developed consistent with the Residential Site Improvement Standards, N.J.A.C. 5:21, where applicable. Deviations from those standards are to be done in accordance with N.J.A.C. 5:21-3.

Subsection (b) of N.J.A.C. 5:97-3.13 indicates that sites located in planning areas 1 and 2 (PA 1 is the Metropolitan Planning Area and PA2 is the Suburban Planning Area) are preferred for the production of affordable housing.

In preparing this, Housing Element and Fair Share Plan, Old Bridge Township considered the following sites for evaluation (See Map 1) for affordable housing, and the evaluation of each site is provided below. The State of New Jersey websites were utilized to obtain information about planning areas, wetlands and sewer service areas for each site.

Site evaluations for inclusionary developments, those with board approvals and those planned to address the unmet need are included on pages 50 through 58 of this report. Additionally, evaluations for publicly and privately owned vacant parcels that have constraints are included in Appendix F. Properties that are vacant, contain no environmental constraints and are within a sewer service area are conducive to inclusionary development and therefore do not have individual site evaluation sheets. However, these sites were included in the RDP calculations. Necessary information is provided in Table 27 (RDP).

Habitat for Humanity

- **308 Norwood Avenue (Block 40, Lot 308) (1 credit)**

Habitat for Humanity constructed a house at 308 Norwood Avenue. The house is deed restricted for thirty (30) years to be occupied by a low- and moderate-income household. See attached Appendix G for a copy of the deed.

Inclusionary Developments

- **Poor Farm Rd/Ryan Homes (Block 5000, Lot 20) (7 credits)**

Old Bridge Zoning Board of Adjustment approved an inclusionary housing development on the subject property to contain 35 two-family dwellings (duplexes) including seven (7) affordable units on December 1, 2022. One of the seven (7) units will be reserved for a very low-income household. The site is currently under construction.

- **Oak Tree Plaza (Block 11252, Lot 21.11) (5 credits)**

In 2018, the Zoning Board of Adjustment approved a mixed-use inclusionary development on the subject property to contain a total of 17,780 square feet of retail space within two buildings and 36 apartments of which five (5) units are affordable. The site is currently under construction.



Figure 1: 308 Norwood Ave.

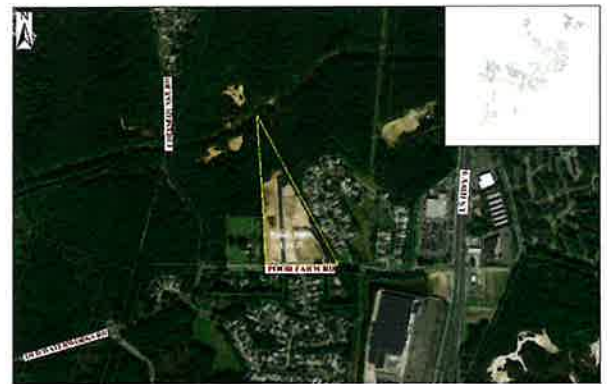


Figure 2: Poor Farm Rd

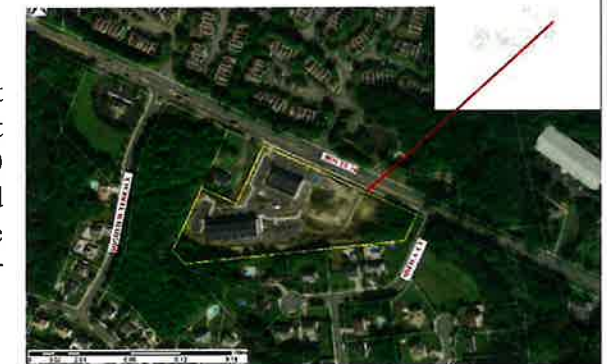


Figure 3: Oak Tree Plaza

Age-restricted Inclusionary development

- **Hanley Orchards (Block 10253, Lot 9.11) (12 credits)**

The Old Bridge Zoning Board of Adjustment approved a 58-unit age-restricted housing project on the subject property on February 21, 2019. The project will contain twelve (12) affordable units. The project recently received final compliance plan approval.



Figure 4: Hanley Orchards

- **Vision Old Bridge IV (Block 21001, Lot 4.11) (14 credits)**

The subject property is part of the Crossroads Redevelopment Plan and is currently owned by the Township. Old Bridge Planning Board recently approved an application for a 70-unit age-restricted, for-sale, inclusionary housing. Fourteen (14) units of the **total** 70 units will be reserved for low- and moderate-income households. The Township will be selling the land to the developer.



Figure 5: 766A Texas Rd

- **Vision Old Bridge III (Block 8002, Lot 13) (10 credits)**

On April 15, 2021, the Zoning Board of Adjustment approved a 48-unit assisted living facility on 105 Old Matawan Road. The 48-unit facility contains a total of six (6) Medicaid beds on the second and third floors and four (4) age-restricted affordable rental units on the fourth floor. The project is currently under construction.



Figure 6: 105 Old Matawan Rd

- **Geick Park Residency (Block 12261, Lot 14) (5 rental credits +5 rental bonus credits)**

On September 7, 2017, the Zoning Board of Adjustment approved a 33-unit age-restricted inclusionary housing development to be located at 4143 CR 516. The development includes five (5) units affordable to low- and moderate-income households above the age of 55 years.

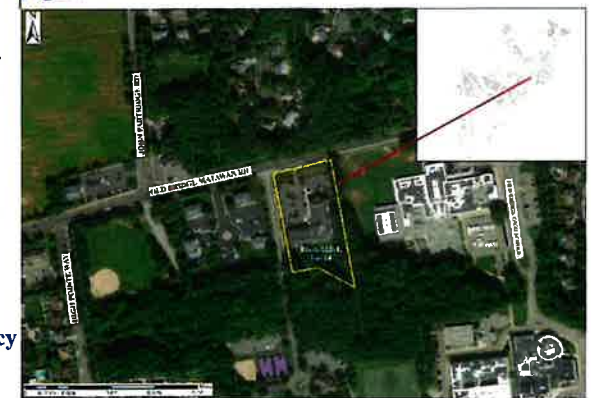


Figure 7: Geick Park Residency

Unmet Need

▪ **Trekton Square site (Block 4185, Lot 13.11)**

The subject property is part of a designated area in need of redevelopment. Old Bridge Township Council via resolution (No. 23-132) designated this site as an area in need of redevelopment. The Township Planning Office is currently working with the contract purchaser on creating a redevelopment plan to allow a 450-unit for sale townhouse development and recreation facility and/or solar farm. Ninety (90) of the 450 units will be affordable low- and moderate-income households.



Figure 8: Trekton Square

▪ **Englishtown-Raceway Park site (29 parcels)**

The Planning Office is currently working, in conjunction with the property owners on the area in need of redevelopment study for 29 parcels located within the southeast quadrant of the intersection of John Wall Road and Englishtown Road (County Route 527). The study area contains the following parcels: Block 22000, Lot 25.11, Block 23000, Lots 1-4, Lots 5.11-5.13, lots 7-9, 10.11,



Figure 9: Englishtown-Raceway Park site

10.12, 11 and 11, Block 23001, Lots 1,2, 3.11, 3.12, 4 5, 6.11, 6.12, 7, 8,

9.11, 10, 11, 12.11, and 12.12. The area is marked by vacant and under-utilized parcels and qualifies for designation as an 'area in need of redevelopment.' Consequently, once the area is designated as an area in need of redevelopment, the Township Council will adopt a redevelopment plan to allow mixed-use inclusionary development containing an array of commercial/retail uses, airpark, motorsports facility, etc. and a mix of housing types.

▪ **Old Bridge Transit Village site (Block 5000, Lots 4, 18, 23 & 26)**

The Planning Office recently had a pre-application meeting with the New Jersey Department of Transportation (NJDOT) and New Jersey Transit (NJ Transit) to pursue a transit village designation for this site. It is currently vacant and contains 100 acres of land. Due to environmental constraints, approximately 60 acres of this land is developable. The site is located on the southbound side of New Jersey State Highway 9

(NJSH 9) and on the opposite side of the Old Bridge commuter bus terminus. Owing to the proximity to the bus terminus, the property has a high development potential. To be designated as a ‘Transit Village,’ the Township is required to conduct an area in need of redevelopment study and subsequently adopt a redevelopment plan. The Planning Office is currently working on an area in need of redevelopment study. Once the area is designated as an area in need of redevelopment, the subsequent redevelopment plan will allow a mixed-use inclusionary development with a minimum of 480 housing units and commercial/retail uses.



Figure 10: Old Bridge Transit Village

- **Old Bridge Transit Village site - Special Needs Rental Housing (Block 5000, Lots 4, 18, 23 & 26)**

Within the Old Bridge Transit Village site, the Township proposes to create a 26-unit special needs housing development. The proposal will be part of the adopted redevelopment plan.

Site evaluations for inclusionary development sites and approved developments

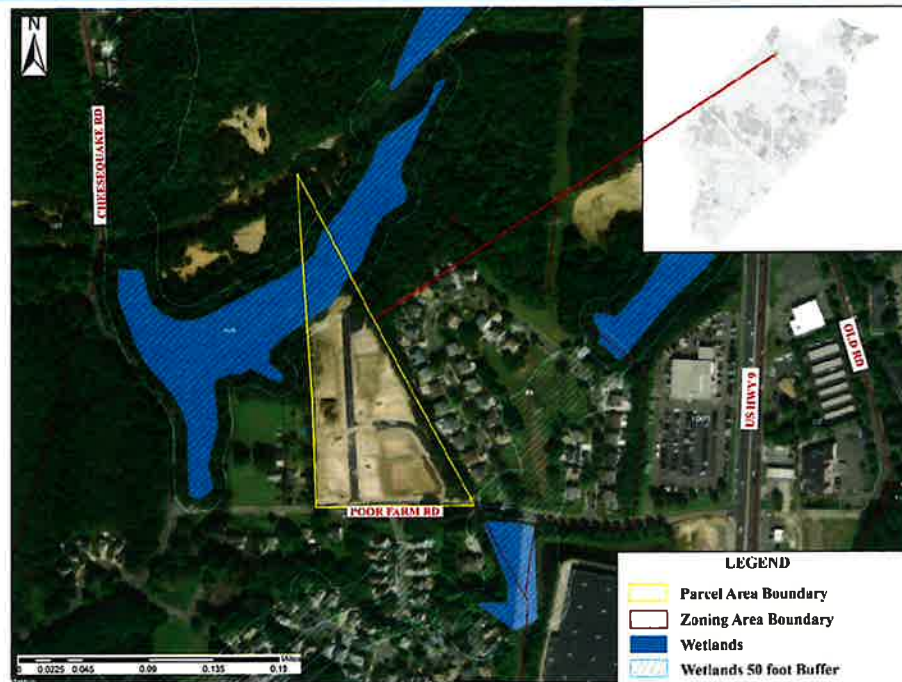


Figure 11: Poor Farm Rd

Site Details

| | |
|--------------------------------|--|
| Site Identification: | Block 5000 Lot 20 |
| Site Location: | Poor Farm Road |
| Current Site Use: | Under Construction, Residential |
| Site Area: | 8.00AC |
| Site Development Constraints: | Developable |
| Net Developable Land: | 7.14AC |
| Total Proposed Dwelling Units: | 7 |
| Planning Area: | Planning Area 2 Suburban Planning Area |
| Sewer Service Area: | Yes |

Site Evaluation

1. *The site has a clear title and is free of encumbrances which preclude development of affordable housing.* The property is owned by 2G Poor Farms LLC. There are no encumbrances that would prevent the development of inclusionary housing on this site.
2. *The site is adjacent to compatible land uses and has access to appropriate streets.* The site has direct access to Poor Farm Road. The site is surrounded by residential uses. The site is zoned R-20. The site is currently under construction to build 35 two-family dwellings (duplexes) through resolution memorialized on December 1, 2022, with seven (7) affordable units of which one unit will be affordable to very low-income household.
3. *Adequate sewer and water capacity is available.* The site is located in a sewer service area.
4. *The site can be developed in accordance with R.S.I.S.* Development of the site will be consistent with the Residential Site Improvement Standards, N.J.A.C. 5:21-1 et seq.

Conclusion: The site satisfies the evaluation criteria and should be included in the HEFSP.



Figure 12: Oak Tree Plaza

Site Details

| | |
|--------------------------------|---|
| Site Identification: | Block 11252 Lot 21.11 |
| Site Location: | Oak Tree Plaza |
| Current Site Use: | Under construction Residential and Commercial |
| Site Area: | 6.3AC |
| Site Development Constraints: | Partially Developed, Under Construction |
| Net Developable Land: | 6.3AC |
| Total Proposed Dwelling Units: | 36 |
| Planning Area: | Planning Area 2 Suburban Planning Area |
| Sewer Service Area: | Yes |

Site Evaluation

1. *The site has a clear title and is free of encumbrances which preclude development of affordable housing.* The property is owned by EOM 538 R 34, LLC. There are no encumbrances that would prevent the development of inclusionary housing on this site.
2. *The site is adjacent to compatible land uses and has access to appropriate streets.* The site has direct access to State Route 34. The site is surrounded by residential uses. The site is zoned R-20, Residential Zone. In 2018, the Zoning Board of Adjustment approved a mixed-use inclusionary development on the subject property to contain a total of 17,780 square feet of retail space within two buildings and 36 apartments of which five (5) units are affordable. The residential portion of the site is currently being constructed. One commercial building is constructed while the other commercial building is under construction.
3. *Adequate sewer and water capacity is available.* The site is located in a sewer service area.
4. *The site can be developed in accordance with R.S.I.S.* Development of the site will be consistent with the Residential Site Improvement Standards, N.J.A.C. 5:21-1 et seq.

Conclusion: The site satisfies the evaluation criteria and should be included in the HEFSP.



Figure 13: Hanley Orchards

Site Details

| | |
|--------------------------------|---|
| Site Identification: | Block 10253 Lot 9.11 |
| Site Location: | 3 Old Mill Road (Hanley Orchards) |
| Current Site Use: | Residential |
| Site Area: | 5.62AC |
| Site Development Constraints: | Developable |
| Net Developable Land: | 5.62AC |
| Total Proposed Dwelling Units: | 58 |
| Planning Area: | Planning Area 1 Metropolitan Planning Area and Planning Area 2 Suburban Planning Area |
| Sewer Service Area: | Yes |

Site Evaluation

1. *The site has a clear title and is free of encumbrances which preclude development of affordable housing.* The property is owned by Orchards at Old Bridge, LLC. There are no encumbrances that would prevent the development of inclusionary housing on this site.
2. *The site is adjacent to compatible land uses and has access to appropriate streets.* The site has direct access to Old Mill Road and Spring Hill Road. The site is surrounded by residential and commercial uses. The site is zoned R-20. The Old Bridge Zoning Board of Adjustment approved a 58-unit age-restricted housing project on the subject property via resolution memorialized on February 21, 2019. The project will contain twelve (12) affordable units.
3. *Adequate sewer and water capacity is available.* The site is located in a sewer service area.
4. *The site can be developed in accordance with R.S.I.S.* Development of the site will be consistent with the Residential Site Improvement Standards, N.J.A.C. 5:21-1 et seq.

Conclusion: The site satisfies the evaluation criteria and should be included in the HEFSP.



Figure 14: 766A Texas Road

Site Details

| | |
|--------------------------------|---|
| Site Identification: | Block 21001 Lot 4.11 |
| Site Location: | 299-A Texas Road (Vision Old Bridge IV) |
| Current Site Use: | Vacant, Wooded |
| Site Area: | 39.86AC |
| Site Development Constraints: | Developable (5.65AC), remainder significantly constrained |
| Net Developable Land: | 5.65AC |
| Total Proposed Dwelling Units: | 70 |
| Planning Area: | Planning Area 2 Suburban Planning Area |
| Sewer Service Area: | Yes |

Site Evaluation

1. *The site has a clear title and is free of encumbrances which preclude development of affordable housing.* The property is owned by Old Bridge Township. There are no encumbrances that would prevent the development of inclusionary housing on this site.
2. *The site is adjacent to compatible land uses and has access to appropriate streets.* The site has direct access to Texas Road. The site is surrounded by residential and commercial uses. The site is zoned PRRC, Planned Residential Retirement Community Zone. The subject property is part of the Crossroads Redevelopment Plan and is currently owned by the Township. Old Bridge Planning Board recently approved an application for a 70-units age-restricted, for-sale, inclusionary housing development. Fourteen (14) units of the total 70 units will be reserved for low- and moderate-income households. The Township will be selling the land to the developer.
3. *Adequate sewer and water capacity is available.* The site is located in a sewer service area.
4. *The site can be developed in accordance with R.S.I.S.* Development of the site will be consistent with the Residential Site Improvement Standards, N.J.A.C. 5:21-1 et seq.

Conclusion: The site satisfies the evaluation criteria and should be included in the HEFSP.



Figure 15: 105 Old Matawan Rd

Site Details

| | |
|--------------------------------|--|
| Site Identification: | Block 8002 Lot 13 |
| Site Location: | 105 Old Matawan Road (Vision Old Bridge III) |
| Current Site Use: | Residential, Under Construction |
| Site Area: | 0.96AC |
| Site Development Constraints: | Under Construction |
| Net Developable Land: | 0.96AC |
| Total Proposed Dwelling Units: | 48 |
| Planning Area: | Planning Area 1 Metropolitan Planning Area |
| Sewer Service Area: | Yes |

Site Evaluation

1. *The site has a clear title and is free of encumbrances which preclude development of affordable housing.* The property is owned by Vision Old Bridge III, LLC. There are no encumbrances that would prevent the development of inclusionary housing on this site.
2. *The site is adjacent to compatible land uses and has access to appropriate streets.* The site has direct access to Old Matawan Road and State Route 18. The site is surrounded by residential and commercial uses. The site is zoned EDO-1 Economic Development Opportunity. On April 15, 2021, the Zoning Board of Adjustment via resolution approved a 48-unit assisted living facility on 105 Old Matawan Road. The 48-unit facility contains a total of six (6) Medicaid beds on the second and third floor and four (4) age-restricted affordable rental units on the fourth floor. The project is currently under construction.
3. *Adequate sewer and water capacity is available.* The site is located in a sewer service area.
4. *The site can be developed in accordance with R.S.I.S.* Development of the site will be consistent with the Residential Site Improvement Standards, N.J.A.C. 5:21-1 et seq.

Conclusion: The site satisfies the evaluation criteria and should be included in the HEFSP.

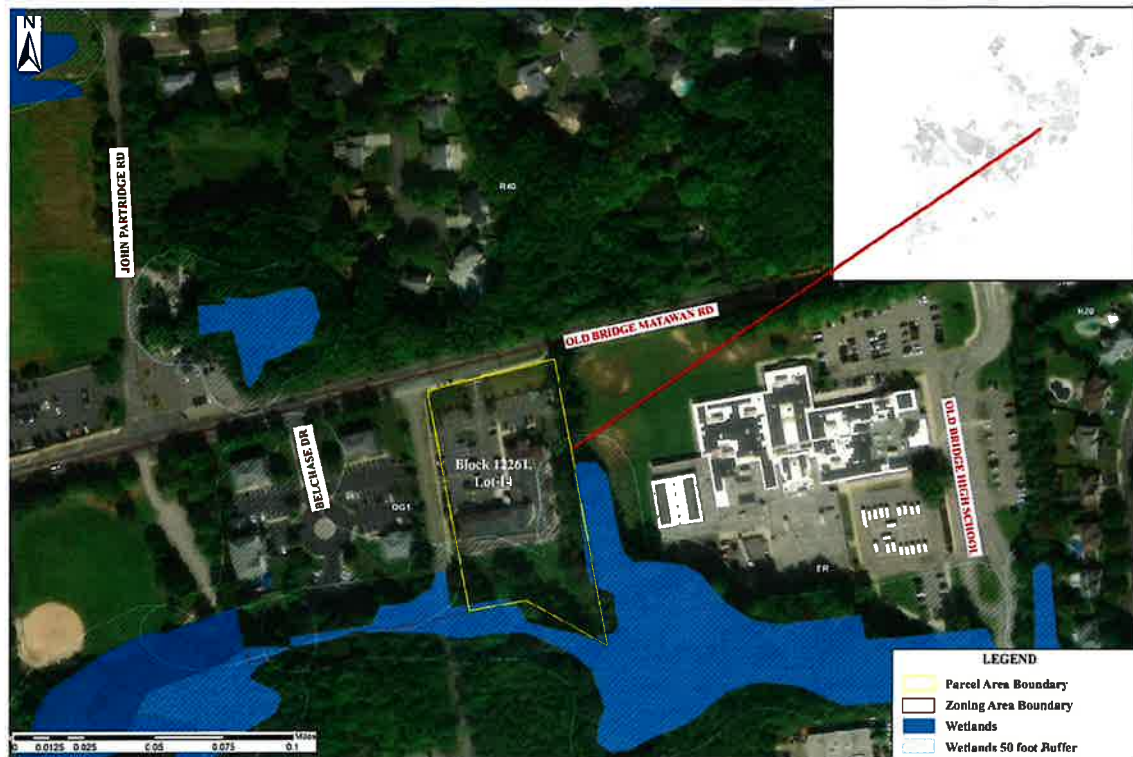


Figure 16: Geick Park Residency

Site Details

| | |
|--------------------------------|--|
| Site Identification: | Block 12261 Lot 14 |
| Site Location: | 4143 HWY 516 (Geick Park Residency) |
| Current Site Use: | Residential |
| Site Area: | 2.81AC |
| Site Development Constraints: | Constructed |
| Net Developable Land: | 2.81AC |
| Total Proposed Dwelling Units: | 33 |
| Planning Area: | Planning Area 2 Suburban Planning Area |
| Sewer Service Area: | Yes |

Site Evaluation

1. *The site has a clear title and is free of encumbrances which preclude development of affordable housing.* The property is owned by 502 Geick Park Residency. There are no encumbrances that would prevent the development of inclusionary housing on this site.
2. *The site is adjacent to compatible land uses and has access to appropriate streets.* The site has direct access to County Road 516. The site is surrounded by residential uses and Old Bridge Public Schools. The site is zoned OG-1 Office General. On September 7, 2017, the Zoning Board of Adjustment via resolution approved a 33- unit age-restricted inclusionary housing development to be located at 4143 CR 516. The development includes five (5) units affordable to low- and moderate-income households above the age of 55 years.
3. *Adequate sewer and water capacity is available.* The site is located in a sewer service area.
4. *The site can be developed in accordance with R.S.I.S.* Development of the site will be consistent with the Residential Site Improvement Standards, N.J.A.C. 5:21-1 et seq.

Conclusion: The site satisfies the evaluation criteria and should be included in the HEFSP.

Site evaluations for sites addressing unmet need

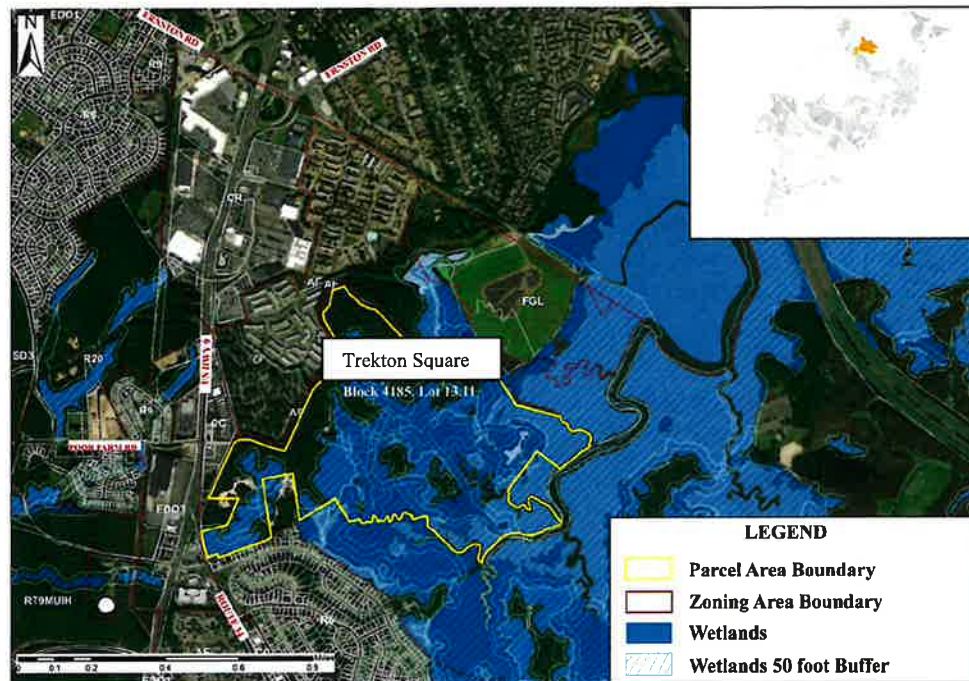


Figure 17: Trekton Square

Site Details

| | |
|--------------------------------|---|
| Site Identification: | Block 4185, Lot 13.11 |
| Site Location: | CHEESEQUAKE (Trekton Square) |
| Current Site Use: | Vacant, Landfill |
| Site Area: | 234.46AC |
| Site Development Constraints: | Developable (55.3AC), remainder significantly constrained |
| Net Developable Land: | 55.3AC |
| Total Proposed Dwelling Units: | 450 units |
| Planning Area: | Planning Area 5 Environmentally Sensitive Planning Area |
| Sewer Service Area: | No |

Site Evaluation

1. *The site has a clear title and is free of encumbrances which preclude development of affordable housing.* The property is owned by Sommer, Viola & Jack & Landsberg, e. There are no encumbrances that would prevent the development of inclusionary housing on this site.
2. *The site is adjacent to compatible land uses and has access to appropriate streets.* The site has direct access to Old Road. The site is surrounded by residential uses. The site is zoned ER Environmentally Sensitive/Recreation.
3. *Adequate sewer and water capacity is available.* The site is not located in a sewer service area; however, Middlesex County approved a site-specific amendment on July 8, 2024.
4. *The site can be developed in accordance with R.S.I.S.* Development of the site will be consistent with the Residential Site Improvement Standards, N.J.A.C. 5:21-1 et seq.

Conclusion: The site satisfies the evaluation criteria and should be included in the HEFSP.

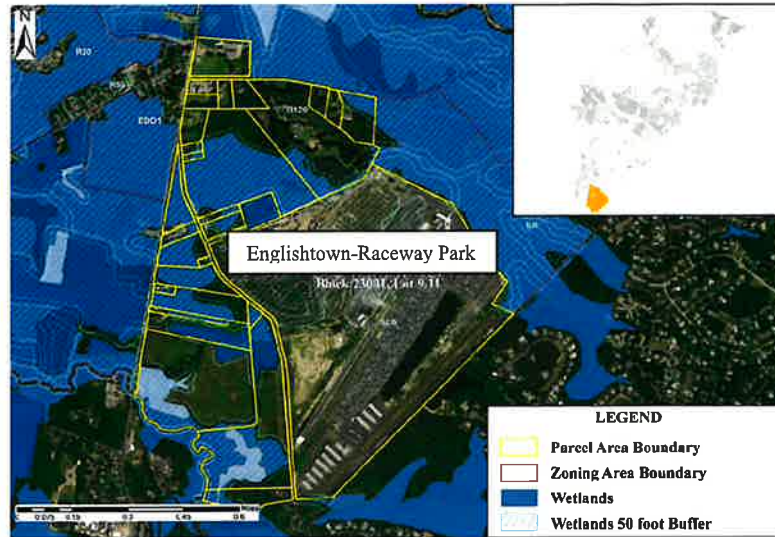


Figure 18: Englishtown-Raceway Park site

Site Details

| | |
|--------------------------------|--|
| Site Identification: | Block 22000 Lot 25.11, Block 23000, Lots 1-4, Lots 5.11-5.13, Lots 7-9, 10.11, 10.12, 11 & XX, Block 23001, Lots 1, 2, 3.11, 3.12, 4, 5, 6.11, 6.12, 7, 8, 9.11, 10, 11, 12.11 & 12.12 |
| Site Location: | Raceway Park (Englishtown-Raceway Park Site) |
| Current Site Use: | Motorsports Facility, Airpark, Vacant/Wooded, Recreation Facilities, Farm, Residential, Commercial |
| Site Area: | 534.08AC |
| Site Development Constraints: | Significant environmental constraints |
| Net Developable Land: | Approximately 50% |
| Total Proposed Dwelling Units: | 600 units |
| Planning Area: | Planning Area 2 Suburban Planning Area, Planning Area 5 Environmentally Sensitive Planning Area |
| Sewer Service Area: | No |

Site Evaluation

1. *The site has a clear title and is free of encumbrances which preclude development of affordable housing.* The property is owned by a number of private landowners. There are no encumbrances that would prevent the development of inclusionary housing on this site.
2. *The site is adjacent to compatible land uses and has access to appropriate streets.* The Planning Office is currently working, in conjunction with the property owners, on an area in need of redevelopment study for 29 parcels located within the southeast quadrant of the intersection of John Wall Road and Englishtown Road (County Route 527). The study area contains the following parcels: 22000, Lot 25.11, Block 23000, Lots 1-4, Lots 5.11-5.13, lots 7-9, 10.11, 10.12, 11 and 1, Block 23001, Lots 1, 2, 3.11, 3.12, 4, 5, 6.11, 6.12, 7, 8, 9.11, 10, 11, 12.11, and 12.12. The area is marked by vacant and under-utilized parcels and qualifies for designation as an area in need of redevelopment.' Consequently, once the area is designated as an area in need of redevelopment, the Township Council will adopt a redevelopment plan to allow mixed-use inclusionary development containing an array of commercial/retail uses, airpark, motorsports facility, etc. and a mix of housing types.
3. *Adequate sewer and water capacity is available.* The site is located in a sewer service area.
4. *The site can be developed in accordance with R.S.I.S.* Development of the site will be consistent with the Residential Site Improvement Standards, N.J.A.C. 5:21-1 et seq.

Conclusion: The site satisfies the evaluation criteria and should be included in the HEFSP.



Figure 19: Old Bridge Transit Village

Site Details

| | |
|--------------------------------|--|
| Site Identification: | Block 5000 Lots 4, 18, 23 & 26 |
| Site Location: | HWY 9 & Poor Farm Road (Old Bridge Transit Village Site) |
| Current Site Use: | Vacant, Wooded |
| Site Area: | 100AC |
| Site Development Constraints: | Developable (60AC), remainder significantly constrained |
| Net Developable Land: | 60AC |
| Total Proposed Dwelling Units: | 480 |
| Planning Area: | Planning Area 2 Suburban Planning Area |
| Sewer Service Area: | Yes |

Site Evaluation

1. *The site has a clear title and is free of encumbrances which preclude development of affordable housing.* The property is owned by Midtown Land Holdings. There are no encumbrances that would prevent the development of inclusionary housing on this site.
2. *The site is adjacent to compatible land uses and has access to appropriate streets.* The site has direct access to Poor Farm Road and State Route 9. The site is surrounded by residential and commercial uses. The site is zoned R-20. The site is located in close proximity to the north and south bound commuter parking lot. The site is served by a bus line with the highest ridership.
3. *Adequate sewer and water capacity is available.* The site is located in a sewer service area.
4. *The site can be developed in accordance with R.S.I.S.* Development of the site will be consistent with the Residential Site Improvement Standards, N.J.A.C. 5:21-1 et seq.

Conclusion: The site satisfies the evaluation criteria and should be included in the HEFSP.

Rental Bonus Credits

Old Bridge Township is eligible for 78 rental bonus credits, which is 25 percent of the Township's prospective need of 312. Based on the 2024 amendments to the Fair Housing Act, affordable units are eligible for up to 1 rental bonus credit.

1.0 bonus credit per affordable unit is granted to the following:

- Special needs or permanent supportive housing.
- Municipal contribution (land or funds for at least 3% of the cost) to a 100% affordable project.
- Market-to-affordable program for rental or ownership units.

0.5 bonus credit per affordable unit is granted to the following:

- Partnership sponsorship with non-profit developers for affordable ownership units.
- Transit-oriented development within one-half mile of public transit stations.
- Age-restricted housing (capped at 10% of age-restricted housing in local plan) More three-bedroom units than required by State bedroom distribution rules.
- Redevelopment of former or current retail office, or commercial sites.
- Extended affordability controls that preserve rental affordable housing.
- More housing affordable to very low-income households than the minimum 13% required.

Based on the rental bonus crediting, Old Bridge is entitled to a total of 78 rental bonus credits; however, Old Bridge is limited to only 9 rental bonus credits for the age-restricted rental housing based on the 2024 Amendment enumerated in the above text. Old Bridge Township will have an extra 1.5 age-restricted rental bonus credit to be used for the next round.

AFFORDABLE HOUSING TRUST FUND AND SPENDING PLAN

Affordable Housing Ordinance

Old Bridge Township adopted an Affordable Housing Ordinance, Article IX, Affordable Housing, establishing procedures for the renting and sale of affordable units and the imposition of affordability controls that references the standards of the Uniform Housing Affordability Controls (hereinafter “UHAC”) at N.J.A.C. 5:80-26.1, as amended. The Township’s Affordable Housing Ordinance governs the establishment of affordable units in the Township as well as regulating the occupancy of such units in accordance with these requirements.

The Affordable Housing Ordinance includes regulations for qualification of income eligibility, price and rent restrictions, bedroom distribution, affordability control periods, and unit marketing in accordance to N.J.A.C. 5:80-26.1. All newly created affordable units will comply with the minimum thirty-year affordability control required for for-sale units and a minimum forty-year affordability control required for rental units per N.J.A.C. 5:80-26.5 and 5:80-26.11, respectively. This plan is required to be adhered to by all private, non-profit or municipal developers of affordable housing units and is required to cover the period of deed restriction or affordability controls on each affordable unit, as necessary. The costs of implementing the affirmative marketing plan (i.e., the costs of advertising the affordable units) will be the responsibilities of the developers of the affordable units. This requirement is included in the Affordable Housing Ordinance and shall be a condition of any municipal development approval or agreement with the developer of the municipality’s two affordable housing sites.

As of June 11, 2025, the Old Bridge Township has collected \$9,065,471.85, expended \$6,938,798.51, and had a trust fund balance of \$2,216,673.34. Accumulated interest income as of December 31, 2024, was \$778,724.78 and is included in the gross revenue, above.

Affirmative Marketing Plan

The Township adopted an Affirmative Marketing Plan in 2017 as part of the Third Round HEFSP. (See Appendix H). This includes requirements for the affirmative marketing of the availability of affordable housing units in the tri-county region and beyond. Each Affirmative Marketing Plan is reviewed and approved by a Township representative and is required to be 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. Additionally, the Affirmative Marketing Plan is intended to target those potentially eligible people who are least likely to apply for affordable units and who reside in Housing Region 3.

Once DCA and NJHMFA finalize their rule proposals (not anticipated before June 30, 2025), the Township will prepare an updated Affirmative Marketing Plan in accordance with the final regulations.

Development Fee Ordinance

A Development Fee Ordinance was initially adopted by the Township Council in 1995, and it was subsequently amended (See Appendix I). The mandatory fees will continue to provide

funding for the Township's 2025-2035 Fair Share Compliance Plan. Funds may be used for any activity approved for addressing the Township's low- and moderate-income housing obligations and may include costs associated with housing rehabilitation, contributions to the cost of new construction, purchase of land for affordable housing, extending or improving roads and infrastructure serving low and moderate-income housing, assistance designed to render units to be more affordable to low and moderate-income residents and administrative costs as permissible under applicable rules and regulations. Development Fees are 1.5% of the equalized assessed value for residential and 2.5% for non-residential.

Spending Plan

The Affordable Housing Spending Plan addresses anticipated revenues, collection of revenues, and the use of revenues, and was prepared in accordance to N.J.A.C. 5:97-8.10. The Spending Plan was last adopted in August 2016 and last revised in May 2019. See Appendix J for Draft resolution of the Council adopting a revised Spending Plan and a copy of the 2019 Spending Plan. A proposed updated Spending Plan has been prepared, which covers the period 2025-2035 and will require formal approval action by the Township Council. All collected revenues are placed in the Township's Affordable Housing Trust Fund and is dispensed for affordable housing activities.

Pursuant to the Spending Plan, Old Bridge may use the funds in the Affordable Housing Trust Fund for any of the below listed items, pursuant to N.J.A.C. 5:97-8.7(a):

- Rehabilitation program;
- New construction of affordable housing units and related development costs;
- Extensions or improvements of roads and infrastructure directly serving affordable housing development sites;
- Acquisition and/or improvement of land to be used for special needs and/or affordable housing;
- Green building strategies designed to be cost-saving for low and moderate income households, either for new construction that is not funded by other sources, or as part of necessary maintenance or repair of existing units;
- Maintenance and repair of affordable housing units;
- Affordability assistance; and,
- Repayment of municipal bonds issued to finance low- and moderate-income housing activity.

Based upon the projected development activity, Old Bridge expects to collect about \$1.5M during the period 2025-2035.

Municipal Housing Liaison, Administrative Agent

The Township established the position of the Municipal Housing Liaison and appointed Veena M Sawant, AICP, PP, Township Planner as Municipal Housing Liaison. The Township also appointed an experienced affordable housing Administrative Agent, CGP&H to conduct the administration and affirmative marketing of its affordable housing sites. See Appendix K for both resolutions.

Monitoring, Midpoint Review

In accordance with the requirements of N.J.S.A. 52:27D-329.2 and -329.4 as amended by P.L. 2024 c.2, by February 15 of each year of the Fourth Round, the Township will provide a detailed accounting through DCA's new Affordable Housing Monitoring System (AHMS) of all affordable units constructed and construction starts during the prior calendar year, and of all residential and non-residential fees collected, interest earned, and other income collected and deposited into the Township's affordable housing trust fund during the prior calendar year. The Township will also provide a detailed accounting in AHMS of all expenditures of affordable housing trust funds during the prior calendar year, including purposes and amounts, and documentation of the balance remaining in the affordable housing trust fund as of December 31 of that year. The Township has been filing its monitoring forms deliginetly and also filed its monitoring forms in AHMS before February 15, 2025.

V. SUMMARY OF 2025-2035 FAIR SHARE OBLIGATION COMPLIANCE

In summary, since the inception of the requirement for municipalities to provide affordable housing, the Township of Old Bridge has continued to address its obligation to provide a realistic opportunity for provision of its fair share of the regional need for housing affordable to low- and moderate-income households. Much of Old Bridge Township has been developed over the years. Lands appropriate for affordable housing are situated in sewer service areas where infill type of development will occur. Utilities (sewer and water), infrastructure (roads) and other services (municipal and businesses) already exist within these areas of the Township thus creating an effective and efficient use of public and private investment made in these areas.

Old Bridge Township submitted a Third Round Housing Element and Fair Share Plan in December of 2005 in accordance with the November 2004 COAH adopted Third Round Rules (Chapter 5:94). In December 2008, Old Bridge Township revised its plans and petitioned COAH again because portions of these COAH rules were overturned in 2007. The New Jersey Superior Court Appellate Division found COAH's second attempt in developing Third Round Rules to be invalid and ordered COAH to prepare rules that utilized methodologies similar to First and Second Round Rules for determining a municipality's regional fair share obligation. COAH failed to do so, and the New Jersey obligations for municipalities and reviewing municipal housing elements and fair share plans to determine whether those plans can be granted approval akin to "COAH substantive certification" were then undertaken by the courts. On July 7, 2015, in accordance with the Supreme Court's decision, the Township filed a declaratory action entitled "In the Matter of the Application of the Township of Old Bridge for a Judgment of Compliance of Its Third Round Housing Element and Fair Share Plan," Docket No. MID-L-3997-15. As part of that application, the Township sought court approval of its HEFSP and Spending Plan. Subsequently, the HEFSP was approved by the Court by Order dated June 19, 2017. The Spending Plan was last updated in 2019. As indicated earlier, the majority of the developments used to address the Third Round obligation are now either complete or under-construction or have planning board approvals. One of the inclusionary developments (Northwood Manor) is awaiting a public hearing while the "Brunnetti" development on NJSH Route 9 is undergoing infrastructure improvements necessary for the planning of the inclusionary development.

This plan addresses Old Bridge Township's Fourth Round obligation. The Report and Program Recommendation issued by Judge Jacobson on April 7, 2025, determined that the revised prospective need calculation presented by FSHC of 673 units of affordable housing was reasonable and in the interest of low and moderate income households, and recommended to the Affordable Housing Judge of Middlesex County that this obligation be endorsed and effectuated, thereby establishing the prospective need for Old Bridge at 673 units. This determination was accepted by the Affordable Housing Judge by Decision and Order dated April 24, 2025. Subsequently, Old Bridge Township conducted a detailed vacant land analysis (N.J.S.A. 52:27D-307(c)(2)) to calculate the realistic development potential for the Township. Pursuant to AHR, Old Bridge's realistic development potential/prospective need comprises of vacant publicly and privately-owned properties and under-utilized properties. Old Bridge's realistic development potential is 312.

Old Bridge acknowledges its continuing obligation to address future affordable housing needs and it will take appropriate actions to take advantage of future opportunities for additional affordable housing that may arise. Despite the lack of available, developable vacant parcels, this Fair Share Plan presents a number of specific planning proposals and concepts to create affordable housing or the realistic opportunity for such housing in excess of the adjusted prospective need of 312 units.

The alternative methods for facilitating and achieving Old Bridge's affordable housing goals include:

- Overlay zoning intended to stimulate inclusionary developments, including mixed use developments, which will require addressing affordable housing obligations by not less mandated set-asides.
- An active, ongoing affordable housing rehabilitation program with minimum affordability controls of 10 years.
- Affordable housing has been a consideration in every significant land use application in Old Bridge in recent years, resulting in an aggregate of 42 additional affordable housing units.
 - Oak Tree Plaza
 - Poor Farm Road, LLC
 - Vision Old Bridge III
 - Vision Old Bridge IV
 - Geick Park Residency
 - 308 Norwood Avenue (Habitat for Humanity)
- A program has been established to provide the first month's rent for lower income households renting affordable units. A program for Down Payment Assistance.
- A fair and reasonable assessment of the actual state of affordable housing in Old Bridge and the Township's efforts to comply with its Mount Laurel obligation, including obtaining court approval to expend trust fund dollars, demonstrates a firm dedication to meeting affordable housing obligations.
- Old Bridge has committed the balance of approximately \$2,216,673.34 million in its Affordable Housing Trust Fund to support affordable housing, and will continue, in good faith, to honor and implement this plan to add to its stock of affordable housing.