

## **EXHIBIT B**

# **The City of South Amboy Middlesex County Housing Element and Fair Share Plan**

## **Round Four (2025-2035)**

Prepared For:



The City of South Amboy  
140 North Broadway  
South Amboy, NJ, 08879

Planning Board Hearing Date: June 9, 2025

## Acknowledgements

### Mayor

Fred A. Henry

### City Council

Michael Gross

Larry Lenahan

Thomas B. Reilly

Zusette Dato

Anthony Conrad

### Planning Board

Chairman Dr. Jorge Gonzalez-Gomez

Vice Chairman Scott Kominkiewicz

Mayor Fred A. Henry

Council President Michael Gross

Gregory Czoch

George Baranowski

Janet Kern

Andrew Horezga

William DeMasi

Francis Mulvey, Alternate

Sean Li, Alternate

Michael Greenhaus, Alternate

Amy Dundee, Alternate

### City Administrator

David Kales

### City Clerk

Deborah Brooks

### City Attorney

Francis "Mac" Womack, Esq.

### City Finance Director

Dan Balka

### Affordable Housing Attorney

Kevin P. McManimon, Esq.

### Planning Board Attorney

James E. Stahl, Esq.

### Planning Board Planner/Engineer

AJV Engineering, Inc.

### Prepared by:



Golda MacMillan, AICP/PP

Planner License No. 33LI00639400

Supporting Staff: Sahana Kumar, Planner I

*The original of this report was signed and sealed in accordance with N.J.S.A. 45:14A-12.*

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## I. Introduction

This Housing Element and Fair Share Plan will exhibit the City of South Amboy's (herein the "City" or "South Amboy") commitment to providing affordable housing within the municipality.

As such, this document seeks to frame South Amboy's efforts based on the current best knowledge of the affordable housing framework created by the State, applicable past rules established by the Council on Affordable Housing (COAH), and the requirements of P.L.2024, c.20F<sup>1</sup> (the "Law" or "Amended Law") which governs municipal responsibilities concerning provisions of affordable housing in the Third and Fourth Round.

This Plan has four sections. The first section ("Introduction") includes a brief history of New Jersey Housing Policy. The second section ("Housing Element") includes a Demographic Analysis, Housing Inventory, Employment Analysis, and review of land uses and policies, as required by statute. The third section (Fair Share Plan – Round 3) summarizes the City's affordable housing obligations for 2015-2025. The fourth section (Fair Share Plan– Round 4) summarizes the City's affordable housing obligations for 2025-2035 and its plan for complying with these obligations.

### A. History of New Jersey Affordable Housing Policy

#### 1975 – 1985 | Mount Laurel Doctrine and the Fair Housing Act

In 1975, the New Jersey Supreme Court decided *Southern Burlington County NAACP v. the Township of Mount Laurel*, more commonly referred to as "Mount Laurel I," wherein it interpreted the New Jersey Constitution to create an affirmative obligation for developing municipalities to provide a "realistic opportunity for the construction of low- and moderate-income housing in their communities." In 1983, the New Jersey Supreme Court expanded the obligation from only developing municipalities to all municipalities in a decision commonly referred to as "Mount Laurel II". In addition, the Supreme Court required the establishment of each municipality's fair share obligation and required each municipality, through its zoning, to provide a realistic opportunity for the construction of that established fair share obligation. Subject to several prerequisites, conditions and requirements, Mount Laurel II also created the "builder's remedy" as a mechanism to enforce the doctrine in instances where a developer successfully demonstrated a municipality's zoning failed to create the requisite realistic opportunity. Under such circumstances, a plaintiff may be entitled to have its site rezoned for an inclusionary development with an affordable set aside if the site is available, developable, approvable, and suitable for the proposed project and all other requirements for a successful builder's remedy are met and all defenses defeated.

<sup>1</sup> [https://pub.njleg.state.nj.us/Bills/2024/PL24/2\\_.PDF](https://pub.njleg.state.nj.us/Bills/2024/PL24/2_.PDF)

In 1985, in response to Mount Laurel II and the flood of litigation stemming from it, the Legislature adopted the Fair Housing Act (“FHA”) to discourage litigation and incentivize voluntary compliance (see N.J.S.A. 52-27D-303). The FHA established, among other things, the Council on Affordable Housing (“COAH”) as an administrative alternative to litigation and judicial intervention. COAH was charged with establishing various housing regions in the state, estimating regional affordable housing obligations, and adopting criteria and guidelines for the municipal determination of housing need as well as guidelines for satisfying those obligations. The FHA also linked municipal planning and zoning powers to the satisfaction of affordable housing obligations. Under the FHA, a municipal zoning ordinance is presumptively invalid if a municipality fails to adopt a housing element as part of its master plan or enacts zoning regulations that are inconsistent with their housing plan.

#### 1987 – 2004 | Establishment and Administration of First Round and Second Round COAH Rules

After the adoption of the Fair Housing Act, COAH adopted procedural and substantive rules to effectuate the FHA’s legislative intent in both the First Round (1987-1993) (N.J.A.C 5:91 and 5:92) and Second Round (1993-1999) (N.J.A.C. 5:93). The Second Round substantive regulations (Chapter 93) superseded the First Round substantive regulations (Chapter 92) and recalculated the First Round obligations. Under COAH’s regulations, low-income households were defined as those with incomes no greater than 50 percent of the area median income (AMI), adjusted for household size, and moderate-income households were those with incomes no greater than 80 percent and no less than 50 percent of the median household income. AMI limits were calculated based upon housing regions as established by COAH.

#### 2004 – 2010 | Third Round Litigation and Revisions

In December 2004, COAH promulgated its Third Round “Growth Share” methodology, which adjusted prior round obligations and devised a new system for projecting future municipal housing obligations. Growth Share obligations were based upon municipal growth and the Third Round was defined as the period of 1999-2014. The initial Growth Share methodology required municipalities to provide one affordable housing unit for every eight market rate units and one affordable unit for every 25 jobs created. In January 2007, the Appellate Division invalidated the Growth Share Methodology and required COAH to revise its rules, which it did in May 2008 via the Third Round substantive regulations of Chapter 97.

The FHA was subsequently amended in July 2008. This round of amendments, among other things, eliminated Regional Contribution Agreements and reduced non-residential development fees. In September 2008, Executive Order #114 amended the COAH rules to ensure consistency with the Highlands Regional Master Plan.



### 2010 – 2023 | COAH's Noncompliance and Resumption of Court Responsibility

During this period, there was inaction and increased uncertainty in the realm of affordable housing.

After taking office, Governor Chris Christie signed Executive Order No. 12, establishing the Housing Opportunity Task Force and charging them with a full review of the Fair Housing Act, COAH, and COAH's regulatory structure. Ultimately, the task force recommended a model which included adjusted definitions of present and prospective need, a benchmark of 10 percent growth predicted by the State Planning Commission to guide obligations, and transferring of procedural responsibility from COAH to the Home Mortgage Finance Agency (HMFA).

Further complicating matters, in October 2010, the Appellate Division invalidated a substantial portion of COAH's rules. Most notably, the Court invalidated the Third Round Growth Share methodology and ordered COAH to revise its rules in accordance with the decision. In addition, the Court prohibited certification of housing plans that rely upon municipally sponsored affordable housing projects without specified funding and required COAH to create an incentive structure for inclusionary developments.

In January 2011, the legislature passed S-1 / A-3447, which was subsequently vetoed. Then, in June Governor Christie issued a reorganization plan which transferred the administration of the State's affordable housing program from COAH to the New Jersey Department of Community Affairs. Upon challenge by the Fair Share Housing Center, the Appellate Court invalidated Governor Christie's Reorganization Plan in March 2012. The Supreme Court upheld this decision in July 2013.

In September 2013, the Supreme Court confirmed the invalidation of the previously adopted Third Round regulations, upholding that the methodology used for projecting housing needs in these rules was unconstitutional. In that ruling, the court established a February 2014 deadline for development and adoption of new COAH rules, which was eventually extended to November 2014. Significantly, no rules were adopted.

In March 2015, in the case entitled *In re: Adoption of N.J.A.C. 5:96 & 5:97*, 221 N.J. 1 (2015), more commonly referred to as "Mount Laurel IV," the State Supreme Court determined that COAH was "moribund" and unable to carry out its duties as intended by the Fair Housing Act. The Court further held "that the courts may resume their role as the forum of first instance for evaluating municipal compliance with Mount Laurel obligations."

Thus, the Court designed a transitional process whereby municipalities could seek judicial approval of their HEFSPs. Those transitional procedures gave municipalities the choice whether to seek compliance voluntarily via a Declaratory Judgment (DJ) Action or to not file a DJ Action and risk being sued. During this period, and in the absence of COAH, many municipalities entered into court-mediated Settlement Agreements involving the Fair Share Housing Center.



2024 – Present | Adoption of P.L. 2024, c.2 and Fourth Round Methodology Changes and Department of Community Affairs

With the impending end of the Third Round in 2025, there was a 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 Mount Laurel IV. The result of this effort was A-4 / S-50, which was signed into law by Governor Phil Murphy on March 20, 2024. This legislation created a framework to be used for the Fourth Round and beyond. In summary, the Law:

1. Abolishes the Council on Affordable Housing ("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 Judge Mary C. Jacobson, A.J.S.C. 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; and
4. Expands the availability of bonus credits, while eliminating the previously offered "rental bonus credit." Bonus credits are further described in this Housing Element and Fair Share Plan.
5. Modifies applicable data and calculations underlying the methodology for calculation of affordable housing obligations, eliminating the prior dependence of Courts and court-appointed Special Adjudicators (formerly known as Special Court Masters) to deploy accepted methodologies to determine each municipality's affordable housing obligation.
6. Sets timeframes under which municipalities must act to preserve immunity from exclusionary zoning litigation.

Critically, 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.

## **B. Housing Element and Fair Share Plan Requirements**

### Municipal Land Use Law ("MLUL") + Fair Housing Act ("FHA")

The MLUL, through incorporation of the New Jersey FHA, requires municipalities to include a housing element in their master plans as a prerequisite to the zoning power. The principal purpose is to enumerate and provide the data, policies, and methods by which municipalities will meet housing needs, with particular attention to low- and moderate-income households.

Pursuant to Section 10 of P.L.1985, c.222 (C.52:27D-310) and as amended per P.L.2024, c.2,1F<sup>2</sup> as amended, the required contents of the housing element shall contain at least:

- a. *An inventory of the municipality's housing stock by age, condition, purchase or rental value, occupancy characteristics, and type, including the number of units affordable to low- and moderate-income households and substandard housing capable of being rehabilitated, and in conducting this inventory the municipality shall have access, on a confidential basis for the sole purpose of conducting the inventory, to all necessary property tax assessment records and information in the assessor's office, including but not limited to the property record cards;*
- b. *A projection of the municipality's housing stock, including the probable future construction of low- and moderate-income housing, for the next ten years, taking into account, but not necessarily limited to, construction permits issued, approvals of applications for development and probable residential development of lands;*
- c. *An analysis of the municipality's demographic characteristics, including but not necessarily limited to, household size, income level and age;*
- d. *An analysis of the existing and probable future employment characteristics of the municipality;*
- e. *A determination of the municipality's present and prospective fair share for low- and moderate-income housing and its capacity to accommodate its present and prospective housing needs, including its fair share for low- and moderate-income housing, as established pursuant to section 3 of P.L.2024, c.2 (C.52:27D-304.1);*
- f. *A consideration of the lands that are most appropriate for construction of low- and moderate-income housing and of the existing structures most appropriate for conversion to, or rehabilitation for, low- and moderate-income housing, including a consideration of lands of developers who have expressed a commitment to provide low- and moderate-income housing; and*
- g. *An analysis of the extent to which municipal ordinances and other local factors advance or detract from the goal of preserving multigenerational family continuity as expressed in the recommendations of the Multigenerational Family Housing Continuity Commission, adopted pursuant to paragraph (1) of subsection f. of section 1 of P.L.2021, c.273 (C.52:27D-329.20).*
- h. *For a municipality located within the jurisdiction of the Highlands Water Protection and Planning Council, established pursuant to section 4 of P.L.2004, c.120 (C.13:20-4), an analysis of compliance of the housing element with the Highlands Regional Master Plan of lands in the Highlands Preservation Area, and lands in the Highlands Planning Area for Highlands-conforming municipalities. This analysis shall include consideration of the municipality's most recent Highlands Municipal Build Out Report, consideration of opportunities for redevelopment of existing developed lands into inclusionary or 100 percent affordable housing, or both, and opportunities for 100 percent*

<sup>2</sup> <https://law.justia.com/codes/new-jersey/title-52/section-52-27d-310/> and <https://pub.njleg.state.nj.us/Bills/2024/PL24/2 .PDF>

*affordable housing in both the Highlands Planning Area and Highlands Preservation Area that are consistent with the Highlands regional master plan; and*

- i. *An analysis of consistency with the State Development and Redevelopment Plan, including water, wastewater, stormwater, and multi-modal transportation based on guidance and technical assistance from the State Planning Commission.*

In addition to the statutory components of the Housing Element and Fair Share Plan detailed in 52:27D-310, [Administrative Directive #14-24](#);2F<sup>3</sup> which promulgated the procedures and guidelines for implementing the Affordable Housing Dispute Resolution Program; contains a section entitled “Required Elements of Housing Element and Fair Share Plan.” In summary, the Directive requires four additional elements of the HEFSP to be included:

1. A site suitability analysis for any inclusionary zone and/or 100% affordable site
2. A concept plan for site development of any proposed inclusionary zone.
3. A detailed review of the credit worthiness of all existing units in the municipality.
4. All ordinances and resolutions required to implement the plan attached as an Appendix to the HEFSP.

However, it should be noted that the requirement to adopt all implementing ordinances to effectuate the HEFSP as set forth in the Fair Housing Act is March 15, 2026. Given this discrepancy of the dates, the statutory necessity of implementing ordinances to be reviewed by the Planning Board and deemed consistent with this adopted HEFSP, and the potential for challenges to the HEFSP as adopted, such ordinance amendments will be prepared following adoption of this plan element.

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<sup>3</sup> [https://www.njcourts.gov/sites/default/files/administrative-directives/2024/12/dir\\_14\\_24.pdf](https://www.njcourts.gov/sites/default/files/administrative-directives/2024/12/dir_14_24.pdf)

## II. Housing Element: Municipal Summary

The City of South Amboy is roughly 2.68 square miles in area and located in Middlesex County. For regional and planning purposes, South Amboy is in Housing Region 3, a region that consists of Somerset, Middlesex, and Hunterdon counties.

In compiling the analysis for the Housing Element, this report utilizes the following data:

1. American Community Survey ("ACS"): The most up to date information is the ACS estimates, which are generated between the decennial censuses. ACS figures are based on data collected over a 5-year time period. The estimates represent the average characteristics of population and housing between 2018-2023 and DO NOT represent a single point in time. Comparisons will be made with the 2018-2023 ACS to show change over time.<sup>3F4</sup>
2. Decennial Census: Every ten years, the Census conducts detailed data collection to create an image that is as accurate as possible of the conditions throughout the country in that year. Data from the decennial census is used for comparison when equivalent ACS information is unavailable, as well as for longitudinal analysis.<sup>4F5</sup>
3. North Jersey Transportation Planning Authority ("NJTPA"): Every four years, the NJTPA updates its regional forecasts for population, households and employment as part of updating its long range transportation plan (LRTP), the region's blueprint for transportation investment.<sup>5F6</sup>
4. State or Other Agency Sources: for select data types, State sources are used instead of the Census Bureau when equivalent Census data does not exist or the State data provides a more complete picture.

### A. Housing Conditions

The analysis in this section shall satisfy Part A of P.L.1985, c.222 (C.52:27D-310), which requires:

- A) *"Inventory of housing stock by age, condition, purchase or rental value, occupancy characteristics, and type, including the number of units affordable to low- and moderate-income households and substandard housing capable of being rehabilitated, and in conducting this inventory the municipality shall have access, on a confidential basis for the sole purpose of conducting the inventory, to all necessary property tax assessment records and information in the assessor's office, including but not limited to the property record cards"*

<sup>4</sup> <https://data.census.gov/table>

<sup>5</sup> <https://data.census.gov/table?d=DEC%20Demographic%20Profile>

<sup>6</sup> <https://www.njtpa.org/NJTPA/media/Documents/Planning/Plans-Guidance/Planning%20for%202050/draft%20final/E-2050-Demographic-Forecasts.pdf>

### Housing Stock by Age and Condition

According to the 2023 ACS, there are an estimated 4,361 housing units in South Amboy which represented no increase since 2020.

Over half (51.3%) of South Amboy's housing structures were built prior to 1960, suggesting that around 2 out of 4 units are older than 65 years.

**Table 1: Year Structure Built**

	UNITS	PERCENT
Total housing units	4,361	100
Built 2020 or later	0	0.0
Built 2010 to 2019	476	10.9
Built 2000 to 2009	714	16.4
Built 1990 to 1999	226	5.2
Built 1980 to 1989	190	4.4
Built 1970 to 1979	184	4.2
Built 1960 to 1969	335	7.7
Built 1950 to 1959	274	6.3
Built 1940 to 1949	274	6.3
Built 1939 or earlier	1,688	38.7

*Source: 5-Year American Community Survey, 2023, DP04*

The table below details the condition on housing in South Amboy based on heating fuel, plumbing facilities, kitchen facilities. Based on the most recent estimates from the ACS, five housing units in South Amboy were identified as lacking at least one of these essential components. This represents a notable decrease in the number of inadequate housing units compared to the 2018 estimate of 196.

**Table 2: Housing Condition**

	2023	PERCENT	2018	PERCENT	PERCENT CHANGE
Occupied housing units lacking certain facilities	5	0.1	196	5.8	-5.7
Lacking heating fuel	0	0.0	33	1.0	-1
Lacking complete plumbing facilities	5	0.1	97	2.9	-2.8
Lacking complete kitchen facilities	0	0.0	66	1.9	-1.9

*Source: 5-Year American Community Survey, 2018 & 2023, DP04*

### Housing Values and Costs

Since 2018, home values in the City have increased by \$88,600 (32.05%). This change is accompanied by an increase in homes worth between \$300,000 to \$499,999 and a decrease in homes worth between \$200,000 to \$299,999.

**Table 3: Value of Owner-Occupied Housing Units**

	2023	PERCENT	2018	PERCENT	PERCENT CHANGE
<b>Total Owner-occupied units</b>	2,285	100	2,049	100	0
Less than \$50,000	41	1.8	38	1.9	-0.1
\$50,000 to \$99,999	0	0.0	26	1.3	-1.3
\$100,000 to \$149,999	18	0.8	94	4.6	-3.8
\$150,000 to \$199,999	36	1.6	189	9.2	-7.6
\$200,000 to \$299,999	303	13.3	914	44.6	-31.3
\$300,000 to \$499,999	1,439	63.0	621	30.3	32.7
\$500,000 to \$999,999	448	19.6	152	7.4	12.2
\$1,000,000 or more	0	0.0	15	0.7	-0.7
Median (dollars)	\$365,000	(X)	\$276,400	(X)	-
<i>Source: 5-Year American Community Survey, 2018 &amp; 2023, DP04</i>					

The table below shows the housing expenditure for those who own and rent in South Amboy. The general affordability standard is that no more than 30% of gross income should be allocated for housing costs.

A cost burden is the ratio of housing costs to household income. For renters, housing cost is the gross rent (lease rent plus utilities). For owners, housing cost is the monthly owner costs, which may include mortgage, utilities, association fees, insurance, and real estate taxes. Interestingly, the below data presents an “inverted bell” curve, where most homeowners and renters have low housing costs (below 20%) or are cost burdened. Homeowner cost burdened rates are 35.9% with a mortgage and 40.4% without a mortgage; it is atypical for households without mortgages to be more cost burdened than their mortgaged counterparts, which may be explained by predominately older, retired households having paid off their mortgages. A 32.7% of renters are cost burdened.



**Table 4: Housing Cost Burden, 2023***(Monthly Costs as Percentage of Household Income)*

RANGES	OWNER				RENTER	
	W/ MORTGAGE		W/O MORTGAGE		TOTAL	PERCENT
	TOTAL	PERCENT	TOTAL	PERCENT		
Less than 20%	449	30.5	421	53.4	671	36.1
20.0-24.9%	337	22.9	29	3.7	480	25.9
25.0-29.9%	160	10.9	20	2.5	98	5.3
30.0-34.9%	82	5.6	80	10.1	198	10.7
35.0% or more	446	30.3	239	30.3	408	22.0
Not Computed	22	(X)	0	(X)	0	(X)
<i>Source: 5-Year American Community Survey, 2023, DP04</i>						

**Occupancy Characteristics and Type of Housing**

As of 2023, more owner-occupied households comprise of the residential occupancy in the City, accounting for 55.2% of all households. Renter-occupied units comprise 44.8%, while 5.1% of the City's housing stock is classified as vacant. Compared to 2018, the City has shifted a 5.2 percentage point decrease in owner-occupied households and a 3.1 percentage point decline in the vacancy rate.

**Table 5: Housing Tenure and Occupancy**

	2023	PERCENT	2018	PERCENT	PERCENT CHANGE
Total	4,361	100	3,698	100	-
Owner Occupied	2,285	55.2	2,049	60.4	-5.2
Renter Occupied	1,855	44.8	1,346	39.6	5.2
Vacant Units	221	5.1	303	8.2	-3.1
<i>Source: 5-Year American Community Survey, 2018 &amp; 2023, DP04</i>					

Housing units with more than one occupant per room are considered overcrowded. Overcrowded households in the City have decreased since 2018.

**Table 6: Occupants Per Room + Inadequate Units in Occupied Housing Units**

OCCUPANTS PER ROOM	2023	PERCENT	2018	PERCENT
Total	4,140	100	3,395	100
1.00 or less	4,131	99.8	3,383	99.6
1.01 to 1.50	9	0.2	12	0.4
1.51 or more	0	0.0	0	0.0



*Source: 5-Year American Community Survey, 2018 & 2023, DP04*

Since 2018, the share of City's housing stock has increased from 3,698 units to 4,361 units, representing a 17.9% increase in the housing stock over just 5 years. This increase is driven by growth in 1-unit attached units and apartment buildings with 5 to 9 units, while other housing types saw modest increases and decreases in unit counts.

**Table 7: Housing Type and Size**

HOUSING UNITS	2023	PERCENT	2018	PERCENT	PERCENT CHANGE
Total housing units	4,361	100	3,698	100	17.9
1-unit, detached	1,965	45.1	1,949	52.7	-7.6
1-unit, attached	644	14.8	424	11.5	3.3
2 units	610	14.0	529	14.3	-0.3
3 or 4 units	356	8.2	304	8.2	0
5 to 9 units	352	8.1	121	3.3	4.8
10 to 19 units	0	0.0	44	1.2	-1.2
20 or more units	420	9.6	327	8.8	0.8
Mobile home	14	0.3	0	0.0	0.3
Boat, RV, van, etc.	0	0.0	0	0.0	0

*Source: 5-Year American Community Survey, 2018 & 2023, DP04*

Since 2018, the bedroom typology of City has decreased in "family" sized 5+ bedroom type from 3.5% to 2% in 2023, despite a modest increase in 4-bedroom units. This trend contrasts with growth in efficiency, 1-, and 3-bedroom units.

**Table 8: Number of Bedrooms Per Unit**

ROOMS	2023 TOTAL	PERCENT	2018 TOTAL	PERCENT	PERCENT CHANGE
Total	4,361	100	3,698	100	-
No Bedroom	0	0.0	121	3.3	-3.3
1 Bedroom	669	15.3	604	16.3	-1
2 Bedrooms	1,277	29.3	991	26.8	2.5
3 Bedrooms	1,703	39.1	1,406	38.0	1.1
4 Bedrooms	624	14.3	448	12.1	2.2
5 or more Bedrooms	88	2.0	128	3.5	-1.5

*Source: 5-Year American Community Survey, 2018 & 2023, DP04*

### Existing Low- and Moderate-Income Housing Units

South Amboy reviewed all property tax assessment records and information in the assessor's office, including but not limited to the property record cards, to determine the number of existing low- and moderate-income housing units. Based on review of available records, there are at least 88 LMI units approved and/or constructed in the City. The City is following / commits to following the applicable requirements regarding unit monitoring and reporting.

## **B. Housing Projections**

The analysis in this section shall satisfy Part B of P.L.1985, c.222 (C.52:27D-310), which requires:

- *B) "A projection of the municipality's housing stock, including the probable future construction of low- and moderate-income housing, for the next ten years, taking into account, but not necessarily limited to, construction permits issued, approvals of applications for development and probable residential development of lands."*

### Projection of Housing Stock

Below is a general prediction by NJTPA of South Amboy's household population growth to 9,441 households in 2050. This 0.2% increase in households would require available units to accommodate and may be a predictive indicator of new projected housing stock.

**Table 9: Housing Unit Projection**

YEAR	POPULATION	ANNUALIZED % CHANGE
2015	8,785	-
2050 (Predicted)	9,441	0.2%

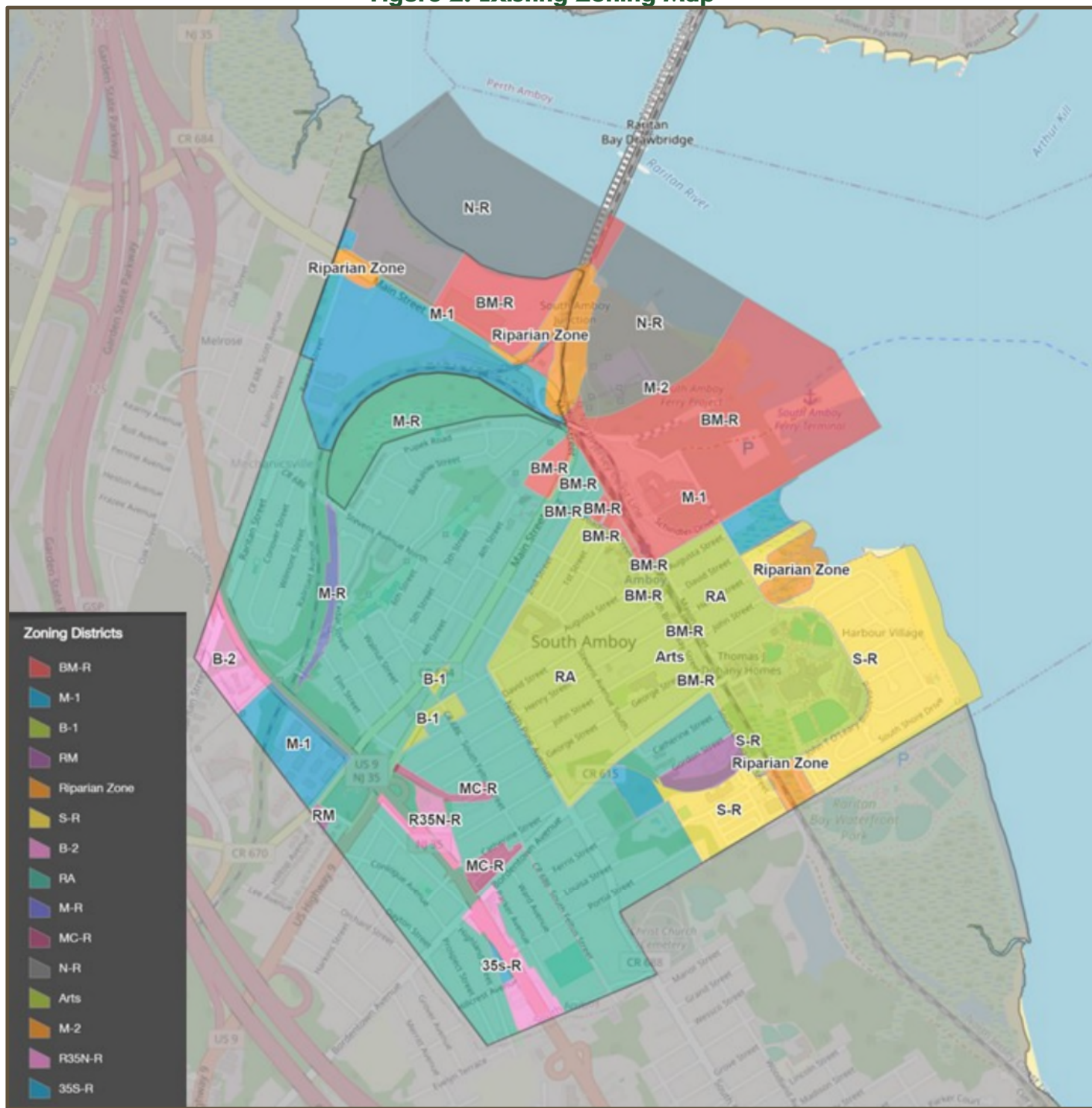
Source: [NJTPA, "Appendix E - 2050 Demographic Forecasts"](#)

Zoning regulations and existing capital infrastructure may help determine where growth is expected and where new housing units are likely to be developed in the future.

South Amboy expects new developments to bear the cost that such development puts upon the existing infrastructure. This includes the addition of capacity necessitated by the new development, as well as associated maintenance costs. New developments that contribute revenue to the City through annual service charges or ad valorem taxes should not be a burden on the City's infrastructure.





**Figure 2: Existing Zoning Map**

[City of South Amboy Zoning Map](#)

### C. Demographic Characteristics

The analysis in this section shall satisfy Part C of P.L.1985, c.222 (C.52:27D-310), which requires:

- C) "An analysis of the municipality's demographic characteristics, including but not necessarily limited to, household size, income level and age."

#### Population, General

The population estimate for South Amboy in 2023 was 10,237, which represents an increase of 826 from the 2020 Census (8.8%). Despite this trend, the NJTPA predicts South Amboy's population to decline to 9,441 people in 2050.

**Table 10: Historic Population Growth**

YEAR	POPULATION	CHANGE	% CHANGE
1940	7,802	-	-8.0%
1950	8,422	620	7.9%
1960	8,422	0	0.0%
1970	9,338	916	10.9%
1980	8,322	-1,016	-10.9%
1990	7,863	-459	-5.5%
2000	7,913	50	0.6%
2010	8,631	718	9.1%
2020	9,411	780	9.0%
2023	10,237	826	8.8%
2050 (Predicted)	9,441	-796	-7.7%

Source: [NJ State Data Center, New Jersey Population Trends 1790 to 2000](#), [US Census Bureau; NJTPA, "Appendix E - 2050 Demographic Forecasts"](#)

#### Population Composition by Age

The estimated current median age in South Amboy is 42.3, compared to 39.9 for Middlesex County and 40.1 for New Jersey.

**Table 11: Population by Age**

AGE RANGE	SOUTH AMBOY	PERCENT	MIDDLESEX COUNTY	PERCENT
Under 5 years	402	4.1	45,069	5.2
5 to 9 years	435	4.5	48,614	5.6
10 to 14 years	647	6.7	55,584	6.4
15 to 19 years	387	4.0	61,623	7.1
20 to 24 years	459	4.7	53,776	6.2
25 to 34 years	1,392	14.3	109,984	12.7

AGE RANGE	SOUTH AMBOY	PERCENT	MIDDLESEX COUNTY	PERCENT
35 to 44 years	1,372	14.1	120,042	13.9
45 to 54 years	1,262	13.0	114,069	13.2
55 to 59 years	1,006	10.4	56,182	6.5
60 to 64 years	731	7.5	54,428	6.3
65 to 74 years	1,315	13.5	84,963	9.8
75 to 84 years	220	2.3	42,094	4.9
85 years and over	86	0.9	17,195	2.0
Median Age	42.3	(X)	39.9	(X)
Source: 5-Year American Community Survey, 2023, DP05				

### Households

According to the US Census Bureau's classification system, people either live in a household, housing unit, or in "group quarters." Two types of "households" exist: family and non-family. A "household" consists of one or more persons living and eating together separately from other persons who may be in the same building. A "family" is a household with two or more related persons living together in the same housing unit. For the purposes of this analysis, household data is used.

South Amboy saw housing unit / household growth greater than County trends, while the City deviated from the County on average household size, seeing an 8.7% decrease in owner-occupied household size and a 6.25% decrease in renter household size. Consistent with County trends, the number of single-member households decreased by 39.53%.

**Table 12: Population by Housing Type**

	CITY OF SOUTH AMBOY			MIDDLESEX COUNTY		
	2018	2023	% CHANGE	2018	2023	% CHANGE
Total Housing Units	3,698	4,361	17.93	302,255	319,111	5.58
Total Households	3,395	4,140	21.94	285,480	311,100	8.97
Average Household Size (Owner)	2.76	2.52	-8.70	2.90	2.80	-3.45
Average Household Size (Renter)	2.24	2.10	-6.25	2.63	2.51	-4.56
Householders living alone	946	572	-39.53	65,315	39,469	-39.57
Source: 5-Year American Community Survey, 2018 & 2023, DP02, DP04						

### Race & Nationality

South Amboy has evolved into a diverse, inclusive, and welcoming community for households from a variety of backgrounds.

Foreign born residents make up 17.3% percent of South Amboy's population, which is lower than County (37.1%) and State (23.5%) levels. Conversely, significantly more of South Amboy's foreign-born residents have become naturalized citizens (80.9%) compared to a smaller share across Middlesex County (54.4%) and the State (56.9%).

**Table 13: Residents' Place of Birth**

	CITY OF SOUTH AMBOY		MIDDLESEX COUNTY		NEW JERSEY	
	COUNT	PERCENT	COUNT	PERCENT	COUNT	PERCENT
Total	9,714	100	863,623	100	9,267,014	100
Born in United States	7,835	80.7	526,932	61.0	6,849,548	73.9
Foreign Born	1,683	17.3	320,372	37.1	2,181,755	23.5
-Naturalized Citizen	1,362	80.9	174,380	54.4	1,241,100	56.9
-Not a Citizen	321	19.1	145,992	45.6	940,655	43.1

*Source: 5-Year American Community Survey, 2023, DP02*

South Amboy is located at a crossroads in Middlesex County, south of New York City, and the beginning of the Jersey shore. In this position, South Amboy represents a predominant White (65.3%) followed by Black or African American (10.7%) communities. South Amboy's racial demographics slightly differ from that of New Jersey, with greater shares of African American and Asian residents.

**Table 14: Residents' Race**

	CITY OF SOUTH AMBOY		MIDDLESEX COUNTY		NEW JERSEY	
	COUNT	PERCENT	COUNT	PERCENT	COUNT	PERCENT
Total	9,714	100	863,623	100	9,267,014	100
Two or More Races	1,025	10.6	79,989	9.3	978,591	10.6
One race	8,689	89.4	783,634	90.7	8,288,423	89.4
- White	6,340	65.3	340,039	39.4	5,276,142	56.9
- Black or African American	1,037	10.7	93,776	10.9	1,201,053	13
- American Indian and Alaska Native	23	0.2	14,121	1.6	41,900	0.5
- Asian	474	4.9	223,472	25.9	918,644	9.9
- Native Hawaiian and Other Pacific Islander	0	0.0	0	0.0	2,658	0.0

*Source: 5-Year American Community Survey, 2023, DP05*



### Income and Poverty Status

The median household income for South Amboy grew dramatically from 2018 to 2023, growing 63.1% and far outpacing the County (19.08%) and the State (22.1%).

**Table 15: Household Median Income**

	2023	2018	INCREASE	% INCREASE
South Amboy	110,125	67,519	42,519	63.1
Middlesex County	105,055	88,217	16,838	19.08
New Jersey	99,781	81,740	18,041	22.1
Source: 5-Year American Community Survey, 2018 & 2023, S2503				

In South Amboy, 725 residents (7.5%) live below the poverty line, a constant from 2018. In this regard, the City had a different trajectory to Middlesex County, which experienced a slight increase from 8.3% to 8.7% over the same period.

**Table 16: Poverty Status**

CITY OF SOUTH AMBOY	2023	PERCENT	2018	PERCENT	CHANGE
Total Persons	9,659	-	8,694	-	965
Total Below Poverty	725	7.5	656	7.5	69
MIDDLESEX COUNTY	2023	PERCENT	2018	PERCENT	CHANGE
Total Persons	837,449		800,115		37,334
Total Below Poverty	72,914	8.7	66,769	8.3	6,145
Source: 5-Year American Community Survey, 2018 & 2023, S1701					

## **D. Multigenerational Housing Continuity**

The analysis in this section shall satisfy Part G of P.L.1985, c.222 (C.52:27D-310), which requires:

- G) “An analysis of the extent to which municipal ordinances and other local factors advance or detract from the goal of preserving multigenerational family continuity as expressed in the recommendations of the Multigenerational Family Housing Continuity Commission, adopted pursuant to paragraph (1) of subsection f. of section 1 of P.L.2021, c.273 (C.52:27D-329.20).”

On November 8, 2021, the Senate and General Assembly of the State of New Jersey adopted C.52:27D-329.20,6F<sup>8</sup> which establishes the “Multigenerational Family Housing Continuity Commission” for the purpose of conducting research, obtaining public input, and adopting recommendations on how to most effectively advance the goal of enhancing multigenerational

<sup>8</sup> [https://pub.njleg.gov/Bills/2020/AL21/273\\_.HTM](https://pub.njleg.gov/Bills/2020/AL21/273_.HTM)

family housing continuity, which can be defined broadly as the degree to which senior citizens are able to reside at the homes of their extended families.

In short, the bill requires a municipal housing plan element to provide an analysis of the extent to which municipal ordinances and other local factors advance or detract from the goal of preserving multigenerational family continuity, as expressed in the recommendations of the commission.

The City is committed to promoting intergenerational harmony through the provision of diverse housing options in a manner consistent with the regulation. As demonstrated in the above demographic and housing analysis, South Amboy is diversifying its housing stock with new multi-family development. Strategies proposed or already implemented include the creation of new family housing units. The City, in setting forth its compliance plan, is abiding by the limitations included in the statute.

### E. Employment Data

The analysis in this section shall satisfy Part D of P.L.1985, c.222 (C.52:27D-310), which requires:

- C) *"An analysis of the existing and probable future employment characteristics of the municipality."*

Below is a general prediction by NJTPA of South Amboy's employment forecast, which is a growth to 2,316 in 2050.

**Table 17: Employment Projection**

YEAR	LABOR FORCE	CHANGE	ANNUALIZED % CHANGE
2015	1,838	-	-
2050 (Predicted)	2,316	478	0.7%
Source: <a href="#">NJTPA, "Appendix E - 2050 Demographic Forecasts"</a>			

### III. Fair Share Plan: Obligations and Compliance Plan

#### A. Introduction and Fourth Round Changes

As stated in the History of New Jersey Affordable Housing section of this Plan, New Jersey's Fourth Round methodology of calculating and fulfilling municipal obligations is set forth in the Law under a new system. The housing need obligations discussed herein consist of the following components: Prior Round Compliance; Present Need or "Rehabilitation Obligation;" and the "Prospective Need". Collectively, the Present Need and the Prospective Need are referred to as the Round 4 obligation.

The figures that are presented in the fair share obligations below were adopted by the City via Resolution 25-057 on January 22, 2025 (See Appendix A). Under the Resolution, the City Present Need or "Rehabilitation Obligation" is 19 units, and the "Prospective Need" is 49 units.

The purpose of this section of the Plan is to set forth the City's proposed approach to satisfying its Round 4 obligation.

Importantly, the Law sets forth opportunities for bonus credits. These credits include:

- a. One (1) bonus credit for special needs or permanent supportive housing;
- b. One (1) bonus credit for 100% affordable housing projects for which the host municipality has contributed towards the cost of the project, subject to certain minimum contribution requirements;
- c. One (1) bonus credit for market rate units that are converted to affordable units;
- d. One-half (0.5) bonus credit for ownership units created in a partnership sponsorship with a non-profit housing developer;
- e. One-half (0.5) bonus credit for units located within a one-half mile radius (or a one-mile radius for projects located in a Garden State Growth Zone) of NJ Transit or Port Authority rail, bus, or ferry stations, including all light rail stations;
- f. One-half (0.5) bonus credit for age-restricted units, subject to certain caps;
- g. One-half (0.5) bonus credit for each three-bedroom unit in excess of the three-bedroom requirements set forth in the Uniform Housing Affordability Controls;
- h. One-half (0.5) bonus credit for housing units constructed on previously developed land that was utilized for retail, office, or commercial space; and
- i. One-half (0.5) bonus credit for units whose affordability controls are extended for a new term of affordability.

Municipalities will also be restricted to only claim one type of bonus credit per affordable unit. Such bonus credits may only satisfy 25% of their Fourth Round obligation.

## B. Prior Round Need Compliance “Look Back” (2015-2025)

During the previous affordable housing round, no builder’s remedy litigation was initiated and no settlement agreement was executed. As the City is now participating in the Fourth Round, it acknowledges that Third Round obligations must be satisfied.

Given that a formal Third Round obligation was never established, the City intends to utilize recognized Court-approved methodologies for calculating its obligation, specifically the 2016 “Kinsey & Hand” analysis developed by David N. Kinsey, PhD, FAICP, PP, and subsequently revised on November 30, 2017 (See Appendix B).

Based on this methodology, the City of South Amboy’s calculated Third Round obligation is as follows:

Municipality	County	Region	Prior Round Obligation, 1987-1999	Present Need, 2015	Prospective Need, 2015-2025 (pre-caps)
South Amboy City	Middlesex	3	0	22	68

The City proposes to satisfy its Third Round Obligations via the following strategies:

- **Prior Round Obligation (0):** The prior round obligation is the amount of the municipality’s “new construction” obligation between the years 1987 and 1999, as calculated by COAH in June 1994 when its Round Two regulations were adopted – these numbers remain unchanged. South Amboy was among a number of non-urban aid municipalities that was determined to have no affordable housing obligation under the COAH’s Second Round regulations.
- **Present Need / Rehabilitation (22):** The present need, or rehabilitation obligation, is an estimate of the number of substandard units occupied by low- and moderate-income households existing within the municipality as determined by Census data. The City is rolling over its Round 3 obligation to the Fourth Round. The compliance strategy is outlined in the next section below.
- **Prospective Need (68):** The City’s Round 3 prospective need housing obligation will be addressed through a major redevelopment project known as the Manhattan Beach Club. This residential redevelopment is situated between the South Amboy NJ Transit train station and the NY Waterway South Amboy Ferry Terminal, along the Raritan Bay waterfront. The site, formerly designated for industrial use, has been rezoned under the “Beach Club District Redevelopment Plan” (See Appendix C). Pursuant to the terms of an adopted Redevelopment Agreement, the project is required to construct 88 affordable housing units designated for low- and moderate-income households. This allocation is

sufficient to fully satisfy the City's Third Round Prospective Need obligation and will also generate a surplus of affordable units that may be applied toward the Fourth Round Prospective Need, as detailed below:

Compliance Plan	#
Round 3 Prospective Need (Kinsey Figure)	68
Manhattan Beach Club: 51 of the 88 LMI Units*	-51
25% Rental Family Bonus Credits of Prospective Need	-17
Balance to Satisfy Round 3	0
<i>*Remaining 37 LMI Units will be utilized in Round 4</i>	

As such, the City satisfied its obligation under the Third Round where no "unmet need" obligation remains to be addressed.

### C. Present and Prospective Need Obligation (2025-2035)

The analysis in this section shall satisfy Part E of P.L.1985, c.222 (C.52:27D-310), which requires:

- E) *"A determination of the municipality's present and prospective fair share for low- and moderate-income housing and its capacity to accommodate its present and prospective housing needs, including its fair share for low- and moderate-income housing, as established pursuant to section 3 of P.L.2024, c.2 (C.52:27D-304.1)"*

#### Present Need (Rehabilitation Share)

The Rehabilitation Share is described as "deficient housing units occupied by low- and moderate-income households within a municipality and is a component of "present need" under N.J.A.C. 5:93-1.3. In South Amboy, the rehabilitation obligation through the end of the Fourth Round (i.e. July 2035) has been determined to be 19. In addition, the City acknowledges that it did not satisfy its rehabilitation obligation in the Third Round of 22, and that this obligation is carrying forward to the Fourth Round. The combined Third and Fourth Round rehabilitation obligation is 41.

The City proposes to participate in Middlesex County's rehabilitation program. Middlesex County provides deferred payment loans to low- and moderate- income homeowners occupying a one- to three-family home in the Middlesex County Consortium, which includes South Amboy. A 10-year zero interest loan in the amount of assistance required for the rehabilitation work will be made to the homeowner by the County Division of Housing and Community Development. The Home Improvement Program will market the available funds to qualified residents and vet residents to ensure they qualify and manage the repairs. The program will primarily serve owner-occupied units and address homes with lack of heat, lack

of hot water, roof leaks, dangerous electrical problems, broken pipes, problems with sanitary facilities, and other housing conditions that threaten the health, safety, or well-being of the household members per COAH rules (N.J.A.C. 5:93). All rehabilitated units shall remain affordable to low- and moderate-income households for a period of at least 10 years (the control period). For owner-occupied units, the control period is enforced with a recorded lien; and for renter occupied units, the control period is enforced with a recorded deed restriction.

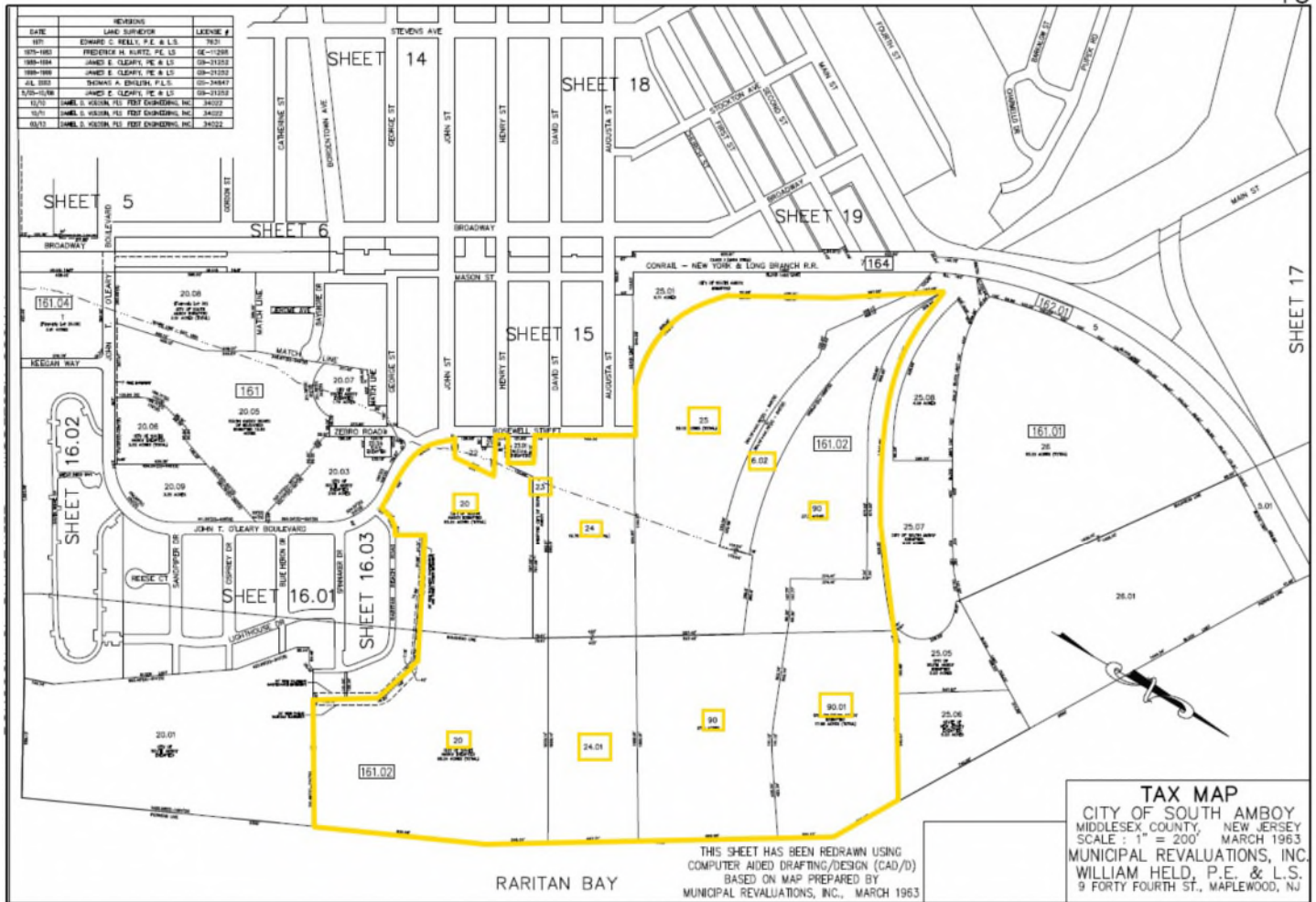
Furthermore, the City of South Amboy will adopt a developer fee ordinance to establish an Affordable Housing Trust Fund. Revenues generated through this mechanism will be allocated to affordable housing, including rehabilitation designed to address substandard residential units occupied by low- and moderate-income households. For further details, refer to the Affordable Housing Spending Plan included in the supporting appendices.

#### Prospective Need Obligation

The City has a Fourth Round Prospective Need obligation totaling 49 credits. This obligation will be fulfilled through the Manhattan Beach Club Redevelopment Project, a multi-phase development situated on a 55-acre site located between the South Amboy NJ Transit Station and the Raritan Bay shoreline. The project will also feature the construction of a new ferry terminal to enhance regional transit connectivity. The 49 credits will be satisfied through the remaining 37 units not used in Round Three, which also yields a 12.25 bonus credit for units located within ½ mile of a NJ Transit Train Station / planned ferry station.

Compliance Plan	#
Round 4 Prospective Need	49
Manhattan Beach Club: 37 of the 88 LMI Units*	-37
Under N.J.S.A. <a href="#">52:27D-311k</a> : One-half (0.5) bonus credit for units located within a one-half mile radius (or a one-mile radius for projects located in a Garden State Growth Zone) of NJ Transit or Port Authority rail, bus, or ferry stations, including all light rail stations.	-12.25
Capped at 25% Bonus Credits of Prospective Need	
Balance to Satisfy Round 4	0
<i>*Remaining 51 LMI Units were utilized in Round 3</i>	



**Figure 3: Prospective Need Projects Maps and Project Rendering****Manhattan Beach Club Tax Map***Block 161.02; Lots 20, 23, 24, 24.01, 25, 90, 90.01, 6.02 and a portion of Lot 20.01*





### *Aerial of the Manhattan Beach*



*Rendering of The Cove at Manhattan Beach by Studio Hillier*

### Prospective Need Projects Description and Suitability Analysis

Municipalities shall designate sites that are available, suitable, developable and approvable, as defined in N.J.A.C. 5:93-1. As such, the criteria for crediting units at the Manhattan Beach Club must meet the following:

1. "Available site" – a site with clear title, free of encumbrances which preclude development for low- and moderate-income housing.
  - The site utilized for the satisfaction of the City's Prospective Need obligation is available and owned by parties with ongoing and approved residential development projects.
2. "Suitable site" – a site that is adjacent to compatible land uses, has access to appropriate streets and is consistent with the environmental policies delineated in N.J.A.C. 5:93-4.
  - The site is strategically located between two major transit facilities: the South Amboy NJ Transit rail station and a planned NY Waterway ferry terminal. The surrounding land uses are compatible with residential development and present no adverse environmental or operational impacts. Furthermore, the site is supported by an existing roadway network capable of accommodating safe and efficient vehicular and pedestrian circulation. Its proximity to downtown South Amboy further enhances access to a variety



of commercial services and transit-oriented amenities. The anticipated ferry terminal will provide additional regional connectivity, including direct access to employment centers in New York City.

3. “Developable site” – a site that has access to appropriate water and sewer infrastructure, and is consistent with the applicable area wide water quality management plan (including the wastewater management plan) or is included in an amendment to the area wide water quality management plan submitted to and under review by DEP.
  - The site is served with adequate water and sanitary sewer infrastructure and is consistent with the applicable Water Quality Management Plan and Wastewater Management Plan. The redevelopment is a waterfront environmental remediation of a former light-industrial waterfront property, being transformed into a mixed-use residential development in accordance with applicable environmental and land use regulations.
4. “Approvable site” – a site that may be developed for low- and moderate-income housing in a manner consistent with the rules or regulations of all agencies with jurisdiction over the site. A site may be approvable although not currently zoned for low- and moderate-income housing.
  - The site has received approval for the inclusion of low- and moderate-income housing units as part of the redevelopment planning process. A Redevelopment Agreement has been executed between the City and the designated redeveloper, in accordance with the Beach Club District Redevelopment Plan, originally adopted by Ordinance No. 18-2018 on December 19, 2018, and subsequently amended by Ordinance No. 13-202 on September 7, 2022. The project is currently under construction. On January 26, 2022, Phase 1 of the Manhattan Beach Club received Preliminary and Final Major Site Plan approval for the development of three multi-family residential buildings.

#### Land Most Appropriate for Affordable Housing

The analysis in this section shall satisfy Part F of P.L.1985, c.222 (C.52:27D-310), which requires:

- *F) “A consideration of the lands that are most appropriate for construction of low- and moderate-income housing and of the existing structures most appropriate for conversion to, or rehabilitation for, low- and moderate-income housing, including a consideration of lands of developers who have expressed a commitment to provide low- and moderate-income housing”*

As part of this Fair Share Plan, the City has considered land that is appropriate for the construction of low- and moderate-income housing. As noted above, the City has identified projects to fulfill its obligations. The City believes that the approach set forth in this document represents the best approach to satisfying the requirements of the Amended Law. While it acknowledges that developers may proposed additional sites in the future that could be suitable for affordable housing, no further sites are currently required to fulfill the City’s obligations.

Below is a table reviewing additional obligation requirement thresholds.

**Table 18: Mandatory Obligation Subsets**

MANDATORY OBLIGATIONS	CITATION	# REQUIRED OF ACTUAL UNITS*	PROPOSED
Very Low-Income Units (13% Minimum)  <i>Shall count towards the minimum 50 percent of the housing units required to be made available for occupancy by low-income households to address a municipality's prospective need obligation.</i>	<a href="#">52:27D-329.1</a>	5 (Rounded Up)	Projects will comply with UHAC Requirements for LMI requirements
Family VLI Units (50% Minimum of VLI Units)	<a href="#">52:27D-329.1</a>	3 (Rounded Up)	
Low-Income Units (50% Minimum)  <i>Conversely, the maximum of Moderate-Income Units shall not exceed 50%.</i>	<a href="#">52:27D-329.1</a>	19 (Rounded Up)	
Family Units (50% Minimum)	<a href="#">52:27D-311.1</a>	19 (Rounded Up)	All 37 physical units are Family Rental
Rental Units (25% Minimum)	<a href="#">52:27D-311.1</a>	10 (Rounded Up)	
Family Rental Units (50% Minimum of Rental Units)	<a href="#">52:27D-311.k.5</a>	5	
Age-restricted units (30% Maximum)	<a href="#">52:27D-302.q</a>	11 (Rounded Down)	None of the 37 physical units are senior or transitional proposed at this time
Transitional Housing (10% Maximum of Total Credits)	<a href="#">52:27D-311.e</a>	3 (Rounded Down)	
Age-Restricted Housing Bonus Credit (10% Maximum of Age-Restricted Units)	<a href="#">52:27D-311.k.4</a>	3 (Rounded Down)	
<i>*Except where otherwise noted, actual units do not count bonus credits. In other words, actual units are the Prospective Need Credits of 49 minus bonus credits of 12 = 37 units.</i>			
<i>Maximum bonus credits shall not exceed 25% of Prospective Need per 52:27D-311.k.</i>			

## IV. Appendices

- A. Regulatory Resolution (Adopting Obligation Number)
- B. 2016 “Kinsey & Hand” assessment by David N. Kinsey, PhD, FAIP, PP revised on November 30, 2017
- C. Beach Club District Redevelopment Plan
- D. Affordable Housing Ordinance
- E. Development Fee Ordinance
- F. Affirmative Marketing Plan
- G. Spending Plan
- H. Resolution of intent to fund cost of municipality’s municipally sponsored affordable housing development as well as its rehabilitation program
- I. Copies of resolutions appointing Administrative Agent(s) and ordinance creating the position of and appointing the Municipal Affordable Housing Liaison

## Appendix A – Regulatory Resolution (Adopting Obligation Number)

**RESOLUTION 25-057**  
**RESOLUTION ADOPTING THE NEW JERSEY**  
**DEPARTMENT OF COMMUNITY AFFAIRS'**  
**CALCULATION OF SOUTH AMBOY'S FOURTH ROUND**  
**PRESENT AND PROSPECTIVE NEED AFFORDABLE**  
**HOUSING OBLIGATIONS**

**WHEREAS**, the City of South Amboy, County of Middlesex (the “City”) is a public body corporate and politic of the State of New Jersey; and

**WHEREAS**, on March 20, 2024, Governor Murphy signed into law P.L. 2024, c. 2 (the “Act”), which established a new framework for determining and enforcing municipalities’ affordable housing obligations under the New Jersey Supreme Court’s *Mount Laurel* doctrine and the State of New Jersey’s Fair Housing Act; and

**WHEREAS**, *N.J.S.A. 52:27D-304.1(c)* of the Act provides that prior to the beginning of each new 10-year round of affordable housing obligations beginning with the Fourth Round on July 1, 2025, the State of New Jersey’s Department of Community Affairs (the “DCA”) is tasked with determining municipal present and prospective need in accordance with the formulas established at *N.J.S.A. 52:27D-304.2* and *N.J.S.A. 52:27D-304.3*; and

**WHEREAS**, *N.J.S.A. 52:27D-304.1(d)* further provides that the DCA was required to prepare and submit a report to the Governor and Legislature on the calculations of such municipal obligations by October 20, 2024; and

**WHEREAS**, in accordance with the requirements of the Act, on October 18, 2024, the DCA provided a report setting forth its non-binding calculations of municipalities’ present and prospective need for affordable housing for the Fourth Round using the formulas set forth at *N.J.S.A. 52:27D-304.2* and *N.J.S.A. 52:27D-304.3* (the “**Report**”); and

**WHEREAS**, the Report determined the City’s present need obligation to be 19 units and its prospective need obligation to be 49 units; and

**WHEREAS**, *N.J.S.A. 52:27D-304.1(f)* provides that the City is required to determine its present and prospective fair share obligation for affordable housing in accordance with the formulas established at *N.J.S.A. 52:27D-304.2* and *N.J.S.A. 52:27D-304.3* and adopt a housing element and fair share plan based on this determination (as may be adjusted by the Affordable Housing Dispute Resolution Program (the “**Program**”) in accordance with the Act); and

**WHEREAS**, for the Fourth Round of affordable housing obligations, this determination of present and prospective fair share obligation is required to be made by binding resolution no later than January 31, 2025; and

**WHEREAS**, the City accepts the DCA present and prospective need obligations of 19 units and 49 units, respectively, for the City as calculated in the Report and wishes to adopt these calculations as the determination of the City’s Fourth Round affordable housing obligation,



subject to any vacant land and/or durational adjustment it may seek as part of the Housing Element and Fair Share Plan it subsequently submits in accordance with the Act; and

**WHEREAS**, notwithstanding the foregoing, the Act's future is uncertain at this stage due to ongoing litigation, and accordingly, the City also reserves its right to review and revise its Fourth Round affordable housing obligation calculations in the event the Act should be amended or overturned; and

**WHEREAS**, in addition to the above, the Acting Administrative Director issued Directive #14-24, dated December 13, 2024, and made the directive available later in the week that followed; and

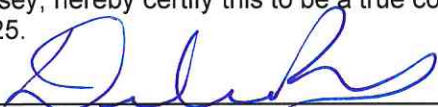
**WHEREAS**, pursuant to Directive #14-24, a municipality seeking a certification of compliance with the Act shall file an action in the form of a declaratory judgment complaint in the county in which the municipality is located within 48 hours after adoption of the municipal resolution of fair share obligations, or by February 3, 2025, whichever is sooner"; and

**WHEREAS**, the City seeks a certification of compliance with the Act and, therefore, directs its Affordable Housing Counsel to file a declaratory judgment action with the Program within 48 hours of the adoption of this Resolution in Middlesex County.

**NOW, THEREFORE, BE IT RESOLVED** by the Mayor and the Council of the City of South Amboy, County of Middlesex, State of New Jersey as follows:

1. The aforementioned recitals are incorporated herein as though fully set forth at length.
2. The City accepts and adopts the DCA present and prospective need obligations of 19 units and 49 units, respectively for the City as calculated in the Report and adopts these calculations as the determination of its Fourth Round affordable housing obligation, subject to any vacant land and/or durational adjustment it may seek as part of the Housing Element and Fair Share Plan it subsequently submits in accordance with the Act.
3. The City reserves its right to review and revise its Fourth Round affordable housing obligation calculations in the event the Act should be overturned or amended.
4. The City's Affordable Housing Counsel shall file a declaratory judgment action with the Program no later than 48 hours with the Program following adoption of this Resolution, in accordance with the requirements of the Act. A certified copy of this Resolution shall be included with such filing.
5. A copy of this Resolution shall be posted on City's website.
6. This Resolution will take effect immediately.

I, Deborah Brooks, Municipal Clerk of the City of South Amboy, County of Middlesex, State of New Jersey, hereby certify this to be a true copy of a resolution adopted by the City Council on January 22, 2025.

  
\_\_\_\_\_  
Deborah Brooks  
Municipal Clerk

	<i><b>Moved</b></i>	<i><b>Seconded</b></i>	<i><b>Ayes</b></i>	<i><b>Nays</b></i>	<i><b>Absent</b></i>	<i><b>Abstain</b></i>
CONRAD	X		X			
DATO			X			
LENAHAN		X	X			
REILLY			X			
GROSS					X	

**Appendix B – 2016 “Kinsey & Hand” assessment by David N. Kinsey, PhD, FAIP, PP  
revised on November 30, 2017**

NEW JERSEY FAIR SHARE HOUSING OBLIGATIONS FOR 1999-2025 (THIRD ROUND) UNDER MOUNT LAUREL IV

JULY 2016 - REVISED NOVEMBER 2017

Date: 7/22/2016, revised 11/30/17

Prepared by:

Fair Share Housing Center  
510 Park Boulevard  
Cherry Hill, NJ 08002  
Adam M. Gordon, Esq.

Kinsey & Hand  
14 Aiken Avenue  
Princeton, NJ 08540  
David N. Kinsey, PhD, FAICP, PP



Revisions Between May 2016 Model and July 2016 Model
Tab 2a. Present Need - Corrected error in formula of secondary sources for non-urban aid towns with zero prospective need obligation, which formula, after the two other revisions noted below, only impacts one municipality, White Township.
Tab 4a. Municipal Totals - Revised classification and weightings of Highlands Planning Area developable land and corrected weightings of designated State Plan Centers which had been erroneously weighted at 0.0 instead of 0.5 in some instances.
Tab 6. Demolitions 1999-2015 - Corrected formula in Column I

NOTE TO REVISED NOVEMBER 2017 MODEL
In response to Mount Laurel V (In re Declaratory Judgment Actions Filed By Various Municipalities, County of Ocean, Pursuant To The Supreme Court's Decision In re Adoption of N.J.A.C. 5:96, 221 N.J. 1 (2015), 227 N.J. 508 (2017)), all data, calculations, and tabs for 1999-2015 need in the July 2016 Model have been removed in this revised model. Tab names and headings have been revised to eliminate references to 1999-2015 need. For the FSHC calculation of Gap Present Need for 1999-2015, see FSHC Gap Present Need Model - April 2017 Revised November 2017. Also, calculations of net municipal need post-20% cap have been removed and a reference has instead been added to the applicable COAH rules, N.J.A.C. 5:93-2.14 and -2.16, to clarify the municipal-level process for 20% cap calculation. The model intentionally makes no other updates or changes in data or methodology that was presented in the Mercer County fair share trial held in January-June 2017 before the Hon. Mary C. Jacobson, A.J.S.C., for which a decision is still pending as of this writing.

Municipal Summary, Fair Share Housing Obligations, July 2016						
Muni Code	Municipality	County	Region	Present Need, 2015 (units)	Prior Round Obligation, 1987- 1999 (units)	Prospective Need, 2015- 2025 (pre-caps) (units)
0201	Allendale Borough	Bergen	1	21	137	457
0202	Alpine Borough	Bergen	1	0	214	445
0203	Bergenfield Borough	Bergen	1	129	87	385
0204	Bogota Borough	Bergen	1	82	13	136
0205	Carlstadt Borough	Bergen	1	34	228	654
0206	Cliffside Park Borough	Bergen	1	148	28	390
0207	Closter Borough	Bergen	1	0	110	350
0208	Cresskill Borough	Bergen	1	52	70	242
0209	Demarest Borough	Bergen	1	0	66	352
0210	Dumont Borough	Bergen	1	41	34	273
0212	East Rutherford Borough	Bergen	1	128	90	870
0213	Edgewater Borough	Bergen	1	32	28	801
0211	Elmwood Park Borough	Bergen	1	69	54	343
0214	Emerson Borough	Bergen	1	20	74	258
0215	Englewood City	Bergen	1	308	152	971
0216	Englewood Cliffs Borough	Bergen	1	0	219	418
0217	Fair Lawn Borough	Bergen	1	42	152	682
0218	Fairview Borough	Bergen	1	105	20	279
0219	Fort Lee Borough	Bergen	1	219	180	685
0220	Franklin Lakes Borough	Bergen	1	43	358	1212
0221	Garfield City	Bergen	1	320	0	0
0222	Glen Rock Borough	Bergen	1	11	118	320
0223	Hackensack City	Bergen	1	593	201	0
0224	Harrington Park Borough	Bergen	1	4	56	174
0225	Hasbrouck Heights Borough	Bergen	1	78	58	282
0226	Haworth Borough	Bergen	1	0	64	245
0227	Hillsdale Borough	Bergen	1	26	111	280
0228	Ho-Ho-Kus Borough	Bergen	1	13	83	300
0229	Leonia Borough	Bergen	1	52	30	223
0230	Little Ferry Borough	Bergen	1	47	28	241
0231	Lodi Borough	Bergen	1	287	0	0
0232	Lyndhurst Township	Bergen	1	113	100	1004
0233	Mahwah Township	Bergen	1	7	350	962
0234	Maywood Borough	Bergen	1	28	36	286
0235	Midland Park Borough	Bergen	1	8	54	208
0236	Montvale Borough	Bergen	1	5	255	546
0237	Moonachie Borough	Bergen	1	26	95	240
0238	New Milford Borough	Bergen	1	53	23	271
0239	North Arlington Borough	Bergen	1	115	4	605
0240	Northvale Borough	Bergen	1	5	86	226
0241	Norwood Borough	Bergen	1	5	118	294
0242	Oakland Borough	Bergen	1	23	220	353
0243	Old Tappan Borough	Bergen	1	12	98	315
0244	Oradell Borough	Bergen	1	4	89	311
0245	Palisades Park Borough	Bergen	1	39	0	563
0246	Paramus Borough	Bergen	1	139	698	2428
0247	Park Ridge Borough	Bergen	1	78	112	241
0248	Ramsey Borough	Bergen	1	45	189	925
0249	Ridgefield Borough	Bergen	1	90	47	399
0250	Ridgefield Park Village	Bergen	1	20	25	293
0251	Ridgewood Village	Bergen	1	53	229	722
0252	River Edge Borough	Bergen	1	32	73	232
0253	River Vale Township	Bergen	1	30	121	282
0254	Rochelle Park Township	Bergen	1	0	64	180
0255	Rockleigh Borough	Bergen	1	0	84	53
0256	Rutherford Borough	Bergen	1	119	95	499
0257	Saddle Brook Township	Bergen	1	34	127	407

Municipal Summary, Fair Share Housing Obligations, July 2016						
Muni Code	Municipality	County	Region	Present Need, 2015 (units)	Prior Round Obligation, 1999 1987 (units)	Prospective Need, 2015- 2025 (pre-caps) (units)
0258	Saddle River Borough	Bergen	1	49	162	1058
0259	South Hackensack Township	Bergen	1	35	50	195
0260	Teaneck Township	Bergen	1	66	192	735
0261	Tenafly Borough	Bergen	1	4	159	494
0262	Teterboro Borough	Bergen	1	0	106	174
0263	Upper Saddle River Borough	Bergen	1	26	206	641
0264	Waldwick Borough	Bergen	1	50	81	253
0265	Wallington Borough	Bergen	1	95	5	198
0266	Washington Township	Bergen	1	0	85	321
0267	Westwood Borough	Bergen	1	48	87	370
0268	Woodcliff Lake Borough	Bergen	1	19	170	570
0269	Wood-Ridge Borough	Bergen	1	2	38	204
0270	Wyckoff Township	Bergen	1	33	221	776
0901	Bayonne City	Hudson	1	1107	0	0
0902	East Newark Borough	Hudson	1	30	2	48
0903	Guttenberg Town	Hudson	1	66	23	214
0904	Harrison Town	Hudson	1	155	30	393
0905	Hoboken City	Hudson	1	730	0	0
0906	Jersey City City	Hudson	1	6625	0	0
0907	Kearny Town	Hudson	1	168	211	1529
0908	North Bergen Township	Hudson	1	1221	0	0
0909	Secaucus Town	Hudson	1	57	590	1493
0910	Union City City	Hudson	1	1987	0	0
0911	Weehawken Township	Hudson	1	304	3	0
0912	West New York Town	Hudson	1	1039	0	0
1601	Bloomingtondale Borough	Passaic	1	10	168	187
1602	Clifton City	Passaic	1	2001	379	0
1603	Haledon Borough	Passaic	1	57	5	201
1604	Hawthorne Borough	Passaic	1	86	58	428
1605	Little Falls Township	Passaic	1	118	101	437
1606	North Haledon Borough	Passaic	1	0	92	370
1607	Passaic City	Passaic	1	4752	0	0
1608	Paterson City	Passaic	1	4192	0	0
1609	Pompton Lakes Borough	Passaic	1	47	102	357
1610	Prospect Park Borough	Passaic	1	72	0	170
1611	Ringwood Borough	Passaic	1	6	51	213
1612	Totowa Borough	Passaic	1	97	247	590
1613	Wanaque Borough	Passaic	1	46	332	399
1614	Wayne Township	Passaic	1	228	1158	2770
1615	West Milford Township	Passaic	1	57	98	366
1616	West Paterson Borough	Passaic	1	195	146	421
1901	Andover Borough	Sussex	1	0	7	65
1902	Andover Township	Sussex	1	18	55	181
1903	Branchville Borough	Sussex	1	1	13	76
1904	Byram Township	Sussex	1	13	33	188
1905	Frankford Township	Sussex	1	26	36	176
1906	Franklin Borough	Sussex	1	6	9	177
1907	Fredon Township	Sussex	1	8	29	107
1908	Green Township	Sussex	1	0	20	115
1909	Hamburg Borough	Sussex	1	6	14	110
1910	Hampton Township	Sussex	1	6	44	174
1911	Hardyston Township	Sussex	1	31	18	214
1912	Hopatcong Borough	Sussex	1	41	93	278
1913	Lafayette Township	Sussex	1	0	27	84
1914	Montague Township	Sussex	1	0	9	114
1915	Newton Town	Sussex	1	90	24	344
1916	Ogdensburg Borough	Sussex	1	0	13	67



Municipal Summary, Fair Share Housing Obligations, July 2016						
Muni Code	Municipality	County	Region	Present Need, 2015 (units)	Prior Round Obligation, 1987- 1999 (units)	Prospective Need, 2015- 2025 (pre-caps) (units)
1917	Sandyston Township	Sussex	1	4	13	81
1918	Sparta Township	Sussex	1	30	76	406
1919	Stanhope Borough	Sussex	1	3	15	120
1920	Stillwater Township	Sussex	1	12	15	89
1921	Sussex Borough	Sussex	1	7	0	50
1922	Vernon Township	Sussex	1	37	60	380
1923	Walpack Township	Sussex	1	0	0	1
1924	Wantage Township	Sussex	1	5	35	81
0701	Belleville Township	Essex	2	720	0	0
0702	Bloomfield Township	Essex	2	390	0	0
0703	Caldwell Township	Essex	2	17	0	120
0704	Cedar Grove Township	Essex	2	23	70	317
0717	City of Orange Township	Essex	2	1284	0	0
0705	East Orange City	Essex	2	811	0	0
0706	Essex Fells Township	Essex	2	0	40	272
0707	Fairfield Township	Essex	2	30	318	640
0708	Glen Ridge Borough	Essex	2	33	28	243
0709	Irvington Township	Essex	2	802	0	0
0710	Livingston Township	Essex	2	23	375	912
0711	Maplewood Township	Essex	2	114	51	366
0712	Millburn Township	Essex	2	109	261	1245
0713	Montclair Township	Essex	2	190	0	0
0714	Newark City	Essex	2	5302	0	0
0715	North Caldwell Borough	Essex	2	20	63	365
0716	Nutley Township	Essex	2	332	29	276
0718	Roseland Borough	Essex	2	0	182	390
0719	South Orange Village	Essex	2	20	63	234
0720	Verona Township	Essex	2	23	24	229
0721	West Caldwell Township	Essex	2	48	200	452
0722	West Orange Township	Essex	2	305	226	1064
1401	Boonton Town	Morris	2	38	11	241
1402	Boonton Township	Morris	2	24	20	104
1403	Butler Borough	Morris	2	24	16	170
1404	Chatham Borough	Morris	2	4	77	289
1405	Chatham Township	Morris	2	63	83	385
1406	Chester Borough	Morris	2	12	16	116
1407	Chester Township	Morris	2	32	32	215
1408	Denville Township	Morris	2	70	325	1060
1409	Dover Town	Morris	2	312	6	163
1410	East Hanover Township	Morris	2	18	262	848
1411	Florham Park Borough	Morris	2	74	326	669
1412	Hanover Township	Morris	2	26	356	1052
1413	Harding Township	Morris	2	0	83	170
1414	Jefferson Township	Morris	2	66	69	244
1415	Kinnelon Borough	Morris	2	3	73	161
1416	Lincoln Park Borough	Morris	2	11	74	287
1430	Long Hill Township	Morris	2	6	62	182
1417	Madison Borough	Morris	2	21	86	579
1418	Mendham Borough	Morris	2	9	25	144
1419	Mendham Township	Morris	2	0	41	151
1420	Mine Hill Township	Morris	2	1	61	285
1421	Montville Township	Morris	2	32	261	857
1423	Morris Plains Borough	Morris	2	28	144	184
1422	Morris Township	Morris	2	24	293	744
1424	Morristown Town	Morris	2	166	138	334
1426	Mount Arlington Borough	Morris	2	16	17	121
1427	Mount Olive Township	Morris	2	139	45	486

Municipal Summary, Fair Share Housing Obligations, July 2016						
Muni Code	Municipality	County	Region	Present Need, 2015 (units)	Prior Round Obligation, 1987- 1999 (units)	Prospective Need, 2015- 2025 (pre-caps) (units)
1425	Mountain Lakes Borough	Morris	2	2	80	415
1428	Netcong Borough	Morris	2	17	0	41
1429	Parsippany-Troy Hills Township	Morris	2	196	664	1636
1431	Pequannock Township	Morris	2	43	134	360
1432	Randolph Township	Morris	2	45	261	593
1433	Riverdale Borough	Morris	2	2	58	266
1434	Rockaway Borough	Morris	2	30	43	163
1435	Rockaway Township	Morris	2	17	370	499
1436	Roxbury Township	Morris	2	33	255	810
1437	Victory Gardens Borough	Morris	2	16	0	9
1438	Washington Township	Morris	2	27	66	268
1439	Wharton Borough	Morris	2	138	42	128
2001	Berkeley Heights Township	Union	2	11	183	493
2002	Clark Township	Union	2	44	92	290
2003	Cranford Township	Union	2	85	148	584
2004	Elizabeth City	Union	2	5606	0	0
2005	Fanwood Borough	Union	2	10	45	174
2006	Garwood Borough	Union	2	27	19	109
2007	Hillside Township	Union	2	326	0	0
2008	Kenilworth Borough	Union	2	12	83	325
2009	Linden City	Union	2	357	209	966
2010	Mountainside Borough	Union	2	82	123	283
2011	New Providence Borough	Union	2	37	135	334
2012	Plainfield City	Union	2	1372	0	0
2013	Rahway City	Union	2	406	70	0
2014	Roselle Borough	Union	2	395	0	0
2015	Roselle Park Borough	Union	2	94	0	133
2016	Scotch Plains Township	Union	2	81	182	526
2017	Springfield Township	Union	2	4	135	462
2018	Summit City	Union	2	131	171	865
2019	Union Township	Union	2	229	233	730
2020	Westfield Town	Union	2	55	139	904
2021	Winfield Township	Union	2	18	0	18
2101	Allamuchy Township	Warren	2	54	13	24
2102	Alpha Borough	Warren	2	17	13	54
2103	Belvidere Town	Warren	2	14	0	39
2104	Blairstown Township	Warren	2	0	12	74
2105	Franklin Township	Warren	2	0	11	78
2106	Frelinghuysen Township	Warren	2	10	6	67
2107	Greenwich Township	Warren	2	8	41	173
2108	Hackettstown Town	Warren	2	123	62	138
2109	Hardwick Township	Warren	2	4	6	63
2110	Harmony Township	Warren	2	0	47	138
2111	Hope Township	Warren	2	9	8	57
2112	Independence Township	Warren	2	0	10	22
2113	Knowlton Township	Warren	2	10	14	34
2114	Liberty Township	Warren	2	0	7	81
2115	Lopatcong Township	Warren	2	3	56	85
2116	Mansfield Township	Warren	2	33	3	138
2117	Oxford Township	Warren	2	7	2	94
2119	Phillipsburg Town	Warren	2	340	0	0
2120	Pohatcong Township	Warren	2	6	47	109
2121	Washington Borough	Warren	2	69	0	80
2122	Washington Township	Warren	2	8	48	116
2123	White Township	Warren	2	22	16	0
1001	Alexandria Township	Hunterdon	3	0	22	116
1002	Bethlehem Township	Hunterdon	3	1	42	119

Municipal Summary, Fair Share Housing Obligations, July 2016						
Muni Code	Municipality	County	Region	Present Need, 2015 (units)	Prior Round Obligation, 1987 1999 (units)	Prospective Need, 2015- 2025 (pre-caps) (units)
1003	Bloomsbury Borough	Hunterdon	3	2	17	38
1004	Califon Borough	Hunterdon	3	0	21	76
1005	Clinton Town	Hunterdon	3	18	51	76
1006	Clinton Township	Hunterdon	3	21	335	202
1007	Delaware Township	Hunterdon	3	21	23	93
1008	East Amwell Township	Hunterdon	3	0	40	96
1009	Flemington Borough	Hunterdon	3	65	38	9
1010	Franklin Township	Hunterdon	3	0	36	61
1011	Frenchtown Borough	Hunterdon	3	3	2	38
1012	Glen Gardner Borough	Hunterdon	3	7	7	32
1013	Hampton Borough	Hunterdon	3	13	2	24
1014	High Bridge Borough	Hunterdon	3	4	27	71
1015	Holland Township	Hunterdon	3	79	17	54
1016	Kingwood Township	Hunterdon	3	5	19	82
1017	Lambertville City	Hunterdon	3	1	0	100
1018	Lebanon Borough	Hunterdon	3	5	34	60
1019	Lebanon Township	Hunterdon	3	3	28	99
1020	Milford Borough	Hunterdon	3	1	5	36
1021	Raritan Township	Hunterdon	3	31	360	616
1022	Readington Township	Hunterdon	3	95	394	787
1023	Stockton Borough	Hunterdon	3	0	6	51
1024	Tewksbury Township	Hunterdon	3	0	119	192
1025	Union Township	Hunterdon	3	1	78	161
1026	West Amwell Township	Hunterdon	3	0	16	80
1201	Carteret Borough	Middlesex	3	306	0	0
1202	Cranbury Township	Middlesex	3	6	217	518
1203	Dunellen Borough	Middlesex	3	0	0	77
1204	East Brunswick Township	Middlesex	3	160	648	1082
1205	Edison Township	Middlesex	3	562	965	2246
1206	Helmetta Borough	Middlesex	3	8	26	38
1207	Highland Park Borough	Middlesex	3	121	0	121
1208	Jamesburg Borough	Middlesex	3	34	8	123
1210	Metuchen Borough	Middlesex	3	62	99	357
1211	Middlesex Borough	Middlesex	3	29	105	183
1212	Milltown Borough	Middlesex	3	37	64	143
1213	Monroe Township	Middlesex	3	121	554	909
1214	New Brunswick City	Middlesex	3	1736	0	0
1215	North Brunswick Township	Middlesex	3	224	395	787
1209	Old Bridge Township	Middlesex	3	284	439	1394
1216	Perth Amboy City	Middlesex	3	784	0	0
1217	Piscataway Township	Middlesex	3	289	736	1086
1218	Plainsboro Township	Middlesex	3	18	205	607
1219	Sayreville Borough	Middlesex	3	122	261	956
1220	South Amboy City	Middlesex	3	22	0	68
1221	South Brunswick Township	Middlesex	3	108	841	1993
1222	South Plainfield Borough	Middlesex	3	41	379	471
1223	South River Borough	Middlesex	3	214	0	151
1224	Spotswood Borough	Middlesex	3	1	48	43
1225	Woodbridge Township	Middlesex	3	1480	955	0
1801	Bedminster Township	Somerset	3	2	154	190
1802	Bernards Township	Somerset	3	44	508	718
1803	Bernardsville Borough	Somerset	3	11	127	178
1804	Bound Brook Borough	Somerset	3	46	0	80
1805	Branchburg Township	Somerset	3	12	302	705
1806	Bridgewater Township	Somerset	3	115	713	1099
1807	Far Hills Borough	Somerset	3	4	38	75
1808	Franklin Township	Somerset	3	104	766	1469

Municipal Summary, Fair Share Housing Obligations, July 2016						
Muni Code	Municipality	County	Region	Present Need, 2015 (units)	Prior Round Obligation, 1987- 1999 (units)	Prospective Need, 2015- 2025 (pre-caps) (units)
1809	Green Brook Township	Somerset	3	11	151	210
1810	Hillsborough Township	Somerset	3	75	461	1196
1811	Manville Borough	Somerset	3	144	0	67
1812	Millstone Borough	Somerset	3	0	21	48
1813	Montgomery Township	Somerset	3	0	307	528
1814	North Plainfield Borough	Somerset	3	266	0	143
1815	Peapack-Gladstone Borough	Somerset	3	1	82	81
1816	Raritan Borough	Somerset	3	40	82	218
1817	Rocky Hill Borough	Somerset	3	1	25	64
1818	Somerville Borough	Somerset	3	97	153	161
1819	South Bound Brook Borough	Somerset	3	18	0	15
1820	Warren Township	Somerset	3	38	543	725
1821	Watchung Borough	Somerset	3	30	206	284
1101	East Windsor Township	Mercer	4	107	367	511
1102	Ewing Township	Mercer	4	104	481	621
1103	Hamilton Township	Mercer	4	471	706	1708
1104	Hightstown Borough	Mercer	4	14	45	86
1105	Hopewell Borough	Mercer	4	13	29	87
1106	Hopewell Township	Mercer	4	0	520	890
1107	Lawrence Township	Mercer	4	73	891	820
1108	Pennington Borough	Mercer	4	38	52	94
1114	Princeton	Mercer	4	64	641	707
1111	Trenton City	Mercer	4	1795	0	0
1112	Robbinsville Township	Mercer	4	16	293	533
1113	West Windsor Township	Mercer	4	92	899	1121
1330	Aberdeen Township	Monmouth	4	94	270	231
1301	Allenhurst Borough	Monmouth	4	3	50	58
1302	Allentown Borough	Monmouth	4	12	28	66
1303	Asbury Park City	Monmouth	4	418	0	0
1304	Atlantic Highlands Borough	Monmouth	4	51	86	81
1305	Avon-by-the-Sea Borough	Monmouth	4	3	20	91
1306	Belmar Borough	Monmouth	4	41	59	175
1307	Bradley Beach Borough	Monmouth	4	5	20	108
1308	Brielle Borough	Monmouth	4	12	159	154
1309	Colts Neck Township	Monmouth	4	25	218	206
1310	Deal Borough	Monmouth	4	2	54	65
1311	Eatontown Borough	Monmouth	4	112	504	320
1312	Englishtown Borough	Monmouth	4	31	65	67
1313	Fair Haven Borough	Monmouth	4	0	135	165
1314	Farmingdale Borough	Monmouth	4	8	19	35
1315	Freehold Borough	Monmouth	4	216	188	93
1316	Freehold Township	Monmouth	4	100	1036	995
1339	Hazlet Township	Monmouth	4	22	407	347
1317	Highlands Borough	Monmouth	4	65	20	79
1318	Holmdel Township	Monmouth	4	37	768	196
1319	Howell Township	Monmouth	4	97	955	681
1320	Interlaken Borough	Monmouth	4	3	40	84
1321	Keansburg Borough	Monmouth	4	138	0	117
1322	Keyport Borough	Monmouth	4	45	1	75
1323	Little Silver Borough	Monmouth	4	0	197	165
1324	Loch Arbour Village	Monmouth	4	0	31	77
1325	Long Branch City	Monmouth	4	548	0	0
1326	Manalapan Township	Monmouth	4	73	706	523
1327	Manasquan Borough	Monmouth	4	6	149	235
1328	Marlboro Township	Monmouth	4	111	1019	719
1329	Matawan Borough	Monmouth	4	70	141	119
1331	Middletown Township	Monmouth	4	138	1561	722

Municipal Summary, Fair Share Housing Obligations, July 2016						
Muni Code	Municipality	County	Region	Present Need, 2015 (units)	Prior Round Obligation, 1987- 1999 (units)	Prospective Need, 2015- 2025 (pre-caps) (units)
1332	Millstone Township	Monmouth	4	20	81	179
1333	Monmouth Beach Borough	Monmouth	4	0	70	87
1335	Neptune City Borough	Monmouth	4	9	33	72
1334	Neptune Township	Monmouth	4	100	0	388
1337	Ocean Township	Monmouth	4	57	873	366
1338	Oceanport Borough	Monmouth	4	2	149	113
1340	Red Bank Borough	Monmouth	4	129	427	303
1341	Roosevelt Borough	Monmouth	4	0	29	25
1342	Rumson Borough	Monmouth	4	23	268	260
1343	Sea Bright Borough	Monmouth	4	15	37	100
1344	Sea Girt Borough	Monmouth	4	0	115	152
1345	Shrewsbury Borough	Monmouth	4	10	277	189
1346	Shrewsbury Township	Monmouth	4	29	12	34
1347	South Belmar Borough	Monmouth	4	3	30	69
1348	Spring Lake Borough	Monmouth	4	34	132	185
1349	Spring Lake Heights Borough	Monmouth	4	10	76	128
1336	Tinton Falls Borough	Monmouth	4	89	622	422
1350	Union Beach Borough	Monmouth	4	39	83	173
1351	Upper Freehold Township	Monmouth	4	7	43	139
1352	Wall Township	Monmouth	4	114	1073	1121
1353	West Long Branch Borough	Monmouth	4	17	219	130
1501	Barnegat Light Borough	Ocean	4	13	84	67
1533	Barnegat Township	Ocean	4	86	329	174
1502	Bay Head Borough	Ocean	4	0	65	93
1503	Beach Haven Borough	Ocean	4	0	70	190
1504	Beachwood Borough	Ocean	4	7	123	64
1505	Berkeley Township	Ocean	4	157	610	1111
1506	Brick Township	Ocean	4	307	930	1207
1507	Toms River Township	Ocean	4	253	2233	2246
1508	Eagleswood Township	Ocean	4	0	36	50
1509	Harvey Cedars Borough	Ocean	4	3	37	60
1510	Island Heights Borough	Ocean	4	2	31	52
1511	Jackson Township	Ocean	4	28	1247	1702
1512	Lacey Township	Ocean	4	108	580	443
1513	Lakehurst Borough	Ocean	4	19	66	69
1514	Lakewood Township	Ocean	4	805	0	0
1515	Lavallette Borough	Ocean	4	0	82	176
1516	Little Egg Harbor Township	Ocean	4	63	194	598
1517	Long Beach Township	Ocean	4	0	41	453
1518	Manchester Township	Ocean	4	99	370	322
1519	Mantoloking Borough	Ocean	4	0	59	129
1521	Ocean Gate Borough	Ocean	4	10	12	53
1520	Ocean Township	Ocean	4	28	236	276
1522	Pine Beach Borough	Ocean	4	3	41	80
1523	Plumsted Township	Ocean	4	28	47	164
1525	Point Pleasant Beach Borough	Ocean	4	36	167	250
1524	Point Pleasant Borough	Ocean	4	0	343	297
1526	Seaside Heights Borough	Ocean	4	39	0	162
1527	Seaside Park Borough	Ocean	4	30	52	134
1528	Ship Bottom Borough	Ocean	4	0	71	168
1529	South Toms River Borough	Ocean	4	40	51	73
1530	Stafford Township	Ocean	4	112	555	703
1531	Surf City Borough	Ocean	4	8	49	167
1532	Tuckerton Borough	Ocean	4	22	69	85
0301	Bass River Township	Burlington	5	3	15	36
0302	Beverly City	Burlington	5	0	18	73
0303	Bordentown City	Burlington	5	32	33	90

Municipal Summary, Fair Share Housing Obligations, July 2016						
Muni Code	Municipality	County	Region	Present Need, 2015 (units)	Prior Round Obligation, 1987- 1999 (units)	Prospective Need, 2015- 2025 (pre-caps) (units)
0304	Bordentown Township	Burlington	5	11	211	313
0305	Burlington City	Burlington	5	16	89	179
0306	Burlington Township	Burlington	5	31	445	664
0307	Chesterfield Township	Burlington	5	25	55	189
0308	Cinnaminson Township	Burlington	5	30	331	242
0309	Delanco Township	Burlington	5	0	61	146
0310	Delran Township	Burlington	5	52	208	389
0311	Eastampton Township	Burlington	5	2	49	109
0312	Edgewater Park Township	Burlington	5	33	30	91
0313	Evesham Township	Burlington	5	103	534	786
0314	Fieldsboro Borough	Burlington	5	0	19	51
0315	Florence Township	Burlington	5	46	114	352
0316	Hainesport Township	Burlington	5	0	150	216
0317	Lumberton Township	Burlington	5	3	152	248
0318	Mansfield Township	Burlington	5	0	114	198
0319	Maple Shade Borough	Burlington	5	41	0	335
0321	Medford Lakes Borough	Burlington	5	0	60	107
0320	Medford Township	Burlington	5	24	418	498
0322	Moorestown Township	Burlington	5	19	621	881
0323	Mount Holly Township	Burlington	5	13	0	259
0324	Mount Laurel Township	Burlington	5	56	815	1675
0325	New Hanover Township	Burlington	5	0	4	58
0326	North Hanover Township	Burlington	5	2	1	72
0327	Palmyra Borough	Burlington	5	13	39	172
0328	Pemberton Borough	Burlington	5	1	9	46
0329	Pemberton Township	Burlington	5	20	0	545
0330	Riverside Township	Burlington	5	33	6	72
0331	Riverton Borough	Burlington	5	0	15	80
0332	Shamong Township	Burlington	5	6	84	121
0333	Southampton Township	Burlington	5	0	85	118
0334	Springfield Township	Burlington	5	5	54	124
0335	Tabernacle Township	Burlington	5	7	106	175
0336	Washington Township	Burlington	5	1	11	50
0337	Westampton Township	Burlington	5	32	221	645
0338	Willingboro Township	Burlington	5	327	268	0
0339	Woodland Township	Burlington	5	2	19	63
0340	Wrightstown Borough	Burlington	5	5	10	12
0401	Audubon Borough	Camden	5	51	0	164
0402	Audubon Park Borough	Camden	5	0	4	8
0403	Barrington Borough	Camden	5	17	8	115
0404	Bellmawr Borough	Camden	5	0	107	150
0405	Berlin Borough	Camden	5	32	154	118
0406	Berlin Township	Camden	5	41	109	289
0407	Brooklawn Borough	Camden	5	1	23	76
0408	Camden City	Camden	5	1579	0	0
0409	Cherry Hill Township	Camden	5	245	1829	1262
0410	Chesilhurst Borough	Camden	5	8	28	116
0411	Clementon Borough	Camden	5	51	19	155
0412	Collingswood Borough	Camden	5	68	0	247
0413	Gibbsboro Borough	Camden	5	29	112	107
0414	Gloucester City City	Camden	5	243	0	0
0415	Gloucester Township	Camden	5	135	359	977
0418	Haddon Heights Borough	Camden	5	12	23	139
0416	Haddon Township	Camden	5	27	35	249
0417	Haddonfield Borough	Camden	5	11	192	279
0419	Hi-nella Borough	Camden	5	6	0	13
0420	Laurel Springs Borough	Camden	5	0	17	62



Municipal Summary, Fair Share Housing Obligations, July 2016						
Muni Code	Municipality	County	Region	Present Need, 2015 (units)	Prior Round Obligation, 1987- 1999 (units)	Prospective Need, 2015- 2025 (pre-caps) (units)
0421	Lawnside Borough	Camden	5	0	33	124
0422	Lindenwold Borough	Camden	5	403	0	0
0423	Magnolia Borough	Camden	5	28	22	99
0424	Merchantville Borough	Camden	5	26	0	81
0425	Mount Ephraim Borough	Camden	5	18	33	188
0426	Oaklyn Borough	Camden	5	1	1	116
0427	Pennsauken Township	Camden	5	801	0	0
0428	Pine Hill Borough	Camden	5	6	22	224
0429	Pine Valley Borough	Camden	5	0	47	44
0430	Runnemede Borough	Camden	5	25	40	197
0431	Somerdale Borough	Camden	5	0	95	96
0432	Stratford Borough	Camden	5	19	70	133
0433	Tavistock Borough	Camden	5	0	80	10
0434	Voorhees Township	Camden	5	251	456	616
0435	Waterford Township	Camden	5	3	102	261
0436	Winslow Township	Camden	5	58	377	874
0437	Woodlynne Borough	Camden	5	15	0	35
0801	Clayton Borough	Gloucester	5	52	94	182
0802	Deptford Township	Gloucester	5	94	522	1069
0803	East Greenwich Township	Gloucester	5	55	252	381
0804	Elk Township	Gloucester	5	9	127	279
0805	Franklin Township	Gloucester	5	45	166	603
0806	Glassboro Borough	Gloucester	5	18	0	397
0807	Greenwich Township	Gloucester	5	5	308	137
0808	Harrison Township	Gloucester	5	0	198	605
0809	Logan Township	Gloucester	5	0	455	741
0810	Mantua Township	Gloucester	5	68	292	527
0811	Monroe Township	Gloucester	5	158	439	0
0812	National Park Borough	Gloucester	5	10	28	101
0813	Newfield Borough	Gloucester	5	13	14	31
0814	Paulsboro Borough	Gloucester	5	69	0	135
0815	Pitman Borough	Gloucester	5	62	40	147
0816	South Harrison Township	Gloucester	5	0	31	117
0817	Swedesboro Borough	Gloucester	5	23	23	68
0818	Washington Township	Gloucester	5	127	507	1264
0819	Wenonah Borough	Gloucester	5	0	30	100
0820	West Deptford Township	Gloucester	5	41	368	719
0821	Westville Borough	Gloucester	5	30	27	132
0822	Woodbury City	Gloucester	5	189	0	0
0823	Woodbury Heights Borough	Gloucester	5	5	55	86
0824	Woolwich Township	Gloucester	5	0	209	481
0101	Absecon City	Atlantic	6	19	144	123
0102	Atlantic City City	Atlantic	6	1406	2458	0
0103	Brigantine City	Atlantic	6	59	124	354
0104	Buena Borough	Atlantic	6	16	41	96
0105	Buena Vista Township	Atlantic	6	58	19	103
0106	Corbin City	Atlantic	6	2	13	37
0107	Egg Harbor City	Atlantic	6	46	42	77
0108	Egg Harbor Township	Atlantic	6	91	763	1014
0109	Estell Manor City	Atlantic	6	0	21	49
0110	Folsom Borough	Atlantic	6	5	20	59
0111	Galloway Township	Atlantic	6	180	328	811
0112	Hamilton Township	Atlantic	6	106	349	657
0113	Hammonton Township	Atlantic	6	145	257	385
0114	Linwood City	Atlantic	6	19	140	117
0115	Longport Borough	Atlantic	6	3	59	105
0116	Margate City	Atlantic	6	45	96	300

Municipal Summary, Fair Share Housing Obligations, July 2016						
Muni Code	Municipality	County	Region	Present Need, 2015 (units)	Prior Round Obligation, 1997 (units)	Prospective Need, 2015- 2025 (pre-caps) (units)
0117	Mullica Township	Atlantic	6	0	40	111
0118	Northfield City	Atlantic	6	17	190	101
0119	Pleasantville City	Atlantic	6	455	0	0
0120	Port Republic City	Atlantic	6	3	19	36
0121	Somers Point City	Atlantic	6	25	103	232
0122	Ventnor City	Atlantic	6	42	27	171
0123	Weymouth Township	Atlantic	6	7	15	51
0501	Avalon Borough	Cape May	6	0	234	500
0502	Cape May City	Cape May	6	4	58	239
0503	Cape May Point Borough	Cape May	6	0	34	36
0504	Dennis Township	Cape May	6	27	220	187
0505	Lower Township	Cape May	6	61	324	442
0506	Middle Township	Cape May	6	48	454	584
0507	North Wildwood City	Cape May	6	6	80	297
0508	Ocean City City	Cape May	6	105	411	1519
0509	Sea Isle City	Cape May	6	2	109	558
0510	Stone Harbor Borough	Cape May	6	3	141	238
0511	Upper Township	Cape May	6	14	317	275
0512	West Cape May Borough	Cape May	6	2	7	49
0513	West Wildwood Borough	Cape May	6	4	33	48
0514	Wildwood City	Cape May	6	26	113	418
0515	Wildwood Crest Borough	Cape May	6	20	42	228
0516	Woodbine Borough	Cape May	6	7	88	125
0601	Bridgeton City	Cumberland	6	568	0	0
0602	Commercial Township	Cumberland	6	10	45	90
0603	Deerfield Township	Cumberland	6	1	41	99
0604	Downe Township	Cumberland	6	12	10	45
0605	Fairfield Township	Cumberland	6	41	79	202
0606	Greenwich Township	Cumberland	6	2	13	33
0607	Hopewell Township	Cumberland	6	7	114	214
0608	Lawrence Township	Cumberland	6	8	10	64
0609	Maurice River Township	Cumberland	6	5	22	91
0610	Millville City	Cumberland	6	472	0	0
0611	Shiloh Borough	Cumberland	6	3	7	40
0612	Stow Creek Township	Cumberland	6	0	14	39
0613	Upper Deerfield Township	Cumberland	6	31	242	433
0614	Vineland City	Cumberland	6	1252	0	0
1701	Alloway Township	Salem	6	9	17	53
1713	Carneys Point Township	Salem	6	39	184	375
1702	Elmer Borough	Salem	6	0	12	50
1703	Elsinboro Township	Salem	6	8	26	43
1704	Lower Alloways Creek Township	Salem	6	5	26	35
1705	Mannington Township	Salem	6	4	19	50
1706	Oldmans Township	Salem	6	0	183	240
1707	Penns Grove Borough	Salem	6	89	4	0
1708	Pennsville Township	Salem	6	38	228	244
1709	Pilesgrove Township	Salem	6	18	35	104
1710	Pittsgrove Township	Salem	6	25	58	84
1711	Quinton Township	Salem	6	0	15	4
1712	Salem City	Salem	6	147	0	0
1714	Upper Pittsgrove Township	Salem	6	9	27	64
1715	Woodstown Borough	Salem	6	0	8	75
TOTALS				81,365	85,875	172,350

Notes:



## Appendix C – Beach Club District Redevelopment Plan

## ORDINANCE 2022-13

**AN ORDINANCE OF THE CITY OF SOUTH AMBOY, COUNTY OF MIDDLESEX, NEW JERSEY AMENDING THE BEACH CLUB DISTRICT REDEVELOPMENT PLAN TO INCORPORATE BLOCK 161.01, LOTS 25.05, 25.06, 25.07, 26.01 AND 26.03 THEREIN**

**WHEREAS**, the City of South Amboy in the County of Middlesex, New Jersey (the “City”) is authorized under the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et seq. (the “**Redevelopment Law**”), to determine whether certain parcels of land within the City constitute an area in need of redevelopment and to adopt redevelopment plans therefor; and

**WHEREAS**, the governing body of the City (the “**City Council**”) previously designated certain areas now known as the Northern Waterfront Redevelopment Area (the “**NWRA**”), the Central Waterfront Redevelopment Area (the “**CWRA**”), and the Broadway/Main Street Redevelopment Area (the “**BMSRA**”) as areas in need of redevelopment pursuant to the Redevelopment Law; and

**WHEREAS**, the City Council previously adopted a redevelopment plan for the NWRA entitled the “Northern Waterfront Redevelopment Plan” (the “**Northern Waterfront Redevelopment Plan**”); and

**WHEREAS**, the City Council previously adopted a redevelopment plan for the CWRA entitled the “Central Waterfront Redevelopment Plan”, which plan was subsequently amended several times (as amended, the “**Central Waterfront Redevelopment Plan**”); and

**WHEREAS**, by Ordinance #34-01, adopted on November 19, 2001, the City Council merged the NWRA and CWRA, and the Central Waterfront Redevelopment Plan and the Northern Waterfront Redevelopment Plan; and

**WHEREAS**, the City Council previously adopted a redevelopment plan for the BMSRA entitled the “Redevelopment Plan for Broadway/Main Street”, which plan was subsequently amended several times (as amended, the “**Broadway/Main Street Redevelopment Plan**”); and

**WHEREAS**, the City Council previously adopted a separate redevelopment plan, known as the “**Beach Club District Redevelopment Plan**”, for the portion of the BMSRA consisting of Block 161.02, Lots 20, 23, 24, 24.01, 25, 90, 90.01, 6.02 and a portion of Lot 20.01 (the “**Beach Club District Properties**”); and

**WHEREAS**, by Resolution #75-2002, adopted on March 6, 2002, the City Council designated the property formerly identified as Block 161.01, Lots 26 and 26.01 on the City’s official tax maps as an “area in need of redevelopment” pursuant to Redevelopment Law and designated such parcels as part of the NWRA; and

**WHEREAS**, by Ordinance No. 1-2013, adopted on February 3, 2013, the City Council amended and supplemented the Northern Waterfront Redevelopment Plan by, among other things, including and making Lots 26 and 26.01 part of the Northern Waterfront Redevelopment Plan; and

**WHEREAS**, by Ordinance No. 15-03, adopted on June 4, 2019, the City Council further amended the Northern Waterfront Redevelopment Plan to include Lots 26 and 26.01; and

**WHEREAS**, NRG (“**NRG**”) previously owned the parcel formerly identified as Block 161.01, Lot 26 (“**Lot 26**”); and

**WHEREAS**, as a result of a settlement agreement by and among the City, the South Amboy Redevelopment Agency (“**SARA**”) and NRG, SARA obtained approval to subdivide a 2-acre portion of Lot 26 into a separate parcel, which is now identified as Block 161.01, Lot 26.03 on the City’s official tax map (“**Lot 26.03**”); and

**WHEREAS**, thereafter, SARA acquired Lot 26.03 from NRG; and



**WHEREAS**, Lot 26.03 is contiguous to, and located directly to the West of Lot 26.01, and both lots are contiguous to, and located directly to the North of the properties designated as Block 161.01, Lots 25.05, 25.06, and 25.07, which are governed by the Broadway/Main Street Redevelopment Plan; and

**WHEREAS**, portions of the aforementioned Lots include upland and riparian rights; and

**WHEREAS**, the City now desires to provide zoning for Lots 25.05, 25.06, 25.07, 26.01 and 26.03 consistent with the zoning set forth in the portion of the BMSRA that is governed by the Beach Club District Redevelopment Plan, which permits multi-family residential uses and provides appropriate bulk standards therefor.

**NOW, THEREFORE, BE IT ORDAINED** by the City Council of the City of South Amboy, New Jersey as follows:

1. The recitals above are incorporated herein as if set forth in full.
2. The Beach Club District Redevelopment Plan is hereby amended to incorporate therein the parcels known as Block 161.01, Lots 25.05, 25.06, 26.07, 26.01 and 26.03.
3. The zoning district map of the City's Land Development Ordinance is hereby amended to reflect the applicability of the Beach Club District Redevelopment Plan to Block 161.01, Lots 25.05, 25.06, 26.07, 26.01 and 26.03.
4. The amended Beach Club District Redevelopment Plan shall supersede the City's Land Development Ordinance and portions of the Broadway/Main Street Redevelopment Plan and the Northern Waterfront Redevelopment Plan, as same otherwise affect Block 161.01, Lots 25.05, 25.06, 26.07, 26.01 and 26.03.
5. All Ordinances or parts of Ordinances inconsistent herewith are hereby repealed to the extent of the inconsistency.
6. This Ordinance shall take effect twenty (20) days following final passage and shall be published as required by law.



Deborah Brooks, RMC

Introduced on First Reading: August 17, 2022  
Date of Publication: August 22, 2022  
Adopted on Second Reading: September 7, 2022  
Date of Final Publication: September 12, 2022